

Change of Zone 07059

ORDINANCE NO. _____

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

9 Lot 4, Morning Glory Estates 2nd Addition, located in the
 10 Southwest Quarter of Section 14, Township 10 North, Range 7
 11 East of the 6th P.M., City of Lincoln, Lancaster County, Nebraska,
 12 and more particularly described as follows:

13 Commencing at the northwest corner of Lot 4, Morning Glory
 14 Estates 2nd Addition, said point being the true point of beginning;
 15 thence easterly along the north line of said Lot 4 on an assumed
 16 bearing of north 89 degrees 57 minutes 46 seconds east, a
 17 distance of 533.06 feet to the northeast corner of said Lot 4, said
 18 point being on the west line of North 86th Street right-of-way;
 19 thence south 02 degrees 44 minutes 20 seconds west along an
 20 east line of said Lot 4, said line being a west line of said right-of-
 21 way, a distance of 5.56 feet to a point of curvature of a curve in a
 22 counter clockwise direction having a radius of 351.93 feet, a
 23 central angle of 17 degrees 49 minutes 59 seconds, an arc length
 24 of 109.54 feet along an east line of said Lot 4, said line being a
 25 west line of said right-of-way, a tangent length of 55.21 feet, a
 26 chord bearing of south 06 degrees 10 minutes 40 seconds east,
 27 and a chord distance of 109.09 feet to a point of reverse
 28 curvature; thence along a curve in a clockwise direction having a
 29 radius of 550.00 feet, a central angle of 15 degrees 05 minutes 39
 30 seconds, an arc length of 144.89 feet along an east line of said
 31 Lot 4, said line being a west line of said right-of-way, a tangent

1 length of 72.87 feet, a chord bearing of south 07 degrees 32
2 minutes 50 seconds east, and a chord distance of 144.48 feet to a
3 point; thence south 00 degrees 00 minutes 00 seconds east along
4 an east line of said Lot 4, said line being the west line of said right-
5 of-way, a distance of 23.39 feet to a southeast corner of said Lot
6 4; thence south 45 degrees 12 minutes 05 seconds west along a
7 southeast line of said Lot 4, said line being a northwest line of said
8 right-of-way, a distance of 14.09 feet to the southeast corner of
9 said Lot 4; thence north 89 degrees 35 minutes 51 seconds west
10 along the south line of said Lot 4, said line being a north line of
11 Holdrege Street right-of-way, said line being 60.00 feet north of
12 and parallel with the south line of said Southwest Quarter, a
13 distance of 533.27 feet to the southwest corner of said Lot 4;
14 thence north 44 degrees 55 minutes 29 seconds west along a
15 southwest line of said Lot 4, said line being a northeast line of said
16 right-of-way, a distance of 28.45 feet to a southwest corner of said
17 Lot 4, said point being on the east line of North 84th Street right-
18 of-way; thence north 00 degrees 02 minutes 14 seconds west
19 along the west line of said Lot 4, said line being the east line of
20 said right-of-way, said line being 85.00 feet east of and parallel
21 with the west line of said Southwest Quarter, a distance of 266.33
22 feet to the point of beginning; said tract contains a calculated area
23 of 158,214.59 square feet or 3.63 acres, more or less;

24 be and it hereby is transferred from the O-3 Office Park District to the B-2 Planned
25 Neighborhood Business District and is hereby made a part of the B-2 Planned Neighborhood
26 Business District and governed by all the provisions and regulations pertaining to the B-2
27 Planned Neighborhood Business District.

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

31 Lot 6, Block 2, Morning Glory Estates Addition, a portion of Outlot
32 "A", and a portion of Lot 2, Morning Glory Estates 5th Addition, all
33 located in the Southwest Quarter of Section 14, Township 10
34 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster
35 County, Nebraska, and more particularly described as follows:

36 Commencing at the southwest corner of Lot 2, Morning Glory
37 Estates 5th Addition, said point being the true point of beginning;
38 thence northerly along the west line of said Lot 2 and its extension

1 on an assumed bearing of north 00 degrees 02 minutes 14
2 seconds west, a distance of 317.75 feet to a point; thence north
3 89 degrees 57 minutes 46 seconds east, a distance of 85.87 feet
4 to a point; thence north 00 degrees 08 minutes 05 seconds east, a
5 distance of 162.58 feet to a point; thence north 89 degrees 57
6 minutes 54 seconds east, a distance of 151.47 feet to a point of
7 intersection with the east line of Outlot "A", Morning Glory Estates
8 5th Addition, said point being on the west line of North 86th Street
9 right-of-way; thence south 00 degrees 07 minutes 25 seconds
10 east along an east line of said Outlot "A", said line being a west
11 line of said right-of-way, a distance of 169.16 feet to an east
12 corner of said Outlot "A"; thence south 02 degrees 44 minutes 01
13 seconds west along an east line of said Outlot "A", said line being
14 a west line of said right-of-way, a distance of 17.18 feet to the
15 southeast corner of said Outlot "A"; thence south 89 degrees 57
16 minutes 46 seconds west along a south line of said Outlot "A", a
17 distance of 161.71 feet to a point of intersection with the existing
18 zoning line; thence south 00 degrees 01 minutes 35 seconds east
19 along the existing zoning line, a distance of 294.00 feet to a point
20 of intersection with the south line of Lot 2, Morning Glory Estates
21 5th Addition; thence south 89 degrees 57 minutes 46 seconds
22 west along the south line of said Lot 2, a distance of 75.49 feet to
23 the point of beginning, said tract contains a calculated area of
24 52,534.37 square feet or 1.21 acres, more or less;

25 be and it hereby is transferred from the B-2 Planned Neighborhood Business District to the O-3
26 Office Park District and is hereby made a part of the O-3 Office Park District and governed by all
27 the provisions and regulations pertaining to the O-3 Office Park District.

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2008:

Mayor