

Change of Zone 04002

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 portion of Outlot C, Stone Bridge Creek 1st Addition, located in  
 10 the Northwest Quarter of Section 36, Township 11 North, Range 6  
 11 East of the 6th P.M., Lancaster County, Nebraska, and more fully  
 12 described below by metes and bounds as follows:

13           Referring to the North Quarter corner of said Section 36; thence  
 14 on an assumed bearing of north 90 degrees 00 minutes 00  
 15 seconds west, a distance of 280.00 feet to the northeast corner of  
 16 Lot 43 and the westerly right-of-way of Centurion Drive; thence in  
 17 a southerly direction along said right-of-way line, south 00  
 18 degrees 31 minutes 01 seconds west, a distance of 280.00 feet to  
 19 the northeast corner of said Outlot C and the Point of Beginning;  
 20 thence continuing along said line, a distance of 21.27 feet to a  
 21 point of curvature of a curve to the left having a central angle of  
 22 39 degrees 18 minutes 06 seconds, a radius of 836.00 feet, an  
 23 arc length of 573.45 feet, a chord length of 562.27 feet, and a  
 24 chord bearing of south 19 degrees 08 minutes 02 seconds east;  
 25 thence on said curve, a distance of 573.45 feet to a point of  
 26 curvature of a curve to the right having a central angle of 02  
 27 degrees 47 minutes 55 seconds, a radius of 582.00 feet, an arc  
 28 length of 28.43 feet, a chord length of 28.43 feet, and a chord  
 29 bearing of south 37 degrees 23 minutes 08 seconds east; thence  
 30 on said curve, a distance of 28.43 feet to a point of curvature of a  
 31 curve to the left having a central angle of 09 degrees 23 minutes

1 54 seconds, a radius of 416.00 feet, an arc length of 68.24 feet, a  
2 chord length of 68.16 feet, a chord bearing of south 40 degrees  
3 41 minutes 07 seconds east; thence on said curve, a distance of  
4 68.24 feet to a point of curvature of a curve to the left, having a  
5 central angle of 08 degrees 51 minutes 54 seconds, a radius of  
6 840.00 feet, an arc length of 129.97 feet, a chord length of 129.84  
7 feet, a chord bearing of south 49 degrees 49 minutes 01 seconds  
8 east; thence on said curve, a distance of 129.97 feet; thence  
9 south 54 degrees 14 minutes 58 seconds east, a distance of  
10 14.22 feet; thence south 09 degrees 14 minutes 58 seconds east,  
11 a distance of 35.36 feet to a point on the westerly right-of-way line  
12 of Humphrey Avenue; thence in a southerly direction on said right-  
13 of-way line, south 35 degrees 45 minutes 02 seconds west, a  
14 distance of 840.27 feet to a point of curvature of a curve to the  
15 right, having a central angle of 14 degrees 14 minutes 04  
16 seconds, a radius of 1164.00 feet, an arc length of 289.18 feet, a  
17 chord length of 288.44 feet, a chord bearing of south 42 degrees  
18 52 minutes 04 seconds west; thence on said curve, a distance of  
19 289.18 feet; thence south 49 degrees 59 minutes 06 seconds  
20 west, a distance of 78.32 feet; thence north 10 degrees 17  
21 minutes 23 seconds west, a distance of 369.29 feet; thence north  
22 45 degrees 45 minutes 02 seconds east, a distance of 211.13  
23 feet; thence north 55 degrees 21 minutes 53 seconds east, a  
24 distance of 60.86 feet; thence north 45 degrees 45 minutes, 02  
25 seconds east, a distance of 114.16 feet; thence north 35 degrees  
26 35 minutes 58 seconds east, a distance of 315.45 feet; thence  
27 north 20 degrees 37 minutes 10 seconds east, a distance of 45.71  
28 feet; thence north 00 degrees 28 minutes 27 seconds east, a  
29 distance of 73.12 feet; thence north 24 degrees 21 minutes 47  
30 seconds west, a distance of 73.12 feet; thence north 49 degrees  
31 12 minutes 00 seconds west, a distance of 73.12 feet; thence  
32 north 74 degrees 02 minutes 14 seconds west, a distance of  
33 73.12 feet; thence north 77 degrees 59 minutes 20 seconds west,  
34 a distance of 128.89 feet; thence north 00 degrees 31 minutes 01  
35 seconds east, a distance of 371.03. feet; thence north 21 degrees  
36 42 minutes 20 seconds west, a distance of 64.81 feet; thence  
37 north 00 degrees 31 minutes 01 seconds east, a distance of  
38 110.00 feet to a point on the south property line of Lot 43; thence  
39 along said line, south 89 degrees 28 minutes 59 seconds east, a  
40 distance of 269.00 feet to the Point of Beginning and containing a  
41 calculated area of 11.36 acres more or less;

42 and

43 A portion of Outlot G, Stone Bridge Creek Addition, located in the  
44 North Half of Section 36, Township 11 North, Range 6 East of the  
45 6th P.M., Lancaster County, Nebraska, and more fully described  
46 below by metes and bounds as follows:

1 Beginning at the North Quarter corner of said Section 36; thence  
2 on an assumed bearing of south 25 degrees 53 minutes 23  
3 seconds east, a distance of 604.73 feet; thence south 54 degrees  
4 18 minutes 23 seconds east, a distance of 135.02 feet to a point  
5 on the westerly right-of-way line of Humphrey Avenue; thence  
6 along said right-of-way line, south 35 degrees 45 minutes 02  
7 seconds west, a distance of 373.20 feet; thence south 80 degrees  
8 45 minutes 02 seconds west, a distance of 35.36 feet to a point  
9 on the easterly right-of-way line of Centurion Drive; thence on said  
10 right-of-way line, north 54 degrees 14 minutes 58 seconds west, a  
11 distance of 14.22 feet to a point of curvature of a curve to the right  
12 having a central angle of 08 degrees 51 minutes 54 seconds, a  
13 radius of 760.00 feet, an arc length of 117.59 feet, a chord length  
14 of 117.47 feet, and a chord bearing of north 49 degrees 49  
15 minutes 01 seconds west; thence on said curve, a distance of  
16 117.59 feet to a point of curvature of a curve to the left having a  
17 central angle of 02 degrees 11 minutes 11 seconds, a radius of  
18 1116.00 feet, an arc length of 42.59 feet, a chord length of 42.58  
19 feet, and a chord bearing of north 46 degrees 28 minutes 39  
20 seconds west; thence on said curve, a distance of 42.59 feet to a  
21 point of curvature of a curve to the right having a central angle of  
22 08 degrees 34 minutes 30 seconds, a radius of 284.00 feet, an  
23 arc length of 42.50 feet, a chord length of 42.47 feet, a chord  
24 bearing of north 43 degrees 17 minutes 00 seconds west; thence  
25 on said curve, a distance of 42.50 feet to a point of curvature of a  
26 curve to the right, having a central angle of 39 degrees 30  
27 minutes 46 seconds, a radius of 764.00 feet, an arc length of  
28 526.88 feet, a chord length of 516.50 feet, a chord bearing of  
29 north 19 degrees 14 minutes 22 seconds west; thence on said  
30 curve, a distance of 526.88 feet; thence north 00 degrees 31  
31 minutes 01 seconds east, a distance of 301.12 feet to the north  
32 section line of Section 36; thence on said section line, south 89  
33 degrees 31 minutes 31 seconds east, a distance of 208.00 feet to  
34 the Point of Beginning and containing a calculated area of 7.18  
35 acres more or less.

36 and

38 Lot 44 Irregular Tract, located in the Southwest Quarter of Section  
39 25, Township 11 North, Range 6 East of the 6th P.M., Lancaster  
40 County, Nebraska and containing a calculated area of 3.21 acres  
41 more or less.

42 be and they hereby are transferred from the R-3 Residential District to the B-2 Planned

43 Neighborhood Business District and is hereby made a part of the B-2 Planned Neighborhood

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

3 Section 2. 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 \_\_\_\_\_, 2004:

\_\_\_\_\_  
Mayor