

**Zoning changes since adoption of the new Official Zoning Map on July 22, 2010:  
(as of 8/20/2014)**

Ordinance 2046 adopted 8/12/10

1775 County Road M (Harders) Part of N ½ NW ¼ Sec 33, T15N R7E, containing 4.62 acres – REZONE from TA-Transitional Ag to LLR-Large Lot Residential

Ordinance 2049 adopted 10/28/10

1159 N Chestnut St (Kurt Hill) – E 80.51 ft of Lot 9, except the N 5 ft thereof, E 80.51 ft of Lot 10, and E 80.51 ft of N 23.79 ft of Lot 11, Blk 3, Fairview Addition to Wahoo, Nebraska – CONDITIONAL USE to operate a facility for automobile sales and service in NRC District

Ordinance 2052 adopted 12/9/10

233 N Sycamore (Ken Houfek) – N 50 ft of Lots 7 and 8, Blk 18, Original Town of Wahoo, Nebraska – CONDITIONAL USE to operate a limited food service business in NRC District

Ordinance 2057 adopted 3/10/11

Ordinance creating Chestnut Corridor Overlay District, affecting properties adjacent to Chestnut Street from 12<sup>th</sup> Street north to 23<sup>rd</sup> Street, properties adjacent to proposed 23<sup>rd</sup> Street between Chestnut Street and Locust Street, and properties adjacent to County Road 17/future Chestnut Street from 23<sup>rd</sup> Street to the right-of-way of the proposed U.S. 77 Expressway, are subject to this overlay district.

Ordinance 2058 adopted 4/14/11

ANNEXES a parcel in Sec 4 T14N R7E, west of Hackberry St, South of Johnston's Subdivision and Westside Park Addition, and N of CB & Q abandoned ROW, formerly Slemin/Rose property, now part of Hackberry Park

Ordinance 2059 adopted 3/24/11

Parcel 1: part of SW ¼ NW ¼ Sec 16, T14N R7E containing 23.85 acres more or less (Richard & Karen Ludvik) – REZONE from TA Trans Ag to I-1 Industrial; and

Parcel 2: part of NW ¼ Sec 16, T14N containing 97.83 acres, more or less, subject to any easements of record (Richard & Karen Ludvik) – REZONE from TA Trans Ag to C-2 Commercial

Ordinance 2060 adopted 5/12/11—RESCINDED 6/14/12 by Ordinance 2093

157 West 5<sup>th</sup> St (west side) the W 31 ½ ft of Lot 6, Blk 153, and E 34 ft of Maple Street ROW adjacent, County Addition (Charles & Kristi Emswiler) – CONDITIONAL USE to operate food storage lockers including processing, conditioned on vacation of street ROW

Ordinance 2061 adopted 5/26/11

ANNEXES parcels in Sec 33 and 34, T15N R7E, east and west sides of Chestnut Street, from the existing city limits north to 301 ft S of the Hwy 77 bypass ROW

Ordinance 2063 adopted 5/12/11

Adjoining 144 East 5<sup>th</sup> St (west side) West 43 ft of Lot 7, Blk 149, County Addition (Falcon & Sharkfin LLC/The Wheelhouse/Morgan & Berggren) – CONDITIONAL USE to operate a beer garden associated with a tavern

Ordinance 2065 adopted 5/12/11

226 West 5<sup>th</sup> St, Lot 11 and E 10.35 ft of Lot 10, and S ½ and N ½ of vacated alley adjacent thereto, Blk 151, County Addition (Saunders County Lost Pets LLC/Glen & Debora Wilcox) – CONDITIONAL USE to operate a kennel, boarding and training, extended to May 2016

Ordinance 2069 adopted

1229 and 1313 North Hackberry (Westview Apartments, and Saunders House) – REZONE from R-2 Residential to R-3 Residential to CORRECT THE OFFICIAL ZONING MAP

Ordinance 2070 adopted 9/8/11

1210 North Pine, Lots 7, 8, and 9, Block 95, County Addition (Michael Andresen) – REZONE from R-2 to R-3 Residential

Ordinance 2071 adopted 10/13/11

1145 North Laurel St (Liberty House/Pinkerton) – CONDITIONAL USE to operate an Assisted Living Facility, extended to 11/1/12

Ordinance 2078 adopted 12/8/11

A parcel in E ½ NE ¼ Sec 10 and NW ¼ NW ¼ Sec 11, T14N R7E, containing 6.94 acres (Virgl) REZONE from TA-Trans Ag to LLR-Large Lot Residential

Ordinance 2079 adopted 12/8/11

CORRECT THE OFFICIAL ZONING MAP

Parcel 1 on County Road 17: A tract in SW ¼ Sec 27 T15N R7E, containing 4.191 acres more or less (Spencer Dorothy & Sons Excavating, Inc.) REZONE from TA-Trans Ag to LLR- Large Lot Residential

1630 County Road 17, a 349' x 770' tract in NW corner of SW ¼ Sec 27 T15N R7E, containing 6 acres more or less (John and Amy Virgl) REZONE from TA-Trans Ag to LLR-Large Lot Residential

1846 County Road K, Part of SW ¼ SE ¼ Sec 5 T14N R7E, containing 5 acres more or less (Kurt and Karen Bohac) REZONE from TA-Trans Ag to LLR-Large Lot Residential

1842 County Road K, Part of SW ¼ SE ¼ Sec 5 T14N R7E containing 5.21 acres more or less (Chad and Christina Aldrich) REZONE from TA-Trans Ag to LLR Large Lot Residential

Ordinance 2082 adopted 1/26/12

A parcel in SE ¼ Sec 34 T15N R7E (west of 2201 N Hwy 77) containing 9.14 acres (John & Julie Vybiral) – REZONE from RM-Mobile Home Residential to TA-Trans Ag

Ordinance 2086 adopted 2/23/12

A parcel in S ½ NE ¼ Sec 3 T14N R7E, containing 19.88 acres (Lawver/Omaha Steel Castings) – REZONE from TA-Trans Ag to I-2 Industrial District.

Ordinance 2088 adopted 3/22/2012

A parcel in SW ¼ Sec 27, T15N R7E containing 4.191 acres more or less (Spencer Dorothy & Sons Excavating) – CONDITIONAL USE to allow a Commercial Cabin Campground in LLR zoning district

Ordinance 2090 adopted 4/26/12

ANNEXES a parcel in S ½ NE ¼ Sec 3 T14N R7E, containing 19.88 acres (Lawver/Omaha Steel Castings)

Ordinance 2092 adopted 5/24/2012

205 West 5<sup>th</sup> St -- Lots 1, 2, 3, 10, 11 and 12, Block 152, County Addition (Charles & Kristi Emswiler) – CONDITIONAL USE to operate food storage lockers including processing

Ordinance 2097 adopted 7/26/2012

644 North Broadway, Lot 5, Blk 138, Original Town, (Verizon Wireless) – CONDITIONAL USE to alter an existing tower

Ordinance 2104 adopted 9/27/12

1145 North Laurel St (Liberty House/Pinkerton) – CONDITIONAL USE to operate an Assisted Living Facility, extended to 4/30/2014

Ordinance 2105 adopted 9/27/12

233 N Sycamore (Ken Houfek) – N 50 ft of Lots 7 and 8, Blk 18, Original Town of Wahoo, Nebraska – CONDITIONAL USE to operate a limited food service business, permit extended to 9/28/13

Ordinance 2116 adopted 12/27/12

569 East 1<sup>st</sup> St, Lot 1, Blk 1, Stockings 2<sup>nd</sup> Add (Gonzales/Starr) – REZONE from I-2 Heavy Industrial to C-3 General Commercial; 441 East 1<sup>st</sup> (Bomgaars), 112 South Elm (Coutts), and 128 South Elm (Tesinsky) All of Block 2, Stockings 2<sup>nd</sup> Add – REZONE from TA-Trans Ag to C-3 General Commercial

Ordinance 2120 adopted 2/28/13, and Ordinance 2122 adopted 3/14/13

1768 North Chestnut Street, Lot 1, Burkley Subdivision (Bryan Banghart d/b/a Banghart Repair) – CONDITIONAL USE to operate a truck service facility

Ordinance 2125 adopted 4/25/13

1850 County Road L, part of SW ¼ 32-15-7 (U. S. Cellular – leased from Jelinek) – CONDITIONAL USE to alter existing tower by replacement of antennas

Ordinance 2127 adopted 6/27/13

119 East 2<sup>nd</sup> Street, Lot 4 and E 20 ft of Lot 5, Blk 181, 2<sup>nd</sup> County Addition (St. Wenceslaus Church) – CONDITIONAL USE for parking spaces within 400 feet of principal use

Ordinance 2128 adopted 5/23/13

A 10.79-acre parcel in W ½ NE ¼ 15-14-7 (Harris) REZONE from R-1 Residential to LLR Large Lot Residential; 9.65-acre parcel in W ½ NE ¼ 15-14-7 (Seneca Creek Investments) REZONE from R-1 Residential to LLR Large Lot Residential; a 9.65-acre tract in W ½ NE ¼ 15-14-7 and a parcel in N ½ NW ¼ 15-14-7 south and east of City View Acres, Continental Estates, and Arbor Lodge (Sladky) REZONE from R-1 to TA Transitional Ag zoning. (This is formerly Robinson Creek development area, reverting from R-1 to LLR and TA)

Ordinance 2129 adopted 6/27/13

3390 Ponderosa St, Lot 19, Wahoo Industries Airpark Addition (Ne Rural Water Assn) CONDITIONAL USE for a decorative miniature water tower (pole sign)

Ordinance 2133 adopted 7/25/13

214 East 2<sup>nd</sup> Street, Lots 1-12 Block 180 and Lots 5, 6, 7-12, Block 171, 2<sup>nd</sup> County Addn., St. Wenceslaus Catholic Church CONDITIONAL USE for parking within City right-of-way

Ordinance 2134 adopted 8/22/13

637 N Maple Street, Lots 1, 2, 3, 10, 11, 12, Block 136, County Addn., Wahoo Public Building and Grounds, CONDITIONAL USE for ground monument, electronic message board sign

Ordinance 2135 adopted 8/22/13

430 East 5<sup>th</sup> Street, part of Lot 9, Block 146, County Addn., Joel Lindstrom, d/b/a Clear Advantage Auto Glass/Lindy Glass, CONDITIONAL USE for auto glass repair and installation under C-1 zoning

Ordinance 2136 adopted 8/22/13

215 West 1<sup>st</sup> Street, Lot 1 and part of Lot 2, Block 1, Stockings Addn., Robert A. Voboril et al, CONDITIONAL USE for automobile service and repair under NRC zoning

Ordinance 2138 adopted 9/26/13

432 East 6<sup>th</sup> Street, Part of Lot 2, Lot 3 and part of Lot 4, Block 145, County Addn., Michael G. Hancock and William F Hancock II, CONDITIONAL USE for automobile service and repair in C-3 zoning

Ordinance 2142 adopted 9/26/13

233 N Sycamore (Ken Houfek) – N 50 ft of Lots 7 and 8, Blk 18, Original Town of Wahoo, Nebraska – CONDITIONAL USE to operate a limited food service business, permit extended to 9/28/15

Ordinance 2145 adopted 11/26/13

345 East 10<sup>th</sup> Street, Lot 1, 2, and part of Lots 3, 10, 11 and 12, Block 115, County Addn., MLR Dance, LLC. – CONDITIONAL USE for dance academy, to be reviewed 11/26/2014

Ordinance 2147 adopted 11/26/13

1159 North Chestnut, Parts of Lot 9, 10 and 11, Block 3, Fairview Addn., Roundbale Logistics LLC. – CONDITIONAL USE for sales and service of automobiles and skidsteer loaders, to be reviewed 11/26/14

Ordinance 2149 adopted 1/23/14

708 North Linden Street, Lots 7, 8, 9, Block 132, County Addition, Cynthia Hohl and Philip Dawson – REZONE from C-1 to R-3 Residential zoning

Ordinance 2151 adopted 2/27/14

1768 N Chestnut St, Lot 1, Burkley Subdivision, Bryan Banghart d/b/a Banghart Repair, LLC – CONDITIONAL USE for truck service facility (renewal)

Ordinance 2153 adopted 4/24/14

1145 North Laurel, Lots 1, 2, and E ½ of vacated Oak St, Block 13, Dickinson's 2<sup>nd</sup> Add, and Lots 1 & 2, Blk 1, Andrus Addition, John and Rachel Pinkerton, d/b/a Liberty House – CONDITIONAL USE for assisted living facility (renewal)

Ordinance 2154 adopted 5/22/14

1851 County Road L, 4.12 acres in NW ¼ Sec 5 T14N R7E, Todd & Marcy Swanson – REZONE from Trans Ag to LLR zoning

Ordinance 2158 adopted 7/24/14

1335 North Locust St., Lot 7, Kennedy College Subdivision, Steven & Cynthia Gerds – REZONE from R-3 to R-1 Residential zoning

Ordinance 2159 adopted 7/24/14

206 West 5<sup>th</sup> Street, Lot 1, except west 8.5 ft, and Lot 12 & vacated alley, Blk 151, County Addition, U S Cellular – CONDITIONAL USE to alter antenna equipment

Ordinance 2160 adopted 8/14/14

430 East 5<sup>th</sup> St., part of Lot 9, Blk 146, County Addition, Joel Lindstrom d/b/a Clear Advantage Auto Glass/Lindy Glass – CONDITIONAL USE for auto glass repair and installation (renewal)

Ordinance 2161 adopted 8/14/14

215 West 1<sup>st</sup> St., Lot 1 and E 34 feet of Lot 2, Blk 1, Stockings Addition, David Voboril – CONDITIONAL USE to operate auto repair business (renewal)

Ordinance 2162 -- requires three readings (1<sup>st</sup> rdg 8/14/14, 2<sup>nd</sup> rdg \_\_\_\_\_ 3<sup>rd</sup> rdg \_\_\_\_\_)

Annex property in E ½ of SW ¼ and SW ¼ of SE ¼, Sec 9 T14N R7E, as requested by Sid Dillon, Inc.

(This information to attach to copy of official City of Wahoo Zoning Map)