



MELISSA BAHNSEN, RECORDER  
CEDAR COUNTY IOWA

Prepared by: Kevin D. Olson, West Branch City Attorney, PO Box 5640, Coralville, Iowa 52241 (319)351-2277  
Return to: City of West Branch, 110 N. Poplar Street, P.O. Box 218, West Branch, Iowa 52358 (319)643-5888

**ORDINANCE NO. 797**

**AN ORDINANCE RE-ZONING THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED AT 154 OHRT STREET FROM R-1 RESIDENCE DISTRICT TO R-2 RESIDENCE DISTRICT.**

WHEREAS, the owner of 154 Ohrt Street has petitioned the City of West Branch for a zoning district amendment for properties located in the Pederson Valley subdivision, said parcel being legally described as:

*Lot 54, Pedersen Valley, Part Four, West Branch, Cedar County, Iowa (the "Parcel").*

WHEREAS, the owner has requested that the Parcel be rezoned to be located in an R-2 Residence Business District, in place of an R-1 Residence District; and

WHEREAS, the West Branch Planning and Zoning Commission has recommended the City Council approve said rezoning request; and

WHEREAS, a public hearing has been held on said request pursuant to published notice thereof.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of West Branch, Iowa :

Section 1. That the zoning map for the City of West Branch is hereby amended to show the Parcel being located in a R-2 Residence District in place of R-1 Residence District.

Section 2. This ordinance shall be in full force and effect from and after its publication as by law provided.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any part, section, or provision thereof not adjudged invalid or unconstitutional.

Passed and approved this 7th day of November, 2022.

Read First Time: October 3, 2022  
Read Second Time: October 17, 2022  
Read Third Time: November 7, 2022

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Roger Laughlin, Mayor

ATTEST:

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Leslie Brick, City Clerk