

Change of Zone 13022

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps adopted by reference
 2 and made a part of Title 27 of the Lincoln Municipal Code, pursuant to 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 of
 7 Title 27 of the Lincoln Municipal Code be and the same 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 PORTION OF LOT 18 I.T., A
 10 PORTION OF LOT 19 I.T., A PORTION OF LOT 27 I.T., A PORTION OF
 11 LOT 28 I.T., A PORTION OF WEST FLETCHER AVENUE, A PORTION
 12 OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, A PORTION
 13 OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD
 14 RIGHT-OF-WAY, AND A PORTION OF THE NORTHWEST QUARTER,
 15 ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
 16 TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LOT 29 I.T.,
 17 LOT 30 I.T., LOT 33 I.T., LOT 34 I.T., A PORTION OF LOT 7 I.T., A
 18 PORTION OF LOT 15 I.T., A PORTION OF LOT 17 I.T., A PORTION OF
 19 LOT 26 I.T., A PORTION OF LOT 32 I.T., A PORTION OF THE
 20 CHICAGO, BURLINGTON AND QUINCY RAILROAD RIGHT-OF-
 21 WAY, A PORTION OF NORTH PARK ROAD RIGHT-OF-WAY, AND A
 22 PORTION OF THE NORTHEAST QUARTER, ALL IN THE NORTH
 23 HALF OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE
 24 6TH P.M., LOT 5 I.T., LOT 7 I.T., LOT 30 I.T., LOT 31 I.T., LOT 32 I.T.,
 25 LOT 33 I.T., LOT 40 I.T., AND A PORTION OF LOT 63 I.T., ALL
 26 LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF
 27 SECTION 31, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH,
 28 P.M., LOT 10 I.T., LOT 13 I.T., LOT 18 I.T., LOT 19 I.T., LOT 20 I.T.,
 29 LOT 21 I.T., LOT 22 I.T., LOT 23 I.T., LOT 24 I.T., LOT 25 I.T., LOT 26
 30 I.T., LOT 27 I.T., LOT 28 I.T., LOT 31 I.T., THE REMAINING PORTION
 31 OF LOT 11 I.T., A PORTION OF THE CHICAGO, BURLINGTON AND

1 QUINCY RAILROAD RIGHT-OF-WAY, A PORTION OF THE UNION
2 PACIFIC RAIL ROAD RIGHT-OF-WAY, A PORTION OF NORTHWEST
3 31ST STREET RIGHT-OF-WAY, A PORTION OF VACATED COUNTY
4 ROAD #618, A PORTION OF VACATED WILDROSE LANE
5 RIGHT-OF-WAY, A PORTION OF THE SOUTHEAST QUARTER, AND
6 A PORTION OF THE SOUTHWEST QUARTER, ALL LOCATED IN THE
7 SOUTH HALF OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 6
8 EAST OF THE 6TH P.M., LOT 15 I.T., AND A PORTION OF THE
9 UNION PACIFIC RAIL ROAD RIGHT-OF-WAY, ALL LOCATED IN
10 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
11 SECTION 33, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH
12 P.M., ALL IN LANCASTER COUNTY, NEBRASKA, AND MORE
13 PARTICULARLY DESCRIBED AS FOLLOWS:

14 BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST
15 QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 6 EAST;
16 THENCE EASTERLY ON THE NORTH LINE OF SAID SOUTHWEST
17 QUARTER ON AN ASSUMED BEARING OF S89°53'38"E, A DISTANCE
18 OF 2,629.96' TO THE NORTHEAST CORNER OF SAID SOUTHWEST
19 QUARTER, SAID POINT BEING THE NORTHWEST CORNER OF THE
20 SOUTHEAST QUARTER OF SAID SECTION 32; THENCE S89°53'31"E,
21 ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A
22 DISTANCE OF 2,505.18' TO A POINT OF INTERSECTION WITH THE
23 EAST RIGHT-OF- WAY LINE OF THE UNION PACIFIC RAILROAD;
24 THENCE S05°36'54"E, ON A EAST LINE OF SAID RIGHT-OF-WAY, A
25 DISTANCE OF 1,757.38' TO A POINT OF CURVATURE OF A NON
26 TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION
27 HAVING A CENTRAL ANGLE OF 39°21'28", A RADIUS OF 2,814.93',
28 AN ARC LENGTH OF 1,933.64' ON A EAST LINE OF SAID
29 RIGHT-OF-WAY, A CHORD LENGTH OF 1,895.84', A TANGENT
30 LENGTH OF 1,006.72', AND A CHORD BEARING OF S20°41'42"E TO
31 A POINT, THENCE S37°32'22"W, A DISTANCE OF 348.12' TO A
32 POINT; THENCE N52°01'40"W, A DISTANCE OF 669.74' TO A POINT
33 OF INTERSECTION WITH THE WEST LINE OF THE NORTHWEST
34 QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 6 EAST,
35 SAID POINT BEING A POINT OF CURVATURE OF A NON TANGENT
36 CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A
37 CENTRAL ANGLE OF 34°26'16", A RADIUS OF 1,392.74', AN ARC
38 LENGTH OF 837.11', A CHORD LENGTH OF 824.57', A TANGENT
39 LENGTH OF 431.63', AND A CHORD BEARING OF N72°34'33"W TO A
40 POINT; THENCE S17°56'24"W, A DISTANCE OF 47.81' TO A POINT;
41 THENCE N84°04'38"W, A DISTANCE OF 235.85' TO A POINT OF

1 CURVATURE OF A NON TANGENT CURVE IN A COUNTER
2 CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF $06^{\circ}43'27''$,
3 A RADIUS OF 2,373.06', AN ARC LENGTH OF 278.50', A CHORD
4 LENGTH OF 278.34', A TANGENT LENGTH OF 139.41', AND A
5 CHORD BEARING OF $N87^{\circ}24'24''W$ TO A POINT; THENCE
6 $N89^{\circ}38'13''W$, A DISTANCE OF 657.00' TO A POINT OF CURVATURE
7 OF A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL
8 ANGLE OF $00^{\circ}01'14''$, A RADIUS OF 22,973.80', AN ARC LENGTH OF
9 8.27', A CHORD LENGTH OF 8.27', A TANGENT LENGTH OF 4.13',
10 AND A CHORD BEARING OF $N89^{\circ}37'36''W$, TO A POINT OF
11 CURVATURE OF A NON TANGENT CURVE IN A CLOCKWISE
12 DIRECTION HAVING A CENTRAL ANGLE OF $54^{\circ}32'05''$, A RADIUS
13 OF 527.46', AN ARC LENGTH OF 502.05', A CHORD LENGTH OF
14 483.31', A TANGENT LENGTH OF 271.86', AND A CHORD BEARING
15 OF $S62^{\circ}43'43''W$ TO A POINT; THENCE $S89^{\circ}59'46''W$, A DISTANCE OF
16 156.52' TO A POINT OF INTERSECTION WITH A EAST LINE OF THE
17 CHICAGO, BURLINGTON AND QUINCY RAILROAD
18 RIGHT-OF-WAY; THENCE CONTINUING $S89^{\circ}59'46''W$, A DISTANCE
19 OF 1,662.80' TO A POINT OF CURVATURE OF A NON TANGENT
20 CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A
21 CENTRAL ANGLE OF $42^{\circ}01'29''$, A RADIUS OF 439.70', AN ARC
22 LENGTH OF 322.50', A CHORD LENGTH OF 315.32', A TANGENT
23 LENGTH OF 168.89', AND A CHORD BEARING OF $S61^{\circ}44'53''W$ TO A
24 POINT; THENCE $N43^{\circ}04'27''W$, A DISTANCE OF 731.06' TO A POINT
25 OF CURVATURE OF A NON-TANGENT CURVE IN A CLOCKWISE
26 DIRECTION HAVING A CENTRAL ANGLE OF $16^{\circ}54'27''$, A RADIUS
27 OF 426.55', AN ARC LENGTH OF 125.87', A CHORD LENGTH OF
28 125.42° , A TANGENT LENGTH OF 63.40', AND A CHORD BEARING
29 OF $N38^{\circ}21'26''W$ TO A POINT OF COMPOUND CURVATURE OF A
30 CURVE IN A CLOCKWISE, HAVING A CENTRAL ANGLE OF
31 $14^{\circ}13'35''$, A RADIUS OF 632.96', AN ARC LENGTH OF 157.16', A
32 CHORD LENGTH OF 156.76', A TANGENT LENGTH OF 78.99', AND A
33 CHORD BEARING OF $N22^{\circ}47'25''W$ TO A POINT OF COMPOUND
34 CURVATURE OF A CURVE IN A CLOCKWISE, HAVING A CENTRAL
35 ANGLE OF $11^{\circ}09'18''$, A RADIUS OF 376.77', AN ARC LENGTH OF
36 73.36' A CHORD LENGTH OF 73.24', A TANGENT LENGTH OF 36.79',
37 AND A CHORD BEARING OF $N10^{\circ}05'58''W$ TO A POINT; THENCE
38 $N04^{\circ}57'20''W$, A DISTANCE OF 28.11' TO A POINT OF INTERSECTION
39 WITH THE SOUTH LINE OF THE SOUTH-WEST QUARTER OF
40 SECTION 32, TOWNSHIP 11 NORTH, RANGE 6 EAST, SAID POINT
41 BEING ON THE SOUTH LINE OF LOT 23 I.T.; THENCE $N89^{\circ}50'05''W$,
42 ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID LINE

1 BEING THE SOUTH LINE OF SAID LOT 23 I.T., A DISTANCE OF
2 110.75' TO THE SOUTHWEST CORNER OF SAID LOT 32 I.T., SAID
3 POINT BEING THE SOUTHWEST CORNER OF SAID SOUTHWEST
4 QUARTER, SAID POINT BEING THE SOUTHEAST CORNER OF THE
5 SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 NORTH,
6 RANGE 6 EAST, SAID POINT BEING THE SOUTHEAST CORNER OF
7 LOT 33 I.T.; THENCE N89°49'20"W, ON THE SOUTH LINE OF SAID
8 SOUTHEAST QUARTER, SAID LINE BEING THE SOUTH LINE OF
9 SAID LOT 33 I.T., AND THE SOUTH LINE OF LOT 32 I.T., A
10 DISTANCE OF 1,310.44' TO THE SOUTHWEST CORNER OF THE
11 SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER, SAID
12 POINT BEING THE SOUTHWEST CORNER OF SAID LOT 32 I.T.;
13 THENCE N00°30'06"E, ON THE WEST LINE OF SAID LOT 32 I.T., THE
14 WEST LINE OF LOTS 31 I.T. AND LOT 5 I.T., AND A NORTHERLY
15 EXTENSION OF SAID LINE, SAID LINE BEING THE WEST LINE OF
16 THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION
17 31, A DISTANCE OF 2,367.71' TO THE NORTHWEST CORNER OF
18 LOT 7 I.T.; THENCE S69°59'12"E, ON A NORTH LINE OF SAID LOT 7
19 I.T., A DISTANCE OF 703.88' TO THE SOUTHWEST CORNER OF LOT
20 40 I.T.; THENCE N00°08'02"E, ON A WEST LINE OF SAID LOT 40 I.T.,
21 A DISTANCE OF 134.77' TO A WEST CORNER OF SAID LOT 40 I.T.;
22 THENCE S289°51'58"E, ON A NORTH LINE OF SAID LOT 40 I.T., A
23 DISTANCE OF 158.00' TO A WEST CORNER OF SAID LOT 40 I.T.;
24 THENCE N00°08'02"E, ON A WEST LINE OF SAID LOT 40 I.T., A
25 DISTANCE OF 125.00' TO A WEST CORNER OF SAID LOT 40 I.T.;
26 THENCE N89°51'58"W, ON A SOUTH LINE OF SAID LOT 40 I.T., A
27 DISTANCE OF 158.00' TO A WEST CORNER OF SAID LOT 40 I.T.;
28 THENCE N00°08'02"E, ON A WEST LINE OF SAID LOT 40 I.T., A
29 DISTANCE OF 258.00' TO THE NORTHWEST CORNER OF SAID LOT
30 40 I.T., SAID POINT BEING ON THE NORTH LINE OF THE
31 SOUTHEAST QUARTER OF SECTION 31 TOWNSHIP 11 NORTH,
32 RANGE 6 EAST; THENCE S89°51'58"E, ON THE NORTH LINE OF
33 SAID LOT 40 I.T., SAID LINE BEING THE NORTH LINE OF SAID
34 SOUTHEAST QUARTER, A DISTANCE OF 286.10' TO A NORTH
35 CORNER OF SAID LOT 40 I.T.; THENCE S54°51'13"E, ON THE
36 NORTHEAST LINE OF SAID LOT 40 I.T., A DISTANCE OF 453.48' TO
37 A NORTHEAST CORNER OF SAID LOT 40 I.T., SAID POINT BEING
38 ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE
39 N00°42'54"E, ON THE EAST LINE OF SAID SOUTHEAST QUARTER,
40 A DISTANCE OF 260.20' TO THE POINT OF BEGINNING, SAID
41 TRACT CONTAINS A CALCULATED AREA 20,815,888.12 SQUARE
42 FEET OR 477.87 ACRES, MORE OR LESS.

1 is hereby transferred from the P Public and AG Agriculture Districts to the I-1 Industrial District and
2 is hereby made a part of the I-1 Industrial District and governed by all the provisions and regulations
3 pertaining to the I-1 Industrial District.

4 Section 2. That the "Lincoln Zoning District Maps" attached to and made a part of Title
5 27 of the Lincoln Municipal Code be and the same are hereby amended by changing the boundaries
6 of the districts established and shown on said Maps as follows:

7 LOT 29 I.T., AND ADJACENT VACATED RIGHT-OF-WAY LOCATED
8 IN SECTION 31, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH
9 P.M., LANCASTER COUNTY, NEBRASKA;

10 is hereby transferred from the P Public, AG Agriculture and B-1 Local Business Districts to the H-3
11 Highway Commercial District and is hereby made a part of the H-3 Highway Commercial District
12 and governed by all the provisions and regulations pertaining to the H-3 Highway Commercial
13 District.

14 Section 3. That this ordinance shall take effect and be in force from and after its passage
15 and publication in one issue of a daily or weekly newspaper of general circulation in the City,
16 according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

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| Approved this ___ day of _____, 2013: _____ Mayor |
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