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12-101

Introduce: 8-6-12

Change of Zone 05012A

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

1 AN ORDINANCE amending the development plan for the Wood Bridge Planned Unit  
2 Development in order to increase the floor area for mini-storage from approximately 58,700  
3 square feet to 84,500 square feet on property generally located at Pine Lake Road and Helen  
4 Witt Drive and legally described as:

5 Lots 1 through 5, and Outlots A and B, Wood Bridge 2nd Addition,  
6 Lincoln, Lancaster County, Nebraska;

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

8 Section 1. That the amended Development Plan for Wood Bridge Planned Unit  
9 Development submitted by South Pointe Christian Church and Lincoln Storage/Wood Bridge  
10 Commercial Associates, hereinafter referred to as "Permittee", as set forth in its application, site  
11 plan and notes, to increase the floor area for mini-storage from approximately 58,700 square  
12 feet to 84,500 square feet on property generally located at Pine Lake Road and Helen Witt Drive  
13 and legally described above, be and the same is hereby approved upon condition that the  
14 construction and operation of said Planned Unit Development be in substantial compliance with  
15 said application, site plan, and the following express terms, conditions and requirements:

16 1. This approval permits a 25,800 square foot increase in square footage for mini-  
17 warehouses from 58,700 square feet to 84,500 square feet.

- 1           2.     Before receiving building permits the Permittee shall:
- 2                   a.     Cause to be prepared and submitted to the Planning Department a
- 3 revised and reproducible final plan including five copies with all required revisions as listed
- 4 below:
- 5                   i.     On page 4A of 4 clarify how the existing parking lot is
- 6                                 integrated with the proposed elevations to the satisfaction of
- 7                                 the Planning Director.
- 8                   ii.    Remove note #20.
- 9                   iii.   Show only the required parking. Remove parking stalls
- 10                                 shown adjacent to the new buildings.
- 11                   iv.   Label the 20 foot area between the 21, 500 square foot
- 12                                 building and the 12,000 square foot building on the south
- 13                                 side of lot 5.
- 14                   v.     Revise the landscape plan to show a species of tree other
- 15                                 than Ash and that is approved per the Lincoln's Plant
- 16                                 Material List.
- 17
- 18                   vi.   Identify on the landscape plan which plantings are existing
- 19                                 and which will be planted at the time of building permit.
- 20                   b.     Provide verification from the Register of Deeds that the letter of
- 21 acceptance as required by the approval of the Planned Unit Development has been recorded.
- 22                   c.     The construction plan must substantially comply with the approved plans.
- 23           3.     Before occupying the buildings all development and construction shall
- 24 substantially comply with the approved plans.
- 25           4.     All privately-owned improvements shall be permanently maintained by the
- 26 Permittee or an appropriately established owners association approved by the City Attorney.
- 27           5.     The physical location of all setbacks and yards, buildings, parking and circulation
- 28 elements, and similar matters must be in substantial compliance with the location of said items
- 29 as shown on the approved site plan.

1           6.       The terms, conditions, and requirements of this ordinance shall run with the land  
2 and be binding upon the Permittee, its successors and assigns.

3           7.       The Permittee shall sign and return the letter of acceptance to the City Clerk.  
4 This step should be completed within 60 days following the approval of the special permit. The  
5 City Clerk shall file a copy of the resolution approving the special permit and the letter of  
6 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the  
7 Permittee. Building permits will not be issued unless the letter of acceptance has been filed.

8           8.       The site plan for the Amended Development Plan as approved with this  
9 ordinance voids and supersedes all previously approved site plans; however the terms and  
10 conditions of the ordinance approving the original Development Plan for the Wood Bridge  
11 Planned Unit Development remain in full force and effect except as amended by this ordinance.

12           Section 2.     That this ordinance shall take effect and be in force from and after its  
13 passage and publication in one issue of a daily or weekly newspaper of general circulation in  
14 the City, according to law.

Introduced by:  
\_\_\_\_\_

Approved as to Form & Legality:  
  
\_\_\_\_\_  
City Attorney

Approved this ____ day of _____, 2012:  _____ Mayor
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