

ORDINANCE NO. 832

AN ORDINANCE ANNEXING AND EXTENDING THE CORPORATE LIMITS OF THE VILLAGE OF WATERLOO, NEBRASKA, TO INCLUDE CERTAIN REAL ESTATE GENERALLY DESCRIBED AS CEDAR HOLLOW LOT 40 BLOCK 0 -EX IRREG W 15.85 FT TAKEN FOR HWY 275 & IRREG PT ANX INTO WATERLOO- LOT 40 and CERTAIN REAL ESTATE GENERALLY DESCRIBED AS A TRACT OF LAND OF APPROXIMATELY 37.6 ACRES IN THE SOUTH HALF OF THE SW1/4, SECTION 10, T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA LYING NORTH OF THE INTERSECTION OF BLONDO STREET AND 240TH STREET; AMENDING THE ZONING MAP OF THE VILLAGE OF WATERLOO TO INCLUDE SUCH ANNEXED PROPERTY IN THE AG AGRICULTURAL DISTRICT; FINDING THAT THE PLANNING BOARD DULY RECOMMENDED THE ADOPTION OF THIS ORDINANCE; FINDING THAT NOTICE OF HEARING ON THIS ORDINANCE WAS DULY GIVEN PRIOR TO THE HEARING AS PROVIDED BY LAW AND THAT PUBLIC HEARING WAS HAD THEREON; 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:

WHEREAS, it appears desirable and for the public good and the best interests of the Village of Waterloo, that an Ordinance be passed annexing and extending the corporate limits of the Village of Waterloo to include the real estate hereinafter described; and

WHEREAS, said real estate will receive material benefits and advantages from annexation into the corporate limits of the Village of Waterloo; and

WHEREAS, said real estate is contiguous or adjacent to the corporate limits of the Village of Waterloo, and is urban or suburban in character and does not include any agricultural lands which are rural in character; and

WHEREAS, the Village of Waterloo Planning Board, after notice of hearing duly given, recommends passage of this Ordinance; and

WHEREAS, after notice of hearing duly given, public hearing on this Ordinance was held by the Village Board of the Village of Waterloo.

Section 1. That the real estate hereinafter described be, and the same is hereby annexed and included within the corporate limits of the Village of Waterloo, Nebraska, and said real estate and the persons thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes, and all other burdens and benefits of other persons and territory included within the corporate limits of the Village of Waterloo, Nebraska.

Section 2. The real estate which is hereby annexed and included within the corporate limits of the Village of Waterloo, Nebraska is legally described on Exhibit A, attached hereto and incorporated herein.

Section 3. Attached hereto and incorporated herein is Exhibit B, the Annexation Map,

which depicts the aforesaid real estate which is hereby annexed and included within the corporate limits of the Village of Waterloo. No State of Nebraska highway rights-of-way abutting the aforesaid real estate is annexed, or caused to be included within the Village of Waterloo corporate limits, by adoption of this Ordinance, except those parts specifically described on Exhibits A and B hereto.

Section 4. The lands, lots, tracts, streets, or highways that are annexed by this Ordinance are inter-dependent and are not severable or redactable. If the annexation of any lands, lots, tracts, streets, or highways pursuant to this Ordinance shall be invalid, then such partial invalidity shall this invalidate the entity of this Ordinance.

Section 5. The Official Zoning Map of the Village of Waterloo is hereby amended to include the aforementioned real estate in the AG Agricultural District and to make such real estate subject to all land use regulations, including flood zones, of the Village of Waterloo.

Section 6. This Ordinance shall be in full force and take effect fifteen (15) days from and after its passage, as provided by law.

PASSED this 11 day of December, 2023.

ATTEST:

Village of Waterloo

Melissa Smith
Melissa Smith
Village Clerk



Bill Rotert
Bill Rotert
Vice-Chairperson