

Change of Zone 3248

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps attached to and made
 2 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 of
 7 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 Lot 27 I.T., located in the Northeast Quarter of
 10 Section 18, Township 10 North, Range 6 East of the 6th P.M.,
 11 Lancaster County, Nebraska, and more particularly described
 12 as follows:

13 Commencing at the northwest corner of said Northeast
 14 Quarter; thence on an assumed bearing of south 00 degrees
 15 46 minutes 42 seconds east along the west line of said
 16 Northeast Quarter, a distance of 709.29 feet to a point; thence
 17 north 89 degrees 13 minutes 18 seconds east, a distance of
 18 51.20 feet to a northwest corner of said Lot 27 I.T., said point
 19 being the true point of beginning; thence north 88 degrees 51
 20 minutes 16 seconds east along a north line of said Lot 27 I.T.,
 21 a distance of 1033.17 feet to a point; thence south 01 degrees
 22 08 minutes 50 seconds east, a distance of 192.04 feet to a
 23 point of curvature; thence along a curve in a clockwise
 24 direction having a radius of 250.00 feet, arc length of 218.56
 25 feet, delta angle of 50 degrees 05 minutes 22 seconds, a
 26 chord bearing of south 23 degrees 53 minutes 51 seconds
 27 west, and a chord length of 211.66 feet to a point of tangency;
 28 thence south 48 degrees 56 minutes 32 seconds west, a
 29 distance of 571.82 feet to a point of curvature; thence along a
 30 curve in a clockwise direction having a radius of 450.00 feet,

1 arc length of 316.35 feet, delta angle of 40 degrees 16 minutes
2 46 seconds, a chord bearing of south 69 degrees 04 minutes
3 55 seconds west, and a chord length of 309.88 feet to a point
4 of tangency; thence south 89 degrees 13 minutes 18 seconds
5 west, a distance of 152.46 feet to a point of intersection with
6 the west line of said Lot 27 I.T.; thence north 00 degrees 28
7 minutes 16 seconds west along the west line of said Lot 27
8 I.T., a distance of 914.56 feet to the true point of beginning;
9 said tract contains a calculated area of 16.66 acres, or
10 725,861.83 square feet more or less;

11 be and it hereby is transferred from the I-2 Industrial District to the B-2 Planned
12 Neighborhood Business District and is hereby made a part of the B-2 Planned
13 Neighborhood District and governed by all the provisions and regulations pertaining to the
14 B-2 Planned Neighborhood District.

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

18 A portion of Lot 26 I.T., and also a portion of Lot 27 I.T.,
19 located in the Northeast Quarter of Section 18, Township 10
20 North, Range 6 East of the 6th P.M., Lancaster County,
21 Nebraska, and more particularly described as follows:

22 Commencing at the northwest corner of said Northeast
23 Quarter; thence on an assumed bearing of north 88 degrees
24 51 minutes 30 seconds east along the north line of said
25 Northeast Quarter, a distance of 1112.80 feet to a northwest
26 corner of said Lot 27 I.T., said point being the true point of
27 beginning; thence continuing north 88 degrees 51 minutes 30
28 seconds east along the north line of said Lot 27 I.T., said line
29 being the north line of said Northeast Quarter, a distance of
30 863.98 feet to a northeast corner of said Lot 27 I.T.; thence
31 south 45 degrees 51 minutes 52 seconds east along a
32 northeast line of said Lot 27 I.T., a distance of 931.67 feet to
33 a point of intersection with the east line of said Lot 27 I.T., said
34 line being the east line of said Northeast Quarter; thence south
35 00 degrees 51 minutes 05 seconds east along the east line of
36 said Lot 27 I.T., said line being the east line of said Northeast

1 Quarter, a distance of 618.76 feet to a point; thence south 89
2 degrees 08 minutes 55 seconds west, a distance of 1571.17
3 feet to a point; thence north 41 degrees 03 minutes 28
4 seconds west, a distance of 181.12 feet to a point; thence
5 north 48 degrees 56 minutes 32 seconds east, a distance of
6 63.15 feet to a point of curvature; thence along a curve in a
7 counterclockwise direction having a radius of 250.00 feet, arc
8 length of 218.56 feet, delta angle of 50 degrees 05 minutes 22
9 seconds, a chord bearing of north 23 degrees 53 minutes 51
10 seconds east, and a chord length of 211.66 feet to a point of
11 tangency; thence north 01 degrees 08 minutes 50 seconds
12 west, a distance of 192.04 feet to a point of intersection with
13 the north line of said Lot 27 I.T.; thence north 88 degrees 51
14 minutes 16 seconds east along the north line of said Lot 27
15 I.T., a distance of 33.00 feet to a point of deflection; thence
16 north 01 degrees 08 minutes 50 seconds west along a west
17 line of said Lot 27 I.T., a distance of 709.52 feet to the true
18 point of beginning, said tract contains a calculated area of
19 40.45 acres, or 1,761,857.74 square feet more or less;

20 be and it hereby is transferred from the I-2 Industrial District to the H-4 General
21 Commercial District and is hereby made a part of the H-4 General Commercial District and
22 governed by all the provisions and regulations pertaining to the H-4 General Commercial
23 District.

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

27 A portion of Lot 27 I.T., located in the Northeast Quarter of
28 Section 18, Township 10 North, Range 6 East of the 6th P.M.
29 Lancaster County, Nebraska, and more particularly described
30 as follows:

31 Commencing at the northwest corner of said Northeast
32 Quarter; thence on an assumed bearing of south 00 degrees
33 46 minutes 42 seconds east along the west line of said
34 Northeast Quarter, a distance of 1623.83 feet to a point;
35 thence north 89 degrees 13 minutes 18 seconds east, a
36 distance of 46.30 feet to a point of intersection with the west

1 line of said Lot 27 I.T., said point being the true point of
2 beginning; thence north 89 degrees 13 minutes 18 seconds
3 east, a distance of 152.46 feet to a point of curvature; thence
4 along a curve in a counterclockwise direction having a radius
5 of 450.00 feet, arc length of 316.35 feet, delta angle of 40
6 degrees 16 minutes 46 seconds, a chord bearing of north 69
7 degrees 04 minutes 55 seconds east, and a chord length of
8 309.88 feet to a point of tangency; thence north 48 degrees 56
9 minutes 32 seconds east, a distance of 602.12 feet to a point;
10 thence south 41 degrees 03 minutes 28 seconds east, a
11 distance of 181.12 feet to a point on the north line of said Lot
12 27 I.T.; thence north 89 degrees 08 minutes 55 seconds east
13 along the north line of said Lot 27 I.T., a distance of 1571.17
14 feet to a northeast corner of said Lot 27 I.T.; thence south 00
15 degrees 51 minutes 05 seconds east along the east line of
16 said Lot 27 I.T., a distance of 1366.80 feet to the southeast
17 corner of said Lot 27 I.T.; thence south 88 degrees 49 minutes
18 42 seconds west along the south line of said Lot 27 I.T., a
19 distance of 2606.12 feet to the southwest corner of said Lot 27
20 I.T., said point being 33.00 feet east of the west line of said
21 Northeast Quarter; thence north 00 degrees 46 minutes 42
22 seconds west along the west line of said Lot 27 I.T., said line
23 being 33.00 feet east of and parallel with the west line of said
24 Northwest Quarter, a distance of 596.50 feet to a point of
25 deflection; thence north 89 degrees 13 minutes 18 seconds
26 east along a north line of said Lot 27 I.T., a distance of 11.00
27 feet to a point of deflection; thence north 00 degrees 28
28 minutes 16 seconds west along the west line of said Lot 27
29 I.T., a distance of 428.39 feet to the true point of beginning,
30 said tract contains a calculated area of 78.14 acres or
31 3,403,771.52 square feet more or less;

32 be and it hereby is transferred from the I-2 Industrial District to the R-3 Residential District
33 and is hereby made a part of the R-3 Residential District and governed by all the provisions
34 and regulations pertaining to the R-3 Residential District.

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant