

Change of Zone 07053

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 Lots 1 and 2, Pine Lake Heights South 13th Addition,
 10 located in the Southwest Quarter of Section 19, Township 9 North,
 11 Range 7 East of the 6th P.M., Lincoln, Lancaster County,
 12 Nebraska, and more particularly described as follows:

13 Commencing at the northwest corner of said Lot 1, said point
 14 being on the east right-of-way line of South 27th Street, and on
 15 the south right-of-way line of Grainger Parkway, said point being
 16 the true point of beginning; thence easterly along the north line of
 17 said Lot 1, said line being a south line of Grainger Parkway right-
 18 of-way on an assumed bearing of north 89 degrees 57 minutes 52
 19 seconds east, a distance of 302.00 feet to a point of curvature of a
 20 curve in a clockwise direction having a radius of 241.00 feet, a
 21 central angle of 53 degrees 44 minutes 27 seconds, an arc length
 22 of 226.05 feet along a northeast line of said Lot 1, said line being
 23 a southwest line of said right-of-way, a tangent length of 122.11
 24 feet, a chord bearing of south 63 degrees 09 minutes 55 seconds
 25 east, a chord distance of 217.85 feet to a point of reverse
 26 curvature; thence along a curve in a counter clockwise direction
 27 having a radius of 859.00 feet, a central angle of 02 degrees 54
 28 minutes 12 seconds, an arc length of 43.53 feet along a northeast
 29 line of said Lot 1, said line being a southwest line of said right-of-
 30 way, a tangent length of 21.77 feet, a chord bearing of south 37
 31 degrees 44 minutes 47 seconds east, and a chord distance of

1 43.52 feet to a point; thence north 50 degrees 48 minutes 07
2 seconds east along a northwest line of said Lot 1, said line being a
3 southeast line of said right-of-way, a distance of 11.00 feet to a
4 point of curvature of a non-tangent curve in a counter clockwise
5 direction having a radius of 840.20 feet, a central angle of 23
6 degrees 31 minutes 09 seconds, an arc distance of 344.89 feet
7 along a northeast line of said Lot 1, said line being a southwest
8 line of said right-of-way, a tangent length of 174.91 feet, a chord
9 bearing of south 52 degrees 26 minutes 43 seconds east, and a
10 chord distance of 342.47 feet to the most eastern corner of said
11 Lot 1; thence south 23 degrees 30 minutes 40 seconds west along
12 a southeast line of said Lot 1, a distance of 144.20 feet to a point
13 of curvature of a curve in a clockwise direction having a radius of
14 89.50 feet, a central angle of 16 degrees 35 minutes 46 seconds,
15 an arc length of 25.92 feet along a southeast line of said Lot 1, a
16 tangent length of 13.05 feet, a chord bearing of south 31 degrees
17 48 minutes 33 seconds west, and a chord distance of 25.83 feet to
18 a point; thence north 46 degrees 55 minutes 10 seconds west, a
19 distance of 40.04 feet to a point; thence north 52 degrees 39
20 minutes 47 seconds west, a distance of 316.32 feet to a point;
21 thence north 15 degrees 35 minutes 02 seconds west, a distance
22 of 45.78 feet to a point of curvature of a non-tangent curve in a
23 counter clockwise direction having a radius of 50.00 feet, a central
24 angle of 60 degrees 19 minutes 54 seconds, an arc distance of
25 52.65 feet, a tangent length of 29.06 feet, a chord bearing of north
26 45 degrees 45 minutes 00 seconds west, and a chord distance of
27 50.25 feet to a point; thence north 75 degrees 54 minutes 57
28 seconds west, a distance of 173.43 feet to a point; thence south
29 89 degrees 57 minutes 52 seconds west, a distance of 55.43 feet
30 to a point; thence south 00 degrees 29 minutes 28 seconds west,
31 a distance of 60.80 feet to a point; thence south 89 degrees 57
32 minutes 52 seconds west, a distance of 178.58 feet to a point of
33 intersection with the west line of said Lot 2, said point being on the
34 east line of South 27th Street right-of-way; thence north 00
35 degrees 02 minutes 08 seconds west along the west line of said
36 Lot 2, and the west line of said Lot 1, said line being an east line
37 of said right-of-way, a distance of 208.93 feet to the point of
38 beginning; said tract contains a calculated area of 143,320.23
39 square feet or 3.29 acres, more or less;

40 be and it hereby is transferred from the O-3 Office Park District to the H-4 General Commercial
41 District and is hereby made a part of the H-4 General Commercial District and governed by all
42 the provisions and regulations pertaining to the H-4 General Commercial District.

1 Section 2. 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

Approved this ___ day of _____, 2007:

Mayor