

**ORDINANCE NO. 784**

**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 A PORTION OF THE REAL PROPERTY COMMONLY KNOWN AS 610 DRYERS ROAD IN WATERLOO, AND LEGALLY DESCRIBED HEREIN, FROM THE R-1 RESIDENTIAL DISTRICT TO THE BC BUSINESS AND COMMERCIAL DISTRICT; PROVIDING A SEVERABILITY CLAUSE; 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.** That 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-1 RESIDENTIAL DISTRICT TO THE BC BUSINESS AND COMMERCIAL DISTRICT, TO-WIT:

A portion of Outlot 11 and Tax Lot 11 (commonly known as 610 Lincoln Avenue), to be replatted as Lot 1, Diesel Subdivision (to be addressed as 610 Dryers Road), a subdivision in the Village of Waterloo, Douglas County, Nebraska, and described as follows:  
Beginning at the northwest corner of Outlot 11, thence N89°27'28"E (assumed bearing) 202.04 feet on the North lines of Outlot 11 and Tax Lot 11 to the Northeast corner of Tax Lot 11; thence S00°33'04"E 309.99 feet on the east lines of Outlot 11 and Tax Lot 11 to 101°35'42"; thence West North West 78.64 feet to 86°20'21"; thence North North East 45.00 feet to

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107°44'27"; thence North West 63 feet to 142°50'44"; thence West 86.39 feet to 85°17'11"; thence N00°02'05"E 333.77 feet on the West side of Outlot 11 to the point of beginning.

**Section 5.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**Section 6.** All ordinances or parts thereof in conflict herewith, as written prior to the effective date of this Ordinance, are hereby repealed.

**Section 7.** This Ordinance shall take effect and be in full force fifteen days from and after the date of its passage.

PASSED this 9 day of January, 2018.

ATTEST:

Village of Waterloo

Melissa Johnson  
Melissa Johnson  
Village Clerk



Travis Harlow  
Travis Harlow  
Chairperson