

Change of Zone 05036

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 of the
 3 Lincoln Municipal Code, by changing the boundaries of the districts established and shown
 4 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 the
 8 boundaries of the districts established and shown on said Maps as follows:

9 A part of Outlot O, Appian Way Addition, located in the Northwest
 10 Quarter of Section 23, Township 9 North, Range 7 East of the 6th
 11 P.M., Lincoln, Lancaster County, Nebraska, described as follows:

12 Referring to the Northeast Quarter of the Northwest Quarter of
 13 Section 23, Township 9 North, Range 7 East of the 6th P.M.;
 14 thence south 00 degrees 12 minutes 40 seconds west, assumed
 15 bearing, along the easterly line of the Northwest Quarter of said
 16 Section 23, a distance of 247.86 feet to the point of beginning;
 17 thence continuing south 00 degrees 12 minutes 40 seconds west,
 18 along the easterly line of the Northwest Quarter of said Section
 19 23, a distance of 1067.25 feet to a point on the southerly line of
 20 the Northeast Quarter of the Northwest Quarter of said Section 23;
 21 thence north 89 degrees 41 minutes 38 seconds west along the
 22 southerly line of the Northeast Quarter of the Northwest Quarter of
 23 said Section 23, a distance of 33.00 feet to a point on the westerly
 24 line of said Outlot O; thence north 00 degrees 12 minutes 40
 25 seconds east, along the westerly line of said Outlot O, a distance
 26 of 915.06 feet to a corner of said Outlot O; thence north 89
 27 degrees 47 minutes 20 seconds west, a distance of 17.00 feet to a
 28 corner of said Outlot O; thence north 00 degrees 12 minutes 40
 29 seconds east, along the westerly line of said Outlot O, a distance
 30 of 154.25 feet to a corner of said Outlot O and the point of
 31 curvature of a 316.85 foot radius curve, concave to the southwest;

1 thence northerly along said curve through a central angle of 00
2 degrees 47 minutes 05 seconds, an arc distance of 4.34 feet, the
3 chord of said curve bears north 19 degrees 02 minutes 06
4 seconds west, a distance of 4.34 feet to the point of curvature of a
5 386.00 foot radius curve, concave to the south; thence easterly
6 along said curve through a central angle of 07 degrees 41 minutes
7 43 seconds, an arc distance of 51.84 feet, the chord of said curve
8 bears south 82 degrees 54 minutes 49 seconds east, a distance
9 of 51.80 feet to the point of beginning; containing an area of
10 37,988.44 square feet, 0.87 acres;

11 be and it hereby is transferred from the AG Agricultural District to the B-5 Planned Regional
12 Business District and is hereby made a part of the B-5 Planned Regional Business District and
13 governed by all the provisions and regulations pertaining to the B-5 Planned Regional Business
14 District.

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

18 A part of Lot 92, I.T., located in the Northwest Quarter of Section
19 23, Township 9 North, Range 7 East of the 6th P.M., Lincoln,
20 Lancaster County, Nebraska; described as follows:

21 Referring to the northwest corner of the Northeast Quarter of the
22 Northwest Quarter of Section 23, Township 9 North, Range 7 East
23 of the 6th P.M.; thence south 00 degrees 14 minutes 06 seconds
24 east, assumed bearing, along the westerly line of the Northeast
25 Quarter of the Northwest Quarter of said Section 23, a distance of
26 83.35 feet to the northwest corner of said Lot 92 I.T.; thence south
27 87 degrees 48 minutes 19 seconds east, along the southerly right-
28 of-way line of Pine Lake Road, a distance of 55.50 feet to a corner
29 of said Lot 92 located 85.00 feet southerly of, perpendicular
30 measurement, the northerly line of the Northwest Quarter of said
31 Section 23; thence north 88 degrees 33 minutes 57 seconds east,
32 along the southerly right-of-way line of Pine Lake Road, a distance
33 of 1041.94 feet to the point of curvature of a 316.85 foot radius
34 curve, concave to the southwest; thence southeasterly, along said
35 curve, through a central angle of 51 degrees 13 minutes 40
36 seconds, an arc distance of 283.29 feet, the chord of said curve
37 bears south 45 degrees 02 minutes 29 seconds east, a distance
38 of 273.95 feet to the point of beginning; thence continuing
39 southeasterly along said 316.85 foot radius curve, through a

1 central angle of 00 degrees 47 minutes 05 seconds, an arc
2 distance of 4.34 feet, the chord of said curve bears south 19
3 degrees 02 minutes 06 seconds east, a distance of 4.34 feet;
4 thence south 00 degrees 12 minutes 40 seconds west, along a
5 line 50.00 feet westerly of, perpendicular measurement, the
6 easterly line of the Northwest Quarter of said Section 23, a
7 distance of 154.25 feet to a corner of said Lot 92; thence south 89
8 degrees 47 minutes 20 seconds east, a distance of 17.00 feet to a
9 corner of said Lot 92; thence south 00 degrees 12 minutes 40
10 seconds west, along a line 33.00 feet westerly of, perpendicular
11 measurement, the easterly line of the Northwest Quarter of said
12 Section 23, a distance of 915.06 feet to a point on the southerly
13 line of the Northeast Quarter of the Northwest Quarter of said
14 Section 23; thence north 89 degrees 41 minutes 38 seconds west,
15 along the southerly line of the Northeast Quarter of the Northwest
16 Quarter of said Section 23, a distance of 141.78 feet to a point on
17 the northerly line of Outlot N, Appian Way Addition and the point
18 of curvature of a 264.00 foot radius curve, concave to the
19 northeast; thence northwesterly, along said curve and the
20 northerly line of said Outlot N, through a central angle of 05
21 degrees 47 minutes 40 seconds, an arc distance of 26.70 feet, the
22 chord of said curve bears north 56 degrees 56 minutes 22
23 seconds west, a distance of 26.69 feet; thence north 54 degrees
24 02 minutes 32 seconds west, along the northerly line of said
25 Outlot N, a distance of 353.89 feet to the point of curvature of a
26 264.00 foot radius curve, concave to the northeast; thence
27 northerly, along said curve and the easterly line of said Outlot N,
28 through a central angle of 54 degrees 12 minutes 52 seconds, an
29 arc distance of 249.80 feet, the chord of said curve bears north 26
30 degrees 56 minutes 06 seconds west, a distance of 240.59 feet;
31 thence north 00 degrees 10 minutes 20 seconds east, along the
32 easterly line of said Outlot N, a distance of 51.04 feet; thence
33 south 90 degrees 00 minutes 00 seconds west, along the
34 northerly line of said Outlot N, a distance of 72.00 feet; thence
35 north 00 degrees 10 minutes 20 seconds east, a distance of
36 587.53 feet; thence south 89 degrees 47 minutes 55 seconds
37 east, a distance of 594.74 feet to the point of curvature of a
38 386.00 foot radius curve, concave to the south; thence easterly,
39 along said curve, through a central angle of 03 degrees 02
40 minutes 15 seconds, an arc distance of 20.46 feet, the chord of
41 said curve bears south 88 degrees 16 minutes 48 seconds east, a
42 distance of 20.46 feet to the point of beginning; containing an area
43 of 576,938.70 square feet, 13.24 acres;

44 be and it hereby is transferred from the AG Agricultural District to the B-5 Planned Regional
45 Business District and is hereby made a part of the B-5 Planned Regional Business District and

1 governed by all the provisions and regulations pertaining to the B-5 Planned Regional Business
2 District.

3 Section 3. That this ordinance shall take effect and be in force from and after its
4 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2005:

Mayor