

Change of Zone 05017

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 Outlots A and B, Fieldstone Center 1st Addition and
 10 Lot 138 of Irregular Tracts located in the Southeast Quarter of the
 11 Northeast Quarter of Section 12, Township 10 North, Range 6
 12 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, and
 13 more particularly described as follows:

14 Beginning at the southwest corner of Fieldstone Center 1st
 15 Addition; thence in an easterly direction, along the south line of
 16 said Fieldstone Center 1st Addition on an assumed bearing of
 17 south 88 degrees 47 minutes 12 seconds east for a distance of
 18 586.33 feet to the southwest corner of Lot 1 of said Fieldstone
 19 Center 1st Addition; thence north 01 degrees 13 minutes 10
 20 seconds east, along the west line of said Lot 1, for a distance of
 21 236.59 feet; thence south 88 degrees 46 minutes 40 seconds
 22 east, along the north line of said Lot 1, for a distance of 307.28
 23 feet to the northeast corner of said Lot 1; thence on a non-tangent
 24 curve to the right with a radius of 429.00 feet and an arc length of
 25 48.33 feet, being subtended by a chord of north 12 degrees 7
 26 minutes 8 seconds west for a distance of 48.30 feet to the
 27 northeast corner of Outlot B of said Fieldstone Center 1st
 28 Addition; thence north 88 degrees 46 minutes 40 seconds west
 29 for a distance of 465.69 feet; thence north 01 degrees 13 minutes
 30 10 seconds east for a distance of 185.00 feet to a point on the
 31 north line of said Lot 138 I.T.; thence north 88 degrees 40 minutes
 32 21 seconds west for a distance of 426.34 feet to the northwest

1 corner of said Lot 138 I.T.; thence south 00 degrees 2 minutes 24
2 seconds west for a distance of 469.59 feet to the point of
3 beginning; said property contains 5.97 acres, more or less;

4 be and it hereby is transferred from the I-1 Industrial District to the R-4 Residential District and
5 is hereby made a part of the R-4 Residential District and governed by all the provisions and
6 regulations pertaining to the R-4 Residential District.

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

10 A portion of Outlot A, Fieldstone Center 1st Addition and Lot 138
11 of Irregular Tracts, located in the Southeast Quarter of the
12 Northeast Quarter of Section 12, Township 10 North, Range 6
13 East of the 6th P.M., Lincoln, Lancaster County, Nebraska and
14 more particularly described as follows:

15 Beginning at the northeast corner of Outlot B of said Fieldstone
16 Center 1st Addition; thence along the east line of said Fieldstone
17 Center 1st Addition, on a curve to the right having a radius of
18 429.00 feet and an arc length of 76.44 feet, being subtended by a
19 chord of north 03 degrees 47 minutes 13 seconds west for a
20 distance of 76.34 feet; thence north 01 degrees 29 minutes 46
21 seconds east, along the east line of said Fieldstone Center 1st
22 Addition, for a distance of 60.26 feet to the northeast corner of
23 said Fieldstone Center 1st Addition; thence north 88 degrees 06
24 minutes 35 seconds west, along the north line of said Fieldstone
25 Center 1st Addition, for a distance of 38.67 feet; thence along a
26 curve to the right having a radius of 183.00 feet and an arc length
27 of 135.64 feet, being subtended by a chord of north 67 degrees
28 41 minutes 22 seconds west, for a distance of 132.56 feet to the
29 northeast corner of said Lot 138 I.T.; thence north 88 degrees 40
30 minutes 21 seconds west, along the north line of said Lot 138 I.T.,
31 for a distance of 296.98 feet; thence south 01 degrees 13 minutes
32 10 seconds west, for a distance of 185.00 feet; thence south 88
33 degrees 46 minutes 40 seconds east, for a distance of 465.69
34 feet to the point of beginning; said property contains 1.81 acres,
35 more or less;

36 be and it hereby is transferred from the I-1 Industrial District to the H-3 Commercial District and
37 is hereby made a part of the H-3 Commercial District and governed by all the provisions and
38 regulations pertaining to the H-3 Commercial 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 the
3 boundaries of the districts established and shown on said Maps as follows:

4 Lot 1, Fieldstone Center 1st Addition, located in the Southeast
5 Quarter of the Northeast Quarter of Section 12, Township 10
6 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County,
7 Nebraska; said property contains 1.95 acres, more or less;

8 be and it hereby is transferred from the I-1 Industrial District to the H-3 Commercial District and
9 is hereby made a part of the H-3 Commercial District and governed by all the provisions and
10 regulations pertaining to the H-3 Commercial District.

11 Section 4. That this ordinance shall take effect and be in force from and after its
12 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2005: _____ Mayor
