

Change of Zone 3134C

ORDINANCE NO. _____

1 AN ORDINANCE amending the Development Plan for Willow Springs Planned
2 Unit Development on property generally located at Pioneers Boulevard and Lucille Drive, and
3 legally described as:

4 Lots 1 - 25, Block 1, Lots 1 - 9, Block 3, Lots 1 - 9, Block 4, Outlots
5 A, B, C, D, and F, Willow Springs Addition; Lots 4, 5, 6, 7, Block 1,
6 and Outlots A and B, Willow Springs 1st Addition; Lots 1 and 2,
7 Willow Springs 2nd Addition, Lincoln, Lancaster County,
8 Nebraska;

9 to increase the amount of medical office floor area on Outlot D, Willows Springs Addition from
10 18,000 square feet to 22,500 square feet.

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

12 1. This Change of Zone approves Alpha Devco, LLC’s requested amendment to the
13 Development Plan for Willow Springs Planned Unit Development as set forth in the application
14 and the site plan to increase in the amount of medical office floor area on Outlot D, Willow
15 Springs Addition, from 18,000 square feet to 22,500 square feet.

16 2. Before receiving building permits, Alpha Devco, LLC must submit a revised and
17 reproducible final site plan and five copies to the Planning Department showing the following
18 revisions:

19 a. Add a General Not that states, “Sidewalks to be provided in compliance
20 with Design Standards for Pedestrial Circulation in Commercial and
21 Industrial Areas.”

22 b. Revise Note #11 to state, “Setbacks - Front, R-1=30', R-3=20'; Side, R-
23 1=5', R-3=5'; Also, for Lots 3 and 4, Block 1 and Lots 3 and 4, Block 2,
24 Front and Side Yard Setbacks shall match the R-3 district. For Lots 1-24,
25 Block 4 and Lots 2-6, Block 3, Side Yard Setbacks for side lot lines shall
26 be 0' for common wall construction. Setbacks for Lots 10-11, Block 1
27 shall be 0'.

- 1 c. Correct the lot/block numbering and show Lots 1-2, Block 5 and Outlot A
2 as Lots 10-11, Block 4, and Outlot G.
- 3 d. Correct the heading on the site plan to state "A Final Planned Unit
4 Development #3134C."
- 5 e. Revise the site plan to show a turnaround area in the parking lot to the
6 satisfaction of Public Works and Utilities.
- 7 f. The construction plans comply with the approved plans.
- 8 g. Final plat(s) is/are approved by the City.

9 3. Before occupying the buildings all development and construction is to comply
10 with the approved plans.

11 4. All privately-owned improvements on Outlot D, Willow Springs Addition, shall be
12 permanently maintained by Alpha Devco, LLC or an appropriately established owners
13 association approved by the City Attorney.

14 5. The site plan accompanying this Planned Unit Development shall be the basis for
15 all interpretations of setbacks, yards, locations of buildings, location of parking and circulation
16 elements, and similar matters.

17 6. This ordinance's terms, conditions, and requirements bind and obligate Alpha
18 Devco, LLC, its successors and assigns.

19 7. Alpha Devco, LLC shall sign and return the letter of acceptance to the City Clerk
20 within 60 days following the approval of the change of zone, provided, however, said 60-day
21 period may be extended up to six months by administrative amendment. The clerk shall file a
22 copy of the ordinance approving the change of zone and the letter of acceptance with the
23 Register of Deeds, filling fees therefor to be paid in advance by Alpha Devco, LLC.

24 8. The site plan as approved with this ordinance voids and supersedes all
25 previously approved site plans, however all ordinances approving previous versions of the
26 Development Plan for Willow Springs Planned Unit Development remain in force except as
27 specifically amended by this ordinance.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2007:

Mayor