

Change of Zone 3398

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 Lot 2, Finigan Brothers Addition in the Southeast
 10 Quarter of Section 29 and Lots 10 and 11 I.T. and a portion of
 11 Lots 20 and 21 I.T., located in the East Half of Section 32, all
 12 located in Township 11 North, Range 7 East of the 6th P.M.,
 13 Lancaster County, Nebraska, more particularly described by
 14 metes and bounds as follows:

15 Commencing at the South Quarter corner of Section 29, Township
 16 11 North, Range 7 East and the point of beginning; thence north
 17 00 degrees 12 minutes 36 seconds west on the west line of the
 18 Southeast Quarter of Section 29, a distance of 2585.82 feet;
 19 thence south 89 degrees 28 minutes 34 seconds east, and
 20 parallel to the north line of the Southeast Quarter of Section 29 on
 21 the south right-of-way of Arbor Road, a distance of 1120.09 feet;
 22 thence south 00 degrees 12 minutes 47 seconds west, a distance
 23 of 2583.18 feet; thence on the south line of said Section 29, on an
 24 assigned bearing of south 89 degrees 36 minutes 40 seconds
 25 east, a distance of 217.01 feet; thence in a southerly direction,
 26 south 00 degrees 23 minutes 20 seconds west, a distance of
 27 830.13 feet to a point on the southerly line of said Lot 21; thence
 28 on said southerly line, south 83 degrees 55 minutes 33 seconds
 29 west, a distance of 280.48 feet to a point on a circular curve to the
 30 left, having a radius of 367.30 feet and a central angle of 04
 31 degrees 32 minutes 00 seconds; thence on the chord of said

1 curve south 81 degrees 34 minutes 45 seconds west, a distance
2 of 29.05 feet to a point of compound curvature with a circular
3 curve to the left having a radius of 244.99 feet and a central angle
4 of 70 degrees 50 minutes 00 seconds; thence on the chord of
5 said curve south 43 degrees 53 minutes 45 seconds west, a
6 distance of 283.95 feet to a point of tangency; thence on said
7 tangent south 08 degrees 28 minutes 45 seconds west, a
8 distance of 250.70 feet to the easterly corner common to said
9 Lots 10 and 21; thence on the easterly line of said Lot 10, for the
10 next three courses, south 08 degrees 28 minutes 45 seconds
11 west, a distance of 984.60 feet to a point of curvature of a circular
12 curve to the right, having a radius of 855.40 feet and a central
13 angle of 55 degrees 14 minutes 00 seconds; thence on the chord
14 of said curve south 36 degrees 05 minutes 45 seconds west, a
15 distance of 793.05 feet to a point of compound curvature with a
16 circular curve to the right, having a radius of 638.30 feet and a
17 central angle of 15 degrees 08 minutes 40 seconds; thence on the
18 chord of said curve, south 71 degrees 17 minutes 05 seconds
19 west, a distance of 168.23 feet to the southerly most corner of
20 said Lot 10, said point being on the west line of the East Half of
21 said Section 32; thence on said west line north 00 degrees 01
22 minutes 01 seconds east, a distance of 2994.19 feet to the point
23 of beginning, said tract containing an area of 5,393,522.43 square
24 feet or 123.82 acres, more or less;

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

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

31 A portion of Lots 20 and 21 I.T., located in the East Half of
32 Section 32, Township 11 North, Range 7 East of the 6th P.M.,
33 Lincoln, Lancaster County, Nebraska, more particularly described
34 as follows:

35 Commencing at the North Quarter corner of said Section 32;
36 thence on the north line of the Northeast Quarter of said Section
37 32, on an assigned bearing of south 89 degrees 36 minutes 40
38 seconds east, a distance of 1317.99 feet to the point of beginning;
39 thence continuing on assigned bearing of south 89 degrees 36
40 minutes 40 seconds east, a distance of 1214.15 feet to a point on

1 the westerly right-of-way line of North 56th Street; thence on said
2 westerly right-of-way line, south 02 degrees 09 minutes 17
3 seconds west, a distance of 695.35 feet to a point on the
4 southerly line of said Lot 21; thence on said southerly line for the
5 next four courses, south 83 degrees 55 minutes 33 seconds west,
6 a distance of 1200.35 feet; thence north 00 degrees 23 minutes
7 20 seconds east, a distance of 830.13 feet to the point of
8 beginning, said tract containing an area of 916,988.18 square feet
9 or 21.05 acres, more or less;

10 be and it hereby is transferred from the AG Agricultural District to the H-4 General Commercial
11 District and is hereby made a part of the H-4 General Commercial District and governed by all
12 the provisions and regulations pertaining to the H-4 General Commercial District.

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2004: _____ Mayor
