

Change of Zone 3375

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 Lot 157 I.T., a portion of Lot 130 I.T., a portion  
 10 of the remaining portion of Lot 46 I.T., and a portion of the  
 11 remaining portion of Outlot "B" Frontier Acres, all located in  
 12 the Northwest Quarter of Section 16, Township 9 North,  
 13 Range 7 East of the 6th P.M., Lancaster County, Nebraska,  
 14 and more particularly described as follows:

15                   Commencing at the northeast corner of the remaining  
 16 portion of Outlot "B" Frontier Acres, said point being 50.00  
 17 feet south of the north line of said Northwest Quarter, said  
 18 point being the true point of beginning; thence on an  
 19 assumed bearing of south 00 degrees 04 minutes 08  
 20 seconds west along the east line of said remaining portion of  
 21 Outlot "B", a distance of 100.00 feet; thence south 90  
 22 degrees 00 minutes 00 seconds west along a line located  
 23 150.00 feet south of and parallel with the north line of said  
 24 Northwest Quarter; a distance of 505.66 feet to a point of  
 25 intersection with the northwest line of Lot 157 I.T.; thence  
 26 along a curve in a clockwise direction, having a radius of  
 27 522.96 feet, arc length of 137.70 feet, delta angle of 15  
 28 degrees 05 minutes 11 seconds, a chord bearing of north 61  
 29 degrees 30 minutes 34 seconds east along a northwest line  
 30 of said Lot 157 I.T., and a northwest line of Lot 130 I.T., and

1 a chord length of 137.30 feet to a point; thence north 75  
2 degrees 43 minutes 38 seconds east along a north line of  
3 said Lot 130 I.T., a distance of 41.11 feet to a point; thence  
4 north 75 degrees 40 minutes 13 seconds east along a north  
5 line of said Lot 130 I.T., a distance of 35.42 feet to a point;  
6 thence north 70 degrees 30 minutes 00 seconds east along  
7 a north line of said Lot 130 I.T., a distance of 16.05 feet to a  
8 point; thence north 85 degrees 27 minutes 00 seconds east  
9 along a north line of said Lot 130 I.T., a distance of 45.03  
10 feet to a point; thence north 89 degrees 31 minutes 04  
11 seconds east along a north line of said Lot 130 I.T., a  
12 distance of 80.36 feet to the northeast corner of said Lot 130  
13 I.T., said point being the northwest corner of the remaining  
14 portion of Lot 46 I.T.; thence north 83 degrees 13 minutes  
15 39 seconds east along a north line of said remaining portion  
16 of Lot 46 I.T., a distance of 50.85 feet to a point; thence  
17 north 90 degrees 00 minutes 00 seconds east along a north  
18 line of said remaining portion of Lot 46 I.T. and the north line  
19 of said Outlot "B", a distance of 120.07 feet to the point of  
20 beginning, said tract contains a calculated area of 39,776.63  
21 square feet or 0.9131 acres, more or less;

22 be and they hereby are transferred from the R-1 Residential District to the O-3 Office  
23 Park District and are hereby made a part of the O-3 Office Park District and governed  
24 by all the provisions and regulations pertaining to the O-3 Office Park District.

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

28 A portion of Lot 157 I.T., a portion of Lot 130 I.T., a portion  
29 of the remaining portion of Lot 46 I.T., a portion of vacated  
30 Wagon Lane right-of-way, Outlot "C" Frontier Acres, and a  
31 portion of the remaining portion of Outlot "B" Frontier Acres,  
32 all located in the Northwest Quarter of Section 16, Township  
33 9 North, Range 7 East of the 6th P.M., Lancaster County,  
34 Nebraska, and more particularly described as follows:

35 Commencing at a point on the east line of the remaining

1 portion of Outlot "B" Frontier Acres, said point being 150.00  
2 feet south of the north line of said Northwest Quarter, said  
3 point being the true point of beginning; thence on an  
4 assumed bearing of south 00 degrees 04 minutes 08  
5 seconds west along the east line of said remaining portion of  
6 Outlot "B", the east line of a portion of vacated Wagon Lane  
7 right-of-way, and the east line of Outlot "C" Frontier Acres, a  
8 distance of 573.89 feet to the southeast corner of said Outlot  
9 "C"; thence south 89 degrees 55 minutes 26 seconds west  
10 along the south line of said Outlot "C", a distance of 60.20  
11 feet to the southwest line of said Outlot "C", said point being  
12 the southeast corner of the remaining portion of Lot 46 I.T.;  
13 thence north 59 degrees 00 minutes 59 seconds west along  
14 a south line of said remaining portion of Lot 46 I.T., a  
15 distance of 128.34 feet to the southwest corner of said  
16 remaining portion of Lot 46 I.T., said point being the  
17 southeast corner of Lot 130 I.T.; thence north 55 degrees 52  
18 minutes 26 seconds west along a south line of said Lot 130  
19 I.T., a distance of 192.25 feet to a point; thence north 48  
20 degrees 51 minutes 49 seconds west along a south line of  
21 said Lot 130 I.T., and the south line of Lot 157 I.T., a  
22 distance of 401.95 feet to the west corner of said Lot 157  
23 I.T.; thence north 38 degrees 25 minutes 22 seconds east  
24 along a northwest line of said Lot 157 I.T., a distance of  
25 108.15 feet to a point; thence along a curve in a clockwise  
26 direction, having a radius of 522.96 feet, arc length of 78.68  
27 feet, delta angle of 08 degrees 37 minutes 13 seconds, a  
28 chord bearing of north 49 degrees 39 minutes 22 seconds  
29 east along a northwest line of said Lot 157 I.T., and a chord  
30 length of 78.61 feet to a point; thence north 90 degrees 00  
31 minutes 00 seconds east along a line located 150.00 feet  
32 south of and parallel with the north line of said Northwest  
33 Quarter, a distance of 505.66 feet to the point of beginning,  
34 said tract contains a calculated area of 239,874.83 square  
35 feet or 5.5068 acres, more or less;

36 be and they hereby are transferred from the AGR Agricultural Residential District to the  
37 O-3 Office Park District and are hereby made a part of the O-3 Office Park District and  
38 governed by all the provisions and regulations pertaining to the O-3 Office Park District.

39 Section 3. That this ordinance shall take effect and be in force from and after its

1 passage and publication according to law.

Introduced by:

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Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Approved this \_\_\_\_ day of \_\_\_\_\_, 2002:

\_\_\_\_\_  
Mayor