

Change of Zone 3263

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 Lot 38 I.T., located in the Southwest Quarter of Section 3,
 10 Township 9 North, Range 7 East of the 6th P.M., Lancaster
 11 County, Nebraska, more particularly described as follows:

12 Commencing at the southeast corner of said Lot 38 I.T., said
 13 point being the true point of beginning; thence on an
 14 assumed bearing of north 89 degrees 35 minutes 10
 15 seconds west along the south line of said Lot 38 I.T., a
 16 distance of 260.02 feet to a southwest corner of said Lot 38
 17 I.T.; thence along a curve in a clockwise direction having a
 18 radius of 113.00 feet, arc length of 35.24 feet, delta angle of
 19 17 degrees 52 minutes 07 seconds, a chord bearing of north
 20 09 degrees 07 minutes 33 seconds west along a west line of
 21 said Lot 38 I.T., and a chord length of 35.10 feet to a point;
 22 thence north 00 degrees 11 minutes 30 seconds west along
 23 the west line of said Lot 38 I.T., a distance of 255.40 feet to
 24 the northwest corner of said Lot 38 I.T.; thence south 89
 25 degrees 35 minutes 10 seconds east along the north line of
 26 said Lot 38 I.T., a distance of 268.43 feet to the northeast
 27 corner of said Lot 38 I.T.; thence south 00 degrees 23
 28 minutes 32 seconds west along the east line of said Lot 38
 29 I.T., a distance of 290.00 feet to the true point of beginning,
 30 said tract contains a calculated area of 1.77 acres or
 31 77,353.43 square feet more or less;

1 be and it hereby is transferred from the B-1 Local Business District to the B-2 Planned
2 Neighborhood Business District and is hereby made a part of the B-2 Planned
3 Neighborhood Business District and governed by all the provisions and regulations
4 pertaining to the B-2 Planned Neighborhood Business District.

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

8 A portion of Lot 51 I.T., located in the Southwest Quarter of
9 Section 3, Township 9 North, Range 7 East of the 6th P.M.,
10 Lancaster County, Nebraska, more particularly described as
11 follows:

12 Commencing at a southwest corner of said Lot 51 I.T., said
13 point being located 8.49 feet easterly from the northwest
14 corner of Lot 38 I.T. and on the north line of said Lot 38 I.T.,
15 said point being the true point of beginning; thence on an
16 assumed bearing of north 00 degrees 13 minutes 44
17 seconds east along a west line of said Lot 51 I.T., a distance
18 of 848.75 feet to a point; thence north 90 degrees 00
19 minutes 00 seconds east, a distance of 267.32 feet to a
20 point of curvature; thence along a curve in a clockwise
21 direction having a radius of 315.50 feet, arc length of 117.41
22 feet, delta angle of 21 degrees 19 minutes 17 seconds, a
23 chord bearing of south 79 degrees 20 minutes 21 seconds
24 east, and a chord length of 116.73 feet to a point of
25 tangency; thence south 68 degrees 40 minutes 43 seconds
26 east, a distance of 25.32 feet to a point of curvature; thence
27 along a curve in a clockwise direction having a radius of
28 282.00 feet, arc length of 108.74 feet, delta angle of 22
29 degrees 05 minutes 35 seconds, a chord bearing of south
30 57 degrees 37 minutes 55 seconds east, and a chord length
31 of 108.07 feet to a point of tangency; thence south 46
32 degrees 35 minutes 08 seconds east, a distance of 159.79
33 feet to a point of curvature; thence along a curve having a
34 radius of 257.00 feet, arc length of 160.73 feet, delta angle
35 of 35 degrees 50 minutes 01 seconds, a chord bearing of
36 south 28 degrees 40 minutes 08 seconds east, and a chord
37 length of 158.12 feet to a point of reverse curvature; thence
38 along a curve in a counterclockwise direction having a radius

1 of 343.00 feet, arc length of 179.45 feet, delta angle of 29
2 degrees 58 minutes 33 seconds, a chord bearing of south
3 25 degrees 44 minutes 24 seconds east, and a chord length
4 of 177.41 feet to a point of reverse curvature; thence along a
5 curve in a clockwise direction having a radius of 432.00 feet,
6 arc length of 307.08 feet, delta angle of 40 degrees 43
7 minutes 40 seconds, a chord bearing of south 20 degrees
8 21 minutes 50 seconds east, and a chord length of 300.66
9 feet to a point of tangency; thence south 00 degrees 00
10 minutes 00 seconds west, a distance of 76.17 feet to a
11 point; thence south 89 degrees 35 minutes 10 seconds east,
12 a distance of 13.21 feet to a point; thence south 00 degrees
13 24 minutes 50 seconds west, a distance of 31.98 feet to a
14 point of curvature; thence along a curve in a clockwise
15 direction having a radius of 645.00 feet, arc length of 131.90
16 feet, delta angle of 11 degrees 43 minutes 00 seconds, a
17 chord bearing of south 06 degrees 16 minutes 20 seconds
18 west, and a chord length of 131.67 feet to a point of reverse
19 curvature; thence along a curve in a counterclockwise
20 direction having a radius of 555.00 feet, arc length of 113.49
21 feet, delta angle of 11 degrees 43 minutes 00 seconds, a
22 chord bearing of south 06 degrees 16 minutes 20 seconds
23 west, and a chord length of 113.30 feet to a point of
24 tangency; thence south 00 degrees 24 minutes 50 seconds
25 west, a distance of 14.33 feet to a point of intersection with
26 the south line of said Lot 51 I.T.; thence north 89 degrees 35
27 minutes 10 seconds west along the south line of said Lot 51
28 I.T., a distance of 602.08 feet to a southwest corner of said
29 Lot 51 I.T., said point also being the southeast corner of said
30 Lot 38 I.T.; thence north 00 degrees 23 minutes 32 seconds
31 east along a west line of said Lot 51 I.T., said line also being
32 the east line of said Lot 38 I.T., a distance of 290.00 feet to
33 a southwest corner of said Lot 51 I.T., said point also being
34 the northeast corner of said Lot 38 I.T.; thence north 89
35 degrees 35 minutes 10 seconds west along a south line of
36 said Lot 51 I.T., said line also being the north line of said Lot
37 38 I.T., a distance of 259.94 feet to the true point of
38 beginning, said tract contains a calculated area of 18.01
39 acres, or 784,585.20 square feet more or less;

40 be and it hereby is transferred from the R-3 Residential District to the B-2 Planned
41 Neighborhood District and is hereby made a part of the B-2 Planned Neighborhood
42 District and governed by all the provisions and regulations pertaining to the B-2 Planned
43 Neighborhood District.

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ___ day of _____, 2001:

Mayor