

Change of Zone 06009

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps attached to
 2 and made a part of Title 27 of the Lincoln Municipal Code, as provided by Section
 3 27.05.020 of the Lincoln Municipal Code, by changing the boundaries of the districts
 4 established 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
 7 a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended by
 8 changing the boundaries of the districts established and shown on said Maps as
 9 follows:

10 A portion of Lots 32 I.T., 39 I.T., and 40 I.T., all located in the
 11 Southwest Quarter of Section 29, Township 9 North, Range
 12 7 East of the 6th P.M., Lancaster County, Nebraska, and
 13 more particularly described as follows:

14 Commencing at the southwest corner of said Lot 32 I.T., said
 15 point being 50.00 feet east of the southwest corner of said
 16 Southwest Quarter, said point being on the south line of said
 17 Southwest Quarter, said point being on the east line of South
 18 40th Street right-of-way, said point being the true point of
 19 beginning; thence north along the west line of said Lot 32
 20 I.T., said line being 50.00 feet east of and parallel with the
 21 west line of said Southwest Quarter, said line being the east
 22 line of South 40th Street right-of-way on an assumed bearing
 23 of north 00 degrees 02 minutes 07 seconds west, a distance
 24 of 1,190.20 feet to a point; thence north 89 degrees 57
 25 minutes 53 seconds east, a distance of 105.45 feet to a
 26 point; thence north 75 degrees 17 minutes 30 seconds east,
 27 a distance of 275.20 feet to a point; thence north 67 degrees
 28 11 minutes 12 seconds east, a distance of 454.81 feet to a

1 point; thence north 36 degrees 44 minutes 26 seconds east,
2 a distance of 294.79 feet to a point; thence north 00 degrees
3 00 minutes 01 seconds east, a distance of 179.67 feet to a
4 point; thence north 72 degrees 03 minutes 09 seconds east,
5 a distance of 756.50 feet to a point of intersection with the
6 north line of Lot 39 I.T.; thence north 89 degrees 58 minutes
7 56 seconds east along the north line of said Lot 39 I.T., a
8 distance of 166.49 feet to a point; thence north 20 degrees
9 36 minutes 50 seconds east, a distance of 155.93 feet to a
10 point; thence north 48 degrees 16 minutes 54 seconds east,
11 a distance of 197.58 feet to a point; thence north 67 degrees
12 59 minutes 48 seconds east, a distance of 53.53 feet to a
13 point; thence north 15 degrees 21 minutes 26 seconds east,
14 a distance of 261.97 feet to a point of intersection with the
15 north line of Lot 40 I.T., said point being on the north line of
16 said Southwest Quarter; thence north 89 degrees 58
17 minutes 56 seconds east along the north line of said Lot 40
18 I.T., and the north line of Lot 39 I.T., said line being the north
19 line of said Southwest Quarter, a distance of 410.18 feet to
20 the northeast corner of said Lot 39 I.T., said point being the
21 northeast corner of said Southwest Quarter; thence south 00
22 degrees 04 minutes 10 seconds west along the east line of
23 said Lot 39 I.T., and the east line of Lot 32 I.T., said line
24 being the east line of said Southwest Quarter, a distance of
25 2,639.22 feet to the southeast corner of said Lot 32 I.T., said
26 point being the southeast corner of said Southwest Quarter;
27 thence north 89 degrees 55 minutes 24 seconds west along
28 the south line of said Lot 32 I.T., said line being the south
29 line of said Southwest Quarter, a distance of 2,581.03 feet to
30 the point of beginning, said tract contains a calculated area
31 of 4,885,369.91 square feet or 112.15 acres, more or less;

32 be and they hereby are transferred from the AG Agricultural District to the R-3
33 Residential District and are hereby made a part of the R-3 Residential District and
34 governed by all the provisions and regulations pertaining to the R-3 Residential District.

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

1 A portion of Lots 32 I.T., 39 I.T., and 40 I.T., all located in the
2 Southwest Quarter of Section 29, Township 9 North, Range
3 7 East of the 6th P.M., Lancaster County, Nebraska, and
4 more particularly described as follows:

5 Commencing at the northwest corner of said Lot 40 I.T., said
6 point being 50.00 feet east of the northwest corner of said
7 Southwest Quarter, said point being on the north line of said
8 Southwest Quarter, said point being on the east line of South
9 40th Street right-of-way, said point being the true point of
10 beginning; thence east along the north line of said Lot 40
11 I.T., said line being the north line of said Southwest Quarter
12 on an assumed bearing of north 89 degrees 58 minutes 56
13 seconds east, a distance of 2,175.66 feet to a point; thence
14 south 15 degrees 21 minutes 26 seconds west, a distance of
15 261.97 feet to a point; thence south 67 degrees 59 minutes
16 48 seconds west, a distance of 53.53 feet to a point; thence
17 south 48 degrees 16 minutes 54 seconds west, a distance of
18 197.58 feet to a point; thence south 20 degrees 36 minutes
19 50 seconds west, a distance of 155.93 feet to a point of
20 intersection with the south line of said Lot 40 I.T.; thence
21 south 89 degrees 58 minutes 56 seconds west along the
22 south line of said Lot 40 I.T., a distance of 166.49 feet to a
23 point; thence south 72 degrees 03 minutes 09 seconds west,
24 a distance of 756.50 feet to a point; thence south 00 degrees
25 00 minutes 01 seconds west, a distance of 179.67 feet to a
26 point; thence south 36 degrees 44 minutes 26 seconds west,
27 a distance of 294.79 feet to a point; thence south 67 degrees
28 11 minutes 12 seconds west, a distance of 454.81 feet to a
29 point; thence south 75 degrees 17 minutes 30 seconds west,
30 a distance of 275.20 feet to a point; thence south 89 degrees
31 57 minutes 53 seconds west, a distance of 105.45 feet to a
32 point of intersection with the west line of Lot 32 I.T., said
33 point being 50.00 feet east of the west line of said Southwest
34 Quarter, said point being on the east line of South 40th
35 Street right-of-way; thence north 00 degrees 02 minutes 07
36 seconds west along the west line of said Lot 32 I.T., and the
37 west line of Lots 39 I.T. and 40 I.T., said line being 50.00
38 feet east of and parallel with the west line of said Southwest
39 Quarter, said line being the east line of South 40th Street
40 right-of-way, a distance of 1,444.77 feet to the point of
41 beginning, said tract contains a calculated area of
42 1,927,403.17 square feet or 44.25 acres, more or less;

1 be and they hereby are transferred from the AG Agricultural District to the R-4
2 Residential District and are hereby made a part of the R-4 Residential District and
3 governed by all the provisions and regulations pertaining to the R-4 Residential District.

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2006:

Mayor