

Change of Zone 04019

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 LOT 14 I.T., A PORTION
 10 OF LOT 3 I.T., AND A PORTION OF THE NORTH HALF OF THE
 11 SOUTHEAST QUARTER OF SECTION 23, ALL LOCATED IN
 12 THE EAST HALF OF SECTION 23, TOWNSHIP 10 NORTH,
 13 RANGE 7 EAST OF THE 6TH P.M., A PORTION OF LOT 8 I.T., A
 14 PORTION OF LOT 11 I.T., AND A PORTION OF THE NORTH
 15 HALF OF THE SOUTHWEST QUARTER OF SECTION 24, ALL
 16 LOCATED IN THE WEST HALF OF SECTION 24, TOWNSHIP 10
 17 NORTH, RANGE 7 EAST OF THE 6TH P.M., ALL IN
 18 LANCASTER COUNTY, NEBRASKA, AND MORE
 19 PARTICULARLY DESCRIBED AS FOLLOWS:

20 COMMENCING AT THE NORTHEAST CORNER OF THE
 21 NORTHWEST QUARTER OF SAID SECTION 24, THENCE
 22 SOUTH ALONG THE EAST LINE OF SAID NORTHWEST
 23 QUARTER ON AN ASSUMED BEARING THENCE SOUTH 00
 24 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF
 25 50.01 FEET TO A POINT, SAID POINT BEING THE
 26 NORTHEAST CORNER OF SAID LOT 8 I.T., SAID POINT ALSO
 27 BEING THE TRUE POINT OF BEGINNING, THENCE
 28 CONTINUING SOUTH 00 DEGREES 09 MINUTES 34 SECONDS
 29 WEST ALONG THE EAST LINE OF SAID LOT 8 I.T., A
 30 DISTANCE OF 1,272.74 FEET TO A POINT, THENCE SOUTH
 31 89 DEGREES 11 MINUTES 23 SECONDS WEST, A DISTANCE

1 OF 113.22 FEET TO A POINT, THENCE SOUTH 76 DEGREES
2 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 363.45
3 FEET TO A POINT, THENCE SOUTH 20 DEGREES 06
4 MINUTES 43 SECONDS WEST, A DISTANCE OF 471.68 FEET
5 TO A POINT, THENCE SOUTH 32 DEGREES 55 MINUTES 55
6 SECONDS WEST, A DISTANCE OF 620.76 FEET TO A POINT,
7 THENCE SOUTH 62 DEGREES 22 MINUTES 00 SECONDS
8 WEST, A DISTANCE OF 1,295.82 FEET TO A POINT, THENCE
9 SOUTH 03 DEGREES 19 MINUTES 34 SECONDS EAST, A
10 DISTANCE OF 574.78 FEET TO A POINT, THENCE SOUTH 28
11 DEGREES 14 MINUTES 31 SECONDS WEST, A DISTANCE OF
12 503.12 FEET TO A POINT, THENCE SOUTH 63 DEGREES 27
13 MINUTES 30 SECONDS WEST, A DISTANCE OF 160.60 FEET
14 TO A POINT, THENCE SOUTH 06 DEGREES 57 MINUTES 46
15 SECONDS WEST, A DISTANCE OF 113.44 FEET TO A POINT
16 OF CURVATURE OF A NON TANGENT CURVE, THENCE
17 ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION,
18 HAVING A RADIUS OF 685.00 FEET, ARC LENGTH OF 384.46
19 FEET, DELTA ANGLE OF 32 DEGREES 09 MINUTES 28
20 SECONDS, A CHORD BEARING OF SOUTH 80 DEGREES 53
21 MINUTES 02 SECONDS WEST, AND A CHORD LENGTH OF
22 379.44 FEET TO A POINT OF CURVATURE OF A NON
23 TANGENT CURVE, THENCE ALONG A CURVE IN A
24 CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,360.00
25 FEET, ARC LENGTH OF 940.21 FEET, DELTA ANGLE OF 39
26 DEGREES 36 MINUTES 37 SECONDS, A CHORD BEARING OF
27 SOUTH 19 DEGREES 09 MINUTES 37 SECONDS EAST, AND A
28 CHORD LENGTH OF 921.60 FEET TO A POINT OF
29 TANGENCY, THENCE SOUTH 00 DEGREES 38 MINUTES 42
30 SECONDS WEST, A DISTANCE OF 80.24 FEET TO A POINT
31 OF INTERSECTION WITH THE SOUTH LINE OF LOT 11 I.T.,
32 SAID POINT BEING ON THE NORTH LINE OF "O" STREET
33 RIGHT-OF-WAY, THENCE NORTH 89 DEGREES 50 MINUTES
34 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT
35 11 I.T., SAID LINE BEING THE NORTH LINE OF SAID
36 RIGHT-OF-WAY, A DISTANCE OF 120.00 FEET TO A POINT,
37 THENCE NORTH 00 DEGREES 38 MINUTES 42 SECONDS
38 EAST, A DISTANCE OF 81.26 FEET TO A POINT OF
39 CURVATURE, THENCE ALONG A CURVE IN A COUNTER
40 CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,240.00
41 FEET, ARC LENGTH OF 919.17 FEET, DELTA ANGLE OF 42
42 DEGREES 28 MINUTES 18 SECONDS, A CHORD BEARING OF
43 NORTH 20 DEGREES 35 MINUTES 27 SECONDS WEST, AND
44 A CHORD LENGTH OF 898.27 FEET TO OF REVERSE
45 CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE
46 DIRECTION, HAVING A RADIUS OF 1560.00 FEET, ARC
47 LENGTH OF 1053.50 FEET, DELTA ANGLE OF 38 DEGREES
48 41 MINUTES 35 SECONDS, A CHORD BEARING OF NORTH 22

1 DEGREES 28 MINUTES 49 SECONDS WEST, AND A CHORD
2 LENGTH OF 1033.60 FEET TO A POINT, THENCE NORTH 89
3 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF
4 277.66 FEET TO A POINT, THENCE NORTH 87 DEGREES 19
5 MINUTES 39 SECONDS WEST, A DISTANCE OF 350.28 FEET
6 TO A POINT, THENCE NORTH 89 DEGREES 37 MINUTES 05
7 SECONDS WEST, A DISTANCE OF 618.34 FEET TO A POINT,
8 THENCE NORTH 00 DEGREES 22 MINUTES 55 SECONDS
9 EAST, A DISTANCE OF 91.21 FEET TO A POINT, THENCE
10 NORTH 89 DEGREES 24 MINUTES 38 SECONDS WEST, A
11 DISTANCE OF 659.21 FEET TO A POINT OF INTERSECTION
12 WITH THE WEST LINE OF THE NORTH HALF OF THE
13 SOUTHEAST QUARTER OF SECTION 23, THENCE NORTH 00
14 DEGREES 01 MINUTES 20 SECONDS EAST ALONG THE
15 WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST
16 QUARTER, A DISTANCE OF 620.03 FEET TO THE
17 NORTHWEST CORNER OF SAID SOUTHEAST QUARTER,
18 THENCE SOUTH 89 DEGREES 24 MINUTES 38 SECONDS
19 EAST ALONG THE NORTH LINE OF SAID SOUTHEAST
20 QUARTER, A DISTANCE OF 1,307.81 FEET TO THE
21 SOUTHWEST CORNER OF SAID LOT 14 I.T., THENCE NORTH
22 00 DEGREES 13 MINUTES 16 SECONDS EAST ALONG THE
23 WEST LINE OF SAID LOT 14 I.T., A DISTANCE OF 2,609.41
24 FEET TO THE NORTHWEST CORNER OF SAID LOT 14 I.T.,
25 SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF
26 HOLDREGE STREET, THENCE SOUTH 89 DEGREES 15
27 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF
28 SAID LOT 14 I.T., SAID LINE BEING THE SOUTH LINE OF SAID
29 RIGHT-OF-WAY, A DISTANCE OF 1,315.40 FEET TO THE
30 NORTHEAST CORNER OF SAID LOT 14 I.T., SAID POINT
31 BEING THE NORTHWEST CORNER OF SAID LOT 8 I.T.,
32 THENCE SOUTH 88 DEGREES 45 MINUTES 33 SECONDS
33 EAST ALONG THE NORTH LINE OF SAID LOT 8 I.T., SAID LINE
34 BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A
35 DISTANCE OF 2,654.23 FEET TO THE POINT OF BEGINNING,
36 SAID TRACT CONTAINS A CALCULATED AREA OF
37 12,722,086.09 SQUARE FEET OR 292.0589 ACRES, MORE OR
38 LESS;

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

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

4 A TRACT OF LAND COMPOSED OF A PORTION OF LOT 3 I.T.,
5 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
6 TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M.,
7 AND A PORTION OF LOT 11 I.T., LOCATED IN THE
8 SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10
9 NORTH, RANGE 7 EAST OF THE 6TH P.M., ALL IN
10 LANCASTER COUNTY, NEBRASKA, AND MORE
11 PARTICULARLY DESCRIBED AS FOLLOWS:

12 COMMENCING AT THE SOUTHWEST CORNER OF THE
13 SOUTHWEST QUARTER OF SAID SECTION 24, THENCE EAST
14 ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER
15 ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 21
16 MINUTES 18 SECONDS EAST, A DISTANCE OF 130.35 FEET
17 TO A POINT, THENCE NORTH 00 DEGREES 38 MINUTES 42
18 SECONDS EAST, A DISTANCE OF 141.37 FEET TO A POINT
19 OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER
20 CLOCKWISE DIRECTION, HAVING A RADIUS OF 1360.00
21 FEET, ARC LENGTH OF 594.86 FEET, DELTA ANGLE OF 25
22 DEGREES 03 MINUTES 40 SECONDS, A CHORD BEARING OF
23 NORTH 11 DEGREES 53 MINUTES 08 SECONDS WEST, AND
24 A CHORD LENGTH OF 590.13 FEET TO A POINT, SAID POINT
25 BEING THE TRUE POINT OF BEGINNING, THENCE
26 CONTINUING ALONG A CURVE IN A COUNTER CLOCKWISE
27 DIRECTION, HAVING A RADIUS OF 1,360.00 FEET, ARC
28 LENGTH OF 345.35 FEET, DELTA ANGLE OF 14 DEGREES 32
29 MINUTES 57 SECONDS, A CHORD BEARING OF NORTH 31
30 DEGREES 41 MINUTES 27 SECONDS WEST, AND A CHORD
31 LENGTH OF 344.42 FEET TO A POINT OF CURVATURE OF A
32 NON TANGENT CURVE, THENCE ALONG A CURVE IN A
33 CLOCKWISE DIRECTION, HAVING A RADIUS OF 685.00 FEET,
34 ARC LENGTH OF 384.46 FEET, DELTA ANGLE OF 32
35 DEGREES 09 MINUTES 28 SECONDS, A CHORD BEARING OF
36 NORTH 80 DEGREES 53 MINUTES 02 SECONDS EAST, AND A
37 CHORD LENGTH OF 379.44 FEET TO A POINT, THENCE
38 NORTH 06 DEGREES 57 MINUTES 46 SECONDS EAST, A
39 DISTANCE OF 113.44 FEET TO A POINT, THENCE NORTH 63
40 DEGREES 27 MINUTES 30 SECONDS EAST, A DISTANCE OF
41 160.60 FEET TO A POINT, THENCE SOUTH 65 DEGREES 18
42 MINUTES 51 SECONDS EAST, A DISTANCE OF 242.70 FEET
43 TO A POINT, THENCE SOUTH 59 DEGREES 30 MINUTES 50
44 SECONDS EAST, A DISTANCE OF 90.00 FEET TO A POINT,

1 THENCE SOUTH 56 DEGREES 20 MINUTES 05 SECONDS
2 EAST, A DISTANCE OF 250.91 FEET TO A POINT, THENCE
3 SOUTH 33 DEGREES 39 MINUTES 55 SECONDS WEST, A
4 DISTANCE OF 536.53 FEET TO A POINT, THENCE NORTH 56
5 DEGREES 20 MINUTES 05 SECONDS WEST, A DISTANCE OF
6 158.38 FEET TO A POINT, THENCE NORTH 62 DEGREES 28
7 MINUTES 07 SECONDS WEST, A DISTANCE OF 132.72 FEET
8 TO A POINT OF CURVATURE OF A NON TANGENT CURVE,
9 THENCE ALONG A CURVE IN A COUNTER CLOCKWISE
10 DIRECTION, HAVING A RADIUS OF 345.00 FEET, ARC
11 LENGTH OF 326.55 FEET, DELTA ANGLE OF 54 DEGREES 13
12 MINUTES 54 SECONDS, A CHORD BEARING OF NORTH 81
13 DEGREES 35 MINUTES 40 SECONDS WEST, AND A CHORD
14 LENGTH OF 314.49 FEET TO THE POINT OF BEGINNING,
15 SAID TRACT CONTAINS A CALCULATED AREA OF 402,674.16
16 SQUARE FEET OR 9.2441 ACRES, MORE OR LESS;

17 be and the hereby are transferred from the AG Agricultural District to the B-2 Planned
18 Neighborhood Business District and are hereby made a part of the B-2 Planned Neighborhood
19 Business District and governed by all the provisions and regulations pertaining to the B-2
20 Planned Neighborhood Business District.

21 Section 3. 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 A PORTION OF THE
25 NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION
26 23, AND A PORTION OF LOT 3 I.T., ALL LOCATED IN THE
27 SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 10
28 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER
29 COUNTY, NEBRASKA, AND MORE PARTICULARLY
30 DESCRIBED AS FOLLOWS:

31 COMMENCING AT THE NORTHWEST CORNER OF THE
32 SOUTHEAST QUARTER OF SAID SECTION 23, THENCE
33 SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST
34 QUARTER ON AN ASSUMED BEARING OF SOUTH 00
35 DEGREES 01 MINUTES 20 SECONDS WEST, A DISTANCE OF
36 620.03 FEET TO A POINT, SAID POINT BEING THE TRUE
37 POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 24
38 MINUTES 38 SECONDS EAST, A DISTANCE OF 659.21 FEET
39 TO A POINT, THENCE SOUTH 00 DEGREES 22 MINUTES 55

1 SECONDS WEST, A DISTANCE OF 91.21 FEET TO A POINT,
2 THENCE SOUTH 89 DEGREES 37 MINUTES 05 SECONDS
3 EAST, A DISTANCE OF 618.34 FEET TO A POINT, THENCE
4 SOUTH 87 DEGREES 19 MINUTES 39 SECONDS EAST, A
5 DISTANCE OF 350.28 FEET TO A POINT, THENCE SOUTH 89
6 DEGREES 37 MINUTES 05 SECONDS EAST, A DISTANCE OF
7 277.66 FEET TO A POINT, SAID POINT BEING A POINT OF
8 CURVATURE OF A NON TANGENT CURVE, THENCE ALONG
9 A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A
10 RADIUS OF 1,560.00 FEET, ARC LENGTH OF 1,053.50 FEET,
11 DELTA ANGLE OF 38 DEGREES 41 MINUTES 35 SECONDS, A
12 CHORD BEARING OF SOUTH 22 DEGREES 28 MINUTES 49
13 SECONDS EAST, AND A CHORD LENGTH OF 1,033.60 FEET
14 TO A POINT OF REVERSE CURVATURE, THENCE ALONG A
15 CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF
16 1240.00 FEET, ARC LENGTH OF 365.20 FEET, DELTA ANGLE
17 OF 16 DEGREES 52 MINUTES 29 SECONDS, A CHORD
18 BEARING OF SOUTH 33 DEGREES 23 MINUTES 22 SECONDS
19 EAST, AND A CHORD LENGTH OF 363.88 FEET TO A POINT,
20 THENCE SOUTH 62 DEGREES 43 MINUTES 30 SECONDS
21 WEST, A DISTANCE OF 33.26 FEET TO A POINT OF
22 CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE
23 DIRECTION, HAVING A RADIUS OF 776.00 FEET, ARC
24 LENGTH OF 208.47 FEET, DELTA ANGLE OF 15 DEGREES 23
25 MINUTES 33 SECONDS, A CHORD BEARING OF SOUTH 70
26 DEGREES 25 MINUTES 17 SECONDS WEST, AND A CHORD
27 LENGTH OF 207.84 FEET TO A POINT, SAID POINT BEING
28 THE POINT OF CURVATURE OF A NON TANGENT CURVE,
29 THENCE ALONG A CURVE IN A COUNTER CLOCKWISE
30 DIRECTION, HAVING A RADIUS OF 1,000.00 FEET, ARC
31 LENGTH OF 276.40 FEET, DELTA ANGLE OF 15 DEGREES 50
32 MINUTES 12 SECONDS, A CHORD BEARING OF NORTH 33
33 DEGREES 54 MINUTES 30 SECONDS WEST, AND A CHORD
34 LENGTH OF 275.52 FEET TO A POINT OF REVERSE
35 CURVATURE, THENCE ALONG A CURVE IN A COUNTER
36 CLOCKWISE DIRECTION, HAVING A RADIUS OF 1800.00
37 FEET, ARC LENGTH OF 988.39 FEET, DELTA ANGLE OF 31
38 DEGREES 27 MINUTES 41 SECONDS, A CHORD BEARING OF
39 NORTH 26 DEGREES 05 MINUTES 46 SECONDS WEST, AND
40 A CHORD LENGTH OF 976.02 FEET TO A POINT, THENCE
41 NORTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, A
42 DISTANCE OF 71.10 FEET TO A POINT, THENCE NORTH 87
43 DEGREES 19 MINUTES 39 SECONDS WEST, A DISTANCE OF
44 350.28 FEET TO A POINT, THENCE NORTH 89 DEGREES 37
45 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,270.65
46 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE
47 OF SAID SOUTHEAST QUARTER, THENCE NORTH 00
48 DEGREES 01 MINUTES 20 SECONDS EAST ALONG THE

1 WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF
2 333.60 FEET TO THE POINT OF BEGINNING, SAID TRACT
3 CONTAINS A CALCULATED AREA OF 815,497.71 SQUARE
4 FEET OR 18.7213 ACRES, MORE OR LESS;

5 be and they hereby are transferred from the AG Agricultural District to the B-2 Planned
6 Neighborhood Business District and are hereby made a part of the Planned Neighborhood
7 Business District and governed by all the provisions and regulations pertaining to the B-2
8 Planned Neighborhood Business District.

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2005: _____ Mayor
