

Change of Zone 3301

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
 3 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 they are hereby amended by changing
 8 the boundaries of the districts established and shown on said Maps as follows:

9 A portion of Lots 7-12, Block 3, Vavrina Meadows 6th
 10 Addition, located in the Southwest Quarter of Section 24,
 11 Township 9 North, Range 6 East of the 6th P.M., Lancaster
 12 County, Nebraska, more particularly described as follows:

13 Commencing at the West Quarter corner of Section 24,
 14 Township 9 North, Range 6 East of the 6th P.M., Lancaster
 15 County, Nebraska and extending south 02 degrees 01
 16 minutes 37 seconds east, 40.00 feet; thence north 88
 17 degrees 30 minutes 08 seconds east, 566.43 feet to the
 18 point of beginning; thence north 88 degrees 30 minutes 08
 19 seconds east, 30.00 feet; thence south 01 degrees 56
 20 minutes 43 seconds east, 621.68 feet; thence south 88
 21 degrees 29 minutes 50 seconds west, 30.00 feet; thence
 22 north 01 degrees 56 minutes 43 seconds west, 621.68 feet
 23 to the point of beginning, containing 0.43 acres;

24 be and it hereby is transferred from the B-2 Planned Neighborhood Business District to
 25 the R-3 Residential District and is hereby made a part of the R-3 Residential District
 26 and governed by all the provisions and regulations pertaining to the R-3 Residential

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

4 Irregular Tract Lot 14 and a portion of Irregular Tract Lots
5 18, 20-25, 67 and 68, all located in the Southwest Quarter of
6 Section 24, Township 9 North, Range 6 East of the 6th P.M.,
7 Lancaster County, Nebraska, more particularly described as
8 follows:

9 Commencing at the West Quarter corner of Section 24,
10 Township 9 North, Range 6 East of the 6th P.M., Lancaster
11 County, Nebraska and extending south 02 degrees 01
12 minutes 37 seconds east, 661.74 feet; thence north 88
13 degrees 29 minutes 50 seconds east, 665.54 feet to the
14 point of beginning; thence north 88 degrees 29 minutes 50
15 seconds east, 1467.43 feet; thence south 01 degrees 30
16 minutes 09 seconds east, 597.00 feet; thence north 88
17 degrees 29 minutes 48 seconds east, 30.00 feet; thence
18 south 01 degrees 30 minutes 09 seconds east, 60.00 feet;
19 thence south 88 degrees 29 minutes 47 seconds west,
20 29.34 feet; thence south 01 degrees 30 minutes 10 seconds
21 east, 225.00 feet; thence south 16 degrees 20 minutes 16
22 seconds west, 120.14 feet; thence south 36 degrees 05
23 minutes 35 seconds west, 80.75 feet; thence south 01
24 degrees 40 minutes 13 seconds east, 863.60 feet; thence
25 south 88 degrees 19 minutes 47 seconds west, 454.51 feet;
26 thence north 01 degrees 46 minutes 39 seconds west,
27 545.27 feet to the point of curvature of a curve to the right
28 having a central angle of 02 degrees 45 minutes 03
29 seconds, a radius of 300.00 feet and whose chord bears
30 north 00 degrees 24 minutes 07 seconds east (14.40 feet);
31 thence along the arc of said curve 14.40 feet; thence north
32 66 degrees 29 minutes 59 seconds west, 358.27 feet to the
33 point of curvature of a curve to the right having a central
34 angle of 35 degrees 47 minutes 36 seconds, a radius of
35 330.00 feet and whose chord bears north 48 degrees 36
36 minutes 11 seconds west (202.82 feet); thence along the arc
37 of said curve 206.15 feet; thence north 30 degrees 42
38 minutes 23 seconds west, 816.41 feet to the point of
39 curvature of a curve to the right having a central angle of 28
40 degrees 45 minutes 39 seconds, a radius of 431.88 feet and
41 whose chord bears north 16 degrees 19 minutes 33 seconds

1 west (214.53 feet); thence along the arc of said curve
2 216.79 feet; thence north 01 degrees 56 minutes 43
3 seconds west, 156.09 feet to the point of beginning and
4 containing 42.60 acres;

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

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

11 A portion of Irregular Tract Lot 21, located in the Southwest
12 Quarter of Section 24, Township 9 North, Range 6 East of
13 the 6th P.M., Lancaster County, Nebraska, more particularly
14 described as follows:

15 Commencing at the West Quarter corner of Section 24,
16 Township 9 North, Range 6 East of the 6th P.M., Lancaster
17 County, Nebraska and extending south 02 degrees 01
18 minutes 37 seconds east, 661.74 feet; thence north 88
19 degrees 29 minutes 50 seconds east, 2352.98 feet to the
20 point of beginning; thence north 88 degrees 29 minutes 50
21 seconds east, 280.66 feet; thence south 01 degrees 59
22 minutes 29 seconds east, 638.41 feet; thence south 88
23 degrees 29 minutes 47 seconds west, 171.11 feet; thence
24 north 01 degrees 30 minutes 10 seconds west, 41.40 feet;
25 thence south 88 degrees 29 minutes 47 seconds west,
26 115.00 feet; thence north 01 degrees 30 minutes 09
27 seconds west, 596.99 feet to the point of beginning,
28 containing 4.04 acres;

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

32 Section 4. That the "Lincoln Zoning District Maps" attached to and made a part
33 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing

1 the boundaries of the districts established and shown on said Maps as follows:

2 A portion of Irregular Tract Lot 24, located in the Southwest
3 Quarter of Section 24, Township 9 North, Range 6 East of
4 the 6th P.M., Lancaster County, Nebraska, more particularly
5 described as follows:

6 Commencing at the West Quarter corner of Section 24,
7 Township 9 North, Range 6 East of the 6th P.M., Lancaster
8 County, Nebraska and extending south 02 degrees 01
9 minutes 37 seconds east, 661.74 feet; thence north 88
10 degrees 29 minutes 50 seconds east, 60.00 feet to the point
11 of beginning; thence north 88 degrees 29 minutes 50
12 seconds east, 505.54 feet; thence south 01 degrees 56
13 minutes 43 seconds east, 93.34 feet; thence south 88
14 degrees 30 minutes 08 seconds west, 227.00 feet; thence
15 south 01 degrees 56 minutes 43 seconds west, 51.68 feet;
16 thence south 88 degrees 29 minutes 50 seconds west,
17 278.33 feet; thence north 02 degrees 01 minutes 36
18 seconds west, 145.01 feet to the point of beginning,
19 containing 1.41 acres;

20 be and it hereby is transferred from the AG Agricultural District to the B-2 Planned
21 Neighborhood Business District and is hereby made a part of the B-2 Planned
22 Neighborhood Business District and governed by all the provisions and regulations
23 pertaining to the B-2 Planned Neighborhood Business District.

24 Section 5. That the "Lincoln Zoning District Maps" attached to and made a part
25 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing
26 the boundaries of the districts established and shown on said Maps as follows:

27 A portion of Irregular Tract Lots 18, 20-25, 67 and 68, all
28 located in the Southwest Quarter of Section 24, Township 9
29 North, Range 6 East of the 6th P.M., Lancaster County,
30 Nebraska, more particularly described as follows:

31 Commencing at the southwest corner of Section 24,
32 Township 9 North, Range 6 East of the 6th P.M., Lancaster
33 County, Nebraska and extending north 02 degrees 01
34 minutes 37 seconds west, 659.22 feet; thence north 87
35 degrees 58 minutes 23 seconds east, 60.00 feet to the point

1 of beginning; thence north 02 degrees 01 minutes 37
2 seconds west, 1180.43 feet; thence north 88 degrees 29
3 minutes 50 seconds east, 278.33 feet; thence north 01
4 degrees 56 minutes 43 seconds west, 51.68 feet; thence
5 north 88 degrees 30 minutes 08 seconds east, 227.00 feet;
6 thence south 01 degrees 56 minutes 43 seconds east, 62.75
7 feet to the point of curvature of a curve to the left having a
8 central angle of 28 degrees 45 minutes 39 seconds, a radius
9 of 431.88 feet and whose chord bears south 16 degrees 19
10 minutes 33 seconds east (214.53 feet); thence along the arc
11 of said curve 216.79 feet; thence south 30 degrees 42
12 minutes 23 seconds east, 816.41 feet to the point of
13 curvature of a curve to the left having a central angle of 35
14 degrees 47 minutes 36 seconds, a radius of 330.00 feet and
15 whose chord bears south 48 degrees 36 minutes 11
16 seconds east (202.82 feet); thence along the arc of said
17 curve 206.15 feet; thence south 66 degrees 29 minutes 59
18 seconds east, 358.27 feet to the point of curvature of a
19 curve to the left having a central angle of 02 degrees 45
20 minutes 03 seconds, a radius of 300.00 feet and whose
21 chord bears south 00 degrees 24 minutes 07 seconds east
22 (14.40 feet); thence along the arc of said curve 14.40 feet;
23 thence south 01 degrees 46 minutes 39 seconds east,
24 545.27 feet; thence south 88 degrees 19 minutes 47
25 seconds west, 205.76 feet to the point of curvature of a
26 circular curve to the right having a central angle of 44
27 degrees 25 minutes 20 seconds, a radius of 788.83 feet and
28 whose chord bears north 69 degrees 16 minutes 58 seconds
29 west (596.36 feet); thence along the arc of said curve
30 611.58 feet to the point of tangency; thence north 47
31 degrees 04 minutes 22 seconds west, 348.97 feet to the
32 point of curvature of a circular curve to the left having a
33 central angle of 44 degrees 57 minutes 15 seconds, a radius
34 of 460.00 feet and whose chord bears north 69 degrees 32
35 minutes 59 seconds west (351.73 feet); thence along the arc
36 of said curve 360.91 feet; thence south 87 degrees 58
37 minutes 23 seconds west, 90.19 feet to the point of
38 beginning, containing 32.76 acres;

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

1 Section 6. That this ordinance shall take effect and be in force from and after its
2 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ___ day of _____, 2001:

Mayor