

Change of Zone 3273

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps attached to and made
 2 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 of
 7 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 A portion of Outlot "A", South Ridge Village 6th Addition,
 10 located in the Northwest Quarter of Section 19, Township 9
 11 North, Range 7 East of the 6th P.M., Lincoln, Lancaster
 12 County, Nebraska, more particularly described as follows:

13 Beginning at the northwest corner of Lot 2, Porter Ridge 3rd
 14 Addition; thence southerly along the west property line of said
 15 Lot 2, on a bearing of south 00 degrees 02 minutes 43
 16 seconds east, a distance of 70.00 feet; thence westerly along
 17 the south property line of said Outlot "A", South Ridge Village
 18 6th Addition, on a bearing of south 79 degrees 12 minutes 30
 19 seconds west, a distance of 260.03 feet; thence northwesterly
 20 along the east right-of-way line of South 29th Street, on a
 21 bearing of north 49 degrees 18 minutes 24 seconds west, a
 22 distance of 25.56 feet; thence easterly on a bearing of north 79
 23 degrees 12 minutes 30 seconds east, a distance of 259.39
 24 feet; thence northerly on a bearing of north 00 degrees 02
 25 minutes 32 seconds west, a distance of 53.44 feet; thence
 26 easterly on a bearing of north 89 degrees 57 minutes 17
 27 seconds east, a distance of 20.00 feet, to the point of
 28 beginning and containing a calculated area of 6,426.07 square
 29 feet more or less;

1 be and the same is hereby transferred from the R-3 Residential District to the O-3 Office
2 Park District and is hereby made a part of the O-3 Office Park District and governed by all
3 the provisions and regulations pertaining to the O-3 Office Park District.

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

7 A portion of Lots 9 and 10, Block 1, Porter Ridge West 14th
8 Addition, located in the Northwest Quarter of Section 19,
9 Township 9 North, Range 7 East of the 6th P.M., Lincoln,
10 Lancaster County, Nebraska, more particularly described as
11 follows:

12 Beginning at the northeast corner of said Lot 10; thence
13 around a curve in a clockwise direction having a delta angle of
14 12 degrees 23 minutes 42 seconds, an arc distance of 20.44
15 feet, a radius of 489.00 feet, and a chord of south 49 degrees
16 02 minutes 35 seconds east along the west right-of-way line of
17 South 29th Street, a distance of 20.44 feet; thence
18 southwesterly on a bearing of south 74 degrees 34 minutes 26
19 seconds west, a distance of 144.48 feet; thence northeasterly
20 on a bearing of north 67 degrees 17 minutes 26 seconds east,
21 a distance of 134.25 feet, to the point of beginning and
22 containing a calculated area of 1,228.05 square feet, more or
23 less;

24 be and the same is hereby transferred from the O-3 Office Park District to the R-3
25 Residential District and is hereby made a part of the R-3 Residential District and governed
26 by all the provisions and regulations pertaining to the R-3 Residential District.

27 Section 3. That the "Lincoln Zoning District Maps" attached to and made a part of
28 Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
29 boundaries of the districts established and shown on said Maps as follows:

30 A portion of Outlot "A", Porter Ridge West 14th Addition,
31 located in the Northwest Quarter of Section 19, Township 9

1 North, Range 7 East of the 6th P.M., Lincoln, Lancaster
2 County, Nebraska, more particularly described as follows:

3 Beginning at the northwest corner of Lot 8, Block 1, Porter
4 Ridge West 14th Addition; thence west on a bearing of south
5 82 degrees 50 minutes 00 seconds west along the north
6 property line of Block 1, Porter Ridge West 14th Addition, a
7 distance of 333.52 feet; thence east on a bearing of north 80
8 degrees 59 minutes 34 seconds east, a distance of 229.79
9 feet; thence continuing east on a bearing of north 80 degrees
10 34 minutes 17 seconds east, a distance of 82.02 feet; thence
11 continuing east on a bearing of north 76 degrees 50 minutes
12 05 seconds east, a distance of 86.78 feet; thence continuing
13 east on a bearing of north 74 degrees 34 minutes 26 seconds
14 east, a distance of 13.47 feet; thence west on a bearing of
15 south 67 degrees 17 minutes 26 seconds west, a distance of
16 80.69 feet, to the point of beginning and containing a
17 calculated area of 2,327.64 square feet more or less;

18 be and the same is hereby transferred from the R-3 Residential District to the O-3 Office
19 Park District and is hereby made a part of the O-3 Office Park District and governed by all
20 the provisions and regulations pertaining to the O-3 Office Park District.

21 Section 4. That the "Lincoln Zoning District Maps" attached to and made a part of
22 Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
23 boundaries of the districts established and shown on said Maps as follows:

24 A portion of Lots 1, 2, and 3, Block 1, Porter Ridge West 14th
25 Addition, located in the Northwest Quarter of Section 19,
26 Township 9 North, Range 7 East of the 6th P.M., Lincoln,
27 Lancaster County, Nebraska, more particularly described as
28 follows:

29 Beginning at the northwest corner of said Lot 1, Block 1, Porter
30 Ridge West 14th Addition; thence northeasterly on a bearing
31 of north 41 degrees 04 minutes 27 seconds east, a distance of
32 91.68 feet; thence easterly on a bearing of north 82 degrees
33 50 minutes 00 seconds east, a distance of 186.34 feet; thence
34 westerly on a bearing of south 80 degrees 59 minutes 34
35 seconds west, a distance of 24.48 feet; thence southwesterly
36 on a bearing of south 73 degrees 17 minutes 59 seconds west,

1 a distance of 107.51 feet; thence southwesterly on a bearing
2 of south 54 degrees 04 minutes 58 seconds west, a distance
3 of 125.76 feet; thence northwesterly on a bearing of north 44
4 degrees 59 minutes 12 seconds west, a distance of 22.82 feet,
5 to the point of beginning and containing a calculated area of
6 5,313.82 square feet, more or less;

7 be and the same is hereby transferred from the O-3 Office Park District to the R-3
8 Residential District and is hereby made a part of the R-3 Residential District and governed
9 by all the provisions and regulations pertaining to the R-3 Residential District.

10 Section 5. That the "Lincoln Zoning District Maps" attached to and made a part of
11 Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
12 boundaries of the districts established and shown on said Maps as follows:

13 A portion of Lots 2, 3, and 4, Block 1, Porter Ridge West 14th
14 Addition, located in the Northwest Quarter of Section 19,
15 Township 9 North, Range 7 East of the 6th P.M., Lincoln,
16 Lancaster County, Nebraska, more particularly described as
17 follows:

18 Beginning at the northwest corner of said Lot 2; thence around
19 a curve in a clockwise direction having a delta angle of 28
20 degrees 06 minutes 07 seconds, an arc distance of 53.95 feet,
21 a radius of 110.00 feet, and a chord of south 63 degrees 04
22 minutes 09 seconds east along the south right-of-way line of
23 Porter Ridge Road, a distance of 53.41 feet; thence
24 southeasterly on a bearing of south 53 degrees 02 minutes 59
25 seconds east, a distance of 22.98 feet; thence southerly on a
26 bearing of south 35 degrees 57 minutes 19 seconds west, a
27 distance of 3.40 feet; thence southerly on a bearing of south
28 21 degrees 47 minutes 22 seconds west, a distance of 134.77
29 feet; thence southerly on a bearing of south 08 degrees 07
30 minutes 17 seconds west, a distance of 105.05 feet; thence
31 northerly on a bearing of north 00 degrees 11 minutes 07
32 seconds east, a distance of 269.88 feet, to the point of
33 beginning, and containing a calculated area of 7,216.54 square
34 feet, more or less;

35 be and the same is hereby transferred from the O-3 Office Park District to the R-3

1 Residential District and is hereby made a part of the R-3 Residential District and governed
2 by all the provisions and regulations pertaining to the R-3 Residential District.

3 Section 6. That this ordinance shall take effect and be in force from and after its
4 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant