

Change of Zone 09030

ORDINANCE NO. \_\_\_\_\_

1           AN ORDINANCE amending the Lincoln Zoning District Maps adopted by  
 2 reference and made a part of Title 27 of the Lincoln Municipal Code, pursuant to Section  
 3 27.05.020 of the Lincoln Municipal Code, by changing the boundaries of the districts established  
 4 and shown 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 the same are hereby amended by changing the  
 8 boundaries of the districts established and shown on said Maps as follows:

9           The remaining portion of Outlot A, Heritage Lakes Early Childhood  
 10 Development Center, an addition to the City of Lincoln, Lancaster  
 11 County, Nebraska, more particularly described as follows:

12           Beginning at the northeast corner of said Outlot A; thence south  
 13 00 degrees 54 minutes 48 seconds east (assumed bearing), a  
 14 distance of 878.11 feet; thence south 19 degrees 17 minutes 46  
 15 seconds east, a distance of 73.13 feet to a point on the north right-  
 16 of-way line of Heritage Lake Drive and the point of curvature of a  
 17 426.77 foot radius curve, concave to the south; thence westerly,  
 18 along said curve and said north line, through a central angle of 02  
 19 degrees 04 minutes 18 seconds, an arc distance of 15.43 feet, the  
 20 chord of said curve bears north 73 degrees 57 minutes 39  
 21 seconds west, a distance of 15.43 feet to the point of compound  
 22 curvature of a 431.35 foot radius curve, concave to the south;  
 23 thence westerly, along said curve and said north line, through a  
 24 central angle of 08 degrees 33 minutes 09 seconds, an arc  
 25 distance of 64.39 feet, the chord of said curve bears north 77  
 26 degrees 45 minutes 18 seconds west, a distance of 64.33 feet to  
 27 the southeast corner of Lot 1, Heritage Lakes Early Childhood  
 28 Development Center; thence north 17 degrees 50 minutes 40  
 29 seconds west, a distance of 53.78 feet to a corner of said Lot 1;  
 30 thence north 06 degrees 23 minutes 12 seconds east, a distance  
 31 of 168.58 feet to a corner of said Lot 1; thence north 83 degrees

1 55 minutes 34 seconds west, a distance of 155.82 feet to a corner  
2 of said Lot 1; thence south 76 degrees 04 minutes 26 seconds  
3 west, a distance of 163.31 feet to a corner of said Lot 1; thence  
4 south 13 degrees 55 minutes 34 seconds east, a distance of  
5 249.50 feet to a corner of said Lot 1; thence south 63 degrees 04  
6 minutes 54 seconds west, along said north line of Heritage Lake  
7 Drive, a distance of 408.86 feet; thence north 64 degrees 45  
8 minutes 06 seconds west, a distance of 30.19 feet to a point on  
9 the east right-of-way line of South 91st Street and the point of  
10 curvature of a 935.00 foot radius curve, concave to the southeast;  
11 thence northerly, along said curve and said east line, through a  
12 central angle of 40 degrees 51 minutes 23 seconds, an arc  
13 distance of 666.73 feet, the chord of said curve bears north 05  
14 degrees 36 minutes 25 seconds east, a distance of 652.69 feet to  
15 the point of compound curvature of a 282.00 foot radius curve,  
16 concave to the southeast; thence northeasterly, along said curve  
17 and said east line, through a central angle of 10 degrees 14  
18 minutes 56 seconds, an arc distance of 50.44 feet, the chord of  
19 said curve bears north 31 degrees 09 minutes 37 seconds east, a  
20 distance of 50.38 feet to the point of reverse curvature of a 318.00  
21 foot radius curve, concave to the northwest; thence northeasterly,  
22 along said curve and said east line, through a central angle of 05  
23 degrees 20 minutes 30 seconds, an arc distance of 29.65 feet, the  
24 chord of said curve bears north 33 degrees 36 minutes 50  
25 seconds east, a distance of 29.64 feet to the point of reverse  
26 curvature of a 930.00 foot radius curve, concave to the southeast;  
27 thence northeasterly, along said curve and said east line, through  
28 a central angle of 09 degrees 07 minutes 43 seconds, an arc  
29 distance of 148.17 feet, the chord of said curve bears north 35  
30 degrees 30 minutes 26 seconds east, a distance of 148.02 feet;  
31 thence north 47 degrees 39 minutes 24 seconds east, along said  
32 east line of South 91st Street, a distance of 46.63 feet; thence  
33 north 46 degrees 39 minutes 36 seconds east, along said east  
34 line, a distance of 120.16 feet; thence north 36 degrees 29  
35 minutes 04 seconds east, along said east line, a distance of 38.52  
36 feet to the point of curvature of a 935.00 foot radius curve,  
37 concave to the southeast; thence northeasterly, along said curve  
38 and said east line, through a central angle of 23 degrees 37  
39 minutes 51 seconds, an arc distance of 385.63 feet, the chord of  
40 said curve bears north 64 degrees 29 minutes 24 seconds east, a  
41 distance of 382.90 feet to the point of beginning, containing an  
42 area of 499,737.59 square feet, 11.47 acres, more or less;

1 is hereby transferred from the R-3 Residential District to the R-5 Residential District and is  
2 hereby made a part of the R-5 Residential District and governed by all the provisions and  
3 regulations pertaining to the R-5 Residential District.

4 Section 2. That this ordinance shall take effect and be in force from and after its  
5 passage and publication in one issue of a daily or weekly newspaper of general circulation in  
6 the City, according to law.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Approved this \_\_\_\_ day of \_\_\_\_\_, 2010:

\_\_\_\_\_  
Mayor