
14-124

Introduce: 9-8-14

Change of Zone 10018A

ORDINANCE NO. _____

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

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

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

9 Section 1. That two parcels of land legally described as follows:

10 That portion of Outlot A, Nebraska Innovation Campus 1st
11 Addition, located in the Northeast Quarter of Section 13,
12 Township 10 North, Range 6 East of the 6th P.M., Lincoln,
13 Lancaster County, Nebraska, as more particularly described
14 on Attachment "A" hereto and containing a calculated area of
15 201,291.37 square feet or 4.62 acres more or less.

16 and

17
18 That portion of Outlot A, Nebraska Innovation Campus 1st
19 Addition, located in the Northeast Quarter of Section 13,
20 Township 10 North, Range 6 East of the 6th P.M., Lincoln,
21 Lancaster County, Nebraska, as more particularly described

1 on Attachment "B" hereto and containing a calculated area of
2 64,348.43 square feet or 1.48 acres more or less.

3 be and they hereby are (1) transferred from the P Public Use District to the O-3 Office
4 Park District and are hereby made a part of the O-3 Office Park District; (2) designated
5 as a Planned Unit Development District pursuant to and in accordance with Chapter
6 27.60 of the Lincoln Municipal Code entitled "Planned Unit Development District"; and
7 (3) governed by all the provisions and regulations pertaining to the O-3 Office Park
8 District except as modified in Section 4 below.

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

13 Lot 211 I.T., located in the Northeast Quarter of Section 13,
14 Township 10 North, Range 6 East of the 6th P.M., Lincoln,
15 Lancaster County, Nebraska, as more particularly described
16 on Attachment "C" hereto and containing a calculated area
17 of 188,153.10 square feet or 4.32 acres more or less.

18 be and it hereby is (i) transferred from the O-3 Office Park District to the P Public Use
19 District and is hereby made a part of the P Public Use District and governed by all the
20 provisions and regulations pertaining to the P Public Use District except; and (ii) is
21 removed from and no longer designated as a Planned Unit Development District.

22 Section 3. That the Amended General Notes for the Nebraska Innovation
23 Campus Planned Unit Development dated July 22, 2014, attached hereto and marked
24 as Attachment "D" and incorporated herein by reference, as if fully set forth herein
25 verbatim, be and the same are hereby approved.

1 Section 4. Operation of Nebraska Innovation Campus Planned Unit

2 Development shall be in strict compliance with said Amended General Notes, the site
3 plan, and the following express terms, conditions and requirements;

4 1. This approval permits 2 million sq. ft. of commercial floor area, 250
5 dwelling units and 200 hotel rooms.

6 2. Before receiving building permits the Permittee shall provide to the
7 Planning Department verification from the Register of Deeds that the letter of
8 acceptance as required by the approval of the planned unit development has been
9 recorded.

10 3. Prior to the issuance of a building permit the construction plans must
11 substantially comply with the approved plans.

12 4. Before occupying the dwelling units/buildings all development and
13 construction must substantially comply with the approved plans.

14 5. All privately-owned improvements shall be permanently maintained by the
15 Permittee or an appropriately established owners association approved by the City
16 Attorney.

17 6. The site plan accompanying this planned unit development shall be the
18 basis for all interpretations of setbacks, yards, locations of buildings, location of parking
19 and circulation elements, and similar matters.

20 7. The terms, conditions, and requirements of this ordinance shall run with
21 the land and be binding upon the Permittee, its successors and assigns.

22 8. The Permittee shall sign and return the letter of acceptance to the City
23 Clerk. This step should be completed within 60 days following the approval of the
24 change of zone, provided, however, said 60-day period may be extended up to six

1 months by administrative amendment. The City Clerk shall file a copy of the ordinance
2 approving the change of zone and the letter of acceptance with the Register of Deeds,
3 filing fees therefor to be paid in advance by the Permittee. Building permits will not be
4 issued unless the letter of acceptance has been filed.

5 9. The site plan as approved with this ordinance voids and supersedes all
6 previously approved site plans, however the terms and conditions of all prior ordinances
7 approving the Planned Unit Development remain in force and effect except as
8 specifically amended by this ordinance.

9 Section 4. Pursuant to Article VII, Section 7 of the City Charter, this ordinance
10 shall be posted on the official bulletin board of the City, located on the wall across from
11 the City Clerk's office at 555 S. 10th Street, in lieu of and in place of newspaper
12 publication with notice of passage and such posting to be given by publication one time
13 in the official newspaper by the City Clerk. This ordinance shall take effect and be in
14 force from and after its passage and publication as herein and in the City Charter
15 provided.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2014: _____ Mayor
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