

Change of Zone 05085

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 A PORTION OF OUTLOT "B" FALLBROOK 12<sup>TH</sup> ADDITION, AND A PORTION  
 9 OF LOT 11 I.T., ALL LOCATED IN THE NORTH HALF OF SECTION 34,  
 10 TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER  
 11 COUNTY, STATE OF NEBRASKA, AND MORE PARTICULARLY DESCRIBED  
 12 AS FOLLOWS:

13 COMMENCING AT THE NORTHWEST CORNER OF SAID OUTLOT "B", SAID  
 14 POINT BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER  
 15 OF SAID SECTION 34, SAID POINT BEING **THE TRUE POINT OF**  
 16 **BEGINNING**; THENCE EAST ALONG THE NORTH LINE OF SAID OUTLOT  
 17 "B", SAID LINE BEING THE NORTH LINE OF SAID NORTHEAST QUARTER  
 18 ON AN ASSUMED BEARING OF NORTH 89 DEGREES 49 MINUTES 23  
 19 SECONDS EAST, A DISTANCE OF 2,034.17 FEET TO A POINT OF  
 20 CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A  
 21 COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 21  
 22 DEGREES 51 MINUTES 08 SECONDS, A RADIUS OF 840.00 FEET, A ARC  
 23 LENGTH OF 320.37 FEET, A CHORD BEARING OF SOUTH 61 DEGREES 08  
 24 MINUTES 39 SECONDS WEST, AND A CHORD DISTANCE OF 318.43 FEET  
 25 TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE  
 26 ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE  
 27 OF 49 DEGREES 56 MINUTES 43 SECONDS, A RADIUS OF 1,363.93 FEET, A  
 28 ARC LENGTH OF 1,188.96 FEET, A CHORD BEARING OF SOUTH 75  
 29 DEGREES 13 MINUTES 34 SECONDS WEST, AND A CHORD DISTANCE OF  
 30 1,151.67 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE,  
 31 THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION,  
 32 HAVING A DELTA ANGLE OF 139 DEGREES 28 MINUTES 04 SECONDS, A  
 33 RADIUS OF 150.00 FEET, A ARC LENGTH OF 365.13 FEET, A CHORD  
 34 BEARING OF NORTH 74 DEGREES 38 MINUTES 55 SECONDS WEST, AND  
 35 A CHORD DISTANCE OF 281.43 FEET TO A POINT, THENCE NORTH 67  
 36 DEGREES 57 MINUTES 44 SECONDS WEST, A DISTANCE OF 103.42 FEET

1 TO A POINT, THENCE SOUTH 22 DEGREES 09 MINUTES 59 SECONDS  
2 WEST, A DISTANCE OF 80.00 FEET TO A POINT, THENCE CONTINUE  
3 SOUTHERLY ALONG SAID LINE, A DISTANCE OF 150.00 FEET TO A POINT,  
4 THENCE SOUTH 10 DEGREES 19 MINUTES 45 SECONDS EAST, A  
5 DISTANCE OF 63.92 FEET TO A POINT, THENCE SOUTH 07 DEGREES 34  
6 MINUTES 52 SECONDS WEST, A DISTANCE OF 152.04 FEET TO A POINT,  
7 THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST, A  
8 DISTANCE OF 124.60 FEET TO A POINT, THENCE SOUTH 06 DEGREES 59  
9 MINUTES 42 SECONDS EAST, A DISTANCE OF 80.68 FEET TO A POINT,  
10 THENCE SOUTH 83 DEGREES 00 MINUTES 18 SECONDS WEST, A  
11 DISTANCE OF 47.51 FEET TO A POINT, THENCE SOUTH 64 DEGREES 35  
12 MINUTES 05 SECONDS WEST, A DISTANCE OF 164.53 FEET TO A POINT  
13 OF INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST QUARTER,  
14 SAID POINT BEING ON THE WEST LINE OF SAID OUTLOT "B", SAID POINT  
15 BEING A EAST CORNER OF LOT 11 I.T., THENCE SOUTH 64 DEGREES 35  
16 MINUTES 01 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 11  
17 I.T., A DISTANCE OF 34.54 FEET TO A POINT, THENCE SOUTH 62  
18 DEGREES 17 MINUTES 55 SECONDS WEST ALONG A SOUTHEAST LINE  
19 OF SAID LOT 11 I.T., A DISTANCE OF 78.89 FEET TO A POINT, THENCE  
20 SOUTH 56 DEGREES 37 MINUTES 48 SECONDS WEST ALONG A  
21 SOUTHEAST LINE OF SAID LOT 11 I.T., A DISTANCE OF 78.89 FEET TO A  
22 POINT, THENCE SOUTH 51 DEGREES 29 MINUTES 23 SECONDS WEST  
23 ALONG A SOUTHEAST LINE OF SAID LOT 11 I.T., A DISTANCE OF 90.03  
24 FEET TO A POINT, THENCE SOUTH 58 DEGREES 39 MINUTES 41  
25 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 11 I.T., A  
26 DISTANCE OF 137.67 FEET TO A POINT, THENCE SOUTH 39 DEGREES 38  
27 MINUTES 23 SECONDS EAST ALONG A EAST LINE OF SAID LOT 11 I.T., A  
28 DISTANCE OF 25.03 FEET TO A POINT, THENCE SOUTH 54 DEGREES 36  
29 MINUTES 03 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 11  
30 I.T., A DISTANCE OF 170.11 FEET TO A POINT, THENCE SOUTH 59  
31 DEGREES 48 MINUTES 26 SECONDS WEST ALONG A SOUTHEAST LINE  
32 OF SAID LOT 11 I.T., A DISTANCE OF 85.42 FEET TO A POINT, THENCE  
33 NORTH 89 DEGREES 55 MINUTES 48 SECONDS WEST ALONG A SOUTH  
34 LINE OF SAID LOT 11 I.T., A DISTANCE OF 186.19 FEET TO A POINT,  
35 THENCE SOUTH 23 DEGREES 31 MINUTES 58 SECONDS EAST ALONG A  
36 EAST LINE OF SAID LOT 11 I.T., A DISTANCE OF 65.84 FEET TO A POINT,  
37 THENCE SOUTH 75 DEGREES 59 MINUTES 53 SECONDS WEST ALONG A  
38 SOUTHEAST LINE OF SAID LOT 11 I.T., A DISTANCE OF 87.09 FEET TO A  
39 POINT, THENCE SOUTH 76 DEGREES 42 MINUTES 21 SECONDS WEST  
40 ALONG A SOUTHEAST LINE OF SAID LOT 11 I.T., A DISTANCE OF 109.78  
41 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE  
42 ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A  
43 DELTA ANGLE OF 06 DEGREES 40 MINUTES 59 SECONDS, A RADIUS OF  
44 1,204.00 FEET, A ARC LENGTH OF 140.44 FEET, A CHORD BEARING OF  
45 SOUTH 16 DEGREES 38 MINUTES 08 SECONDS EAST ALONG A EAST LINE  
46 OF SAID LOT 11 I.T., AND A CHORD DISTANCE OF 140.36 FEET TO A  
47 POINT, THENCE SOUTH 76 DEGREES 40 MINUTES 33 SECONDS WEST  
48 ALONG A SOUTHEAST LINE OF SAID LOT 11 I.T., A DISTANCE OF 181.78  
49 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE  
50 ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE  
51 OF 03 DEGREES 10 MINUTES 40 SECONDS, A RADIUS OF 570.00 FEET, A

1 ARC LENGTH OF 31.61 FEET, A CHORD BEARING OF SOUTH 79 DEGREES  
2 22 MINUTES 29 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT  
3 11 I.T., AND A CHORD DISTANCE OF 31.61 FEET TO A POINT, THENCE  
4 NORTH 18 DEGREES 03 MINUTES 37 SECONDS WEST, A DISTANCE OF  
5 98.81 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE,  
6 THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION,  
7 HAVING A DELTA ANGLE OF 44 DEGREES 37 MINUTES 08 SECONDS, A  
8 RADIUS OF 122.50 FEET, A ARC LENGTH OF 95.40 FEET, A CHORD  
9 BEARING OF NORTH 40 DEGREES 40 MINUTES 43 SECONDS WEST, AND  
10 A CHORD DISTANCE OF 93.00 FEET TO A POINT OF REVERSE  
11 CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION  
12 HAVING A DELTA ANGLE OF 37 DEGREES 57 MINUTES 46 SECONDS, A  
13 RADIUS OF 477.50 FEET, A ARC LENGTH OF 316.38 FEET, A CHORD  
14 BEARING OF NORTH 44 DEGREES 00 MINUTES 24 SECONDS WEST, AND  
15 A CHORD DISTANCE OF 310.62 FEET TO A POINT, THENCE NORTH 25  
16 DEGREES 01 MINUTES 31 SECONDS WEST, A DISTANCE OF 85.19 FEET  
17 TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER  
18 CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 07 DEGREES 05  
19 MINUTES 26 SECONDS, A RADIUS OF 372.50 FEET, A ARC LENGTH OF  
20 46.10 FEET, A CHORD BEARING OF NORTH 28 DEGREES 34 MINUTES 14  
21 SECONDS WEST, AND A CHORD DISTANCE OF 46.07 FEET TO A POINT,  
22 THENCE NORTH 32 DEGREES 06 MINUTES 58 SECONDS WEST, A  
23 DISTANCE OF 401.61 FEET TO A POINT OF CURVATURE, THENCE ALONG  
24 A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 42  
25 DEGREES 41 MINUTES 49 SECONDS, A RADIUS OF 427.50 FEET, A ARC  
26 LENGTH OF 318.57 FEET, A CHORD BEARING OF NORTH 10 DEGREES 46  
27 MINUTES 03 SECONDS WEST, AND A CHORD DISTANCE OF 311.25 FEET  
28 TO A POINT, THENCE NORTH 10 DEGREES 34 MINUTES 51 SECONDS  
29 EAST, A DISTANCE OF 126.62 FEET TO A POINT OF CURVATURE OF A  
30 NON TANGENT CURVE, THENCE ALONG A CURVE IN A CLOCKWISE  
31 DIRECTION, HAVING A DELTA ANGLE OF 44 DEGREES 16 MINUTES 59  
32 SECONDS, A RADIUS OF 150.00 FEET, A ARC LENGTH OF 115.93 FEET, A  
33 CHORD BEARING OF NORTH 34 DEGREES 42 MINUTES 00 SECONDS  
34 WEST, AND A CHORD DISTANCE OF 113.07 FEET TO A POINT, THENCE  
35 NORTH 78 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF  
36 123.61 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A  
37 CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 19 DEGREES 28  
38 MINUTES 05 SECONDS, A RADIUS OF 660.00 FEET, A ARC LENGTH OF  
39 224.26 FEET, A CHORD BEARING OF NORTH 69 DEGREES 14 MINUTES 47  
40 SECONDS WEST, AND A CHORD DISTANCE OF 223.18 FEET TO A POINT,  
41 THENCE NORTH 59 DEGREES 30 MINUTES 44 SECONDS WEST, A  
42 DISTANCE OF 156.06 FEET TO A POINT OF CURVATURE, THENCE ALONG  
43 A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA  
44 ANGLE OF 30 DEGREES 40 MINUTES 15 SECONDS, A RADIUS OF 640.00  
45 FEET, A ARC LENGTH OF 342.60 FEET, A CHORD BEARING OF NORTH 74  
46 DEGREES 50 MINUTES 52 SECONDS WEST, AND A CHORD DISTANCE OF  
47 338.52 FEET TO A POINT, THENCE SOUTH 89 DEGREES 49 MINUTES 01  
48 SECONDS WEST ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL  
49 WITH THE NORTH LINE OF LOT 11 I.T., SAID LINE BEING THE NORTH LINE  
50 OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF  
51 100.38 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF

1 SAID LOT 11 I.T., THENCE NORTH 00 DEGREES 10 MINUTES 57 SECONDS  
2 EAST ALONG THE WEST LINE OF SAID LOT 11 I.T., SAID LINE BEING THE  
3 WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 60.00 FEET  
4 TO THE NORTHWEST CORNER OF SAID LOT 11 I.T., SAID POINT BEING  
5 THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE  
6 NORTH 89 DEGREES 49 MINUTES 01 SECONDS EAST ALONG THE NORTH  
7 LINE OF SAID LOT 11 I.T., SAID LINE BEING THE NORTH LINE OF SAID  
8 NORTHWEST QUARTER, A DISTANCE OF 395.97 FEET TO A POINT OF  
9 CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A  
10 CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 07 DEGREES 45  
11 MINUTES 05 SECONDS, A RADIUS OF 760.00 FEET, A ARC LENGTH OF  
12 102.82 FEET, A CHORD BEARING OF SOUTH 63 DEGREES 23 MINUTES 17  
13 SECONDS EAST, AND A CHORD DISTANCE OF 102.74 FEET TO A POINT,  
14 THENCE SOUTH 59 DEGREES 30 MINUTES 44 SECONDS EAST, A  
15 DISTANCE OF 156.06 FEET TO A POINT OF CURVATURE, THENCE ALONG  
16 A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA  
17 ANGLE OF 19 DEGREES 28 MINUTES 05 SECONDS, A RADIUS OF 540.00  
18 FEET, A ARC LENGTH OF 183.48 FEET, A CHORD BEARING OF SOUTH 69  
19 DEGREES 14 MINUTES 47 SECONDS EAST, AND A CHORD DISTANCE OF  
20 182.60 FEET TO A POINT, THENCE SOUTH 78 DEGREES 58 MINUTES 49  
21 SECONDS EAST, A DISTANCE OF 123.61 FEET TO A POINT OF  
22 CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A  
23 CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 133 DEGREES 28  
24 MINUTES 34 SECONDS, A RADIUS OF 150.00 FEET, A ARC LENGTH OF  
25 349.44 FEET, A CHORD BEARING OF SOUTH 78 DEGREES 39 MINUTES 51  
26 SECONDS EAST, AND A CHORD DISTANCE OF 275.61 FEET TO A POINT,  
27 THENCE SOUTH 78 DEGREES 20 MINUTES 53 SECONDS EAST, A  
28 DISTANCE OF 146.17 FEET TO A POINT OF CURVATURE, THENCE ALONG  
29 A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 15  
30 DEGREES 33 MINUTES 37 SECONDS, A RADIUS OF 1,060.00 FEET, A ARC  
31 LENGTH OF 287.87 FEET, A CHORD BEARING OF SOUTH 70 DEGREES 34  
32 MINUTES 05 SECONDS EAST, AND A CHORD DISTANCE OF 286.99 FEET  
33 TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A  
34 COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 40  
35 DEGREES 41 MINUTES 27 SECONDS, A RADIUS OF 940.00 FEET, A ARC  
36 LENGTH OF 667.58 FEET, A CHORD BEARING OF SOUTH 83 DEGREES 08  
37 MINUTES 00 SECONDS EAST, AND A CHORD DISTANCE OF 653.64 FEET  
38 TO A POINT, THENCE NORTH 76 DEGREES 31 MINUTES 17 SECONDS  
39 EAST, A DISTANCE OF 273.28 FEET TO A POINT OF CURVATURE OF A  
40 NON TANGENT CURVE, THENCE ALONG A CURVE IN A CLOCKWISE  
41 DIRECTION, HAVING A DELTA ANGLE OF 40 DEGREES 17 MINUTES 34  
42 SECONDS, A RADIUS OF 150.00 FEET, A ARC LENGTH OF 105.49 FEET, A  
43 CHORD BEARING OF NORTH 30 DEGREES 14 MINUTES 45 SECONDS  
44 EAST, AND A CHORD DISTANCE OF 103.33 FEET TO A POINT, THENCE  
45 NORTH 28 DEGREES 04 MINUTES 14 SECONDS WEST, A DISTANCE OF  
46 56.95 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A  
47 COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 21  
48 DEGREES 21 MINUTES 23 SECONDS, A RADIUS OF 420.00 FEET, A ARC  
49 LENGTH OF 156.55 FEET, A CHORD BEARING OF NORTH 38 DEGREES 44  
50 MINUTES 56 SECONDS WEST, AND A CHORD DISTANCE OF 155.65 FEET  
51 TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A

1 CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 23 DEGREES 11  
2 MINUTES 37 SECONDS, A RADIUS OF 480.00 FEET, A ARC LENGTH OF  
3 194.31 FEET, A CHORD BEARING OF NORTH 37 DEGREES 49 MINUTES 49  
4 SECONDS WEST, AND A CHORD DISTANCE OF 192.98 FEET TO A POINT  
5 OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 11 I.T., THENCE  
6 NORTH 89 DEGREES 49 MINUTES 01 SECONDS EAST ALONG NORTH LINE  
7 OF SAID LOT 11 I.T., SAID LINE BEING A NORTH LINE OF SAID  
8 NORTHWEST QUARTER, A DISTANCE OF 322.78 FEET TO THE POINT OF  
9 BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF  
10 2,585,222.2160 SQUARE FEET OR 59.3485 ACRES, MORE OR LESS;

11 be and they hereby are (1) transferred from the AG Agricultural District to the R-3 Residential  
12 District and are hereby made a part of the R-3 Residential District (2) designated as an overlay  
13 Planned Unit District pursuant to and in accordance with Chapter 27.60 of the Lincoln Municipal  
14 Code entitled "Planned Unit Development District" and (3) governed by all the provisions and  
15 regulations pertaining to the underlying R-3 Residential District except as modified in Section 6  
16 below.

17 Section 2. That the "Lincoln Zoning District Maps" attached to and made a part of Title  
18 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries  
19 of the districts established and shown on said Maps as follows:

20 LOT 10 I.T., OUTLOTS "A", "B", "K", "Q", AND "U", LOT 1 BLOCK 1, LOT 1  
21 BLOCK 3, LOTS 4 THROUGH 8 BLOCK 3, LOTS 1 THROUGH 19 BLOCK 4,  
22 LOTS 1 THROUGH 3 BLOCK 5, LOTS 1 THROUGH 8 BLOCK 6, LOTS 1  
23 THROUGH 4 BLOCK 7, LOTS 1 AND 2 BLOCK 8, LOTS 1 THROUGH 9 BLOCK  
24 9, LOTS 5 THROUGH 7 BLOCK 10, AND A PORTION OF OUTLOTS "C", "D",  
25 "F", AND "P", ALL OF FALLBROOK ADDITION, LOTS 1 THROUGH 12 AND  
26 OUTLOT "A" BLOCK 1, LOTS 1 THROUGH 18 AND OUTLOT "B" BLOCK 2,  
27 AND OUTLOT "C" BLOCK 3, ALL OF FALLBROOK 1<sup>ST</sup> ADDITION, OUTLOT "B",  
28 AND LOTS 1 THROUGH 9, ALL OF FALLBROOK 3<sup>RD</sup> ADDITION, OUTLOTS  
29 "E", "F", "G", AND "I", LOTS 1 THROUGH 12 BLOCK 2, AND LOTS 1 THROUGH  
30 10 BLOCK 3, ALL OF FALLBROOK 4<sup>TH</sup> ADDITION, OUTLOT "A", AND LOTS 1  
31 THROUGH 3 BLOCK 1, ALL OF FALLBROOK 5<sup>TH</sup> ADDITION, LOTS 1  
32 THROUGH 6 BLOCK 1, LOTS 1 THROUGH 18 BLOCK 2, LOTS 1 THROUGH 7  
33 BLOCK 3, LOTS 1 THROUGH 12 BLOCK 4, AND LOTS 1 THROUGH 9 BLOCK  
34 5, ALL OF FALLBROOK 6<sup>TH</sup> ADDITION, OUTLOTS "A", "B", "C", "D", AND "F",  
35 LOTS 1 THROUGH 10 BLOCK 1, LOTS 1 THROUGH 21 BLOCK 2, AND LOTS  
36 1 THROUGH 6 BLOCK 3, ALL OF FALLBROOK 8<sup>TH</sup> ADDITION, LOTS 1 AND 2,  
37 FALLBROOK 10<sup>TH</sup> ADDITION, LOTS 1 AND 2 FALLBROOK 11<sup>TH</sup> ADDITION,  
38 OUTLOT "A", AND A PORTION OF OUTLOT "B", LOTS 1 THROUGH 13  
39 BLOCK 1, LOTS 1 THROUGH 18 BLOCK 2, LOTS 1 THROUGH 14 BLOCK 3,  
40 LOTS 1 THROUGH 6 BLOCK 4, LOTS 1 AND 2 BLOCK 5, LOTS 1 THROUGH 4  
41 BLOCK 6, AND LOTS 1 THROUGH 3 BLOCK 7, ALL OF FALLBROOK 12<sup>TH</sup>

1 ADDITION, OUTLOTS "A" AND "B", AND LOTS 1 THROUGH 14, ALL OF  
2 FALLBROOK 13<sup>TH</sup> ADDITION, ALL LOCATED IN SECTION 34, TOWNSHIP 11  
3 NORTH, RANGE 6 EAST OF THE 6<sup>TH</sup> P.M., CITY OF LINCOLN, LANCASTER  
4 COUNTY, STATE OF NEBRASKA, AND MORE PARTICULARLY DESCRIBED  
5 AS FOLLOWS:

6 COMMENCING AT THE NORTHEAST CORNER OF OUTLOT "B",  
7 FALLBROOK 12<sup>TH</sup> ADDITION, SAID POINT BEING 50.00 FEET WEST OF THE  
8 NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION  
9 34, SAID POINT BEING ON THE NORTH LINE OF SAID NORTHEAST  
10 QUARTER, SAID POINT BEING ON THE WEST LINE OF NORTH 1<sup>ST</sup> STREET  
11 RIGHT-OF-WAY, SAID POINT BEING **THE TRUE POINT OF BEGINNING**;  
12 THENCE SOUTH ALONG THE WEST LINE OF SAID RIGHT-OF-WAY ON AN  
13 ASSUMED BEARING OF SOUTH 00 DEGREES 05 MINUTES 53 SECONDS  
14 WEST, A DISTANCE OF 1,682.57 FEET TO A POINT OF DEFLECTION,  
15 THENCE SOUTH 01 DEGREES 03 MINUTES 11 SECONDS WEST ALONG  
16 THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 900.00 FEET TO  
17 A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 05 MINUTES 53  
18 SECONDS WEST ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A  
19 DISTANCE OF 62.39 FEET TO A POINT OF DEFLECTION, THENCE SOUTH  
20 00 DEGREES 04 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF  
21 SAID RIGHT-OF-WAY, A DISTANCE OF 1,341.69 FEET TO A POINT OF  
22 CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A  
23 COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 09  
24 DEGREES 42 MINUTES 19 SECONDS, A RADIUS OF 1,000.00 FEET, A ARC  
25 LENGTH OF 169.39 FEET, A CHORD BEARING OF SOUTH 85 DEGREES 05  
26 MINUTES 53 SECONDS WEST, AND A CHORD DISTANCE OF 169.19 FEET  
27 TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A  
28 CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 63 DEGREES 43  
29 MINUTES 38 SECONDS, A RADIUS OF 600.00 FEET, A ARC LENGTH OF  
30 667.35 FEET, A CHORD BEARING OF NORTH 67 DEGREES 53 MINUTES 27  
31 SECONDS WEST, AND A CHORD DISTANCE OF 633.48 FEET TO A POINT  
32 OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER  
33 CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 35 DEGREES 32  
34 MINUTES 12 SECONDS, A RADIUS OF 1,000.00 FEET, A ARC LENGTH OF  
35 620.23 FEET, A CHORD BEARING OF NORTH 53 DEGREES 47 MINUTES 44  
36 SECONDS WEST, AND A CHORD DISTANCE OF 610.34 FEET TO A POINT,  
37 THENCE NORTH 71 DEGREES 33 MINUTES 50 SECONDS WEST, A  
38 DISTANCE OF 223.59 FEET TO A POINT, THENCE NORTH 66 DEGREES 58  
39 MINUTES 10 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A POINT  
40 OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE  
41 DIRECTION, HAVING A DELTA ANGLE OF 08 DEGREES 59 MINUTES 38  
42 SECONDS, A RADIUS OF 600.00 FEET, A ARC LENGTH OF 94.18 FEET, A  
43 CHORD BEARING OF NORTH 71 DEGREES 27 MINUTES 59 SECONDS  
44 WEST, AND A CHORD DISTANCE OF 94.09 FEET TO A POINT OF  
45 INTERSECTION WITH THE EXTENSION OF THE EAST LINE OF LOT 3  
46 BLOCK 1, FALLBROOK 4<sup>TH</sup> ADDITION, THENCE NORTH 01 DEGREES 58  
47 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, AND  
48 ITS EXTENSION, A DISTANCE OF 249.48 FEET TO THE NORTHEAST  
49 CORNER OF SAID LOT 3, THENCE SOUTH 62 DEGREES 56 MINUTES 12  
50 SECONDS WEST ALONG A NORTH LINE OF SAID LOT 3, A DISTANCE OF

1 25.18 FEET TO A POINT OF DEFLECTION, THENCE NORTH 88 DEGREES 01  
2 MINUTES 59 SECONDS WEST ALONG A NORTH LINE OF SAID LOT 3, AND  
3 ITS EXTENSION, A DISTANCE OF 351.49 FEET TO A POINT OF  
4 INTERSECTION WITH THE WEST LINE OF NORTHWEST 6<sup>TH</sup> STREET  
5 RIGHT-OF-WAY, SAID POINT BEING THE POINT OF CURVATURE OF A NON  
6 TANGENT CURVE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE  
7 DIRECTION, HAVING A DELTA ANGLE OF 04 DEGREES 31 MINUTES 41  
8 SECONDS, A RADIUS OF 1,470.00 FEET, A ARC LENGTH OF 116.17 FEET, A  
9 CHORD BEARING OF NORTH 00 DEGREES 52 MINUTES 52 SECONDS  
10 WEST ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, AND A CHORD  
11 DISTANCE OF 116.14 FEET TO A POINT OF INTERSECTION WITH THE  
12 SOUTH LINE OF BLUE SAGE BOULEVARD RIGHT-OF-WAY, THENCE  
13 NORTH 88 DEGREES 01 MINUTES 59 SECONDS WEST ALONG THE SOUTH  
14 LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 90.44 FEET TO A POINT OF  
15 CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION,  
16 HAVING A DELTA ANGLE OF 09 DEGREES 53 MINUTES 38 SECONDS, A  
17 RADIUS OF 480.00 FEET, A ARC LENGTH OF 82.89 FEET, A CHORD  
18 BEARING OF NORTH 83 DEGREES 05 MINUTES 10 SECONDS WEST  
19 ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD  
20 DISTANCE OF 82.78 FEET TO A POINT OF REVERSE CURVATURE,  
21 THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION  
22 HAVING A DELTA ANGLE OF 11 DEGREES 49 MINUTES 28 SECONDS, A  
23 RADIUS OF 420.00 FEET, A ARC LENGTH OF 86.68 FEET, A CHORD  
24 BEARING OF NORTH 84 DEGREES 03 MINUTES 05 SECONDS WEST  
25 ALONG A SOUTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE  
26 OF 86.52 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF  
27 NORTHWEST 7<sup>TH</sup> STREET RIGHT-OF-WAY, THENCE SOUTH 02 DEGREES  
28 06 MINUTES 26 SECONDS EAST ALONG THE EAST LINE OF SAID RIGHT-  
29 OF-WAY, A DISTANCE OF 34.34 FEET TO A POINT OF CURVATURE,  
30 THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA  
31 ANGLE OF 04 DEGREES 04 MINUTES 27 SECONDS, A RADIUS OF 1,030.00  
32 FEET, A ARC LENGTH OF 73.24 FEET, A CHORD BEARING OF SOUTH 00  
33 DEGREES 04 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF  
34 SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 73.23 FEET TO A  
35 POINT, THENCE SOUTH 01 DEGREES 58 MINUTES 01 SECONDS WEST  
36 ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 21.71  
37 FEET TO A POINT OF INTERSECTION WITH THE EXTENSION OF THE  
38 NORTH LINE OF LOT 1 BLOCK 14, FALLBROOK ADDITION, THENCE NORTH  
39 88 DEGREES 01 MINUTES 59 SECONDS WEST ALONG THE NORTH LINE  
40 OF SAID LOT 1, AND ITS EXTENSION, A DISTANCE OF 376.56 FEET TO THE  
41 NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 01 DEGREES 58  
42 MINUTES 01 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, AND  
43 ITS EXTENSION, A DISTANCE OF 224.00 FEET TO A POINT, THENCE  
44 NORTH 88 DEGREES 01 MINUTES 59 SECONDS WEST, A DISTANCE OF  
45 43.46 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A  
46 CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 32 DEGREES 03  
47 MINUTES 21 SECONDS, A RADIUS OF 200.00 FEET, A ARC LENGTH OF  
48 111.90 FEET, A CHORD BEARING OF NORTH 72 DEGREES 00 MINUTES 18  
49 SECONDS WEST, AND A CHORD DISTANCE OF 110.44 FEET TO A POINT,  
50 THENCE NORTH 55 DEGREES 58 MINUTES 38 SECONDS WEST, A  
51 DISTANCE OF 230.00 FEET TO A POINT, THENCE SOUTH 60 DEGREES 54

1 MINUTES 01 SECONDS WEST, A DISTANCE OF 140.88 FEET TO A POINT,  
2 THENCE NORTH 29 DEGREES 05 MINUTES 59 SECONDS WEST, A  
3 DISTANCE OF 51.50 FEET TO A POINT OF CURVATURE OF A NON  
4 TANGENT CURVE, THENCE ALONG A CURVE IN A CLOCKWISE  
5 DIRECTION, HAVING A DELTA ANGLE OF 50 DEGREES 25 MINUTES 29  
6 SECONDS, A RADIUS OF 150.00 FEET, A ARC LENGTH OF 132.01 FEET, A  
7 CHORD BEARING OF NORTH 16 DEGREES 11 MINUTES 34 SECONDS  
8 EAST ALONG THE WEST LINE OF FALLBROOK BOULEVARD RIGHT-OF-  
9 WAY, AND ITS EXTENSION, AND A CHORD DISTANCE OF 127.79 FEET TO  
10 A POINT, THENCE NORTH 30 DEGREES 44 MINUTES 11 SECONDS WEST,  
11 A DISTANCE OF 106.36 FEET TO A POINT OF CURVATURE OF A NON  
12 TANGENT CURVE, THENCE ALONG A CURVE IN A CLOCKWISE  
13 DIRECTION, HAVING A DELTA ANGLE OF 08 DEGREES 14 MINUTES 22  
14 SECONDS, A RADIUS OF 3,045.51 FEET, A ARC LENGTH OF 437.96 FEET, A  
15 CHORD BEARING OF NORTH 26 DEGREES 37 MINUTES 01 SECONDS  
16 WEST ALONG THE SOUTHWEST LINE OF OUTLOT "F", FALLBROOK 8<sup>TH</sup>  
17 ADDITION, AND ITS EXTENSION, AND A CHORD DISTANCE OF 437.59 FEET  
18 TO A POINT, THENCE SOUTH 70 DEGREES 21 MINUTES 23 SECONDS  
19 WEST ALONG A SOUTH LINE OF SAID OUTLOT "F", A DISTANCE OF 168.50  
20 FEET TO A POINT, THENCE NORTH 19 DEGREES 38 MINUTES 37  
21 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "F", A DISTANCE  
22 OF 60.00 FEET TO A POINT, THENCE NORTH 03 DEGREES 22 MINUTES 57  
23 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "F", A DISTANCE  
24 OF 124.44 FEET TO A POINT, THENCE NORTH 17 DEGREES 12 MINUTES  
25 30 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "F", A  
26 DISTANCE OF 214.41 FEET TO A POINT, THENCE NORTH 27 DEGREES 34  
27 MINUTES 06 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID  
28 OUTLOT "F", A DISTANCE OF 157.42 FEET TO A POINT, THENCE NORTH 10  
29 DEGREES 25 MINUTES 42 SECONDS EAST ALONG A WEST LINE OF SAID  
30 OUTLOT "F", A DISTANCE OF 67.97 FEET TO A POINT, THENCE NORTH 00  
31 DEGREES 55 MINUTES 14 SECONDS WEST ALONG A WEST LINE OF SAID  
32 OUTLOT "F", A DISTANCE OF 191.01 FEET TO A POINT OF CURVATURE OF  
33 A NON TANGENT CURVE, THENCE ALONG A CURVE IN A COUNTER  
34 CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 11 DEGREES 17  
35 MINUTES 37 SECONDS, A RADIUS OF 570.00 FEET, A ARC LENGTH OF  
36 112.35 FEET, A CHORD BEARING OF NORTH 83 DEGREES 25 MINUTES 58  
37 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "F", AND A  
38 CHORD DISTANCE OF 112.17 FEET TO A POINT, THENCE NORTH 76  
39 DEGREES 40 MINUTES 33 SECONDS EAST ALONG A NORTH LINE OF SAID  
40 OUTLOT "F", A DISTANCE OF 181.78 FEET TO A POINT OF CURVATURE OF  
41 A NON TANGENT CURVE, THENCE ALONG A CURVE IN A CLOCKWISE  
42 DIRECTION, HAVING A DELTA ANGLE OF 06 DEGREES 40 MINUTES 59  
43 SECONDS, A RADIUS OF 1,204.00 FEET, A ARC LENGTH OF 140.44 FEET, A  
44 CHORD BEARING OF NORTH 16 DEGREES 38 MINUTES 08 SECONDS  
45 WEST ALONG A WEST LINE OF SAID OUTLOT "F", AND A CHORD  
46 DISTANCE OF 140.36 FEET TO A POINT, THENCE NORTH 76 DEGREES 42  
47 MINUTES 21 SECONDS EAST ALONG A NORTHWEST LINE OF SAID  
48 OUTLOT "A", A DISTANCE OF 109.78 FEET TO A POINT, THENCE NORTH 75  
49 DEGREES 59 MINUTES 53 SECONDS EAST ALONG A NORTHWEST LINE  
50 OF SAID OUTLOT "F", A DISTANCE OF 87.09 FEET TO A POINT, THENCE  
51 NORTH 23 DEGREES 31 MINUTES 58 SECONDS WEST ALONG A WEST



1 LINE OF SAID OUTLOT "F", A DISTANCE OF 65.84 FEET TO A POINT,  
2 THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS EAST ALONG A  
3 NORTH LINE OF SAID OUTLOT "F", A DISTANCE OF 186.19 FEET TO A  
4 POINT, THENCE NORTH 59 DEGREES 48 MINUTES 26 SECONDS EAST  
5 ALONG A NORTHWEST LINE OF SAID OUTLOT "F", A DISTANCE OF 85.42  
6 FEET TO A POINT, THENCE NORTH 54 DEGREES 36 MINUTES 03  
7 SECONDS EAST ALONG A NORTHWEST LINE OF SAID OUTLOT "F", A  
8 DISTANCE OF 170.11 FEET TO A POINT, THENCE NORTH 39 DEGREES 38  
9 MINUTES 23 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID  
10 OUTLOT "F", A DISTANCE OF 25.03 FEET TO A POINT, THENCE NORTH 58  
11 DEGREES 39 MINUTES 41 SECONDS EAST ALONG A NORTHWEST LINE  
12 OF SAID OUTLOT "F", A DISTANCE OF 137.67 FEET TO A POINT, THENCE  
13 NORTH 51 DEGREES 29 MINUTES 23 SECONDS EAST ALONG A  
14 NORTHWEST LINE OF SAID OUTLOT "F", A DISTANCE OF 90.03 FEET TO A  
15 POINT, THENCE NORTH 56 DEGREES 37 MINUTES 48 SECONDS EAST  
16 ALONG A NORTHWEST LINE OF SAID OUTLOT "F", A DISTANCE OF 78.89  
17 FEET TO A POINT, THENCE NORTH 62 DEGREES 17 MINUTES 55  
18 SECONDS EAST ALONG A NORTHWEST LINE OF SAID OUTLOT "F", A  
19 DISTANCE OF 78.89 FEET TO A POINT, THENCE NORTH 64 DEGREES 35  
20 MINUTES 01 SECONDS EAST ALONG A NORTHWEST LINE OF SAID  
21 OUTLOT "F", A DISTANCE OF 34.54 FEET TO THE NORTHEAST CORNER  
22 OF SAID OUTLOT "F", SAID POINT BEING ON THE WEST LINE OF OUTLOT  
23 "B", FALLBROOK 12<sup>TH</sup> ADDITION, SAID LINE BEING THE WEST LINE OF THE  
24 NORTHEAST QUARTER OF SAID SECTION 34, THENCE NORTH 64  
25 DEGREES 35 MINUTES 05 SECONDS EAST, A DISTANCE OF 164.53 FEET  
26 TO A POINT, THENCE NORTH 83 DEGREES 00 MINUTES 18 SECONDS  
27 EAST, A DISTANCE OF 47.51 FEET TO A POINT, THENCE NORTH 06  
28 DEGREES 59 MINUTES 42 SECONDS WEST, A DISTANCE OF 80.68 FEET  
29 TO A POINT, THENCE NORTH 00 DEGREES 39 MINUTES 00 SECONDS  
30 WEST, A DISTANCE OF 124.60 FEET TO A POINT, THENCE NORTH 07  
31 DEGREES 34 MINUTES 52 SECONDS EAST, A DISTANCE OF 152.04 FEET  
32 TO A POINT, THENCE NORTH 10 DEGREES 19 MINUTES 45 SECONDS  
33 WEST, A DISTANCE OF 63.92 FEET TO A POINT, THENCE NORTH 22  
34 DEGREES 09 MINUTES 59 SECONDS EAST, A DISTANCE OF 150.00 FEET  
35 TO A POINT, THENCE CONTINUING NORTHERLY ALONG SAID LINE, A  
36 DISTANCE OF 80.00 FEET TO A POINT, THENCE SOUTH 67 DEGREES 50  
37 MINUTES 01 SECONDS EAST, A DISTANCE OF 103.37 FEET TO A POINT OF  
38 CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A  
39 CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 139 DEGREES 33  
40 MINUTES 32 SECONDS, A RADIUS OF 150.00 FEET, A ARC LENGTH OF  
41 365.36 FEET, A CHORD BEARING OF SOUTH 74 DEGREES 41 MINUTES 40  
42 SECONDS EAST, AND A CHORD DISTANCE OF 281.51 FEET TO A POINT  
43 OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE  
44 IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 49  
45 DEGREES 56 MINUTES 43 SECONDS, A RADIUS OF 1,363.93 FEET, A ARC  
46 LENGTH OF 1,188.96 FEET, A CHORD BEARING OF NORTH 75 DEGREES  
47 13 MINUTES 34 SECONDS EAST, AND A CHORD DISTANCE OF 1,151.67  
48 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE  
49 ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE  
50 OF 21 DEGREES 51 MINUTES 08 SECONDS, A RADIUS OF 840.00 FEET, A  
51 ARC LENGTH OF 320.37 FEET, A CHORD BEARING OF NORTH 61

1 DEGREES 08 MINUTES 39 SECONDS EAST, AND A CHORD DISTANCE OF  
2 318.43 FEET TO A POINT A POINT OF INTERSECTION WITH THE NORTH  
3 LINE OF SAID OUTLOT "B", SAID LINE BEING THE NORTH LINE OF THE  
4 NORTHEAST QUARTER OF SAID SECTION 34, THENCE NORTH 89  
5 DEGREES 49 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF  
6 SAID OUTLOT "B", SAID LINE BEING THE NORTH LINE OF SAID  
7 NORTHEAST QUARTER, A DISTANCE OF 542.20 FEET TO THE POINT OF  
8 BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF  
9 9,613,838.42 SQUARE FEET OR 220.70 ACRES, MORE OR LESS;

10 be and they hereby are designated as an overlay Planned Unit District pursuant to and in  
11 accordance with Chapter 27.60 of the Lincoln Municipal Code Chapter entitled "Planned Unit  
12 Development District" and governed by all the provisions and regulations pertaining to the  
13 underlying R-3 Residential District except as modified in Section 6 below.

14 Section 3. That the "Lincoln Zoning District Maps" attached to and made a part of Title  
15 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries  
16 of the districts established and shown on said Maps as follows:

17 LOT 1, BLOCK 2, FALLBROOK ADDITION, LOT 1 AND LOT 2, FALLBROOK  
18 2ND ADDITION, AND LOT 1 AND LOT 2, FALLBROOK 9TH ADDITION, ALL  
19 LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 11 NORTH,  
20 RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER  
21 COUNTY, NEBRASKA;

22 be and they hereby are designated as an overlay Planned Unit District pursuant to and in  
23 accordance with Chapter 27.60 of the Lincoln Municipal Code Chapter entitled "Planned Unit  
24 Development District" and governed by all the provisions and regulations pertaining to the  
25 underlying O-3 Office Park District except as modified in Section 6 below.

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

29 LOT 3, BLOCK 2, LOT 3, BLOCK 13, LOT 1, BLOCK 14, FALLBROOK  
30 ADDITION, LOT 3, BLOCK 1, FALLBROOK 4TH ADDITION, ALL LOCATED IN  
31 THE SOUTH HALF OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST  
32 OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA;

1 be and they hereby are designated as an overlay Planned Unit District pursuant to and in  
2 accordance with Chapter 27.60 of the Lincoln Municipal Code Chapter entitled "Planned Unit  
3 Development District" and governed by all the provisions and regulations pertaining to the  
4 underlying B-2 Planned Neighborhood Business District except as modified in Section 6 below.

5 Section 5. 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 OUTLOT H, FALLBROOK 4TH ADDITION, AND OUTLOT E, FALLBROOK 8TH  
9 ADDITION, ALL LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP  
10 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN,  
11 LANCASTER COUNTY, NEBRASKA;

12 be and they hereby are (1) transferred from the R-3 Residential District to the B-2 Planned  
13 Neighborhood Business District and are hereby made a part of the B-2 Planned Neighborhood  
14 Business District (2) designated as an overlay Planned Unit District pursuant to and in  
15 accordance with Chapter 27.60 of the Lincoln Municipal Code entitled "Planned Unit  
16 Development District" and (3) governed by all the provisions and regulations pertaining to the  
17 underlying B-2 Planned Neighborhood Business District except as modified in Section 6 below.

18 Section 6. NEBCO, Inc.'s Development Plan for Fallbrook Planned Unit  
19 Development as set forth in its application (including the Fallbrook P.U.D. General Notes and  
20 Fallbrook P.U.D. Area Requirements) and the site plan be and the same is hereby approved  
21 upon condition that construction and operation of said Planned Unit Development by NEBCO,  
22 Inc., its successors and assigns, be in strict compliance with said application, the site plan, and  
23 the following express terms and conditions and requirements:

24 1. This approval permits 1,767 dwelling units, 680,000 square feet of commercial  
25 and variances to zoning ordinance, subdivision ordinance and design standards as set forth in  
26 the Development Plan.

27 2. The City Council approves ANN #05019.

1           3.       Final Plats will be approved by the Planning Director after NEBCO, Inc.  
2 completes the following instructions and submits the documents and plans to the Planning  
3 Department office and the plans are found to be acceptable:

- 4           a.       Revise the site plan to show:
- 5           i.       Show the location of the proposed streets west of NW 12<sup>th</sup> Street  
6               within the Highland View development.
  - 7           ii.       Revise Block 2 to meet block length requirements.
  - 8           iii.       A PUD is not allowed over AG zoned land. Revise the boundary of  
9               the PUD to eliminate the AG area south of the Village Center or  
10              change the zoning on the AG area.
  - 11          iv.       Label the area west of Tallgrass Parkway that is outside of the  
12              limits of this PUD as "Next Phase Property."
  - 13          v.       Change the use of Lot 1, Block 6 to School site/Park/YMCA. Add  
14              a note stating that final layout of Lot 1, Block 6 shall be done by  
15              administrative amendment.
  - 16          vi.       Identify the use of all outlots in a table format.
  - 17          vii.       Make revisions to the satisfaction of Public Works & Utilities per  
18              their memo of January 13, 2006.
  - 19          viii.       Make revisions per Public Works Watershed Management memo  
20              of January 23, 2006.
  - 21          ix.       Add utility easements as requested by the December 23, 2005  
22              LES memo.
  - 23          x.       Show a bike trail on the south side of Alvo Rd. from NW 12<sup>th</sup> St. to  
24              NW 1<sup>st</sup> St.
  - 25          xi.       Add the prefix "West" to Alvo Rd.
  - 26          xii.       Change multi family units to 557 in the density table on Sheet 2.
  - 27          xiii.       Show NW 6<sup>th</sup> & NW 7<sup>th</sup> St. south of Blue Sage Blvd. as a private  
28              road. Show Fallbrook Blvd. from 175' east of the west round-about  
29              (Outlot M) to 50' west of the east round-about (Outlot I) as a  
30              private road.
  - 31          xiv.       Dimension the right-of-way on each side of the median on West  
32              Alvo Rd.

- 1                    xv.     On Sheet 6 label the sign envelope at the northwest corner of  
2                    Fallbrook Blvd. and N. 1<sup>st</sup> St. Delete the note “not part of this CUP”  
3                    on the south side of Fallbrook Blvd.
- 4                    xvi.    On Sheet 7 correct the cross section of Fallbrook Blvd., NW 6<sup>th</sup> St.  
5                    and NW 7<sup>th</sup> St.
- 6                    xvii.   On Sheet 7 show the angled parking on Fallbrook Blvd., NW 6<sup>th</sup>  
7                    St. and NW 7<sup>th</sup> St.; use a symbol to identify the common walls  
8                    within the townhouse area and change the title from “Town” to  
9                    “Village”.
- 10                    xviii. On Sheet 7 identify the lot line between Lots 2 & 3.
- 11                    xix.    Label all private streets.
- 12                    xx.     List all waivers on Sheet 2.
- 13                    xxi.    In the first line of the PUD legal description add “a portion of”,  
14                    before Lot 10 I.T.
- 15                    xxii.   Revise the notes as follows:
- 16
- 17                                       Village Center:
- 18                                       (1) Under permitted uses, revise bb to read, “Attached  
19                                       dwellings in buildings containing three units or more.”  
20                                       (2) Revise the parking regulations to state that diagonal  
21                                       parking is only allowed on private streets.  
22                                       (3) In height and area regulations state that the setback for  
23                                       parking shall be 15' along Fallbrook Blvd.  
24                                       (4) In parking regulations specifically clarify what Section  
25                                       27.67.030 (d) pertains to.  
26                                       (5) In height and area regulations clarify what Section  
27                                       27.31.090 (e) pertains to.  
28                                       (6) In height and area regulations clarify what Section  
29                                       27.31.050 and 27.71.115 pertain to.
- 30                                       Office Area
- 31                                       (1) Delete the note, “Front yards required on only one  
32                                       street frontage in case of double frontage lots.”  
33                                       (2) Add a note stating that internal side yard setbacks are  
34                                       0'.
- 35                                       Residential Type 1
- 36                                       (1) Delete “existing” from single family.
- 37                                       Residential Type 2
- 38                                       (1) Delete the note, “Front yards required on only one  
39                                       street frontage in case of double frontage lots.”

1 Residential Type 3

2 (1) Add the following; "Secondary dwelling units which are  
3 either detached or attached to a single family dwelling unit  
4 on the same lot are approved provided that they are: under  
5 the same ownership as the single family unit, have less  
6 than 800 square feet of floor area and have two or fewer  
7 bedrooms."

8 Residential Type 4

9 (1) Delete the note stating the minimum distance between  
10 lots shall be 15'.

11 Residential Type 5

12 (1) Delete the note, "Front yards required on only one  
13 street frontage in case of double frontage lots."

14 Multi-Family

15 (1) Add a note stating that vehicular access shall be  
16 relinquished to Alvo Rd.

17 b. The sidewalks, streets, drainage facilities, street lighting, landscape  
18 screens, street trees, temporary turnarounds and barricades, and street name signs have been  
19 completed or the subdivider has submitted a bond or an escrow of security agreement to  
20 guarantee their completion.

21 c. NEBCO, Inc. as subdivider has signed an agreement that binds the  
22 subdivider, its successors and assigns:

- 23 i. to complete the street paving of public streets, and temporary  
24 turnarounds and barricades located at the temporary dead-end  
25 of the streets shown on the final plat within two (2) years  
26 following the approval of the final plat.
- 27 ii. to complete the paving of private roadway, and temporary  
28 turnarounds and barricades located at the temporary dead-end  
29 of the streets shown on the final plat within two (2) years  
30 following the approval of this final plat.
- 31 iii. to complete the installation of sidewalks along both sides of  
32 streets as shown on the final plat within four (4) years  
33 following the approval of the final plat.
- 34 iv. to complete the installation of sidewalks along N. 1<sup>st</sup> St. and West  
35 Alvo Rd. as shown on the final plat within two (2) years following  
36 the approval of this final plat.  
37

- 1 v. to complete the public water distribution system to serve this  
2 plat within two (2) years following the approval of the final  
3 plat.
- 4 vi. to complete the public wastewater collection system to serve  
5 this plat within two (2) years following the approval of the final  
6 plat.  
7
- 8 vii. to complete the enclosed public drainage facilities shown on  
9 the approved drainage study to serve this plat within two (2)  
10 years following the approval of the final plat.
- 11 viii. to complete land preparation including storm water  
12 detention/retention facilities and open drainageway  
13 improvements to serve this plat prior to the installation of  
14 utilities and improvements but not more than two (2) years  
15 following the approval of the final plat
- 16 ix. to complete the installation of public street lights along streets  
17 within this plat within two (2) years following the approval of the  
18 final plat.
- 19 x. to complete the installation of private street lights along streets  
20 within this plat within two (2) years following the approval of the  
21 final plat.
- 22 xi. to complete the planting of the street trees along streets and  
23 private roadways within this plat within four (4) years following the  
24 approval of the final plat.  
25
- 26 xii. to complete the planting of the street tress along N. 1<sup>st</sup> St. and  
27 West Alvo Rd. as shown on the final plat within two (2) years  
28 following the approval of this final plat.
- 29 xiii. to complete the planting of the landscape screen within this plat  
30 within two (2) years following the approval of the final plat.
- 31 xiv. to complete the installation of the street name signs within two (2)  
32 years following the approval of the final plat.
- 33 xv. to complete any other public or private improvement or facility  
34 required by Chapter 26.23 (Development Standards) of the Land  
35 Subdivision Ordinance in a timely manner which inadvertently may  
36 have been omitted from the above list of required improvements.
- 37 xvi. to maintain the outlots and private improvements on a permanent  
38 and continuous basis.
- 39 xvii. to maintain the plants in the medians and islands on a permanent  
40 and continuous basis.

- 1 xviii. to retain ownership of or the right of entry to the outlots in order to  
2 maintain the outlots and private improvements on a permanent  
3 and continuous basis and to maintain the plants in the medians and  
4 islands on a permanent and continuous basis. However, the  
5 subdivider may be relieved and discharged of this maintenance  
6 obligation upon creating, in writing, a permanent and continuous  
7 association of property owners who would be responsible for said  
8 permanent and continuous maintenance. The subdivider shall not  
9 be relieved of such maintenance obligation until the private  
10 improvements have been satisfactorily installed and the  
11 documents creating the association have been reviewed and  
12 approved by the City Attorney and filed of record with the Register  
13 of Deeds.
- 14 xix. to properly and continuously maintain and supervise the private  
15 facilities which have common use or benefit, and to recognize that  
16 there may be additional maintenance issues or costs associated  
17 with providing for the proper functioning of storm water  
18 detention/retention facilities as they were designed and  
19 constructed within the development, and that these are the  
20 responsibility of the land owner.
- 21 xx. to continuously and regularly maintain the street trees along the  
22 private roadways and landscape screens.
- 23 xxi. to comply with the provisions of the Land Preparation and Grading  
24 requirements of the Land Subdivision Ordinance.
- 25 xxii. to submit to the Director of Public Works a plan showing proposed  
26 measures to control sedimentation and erosion and the proposed  
27 method to temporarily stabilize all graded land for approval.
- 28 xxiii. to submit to the lot buyers and home builders a copy of the soil  
29 analysis.
- 30 xxiv. to protect the trees that are indicated to remain during  
31 construction and development.
- 32 xxv. to relinquish the right of direct vehicular access to N. 1<sup>st</sup> St., Alvo  
33 Rd. and Hwy 34 from lots abutting said streets.

- 34 4. Before receiving building permits:
- 35 a. NEBCO, Inc. shall have submitted a revised and reproducible final plan  
36 and the plans are acceptable:
- 37 b. The construction plans shall comply with the approved plans.
- 38 c. Final Plats shall be approved by the City.



1           5.       Before occupying the dwelling units/buildings all development and construction  
2 shall have been completed in compliance with the approved plans.

3           6.       All privately-owned improvements shall be permanently maintained by NEBCO,  
4 Inc. or an appropriately established owners association approved by the City Attorney.

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

8           8.       This ordinance's terms, conditions, and requirements bind and obligate NEBCO,  
9 Inc. and NEBCO, Inc.'s successors and assigns.

10          9.       The site plan as approved with this ordinance voids and supersedes all  
11 previously approved site plans and all ordinance approving previous permits.

12           Section 7.     The City Clerk shall file a copy of the ordinance approving the planned  
13 unit development with the Register of Deeds. NEBCO, Inc. shall pay the recording fee in  
14 advance.

15           Section 8.     Pursuant to Article VII, Section 7 of the City Charter, this ordinance shall  
16 be posted on the official bulletin board of the City in lieu of and in place of newspaper  
17 publication with notice of passage and such posting to be given by publication one time in the  
18 official newspaper by the City Clerk. This ordinance shall take effect and be in force from and  
19 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 \_\_\_\_\_, 2006:  
  
\_\_\_\_\_  
Mayor