

Change of Zone 05053

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 Parcel 1

10 That part of Outlot P, Block 5, Highlands Coalition, adjacent to
 11 Lots 2 through 21, Block 1, Highlands East 6th Addition, and Lot
 12 1, Block 5, Highlands West 1st Addition, located in the North Half
 13 of Section 3, Township 10 North, Range 6 East of the 6th P.M.,
 14 Lincoln, Lancaster County, Nebraska, more particularly described
 15 as follows:

16 Beginning at the northeast corner of said Lot 21, Block 1; thence
 17 on the northerly line of said Lot 21, on an assigned bearing of
 18 north 74 degrees 27 minutes 46 seconds west, 79.86 feet; thence
 19 on the northwesterly (rear) lot lines of said Lots 20, 19, 18, 17, 16,
 20 15, 14, 13, 12, 11 and 10 for the next eleven (11) courses, north
 21 84 degrees 45 minutes 50 seconds west, 79.68 feet; thence south
 22 84 degrees 55 minutes 56 seconds west, 80.23 feet; thence south
 23 74 degrees 57 minutes 49 seconds west, 79.36 feet; thence south
 24 65 degrees 24 minutes 17 seconds west, 74.40 feet; thence south
 25 63 degrees 04 minutes 39 seconds west, 63.23 feet; thence south
 26 62 degrees 59 minutes 17 seconds west, 63.00 feet; thence south
 27 62 degrees 25 minutes 25 seconds west, 67.23 feet; thence south
 28 56 degrees 32 minutes 05 seconds west, 76.24 feet; thence south
 29 49 degrees 23 minutes 01 seconds west, 77.26 feet; thence south
 30 41 degrees 58 minutes 10 seconds west, 77.14 feet; thence south

1 34 degrees 46 minutes 04 seconds west, 77.27 feet to the
2 southwesterly corner of said Lot 10, Block 1; thence on the
3 southerly line of said Lot 10, south 59 degrees 06 minutes 05
4 seconds east, 120.25 feet to a point on a circular curve to the left
5 having a radius of 510.00 feet, a central angle of 00 degrees 15
6 minutes 55 seconds; thence on the chord of said curve, south 30
7 degrees 30 minutes 19 seconds west, 2.36 feet to the point of
8 tangency; thence on said tangent, south 30 degrees 22 minutes
9 21 seconds west, 17.59 feet, to the northeasterly corner of said
10 Lot 9, Block 1; thence on the northerly line of said Lot 9, north 59
11 degrees 14 minutes 39 seconds west, 120.48 feet to the
12 northwest corner of said Lot 9; thence on the northwesterly lot
13 lines of said Lots 9, 8, 7, 6, 5, 4, 3, and 2, said Block 1, for the
14 next four (4) courses, south 30 degrees 32 minutes 31 seconds
15 west, 189.47 feet; thence south 30 degrees 33 minutes 29
16 seconds west, 189.17 feet; thence south 30 degrees 32 minutes
17 55 seconds west, 63.12 feet; thence south 30 degrees 40 minutes
18 58 seconds west, 59.07 feet to the northeast corner of said Lot 1,
19 Block 5, Highlands West 1st Addition; thence on the north line of
20 said Lot 1, south 89 degrees 28 minutes 57 seconds west, 57.07
21 feet to the southeast corner of Outlot A, Highlands West 1st
22 Addition; thence on the east line of said Outlot A, north 00
23 degrees 12 minutes 10 seconds east, 38.42 feet; thence south 85
24 degrees 34 minutes 31 seconds east, 48.29 feet; thence north 30
25 degrees 40 minutes 58 seconds east, 34.16 feet; thence north 30
26 degrees 32 minutes 55 seconds east, 63.02 feet; thence north 30
27 degrees 33 minutes 29 seconds east, 63.10 feet; thence north 30
28 degrees 33 minutes 20 seconds east, 63.18 feet; thence north 30
29 degrees 33 minutes 47 seconds east, 63.00 feet; thence north 30
30 degrees 32 minutes 27 seconds east, 63.33 feet; thence north 30
31 degrees 32 minutes 45 seconds east, 63.23 feet; thence north 30
32 degrees 32 minutes 13 seconds east, 62.85 feet; thence north 31
33 degrees 02 minutes 08 seconds east, 20.31 feet; thence north 34
34 degrees 45 minutes 43 seconds east, 80.50 feet; thence north 28
35 degrees 13 minutes 32 seconds east, 84.00 feet; thence north 49
36 degrees 22 minutes 41 seconds east, 83.06 feet; thence north 56
37 degrees 32 minutes 53 seconds east, 82.16 feet; thence north 62
38 degrees 24 minutes 36 seconds east, 69.21 feet; thence north 75
39 degrees 08 minutes 04 seconds east, 205.52 feet; thence north 74
40 degrees 56 minutes 46 seconds east, 80.34 feet; thence north 84
41 degrees 55 minutes 37 seconds east, 81.25 feet; thence north 86
42 degrees 31 minutes 47 seconds east, 166.97 feet; thence south
43 13 degrees 24 minutes 02 seconds west, 45.00 feet, to the point
44 of beginning, said tract containing an area of 41,036.51 square
45 feet or 0.94 acres more or less; and

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Parcel 2

That part of Outlot P, Block 5, Highlands Coalition adjacent to Lot 10, Block 5, Highlands West 1st Addition, located in the Southwest Quarter of Section 3, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said Lot 10; thence on the easterly right-of-way line of N.W. Fairway Drive, on an assigned bearing of north 36 degrees 42 minutes 41 seconds east, 10.00 feet; thence south 53 degrees 12 minutes 06 seconds east, 123.94 feet to a point on the northerly line of Outlot A, said Highlands West 1st Addition; thence on said northerly line, north 76 degrees 01 minutes 10 seconds west, 25.67 feet to a point on the northerly line of said Lot 10; thence on said northerly line, north 53 degrees 13 minutes 36 seconds west, 100.26 feet to the point of beginning, said tract containing an area of 1118.28 square feet or 0.0257 acres, more or less; and

Parcel 3

That part of Outlot P, Block 5, Highlands Coalition, adjacent to Lots 1 through 22, Block 5, Highlands North 2nd Addition, located in the North Half of Section 3, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at the southwesterly corner of said Lot 1, Block 5, Highlands North 2nd Addition; thence on the southwesterly line of said Lot 1, on an assigned bearing of south 52 degrees 55 minutes 43 seconds east, 120.28 feet to the southeasterly corner of said Lot 1; thence on the southeasterly lot line of said Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, said Block 5, Highlands North 2nd Addition, for the next eleven (11) courses, north 36 degrees 43 minutes 42 seconds east, 70.02 feet; thence north 36 degrees 42 minutes 34 seconds east, 70.02 feet; thence north 37 degrees 05 minutes 22 seconds east, 70.17 feet; thence north 36 degrees 46 minutes 24 seconds east, 69.85 feet; thence north 36 degrees 45 minutes 36 seconds east, 69.93 feet; thence north 36 degrees 48 minutes 30 seconds east, 69.91 feet; thence north 36 degrees 50 minutes 25 seconds east, 139.98 feet; thence north 36 degrees 42 minutes 38 seconds east, 69.88 feet; thence north 36 degrees 55 minutes 34 seconds east, 70.11 feet; thence north 36 degrees 48 minutes 11 seconds east, 106.05 feet; thence north 36 degrees 44 minutes 15 seconds east, 93.75 feet, to the easterly corner common to Lots 12 and 14, said Block 5, Highlands North 2nd Addition; thence on the southerly lot lines of said Lots 14, 15, 16,

1 17, 18, 19, 20, 21, and 22, said Block 5, for the next seven (7)
2 courses, north 84 degrees 05 minutes 42 seconds east, 3.55 feet;
3 thence north 84 degrees 07 minutes 44 seconds east, 104.36 feet;
4 thence north 84 degrees 14 minutes 22 seconds east, 76.06 feet;
5 thence north 84 degrees 29 minutes 47 seconds east, 69.89 feet;
6 thence north 84 degrees 14 minutes 50 seconds east, 140.12 feet;
7 thence north 84 degrees 22 minutes 34 seconds east, 139.84 feet;
8 thence north 84 degrees 15 minutes 24 seconds east, 70.03 feet
9 to the southeast corner of said Lot 22, Block 5; thence south 05
10 degrees 49 minutes 11 seconds east, 15.00 feet; thence south 84
11 degrees 15 minutes 38 seconds west, 70.03 feet; thence south 84
12 degrees 22 minutes 21 seconds west, 69.86 feet; thence south 84
13 degrees 22 minutes 28 seconds west, 69.93 feet; thence south 83
14 degrees 18 minutes 52 seconds west, 400.30 feet; thence south
15 36 degrees 48 minutes 53 seconds west, 72.37 feet; thence south
16 36 degrees 45 minutes 31 seconds west, 107.45 feet; thence
17 south 36 degrees 55 minutes 33 seconds west, 70.04 feet; thence
18 south 28 degrees 34 minutes 13 seconds west, 70.62 feet; thence
19 south 36 degrees 50 minutes 25 seconds west, 140.08 feet;
20 thence south 36 degrees 48 minutes 29 seconds west, 69.70 feet;
21 thence south 36 degrees 45 minutes 36 seconds west, 70.10 feet;
22 thence south 44 degrees 55 minutes 45 seconds west, 70.49 feet;
23 thence south 37 degrees 05 minutes 23 seconds west, 70.09 feet;
24 thence south 36 degrees 42 minutes 36 seconds west, 70.14 feet;
25 thence south 36 degrees 43 minutes 16 seconds west, 80.01 feet;
26 thence north 52 degrees 55 minutes 16 seconds west, 130.29 feet
27 to a point on the southeasterly right-of-way line of N.W. Fairway
28 Drive; thence on said right-of-way line, north 36 degrees 42
29 minutes 41 seconds east, 10.00 feet to the point of beginning, said
30 tract containing 24,133.00 square feet or 0.55 acres, more or less;
31 and

32 Parcel 4

33 That part of Outlot P, Block 5, Highlands Coalition, adjacent to
34 Lots 23 through 28, Block 5, Highlands North 2nd Addition and
35 Lots 1 through 22, Block 20, Highlands North, located in the North
36 Half of Section 3, Township 10 North, Range 6 East of the 6th
37 P.M., Lincoln, Lancaster County, Nebraska, more particularly
38 described as follows:

39 Beginning at the southwest corner of said Lot 23, Block 5,
40 Highlands North 2nd Addition; thence on the south line of said Lot
41 23, on an assigned bearing of north 84 degrees 12 minutes 43
42 seconds east, 80.39 feet to the southeast corner of said Lot 23;
43 thence on the southerly lines of said Lots 24, 25, 26, 27 and 28 for
44 the next four (4) courses, north 84 degrees 16 minutes 07
45 seconds east, 79.98 feet to a point of curvature of a circular curve

1 to the left, said curve having a radius of 510.58 feet and a central
2 angle of 23 degrees 30 minutes 43 seconds; thence on the chord
3 of said curve north 72 degrees 30 minutes 45 seconds east,
4 208.06 feet to the point of tangency; thence on said tangent north
5 60 degrees 45 minutes 23 seconds east, 44.53 feet; thence north
6 60 degrees 37 minutes 22 seconds east, 69.93 feet to the corner
7 common to said Lots 28, Block 5, and Lot 22, Block 20; thence on
8 the southerly line of said Block 20, for the next eleven (11)
9 courses, north 60 degrees 30 minutes 55 seconds east, 69.93
10 feet; thence north 60 degrees 53 minutes 46 seconds east, 50.36
11 feet to a point of curvature of a circular curve to the right, said
12 curve having a radius of 609.58 feet and a central angle of 15
13 degrees 00 minutes 11 seconds; thence on the chord of said
14 curve, north 68 degrees 23 minutes 52 seconds east, 159.16 feet,
15 to the point of tangency; thence on said tangent north 75 degrees
16 53 minutes 57 seconds east, 70.05 feet; thence north 75 degrees
17 54 minutes 50 seconds east, 70.07 feet; thence north 75 degrees
18 42 minutes 54 seconds east, 70.05 feet; thence north 76 degrees
19 05 minutes 36 seconds east, 69.81 feet; thence north 75 degrees
20 35 minutes 37 seconds east, 69.98 feet; thence north 75 degrees
21 27 minutes 50 seconds east, 69.98 feet; thence north 75 degrees
22 51 minutes 12 seconds east, 34.97 feet to a point of curvature of a
23 circular curve to the left, said curve having a radius of 313.89 feet
24 and a central angle of 83 degrees 03 minutes 39 seconds; thence
25 on the chord of said curve north 34 degrees 19 minutes 23
26 seconds east, 416.23 feet to the point of tangency; thence on said
27 tangent north 07 degrees 12 minutes 27 seconds west, 52.99 feet,
28 said point being the northeast corner of said Lot 7, Block 20;
29 thence on the easterly line of said Block 20 for the next six (6)
30 courses, north 07 degrees 15 minutes 08 seconds west, 69.99
31 feet; thence north 07 degrees 15 minutes 32 seconds west, 69.99
32 feet; thence north 07 degrees 25 minutes 29 seconds west, 69.97
33 feet; thence north 07 degrees 08 minutes 56 seconds west, 70.10
34 feet; thence north 07 degrees 18 minutes 29 seconds west, 70.05
35 feet; thence north 07 degrees 13 minutes 31 seconds west, 71.92
36 feet to the northeast corner of said Lot 1, Block 20; thence on the
37 southerly right-of-way line of W. Fletcher Avenue, north 83
38 degrees 15 minutes 31 seconds east, 10.00 feet; thence south 07
39 degrees 13 minutes 32 seconds east, 71.79 feet; thence south 07
40 degrees 18 minutes 29 seconds east, 70.07 feet; thence south 07
41 degrees 08 minutes 56 seconds east, 70.11 feet; thence south 07
42 degrees 25 minutes 29 seconds east, 69.97 feet; thence south 07
43 degrees 15 minutes 31 seconds east, 69.94 feet; thence south 07
44 degrees 15 minutes 07 seconds east, 69.95 feet; thence south 06
45 degrees 49 minutes 36 seconds east, 70.58 feet; thence south 05
46 degrees 06 minutes 12 seconds west, 103.80 feet; thence south
47 20 degrees 11 minutes 34 seconds west, 120.73 feet; thence
48 south 41 degrees 59 minutes 35 seconds west, 107.82 feet;

1 thence south 61 degrees 43 minutes 52 seconds west, 93.18 feet;
2 thence south 74 degrees 15 minutes 31 seconds west, 71.66 feet;
3 thence south 75 degrees 27 minutes 49 seconds west, 69.88 feet;
4 thence south 75 degrees 35 minutes 40 seconds west, 70.22 feet;
5 thence south 76 degrees 05 minutes 41 seconds west, 69.54 feet;
6 thence south 75 degrees 42 minutes 53 seconds west, 70.20 feet;
7 thence south 75 degrees 54 minutes 51 seconds west, 70.10 feet;
8 thence south 75 degrees 53 minutes 57 seconds west, 70.00 feet;
9 thence south 68 degrees 20 minutes 26 seconds west, 67.16 feet;
10 thence south 61 degrees 42 minutes 51 seconds west, 66.47 feet;
11 thence south 63 degrees 30 minutes 00 seconds west, 69.06 feet;
12 thence south 63 degrees 30 minutes 00 seconds west, 69.75 feet;
13 thence south 63 degrees 30 minutes 00 seconds west, 70.16 feet;
14 thence south 61 degrees 29 minutes 47 seconds west, 76.97 feet;
15 thence south 69 degrees 16 minutes 15 seconds west, 93.58 feet;
16 thence south 82 degrees 20 minutes 55 seconds west, 92.98 feet;
17 thence south 84 degrees 16 minutes 07 seconds west, 79.87 feet;
18 thence south 87 degrees 45 minutes 51 seconds west, 80.69 feet;
19 thence north 05 degrees 25 minutes 34 seconds west, 15.00 feet;
20 to the point of beginning, said tract containing an area 42,756.73
21 square feet or 0.982 acres, more or less;

22 be and they hereby are transferred from the P Public Use District to the R-3 Residential District
23 and are hereby made a part of the R-3 Residential District and governed by all the provisions
24 and regulations pertaining to the R-3 Residential 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 _____, 2005: _____ Mayor
