

Change of Zone 3408

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps attached to
 2 and made a part of Title 27 of the Lincoln Municipal Code, as provided by Section
 3 27.05.020 of the Lincoln Municipal Code, by changing the boundaries of the districts
 4 established 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
 7 a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended by
 8 changing the boundaries of the districts established and shown on said Maps as
 9 follows:

10 A portion of Outlot "E" Pine Lake Heights South 4th Addition,
 11 and a portion of South 27th Street right-of-way, and a portion
 12 of Grainger Parkway right-of-way, all located in the
 13 Southwest Quarter of Section 19, Township 9 North, Range
 14 7 East of the 6th P.M., City of Lincoln, Lancaster County,
 15 Nebraska, and more particularly described as follows:

16 Commencing at the southwest corner of said Southwest
 17 Quarter; thence on an assumed bearing of north 00 degrees
 18 02 minutes 09 seconds west along the west line of said
 19 Southwest Quarter, a distance of 990.78 feet to a point, said
 20 point being the true point of beginning; thence continuing
 21 north 00 degrees 02 minutes 09 seconds west along the
 22 west line of said Southwest Quarter, a distance of 172.01
 23 feet to a point; thence north 89 degrees 57 minutes 52
 24 seconds east, a distance of 238.59 feet to a point; thence
 25 north 00 degrees 29 minutes 28 seconds east, a distance of
 26 60.80 feet to a point; thence north 89 degrees 57 minutes 52

1 seconds east, a distance of 55.43 feet to a point; thence
2 south 75 degrees 54 minutes 57 seconds east, a distance of
3 173.43 feet to a point of curvature; thence along a curve in a
4 clockwise direction, having a radius of 50.00 feet, arc length
5 of 52.65 feet, delta angle of 60 degrees 19 minutes 54
6 seconds, a chord bearing of south 45 degrees 45 minutes
7 00 seconds east, and a chord length of 50.25 feet to a point
8 of tangency; thence south 15 degrees 35 minutes 02
9 seconds east, a distance of 45.78 feet to a point; thence
10 south 52 degrees 39 minutes 47 seconds east, a distance of
11 316.32 feet to a point; thence south 46 degrees 55 minutes
12 10 seconds east, a distance of 67.29 feet to a point; thence
13 along a curve in a counter clockwise direction, having a
14 radius of 200.00 feet, arc length of 68.31 feet, delta angle of
15 19 degrees 34 minutes 10 seconds, a chord bearing of north
16 33 degrees 17 minutes 45 seconds east, and a chord length
17 of 67.98 feet to a point; thence north 23 degrees 30 minutes
18 40 seconds east, a distance of 148.95 feet to a point of
19 intersection with the center line of Grainger Parkway right-of-
20 way; thence along a curve in a counter clockwise direction,
21 having a radius of 800.00 feet, arc length of 64.71 feet, delta
22 angle of 04 degrees 38 minutes 03 seconds, a chord
23 bearing of south 67 degrees 09 minutes 11 seconds east
24 along the center line of said right-of-way, and a chord length
25 of 64.69 feet to a point; thence south 20 degrees 31 minutes
26 48 seconds west, a distance of 51.31 feet to a point of
27 curvature; thence along a curve in a counter clockwise
28 direction, having a radius of 200.00 feet, arc length of 72.98
29 feet, delta angle of 20 degrees 54 minutes 28 seconds, a
30 chord bearing of south 10 degrees 04 minutes 34 seconds
31 west, and a chord length of 72.58 feet to a point of tangency;
32 thence south 00 degrees 22 minutes 41 seconds east, a
33 distance of 63.10 feet to a point; thence south 89 degrees
34 37 minutes 19 seconds west, a distance of 125.15 feet to a
35 point of curvature; thence along a curve in a counter
36 clockwise direction, having a radius of 300.00 feet, arc
37 length of 66.64 feet, delta angle of 12 degrees 43 minutes
38 38 seconds, a chord bearing of south 83 degrees 15
39 minutes 30 seconds west, and a chord length of 66.50 feet
40 to a point; thence along a curve in a counter clockwise
41 direction, having a radius of 104.66 feet, arc length of 47.40
42 feet, delta angle of 25 degrees 56 minutes 55 seconds, a
43 chord bearing of north 32 degrees 20 minutes 33 seconds
44 west, and a chord length of 47.00 feet to a point of tangency;

1 thence north 45 degrees 31 minutes 50 seconds west, a
2 distance of 70.95 feet to a point; thence south 89 degrees
3 57 minutes 52 seconds west, a distance of 296.83 feet to a
4 point; thence north 00 degrees 02 minutes 08 seconds west,
5 a distance of 60.15 feet to a point; thence south 89 degrees
6 57 minutes 52 seconds west, a distance of 373.83 feet to
7 the point of beginning, said tract contains a calculated area
8 of 148,387.94 square feet or 3.41 acres, more or less;

9 be and it hereby is transferred from the O-3 Office Park District to the H-4 General
10 Commercial District and is hereby made a part of the H-4 General Commercial District
11 and governed by all the provisions and regulations pertaining to the H-4 General
12 Commercial District.

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

17 A portion of Outlot "E" Pine Lake Heights South 4th Addition,
18 and a portion of South 27th Street right-of-way, a portion of
19 Grainger Parkway right-of-way, and a portion of Yankee Hill
20 Road right-of-way, all located in the Southwest Quarter of
21 Section 19, Township 9 North, Range 7 East of the 6th P.M.,
22 City of Lincoln, Lancaster County, Nebraska, and more
23 particularly described as follows:

24 Commencing at the southwest corner of said Southwest
25 Quarter, said point being the true point of beginning; thence
26 on an assumed bearing of north 00 degrees 02 minutes 09
27 seconds west along the west line of said Southwest Quarter,
28 a distance of 990.78 feet to a point; thence north 89 degrees
29 57 minutes 52 seconds east, a distance of 373.83 feet to a
30 point; thence south 00 degrees 02 minutes 08 seconds east,
31 a distance of 60.15 feet to a point; thence north 89 degrees
32 57 minutes 52 seconds east, a distance of 296.83 feet to a
33 point; thence south 45 degrees 31 minutes 50 seconds east,
34 a distance of 70.95 feet to the point of curvature; thence

1 along a curve in a clockwise direction, having a radius of
2 104.66 feet, arc length of 47.40 feet, delta angle of 25
3 degrees 56 minutes 55 seconds, a chord bearing of south
4 32 degrees 20 minutes 33 seconds east, and a chord length
5 of 47.00 feet to a point; thence along a curve in a clockwise
6 direction, having a radius of 300.00 feet, arc length of 66.64
7 feet, delta angle of 12 degrees 43 minutes 38 seconds, a
8 chord bearing of north 83 degrees 15 minutes 30 seconds
9 east, and a chord length of 66.50 feet to a point of tangency;
10 thence north 89 degrees 37 minutes 19 seconds east, a
11 distance of 125.15 feet to a point; thence north 00 degrees
12 22 minutes 41 seconds west, a distance of 63.10 feet to a
13 point of curvature; thence along a curve in a clockwise
14 direction, having a radius of 200.00 feet, arc length of 72.98
15 feet, delta angle of 20 degrees 54 minutes 28 seconds, a
16 chord bearing of north 10 degrees 04 minutes 34 seconds
17 east, and a chord length of 72.58 feet to a point of tangency;
18 thence north 20 degrees 31 minutes 48 seconds east, a
19 distance of 51.31 feet to a point of intersection with the
20 center line of Grainger Parkway right-of-way; thence along a
21 curve in a counter clockwise direction, having a radius of
22 800.00 feet, arc length of 291.13 feet, delta angle of 20
23 degrees 51 minutes 01 seconds, a chord bearing of south
24 79 degrees 53 minutes 43 seconds east along the center
25 line of said right-of-way, and a chord length of 289.52 feet to
26 a point of intersection with the center line of future South 30th
27 Street right-of-way; thence south 00 degrees 19 minutes 13
28 seconds east along the center line of said future right-of-
29 way, a distance of 415.97 feet to a point of curvature; thence
30 along a curve in a clockwise direction, having a radius of
31 5000.00 feet, arc length of 80.39 feet, delta angle of 00
32 degrees 55 minutes 16 seconds, a chord bearing of south
33 00 degrees 46 minutes 52 seconds east along center line of
34 said future right-of-way, and a chord length of 80.39 feet to a
35 point of tangency; thence south 01 degrees 14 minutes 30
36 seconds east along the center line of said future right-of-
37 way, a distance of 458.42 feet to a point of intersection with
38 the south line of said Southeast Quarter; thence south 88
39 degrees 45 minutes 30 seconds west along the south line of
40 said Southwest Quarter, a distance of 1,266.00 feet to the
41 point of beginning, said tract contains a calculated area of
42 1,178,567.54 square feet or 27.06 acres, more or less;

43 be and it hereby is transferred from the B-2 Planned Neighborhood Business District to

1 the H-4 General Commercial District and is hereby made a part of the H-4 General
2 Commercial District and governed by all the provisions and regulations pertaining to the
3 H-4 General Commercial District.

4 Section 3. That this ordinance shall take effect and be in force from and
5 after its passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2003:

Mayor