

Tentative Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on May 12, 2025 at 5:30 PM. This meeting will be held at the Waverly City Office Building, 14130 Lancashire, Waverly, NE 68462. A current Agenda shall be readily available for public inspection at the office of the City Clerk during normal business hours.

1. **Call to Order**
 - 1.a) Roll Call
 - 1.b) Acknowledgement of the "Open Meetings Act" poster that is posted by the south entrance
2. **Public Hearings**
 - 2.a) Public Hearing: Anderson North Park 10th Addition Final Plat
 - 2.b) Public Hearing: Annexation of Anderson North Park 10th Addition
 - 2.c) Public Hearing: Rezoning a portion of property from Limited Industrial (LI) District and Community Commercial (CC) District to General Commercial (GC) District for a portion of property generally located along US-Highway 6 from Deer Park Road to I-80 Exit #409.
3. **Public Comments**
4. **Approval of Minutes**
 - 4.a) Minutes of the April 28, 2025 Planning Commission Meeting
5. **Introduction of Business**
 - 5.a) Consideration of Recommendation of Approval of Anderson North Park 10th Addition Final Plat.
 - 5.b) Consideration of Recommendation of Approval of Annexation of Anderson North Park 10th Addition.
 - 5.c) Consideration of Recommendation of Approval of the Rezoning a portion of property from Limited Industrial (LI) District to General Commercial (GC) District for properties generally located at N 120th Street and US-Highway 6.
 - 5.d) Consideration of Recommendation of Approval of the Rezoning a portion of property from Limited Industrial (LI) District to General Commercial (GC) District for properties generally located along US-Highway 6 between N 120th Street and N 130th Street.
 - 5.e) Consideration of Recommendation of Approval of the Rezoning a portion of property from Limited Industrial (LI) District and Community Commercial (CC) District to General Commercial (GC) District for properties generally located along US-Highway 6, between N 130th Street and Deer Park Road.
 - 5.f) Consideration of Recommendation of Approval of the Rezoning a portion of property from Limited Industrial (LI) District to General Commercial (GC) District for properties generally located northwest of the intersection of Amberly Road and Cannongate Road.
 - 5.g) Administrative Report
6. **Adjournment**

The Governing Body reserves the right to go into Executive Session at any time for the reasons outlined in State Statute 84-1410.

The following rules are established for audience members and participants at a Council meeting:

- (1) Any person wishing to address the Council shall first state their name and address.

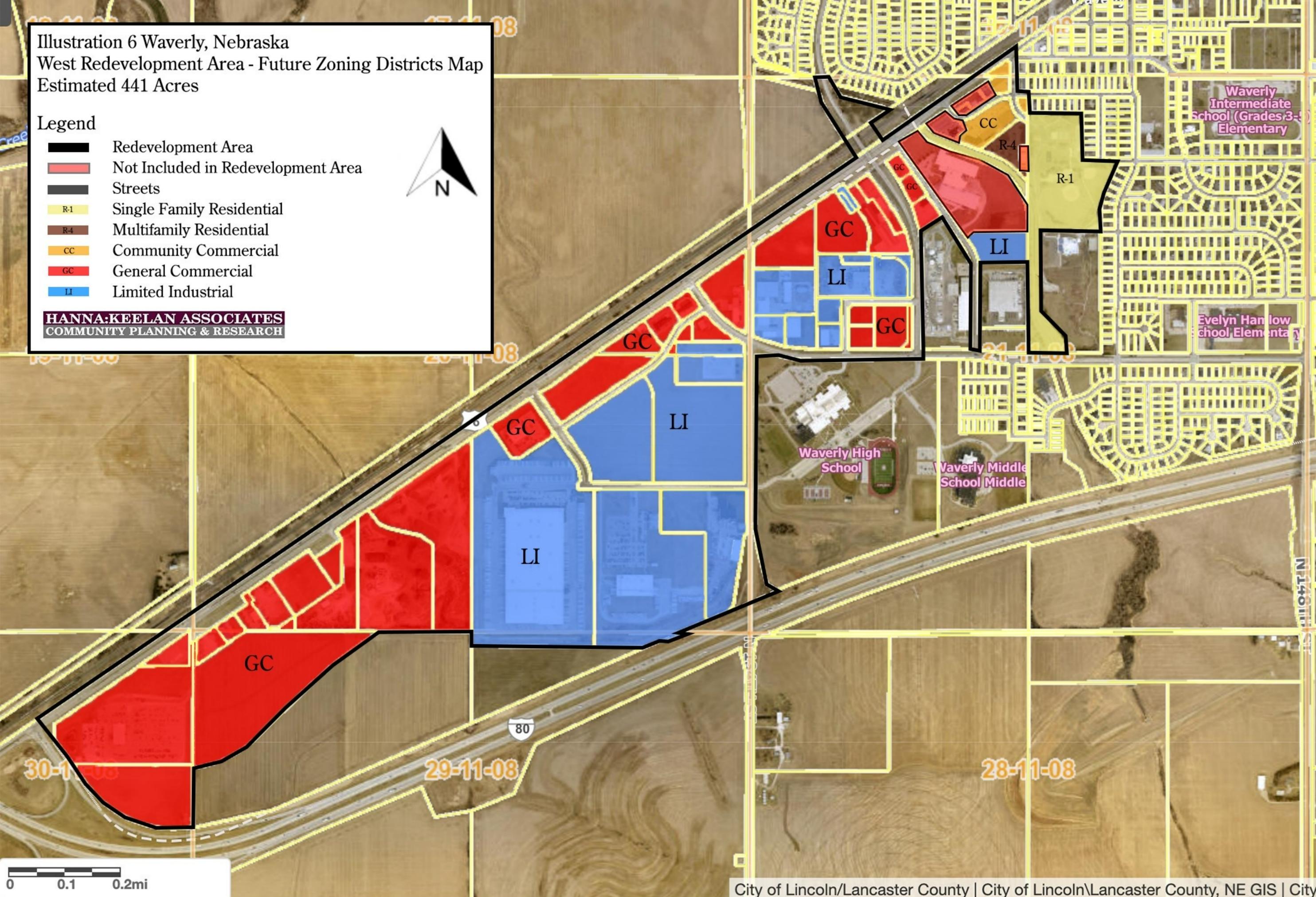
- (2) Public comments may be for agenda or non-agenda items.
- (3) Remarks shall be limited to five (5) minutes.

Illustration 6 Waverly, Nebraska
West Redevelopment Area - Future Zoning Districts Map
Estimated 441 Acres

Legend

- Redevelopment Area
- Not Included in Redevelopment Area
- Streets
- R-1 Single Family Residential
- R-4 Multifamily Residential
- CC Community Commercial
- GC General Commercial
- LI Limited Industrial

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH



Minutes of the **Waverly Planning Commission held Monday, April 28th, 2025**, at 5:30 pm at the Waverly City Office Meeting Hall, 14130 Lancashire St, Waverly, Nebraska. Commissioners present were Chair Kris Bohac, Melissa Brown, Heather Chloupek, Tony Larson, Tyson Ritz and Jake Sorenson. Absent was Lindsay Erickson. City Officials present were Building Inspector/Zoning Administrator Mike Palm and City Administrator Stephanie Fisher. Notice of the meeting and agenda were given to the Chair and all Members of the Planning Commission prior to the meeting. Notice of the meeting was posted at Russ's Market Express, the US Post Office, the City Office, and the City website.

1. Call to Order

The meeting was called to order by Chair Bohac at 5:30 pm.

Bohac acknowledged the Open Meeting Act poster which is posted on the south wall by the meeting hall entrance doors.

2. Amendments to the Waverly, Nebraska Comprehensive Plan 2023-2033

- a. Public Hearing: Amendments to the Waverly, Nebraska Comprehensive Plan 2023-2033

Bohac declared the public comments open at 5:31 pm.

Public comments: None

Bohac declared the public comments closed at 5:31 pm.

- b. Consideration of Recommendation to Amend the Waverly, Nebraska Comprehensive Plan 2023-2033

Larson moved to recommend to the City Council to amend the Waverly, Nebraska Comprehensive Plan 2023-2033. Brown seconded the motion.

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Chloupek, Larson, Ritz and Sorenson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

3. Public Comments

None

4. Approval of Minutes

Brown moved to approve the March 24, 2025, meeting minutes. Ritz seconded the motion.

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Chloupek, Larson, Ritz and Sorenson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

5. Introduction of Business

- a. Consideration of Zoning Change for Waverly Ridge Estates from Agricultural (AG) District to Residential (R-2 and R-4).

Ritz moved to recommend to City Council the Zoning Change for Waverly Ridge Estates from Agricultural (AG) District to Residential (R-2 and R-4). Brown seconded the motion.

Discussion: Palm described that when the rezoning was initially approved, due to the order in which the documents were filed, the engineering description referenced the description before the plat was filed. This version references the proper legal description. The footprint of what was previously approved did not change, so the limits are the same, and the update does not require a public hearing. Just the legal description has changed. Palm reviewed the R-2 and R-4 zoning districts for the Phase 1 edition.

The following Commission Members voted “YEA”: Bohac, Brown, Chloupek, Larson, Ritz and Sorenson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

- b. Consideration of Annexation of Waverly Ridge Estates.

Larson moved to recommend to City Council the Annexation of Waverly Ridge Estates. Ritz seconded the motion.

Discussion: Palm indicated the same explanation as outlined in item 2.a above to update the legal description.

The following Commission Members voted “YEA”: Bohac, Brown, Chloupek, Larson, Ritz and Sorenson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

- c. Consideration of Resolution 25-02 initiating a proposed change of zoning for property included in the West Redevelopment Area

Ritz moved to recommend to City Council Resolution 25-02 initiating a proposed change of zoning for property included in the West Redevelopment Area. Larson seconded the motion.

Discussion: Palm stated that our attorney suggested a formal recommendation from the planning commission to update the West Redevelopment Area zoning. The diagrams show the parcel numbers with existing zoning and the recommended zoning changes. Fisher indicated that all the lots are currently zoned as Limited Industrial except the old Honey Creek lot which is zoned Community Commercial. The recommendation is to change all lots to General Commercial zoning. There was a discussion about the impact of shifting the one lot from Community Commercial to General Commercial. Palm indicated that General

Commercial would enable more use type options as it is less restrictive than Community Commercial.

The following Commission Members voted “YEA”: Bohac, Brown, Chloupek, Larson, Ritz and Sorenson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

d. Administrative Report

- 2 New Residential Permits issued since last meeting (Waverly Ridge Estates)
 - 11691-11701 N 145 Lots combined
- Custom Concrete Specialties, Searcey 1st Addition, Lot 2, under construction
- Hote Kote LLC, building under construction at 12901 N 148th St., under construction
- Smart Chicken Cooler Expansion, 13351 Dovers, nearing completion
- Waverly Ridge Estates:
 - Sanitary Sewer Complete
 - Water Main construction approximately 25% complete
 - Box Culvert construction approximately 75% complete
- Anderson North Park 10th Addition
 - Public Hearing for final plat scheduled for next Planning Commission meeting
- D C Addition (162nd & Waverly Rd.)
 - Grading improvements nearing completion
 - Will likely need to go through second approval process with city and county
- The city received a lower Building Code Effectiveness Grading Schedule rating. Lower rating is mostly due to the age of adopted building codes. The city will be moving to adopt updated building codes prior to 2026.

6. Adjournment

Ritz moved to adjourn the meeting. Chloupek seconded the motion.

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Chloupek, Larson, Ritz and Sorenson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

Meeting adjourned at 5:56 pm.

Respectfully submitted,
Tony Larson, Waverly Planning Commission, Secretary

RESOLUTION NUMBER 25-10

RESOLUTION APPROVING THE ANDERSON NORTH PARK 10TH ADDITION FINAL PLAT

WHEREAS, the Waverly Planning Commission has reviewed the proposed Anderson North Park 10th Addition Final Plat and is recommending approval, and

WHEREAS, the Waverly City Council has held a public hearing on the Anderson North Park 10th Addition Preliminary Plat, and

WHEREAS, the Anderson North Park 10th Addition meets the requirements of the Waverly Comprehensive Plan Subdivision Requirements.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF WAVERLY, NEBRASKA that the Anderson North Park 10th Addition Final Plat is hereby approved and the developer, Robert L. Benes, dba Aspen Builders, INC., can now proceed with the proposed improvements, and the Final Plat shall be filed with the Lancaster Register of Deeds by the developer within thirty (30) days from the date of the resolution being approved.

PASSED AND APPROVED THIS ____ DAY OF _____, 2024.

Abbey L. Pascoe
Mayor

ATTEST:

Megan K. Frye,
City Clerk/Human Resources Assistant

(SEAL)

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS ANDERSON NORTH PARK 10TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2012001405, 2016025053, 2012001406, 2012046773, 2012046774, 201829144 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

FRONTIER BANK

BY: _____
 NAME: _____
 TITLE: _____

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA)
) SS.
 COUNTY OF LANCASTER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ (NAME OF BANK OFFICER), _____ (TITLE OF BANK OFFICER), FRONTIER BANK, ON BEHALF OF SAID BANK.

NOTARY PUBLIC _____

ANDERSON NORTH PARK 10TH ADDITION FINAL PLAT

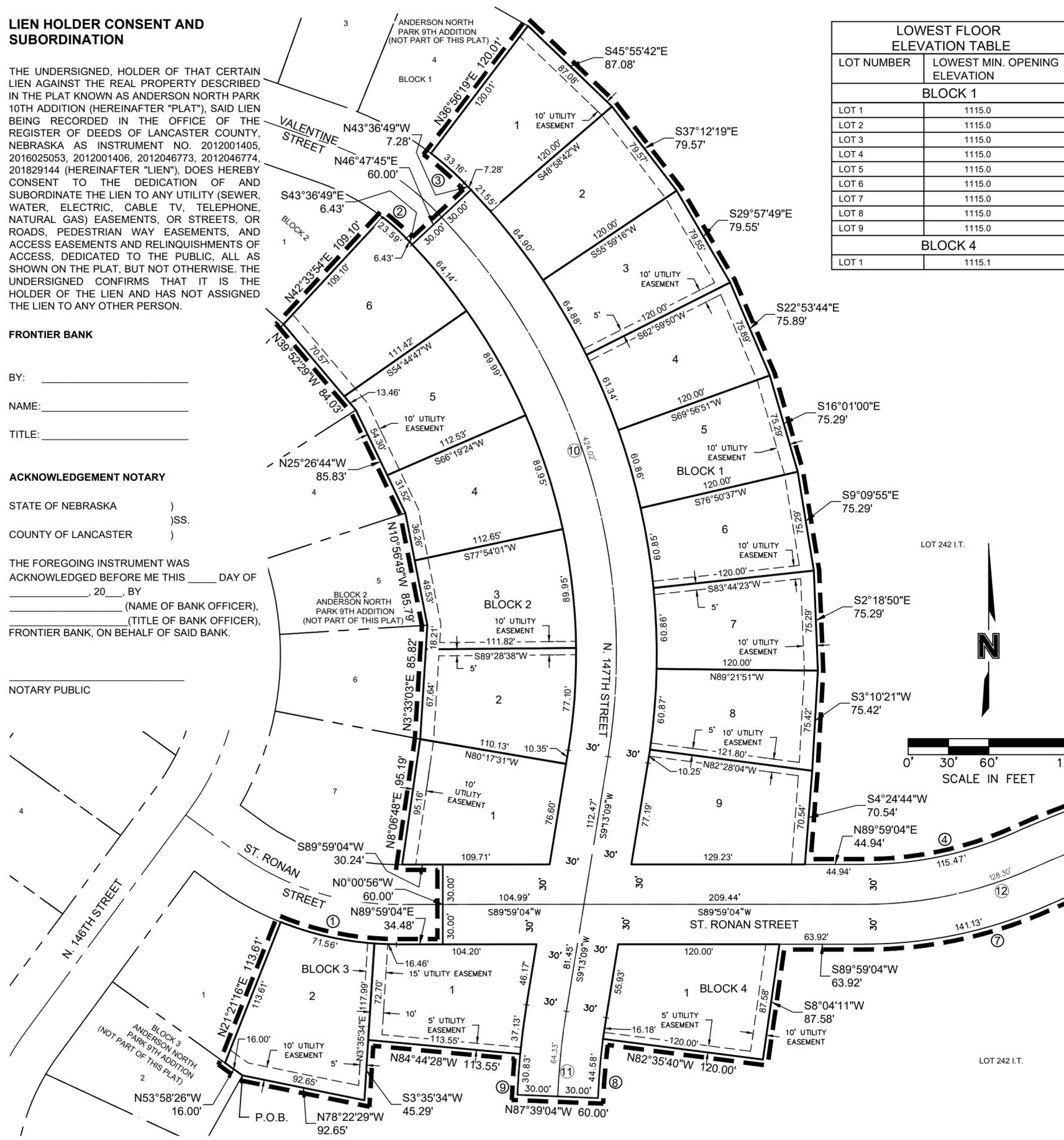
LOWEST FLOOR ELEVATION TABLE

LOT NUMBER	LOWEST MIN. OPENING ELEVATION
BLOCK 1	
LOT 1	1115.0
LOT 2	1115.0
LOT 3	1115.0
LOT 4	1115.0
LOT 5	1115.0
LOT 6	1115.0
LOT 7	1115.0
LOT 8	1115.0
LOT 9	1115.0
BLOCK 4	
LOT 1	1115.1

LOT AREA TABLE

BLOCK 1		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	8,824.69 SQ.FT.	0.20 AC.
LOT 2	8,607.46 SQ.FT.	0.20 AC.
LOT 3	8,604.15 SQ.FT.	0.20 AC.
LOT 4	8,180.60 SQ.FT.	0.19 AC.
LOT 5	8,116.65 SQ.FT.	0.19 AC.
LOT 6	8,116.35 SQ.FT.	0.19 AC.
LOT 7	8,116.89 SQ.FT.	0.19 AC.
LOT 8	8,185.93 SQ.FT.	0.19 AC.
LOT 9	9,863.96 SQ.FT.	0.23 AC.
BLOCK 2		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,385.54 SQ.FT.	0.22 AC.
LOT 2	8,687.55 SQ.FT.	0.20 AC.
LOT 3	8,801.96 SQ.FT.	0.20 AC.
LOT 4	8,796.27 SQ.FT.	0.20 AC.
LOT 5	8,811.62 SQ.FT.	0.20 AC.
LOT 6	9,211.67 SQ.FT.	0.21 AC.
BLOCK 3		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,031.74 SQ.FT.	0.21 AC.
LOT 2	10,403.36 SQ.FT.	0.24 AC.
BLOCK 4		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,535.27 SQ.FT.	0.22 AC.

- CURVE DATA**
- ① Δ=21°59'58" R=230.00' L=88.31' CL=87.77' T=44.71' CB=S79°00'57"E
 - ② Δ=7°57'21" R=170.00' L=23.61' CL=23.59' T=11.82' CB=S48°00'03"E
 - ③ Δ=8°16'06" R=230.00' L=33.19' CL=33.16' T=16.62' CB=N48°09'25"W
 - ④ Δ=24°41'37" R=270.00' L=116.37' CL=115.47' T=59.10' CB=N77°38'15"E
 - ⑤ Δ=24°41'37" R=530.00' L=228.42' CL=226.66' T=116.01' CB=N77°38'15"E
 - ⑥ Δ=24°41'37" R=470.00' L=202.56' CL=201.00' T=102.88' CB=S77°38'15"W
 - ⑦ Δ=24°41'37" R=330.00' L=142.23' CL=141.13' T=72.23' CB=S77°38'15"W
 - ⑧ Δ=5°06'38" R=500.00' L=44.60' CL=44.58' T=22.31' CB=S4°48'37"W
 - ⑨ Δ=3°09'17" R=560.00' L=30.83' CL=30.83' T=15.42' CB=N3°50'32"E
 - ⑩ Δ=52°25'25" R=480.00' L=439.18' CL=424.02' T=236.31' CB=S16°59'33"E
 - ⑪ Δ=6°57'32" R=530.00' L=64.37' CL=64.33' T=32.23' CB=S5°44'23"W
 - ⑫ Δ=24°41'37" R=300.00' L=129.30' CL=128.30' T=65.67' CB=S77°38'15"W
 - ⑬ Δ=24°41'37" R=500.00' L=215.49' CL=213.83' T=109.45' CB=S77°38'15"W



DWG: F:\2024\00001-00500\024-00225\40-Design\Survey\SRV\Final\Plat\Drawings\I_FF_02400225_ANP10A.dwg
 DATE: May 09, 2025 12:48pm XREFS: C:\PPLAT_02400225 SR-071175 PLS641
 USER: abroeker

ORDINANCE NO. 24-05

AN ORDINANCE OF THE CITY OF WAVERLY TO ANNEX ANDERSON NORTH PARK 10TH ADDITION, A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 9, BLOCK 1, LOTS 1 THROUGH 6 BLOCK 2, LOTS 1 AND 2, BLOCK 3, LOT 1, BLOCK 4, AND THAT PORTION N. 147TH STREET RIGHT OF WAY, AND THAT PORTION OF SAINT RONAN STREET RIGHT OF WAY, ALL LOCATED IN ANDERSON NORTH PARK 10TH ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA.

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

Section 1. Whereas, the following described real estate, to wit:

A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 9, BLOCK 1, LOTS 1 THROUGH 6 BLOCK 2, LOTS 1 AND 2, BLOCK 3, LOT 1, BLOCK 4, AND THAT PORTION N. 147TH STREET RIGHT OF WAY, AND THAT PORTION OF SAINT RONAN STREET RIGHT OF WAY, ALL LOCATED IN ANDERSON NORTH PARK 10TH ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 3, ANDERSON NORTH PARK 9TH ADDITION, SAID POINT BEING A SOUTH CORNER OF SAID LOT 2, BLOCK 3, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, WESTERLY, ON THE NORTH LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 9TH ADDITION, SAID LINE BEING A SOUTH LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, ON AN ASSUMED BEARING OF N53°58'26"W, A DISTANCE OF 16.00' TO A POINT; THENCE N21°21'16"E, ON A WEST LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF LOT 1, BLOCK 3, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 113.61' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°59'58", A RADIUS OF 230.00', AN ARC LENGTH OF 88.31', ON A NORTH LINE OF SAID LOT LOTS 2 AND 1, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 87.77', A TANGENT LENGTH OF 44.71', AND A CHORD BEARING OF S79°00'57"E TO A POINT; THENCE N89°59'04"E, ON A NORTH LINE OF SAID LOT 1, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTH LINE OF SAID SAINT RONAN STREET RIGHT OF WAY, A DISTANCE OF 34.48' TO A POINT; THENCE N00°00'56"W, ON A WEST LINE OF SAID ANDERSON NORTH PARK 9TH ADDITION, SAID LINE BEING A WEST LINE OF ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 60.00' TO A POINT; THENCE S89°59'04"W, ON A SOUTH LINE OF SAID LOT 1, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTH LINE OF SAID SAINT RONAN STREET RIGHT OF WAY, A DISTANCE OF 30.24' TO A POINT; THENCE N08°06'48"E, ON A WEST LINE OF SAID LOT 1, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF LOT 7, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 95.19' TO A POINT; THENCE N03°33'03"E, ON A WEST LINE OF

SAID LOT 2 AND LOT 3, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF LOT 6, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.82' TO A POINT; THENCE N10°56'49"W, ON A WEST LINE OF SAID LOT 3 AND LOT 4, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF SAID LOT 5, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.79' TO A POINT; THENCE N25°26'44"W, ON A SOUTHWEST LINE OF SAID LOT 4, AND LOT 5, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF LOT 4, BLOCK 2 OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.83' TO A POINT; THENCE N39°52'29"W, ON A SOUTHWEST LINE OF SAID LOT 5, AND LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF LOT 3, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 84.03' TO A POINT; THENCE N42°33'54"E, ON A NORTHWEST LINE OF SAID LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF LOT 1, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 109.10' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°57'21", A RADIUS OF 170.00', AN ARC LENGTH OF 23.61', ON A NORTHEAST LINE OF SAID LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF VALENTINE STREET RIGHT OF WAY, A CHORD LENGTH OF 23.59', A TANGENT LENGTH OF 11.82', AND A CHORD BEARING OF S48°00'03"E TO A POINT; THENCE S43°36'49"E, ON A NORTHEAST LINE OF SAID LOT 6, BLOCK 2, ANDERSON PARK NORTH 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 6.43' TO A POINT; THENCE N46°47'45"E, ON A NORTHWEST LINE OF SAID ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 60.00' TO A POINT; THENCE N43°36'49"W, ON A SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 7.28' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 08°16'06", A RADIUS OF 230.00', AN ARC LENGTH OF 33.19', ON A SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A CHORD LENGTH OF 33.16', A TANGENT LENGTH OF 16.62', AND A CHORD BEARING OF N48°09'25"W TO A POINT; THENCE N36°56'19"E, ON A NORTHWEST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 120.01' TO A POINT; THENCE S45°55'42"E, ON A NORTHEAST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 87.08' TO A POINT; THENCE S37°12'19"E, ON A NORTHEAST LINE OF SAID LOT 2, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 79.57' TO A POINT; THENCE S29°57'49"E, ON A NORTHEAST LINE OF SAID LOT 3, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 79.55' TO A POINT; THENCE S22°53'44"E, ON A NORTHEAST LINE OF SAID LOT 4, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.89' TO A POINT; THENCE S16°01'00"E, ON A NORTHEAST LINE OF SAID LOT 5, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.29' TO A POINT; THENCE S09°09'55"E, ON AN EAST LINE OF SAID LOT 6, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.29' TO A POINT; THENCE S02°18'50"E, ON AN EAST LINE OF SAID LOT 7, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.29' TO A POINT; THENCE S03°10'21"W, ON AN EAST LINE OF SAID LOT 8, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.42' TO A POINT; THENCE S04°24'44"W, ON AN EAST LINE OF SAID LOT 9, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 70.54' TO

A POINT; THENCE N89°59'04"E, ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 44.94' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 24°41'37", A RADIUS OF 270.00', AN ARC LENGTH OF 116.37', ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 115.47', A TANGENT LENGTH OF 59.10', AND A CHORD BEARING OF N77°38'15"E, TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 24°41'37", A RADIUS OF 530.00', AN ARC LENGTH OF 228.42', ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 226.66', A TANGENT LENGTH OF 116.01', AND A CHORD BEARING OF N77°38'15"E TO A POINT; THENCE N89°59'04"E, ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 50.00'; TO A POINT; THENCE S00°16'24"E, ON A WEST RIGHT OF WAY LINE OF NORTH 148TH STREET, A DISTANCE OF 60.00' TO A POINT; THENCE S89°59'04"W, ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 50.27' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 24°41'37", A RADIUS OF 470.00', AN ARC LENGTH OF 202.56', ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 201.00', A TANGENT LENGTH OF 102.88', AND A CHORD BEARING OF S77°38'15"W TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 24°41'37", A RADIUS OF 330.00', AN ARC LENGTH OF 142.23', ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 141.13', A TANGENT LENGTH OF 72.23', AND A CHORD BEARING OF S77°38'15"W TO A POINT; THENCE S89°59'04"W, ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 63.92' TO A POINT; THENCE S08°04'11"W, ON THE EAST LINE OF SAID LOT 1, BLOCK 4, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 87.58' TO A POINT; THENCE N82°35'40"W, ON THE SOUTH LINE OF SAID LOT 1, BLOCK 4, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 120.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 05°06'38", A RADIUS OF 500.00', AN ARC LENGTH OF 44.60', ON AN EAST RIGHT OF WAY LINE OF N. 147TH STREET, A CHORD LENGTH OF 44.58', A TANGENT LENGTH OF 22.31', AND A CHORD BEARING OF S04°48'37"W TO A POINT; THENCE, N87°39'04"W, ON A SOUTH RIGHT OF WAY LINE OF SAID N. 147TH STREET, A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 03°09'17", A RADIUS OF 560.00', AN ARC LENGTH OF 30.83', ON A WEST RIGHT OF WAY LINE OF N. 147TH STREET, A CHORD LENGTH OF 30.83', A TANGENT LENGTH OF 15.42', AND A CHORD BEARING OF N03°50'32"E TO A POINT; THENCE N84°44'28"W, ON A SOUTH LINE OF SAID LOT 1, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 113.55' TO A POINT; THENCE S03°35'34"W, ON AN EAST LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 45.29' TO A POINT; THENCE N78°22'29"W, ON A SOUTH LINE OF SAID LOT 2, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 92.65' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 240,042.11 SQUARE FEET OR 5.51 ACRES, MORE OR LESS.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WAVERLY, NEBRASKA AS FOLLOWS:

That the property, as heretofore described be and the same is hereby included within the boundaries and territory of the City of Waverly, Lancaster County, Nebraska, and said lands and persons residing thereon shall hereafter be subject to all the rules, regulations, ordinances, taxes, and all other burdens and benefits of the other persons and real estate included within the City of Waverly, Lancaster County, Nebraska.

Section 2. That any ordinance in conflict with this ordinance is hereby repealed.

Section 3. This ordinance shall be in full force and take effect from and after its passage, approval, and publication according to the law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

Abbey L. Pascoe
Mayor

ATTEST:

Megan K. Frye
City Clerk/Human Resources Assistant

(SEAL)

ORDINANCE NO. 25-08

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE LOT 32 NORTH 1/2, LOT 35 NORTH 1/2, AND LOT 36 NORTH 1/2, LOCATED IN THE EAST HALF OF SECTION 30, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM LIMITED INDUSTRIAL DISTRICT (LI) TO GENERAL COMMERCIAL DISTRICT (GC).

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

That the Official Zoning Map for the City of Waverly be amended by changing the following:

- Rezoning Lot 32 North 1/2, Lot 35 North 1/2, and Lot 36 North 1/2, located in the East Half of Section 30, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska from Limited Industrial District (LI) to General Commercial District (GC), as shown in Exhibit A.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

Abbey L. Pascoe
Mayor

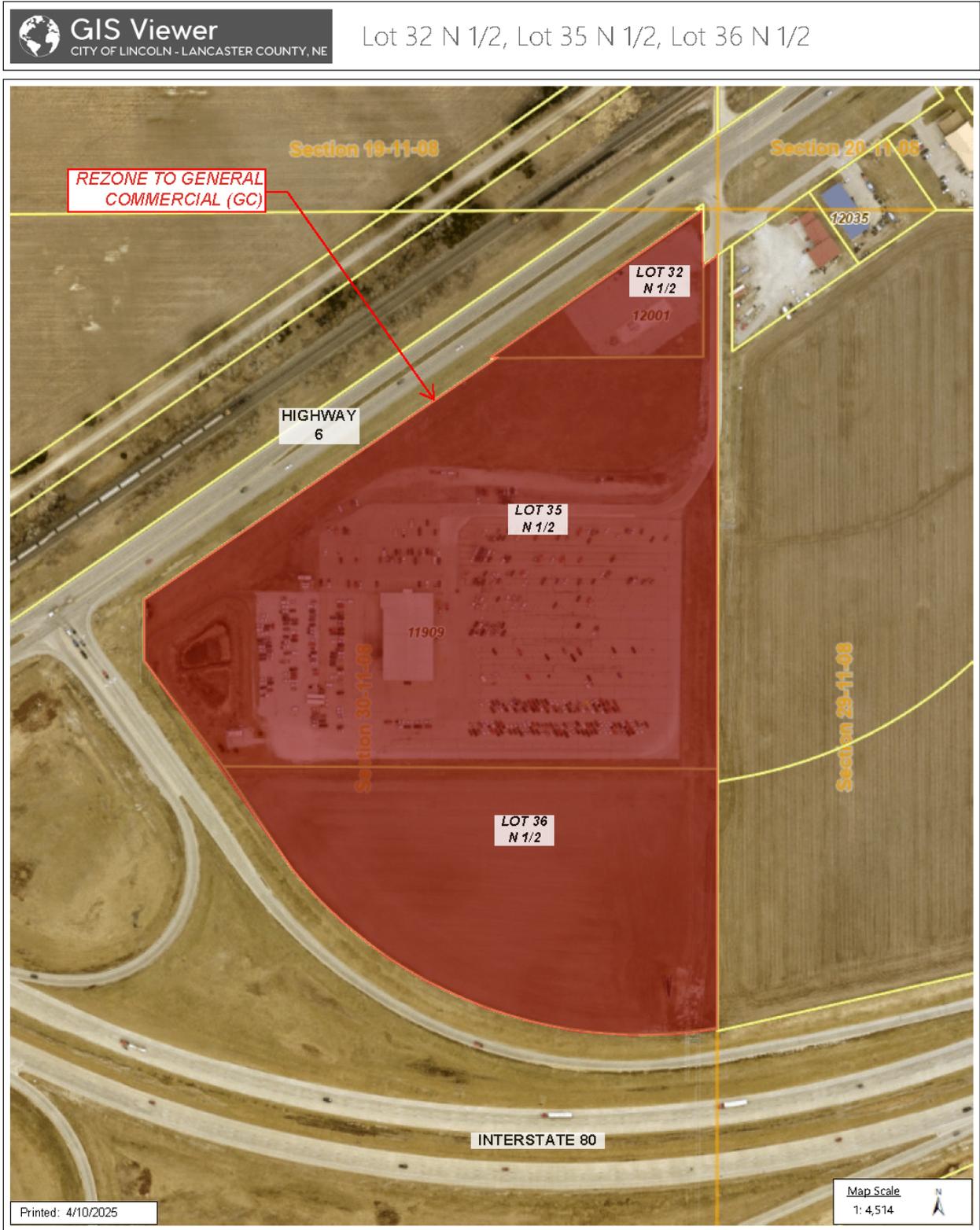
ATTEST:

Megan K. Frye
City Clerk/Human Resources Assistant

(SEAL)

ORDINANCE 25-08

EXHIBIT A



DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email assessor@lancaster.ne.gov and you will be directed to the appropriate department.

ORDINANCE NO. 25-06

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE LOT 11 NORTHWEST, A PORTION OF LOTS 1-2, MORTON OFFICE PARK, LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA AND A PORTION OF LOTS 1-2, MORTON OFFICE PARK, LOT 3, MORTON OFFICE PARK, LOTS 1-2, NEBRASKA CRANE ADDITION, LOT 54 SOUTHWEST, LOT 1, WAVELINK PARK SUBDIVISION, LOT 48 SOUTHWEST, LOT 47 SOUTHWEST, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM LIMITED INDUSTRIAL DISTRICT (LI) TO GENERAL COMMERCIAL DISTRICT (GC).

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

That the Official Zoning Map for the City of Waverly be amended by changing the following:

- Rezoning Lot 11 Northwest, a portion of Lots 1-2, Morton Office Park, located in the Northwest Quarter of Section 29, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska and a portion of Lots 1-2, Morton Office Park, Lot 3, Morton Office Park, Lots 1-2, Nebraska Crane Addition, Lot 54 Southwest, Lot 1, Wavelink Park Subdivision, Lot 48 Southwest, Lot 47 Southwest, located in the Southwest Quarter of Section 20, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska from Limited Industrial District (LI) to General Commercial District (GC), as shown in Exhibit A.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

Abbey L. Pascoe
Mayor

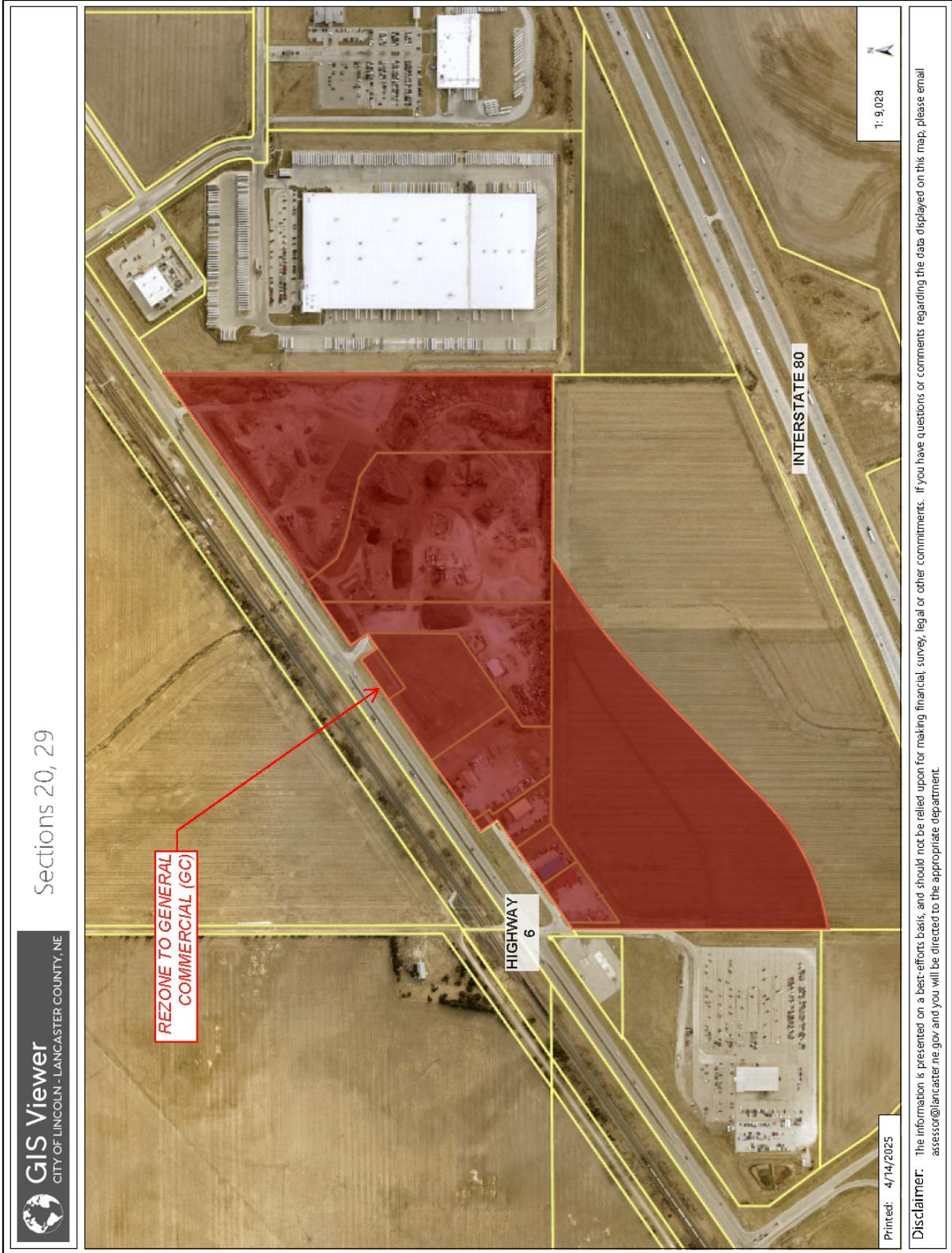
ATTEST:

Megan K. Frye
City Clerk/Human Resources Assistant

ORDINANCE 25-06

(SEAL)

EXHIBIT A



GIS Viewer
CITY OF LINCOLN - LANCASTER COUNTY, NE

Sections 20, 29

REZONE TO GENERAL
COMMERCIAL (GC)

HIGHWAY
6

INTERSTATE 80

Printed: 4/14/2025

1: 9,028



Disclaimer: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email assessor@lincolncountyne.gov and you will be directed to the appropriate department.

ORDINANCE NO. 25-07

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE LOT 6, DAY COMMERCIAL PARK THIRD ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, LOT 46 NORTHEAST, IRREGULAR TRACT TO WAVERLY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, LOT B, ADMINISTRATIVE SUBDIVISION OF LOT 1, BLOCK 1, OF LANCASTER IMPLEMENT SUBDIVISION, LOT 2, OSCAR FEINE ADDITION, LOTS 1-2, DEER PARK FOURTH ADDITION, LOT 1, DEER PARK FIRST ADDITION, LOT 1, BLOCK 1, SCHONEWEIS ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM LIMITED INDUSTRIAL DISTRICT (LI) TO GENERAL COMMERCIAL DISTRICT (GC) AND LOT 4, BLOCK 1, DEER PARK ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM COMMUNITY COMMERCIAL DISTRICT (CC) TO GENERAL COMMERCIAL DISTRICT (GC).

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

That the Official Zoning Map for the City of Waverly be amended by changing the following:

- Rezoning Lot 6, Day Commercial Park Third Addition, located in the Southeast Quarter of Section 20, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska, Lot 46 Northeast, Irregular Tract To Waverly, located in the Northeast Quarter of Section 20, Township-11-North, Range-8, East of the 6th Sixth Principal Meridian, Lancaster County, Nebraska, Lot B, Administrative Subdivision of Lot 1, Block 1, of Lancaster Implement Subdivision, Lot 2, Oscar Feine Addition, Lots 1-2, Deer Park Fourth Addition, Lot 1, Deer Park First Addition, Lot 1, Block 1, Schoneweis Addition, located in the Northwest Quarter of Section 21, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska from Limited Industrial District (LI) to General Commercial District (GC), and Lot 4, Block 1, Deer Park Addition, located in the Northwest Quarter of Section 21, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska from Community Commercial District (CC) to General Commercial District (GC) as shown in Exhibit A.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

Abbey L. Pascoe
Mayor

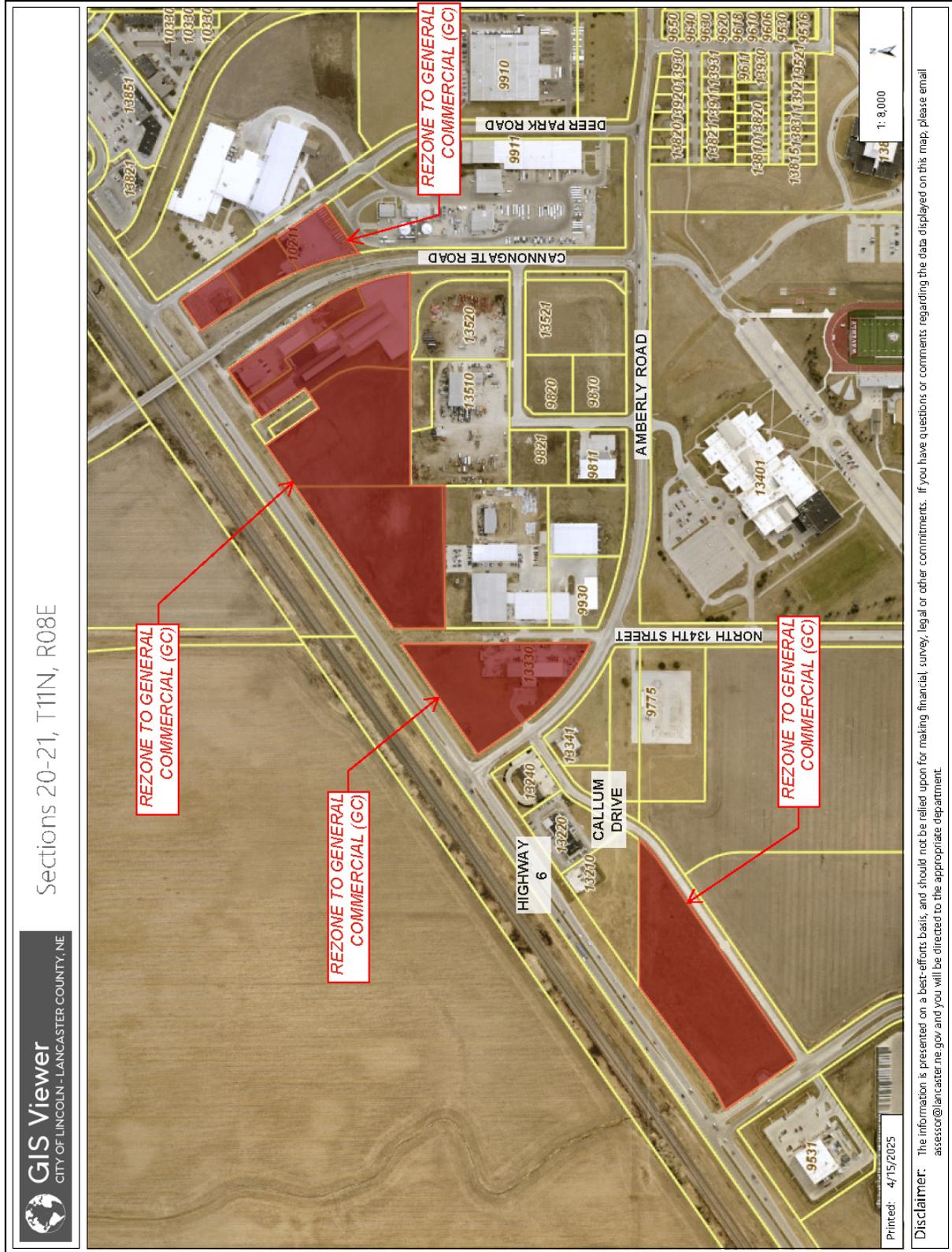
ATTEST:

Megan K. Frye
City Clerk/Human Resources Assistant

(SEAL)

ORDINANCE 25-07

EXHIBIT A



GIS Viewer
CITY OF LINCOLN - LANCASTER COUNTY, NE

Sections 20-21, T11N, R08E

Printed: 4/15/2025

Disclaimer: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email assessor@lincolncountyne.gov and you will be directed to the appropriate department.

ORDINANCE NO. 25-09

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE OUTLOT 'B', AND LOTS 1-3 OF BLOCK 2, WATERMARK ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM LIMITED INDUSTRIAL DISTRICT (LI) TO GENERAL COMMERCIAL DISTRICT (GC).

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

That the Official Zoning Map for the City of Waverly be amended by changing the following:

- Rezoning Outlot 'B', and Lots 1-3 of Block 2, Watermark Addition, located in the Northwest Quarter of Section 21, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska from Limited Industrial District (LI) to General Commercial District (GC) as shown in Exhibit A.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

Abbey L. Pascoe
Mayor

ATTEST:

Megan K. Frye
City Clerk/Human Resources Assistant

(SEAL)

ORDINANCE 25-09

EXHIBIT A

