

ORDINANCE NO.

COUNCIL MEMBER _____ INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF BLAIR BY ESTABLISHING AN OVERLAY DISTRICT UNDER SECTION 1003 PUD (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE CITY OF BLAIR ZONING REGULATIONS TO ESTABLISH THE LAND USE STANDARDS THAT WILL BE PERMITTED ON LOT 7, HAYDEN PLACE, FIRST ADDITION, REPLAT ONE IN THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND PUBLISHING IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA:

SECTION 1. A PUD application submitted by McCune Development to create a PUD intended to establish the land use standards that will be Lot 7, Hayden Place, First Addition, Replat One, in the City of Blair, Washington County, Nebraska. This PUD district, used in combination with the base zoning district, is intended to permit flexibility in the regulation of land development and to encourage innovation in land use and variety in design, layout, and type of structures constructed. A PUD district also requires approved land uses or activities be compatible with adjacent land uses and in accordance with the current Comprehensive Plan.

SECTION 2. That Exhibit "A" PUD documents attached hereto and duly included herein by reference adopts the PUD, establishing an overlay district on Lot 7, Hayden Place, First Addition, Replat One, in the City of Blair, Washington County, Nebraska.

SECTION 3. Be it further ordained by the Mayor and City Council of the City of Blair that the official zoning map of the City of Blair should be changed to reflect the PUD overlay district.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED this 28th day of APRIL 2026.

CITY OF BLAIR, NEBRASKA

BY _____
MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA)
):ss:
WASHINGTON COUNTY)

BRENDA WHEELER hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and forgoing Ordinance was passed and approved at a regular meeting of the Mayor and City Council of said City held on the 28th day of April 2026.

BRENDA WHEELER, CITY CLERK