

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 of Title
7 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 A TRACT OF LAND COMPOSED OF OUTLOT "A", FIRETHORN
10 ADDITION, A PORTION OF OUTLOT "A", FIRETHORN 17TH
11 ADDITION, LOCATED IN THE NORTHWEST QUARTER OF
12 SECTION 2, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH
13 P.M., LANCASTER COUNTY, NEBRASKA, AND MORE
14 PARTICULARLY DESCRIBED AS FOLLOWS:

15
16 COMMENCING AT THE NORTHWEST CORNER OF THE
17 NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH,
18 RANGE 7 EAST OF THE 6TH P.M.; THENCE S89°49'14"E, ON THE
19 NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF
20 245.18' TO A POINT; THENCE S00°10'46"W, A DISTANCE OF
21 50.00' TO THE NORTHEAST CORNER OF OUTLOT "A",
22 FIRETHORN ADDITION, SAID POINT BEING THE NORTHWEST
23 CORNER OF OUTLOT "P", FIRETHORN 27TH ADDITION, SAID
24 POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF VAN DORN
25 STREET, SAID POINT BEING **THE TRUE POINT OF BEGINNING**;
26 THENCE S00°13'38"W, ON A EAST LINE OF SAID OUTLOT "A",
27 SAID LINE BEING A WEST LINE OF SAID OUTLOT "P", A
28 DISTANCE OF 100.67' TO A POINT OF CURVATURE FOR A
29 CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL
30 ANGLE OF 45°00'00", A RADIUS OF 120.00', AN ARC LENGTH OF
31 94.25' ON A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING
32 A WEST LINE OF SAID OUTLOT "P", A CHORD LENGTH OF
33 91.84', A TANGENT LENGTH OF 49.71', AND A CHORD BEARING
34 OF S22°43'38"W, TO A POINT; THENCE S45°13'38"W, ON A
35 SOUTHEAST LINE OF SAID OUTLOT "A", SAID LINE BEING A
36 NORTHWEST LINE OF SAID OUTLOT "P", A DISTANCE OF

1 209.69' TO A POINT OF CURVATURE FOR A CURVE IN A
2 COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL
3 ANGLE OF 44°59'59", A RADIUS OF 313.43', AN ARC LENGTH OF
4 246.17' ON A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING
5 A WEST LINE OF SAID OUTLOT "P", A CHORD LENGTH OF
6 239.89', A TANGENT LENGTH OF 129.83', AND A CHORD
7 BEARING OF S22°43'39"W, TO THE SOUTH CORNER OF SAID
8 OUTLOT "A", SAID POINT BEING ON THE EAST LINE OF
9 OUTLOT "A", FIRETHORN 17TH ADDITION; THENCE S00°13'39"W,
10 ON A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING A
11 WEST LINE OF SAID OUTLOT "A", AND A WEST LINE OF
12 OUTLOT "P", FIRETHORN 27TH ADDITION, A DISTANCE OF
13 953.52' TO A POINT OF CURVATURE FOR A CURVE IN A
14 CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF
15 53°42'51", A RADIUS OF 520.00', AN ARC LENGTH OF 487.49' ON
16 A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING A WEST
17 LINE OF OUTLOT "E", FIRETHORN 17TH ADDITION, A CHORD
18 LENGTH OF 469.84', A TANGENT LENGTH OF 263.32', AND A
19 CHORD BEARING OF S27°05'04"W, TO A POINT; THENCE
20 S53°56'30"W, ON A SOUTHEAST LINE OF SAID OUTLOT "A",
21 SAID LINE BEING A NORTHWEST LINE OF SAID OUTLOT "E", A
22 DISTANCE OF 52.25' TO A POINT; THENCE N36°03'30"W, ON A
23 SOUTHWEST LINE OF SAID OUTLOT "A", SAID LINE BEING A
24 NORTHEAST LINE OF SAID OUTLOT "E", A DISTANCE OF 176.02'
25 TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER
26 CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF
27 23°56'44", A RADIUS OF 906.62', AN ARC LENGTH OF 378.90' ON
28 A SOUTHWEST LINE OF SAID OUTLOT "A", SAID LINE BEING A
29 NORTHEAST LINE OF SAID OUTLOT "E", A CHORD LENGTH OF
30 376.15', A TANGENT LENGTH OF 192.26', AND A CHORD
31 BEARING OF N48°01'52"W, TO A POINT; THENCE N60°00'14"W,
32 ON A SOUTHWEST LINE OF SAID OUTLOT "A", SAID LINE BEING
33 A NORTHEAST LINE OF SAID OUTLOT "E", A DISTANCE OF
34 26.79' TO A SOUTH CORNER OF SAID OUTLOT "A", SAID POINT
35 BEING THE SOUTHEAST CORNER OF LOT 4, BLOCK 1,
36 FIRETHORN 17TH ADDITION; THENCE N11°46'20"W, ON A WEST
37 LINE OF SAID OUTLOT "A", SAID LINE BEING A EAST LINE OF
38 SAID LOT 4, A DISTANCE OF 610.45' TO THE NORTHEAST
39 CORNER OF SAID LOT 4, SAID POINT BEING A SOUTH CORNER
40 OF SAID OUTLOT "A"; THENCE S82°09'31"W, ON A NORTH LINE
41 OF SAID LOT 4, SAID LINE BEING A SOUTH LINE OF SAID
42 OUTLOT "A", A DISTANCE OF 152.48' TO A POINT; THENCE
43 N50°08'51"W, A DISTANCE OF 150.95' TO A POINT; THENCE
44 S44°44'23"W, A DISTANCE OF 183.73' TO THE NORTHWEST
45 CORNER OF SAID LOT 4, SAID POINT BEING A SOUTH CORNER
46 OF SAID OUTLOT "A", SAID POINT ALSO BEING A POINT OF
47 CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE
48 DIRECTION HAVING A CENTRAL ANGLE OF 24°47'12", A

1 RADIUS OF 549.00', AN ARC LENGTH OF 237.50' ON A WEST
2 LINE OF SAID LOT 4, SAID LINE BEING A EAST LINE OF SAID
3 OUTLOT "A", A CHORD LENGTH OF 235.65', A TANGENT
4 LENGTH OF 120.64', AND A CHORD BEARING OF S03°46'59"W
5 TO A POINT; THENCE S04°37'58"W, ON A WEST LINE OF SAID
6 LOT 4, SAID LINE BEING A EAST LINE OF SAID OUTLOT "A", A
7 DISTANCE OF 50.17' TO THE SOUTHWEST CORNER OF SAID
8 LOT 4, SAID POINT BEING A SOUTH CORNER OF SAID OUTLOT
9 "A", SAID POINT BEING ON A NORTH LINE OF OUTLOT "E",
10 FIRETHORN 17TH ADDITION, SAID POINT ALSO BEING POINT OF
11 CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER
12 CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF
13 15°53'58", A RADIUS OF 340.00', AN ARC LENGTH OF 94.35' ON
14 A SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING A
15 NORTH LINE OF SAID OUTLOT "E", A CHORD LENGTH OF
16 94.05', A TANGENT LENGTH OF 47.48', AND A CHORD BEARING
17 OF S81°37'15"W TO THE SOUTHEAST CORNER OF OUTLOT "A",
18 FIRETHORN 24TH ADDITION, SAID POINT BEING A SOUTH
19 CORNER OF OUTLOT "A", FIRETHORN 17TH ADDITION; THENCE
20 N16°19'44"W, ON A EAST LINE OF SAID OUTLOT "A", SAID LINE
21 BEING A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF
22 50.00' TO A POINT OF CURVATURE FOR A NON-TANGENT
23 CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A
24 CENTRAL ANGLE OF 43°53'00", A RADIUS OF 449.00', AN ARC
25 LENGTH OF 343.89' ON A EAST LINE OF SAID OUTLOT "A", SAID
26 LINE BEING A WEST LINE OF SAID OUTLOT "A", A CHORD
27 LENGTH OF 335.55', A TANGENT LENGTH OF 180.88', AND A
28 CHORD BEARING OF N00°07'27"E TO A POINT; THENCE
29 N21°49'03"W, ON A EAST LINE OF SAID OUTLOT "A", SAID LINE
30 BEING A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF
31 14.11' TO A POINT OF CURVATURE FOR A CURVE IN A
32 COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL
33 ANGLE OF 23°21'31", A RADIUS OF 329.00', AN ARC LENGTH OF
34 134.13' ON A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING
35 A WEST LINE OF SAID OUTLOT "A", A CHORD LENGTH OF
36 133.20', A TANGENT LENGTH OF 68.01', AND A CHORD
37 BEARING OF N33°29'49"W, TO A POINT; THENCE N45°10'34"W,
38 ON A NORTHEAST LINE OF SAID OUTLOT "A", SAID LINE BEING
39 A SOUTHWEST LINE OF SAID OUTLOT "A", A DISTANCE OF
40 302.43' TO THE NORTHEAST CORNER OF OUTLOT "A",
41 FIRETHORN 24TH ADDITION, SAID POINT BEING A SOUTH
42 CORNER OF OUTLOT "A", FIRETHORN 17TH ADDITION; THENCE
43 S83°16'49"E, A DISTANCE OF 80.22' TO A POINT OF
44 CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER
45 CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF
46 48°17'59", A RADIUS OF 177.00', AN ARC LENGTH OF 149.21', A
47 CHORD LENGTH OF 144.83', A TANGENT LENGTH OF 79.36',
48 AND A CHORD BEARING OF N75°12'10"E TO A POINT; THENCE

1 N51°03'10"E, A DISTANCE OF 94.98' TO A POINT OF
2 CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION
3 HAVING A CENTRAL ANGLE OF 07°36'31", A RADIUS OF
4 1,973.00', AN ARC LENGTH OF 262.01', A CHORD LENGTH OF
5 261.82', A TANGENT LENGTH OF 131.20', AND A CHORD
6 BEARING OF N54°51'26"E, TO A POINT; THENCE N30°00'00"W,
7 A DISTANCE OF 380.76' TO A POINT; THENCE N00°10'31"E, A
8 DISTANCE OF 21.62' TO A POINT OF INTERSECTION WITH A
9 NORTH LINE OF SAID OUTLOT "A", SAID POINT BEING ON A
10 SOUTH RIGHT-OF-WAY LINE OF VAN DORN STREET, SAID
11 POINT ALSO BEING 50.00' SOUTH OF THE NORTH LINE OF
12 SAID NORTHWEST QUARTER; THENCE S89°49'29"E, ON A
13 NORTH LINE OF SAID OUTLOT "A", AND ON A NORTH LINE OF
14 OUTLOT "A", FIRETHORN ADDITION, SAID LINE BEING A SOUTH
15 LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00'
16 SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID
17 NORTHWEST QUARTER, A DISTANCE OF 1,321.39' TO A POINT;
18 THENCE S89°49'14"E, ON A NORTH LINE OF SAID OUTLOT "A",
19 SAID POINT BEING A SOUTH LINE OF SAID RIGHT-OF-WAY,
20 SAID LINE ALSO BEING 50.00' SOUTH OF AND PARALLEL WITH
21 THE NORTH LINE OF SAID NORTHEAST QUARTER, A
22 DISTANCE OF 245.18' TO THE POINT OF BEGINNING, SAID
23 TRACT CONTAINS A CALCULATED AREA 1,932,565.10 SQUARE
24 FEET OR 44.37 ACRES, MORE OR LESS.

25 is hereby transferred from the AGR Agricultural Residential District to the R-1 Residential
26 District and is hereby made a part of the R-1 Residential District and governed by all the
27 provisions and regulations pertaining to the R-1 Residential District.

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

31 A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOT "A",
32 FIRETHORN 17TH ADDITION, LOCATED IN THE NORTHWEST
33 QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 7 EAST
34 OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND
35 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
36

37 COMMENCING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK
38 1, FIRETHORN 17TH ADDITION, SAID POINT BEING A WEST
39 CORNER OF OUTLOT "A", FIRETHORN 17 ADDITION; THENCE
40 NORTHERLY ON THE EAST LINE OF SAID LOT 4, SAID LINE
41 BEING A WEST LINE OF SAID OUTLOT "A", ON AN ASSUMED

1 BEARING OF N11°46'20"W, A DISTANCE OF 428.81' TO A POINT;
2 THENCE N50°08'51"W, A DISTANCE OF 245.03' TO A POINT OF
3 INTERSECTION WITH THE NORTH LINE OF SAID LOT 4, SAID
4 POINT BEING ON A SOUTH LINE OF SAID OUTLOT "A", SAID
5 POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE
6 S82°09'31"W, ON THE NORTH LINE OF SAID LOT 4, SAID LINE
7 BEING A SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF
8 247.52' TO THE NORTHWEST CORNER OF SAID LOT 4, SAID
9 POINT BEING A SOUTH CORNER OF SAID OUTLOT "A";
10 THENCE N44°44'23"E, A DISTANCE OF 183.73' TO A POINT;
11 THENCE S50°08'51"E, A DISTANCE OF 150.95' TO THE POINT
12 OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA
13 13,816.7920 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.

14 is hereby transferred from the AGR Agricultural Residential District to the O-3 Office Park
15 District and is hereby made a part of the O-3 Office Park District and governed by all the
16 provisions and regulations pertaining to the O-3 Office Park District.

17 Section 3. That the "Lincoln Zoning District Maps" attached to and made a part of Title
18 27 of the Lincoln Municipal Code be and the same are hereby amended by changing the
19 boundaries of the districts established and shown on said Maps as follows:

20 A TRACT OF LAND COMPOSED OF A PORTION OF LOT 4,
21 BLOCK 1, FIRETHORN 17TH ADDITION, LOCATED IN THE
22 NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH,
23 RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY,
24 NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS
25 FOLLOWS:

26
27 COMMENCING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK
28 1, FIRETHORN 17TH ADDITION, SAID POINT BEING A WEST
29 CORNER OF OUTLOT "A", FIRETHORN 17 ADDITION; THENCE
30 NORTHERLY ON THE EAST LINE OF SAID LOT 4, SAID LINE
31 BEING A WEST LINE OF SAID OUTLOT "A", ON AN ASSUMED
32 BEARING OF N11°46'20"W, A DISTANCE OF 428.81' TO **THE**
33 **TRUE POINT OF BEGINNING**; THENCE N50°08'51"W, A
34 DISTANCE OF 245.03' TO A POINT OF INTERSECTION WITH
35 THE NORTH LINE OF SAID LOT 4, SAID POINT BEING ON A
36 SOUTH LINE OF SAID OUTLOT "A"; THENCE N82°09'31"E, ON
37 THE NORTH LINE OF SAID LOT 4, SAID LINE BEING A SOUTH
38 LINE OF SAID OUTLOT "A", A DISTANCE OF 152.48' TO THE
39 NORTHEAST CORNER OF SAID LOT 4, SAID POINT BEING A
40 SOUTH CORNER OF SAID OUTLOT "A"; THENCE S11°46'20"E,
41 ON THE EAST LINE OF SAID LOT 4, SAID LINE BEING A WEST

1 LINE OF SAID OUTLOT "A", A DISTANCE OF 181.64' TO THE
2 POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED
3 AREA 13,815.39 SQUARE FEET OR 0.32 ACRES, MORE OR
4 LESS.

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

8 Section 4. Pursuant Article VII, Section 7 of the City Charter, this ordinance shall be
9 posted on the official bulletin board of the City, located on the wall across from the City Clerk's
10 office at 555 S. 10th Street, in lieu of and in place of newspaper publication with notice of
11 passage and such posting to be given by publication one time in the official newspaper by the
12 City Clerk. This ordinance shall take effect and be in force from and after its passage and
13 publication as herein and in the City Charter provided.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2015: _____ Mayor
