

ORDINANCE NO. 2025-6

AN ORDINANCE AMENDING THE ZONING MAP AND CHANGING THE ZONING OF REAL ESTATE FROM I-1 LIGHT INDUSTRIAL AND MANUFACTURING DISTRICT TO R-3 RESIDENTIAL DISTRICT.

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

Section 1. That the Planning Commission held a public hearing on March 3, 2025, regarding this rezoning request, and have recommended approval thereof, with the "Findings of Fact" being:

- Consistency with the current and future land use maps and the Comprehensive Plan; and
- Staff's recommendation.

Section 2. That the real estate area shown on the attached map be changed and rezoned from I-1 (Light Industrial and Manufacturing District) to R-3 (Residential District). The area being rezoned is legally described as:

A PARCEL OF LAND LOCATED IN PART OF OUTLOT ONE, ROOSEVELT PARK ADDITION TO THE CITY OF WAYNE AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST OF THE SIXTH P.M., WAYNE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S89°37'07"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1786.83 FEET TO THE WESTERLY LINE OF LOT 5, SOUTHEAST ADDITION; THENCE S00°16'37"E ON SAID WESTERLY LINE, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF FAIRGROUND AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S00°16'37"E ON SAID WESTERLY LINE, A DISTANCE OF 619.75 FEET; THENCE S87°00'36"W, CONTINUING ON SAID WESTERLY LINE, A DISTANCE OF 466.66 FEET; THENCE S89°36'11"W CONTINUING ON SAID WESTERLY LINE, A DISTANCE OF 24.00 FEET TO THE WEST LINE OF SAID OUTLOT 1; THENCE N00°23'12"W ON SAID WEST LINE, A DISTANCE OF 640.99 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 1; THENCE N89°37'07"E ON THE NORTH LINE OF SAID OUTLOT 1, A DISTANCE OF 24.00 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 1; THENCE CONTINUING N89°37'07"E ON THE SOUTH RIGHT OF WAY LINE OF FAIRGROUND AVENUE, A DISTANCE OF 467.37 FEET TO THE POINT OF BEGINNING, CONTAINING 7.10 ACRES, MORE OR LESS.

Section 3. The official zoning map shall be forthwith changed by the zoning officials to properly show the real estate hereinabove described or as recommended as now in an R-3 (Residential) 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 All ordinances or parts of ordinances in conflict herewith are hereby amended and repealed.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 15th day of April, 2025.

THE CITY OF WAYNE, NEBRASKA,

By _____
Mayor

ATTEST:

City Clerk