ORDINANCE NO. _____________

AN ORDINANCE amending the Lincoln Zoning District Maps adopted by reference and made a part of Title 27 of the Lincoln Municipal Code, pursuant to Section 27.05.020 of the Lincoln Municipal Code, by changing the boundaries of the districts established and shown thereon.

BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

Section 1. That the "Lincoln Zoning District Maps" attached to and made a part of Title 27 of the Lincoln Municipal Code be and the same are hereby amended by changing the boundaries of the districts established and shown on said Maps as follows:

A TRACT OF LAND COMPOSED OF OUTLOT "A", WILDERNESS HILLS 7TH ADDITION, A PORTION OF LOT 43 I.T., A PORTION OF LOT 58 I.T., A PORTION OF LOT 60 I.T., ALL LOCATED IN SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEAST CORNER OF LOT 60 I.T., SAID POINT BEING ON A SOUTH LINE OF OUTLOT "G", WILDERNESS CREEK 1ST ADDITION, AND ON A NORTH LINE OF LOT 61 I.T., SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING AND A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 07°15'25", A RADIUS OF 2,065.00', AN ARC LENGTH OF 261.54' ON A SOUTH LINE OF SAID LOT 60 I.T., SAID LINE BEING A NORTH LINE OF SAID LOT 61 I.T., HAVING A CHORD LENGTH OF 261.37', A TANGENT LENGTH OF 130.95', AND A CHORD BEARING OF S60°03'35"W TO AN EAST CORNER OF SAID LOT 60 I.T., SAID POINT BEING A WEST CORNER OF SAID LOT 61 I.T., SAID POINT ALSO BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 05°29'57", A RADIUS OF 1,000.00', AN ARC LENGTH OF 95.98' ON A EAST LINE OF SAID LOT 60 I.T., SAID LINE BEING A WEST LINE OF SAID LOT 61 I.T., A CHORD LENGTH OF 95.94', A TANGENT LENGTH OF 48.03', AND A CHORD BEARING OF S39°20'55"E TO A POINT; THENCE S00°48'33"E, A DISTANCE OF 441.81' TO A POINT; THENCE N89°42'38"E, A DISTANCE OF 20.00' TO A POINT; THENCE S00°48'33"E, A DISTANCE OF 60.00' TO A POINT; THENCE S89°42'38"W, A DISTANCE OF 20.01' TO A POINT; THENCE S03°15'25"E, A DISTANCE OF 85.97' TO A POINT; THENCE S07°56'36"E, A DISTANCE OF 68.29' TO A POINT; THENCE
S12°05'53"E, A DISTANCE OF 68.29' TO A POINT; THENCE
S16°15'10"E, A DISTANCE OF 68.29' TO A POINT; THENCE
S20°24'27"E, A DISTANCE OF 68.29' TO A POINT; THENCE
S24°33'44"E, A DISTANCE OF 68.29' TO A POINT; THENCE
S28°43'01"E, A DISTANCE OF 68.29' TO A POINT; THENCE
S32°52'18"E, A DISTANCE OF 68.29' TO A POINT; THENCE
S37°27'16"E, A DISTANCE OF 83.58' TO A POINT; THENCE
N48°08'28"E, A DISTANCE OF 20.05' TO A POINT; THENCE
S41°51'32"E, A DISTANCE OF 60.00' TO A POINT; THENCE
S48°08'28"W, A DISTANCE OF 20.05' TO A POINT; THENCE
S46°18'53"E, A DISTANCE OF 85.28' TO A POINT; THENCE
S51°14'55"E, A DISTANCE OF 78.09' TO A POINT; THENCE
S55°59'59"E, A DISTANCE OF 78.09' TO A POINT; THENCE
S60°19'40"E, A DISTANCE OF 82.50' TO A POINT; THENCE
S61°01'47"E, A DISTANCE OF 167.01' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 07°09'32", A RADIUS OF 370.00', AN ARC LENGTH OF 46.23', A CHORD LENGTH OF 46.20', A TANGENT LENGTH OF 23.15', AND A CHORD BEARING OF N06°42'41"E TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 09°35'43", A RADIUS OF 380.00', AN ARC LENGTH OF 63.64', A CHORD LENGTH OF 63.56', A TANGENT LENGTH OF 31.89', AND A CHORD BEARING OF N07°55'47"E TO A POINT; THENCE S77°16'22"E, A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 09°21'24", A RADIUS OF 320.00', AN ARC LENGTH OF 52.26', A CHORD LENGTH OF 52.20', A TANGENT LENGTH OF 26.19', AND A CHORD BEARING OF S08°02'56"W TO A POINT; THENCE S78°15'35"E, A DISTANCE OF 120.00' TO A POINT; THENCE S12°10'06"E, A DISTANCE OF 67.66' TO A POINT; THENCE S23°18'27"W, A DISTANCE OF 135.22' TO A POINT; THENCE S28°13'53"W, A DISTANCE OF 84.97' TO A POINT; THENCE S28°58'13"W, A DISTANCE OF 711.22' TO A POINT; THENCE S29°59'33"W, A DISTANCE OF 173.40' TO A POINT; THENCE S43°57'22"W, A DISTANCE OF 103.62' TO A POINT; THENCE S63°35'51"W, A DISTANCE OF 103.22' TO A POINT; THENCE S64°00'22"W, A DISTANCE OF 83.72' TO A POINT; THENCE S70°48'04"W, A DISTANCE OF 95.52' TO A POINT; THENCE S25°12'28"E, A DISTANCE OF 20.00' TO A POINT; THENCE S64°47'32"W, A DISTANCE OF 60.00' TO A POINT; THENCE N25°12'28"W, A DISTANCE OF 20.00' TO A POINT; THENCE S66°45'12"W, A DISTANCE OF 118.40' TO A POINT; THENCE S72°42'48"W, A DISTANCE OF 99.85' TO A POINT; THENCE S84°13'04"W, A DISTANCE OF 98.07' TO A POINT; THENCE S87°47'14"W, A DISTANCE OF 197.93' TO A POINT; THENCE N87°11'12"W, A DISTANCE OF 190.70' TO A POINT OF INTERSECTION WITH A WEST LINE OF LOT 58 I.T.; THENCE N28°41'02"E, ON A WEST LINE OF SAID LOT 58 I.T., A DISTANCE OF 74.93' TO A POINT; THENCE N28°43'02"E, ON A WEST LINE OF SAID LOT 58 I.T., A DISTANCE OF 95.49' TO
A POINT, SAID POINT BEING THE SOUTHEAST RIGHT-OF-WAY CORNER OF TREE LINE DRIVE; THENCE N35°09'42"E, ON A WEST LINE OF SAID LOT 58 I.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 61.77' TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY; THENCE N30°01'11"E, ON A WEST LINE OF SAID LOT 58 I.T., A DISTANCE OF 99.23' TO A POINT; THENCE N26°45'20"E, ON A WEST LINE OF SAID LOT 58 I.T., A DISTANCE OF 82.81' TO A POINT; THENCE N22°58'40"E, ON A WEST LINE OF SAID LOT 58 I.T., A DISTANCE OF 83.02' TO A POINT; THENCE N19°11'00"E, ON A WEST LINE OF SAID LOT 58 I.T., AND ON A WEST LINE OF OUTLOT "A", WILDERNESS HILLS 7TH ADDITION, A DISTANCE OF 82.89' TO A POINT; THENCE N15°30'57"E, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 68.01' TO A POINT; THENCE N15°14'48"E, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 14.97' TO A POINT; THENCE N11°31'55"E, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 82.86' TO A POINT; THENCE N07°56'03"E, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 82.91' TO A POINT; THENCE N11°11'40"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 82.48' TO A POINT; THENCE N14°44'43"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 82.61' TO A POINT; THENCE N18°48'54"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 105.67' TO THE SOUTHEAST RIGHT-OF-WAY CORNER OF FOREST AVENUE; THENCE N22°20'21"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 70.84' TO A POINT; THENCE N13°55'58"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 71.35' TO A POINT; THENCE N08°52'55"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 70.90' TO A POINT; THENCE N05°49'51"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 71.00' TO A POINT; THENCE N01°14'17"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 74.01' TO A POINT; THENCE N00°15'49"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 76.51' TO THE SOUTHEAST RIGHT-OF-WAY CORNER FOR ELDORADO DRIVE; THENCE N00°18'29"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 750.04' TO A POINT; THENCE N04°03'03"E, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 74.33' TO A POINT; THENCE N13°21'44"E, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 76.51' TO
THE NORTHWEST CORNER OF SAID OUTLOT “A”, SAID
POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF
WILDERNESS HILLS BOULEVARD, SAID POINT ALSO BEING
A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A
CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF
01°15'28", A RADIUS OF 2,558.00', AN ARC LENGTH OF 56.16'
ON A NORTH LINE OF SAID OUTLOT “A”, SAID LINE BEING A
SOUTH LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF
56.16', A TANGENT LENGTH OF 28.08', AND A CHORD
BEARING OF S69°58'41"E TO A POINT; THENCE S69°20'57"E,
ON A NORTH LINE OF SAID OUTLOT “A”, SAID LINE BEING A
SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.61'
TO A POINT; THENCE S70°06'22"E, ON A NORTH LINE OF
SAID OUTLOT “A”, A DISTANCE OF 5.56' TO THE SOUTHEAST
CORNER OF SAID RIGHT-OF-WAY; THENCE N20°28'28"E, ON
A WEST LINE OF SAID OUTLOT “A”, SAID LINE BEING A EAST
LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 12.33' TO A
POINT; THENCE S69°02'05"E, ON A NORTH LINE OF SAID
OUTLOT “A”, A DISTANCE OF 191.90' TO A POINT OF
CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER
CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF
02°24'28", A RADIUS OF 480.00', AN ARC LENGTH OF 20.17'
ON A EAST LINE OF SAID OUTLOT “A”, A CHORD LENGTH OF
20.17', A TANGENT LENGTH OF 10.09', AND A CHORD
BEARING OF S15°45'24"W TO A POINT; THENCE S75°26'50"E,
ON A NORTH LINE OF SAID OUTLOT “A”, A DISTANCE OF
60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT
CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL
ANGLE OF 01°50'04", A RADIUS OF 420.00', AN ARC LENGTH
OF 13.45' ON A WEST LINE OF SAID OUTLOT “A”, A CHORD
LENGTH OF 13.45', A TANGENT LENGTH OF 6.72', AND A
CHORD BEARING OF N15°28'12"E TO A POINT; THENCE
S69°02'05"E, ON A NORTH LINE OF SAID OUTLOT “A”, A
DISTANCE OF 71.82' TO A POINT OF CURVATURE FOR A
CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A
CENTRAL ANGLE OF 10°54'59", A RADIUS OF 930.00', AN ARC
LENGTH OF 177.19' ON A NORTH LINE OF SAID OUTLOT “A”,
A CHORD LENGTH OF 176.92', A TANGENT LENGTH OF
88.86', AND A CHORD BEARING OF S74°29'34"E, TO A POINT;
THENCE S08°12'01"W, ON A EAST LINE OF SAID OUTLOT “A”,
A DISTANCE OF 13.38' TO A POINT; THENCE S81°47'59"E, ON
A NORTH LINE OF SAID OUTLOT “A”, A DISTANCE OF 60.00'
TO A POINT; THENCE N08°12'01"E, ON A WEST LINE OF SAID
OUTLOT “A”, A DISTANCE OF 13.38' TO A POINT OF
CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER
CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF
13°20'50", A RADIUS OF 930.00', AN ARC LENGTH OF 216.65'
ON A NORTH LINE OF SAID OUTLOT “A”, A CHORD LENGTH
OF 216.16', A TANGENT LENGTH OF 108.82', AND A CHORD
BEARING OF N89°40'41"E TO A POINT; THENCE S08°50'39"E,
ON A EAST LINE OF SAID OUTLOT “A”, A DISTANCE OF 13.38'
TO A POINT; THENCE N81°09'21"E, ON A NORTH LINE OF
SAID OUTLOT “A”, A DISTANCE OF 56.49' TO THE POINT OF
BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 2,680,604.27 SQUARE FEET OR 61.54 ACRES, MORE OR LESS;

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

Section 2. This ordinance shall be published, within fifteen days after the passage hereof, in one issue of a daily or weekly newspaper of general circulation in the City, or posted on the official bulletin board of the City, located on the wall across from the City Clerk’s office at 555 S. 10th Street, in lieu and in place of the foregoing newspaper publication with notice of passage and such posting to be given by publication one time in the official newspaper by the City Clerk. This ordinance shall take effect and be in force from and after its passage and publication or after its posting and notice of such posting given by publication as herein and in the City Charter provided.

Introduced by:

Approved as to Form & Legality:

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City Attorney

Approved this ____ day of __________, 2018:

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Mayor