

Change of Zone 3213

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 tract of land located in the Northeast Quarter of Section
 10 10, Township 9 North, Range 7 East of the 6th P.M.,
 11 Lancaster County, Nebraska, being more particularly
 12 described as follows:

13 Commencing at the southwest corner of Lot 54 of said
 14 Quarter Section; thence north 00 degrees 10 minutes 44
 15 seconds west on the west line of said Lot 54, a distance of
 16 259.81 feet to the south right-of-way line of Pioneers
 17 Boulevard; thence south 89 degrees 19 minutes 30 seconds
 18 west on said line, a distance of 179.65 feet to the point of
 19 beginning; thence south 00 degrees 49 minutes 59 seconds
 20 east, a distance of 291.51 feet; thence south 89 degrees 48
 21 minutes 08 seconds west, a distance of 183.77 feet; thence
 22 south 37 degrees 33 minutes 31 seconds west, a distance of
 23 76.97 feet; thence south 66 degrees 33 minutes 19 seconds
 24 west, a distance of 289.31 feet; thence north 89 degrees 46
 25 minutes 35 seconds west, a distance of 166.69 feet to the
 26 west line of Lot 57 of the aforesaid Northeast Quarter of
 27 Section 10, said line also being the east line of Outlot "A",
 28 Pioneer Subdivision, a subdivision as platted and recorded
 29 in Lancaster County, Nebraska; thence north 00 degrees 16
 30 minutes 08 seconds east on said line, a distance of 460.18
 31 feet to the south right-of-way line of Pioneers Blvd.; thence

1 north 89 degrees 21 minutes 18 seconds east on said line, a
2 distance of 635.93 feet; thence north 89 degrees 19 minutes
3 30 seconds east on said line, a distance of 20.51 feet to the
4 point of beginning; containing 252,195 square feet or 5.789
5 acres, more or less;

6 be and it hereby is transferred from the R-3 Residential District to the B-2 Planned
7 Neighborhood Business District and is hereby made a part of the B-2 Planned
8 Neighborhood Business District and governed by all the provisions and regulations
9 pertaining to the B-2 Planned Neighborhood Business District.

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

13 A tract of land located in the Northeast Quarter of Section
14 10, Township 9 North, Range 7 East of the 6th P.M.,
15 Lancaster County, Nebraska, being more particularly
16 described as follows:

17 Commencing at the southwest corner of Lot 54 of said
18 Quarter Section; thence north 00 degrees 10 minutes 44
19 seconds west on the west line of said Lot 54, a distance of
20 259.81 feet to the south right-of-way line of Pioneers Blvd.;
21 thence south 89 degrees 19 minutes 30 seconds west on
22 said line, a distance of 200.16 feet; thence south 89 degrees
23 21 minutes 18 seconds west on said line, a distance of
24 635.93 feet to the west line of lot 57 of the aforesaid
25 Northeast Quarter of Section 10, said line also being the
26 east line of Outlot "A", Pioneer Subdivision, a subdivision as
27 platted and recorded in Lancaster County, Nebraska; thence
28 south 00 degrees 16 minutes 08 seconds west on said line,
29 a distance of 519.31 feet to the point of beginning; thence
30 south 43 degrees 36 minutes 30 seconds east, a distance of
31 37.54 feet to a point of curvature; thence southeasterly
32 along a curve to the left having a radius of 95.82 feet and a
33 central angle of 46 degrees 31 minutes 36 seconds, an arc
34 distance of 77.81 feet (chord = 75.69', chord bearing = south
35 66 degrees 52 minutes 18 seconds east) to a point of
36 tangency; thence north 89 degrees 51 minutes 54 seconds
37 east, a distance of 16.99 feet to a point of curvature; thence

1 southeasterly along a curve to the right having a radius of
2 144.27 feet and a central angle of 52 degrees 16 minutes 35
3 seconds, an arc distance of 131.63 feet (chord = 127.11',
4 chord bearing = south 63 degrees 59 minutes 49 seconds
5 east) to a point of tangency; thence south 37 degrees 51
6 minutes 31 seconds east, a distance of 48.41 feet to a point
7 of curvature; thence southeasterly along a curve to the left
8 having a radius of 420.40 feet and a central angle of 19
9 degrees 46 minutes 13 seconds, an arc distance of 145.06
10 feet (chord = 144.34', chord bearing = south 47 degrees 44
11 minutes 38 seconds east) to a point of reverse curvature;
12 thence southeasterly along a curve to the right having a
13 radius of 292.55 feet and a central angle of 15 degrees 30
14 minutes 27 seconds, an arc distance of 79.18 feet (chord =
15 78.94', chord bearing = south 49 degrees 52 minutes 30
16 seconds east); thence south 55 degrees 16 minutes 54
17 seconds west, a distance of 154.09 feet; thence north 66
18 degrees 20 minutes 00 seconds west, a distance of 78.47
19 feet; thence north 86 degrees 37 minutes 54 seconds west,
20 a distance of 84.78 feet; thence south 79 degrees 07
21 minutes 47 seconds west, a distance of 70.38 feet; thence
22 north 89 degrees 43 minutes 52 seconds west, a distance of
23 73.06 feet to the west line of the aforesaid Lot 57; thence
24 north 00 degrees 16 minutes 08 seconds east on said line, a
25 distance of 362.97 feet to the point of beginning; containing
26 95,529 square feet or 2.193 acres, more or less;

27 be and it hereby is transferred from the R-3 Residential District to the O-3 Office Park
28 District and is hereby made a part of the O-3 Office Park District and governed by all
29 the provisions and regulations pertaining to the O-3 Office Park District.

30 Section 3. That this ordinance shall take effect and be in force from and after its
31 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