

Change of Zone 04039

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 part of Lots 83, 114 and 115, Irregular Tracts, located in the
 10 Southwest Quarter of Section 23, and a part of the Northwest
 11 Quarter of the Southwest Quarter of Section 23, all in Township 9
 12 North, Range 7 East of the Sixth Principal Meridian, Lancaster
 13 County, Nebraska, described as follows:

14 Referring to the southwest corner of said Lot 115, said point being
 15 located on the existing easterly right-of-way line of 84th Street and
 16 70.00 feet easterly of, perpendicular measurement, the west line
 17 of said Southwest Quarter Section 23; thence N 00°52'06" E
 18 along said existing easterly right-of-way line, a distance of 50.23
 19 feet to the point of beginning; thence continuing N 00°52'06" E
 20 along said existing easterly right-of-way line, a distance of 117.10
 21 feet to a corner of said easterly right-of-way line; thence N
 22 02°10'26" E along said easterly right-of-way line, a distance of
 23 60.05 feet; thence N 01°25'12" E along said easterly right-of-way
 24 line, a distance of 427.70 feet to the point of curvature of a 585.00
 25 foot radius curve concave to the west; thence northerly along said
 26 easterly right-of-way line and said curve, through a central angle
 27 of 08°25'33" an arc distance of 86.03 feet, the chord of said curve
 28 bears N 02°47'39" W, a distance of 85.95 feet to a corner of said
 29 Lot 114; thence continuing northerly along the future easterly
 30 right-of-way line and said curve, through a central angle of
 31 12°19'46" an arc distance of 125.88 feet, the chord of said curve

1 bears N 13°10'18" W, a distance of 125.64 feet; thence N
2 79°35'14" E, a distance of 150.77 feet to the point of curvature of
3 a 300.00 foot radius curve concave to the south; thence easterly
4 along said curve, through a central angle of 45°41'48" an arc
5 distance of 239.27 feet, the chord of said curve bears S 77°33'52"
6 E, a distance of 232.98 feet; thence S 54°42'58" E, a distance of
7 83.46 feet to the point of curvature of a 300.00 foot radius curve
8 concave to the west; thence southerly along said curve, through a
9 central angle of 54°56'08" an arc distance of 287.64 feet, the
10 chord of said curve bears S 27°14'54" E, a distance of 276.75
11 feet; thence S 00°13'10" W, a distance of 94.48 feet to a point on
12 the southerly line of said Lot 114; thence N 89°46'50" W, along
13 the southerly line of said Lot 114, a distance of 73.74 feet; thence
14 S 00°22'01" W, a distance of 372.97 feet to the point of curvature
15 of a 1544.43 foot radius curve concave to the south; thence
16 westerly along said curve, through a central angle of 06°37'11" an
17 arc distance of 178.44 feet, the chord of said curve bears S
18 88°38'35" W, a distance of 178.34 feet; thence S 85°20'00" W, a
19 distance of 298.67 feet to the point of beginning, containing an
20 area of 389,611.56 square feet (8.94 acres) more or less;

21 be and it hereby is transferred from the H-4 General Commercial District to the B-5 Planned
22 Regional Business District and is hereby made a part of the B-5 Planned Regional Business
23 District and governed by all the provisions and regulations pertaining to the B-5 Planned
24 Regional Business District.

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2004:

Mayor