

Change of Zone 06017

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 the remaining portion of Lot 4, Lemings Subdivision,
 10 located in the Northeast Quarter of Section 29, Township 10
 11 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster
 12 County, Nebraska and more particularly described as follows:

13 Commencing at the southwest corner of a portion of the remaining
 14 portion of said Lot 4, said point being located at the intersection of
 15 the east right-of-way line of South 48th Street with the north right-
 16 of-way line of M Street, said point being 25 feet north of the
 17 original southwest corner of said Lot 4; thence north along the
 18 east right-of-way line of South 48th Street, on an assumed bearing
 19 of north 00 degrees 10 minutes 54 seconds west, a distance of
 20 73.49 feet to the south corner of a parcel of land as referred to in
 21 Book 628, Page 187, records of Lancaster County; thence north
 22 02 degrees 30 minutes 44 seconds east, along said east right-of-
 23 way line, a distance of 34.89 feet to the northeast corner of a
 24 parcel of land as referred to in said Book 628, Page 187; thence
 25 north 02 degrees 30 minutes 37 seconds east, along said east
 26 right-of-way line, a distance of 29.68 feet to the true point of
 27 beginning; thence continuing north 02 degrees 30 minutes 37
 28 seconds east, along said east right-of-way line, a distance of
 29 90.83 feet to a point that is 40.3 feet east of the west line of the
 30 Northeast Quarter of said Section 29; thence north 02 degrees 36
 31 minutes 49 seconds east along said east right-of-way line, a

1 distance of 29.29 feet to the north line of the south 283 feet of the
2 west 135 feet of the remaining portion of said Lot 4, Lemings
3 Subdivision; thence south 89 degrees 58 minutes 46 seconds
4 east, along the north line of the south 283 feet of said Lot 4, a
5 distance of 126.27 feet to the west line of Alles Replat; thence
6 south 00 degrees 10 minutes 54 seconds east, along the west line
7 of said Alles Replat, a distance of 120.00 feet to the north line of
8 the south 163 feet of the west 135 feet of the remaining portion of
9 said Lot 4, Leming's Subdivision; thence north 89 degrees 58
10 minutes 46 seconds west, along the north line of the south 163
11 feet of said Lot 4, a distance of 131.97 feet to the point of
12 beginning; said tract contains a calculated area of 15,497 square
13 feet or 0.36 acres, more or less;

14 be and they hereby are transferred from the O-2 Suburban Office District to the B-3 Commercial
15 District and are hereby made a part of the B-3 Commercial District and governed by all the
16 provisions and regulations pertaining to the B-3 Commercial District.

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

20 A portion of the remaining portion of Lot 4, Lemings Subdivision,
21 located in the Northeast Quarter of Section 29, Township 10
22 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster
23 County, Nebraska, and more particularly described as follows:

24 Beginning at the southwest corner of a portion of the remaining
25 portion of said Lot 4, said point being located at the intersection of
26 the east right-of-way line of South 48th Street with the north right-
27 of-way line of M Street, said point being 25 feet north of the
28 original southwest corner of said Lot 4; thence north along the
29 east right-of-way line of South 48th Street, on an assumed bearing
30 of north 00 degrees 10 minutes 54 seconds west, a distance of
31 73.49 feet to the south corner of a parcel of land as referred to in
32 Book 628, Page 187, records of Lancaster County; thence north
33 02 degrees 30 minutes 44 seconds east, along said east right-of-
34 way line, a distance of 34.89 feet to the northeast corner of a
35 parcel of land as referred to in said Book 628, Page 187; thence
36 north 02 degrees 30 minutes 37 seconds east, along said east
37 right-of-way line, a distance of 29.68 feet to the north line of the
38 south 163 feet of the west 135 feet of said Lot 4; thence south 89

1 degrees 58 minutes 46 seconds east, along the north line of the
2 south 163 feet of said Lot 4, a distance of 131.97 feet to the west
3 line of Alles Replat; thence south 00 degrees 10 minutes 54
4 seconds east, along the west line of said Alles Replat, a distance
5 of 138.00 feet to the southwest corner of said Alles Replat; thence
6 north 89 degrees 58 minutes 46 seconds west, along the north
7 right-of-way line of M Street, a distance of 135.00 feet to the point
8 of beginning; said tract contains a calculated area of 18,532
9 square feet or 0.43 acres more or less;

10 be and they hereby are transferred from the R-2 Residential District to the B-3 Commercial
11 District and are hereby made a part of the B-3 Commercial District and governed by all the
12 provisions and regulations pertaining to the B-3 Commercial District.

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

16 A portion of the remaining portion of Lot 4, Lemings Subdivision,
17 located in the Northeast Quarter of Section 29, Township 10
18 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster
19 County, Nebraska, and more particularly described as follows:

20 Commencing at the southwest corner of a portion of the remaining
21 portion of said Lot 4, said point being located at the intersection of
22 the east right-of-way line of South 48th Street with the north right-
23 of-way line of M Street, said point being 25 feet north of the
24 original southwest corner of said Lot 4; thence north along the
25 east right-of-way line of South 48th Street, on an assumed bearing
26 of north 00 degrees 10 minutes 54 seconds west, a distance of
27 73.49 feet to the south corner of a parcel of land as referred to in
28 Book 628, Page 187, records of Lancaster County; thence north
29 02 degrees 30 minutes 44 seconds east, along said east right-of-
30 way line, a distance of 34.89 feet to the northeast corner of a
31 parcel of land as referred to in said Book 628, page 187; thence
32 north 02 degrees 30 minutes 37 seconds east, along said east
33 right-of-way line, a distance of 120.51 feet to a point that is 40.3
34 feet east of the west line of the Northeast Quarter of said Section
35 29; thence north 02 degrees 36 minutes 49 seconds east along
36 said east right-of-way line, a distance of 29.29 feet to the true
37 point of beginning; thence continuing north 02 degrees 36 minutes
38 49 seconds east, along said east right-of-way line, a distance of

1 21.11 feet to an east corner of a parcel of land as referred to in
2 said Book 82, page 30; thence around a curve in a counter
3 clockwise direction, having a delta angle of 02 degrees 42 minutes
4 29 seconds, a radius of 307.00 feet, an arc length of 14.51 feet, a
5 chord bearing of north 01 degrees 10 minutes 20 seconds east,
6 along said east right-of-way line, and a chord length of 14.51 feet
7 to an east corner of a parcel of land as referred to in said Block
8 82, Page 30; thence north 00 degrees 10 minutes 54 seconds
9 west, along said east right-of-way line, a distance of 130.34 feet to
10 the southwest corner of a parcel of land as described in Inst. No.
11 2004-30482, records of Lancaster County; thence north 89
12 degrees 49 minutes 06 seconds east along the south right-of-way
13 line of South 48th Street, a distance of 22.00 feet to the southeast
14 corner of a parcel of land as described in said Inst. No. 2004-
15 30482; thence north 00 degrees 10 minutes 54 seconds west,
16 along said east right-of-way line, a distance of 120.30 feet to an
17 east corner of a parcel of land as described in said Inst. No. 2004-
18 30482; thence north 44 degrees 23 minutes 48 seconds east,
19 along the southeasterly right-of-way line of South 48th Street, a
20 distance of 34.77 feet to a south corner of a parcel of land as
21 described in said Inst. No. 2004-30482; thence south 89 degrees
22 50 minutes 51 seconds east, along the south right-of-way line of O
23 Street, a distance of 542.61 feet to the west right-of-way line of
24 South 50th Street; thence south 00 degrees 10 minutes 57
25 seconds east, along said west right-of-way line, a distance of
26 283.55 feet to an intersection with the extension of the north line
27 of Alles Replat; thence north 89 degrees 14 minutes 17 seconds
28 west, along the extension of the north line of Alles Replat and
29 along the north line of Alles Replat, a distance of 464.17 feet to
30 the northwest corner of Lot 5, of said Alles Replat; thence south
31 00 degrees 10 minutes 54 seconds east, along the west line of
32 said Alles Replat, a distance of 32.37 feet to the north line of the
33 south 283 feet of the west 135 feet of the remaining portion of said
34 Lot 4, Lemings Subdivision; thence north 89 degrees 58 minutes
35 46 seconds west, along the north line of the south 283 feet of said
36 Lot 4, a distance of 126.27 feet to the point of beginning; said tract
37 contains a calculated area of 165,833 square feet or 3.81 acres,
38 more or less;

39 be and it hereby is transferred from the H-2 Highway Business District to the B-3 Commercial
40 District and is hereby made a part of the B-3 Commercial District and governed by all the provi-
41 sions and regulations pertaining to the B-3 Commercial District.

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

Introduced by:

Approved as to Form & Legality:

City Attorney

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| Approved this ___ day of _____, 2006: _____ Mayor |
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