

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE amending the Lincoln Zoning District Maps adopted by reference and  
 2 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 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 A TRACT OF LAND COMPOSED OF OUTLOT "A",  
 10 WILDERNESS HILLS 7<sup>TH</sup> ADDITION, A PORTION OF LOT 43  
 11 I.T., A PORTION OF LOT 58 I.T., A PORTION OF LOT 60 I.T.,  
 12 ALL LOCATED IN SECTION 30, TOWNSHIP 9 NORTH, RANGE  
 13 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA,  
 14 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

15 COMMENCING AT A NORTHEAST CORNER OF LOT 60 I.T.,  
 16 SAID POINT BEING ON A SOUTH LINE OF OUTLOT "G",  
 17 WILDERNESS CREEK 1<sup>ST</sup> ADDITION, AND ON A NORTH LINE  
 18 OF LOT 61 I.T., SAID POINT ALSO BEING **THE TRUE POINT**  
 19 **OF BEGINNING** AND A POINT OF CURVATURE FOR A CURVE  
 20 IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL  
 21 ANGLE OF 07°15'25", A RADIUS OF 2,065.00', AN ARC  
 22 LENGTH OF 261.54' ON A SOUTH LINE OF SAID LOT 60 I.T.,  
 23 SAID LINE BEING A NORTH LINE OF SAID LOT 61 I.T.,  
 24 HAVING A CHORD LENGTH OF 261.37', A TANGENT LENGTH  
 25 OF 130.95', AND A CHORD BEARING OF S60°03'35"W TO AN  
 26 EAST CORNER OF SAID LOT 60 I.T., SAID POINT BEING A  
 27 WEST CORNER OF SAID LOT 61 I.T., SAID POINT ALSO  
 28 BEING A POINT OF CURVATURE FOR A NON-TANGENT  
 29 CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL  
 30 ANGLE OF 05°29'57", A RADIUS OF 1,000.00', AN ARC  
 31 LENGTH OF 95.98' ON A EAST LINE OF SAID LOT 60 I.T., SAID  
 32 LINE BEING A WEST LINE OF SAID LOT 61 I.T., A CHORD  
 33 LENGTH OF 95.94', A TANGENT LENGTH OF 48.03', AND A  
 34 CHORD BEARING OF S39°20'55"E TO A POINT; THENCE  
 35 S00°48'33"E, A DISTANCE OF 441.81' TO A POINT; THENCE  
 36 N89°42'38"E, A DISTANCE OF 20.00' TO A POINT; THENCE  
 37 S00°48'33"E, A DISTANCE OF 60.00' TO A POINT; THENCE  
 38 S89°42'38"W, A DISTANCE OF 20.01' TO A POINT; THENCE  
 39 S03°15'25"E, A DISTANCE OF 85.97' TO A POINT; THENCE  
 40 S07°56'36"E, A DISTANCE OF 68.29' TO A POINT; THENCE

1 S12°05'53"E, A DISTANCE OF 68.29' TO A POINT; THENCE  
2 S16°15'10"E, A DISTANCE OF 68.29' TO A POINT; THENCE  
3 S20°24'27"E, A DISTANCE OF 68.29' TO A POINT; THENCE  
4 S24°33'44"E, A DISTANCE OF 68.29' TO A POINT; THENCE  
5 S28°43'01"E, A DISTANCE OF 68.29' TO A POINT; THENCE  
6 S32°52'18"E, A DISTANCE OF 68.29' TO A POINT; THENCE  
7 S37°27'16"E, A DISTANCE OF 83.58' TO A POINT; THENCE  
8 N48°08'28"E, A DISTANCE OF 20.05' TO A POINT; THENCE  
9 S41°51'32"E, A DISTANCE OF 60.00' TO A POINT; THENCE  
10 S48°08'28"W, A DISTANCE OF 20.05' TO A POINT; THENCE  
11 S46°18'53"E, A DISTANCE OF 85.28' TO A POINT; THENCE  
12 S51°14'55"E, A DISTANCE OF 78.09' TO A POINT; THENCE  
13 S55°59'59"E, A DISTANCE OF 78.09' TO A POINT; THENCE  
14 S60°19'40"E, A DISTANCE OF 82.50' TO A POINT; THENCE  
15 S61°01'47"E, A DISTANCE OF 167.01' TO A POINT OF  
16 CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER  
17 CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF  
18 07°09'32", A RADIUS OF 370.00', AN ARC LENGTH OF 46.23', A  
19 CHORD LENGTH OF 46.20', A TANGENT LENGTH OF 23.15',  
20 AND A CHORD BEARING OF N06°42'41"E TO A POINT OF  
21 REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE  
22 DIRECTION HAVING A CENTRAL ANGLE OF 09°35'43", A  
23 RADIUS OF 380.00', AN ARC LENGTH OF 63.64', A CHORD  
24 LENGTH OF 63.56', A TANGENT LENGTH OF 31.89', AND A  
25 CHORD BEARING OF N07°55'47"E TO A POINT; THENCE  
26 S77°16'22"E, A DISTANCE OF 60.00' TO A POINT OF  
27 CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER  
28 CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF  
29 09°21'24", A RADIUS OF 320.00', AN ARC LENGTH OF 52.26', A  
30 CHORD LENGTH OF 52.20', A TANGENT LENGTH OF 26.19',  
31 AND A CHORD BEARING OF S08°02'56"W TO A POINT;  
32 THENCE S78°15'35"E, A DISTANCE OF 120.00' TO A POINT;  
33 THENCE S12°10'06"E, A DISTANCE OF 67.66' TO A POINT;  
34 THENCE S23°18'27"W, A DISTANCE OF 135.22' TO A POINT;  
35 THENCE S28°13'53"W, A DISTANCE OF 84.97' TO A POINT;  
36 THENCE S28°58'13"W, A DISTANCE OF 711.22' TO A POINT;  
37 THENCE S29°59'33"W, A DISTANCE OF 173.40' TO A POINT;  
38 THENCE S43°57'22"W, A DISTANCE OF 103.62' TO A POINT;  
39 THENCE S63°35'51"W, A DISTANCE OF 103.22' TO A POINT;  
40 THENCE S64°00'22"W, A DISTANCE OF 83.72' TO A POINT;  
41 THENCE S70°48'04"W, A DISTANCE OF 95.52' TO A POINT;  
42 THENCE S25°12'28"E, A DISTANCE OF 20.00' TO A POINT;  
43 THENCE S64°47'32"W, A DISTANCE OF 60.00' TO A POINT;  
44 THENCE N25°12'28"W, A DISTANCE OF 20.00' TO A POINT;  
45 THENCE S66°45'12"W, A DISTANCE OF 118.40' TO A POINT;  
46 THENCE S72°42'48"W, A DISTANCE OF 99.85' TO A POINT;  
47 THENCE S84°13'04"W, A DISTANCE OF 98.07' TO A POINT;  
48 THENCE S87°47'14"W, A DISTANCE OF 197.93' TO A POINT;  
49 THENCE N87°11'12"W, A DISTANCE OF 190.70' TO A POINT  
50 OF INTERSECTION WITH A WEST LINE OF LOT 58 I.T.;  
51 THENCE N28°41'02"E, ON A WEST LINE OF SAID LOT 58 I.T.,  
52 A DISTANCE OF 74.93' TO A POINT; THENCE N28°43'02"E, ON  
53 A WEST LINE OF SAID LOT 58 I.T., A DISTANCE OF 95.49' TO

1 A POINT, SAID POINT BEING THE SOUTHEAST RIGHT-OF-  
2 WAY CORNER OF TREE LINE DRIVE; THENCE N35°09'42"E,  
3 ON A WEST LINE OF SAID LOT 58 I.T., SAID LINE BEING A  
4 EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 61.77'  
5 TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY;  
6 THENCE N30°01'11"E, ON A WEST LINE OF SAID LOT 58 I.T.,  
7 A DISTANCE OF 99.23' TO A POINT; THENCE N26°45'20"E, ON  
8 A WEST LINE OF SAID LOT 58 I.T., A DISTANCE OF 82.81' TO  
9 A POINT; THENCE N22°58'40"E, ON A WEST LINE OF SAID  
10 LOT 58 I.T., A DISTANCE OF 83.02' TO A POINT; THENCE  
11 N19°11'00"E, ON A WEST LINE OF SAID LOT 58 I.T., AND ON A  
12 WEST LINE OF OUTLOT "A", WILDERNESS HILLS 7<sup>TH</sup>  
13 ADDITION, A DISTANCE OF 82.89' TO A POINT; THENCE  
14 N15°30'57"E, ON A WEST LINE OF SAID OUTLOT "A", A  
15 DISTANCE OF 68.01' TO A POINT; THENCE N15°14'48"E, ON A  
16 WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 14.97' TO A  
17 POINT; THENCE N11°31'55"E, ON A WEST LINE OF SAID  
18 OUTLOT "A", A DISTANCE OF 82.89' TO A POINT; THENCE  
19 N07°56'03"E, ON A WEST LINE OF SAID OUTLOT "A", A  
20 DISTANCE OF 82.86' TO A POINT; THENCE N03°42'00"E, ON A  
21 WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 83.14' TO A  
22 POINT; THENCE N00°21'42"W, ON A WEST LINE OF SAID  
23 OUTLOT "A", A DISTANCE OF 82.92' TO A POINT; THENCE  
24 N03°57'06"W, ON A WEST LINE OF SAID OUTLOT "A", A  
25 DISTANCE OF 82.90' TO A POINT; THENCE N07°24'49"W, ON  
26 A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 82.91' TO  
27 A POINT; THENCE N11°11'40"W, ON A WEST LINE OF SAID  
28 OUTLOT "A", A DISTANCE OF 82.48' TO A POINT; THENCE  
29 N14°44'43"W, ON A WEST LINE OF SAID OUTLOT "A", A  
30 DISTANCE OF 82.61' TO A POINT; THENCE N18°48'54"W, ON  
31 A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 105.67'  
32 TO THE SOUTHEAST RIGHT-OF-WAY CORNER OF FOREST  
33 AVENUE; THENCE N22°20'21"W, ON A WEST LINE OF SAID  
34 OUTLOT "A", A DISTANCE OF 150.01' TO A POINT; THENCE  
35 N22°22'41"W, ON A WEST LINE OF SAID OUTLOT "A", A  
36 DISTANCE OF 237.03' TO A POINT; THENCE N21°54'03"W, ON  
37 A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 74.42' TO  
38 A POINT; THENCE N18°03'07"W, ON A WEST LINE OF SAID  
39 OUTLOT "A", A DISTANCE OF 70.84' TO A POINT; THENCE  
40 N13°55'58"W, ON A WEST LINE OF SAID OUTLOT "A", A  
41 DISTANCE OF 71.35' TO A POINT; THENCE N08°52'55"W, ON  
42 A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 70.90' TO  
43 A POINT; THENCE N05°49'51"W, ON A WEST LINE OF SAID  
44 OUTLOT "A", A DISTANCE OF 71.00' TO A POINT; THENCE  
45 N01°14'17"W, ON A WEST LINE OF SAID OUTLOT "A", A  
46 DISTANCE OF 74.01' TO A POINT; THENCE N00°15'49"W, ON  
47 A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 98.65' TO  
48 THE SOUTHEAST RIGHT-OF-WAY CORNER FOR ELDORADO  
49 DRIVE; THENCE N00°18'29"W, ON A WEST LINE OF SAID  
50 OUTLOT "A", A DISTANCE OF 750.04' TO A POINT; THENCE  
51 N04°03'03"E, ON A WEST LINE OF SAID OUTLOT "A", A  
52 DISTANCE OF 74.33' TO A POINT; THENCE N13°21'44"E, ON A  
53 WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 76.51' TO

1 THE NORTHWEST CORNER OF SAID OUTLOT "A", SAID  
2 POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF  
3 WILDERNESS HILLS BOULEVARD, SAID POINT ALSO BEING  
4 A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A  
5 CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF  
6 01°15'28", A RADIUS OF 2,558.00', AN ARC LENGTH OF 56.16'  
7 ON A NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING A  
8 SOUTH LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF  
9 56.16', A TANGENT LENGTH OF 28.08', AND A CHORD  
10 BEARING OF S69°58'41"E TO A POINT; THENCE S69°20'57"E,  
11 ON A NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING A  
12 SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.61'  
13 TO A POINT; THENCE S70°06'22"E, ON A NORTH LINE OF  
14 SAID OUTLOT "A", A DISTANCE OF 5.56' TO THE SOUTHEAST  
15 CORNER OF SAID RIGHT-OF-WAY; THENCE N20°28'28"E, ON  
16 A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING A EAST  
17 LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 12.33' TO A  
18 POINT; THENCE S69°02'05"E, ON A NORTH LINE OF SAID  
19 OUTLOT "A", A DISTANCE OF 191.90' TO A POINT OF  
20 CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER  
21 CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF  
22 02°24'28", A RADIUS OF 480.00', AN ARC LENGTH OF 20.17'  
23 ON A EAST LINE OF SAID OUTLOT "A", A CHORD LENGTH OF  
24 20.17', A TANGENT LENGTH OF 10.09', AND A CHORD  
25 BEARING OF S15°45'24"W TO A POINT; THENCE S75°26'50"E,  
26 ON A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF  
27 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT  
28 CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL  
29 ANGLE OF 01°50'04", A RADIUS OF 420.00', AN ARC LENGTH  
30 OF 13.45' ON A WEST LINE OF SAID OUTLOT "A", A CHORD  
31 LENGTH OF 13.45', A TANGENT LENGTH OF 6.72', AND A  
32 CHORD BEARING OF N15°28'12"E TO A POINT; THENCE  
33 S69°02'05"E, ON A NORTH LINE OF SAID OUTLOT "A", A  
34 DISTANCE OF 71.82' TO A POINT OF CURVATURE FOR A  
35 CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A  
36 CENTRAL ANGLE OF 10°54'59", A RADIUS OF 930.00', AN ARC  
37 LENGTH OF 177.19' ON A NORTH LINE OF SAID OUTLOT "A",  
38 A CHORD LENGTH OF 176.92', A TANGENT LENGTH OF  
39 88.86', AND A CHORD BEARING OF S74°29'34"E, TO A POINT;  
40 THENCE S08°12'01"W, ON A EAST LINE OF SAID OUTLOT "A",  
41 A DISTANCE OF 13.38' TO A POINT; THENCE S81°47'59"E, ON  
42 A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 60.00'  
43 TO A POINT; THENCE N08°12'01"E, ON A WEST LINE OF SAID  
44 OUTLOT "A", A DISTANCE OF 13.38' TO A POINT OF  
45 CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER  
46 CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF  
47 13°20'50", A RADIUS OF 930.00', AN ARC LENGTH OF 216.65'  
48 ON A NORTH LINE OF SAID OUTLOT "A", A CHORD LENGTH  
49 OF 216.16', A TANGENT LENGTH OF 108.82', AND A CHORD  
50 BEARING OF N89°40'41"E TO A POINT; THENCE S08°50'39"E,  
51 ON A EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 13.38'  
52 TO A POINT; THENCE N81°09'21"E, ON A NORTH LINE OF  
53 SAID OUTLOT "A", A DISTANCE OF 56.49' TO THE POINT OF

1 BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA  
2 2,680,604.27 SQUARE FEET OR 61.54 ACRES, MORE OR  
3 LESS;

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

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

Introduced by:

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Approved this \_\_\_\_ day of \_\_\_\_\_, 2018:

\_\_\_\_\_  
Mayor