

ORDINANCE NO.

COUNCIL MEMBER _____ INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE ADOPTING AN UPDATED FUTURE LAND USE MAP FOR TAX LOT BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249 IN PART OF THE NORTHWEST QUARTER (NW1/4); TAX LOT 179; TAX LOT 160; TAX LOT 163 IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4), CITY OF BLAIR; TAX LOT 230, CITY OF BLAIR; TAX LOT 185; AND TAX LOT 281, CITY OF BLAIR; ALL IN SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA (THE AREA SOUTHEAST OF 13TH AND WILBUR STREETS AND NORTHWEST OF 10TH STREET AND U.S. HIGHWAY 75), CHANGING THE FUTURE LAND-USE MAP DESIGNATION FROM RESIDENTIAL TO COMMERCIAL; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM.

WHEREAS the Mayor and City Council adopted a Comprehensive Development Plan in October 2015, which included a Future Land Use Map; and

WHEREAS the growth and development within the municipality and its two (2) mile extra-territorial jurisdiction area can necessitate an update and revision of said Future Land Use Map; and

WHEREAS the Future Land Use Map provides the guidance of land development in harmony with community objectives and is a matter of serious public concern and community welfare; and

WHEREAS it is in the interest of public welfare, developers, and future landowners that the Future Land Use Map be updated periodically to keep up with the community needs for residence, business, and industry needs for the purpose of promoting the health, safety, morals, and general welfare of the City; and

WHEREAS the Blair Planning Commission has held a public hearing on said updated Future Land Use Map and has submitted it for approval to the Mayor and City Council; and

WHEREAS the Mayor and City Council have held a public hearing on the updated Future Land Use Map and find it acceptable and in conformity with the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA, that the updated Future Land Use Map attached hereto, marked **EXHIBIT "A1"** and by this reference made a part hereof is hereby adopted by the City of Blair as its new "Future Land Use Map" and incorporated into the current Comprehensive Development Plan adopted in October 2015.

All ordinance or parts of ordinances in conflict herewith are hereby repealed.

This ordinance shall be in full force and effect from and following the passage and publication hereof in pamphlet form as required by law.

PASSED AND APPROVED ON THE 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 foregoing Ordinance was passed and adopted 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