

Change of Zone 3255

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 A portion of the remaining portion of Lot 94 I.T., all located in
 10 the Southwest Quarter of Section 14, Township 10 North,
 11 Range 7 East of the 6th P.M., Lancaster County, Nebraska,
 12 and more particularly described as follows:

13 Commencing at the northwest corner of the remaining
 14 portion of Lot 93 I.T., said point being 90.00 feet east of the
 15 west line of said Southwest Quarter; thence on an assumed
 16 bearing of north 89 degrees 58 minutes 15 seconds east
 17 along the north line of said remaining portion of Lot 93 I.T., a
 18 distance of 1235.38 feet to the northeast corner of said
 19 remaining portion of Lot 93 I.T.; thence south 00 degrees 02
 20 minutes 52 seconds west along the east line of said
 21 remaining portion of Lots 93 I.T. and 94 I.T., a distance of
 22 849.45 feet to a point, said point being the true point of
 23 beginning; thence continuing south 00 degrees 02 minutes
 24 52 seconds west along the east line of said remaining
 25 portion of Lot 94 I.T., a distance of 1047.04 feet to the
 26 southeast corner of said remaining portion of Lot 94 I.T.;
 27 thence north 89 degrees 35 minutes 51 seconds west along
 28 the south line of said remaining portion of Lot 94 I.T., a
 29 distance of 624.27 feet to a point; thence north 00 degrees
 30 00 minutes 00 seconds west, a distance of 43.74 feet to a
 31 point of curvature; thence along a curve in a counter

1 clockwise direction having a radius of 600.00 feet, arc length
2 of 134.46 feet, delta angle of 12 degrees 50 minutes 25
3 seconds, a chord bearing of north 06 degrees 25 minutes 12
4 seconds west, and a chord length of 134.18 feet to a point of
5 reverse curvature; thence along a curve in a clockwise
6 direction having a radius of 800.00 feet, arc length of 177.56
7 feet, delta angle of 12 degrees 43 minutes 00 seconds, a
8 chord bearing of north 06 degrees 28 minutes 55 seconds
9 west, and a chord length of 177.19 feet to a point of
10 tangency; thence north 00 degrees 07 minutes 25 seconds
11 west, a distance of 545.29 feet to a point of curvature;
12 thence along a curve in a clockwise direction having a radius
13 of 303.00 feet, arc length of 105.69 feet, delta angle of 19
14 degrees 59 minutes 09 seconds, a chord bearing of north 09
15 degrees 52 minutes 10 seconds east, and a chord length of
16 105.16 feet to a point of tangency; thence north 19 degrees
17 51 minutes 44 seconds east, a distance of 90.57 feet to a
18 point; thence south 65 degrees 18 minutes 41 seconds east,
19 a distance of 19.81 feet to a point of curvature; thence along
20 a curve in a counter clockwise direction having a radius of
21 400.00 feet, arc length of 172.62 feet, delta angle of 24
22 degrees 43 minutes 32 seconds, a chord bearing of south
23 77 degrees 40 minutes 28 seconds east, and a chord length
24 of 171.28 feet to a point of tangency; thence north 89
25 degrees 57 minutes 46 seconds east, a distance of 427.18
26 feet to the true point of beginning, said tract contains a
27 calculated area of 15.70 acres, or 684,319.24 square feet,
28 more or less;

29 be and it hereby is transferred from the AG Agricultural District to the R-3 Residential
30 District and is hereby made a part of the R-3 Residential District and governed by all the
31 provisions and regulations pertaining to the R-3 Residential District.

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

35 A portion of the remaining portion of Lot 93 I.T., and a
36 portion of the remaining portion of Lot 94 I.T., all located in
37 the Southwest Quarter of Section 14, Township 10 North,
38 Range 7 East of the 6th P.M., Lancaster County, Nebraska
39 and more particularly described as follows:

1 Commencing at the northwest corner of the remaining
2 portion of said Lot 93 I.T., said point being 90.00 feet east of
3 the west line of said Southwest Quarter; thence on an
4 assumed bearing of north 89 degrees 58 minutes 15
5 seconds east along the north line of said remaining portion
6 of Lot 93 I.T., a distance of 438.42 feet to a point, said point
7 being the true point of beginning; thence continuing north 89
8 degrees 58 minutes 15 seconds east along the north line of
9 said remaining portion of Lot 93 I.T., a distance of 796.96
10 feet to the northeast corner of said remaining portion of Lot
11 93 I.T.; thence south 00 degrees 02 minutes 52 seconds
12 west along the east line of said remaining portion of Lots 93
13 I.T. and 94 I.T., a distance of 849.45 feet to a point; thence
14 south 89 degrees 57 minutes 46 seconds west, a distance of
15 427.18 feet to a point of curvature; thence along a curve in a
16 clockwise direction having a radius of 400.00 feet, arc length
17 of 172.62 feet, delta angle of 24 degrees 43 minutes 32
18 seconds, a chord bearing of north 77 degrees 40 minutes 28
19 seconds west, and a chord length of 171.28 feet to a point of
20 tangency; thence north 65 degrees 18 minutes 41 seconds
21 west, a distance of 221.72 feet to a point of curvature;
22 thence along a curve in a counter clockwise direction having
23 a radius of 400.00 feet, arc length of 25.80 feet, delta angle
24 of 03 degrees 41 minutes 45 seconds, a chord bearing of
25 north 67 degrees 09 minutes 34 seconds west, and a chord
26 length of 25.80 feet to a point; thence north 20 degrees 59
27 minutes 34 seconds east, a distance of 67.09 feet to a point;
28 thence north 00 degrees 02 minutes 52 seconds west, a
29 distance of 647.50 feet to the true point of beginning, said
30 tract contain a calculated area of 15.11 acres, or 658,605.54
31 square feet more or less;

32 be and it hereby is transferred from the AG Agricultural District to the R-4 Residential
33 District and is hereby made a part of the R-4 Residential District and governed by all the
34 provisions and regulations pertaining to the R-4 Residential District.

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

38 A portion of the remaining portion of Lot 93 I.T., and a
39 portion of the remaining portion of Lot 94 I.T., all located in

1 the Southwest Quarter of Section 14, Township 10 North,
2 Range 7 East of the 6th P.M., Lancaster County, Nebraska,
3 and more particularly described as follows:

4 Commencing at the northwest corner of the remaining
5 portion of said Lot 93 I.T., said point being 90.00 feet east of
6 the west line of said Southwest Quarter, and the true point of
7 beginning; thence on an assumed bearing of north 89
8 degrees 58 minutes 15 seconds east along the north line of
9 said remaining portion of said Lot 93 I.T., a distance of
10 438.42 feet to a point; thence south 00 degrees 02 minutes
11 52 seconds east, a distance of 647.50 feet to a point; thence
12 south 20 degrees 59 minutes 34 seconds west, a distance of
13 67.09 feet to a point; thence along a curve in a clockwise
14 direction having a radius of 400.00 feet, arc length of 25.80
15 feet, delta angle of 03 degrees 41 minutes 45 seconds, a
16 chord bearing of south 67 degrees 09 minutes 34 seconds
17 east, and a chord length of 25.80 feet to a point of tangency;
18 thence south 65 degrees 18 minutes 41 seconds east, a
19 distance of 201.91 feet to a point; thence south 19 degrees
20 51 minutes 44 seconds west, a distance of 90.57 feet to a
21 point of curvature; thence along a curve in a counter
22 clockwise direction having a radius of 303.00 feet, arc length
23 of 105.69 feet, delta angle of 19 degrees 59 minutes 09
24 seconds, a chord bearing of south 09 degrees 52 minutes
25 10 seconds west, and a chord length of 105.16 feet to a
26 point of tangency; thence south 00 degrees 07 minutes 25
27 seconds east, a distance of 278.83 feet to a point; thence
28 south 89 degrees 57 minutes 36 seconds west, a distance of
29 578.14 feet to a point of intersection with the west line of
30 said remaining portion of Lot 94 I.T.; thence north 00
31 degrees 02 minutes 14 seconds west along the west line of
32 said remaining portion of Lot 94 I.T., a distance of 538.78
33 feet to a point of deflection; thence north 71 degrees 32
34 minutes 06 seconds east along the northeast line of said
35 remaining portion of Lot 94 I.T., a distance of 63.24 feet to a
36 point of deflection; thence north 00 degrees 02 minutes 14
37 seconds west along the west line of said remaining portion
38 of Lots 94 I.T. and 93 I.T., a distance of 60.00 feet to a point
39 of deflection; thence north 71 degrees 35 minutes 42
40 seconds west along the southwest line of said remaining
41 portion of Lot 93 I.T., a distance of 63.25 feet to a point of
42 deflection; thence north 00 degrees 02 minutes 14 seconds
43 west along the west line of said remaining portion of Lot 93
44 I.T., a distance of 338.61 feet to a point of deflection; thence
45 north 00 degrees 56 minutes 03 seconds east along the

1 west line of said remaining portion of Lot 93 I.T., a distance
2 of 294.93 feet to the true point of beginning, said tract
3 contains a calculated area of 14.50 acres, or 631,828.78
4 square feet, more or less;

5 be and it hereby is transferred from the AG Agricultural District to the B-2 Planned
6 Neighborhood Business District and is hereby made a part of the B-2 Planned
7 Neighborhood Business District and governed by all the provisions and regulations
8 pertaining to the B-2 Planned Neighborhood Business District.

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

12 A portion of the remaining portion of Lot 94 I.T., all located in
13 the Southwest Quarter of Section 14, Township 10 North,
14 Range 7 East of the 6th P.M., Lancaster County, Nebraska,
15 and more particularly described as follows:

16 Commencing at the northwest corner of the remaining
17 portion of Lot 93 I.T., said point being 90.00 feet east of the
18 west line of said Southwest Quarter; thence on an assumed
19 bearing of north 89 degrees 58 minutes 15 seconds east
20 along the north line of said remaining portion of Lot 93 I.T., a
21 distance of 1235.38 feet to the northeast corner of said
22 remaining portion of Lot 93 I.T.; thence south 00 degrees 02
23 minutes 52 seconds west along the east line of said
24 remaining portion of Lots 93 I.T. and 94 I.T., a distance of
25 1896.50 feet to the southeast corner of said remaining
26 portion of Lot 94 I.T.; thence north 89 degrees 35 minutes
27 51 seconds west along the south line of said remaining
28 portion of Lot 94 I.T., a distance of 624.27 feet to a point,
29 said point being the true point of beginning; thence
30 continuing north 89 degrees 35 minutes 51 seconds west
31 along the south line of said remaining portion of Lot 94 I.T.,
32 a distance of 593.34 feet to a point of deflection; thence
33 north 43 degrees 56 minutes 50 seconds west along the
34 southwest line of said remaining portion of Lot 94 I.T., a
35 distance of 28.84 feet to a point of deflection; thence north
36 00 degrees 02 minutes 14 seconds west along the west line
37 of said remaining portion of Lot 94 I.T., a distance of 594.26

1 feet to a point, thence north 89 degrees 57 minutes 36
2 seconds east, a distance of 578.14 feet to a point; thence
3 south 00 degrees 07 minutes 25 seconds east, a distance of
4 266.46 feet to a point of curvature; thence along a curve in a
5 counter clockwise direction having a radius of 800.00 feet,
6 arc length of 177.56 feet, delta angle of 12 degrees 43
7 minutes 00 seconds, a chord bearing of south 06 degrees
8 28 minutes 55 seconds east, and a chord length of 177.19
9 feet to a point of reverse curvature; thence along a curve in
10 a clockwise direction having a radius of 600.00 feet, arc
11 length of 134.46 feet, delta angle of 12 degrees 50 minutes
12 25 seconds, a chord bearing of south 06 degrees 25
13 minutes 12 seconds east, and a chord length of 134.18 feet
14 to a point of tangency, thence south 00 degrees 00 minutes
15 00 seconds east, a distance of 43.74 feet to the true point of
16 beginning, said tract contains a calculated area of 8.34
17 acres or 363,440.22 square feet more or less;

18 be and it hereby is transferred from the AG Agricultural District to the O-3 Office Park
19 District and is hereby made a part of the O-3 Office Park District and governed by all
20 the provisions and regulations pertaining to the O-3 Office Park District.

21 Section 5. That this ordinance shall take effect and be in force from and after its
22 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
