

Administrative Use Only

Date Submitted 3-19-08 Case Number _____
Filing Fee \$100.00 ck # 8864 / rec # 110886 Accepted By _____
Cert. Of Ownership _____ Date Advertised 3-22-08
Date Sign Posted 3-24-08 Date of Public Hearing 4-2-08

APPLICATION FOR REZONING

CITY OF LEXINGTON

*For an amendment to the zoning map, items 1 through 12 must be filled out completely before acceptance of this application for processing.

1. Property Owner's Name BARRY MCFARLAND
2. Property Owner's Address 2700 N ADAMS, LEXINGTON, NE 68850
3. Telephone Number (Home) (308)324-5199 (Work) (308)324-3764
4. Developer's Name SAME
5. Developer's Address _____
6. Telephone Number (Home) _____ (Work) _____
7. Present Use of Subject Property vacant housing lots
8. Proposed Use of Subject Property vineyard
9. Present Zoning R-1 Requested Zoning A-1
10. Legal Description of Property Requested to be Rezoned Lots 1 & 2 Ward's Subdivision

Approximate Street Address and Location - 43310 & 43312 RD 757

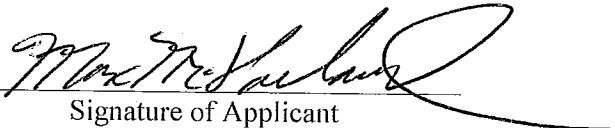
11. Area of Subject Property, Square Feet and/or Acres 2 ACRES
12. Characteristics of Adjacent Properties (including zoning and actual use)
North: A-1 South: A-2
East: R-1 West: R-1

The following information must be submitted at the time of application:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Application Fee | <input checked="" type="checkbox"/> Vicinity Map |
| <input checked="" type="checkbox"/> Justification of Rezoning | <input type="checkbox"/> Written Statement of Authorization from all |
| <input type="checkbox"/> Blueline copies of site plan | Property Owners |
| <input type="checkbox"/> Reduced copy of site plan | |

I/We, the undersigned, do hereby acknowledge that I/We do agree with the provisions and requirements for an application for rezoning as described above. I/We the undersigned do hereby agree to allow City of Lexington employees or agents working for the City of Lexington to enter the above referenced property as it pertains to this application.

Signature of Owner


Signature of Applicant

REZONING CHECKLIST

Case No.: _____
Date Filed: _____
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____

APPLICANT:

BARRY MCFARLAND

LOCATION OF PROPERTY:

43310 + 43312 RD 757

PRESENT ZONING: R-1 REQUESTED ZONING: A-1

PRESENT USE OF PROPERTY:

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>VINEYARD</u>	<u>A-1</u>
South	<u>HAY FIELD</u>	<u>A-2</u>
East	<u>HOUSING</u>	<u>R-1</u>
West	<u>HOUSING</u>	<u>R-1</u>

CHARACTER OF NEIGHBORHOOD:

MIXED USE AG + HOUSING

NEAREST EQUIVALENT ZONING:

LOCATION: _____

CURRENT USE: _____

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts? NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? NO If yes, explain _____

3. Are there adequate sites for the proposed use in areas already properly zoned?
_____ If yes, explain _____

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with development policies? YES
2. Consistent with future land use map? YES
3. Are public facilities adequate? N/A

TRAFFIC CONDITIONS:

1. Street(s) with access to property: N/A
2. Classification of street(s):
Arterial _____ Collector _____ Local _____
3. Right-of-way width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard? _____
5. Comments on traffic: _____

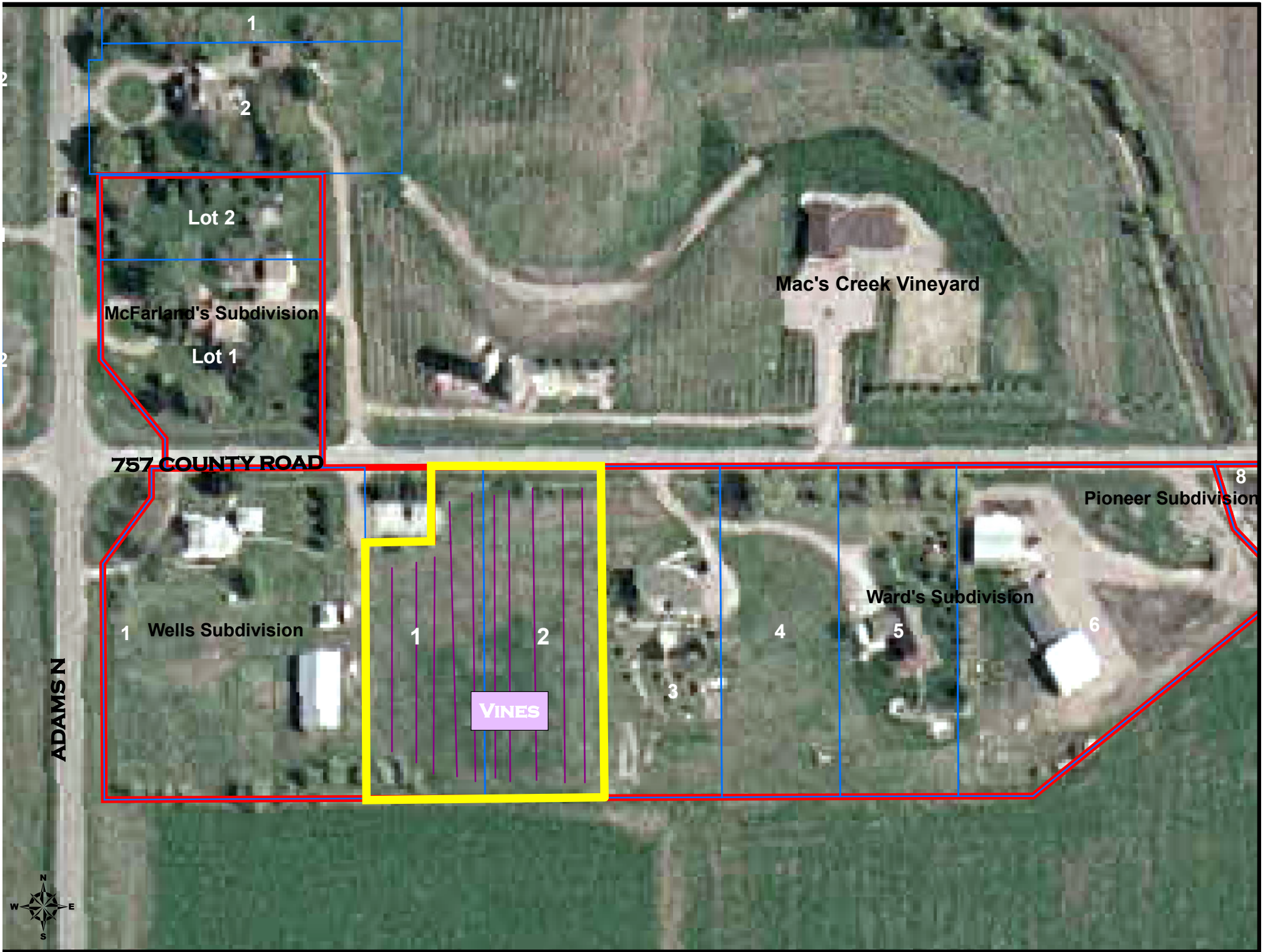
SHOULD PLATTING OR REPLATTING BE REQUIRED TO PROVIDE FOR:

1. Appropriately sized lots? N/A
2. Properly sized street right-of-way? _____
3. Drainage easements? _____
4. Utility easements:
Electricity? _____
Gas? _____
Sewers? _____
Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY IN QUESTION:

USED AS HAY FIELD

ADDITIONAL COMMENTS:



1

2

Lot 2

Mcfarland's Subdivision

Lot 1

757 COUNTY ROAD

Mac's Creek Vineyard

Pioneer Subdivision

8

Ward's Subdivision

1 Wells Subdivision

1

2

4

5

6

3

VINES

ADAMS N



NOTICE
THIS PROPERTY IS BEING CONSIDERED
FOR A *REZONING* R1 A1
A PUBLIC HEARING WILL BE
HELD AT 406 E. 7TH
APR $\frac{2}{8}$, 08 5:30 PM

24 12:54PM

PLANNING COMMISSION CITY OF LEXINGTON

DETERMINATION FORM

On April 2, 2008, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval of a Rezoning Application** (Rezoning, Special Use, Subdivision, Variance, Zoning, Zone Appeal, Etc.) Request located at **43312 Road 757** for Barry McFarland (Name).

The Lexington Planning Commission made the following motion:

Motion by: Cathy Fagot

Seconded by: Steve Smith

Motion: _____ Moved by Fagot, seconded by Smith, to recommend approval to the City Council for the application to rezone property described as Lot 1 and Lot 2, Ward's Subdivision, Dawson County, Nebraska, located at 43312 Road 757 from R-1 Residential to A-1 Agriculture. _____

Roll Call. _____ Voting "aye" were Sutton, Owens, Vivas, Vazquez, Hain, Smith, Fagot, Bennett. Motion carried.

Pamela Berke
Planning Secretary