

Change of Zone 3411

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 tract of land composed of a port of Lot 78 and a part of Lot 108,
 10 Irregular Tracts, located in the Southwest Quarter of Section 23,
 11 all in Township 9 North, Range 7 East of the Sixth Principal
 12 Meridian, Lancaster County, Nebraska, described as follows:

13 Beginning at the northeast corner of said Lot 108, said corner
 14 being on the existing westerly South 91st Street 33.00 foot right-
 15 of-way line; thence S 00E12'37" W along said westerly right-of-
 16 way line, a distance of 4.62 feet to the northerly Yankee Hill Road
 17 right-of-way line; thence S 44E20'31" W along said northerly right-
 18 of-way line, a distance of 285.77 feet to the point of curvature of a
 19 1935.00 foot radius curve concave to the northwest; thence
 20 southwesterly along said northerly right-of-way line and said
 21 curve, through a central angel of 06E33'35" an arc distance of
 22 221.53 feet, the chord of said curve bears S 47E37'19" W, a
 23 distance of 221.41 feet to a point located 395.00 feet westerly of,
 24 perpendicular measurement, the easterly line of the South Half of
 25 the Southwest Quarter of said Section 23; thence N 00E12'37" E,
 26 along a line located 395.00 feet westerly of, perpendicular
 27 measurement and parallel with, the easterly line of the South Half
 28 of the Southwest Quarter of said Section 23, a distance of 358.02
 29 feet to the northerly line of said Lot 108; thence S 89E58'00" W
 30 along said northerly line, a distance of 249.83 feet to the point of
 31 curvature of a 331.00 foot radius curve concave to the west;

1 thence northerly along said curve, through a central angle of
2 03E47'47" an arc distance of 21.93 feet, the chord of said curve
3 bears N 32E27'05" W, a distance of 21.93 feet to the southerly
4 line of an existing Lincoln Electric System transmission line
5 easement recorded as Instrument Number 95-12607 at the
6 Lancaster County Register of Deeds; thence S 89E01'14" W along
7 said easement line, a distance of 421.42 feet to the point of
8 curvature of a 1544.43 foot radius curve, concave to the south;
9 thence northwesterly along said curve, through a central angle of
10 08E29'28" an arc distance of 228.88 feet, the chord of said curve
11 bears N 49E41'49" W, a distance of 228.67 feet; thence N
12 54E44'21" E, a distance of 284.85 feet; thence S 57E04'22" E, a
13 distance of 349.77 feet to the point of curvature of a 369.50 foot
14 radius curve, concave to the southwest; thence southeasterly
15 along said curve, through a central angle of 21E15'29" an arc
16 distance of 137.09 feet, the chord of said curve bears S 46E26'38"
17 E, a distance of 136.31 feet; thence N 56E35'33" E, a distance of
18 36.02 feet; thence N 35E32'47" E, a distance of 346.74 feet to a
19 point on the existing southerly right-of-way line of Nebraska
20 Highway No. 2; thence S 51E36'51" E along said southerly right-
21 of-way line, a distance of 463.01 feet to the westerly South 91st
22 Street right-of-way line, said line being located 33.00 feet westerly
23 of, perpendicular measurement, and parallel with the east line of
24 said Southwest Quarter Section; thence S 00E12'24" W along said
25 westerly right-of-way line, a distance of 53.68 feet to the point of
26 beginning, containing an area of 291,981.86 square feet (6.70
27 acres) more or less.

28 be and it hereby is transferred from the AGR Agricultural Residential District to the H-4 General
29 Commercial District and is hereby made a part of the District and governed by all the provi-
30 sions and regulations pertaining to the District.

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

34 A tract of land composed of a part of Lots 79, 80 and 83, Irregular
35 Tracts, located in the Southwest Quarter of Section 23, and a part
36 of the Northwest Quarter of the Southwest Quarter of Section 23,
37 all in Township 9 North, Range 7 East of the Sixth Principal
38 Meridian, Lancaster County, Nebraska, described as follows:

39 Referring to the southwest corner of said Lot 79, said point being
40 located on the existing easterly right-of-way line of 84th Street and
41 70.00 feet easterly of, perpendicular measurement, the west line

1 of said Southwest Quarter Section 23; thence north 00 degrees
2 52 minutes 06 seconds east along said existing easterly right-of-
3 way line, a distance of 50.23 feet to the point of beginning; thence
4 continuing north 00 degrees 52 minutes 06 seconds east along
5 said existing easterly right-of-way line, a distance of 818.56 feet;
6 thence north 79 degrees 35 minutes 14 seconds east, a distance
7 of 119.69 feet to the point of curvature of a 300.00 foot radius
8 curve concave to the south; thence easterly along said curve,
9 through a central angle of 45 degrees 41 minutes 48 seconds an
10 arc distance of 239.27 feet, the chord of said curve bears south
11 77 degrees 33 minutes 52 seconds east, a distance of 232.98
12 feet; thence south 54 degrees 42 minutes 58 seconds east, a
13 distance of 83.46 feet to the point of curvature of a 300.00 foot
14 radius curve concave to the west; thence southerly along said
15 curve, through a central angle of 54 degrees 56 minutes 08
16 seconds an arc distance of 287.64 feet, the chord of said curve
17 bears south 27 degrees 14 minutes 54 seconds east, a distance
18 of 276.75 feet; thence south 00 degrees 13 minutes 10 seconds
19 west, a distance of 94.48 feet to a point on the southerly line of
20 said Lot 80; thence north 89 degrees 46 minutes 50 seconds
21 west, along the southerly line of said Lot 80, a distance of 73.74
22 feet; thence south 00 degrees 22 minutes 01 seconds west, a
23 distance of 372.97 feet to the point of curvature of a 1544.43 foot
24 radius curve concave to the south; thence westerly along said
25 curve, through a central angle of 06 degrees 37 minutes 11
26 seconds an anc distance of 178.44 feet, the chord of said curve
27 bears south 88 degrees 38 minutes 35 seconds west, a distance
28 of 178.34 feet; thence south 85 degrees 20 minutes 00 seconds
29 west, a distance of 298.67 feet to the point of beginning,
30 containing an area of 389,778.77 square feet (8.95 acres) more or
31 less;

32 be and it hereby is transferred from the AGR Agricultural Residential District to the H-4 General
33 Commercial District and is hereby made a part of the H-4 General Commercial District and
34 governed by all the provisions and regulations pertaining to the H-4 General Commercial
35 District.

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

39 A tract of land composed of a part of Lots 78, 79, 80, and 83,
40 Irregular Tracts, located in the Southwest Quarter of Section 23,
41 Township 9 North, Range 7 East of the Sixth Principal Meridian,

1 Lancaster County, Nebraska, described as follows:

2 Referring to the northwest corner of said Southwest Quarter
3 Section 23; thence S 89E52'54" E, assumed bearing, along the
4 north line of said Southwest Quarter Section a distance of 70.00
5 feet to the northwest corner of said Lot 80 and the point of
6 beginning, thence continuing S 89E52'54" E along the north line of
7 said Southwest Quarter Section, a distance of 827.58 feet to the
8 northeast corner of said Lot 80 and a point on the southerly
9 Nebraska Highway No. 2 right-of-way line; thence S 54E27'18" E
10 along said southerly right-of-way line, a distance of 1615.21 feet;
11 thence S 51E36'51" E along said southerly right-of-way line, a
12 distance of 43.11 feet; thence S 35E32'47" W, a distance of
13 346.74 feet; thence S 56E35'33" W, a distance of 36.02 feet to the
14 point of curvature of a 369.50 foot radius curve, concave to the
15 southwest; thence northwesterly along said curve, through a
16 central angle of 21E15'29" an arc distance of 137.09 feet, the
17 chord of said curve bears N 46E26'38" W, a distance of 136.31
18 feet; thence N 57E04'22" W, a distance of 349.77 feet; thence S
19 54E44'21" W, a distance of 284.85 feet to the point of curvature of
20 a 1544.43 foot radius curve, concave to the south; thence
21 southeasterly along said curve, through a central angle of
22 08E29'28" an arc distance of 228.88 feet, the chord of said curve
23 bears S 49E41'49" E, a distance of 228.67 feet to a point on the
24 southerly line of an existing Lincoln Electric System transmission
25 line easement recorded as Instrument Number 95-12607 at the
26 Lancaster County Register of Deeds; thence S 89E01'14" W along
27 said easement line, a distance of 10.53 feet; thence S 59E00'27"
28 E a distance of 22.10 feet to a point on the south line of the North
29 Half of the Southwest Quarter of said Section 23; thence S
30 89E58'00" W along said Quarter Section line, a distance of 68.48
31 feet to the northerly right-of-way line of the Omaha Public Power
32 District's Railroad line and the point of curvature of a 1494.43 foot
33 radius curve, concave to the south; thence northwesterly along
34 said northerly right-of-way line and said curve, through a central
35 angle of 47E53'09" an arc distance of 1249.00 feet, the chord of
36 said curve bears N 70E43'25" W, a distance of 1212.96 feet;
37 thence S 85E20'00" W along said northerly right-of-way line, a
38 distance of 303.52 feet to the existing easterly right-of-way line of
39 84th Street, said point located 70.00 feet easterly of,
40 perpendicular measurement, the west line of said Southwest
41 Quarter Section 23; thence N 00E52'06" E along said existing
42 easterly right-of-way line, a distance of 50.23 feet; thence N
43 85E20'00" E, a distance of 298.67 feet to the point of curvature of
44 a 1544.43 foot radius curve concave to the south; thence easterly
45 along said curve, through a central angle of 06E37'11" an arc
46 distance of 178.44 feet, the chord of said curve bears N 88E38'35"
47 E, a distance of 178.34 feet; thence N 00E22'01" E, a distance of
48 372.97 feet to a point on the southerly line of said Lot 80; thence

1 S 89E46'50" E, along the southerly line of said Lot 80, a distance
2 of 73.74 feet; thence N 00E13'10" E, a distance of 94.48 feet to
3 the point of curvature of a 300.00 foot radius curve concave to the
4 west; thence northerly along said curve, through a central angle of
5 54E56'08" an arc distance of 287.64 feet, the chord of said curve
6 bears N 27E14'54" W, a distance of 276.75 feet; thence N
7 54E42'58" W, a distance of 83.46 feet to the point of curvature of
8 a 300.00 foot radius curve concave to the south; thence westerly
9 along said curve, through a central angle of 45E41'48" an arc
10 distance of 239.27 feet, the chord of said curve bears N 77E33'52"
11 W, a distance of 232.98 feet; thence S 79E35'14" W, a distance of
12 119.69 feet to a point on the easterly right-of-way line of South
13 84th Street; thence N 00E52'06" E along said existing easterly
14 right-of-way line, a distance of 64.92 feet to the point of beginning,
15 containing an area of 1,207,947.96 square feet (27.73 acres)
16 more or less;

17 be and it hereby is transferred from the AG Agricultural District to the B-5 Planned Regional
18 Business District and is hereby made a part of the B-5 Planned Regional Business District and
19 governed by all the provisions and regulations pertaining to the B-5 Planned Regional Business
20 District.

21 Section 4. That the "Lincoln Zoning District Maps" attached to and made a part
22 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
23 boundaries of the districts established and shown on said Maps as follows:

24 A tract of land composed of Lot 81, Irregular Tract, located in the
25 Northwest Quarter of Section 23, Township 9 North, Range 7 East
26 of the Sixth Principal Meridian, Lancaster County, Nebraska,
27 described as follows:

28 All of Lot 81, I.T., containing an area of 238,374.61 square feet
29 (5.47 acres) more or less;

30
31 be and it hereby is transferred from the AG Agricultural District to the B-5 Planned Regional
32 Business District and is hereby made a part of the B-5 Planned Regional Business District and
33 governed by all the provisions and regulations pertaining to the B-5 Planned Regional Business
34 District.

35 Section 5. That the "Lincoln Zoning District Maps" attached to and made a part

1 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
2 boundaries of the districts established and shown on said Maps as follows:

3 A tract of land composed of a part of Lot 108, Irregular Tract,
4 located in the Southwest Quarter of Section 23, all in Township 9
5 North, Range 7 East of the Sixth Principal Meridian, Lancaster
6 County, Nebraska, described as follows:

7 Referring to the northeast corner of said Lot 108, said corner
8 being on the existing westerly South 91st Street 33.00 foot right-
9 of-way line; thence S 00E12'37" W along said westerly right-of-
10 way line, a distance of 4.62 feet to the northerly Yankee Hill Road
11 right-of-way line; thence S 44E20'31" W along said northerly right-
12 of-way line, a distance of 285.77 feet to the point of curvature of a
13 1935.00 foot radius curve concave to the northwest; thence
14 southwesterly along said northerly right-of-way line and said
15 curve, through a central angle of 06E33'35" an arc distance of
16 221.53 feet, the chord of said curve bears S 47E37'19" W, a
17 distance of 221.41 feet to a point located 395.00 feet westerly of,
18 perpendicular measurement, the easterly line of the South Half of
19 the Southwest Quarter of said Section 23 and the point of
20 beginning; thence continuing southwesterly along said northerly
21 right-of-way line and said 1935.00 foot radius curve, through a
22 central angle of 04E24'56" an arc distance of 149.12 feet, the
23 chord of said curve bears S 53E06'35" W, a distance of 149.09
24 feet; thence S 55E18'59" W along said northerly right-of-way line,
25 a distance of 31.13 feet; thence N 24E41'05" W, a distance of
26 76.15 feet to the point of curvature of a 283.00 foot radius curve
27 concave to the east; thence northerly along said curve through a
28 central angle of 24E39'05" an arc distance of 121.76 feet, the
29 chord of said curve bears N 12E21'32" W, a distance of 120.82
30 feet; thence N 00E02'00" W, a distance of 109.79 feet to the point
31 of curvature of a 331.00 foot radius curve concave to the west;
32 thence northerly along said curve, through a central angle of
33 30E31'11" an arc distance of 176.31 feet, the chord of said curve
34 bears N 15E17'36" W, a distance of 174.24 feet to the northerly
35 line of said Lot 108; thence N 89E58'00" E, along said northerly
36 line, a distance of 249.83 feet to a point located 395.00 feet
37 westerly of, perpendicular measurement, the easterly line of the
38 South Half of the Southwest Quarter of said Section 23; thence S
39 00E12'37" W, along a line located 395.00 feet westerly of,
40 perpendicular measurement and parallel with, the easterly line of
41 the South Half of the Southwest Quarter of said Section 23, a
42 distance of 358.02 feet to the point of beginning; containing an
43 area of 85,525.39 square feet (1.96 acres) more or less;

44
45 be and it hereby is transferred from the AG Agricultural District to the H-4 General Commercial

1 District and is hereby made a part of the H-4 General Commercial District and governed by all
2 the provisions and regulations pertaining to the H-4 General Commercial District.

3 Section 6. That the "Lincoln Zoning District Maps" attached to and made a part
4 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
5 boundaries of the districts established and shown on said Maps as follows:

6 A tract of land composed of Lot 109, Irregular Tract, Located in
7 the Southwest Quarter of Section 23, Township 9 North, Range 7
8 East of the Sixth Principal Meridian, Lancaster County, Nebraska,
9 described as follows:

10 All of Lot 109, I.T., containing an area of 9,557.84 square feet
11 (0.22 acres) more or less;

12 be and it hereby is transferred from the AG Agricultural District to the B-5 Planned Regional
13 Business District and is hereby made a part of the B-5 Planned Regional Business District and
14 governed by all the provisions and regulations pertaining to the B-5 Planned Regional Business
15 District.

16 Section 7. That this ordinance shall take effect and be in force from and after its
17 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2004:

Mayor