

ORDINANCE NO. 831

AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF WATERLOO, DOUGLAS COUNTY, NEBRASKA; FINDING THAT THE PLANNING BOARD DULY RECOMMENDED THE ADOPTION OF THE AMENDMENT; FINDING THAT NOTICE OF HEARING ON SUCH AMENDMENT WAS DULY GIVEN PRIOR TO THE HEARING AS PROVIDED BY LAW AND THAT PUBLIC HEARING WAS HAD THEREON; FINDING THAT THE ZONING MAP OF WATERLOO, DOUGLAS COUNTY, NEBRASKA, BE AMENDED BY REZONING THE REAL PROPERTY COMMONLY KNOWN AS 2818 N 240th ST IN WATERLOO, AND LEGALLY DESCRIBED HEREIN, FROM THE R-2 RESIDENTIAL DISTRICT TO THE BC BUSINESS AND COMMERCIAL DISTRICT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED BY THE CHAIRPERSON AND BOARD OF TRUSTEES OF THE VILLAGE OF WATERLOO, DOUGLAS COUNTY, NEBRASKA, AS FOLLOWS:

Section 1. The owners of the real property described herein requested the herein described amendment (the "Amendment") to the Zoning Map of the Village of Waterloo, which proposed Amendment was duly submitted to the Planning Board of the Village Waterloo for its recommendation; and that following a public hearing the Planning Board recommended that the proposed Amendment be adopted.

Section 2. A public hearing on the proposed Amendment was held by the Board of Trustees of the Village of Waterloo.

Section 3. Notices of such public hearings before both the Planning Board and Board of Trustees, respectively, on the proposed Amendment were duly given by posting and publication at least ten (10) days prior to said public hearings as provided by law.

Section 4. The Zoning Map of the Village of Waterloo, Douglas County, Nebraska, be, and hereby is, amended, as follows:

THAT THE FOLLOWING REAL PROPERTY BE, AND HEREBY IS, REZONED FROM THE R-2 RESIDENTIAL DISTRICT TO THE BC BUSINESS AND COMMERCIAL DISTRICT, TO-WIT:

THE REAL PROPERTY COMMONLY KNOWN 2818 N 240 ST IN WATERLOO, AND LEGALLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

Section 5. All ordinances or parts thereof in conflict herewith, as written prior to the effective date of this Ordinance, are hereby repealed.

Section 6. This Ordinance shall take effect and be in full force fifteen days from and after the date of its passage.

Ordinance 831-Amend Zoning Regulations

PASSED this 13 day of November, 2023.

ATTEST:

Village of Waterloo

Melissa Smith

Melissa Smith
Village Clerk



[Signature]

Travis Harlow
Chairperson

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, IN TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 167.7 FEET SOUTH OF THE NORTHEAST CORNER OF TAX LOT 4 IN SAID SECTION, THENCE SOUTH 117 FEET; THENCE WEST 186 FEET; THENCE NORTH 117 FEET; THENCE EAST 186 FEET TO THE PLACE OF BEGINNING, EXCEPT HIGHWAYS, ALL IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE SOUTH 12 FEET OF THAT CERTAIN REAL PROPERTY DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, IN TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF TAX LOT 4 IN SAID SECTION; THENCE SOUTH 167.7 FEET; THENCE WEST 186 FEET; THENCE NORTH 167.7 FEET; THENCE EAST 186 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PORTION TAKEN FOR HIGHWAYS, ALL IN DOUGLAS COUNTY, NEBRASKA.