

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for August 31, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Change of Zone #05058 - Two threes per forty

PROPOSAL: Text amendment to :*County Zoning Resolution*, Section 4.017, AG Height and Area; to add a provision to allow two smaller lots to be split out of a 40 acre parcel.

CONCLUSION: This amendment would modify the existing county Agriculture District to provide more flexibility in the creation of acreage lots by making a provision to split two 3+ acre parcels out of a forty acre tract. This language is consistent with specifications in the 2025 Comprehensive Plan.

<u>RECOMMENDATION:</u>	Approval of attached text
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COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan states:

Retain the current overall density of 32 dwellings per square mile (20 acre) for all agriculturally zoned land. Provide for an ability to divide two 3 acre lots per “40” acre parcel with conditions and administrative review and right of appeal. This would allow more flexibility for parcel size while retaining the overall density and assist in retaining farmable units of land. (Page F 70)

ANALYSIS:

1. The proposed zoning amendment would allow a 40 acre parcel to be split to create an outlot of 30 acres or more and two buildable lots of 3 or more acres.
2. This change is specifically called for in the 2025 Lincoln Lancaster Comprehensive Plan along with the development of a scoring system and economic study.
3. The intent of this language is to give land owners more opportunity to sell off acreage sized parcels without “selling the farm” as 20's or having to go through the process of a Community Unit Plan.
4. This additional flexibility will likely result in the creation of additional scattered acreage parcels throughout the county and spread the need of additional services of a wider area of the county.
5. It should be noted, that as part of the subdivision of parcels as provided for in this amendment, the County reserves the right to require such things as joint access for the two lots or the dedication of a new stub road right of way if needed. The approval of these lot twins should not be allowed to disrupt the ability to do good platting layout in the future

Proposed Language:

ARTICLE 4 "AG" AGRICULTURAL DISTRICT

4.017. Height and Area Regulations. The height and minimum lot requirements within the "AG" Agricultural District shall be as follows:

a) General requirements:

	Min. Lot Area	Avg. Lot Width	Min Frontage	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Max Height
All Permitted Uses	20 acres	550'	550'	50*	60'	100'	35'

* However, in no event need the sum of the distance from the centerline of the abutting road to the street line, and the required front yard exceed a total of 80'. The required front yard of any such property exceeding the 80' sum may be reduced accordingly. (Resolution No. 3740, August 31, 1982)

The general requirements of this subsection (a) are not required to be met in the event a 40 acre tract of land is subdivided into two buildable lots of not less than three acres each and a non-buildable outlot of not less than 30 acres. In such event, the yard requirements of subsection (h)(1) below shall apply to the two buildable lots.

Minimum Lot Area. In all interior sections, the minimum area for a buildable lot shall be one half (1/2) of the total acreage contained in that quadrant of the quarter (1/4) section in which said lot is located. (Page 21)

Prepared by:

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Planner
August 10, 2005

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CZ#05058 2/3's
lighting

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Lancaster

DON R. THOMAS - COUNTY ENGINEER

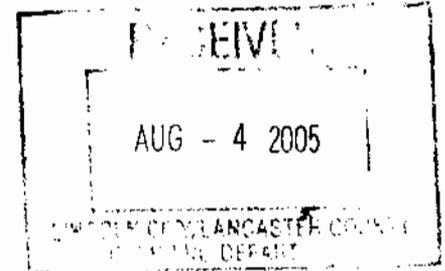
County

Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: August 3, 2005
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: TEXT CHANGE - 27.07.080 AND 4.017
CHANGE OF ZONE NO. 05057 AND 05058



Upon review, this office has no direct objections to this submittal.

LWV/bml
Barbi/Zone/#05057 & 05058 Mem.