

ORDINANCE NO. 2008-15

AN ORDINANCE AMENDING THE ZONING MAP AND CHANGING THE ZONING OF AN AREA MORE PARTICULARLY DESCRIBED AS A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION NINETEEN, TOWNSHIP TWENTY-SIX NORTH, RANGE FOUR, EAST OF THE 6TH P.M., WAYNE COUNTY, NEBRASKA, FROM A-1 (AGRICULTURAL) TO A-2 (AGRICULTURAL RESIDENTIAL).

BE IT ORDAINED by the Mayor and Council of the City of Wayne, Nebraska.

Section 1. That the real estate area shown on the attached map be changed and rezoned from A-1 (Agricultural District) to A-2 (Agricultural Residential District). The area to be rezoned is more particularly described as

The address is 57662 - 855th Road, more particularly described as a tract of land located in the Northeast Quarter (NE1/4) of Section 19, Township 26 North, Range 4, East of the 6th P.M., Wayne County, Nebraska, beginning on the North Section Line 415 feet East of the Northwest Corner of said Northeast Quarter (NE1/4); thence Southerly 90 degrees a distance of 475 feet; thence Easterly parallel to the North Section Line a distance of 920 feet; thence Northerly parallel to the West boundary a distance of 475 feet; thence Westerly along the North Section Line a distance of 920 feet to the point of beginning.

Section 2. That the Planning Commission held a public hearing on September 8, 2008, regarding this rezoning request, and have recommended approval thereof subject to the following "Findings of Fact":

1. It is not indifferent from its current use;
2. The area under consideration is large enough that buffering between the A-1 and A-2 districts can occur, as the A-2 is defined as Ag Residential, and it is consistent with the agricultural usage of the parent district, being A-1; and
3. Future land use for any surrounding areas in the A-1 district allow or is consistent with reduction of land area sizes consistent with A-2 zoning; this reduction allows for an agricultural trend wherein heavy agricultural users utilize larger tracts of land that ultimately creates smaller areas for hobby farm/agricultural uses, typical of A-2 districts and thus supporting the future growth of Wayne into these areas.

Section 3. The official zoning map shall be forthwith changed by the zoning officials to properly show the real estate hereinabove described as now in an A-2 (Agricultural Residential District) zone.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby amended and repealed.

Section 5. This ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

PASSED AND APPROVED this 16th day of September, 2008.

THE CITY OF WAYNE, NEBRASKA,

By _____

Mayor

ATTEST:

City Clerk