

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER



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COUNTY CLERK/REGISTER OF DEEDS

By: ah



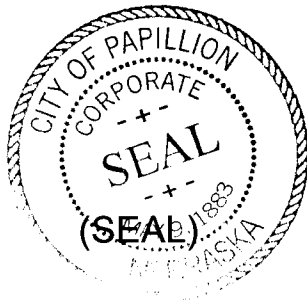
CERT

CERTIFICATE OF THE CITY CLERK
CITY OF PAPIILLION

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

I, Nicole Brown, City Clerk of the City of Papillion, a Municipal Corporation, within and for the County of Sarpy, State of Nebraska, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 1872 that was passed and approved by the Papillion City Council on April 21, 2020.

WITNESS my hand and seal on this 4th day of May, 2020.



Nicole Brown
Nicole Brown, City Clerk
City of Papillion

ORDINANCE NO. 1872

AN ORDINANCE TO APPROVE THE CHANGE OF ZONE OF CERTAIN REAL PROPERTY IN PHASES WITHIN THE ZONING JURISDICTION OF THE CITY OF PAPIILLION, SARPY COUNTY, NEBRASKA, LEGALLY DESCRIBED AS LOTS 1 AND 2, SUMMERFIELD 2ND ADDITION REPLAT 4, GENERALLY LOCATED NORTHWEST OF SOUTH 72ND STREET AND CORNHUSKER ROAD, FROM CC COMMUNITY COMMERCIAL TO LC LIMITED COMMERCIAL, TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PAPIILLION BY CHANGING THE ZONING DISTRICT BOUNDARIES OF THE ZONING MAP IN ACCORDANCE WITH SECTION 205-32 OF THE PAPIILLION MUNICIPAL CODE, AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF.

WHEREAS, Neb. Rev. Stat. § 16-905 provides that the City may, by ordinance, designate its jurisdiction over territory outside of the corporate limits of the City under §16-901 or §16-902 of the Nebraska Revised Statutes by reference to an official zoning map; and

WHEREAS, pursuant to § 205-32 of the Papillion Municipal Code, the City of Papillion adopted a zoning map depicting boundaries of zoning districts established by the City, which map, together with legends, references, symbols, boundaries, and other information, is prominently displayed in the City Council chambers; and

WHEREAS, the following described real property generally located northwest of S 72nd Street and Cornhusker Road is platted into Lots 1 and 2, Summerfield 2nd Addition Replat 4; and

WHEREAS, the City Council of the City of Papillion has received a recommendation from the Papillion Planning Commission to approve the Change of Zone Application to rezone the real property from CC Community Commercial to LC Limited Commercial.

BE IT ORDAINED by the Mayor and City Council of the City of Papillion, Nebraska, as follows:

Section 1. That, subject to the provisions contained herein, the Lots 1 and 2, Summerfield 2nd Addition Replat 4 Change of Zone Application be and the same is approved to rezone the following described real property from CC Community Commercial to LC Limited Commercial:

**LOTS 1 AND 2, SUMMERFIELD 2ND ADDITION REPLAT 4, A
SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN SARPY
COUNTY, NEBRASKA.**

Section 2. That within the boundary of the real property legally described herein, the zoning district shall only be changed, modified, and amended from CC Community

Commercial to LC Limited Commercial upon: (1) Resolution No. R20-0054 authorizing the Special Use Permit is approved by City Council, and (2) Pointe Development Company (the "Applicant") or an entity associated with the Applicant acquires fee simple title to all of those areas included in the Change of Zone application area.

Section 3. That the zoning district boundaries of the official zoning map, which is prominently displayed in the City Council chambers pursuant to § 205-32 of the Papillion Municipal Code, be and the same are to be changed, modified, and amended in phases, as described in Section 2 herein, in accordance with § 205-32 of the Papillion Municipal Code to reflect the change of zone for the above described real property.

Section 4. Effective Date. This Ordinance shall be in full force and effect fifteen (15) days after its passage. The City Clerk is directed to effectuate the publishing of this Ordinance for at least one (1) week in a newspaper in general circulation within the City of Papillion, which publication must take place within fifteen days after the passage of this Ordinance by the City Council. The City Clerk shall cause this Ordinance to be published in book or pamphlet form. That this Ordinance shall have the same force and effect as though it had been published at large. That a copy of said Ordinance shall be filed for use and examination by the public in the office of the City Clerk.

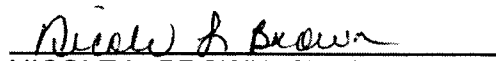
PASSED AND APPROVED this 21st day of April, 2020.

CITY OF PAPIILLION,



DAVID P. BLACK, Mayor

ATTEST:



NICOLE L. BROWN, City Clerk

(SEAL)



Planning Commission: 02/26/2020
First Reading: 03/17/2020
Second Reading: 04/07/2020
Third Reading: 04/21/2020