

ORDINANCE NO. 1218

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM R87 SINGLE-FAMILY RESIDENTIAL DISTRICT TO BG GENERAL BUSINESS DISTRICT FOR LOTS 1 AND 2; R30 GENERAL FAMILY RESIDENTIAL DISTRICT FOR LOTS 103-120; AND R50 TWO-FAMILY RESIDENTIAL DISTRICT FOR LOTS 121-130; (LOTS 3-102 AND OUTLOTS A-J SHALL REMAIN R87) ON PROPERTY LEGALLY DESCRIBED AS IRREGULAR NORTH ONE-HALF OF THE NORTHEAST QUARTER AND TAX LOT 34A OF SECTION 24, TOWNSHIP 13, RANGE 11 OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 61.43 ACRES, MORE OR LESS, AND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 132ND STREET & PLATTEVIEW ROAD, SPRINGFIELD, NE 68059; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA:

Section 1. Application. An application was filed by Belcaro Development LLC, applicant, and Gregory Mahloch, owner, requesting a change of zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130; (Lots 3-102 and Outlots A-J shall remain R87) on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059.

Section 2. Approval to change the zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130; (Lots 3-102 and Outlots A-J shall remain R87) on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6th P.M., Sarpy County, Nebraska. On January 13, 2026, the Springfield Planning Commission conducted a public hearing on the matter of changing the zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130 and reported to the City Council that it recommended approval of the rezone. On February 3, 2026, the City Council opened a public hearing on said proposed changes and found and determined that the zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130 was advisable and in compliance with the Springfield Comprehensive Plan. The City Council hereby approved said proposed change in zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family

Residential District for Lots 121-130, contingent upon the final plat for this property being recorded with the Sarpy County Register of Deeds.

Section 3. Effective Date. This Ordinance shall be in full force and effect from and after passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY 2026.

(SEAL)



Attest:

Barbara Jennings
City Clerk

Robert Roslund
Mayor