

Change of Zone 14007

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps adopted by
 2 reference and made a part of Title 27 of the Lincoln Municipal Code, pursuant to Section
 3 27.05.020 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 of Title
 7 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 Outlot "C", Appian Way 14th Addition, located in the Northwest
 10 Quarter of Section 23, Township 9 North, Range 7 East of the 6th
 11 P.M., Lincoln, Lancaster County, Nebraska;

12 is hereby transferred from the B-5 Planned Neighborhood Business District to the H-4 General
 13 Commercial District and is hereby made a part of the H-4 General Commercial District and
 14 governed by all the provisions and regulations pertaining to the H-4 General Commercial
 15 District.

16 Section 2. That the "Lincoln Zoning District Maps" attached to and made a part of Title
 17 27 of the Lincoln Municipal Code be and the same are hereby amended by changing the
 18 boundaries of the districts established and shown on said Maps as follows:

19 That part of Outlot "B", Appian Way 14th Addition and Outlot "O",
 20 Appian Way Addition, located in the Section 23, Township 9
 21 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County,
 22 Nebraska, more particularly described as follows:

23 Commencing at the northeast corner of the Northwest Quarter of
 24 said Section 23; thence westerly on the north line of said
 25 Northwest Quarter on an assigned bearing of north 89 degrees 30

1 minutes 32 seconds west, a distance of 1310.84 feet, to a point of
2 intersection with the south right-of-way line of relocated Pine Lake
3 Road; thence easterly on the south line of said relocated right-of-
4 way, south 69 degrees 43 minutes 43 seconds east, 22.31 feet to
5 the point of beginning; thence easterly on said relocated right-of-
6 way, for the next fourteen (14) courses, south 69 degrees 43
7 minutes 43 seconds east, 0.30 feet; thence south 76 degrees 33
8 minutes 37 seconds east, 106.74 feet to a point of curvature for a
9 non-tangent curve in a counter clockwise direction having a
10 central angle of 10 degrees 14 minutes 59 seconds, a radius of
11 1,259.98 feet, an arc length of 225.40 feet; thence on said curve,
12 having a chord of south 78 degrees 36 minutes 10 seconds east,
13 225.10 feet to a point of curvature for a non-tangent curve in a
14 clockwise direction having a central angle of 0 degrees 43 minutes
15 54 seconds, a radius of 1,260.19 feet, an arc length of 16.09 feet;
16 thence on said curve, having a chord of south 84 degrees 05
17 minutes 32 seconds east, 16.09 feet, and to a point of curvature
18 for a non-tangent curve in a clockwise direction having a central
19 angle of 8 degrees 12 minutes 17 seconds, a radius of 282.00
20 feet, an arc length of 40.38 feet; thence on said curve, having a
21 chord of south 80 degrees 21 minutes 25 seconds east, 40.35
22 feet, to a point of reverse curvature for a curve in a counter
23 clockwise direction having a central angle of 13 degrees 21
24 minutes 55 seconds, a radius of 318.00 feet, an arc length of
25 74.18 feet; thence on said curve, having a chord of south 82
26 degrees 56 minutes 14 seconds east, 74.01 feet, to a point of
27 compound curvature for a curve in a counter-clockwise direction
28 having a central angle of 1 degrees 41 minutes 06 seconds, a
29 radius of 1,270.00 feet, an arc length of 37.35 feet; thence on said
30 curve, having a chord of north 89 degrees 32 minutes 16 seconds
31 east, 37.35 feet; thence north 88 degrees 41 minutes 43 seconds
32 east, 180.54 feet; thence north 82 degrees 45 minutes 15 seconds
33 east, 96.61 feet; thence north 88 degrees 41 minutes 43 seconds
34 east, 356.02 feet, to a point of curvature for a non-tangent curve in
35 a clockwise direction having a central angle of 1 degrees 56
36 minutes 57 seconds, a radius of 740.00 feet, an arc length of
37 25.18 feet; thence on said curve, having a chord of north 89
38 degrees 40 minutes 12 seconds east, 25.17 feet; thence south 00
39 degrees 29 minutes 28 seconds west, 5.23 feet, to a point of
40 curvature for a non-tangent curve in a clockwise direction having a
41 central angle of 11 degrees 03 minutes 27 seconds, a radius of
42 735.00 feet, an arc length of 141.85 feet; thence on said curve,
43 having a chord of south 83 degrees 58 minutes 49 seconds east,
44 141.63 feet; thence south 00 degrees 12 minutes 46 seconds
45 west, 169.19 feet, to a point of curvature for a non-tangent curve
46 in a counter clockwise direction having a central angle of 10
47 degrees 44 minutes 10 seconds, a radius of 386.00 feet, an arc

1 length of 72.33 feet; thence on said curve, having a chord of north
2 84 degrees 27 minutes 39 seconds west, 72.22 feet, to a point on
3 the north line of Lot 117 Irregular Tract in said Section; thence
4 westerly on the north line of said Lot 117, north 89 degrees 47
5 minutes 55 seconds west, 594.74 feet, to the northwest corner of
6 said Lot 117; thence southerly on the west line of said Lot 117,
7 south 0 degrees 10 minutes 20 seconds west, 587.53 feet, to a
8 point located 36.00 feet north of the south line of said Outlot "B";
9 thence westerly parallel to and 36.00 feet north of said south line
10 of Outlot "B", south 90 degrees 00 minutes 00 seconds west,
11 378.85 feet; thence northwesterly north 67 degrees 37 minutes 34
12 seconds west, 321.64 feet, to a point of curvature for a non-
13 tangent curve in a counter clockwise direction having a central
14 angle of 17 degrees 44 minutes 11 seconds, a radius of 952.00
15 feet, an arc length of 294.70 feet; thence on said curve, having a
16 chord of north 04 degrees 07 minutes 27 seconds west, 293.52
17 feet, to a point of compounding curvature for a curve in a
18 clockwise direction having a central angle of 25 degrees 38
19 minutes 08 seconds, a radius of 648.00 feet, an arc length of
20 289.93 feet; thence on said curve, having a chord north 00
21 degrees 10 minutes 28 seconds west, 287.52 feet; thence north
22 12 degrees 38 minutes 36 seconds east, 147.44 feet; thence
23 south 69 degrees 43 minutes 43 seconds east, 26.11 feet to the
24 point of beginning, said tract containing an area of 634,159.27
25 square feet or 14.558 acres, more or less;

26 is hereby transferred from the AG Agricultural District to the B-5 Planned Regional Business
27 District and is hereby made a part of the B-5 Planned Regional Business District and governed
28 by all the provisions and regulations pertaining to the B-5 Planned Regional Business District.

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2014:

Mayor