

ORDINANCE NO. 834

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 PARCEL ID 0107470010 IN WATERLOO, AND LEGALLY DESCRIBED HEREIN, FROM THE AG AGRICULTURAL DISTRICT TO MIXED USE OF R-2 MEDIUM DENSITY RESIDENTIAL AND 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 AG AGRICULTURAL DISTRICT TO MIXED USE OF R-2 MEDIUM DENSITY RESIDENTIAL AND BC BUSINESS AND COMMERCIAL DISTRICT, TO-WIT:

THE REAL PROPERTY COMMONLY KNOWN AS Parcel ID 0107470010 IN WATERLOO, AND LEGALLY DESCRIBED LANDS SEC-TWN-RGE 10-15-10 -EX CO RD & IRREG W 83.39 FT TAKEN FOR HWY 275 & IRREG NE .93 AC FOR DIKE & IRREG E 224.66 N 238.33 FT TRIA & PARCEL FOR HWY WIDENING AS DESC MISC BK 1311-406- W 50 AC S 1/2 SW 1/4 37.6 AC.

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ordinances or parts thereof in conflict herewith, as written prior to the effective date of this Ordinance, are hereby repealed.

Ordinance 834-Amend Zoning Regulations

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

PASSED this 1 day of February, 2024.

ATTEST:

Village of Waterloo

Melissa Smith

Melissa Smith
Village Clerk



Bill Rotert

Bill Rotert
Vice-Chairperson