

Proposal No. 7 Hickman Land Use

Location	Proposal
City of Hickman and area surrounding.	Amend the 2025 Lincoln/ Lancaster County Comprehensive Plan to 1) Show future land use within the City of Hickman Corporate Limits and Extraterritorial Jurisdiction (ETJ) as shown in the adopted City of Hickman Future Land Use Plan 2) Show future land use in area extending one mile beyond the ETJ of the City of Hickman.
<p>Recommendation: The Lincoln/Lancaster County Land Use Plan should show all land uses within the Hickman corporate limits and ETJ as shown on the adopted City of Hickman Future Land Use Plan and show those land uses outside the ETJ which do not conflict with principles and policies of the Proposed 2030 Lincoln/Lancaster County Comprehensive Plan. (See description, below, of land uses which are in conflict and will not be shown) Text on page 21 of the 2030 Comprehensive Plan should be modified to indicate only land uses that conform with the policies and principles of the Comprehensive Plan will be shown in the area beyond the city's jurisdiction.</p>	

Status/Description

The City of Hickman adopted, by ordinance, their Future Land Use Plan on July 26th, 2005. This land use plan describes future desired land uses for the city, the ETJ, and an area extending into the Lancaster County jurisdiction one mile beyond the Hickman ETJ.

Comprehensive Plan Implications

The 2030 Comprehensive Plan indicates that the generalized land use plans for incorporated places within Lancaster County should be reflected in the Lincoln/Lancaster County Land Use Map. Further, the Comprehensive Plan indicates that the cities of Waverly and Hickman have requested that areas beyond their one-mile Extraterritorial Jurisdiction reflect their future land use desires. In the 2025 Comprehensive Plan, these areas were found to be generally conforming to the principles and policies of the Comprehensive Plan and so were shown.

The land uses shown within the corporate limits and one-mile ETJ of the City of Hickman should be shown on the Lincoln/Lancaster County Land Use Map. Because the land use designations used by the City of Hickman are slightly different from the categories used in the Lincoln/Lancaster County Land Use Map, some adjustments were made to fit into those categories.

The area shown outside the one-mile ETJ should be shown as suggested with the following exceptions:

1. The Low Density Residential (LDR) from ½ mile west of S. 68th Street, west to the green

space along Salt Creek and from ½ mile east of S. 68th Street, south and east to the Wagon Train Lake green space and Hickman Road will continue to be shown as Agricultural. Showing this area as Low Density Residential could encourage acreage development that could make the future residential development of the City of Hickman difficult.

Hickman has expressed the intention to develop a “build through” or “ghost plat” requirement, similar to the one in force within Lincoln’s 3-mile ETJ. The purpose of this requirement would be to ease the transition of acreage property to urban development as Hickman continues to grow. Hickman also indicates in the Future Land Use Plan that the majority of residential growth will be in the north and east direction. Should Hickman institute a build-through requirement, the area beyond the one-mile ETJ would be outside the jurisdiction of Hickman and as such a requirement would not be in force. Additionally, Lancaster County, which would have jurisdiction over this area, has no build through requirement. For that reason, we are recommending this area continue to be shown as Agricultural until such time as it is within the ETJ of the City of Hickman, or Lancaster County’s requirements change.

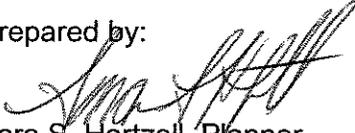
2. The area shown as Transitional Agriculture (TA) to the east of Hickman, south of Hickman Road running south to the green space along Salt Creek will continue to be shown as Low Density Residential. This area is already largely developed as acreages, with a recently approved acreage CUP at the corner of S 96th and Wagon Train Road.
3. The area shown as Commercial/Industrial Mixed Use extending west, ½ mile on either side of Hickman Road conflicts with the policy of directing commercial and industrial development to the incorporated villages and cities within Lancaster County so that those places can benefit from the property and sales taxes generated. As Hickman grows and more of this area is added to the city limits and ETJ this land use designation could certainly be extended with those new boundaries.
4. The Gateway Overlay District shown extending 1/4 mile on either side of S. 68th Street, north of Hickman, and Hickman Road, west of Hickman will not be shown. The Lincoln/Lancaster County Land Use Plan does not show overlay districts such as Airport Noise District, Capitol Environs District, etc... Additionally, Lancaster County has no provisions for requiring the Gateway Overlay District be applied.

Conclusion

In conclusion, the proposed 2030 Lincoln/Lancaster County Comprehensive Plan should be amended as follows:

1. Amend the Lincoln/Lancaster County Land Use Plan to show the land uses discussed above.
2. Amend page 21, paragraph 5, of the proposed 2030 Comprehensive Plan from *“Their proposed land uses are generally compatible with the principles of this Comprehensive Plan and thus are reflected on the land use plan.”* to *“Those land uses which are generally compatible with the principles of this Comprehensive Plan are reflected on the land use plan.”*

Prepared by:

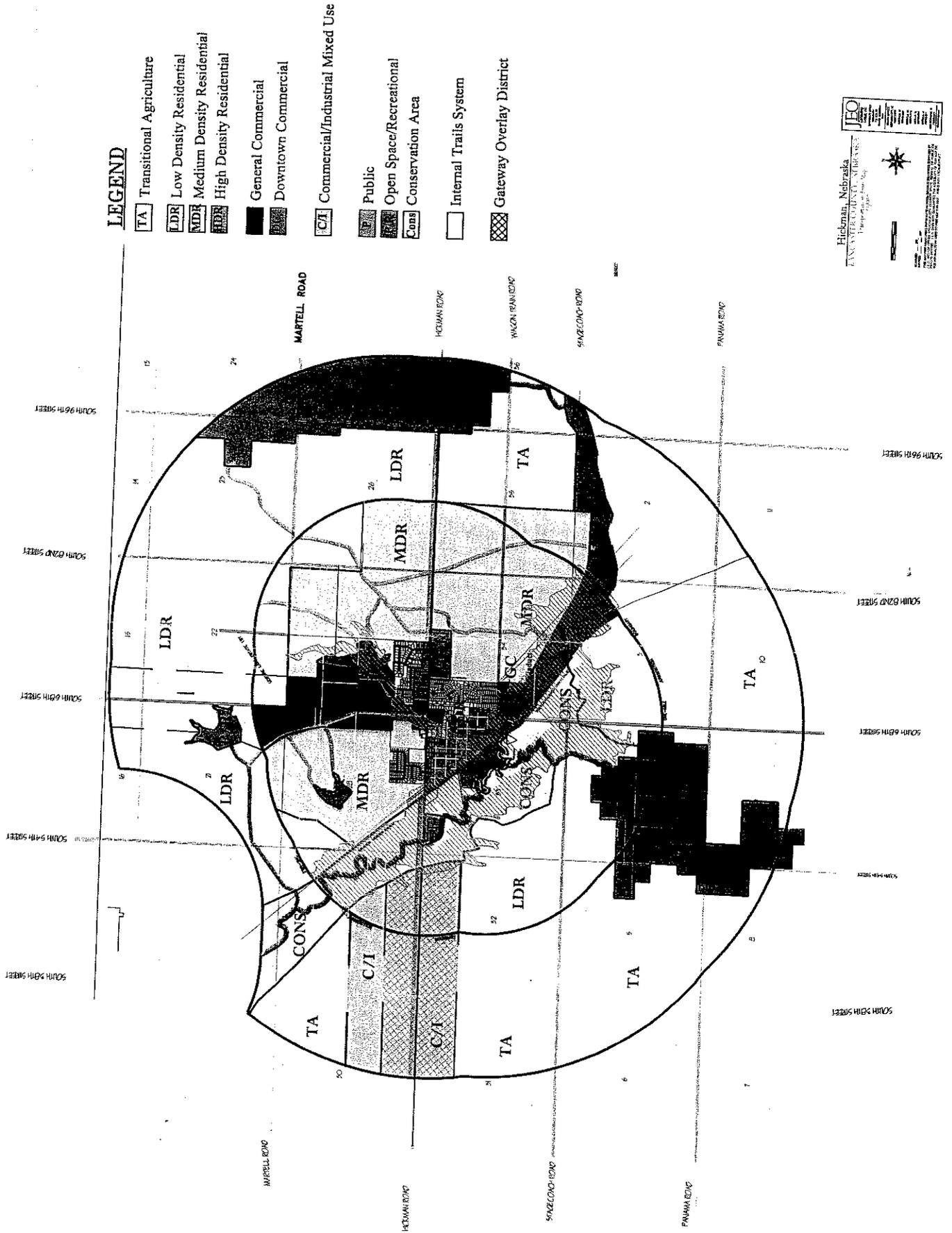


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Date: October 16th, 2006

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Hickman Future Land Use Plan



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Hickman, Nebraska
 FUTURE LAND USE PLAN
 Prepared for: City of Hickman, Nebraska
 Date: 10/1/2010

Legend

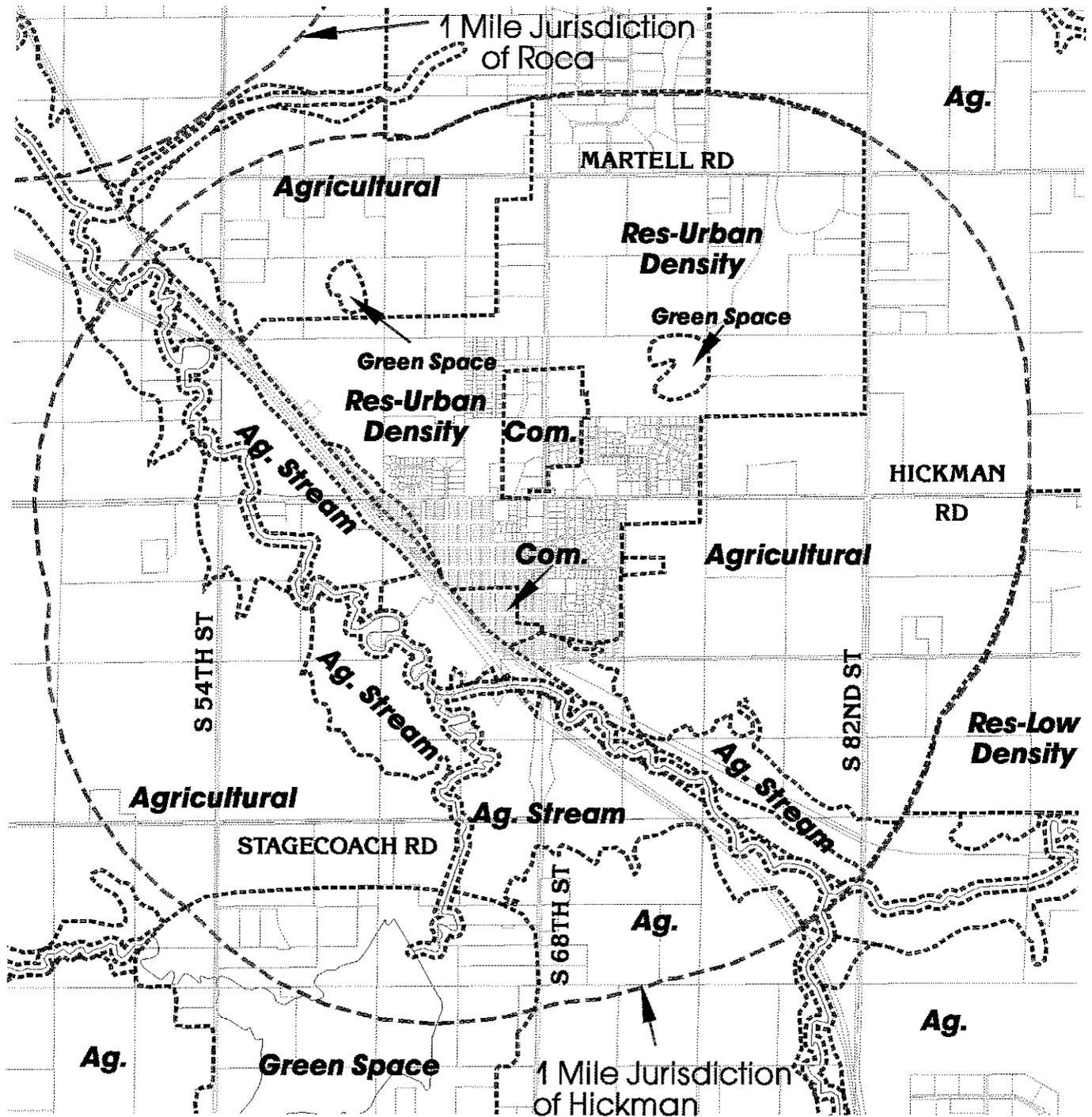
- TA: Transitional Agriculture
- LDR: Low Density Residential
- MDR: Medium Density Residential
- HDR: High Density Residential
- GC: General Commercial
- DC: Downtown Commercial
- C/I: Commercial/Industrial Mixed Use
- Public: Public
- OSR: Open Space/Recreational
- Cons: Conservation Area
- ITS: Internal Trails System
- GOD: Gateway Overlay District

Scale
 1" = 100'

North Arrow

Notes

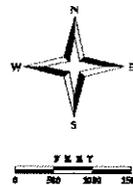
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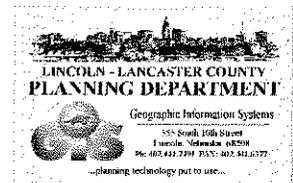
Existing Hickman Area Land Use

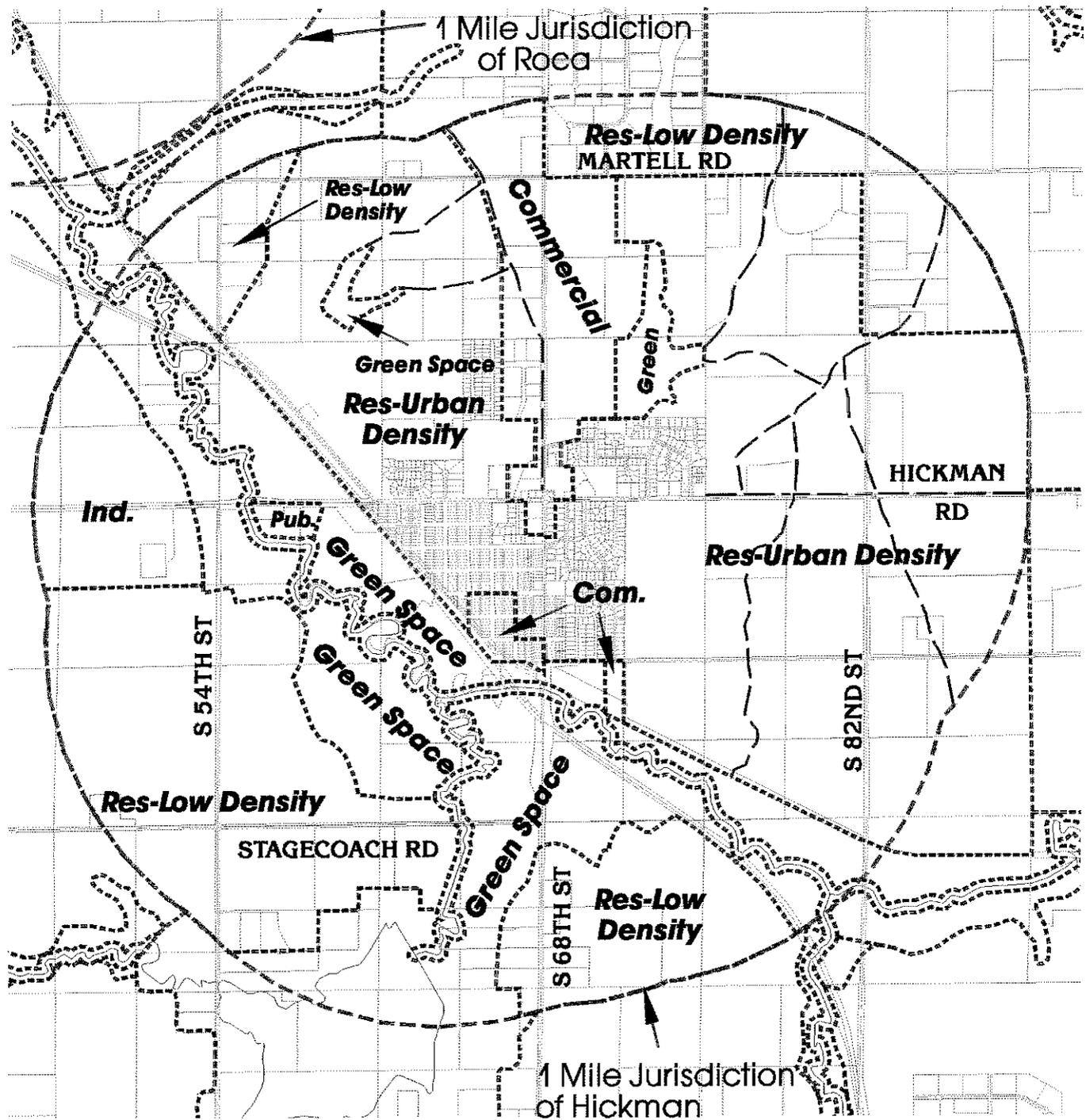
2030 Comprehensive Plan Proposal # 7

- Future Service Limit
- Land Use Boundary
- Res** Land Use Category



Scale: 1 inch = 2500 feet





Proposed Hickman Area Land Use

2030 Comprehensive Plan Proposal # 7

- Future Service Limit
- Land Use Boundary
- Res** Land Use Category
- Proposed Trail



Scale: 1 Inch = 2500 feet

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 ...planning technology put to use...