

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 32 I.T. located in the Northeast Quarter of
 10 Section 24, Township 9 North, Range 6 East of the 6th P.M.,
 11 Lancaster County, Nebraska, more particularly described as
 12 follows:

13 Beginning at the northwest corner of Lot 32 I.T.; thence in a
 14 easterly direction on the northerly line of said Lot 32 I.T. and
 15 on an assumed bearing of south 89 degrees 36 minutes 22
 16 seconds east, a distance of 1222.58 feet; thence south 00
 17 degrees 23 minutes 38 seconds west, a distance of 200.00
 18 feet; thence on a curve to the right having a radius of 250.00
 19 feet, a central angle of 90 degrees 00 minutes 00 seconds,
 20 on a chord bearing of south 45 degrees 23 minutes 38
 21 seconds west, a chord distance of 353.55 feet to the point of
 22 tangency of said curve; thence north 89 degrees 36 minutes
 23 22 seconds west, a distance of 131.66 feet; thence south 00
 24 degrees 23 minutes 38 seconds west, a distance of 150.00
 25 feet; thence north 89 degrees 36 minutes 22 seconds west,
 26 a distance of 369.00 feet; thence south 84 degrees 57
 27 minutes 13 seconds west, a distance of 52.59 feet; thence
 28 south 66 degrees 15 minutes 06 seconds west, a distance of
 29 48.63 feet; thence south 47 degrees 35 minutes 46 seconds
 30 west, a distance of 48.62 feet; thence north 51 degrees 43
 31 minutes 51 seconds west, a distance of 150.00 feet; thence

1 on a curve to the left having a radius of 300.00 feet, a
2 central angle of 21 degrees 46 minutes 49 seconds on a
3 chord bearing of south 27 degrees 22 minutes 45 seconds
4 west, a chord distance of 113.36 feet; thence south 73
5 degrees 30 minutes 40 seconds east, a distance of 150.00
6 feet; thence south 06 degrees 58 minutes 45 seconds west,
7 a distance of 50.55 feet; thence south 00 degrees 12
8 minutes 31 seconds east, a distance of 329.70 feet; thence
9 south 06 degrees 38 minutes 21 seconds west, a distance of
10 30.00 feet; thence on a curve to the right having a radius of
11 150.00 feet, a central angle of 83 degrees 40 minutes 41
12 seconds on a chord bearing of south 41 degrees 31 minutes
13 19 seconds east, a chord distance of 200.11 feet to the point
14 of tangency of said curve; thence south 00 degrees 19
15 minutes 01 seconds west, a distance of 59.94 feet to a point
16 on the south line of Lot 32 I.T.; thence along the south line
17 of Lot 32 I.T. north 89 degrees 40 minutes 59 seconds west,
18 a distance of 428.00 feet to the southwest corner of Lot 32
19 I.T.; thence along the westerly line of Lot 32 I.T. on a
20 bearing of north 00 degrees 12 minutes 31 seconds west, a
21 distance of 1327.62 feet to the point of beginning and
22 containing a calculated area of 893,790.57 square feet or
23 20.52 acres, more or less;

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

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

30 A portion of Lot 32 I.T., located in the Northeast Quarter of
31 Section 24, Township 9 North, Range 6 East of the 6th P.M.,
32 Lancaster County, Nebraska, more particularly described as
33 follows:

34 Beginning at the northwest corner of Lot 32 I.T.; thence in an
35 easterly direction on the northerly line of said Lot 32 I.T. and
36 on an assumed bearing of south 89 degrees 36 minutes 22
37 seconds east, a distance of 1222.58 feet to the point of

1 beginning; continuing along the northerly line of Lot 32 I.T.
2 south 89 degrees 36 minutes 22 seconds east, a distance of
3 585.76 feet; thence south 00 degrees 23 minutes 38
4 seconds west, a distance of 571.38 feet; thence south 72
5 degrees 29 minutes 32 seconds east, a distance of 265.60
6 feet; thence south 89 degrees 40 minutes 59 seconds east,
7 a distance of 198.45 feet; thence south 00 degrees 19
8 minutes 01 seconds west, a distance of 311.00 feet; thence
9 south 89 degrees 40 minutes 59 seconds east, a distance of
10 327.75 feet to a point along the westerly right-of-way of
11 South 27th Street; thence south 01 degrees 55 minutes 16
12 seconds east, a distance of 7.72 feet; thence continuing
13 along the westerly right-of-way of South 27th Street south 00
14 degrees 51 minutes 52 seconds east, a distance of 356.62
15 feet to the southeast corner of Lot 32 I.T.; thence along the
16 southerly line of Lot 32 I.T. north 89 degrees 40 minutes 59
17 seconds west, a distance of 1060.73 feet; thence north 15
18 degrees 13 minutes 31 seconds west, a distance of 8.34
19 feet; thence on a curve to the right having a radius of 300.00
20 feet, central angle of 41 degrees 52 minutes 40 seconds on
21 a chord bearing of north 05 degrees 42 minutes 49 seconds
22 east, a chord distance of 214.42 feet to a point of reverse
23 curve; thence on a curve to the left having a radius of 450.00
24 feet, central angle of 78 degrees 39 minutes 13 seconds on
25 a chord bearing of north 12 degrees 40 minutes 28 seconds
26 west, a chord distance of 570.37 feet to the point of
27 tangency; thence north 52 degrees 00 minutes 04 seconds
28 west, a distance of 320.91 feet; thence on a curve to the
29 right having a radius of 250.00 feet, a central angle of 37
30 degrees 36 minutes 17 seconds on a chord bearing of north
31 19 degrees 11 minutes 47 seconds east, a chord distance of
32 161.15 feet; thence north 00 degrees 23 minutes 38
33 seconds east, a distance of 200.00 feet to the point of
34 beginning and containing a calculated area of 944,453.50
35 square feet or 21.68 acres, more or less;

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

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

4 A portion of Lot 32 I.T., located in the Northeast Quarter of
5 Section 24, Township 9 North, Range 6 East of the 6th P.M.,
6 Lancaster County, Nebraska, more particularly described as
7 follows:

8 Beginning at the northwest corner of Lot 32 I.T.; thence in an
9 easterly direction on the northerly line of said Lot 32 I.T. and
10 on an assumed bearing of south 89 degrees 36 minutes 22
11 seconds east, a distance of 1222.58 feet; thence south 00
12 degrees 23 minutes 38 seconds west, a distance of 200.00
13 feet; thence on a curve to the right having a radius of 250.00
14 feet, a central angle of 37 degrees 36 minutes 17 seconds,
15 on a chord bearing of south 19 degrees 11 minutes 47
16 seconds west, a chord distance of 161.15 feet to the point of
17 beginning; thence south 52 degrees 00 minutes 04 seconds
18 east, a distance of 320.91 feet; thence on a curve to the
19 right having a radius of 450.00 feet, a central angle of 78
20 degrees 39 minutes 13 seconds on a chord bearing of south
21 12 degrees 40 minutes 28 seconds east, a chord distance of
22 570.37 feet; thence on a curve to the left having a radius of
23 300.00 feet, a central angle of 41 degrees 52 minutes 40
24 seconds on a chord bearing of south 05 degrees 42 minutes
25 49 seconds west, a chord distance of 214.42 feet; thence
26 south 15 degrees 13 minutes 31 seconds east, a distance of
27 8.34 feet to a point on the southerly line of Lot 32 I.T.;
28 thence north 89 degrees 40 minutes 59 seconds west, a
29 distance of 1094.25 feet; thence north 00 degrees 19
30 minutes 01 seconds east, a distance of 59.94 feet; thence
31 on a curve to the left having a radius of 150.00 feet, a
32 central angle of 83 degrees 40 minutes 41 seconds on a
33 chord bearing of north 41 degrees 31 minutes 19 seconds
34 west, a chord distance of 200.11 feet; thence north 06
35 degrees 38 minutes 21 seconds east, a distance of 30.00
36 feet; thence north 00 degrees 12 minutes 31 seconds west,
37 a distance of 329.70 feet; thence north 06 degrees 58
38 minutes 45 seconds east, a distance of 50.55 feet; thence
39 north 73 degrees 30 minutes 40 seconds west, a distance of
40 150.00 feet; thence on a curve to the right having a radius of
41 300.00 feet, a central angle of 21 degrees 46 minutes 49

1 seconds on a chord bearing of north 27 degrees 22 minutes
2 45 seconds east, a chord distance of 113.36 feet; thence
3 south 51 degrees 43 minutes 51 seconds east, a distance of
4 150.00 feet; thence north 47 degrees 35 minutes 46
5 seconds east, a distance of 48.62 feet; thence north 66
6 degrees 15 minutes 06 seconds east, a distance of 48.63
7 feet; thence north 84 degrees 57 minutes 13 seconds east,
8 a distance of 52.59 feet; thence south 89 degrees 36
9 minutes 22 seconds east, a distance of 369.00 feet; thence
10 north 00 degrees 23 minutes 38 seconds east, a distance of
11 150.00 feet; thence south 89 degrees 36 minutes 22
12 seconds east, a distance of 131.66 feet; thence on a curve
13 to the left having a radius of 250.00 feet, a central angle of
14 52 degrees 23 minutes 43 seconds on a chord bearing of
15 north 64 degrees 11 minutes 47 seconds east, a chord
16 distance of 220.73 feet; to the point of beginning and
17 containing a calculated area of 987,468.46 square feet or
18 22.67 acres, more or less;

19 be and it hereby is transferred from the AG Agricultural District to the P Public Use
20 District and is hereby made a part of the P Public Use District and governed by all the
21 provisions and regulations pertaining to the P Public Use District.

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

25 A portion of Lot 32 I.T. located in the South Half of the
26 Northeast Quarter of Section 24, Township 9 North, Range 6
27 East of the 6th P.M., Lancaster County, Nebraska, and more
28 particularly described as follows:

29 Beginning at the northeast corner of Lot 32 I.T. on an
30 assumed bearing along the westerly right-of-way of South
31 27th Street, south 01 degrees 06 minutes 54 seconds west,
32 a distance of 117.55 feet; thence south 01 degrees 04
33 minutes 03 seconds west, a distance of 450.08 feet; thence
34 south 05 degrees 42 minutes 20 seconds west, a distance of
35 74.08 feet; thence south 01 degrees 55 minutes 16 seconds
36 east, a distance of 7.51 feet to the point of beginning; thence
37 continuing along the westerly right-of-way of South 27th

1 Street south 01 degrees 55 minutes 16 seconds east, a
2 distance of 311.24 feet; thence north 89 degrees 40 minutes
3 59 seconds west, a distance of 327.75 feet; thence north 00
4 degrees 19 minutes 01 seconds east, a distance of 311.00
5 feet; thence south 89 degrees 40 minutes 59 seconds east,
6 a distance of 315.60 feet to the point of beginning and
7 containing a calculated area of 100,040.42 square feet or
8 2.30 acres more or less;

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

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

15 A portion of Lot 32 I.T., located in the South Half of the
16 Northeast Quarter of Section 24, Township 9 North, Range 6
17 East of the 6th P.M., Lancaster County, Nebraska, more
18 particularly described as follows:

19 Beginning at the northeast corner of Lot 32 I.T. on an
20 assumed bearing along the westerly right-of-way of South
21 27th Street, south 01 degrees 06 minutes 54 seconds west,
22 a distance of 117.55 feet; thence south 01 degrees 04
23 minutes 03 seconds west, a distance of 450.08 feet; thence
24 south 05 degrees 42 minutes 20 seconds west, a distance of
25 74.08 feet; thence south 01 degrees 55 minutes 16 seconds
26 east, a distance of 7.51 feet; thence north 89 degrees 40
27 minutes 59 seconds west, a distance of 514.04 feet; thence
28 north 72 degrees 29 minutes 32 seconds west, a distance of
29 265.60 feet; thence north 00 degrees 23 minutes 38
30 seconds east, a distance of 571.38 feet to a point on the
31 northerly line of Lot 32 I.T.; thence along the northerly lot
32 line of Lot 32 I.T. south 89 degrees 36 minutes 22 seconds
33 east, a distance of 781.21 feet to the point of beginning and
34 containing a calculated area of 494,526.19 square feet or
35 11.35 acres, more or less;

1 be and it hereby is transferred from the AG Agricultural District to the H-4 General
2 Commercial District and is hereby made a part of the H-4 General Commercial District
3 and governed by all the provisions and regulations pertaining to the H-4 General
4 Commercial District.

5 Section 6. That this ordinance shall take effect and be in force from and after its
6 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2003:

Mayor