

Change of Zone 04079

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 Lot 110 I.T. and a portion of Lot 118 I.T. located in the Southwest
 10 Quarter of Section 23, Township 9 North, Range 7 East of the 6th
 11 P.M., Lancaster County, Nebraska and being more particularly
 12 described as follows:

13 Beginning at the northwest corner of Lot 104, also being on the
 14 east right-of-way line of South 84th Street; thence on said east
 15 right-of-way line for the next two courses, north 00 degrees 55
 16 minutes 21 seconds east, 808.98 feet; thence north 01 degrees 13
 17 minutes 40 seconds east, 248.41 feet to the northwest corner of
 18 said Lot 110 I.T.; thence on the north line of said Lot 110 I.T.,
 19 south 88 degrees 26 minutes 01 seconds east, 979.73 feet to the
 20 northeast corner of said Lot 110 I.T.; thence north 00 degrees 59
 21 minutes 23 seconds east, 174.41 feet to the south line of the
 22 Omaha Public Power District tract; thence on said south line for
 23 the next two courses, southeasterly on a 1,550.44 foot radius
 24 curve to the right, an arc length of 768.06 feet (long chord bears
 25 south 51 degrees 10 minutes 48 seconds east, 760.23 feet);
 26 thence south 34 degrees 43 minutes 40 seconds east, 438.98 feet
 27 to the north right-of-way line of Yankee Hill Road; thence on said
 28 north right-of-way line, south 55 degrees 22 minutes 56 seconds
 29 west, 199.14 feet; thence north 55 degrees 54 minutes 42
 30 seconds west, 182.71 feet; thence southwesterly on a 150.00 foot
 31 radius curve to the right, an arc length of 59.80 feet (long chord

1 bears south 45 degrees 30 minutes 35 seconds west, 59.41 feet);
2 thence south 56 degrees 55 minutes 51 seconds west, 447.68
3 feet; thence westerly on a 750.00 foot radius curve to the right, an
4 arc length of 430.49 feet (long chord bears south 73 degrees 22
5 minutes 27 seconds west, 424.60 feet); thence south 89 degrees
6 49 minutes 04 seconds west, 371.80 feet; thence westerly on a
7 150.00 foot radius curve to the right, an arc length of 77.92 feet
8 (long chord bears north 75 degrees 18 minutes 05 seconds west,
9 77.04 feet) to the east line of Lot 104; thence on said east line,
10 north 00 degrees 50 minutes 50 seconds east, 32.90 feet to the
11 northeast corner of said Lot 104; thence on the north line of said
12 Lot 104, south 89 degrees 51 minutes 53 seconds west, 257.68
13 feet to the point of beginning, containing 1,612,712.50 square feet
14 (37.02 acres) more or less;

15 be and it hereby is transferred from the AG Agricultural District to the R-3 Residential District
16 and is hereby made a part of the R-3 Residential District and governed by all the provisions and
17 regulations pertaining to the R-3 Residential District.

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

21 A portion of Lot 118 I.T. located in the Southwest Quarter of
22 Section 23, Township 9 North, Range 7 East of the 6th P.M.,
23 Lancaster County, Nebraska and being more particularly
24 described as follows:

25 Beginning at the southeast corner of Lot 104, also being on the
26 north right-of-way line of Yankee Hill Road; thence on the east line
27 of said Lot 104, north 00 degrees 50 minutes 50 seconds east,
28 215.12 feet; thence easterly on a 150.00 foot radius curve to the
29 left, an arc length of 77.92 feet (long chord bears south 75
30 degrees 18 minutes 06 seconds east, 77.04 feet); thence north 89
31 degrees 49 minutes 04 seconds east, 371.80 feet; thence easterly
32 on a 750.00 foot radius curve to the left, an arc length of 430.49
33 feet (long chord bears north 73 degrees 22 minutes 28 seconds
34 east, 424.60 feet); thence north 56 degrees 55 minutes 51
35 seconds east, 447.68 feet; thence northeasterly on a 150.00 foot
36 radius curve to the left, an arc length of 59.80 feet (long chord
37 bears north 45 degrees 30 minutes 34 seconds east, 59.41 feet);
38 thence south 55 degrees 54 minutes 42 seconds east, 182.71 feet

1 to the north right-of-way line of Yankee Hill Road; thence on said
2 north right-of-way line for the next three courses, south 55
3 degrees 22 minutes 56 seconds west, 477.44 feet; thence
4 westerly on a 1,298.14 foot radius curve to the right, an arc length
5 of 781.43 feet (long chord bears south 72 degrees 37 minutes 37
6 seconds west, 769.68 feet); thence south 89 degrees 52 minutes
7 18 seconds west, 297.73 feet to the point of beginning, containing
8 259,046.93 square feet (5.95 acres) more or less;

9 be and it hereby is transferred from the AG Agricultural District to the R-4 Residential District
10 and is hereby made a part of the R-4 Residential District and governed by all the provisions and
11 regulations pertaining to the R-4 Residential District.

12 Section 3. That this ordinance shall take effect and be in force from and after its
13 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2006:

Mayor