

COUNTY BOARD SUMMARY REPORT

TO : County Clerk: Attn: Monet McCullen
FROM : David R. Cary, Director of Planning
RE : **County Change of Zone 20014**
(AG to AGR, 13350 North 84th Street)
DATE : June 2, 2020



1. On May 27, 2020, County Change of Zone 20014, as submitted by Raymond and Janet Stander, had public hearing before the Lincoln-Lancaster County Planning Commission. This is a request for a change of zone from AG Agricultural to AGR Agricultural zoning.
2. Attached is the Planning staff report. The applicant is requesting the change of zone to allow the 7.59 acre parcel to be subdivided into two lots.
3. The staff recommendation of denial is based upon the Analysis as set forth on pp.2-4, concluding that this request is not in conformance with the Comprehensive Plan. The area is shown as agricultural in the 2040 Lancaster County Future Land Use Plan. Approval of this change of zone to AGR would likely lead to other AGR requests on other similar lots throughout the county. Additional acreage lots throughout the county would lead to additional burden on emergency services as well as road and bridge maintenance. There are also concerns about the quantity of groundwater in the north part of the county. The staff presentation is found on p.8.
4. The applicant's testimony is found on p.9. There was no testimony in support of or in opposition to this proposed change of zone; however, a letter of opposition was provided to the Planning Commission prior to the hearing, which can be found on pp.12-13. The applicant's rebuttal is found on p.10.
5. On May 27, 2020, the Planning Commission voted 6-0 (Al-Badry, Beckius and Finnegan absent) to recommend denial of this change of zone request.

The Planning staff is scheduled to brief the County Board on this proposed zoning change at their regular staff meeting on Thursday, June 11, 2020, at 8:45 a.m., in Room 113 of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The public hearing before the County Board is currently pending.

If you need any further information, please let me know (402-441-6365).

cc: County Board
Jenifer Holloway, County Attorney's Office
Tom Cajka

Ann Ames, County Commissioners
Kerry Eagan, County Commissioners

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

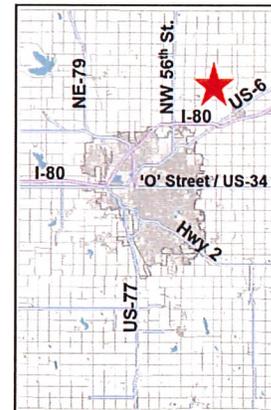
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Change of Zone #20014	FINAL ACTION? No	DEVELOPER/OWNER Raymond and Janet Stander
PLANNING COMMISSION HEARING DATE May 27, 2020	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 13350 N. 84 th St.

RECOMMENDATION: DENIAL

BRIEF SUMMARY OF REQUEST

This is a request for a change of zone from AG-Agricultural to AGR-Agricultural Residential on 7.59 acres. The applicant is requesting the change of zone to allow the 7.59 acre parcel to be subdivided into two lots.



JUSTIFICATION FOR RECOMMENDATION

This request is not in conformance with the Comprehensive Plan. The area is shown as agricultural in the 2040 Lancaster County Future Land Use Plan. Approval of this change of zone to AGR would likely lead to other AGR requests on other similar lots throughout the county. Additional acreage lots throughout the county would lead to additional burden on emergency services as well as road and bridge maintenance. There are also concerns about the quantity of groundwater in the county.

APPLICATION CONTACT

Raymond Stander, 402-465-4449,
2.green@charter.net

STAFF CONTACT

Tom Cajka, (402) 441-5662 or
tcajka@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

This change of zone request is not compatible with the comprehensive plan. This area is shown to remain agriculture in the Future Land Use Plan and not for acreage lots. This site does not meet the criteria for AGR zoning as outlined in the Comprehensive Plan. It is not on a paved road, the predominant land use in the area is agriculture and the only acreage lots are approximately one-half mile to the south.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

- P. 12.3 - This site is shown as future Agricultural on the 2040 Lincoln Area Future Land Use Plan.
- P. 12.4 - Agricultural- Land principally in use for agricultural production. Agricultural land may be in transition to more diversified agribusiness ventures such as growing and marketing of products on site.
- P. 1.2 - Lincoln and Lancaster County: One Community Vision Statements:
 - An important relationship exists between the urban, rural, and natural landscapes. Urban and rural development

maximize the use of land in order to preserve agriculture and natural resources.

- Policies of managing urban growth, maintaining an "edge" between urban and rural land uses, and preserving prime agricultural land form a distinctive and attractive built environment for Lincoln and Lancaster County.

P. 2.7 - Preserve areas throughout the county for agricultural production by designating areas for rural residential development - thus limiting potential conflicts between farms and acreages.

P. 7.2- Encourage acreages to develop in appropriate areas and preserve farmland.

P. 7.12 - LPlan 2040 supports the preservation of land in the bulk of the County for agricultural and natural resource purposes. However, it recognizes that some parts of the County are in transition from predominantly agricultural uses to a mix that includes more residential uses. Balancing the demand for rural living and the practical challenges of integrating acreages with traditional land uses will continue.

P. 7.12 - All proposals for acreages, whether designated on the future land use map for low density residential or not, should be evaluated based on factors such as paved roads, adequate water quality and quantity, soil conditions for on-site wastewater management, availability of emergency services, agricultural productivity, land parcelization, the pattern of existing acreages, and plans for future urban development.

P. 7.12 - Areas not designated for acreages should remain agriculturally zoned and retain the current overall density of 32 dwelling units per square mile (1 dwelling unit per 20 acres). However, considerations should be given to new ways that smaller lots within the County jurisdiction can be subdivided and sold, while still maintaining that overall density and maintaining good access management along the County's section line roads.

P. 7.13 - Many families are not well informed of all the implications of rural living before they make that lifestyle choice. This includes an understanding of the state's Right to Farm law, which protects farmers from nuisance claims when conducting normal agricultural practices, and an understanding of the difference between urban and rural public services.

P. 8.5- Each rural fire district has unique challenges, including response times and water availability.

P. 8.5 - A growing population in the small towns, villages, and rural areas, as well as increased traffic, will continue to create demands for fire and emergency services.

ANALYSIS

1. This application is for a change of zone from AG-Agricultural to AGR- Agricultural Residential on 7.59 acres located at N. 84th St. and Mill Rd. The change of zone is requested so that the lot can be subdivided into two lots. The minimum lot size in AGR is 3 acres.
2. This lot was created prior to 1979. At that time the minimum lot size for AG zoning was one acre. The minimum lot size in the AG zoning district changed to 20 acres with the 1979 zoning update. There are 2 exceptions to the 20 acre rule. One is commonly referred to as a farmstead split. This requires that a house be at least 5 years old, been associated with a farm and the lot be at least 21 acres in size. The 21 acre lot is allowed to be divided into a 1 acre lot and a 20 acre lot. The existing house must be on the 1 acre lot and a new house must be on 20 acres. The second option is AG Preservation which requires a minimum of 20 acres. This can be vacant land. The 20 acres can be divided into a 3 to 5 acre lot for a house and 75% of the 20 acres must remain as some type of open space. The density is still one dwelling per 20 acres. These are 2 options to create small lots without having to rezone to AGR. The applicant's lot does not meet the criteria for either of these options.
3. An alternative to a change of zone would be for the applicant to acquire an additional 33 acres. With 40 acres, the applicant could do an AG Preservation final plat that would create 2 lots and a 30 acre outlot.
4. The property is shown to remain agricultural in the 2040 Lancaster County Future Land Use Plan. All of the land surrounding this parcel is shown to remain agricultural in the Future Land Use Plan.

5. The Comprehensive Plan on page 7.12 details factors that should be evaluated for a change of zone for acreage developments. The factors are:
 - a. **Paved Roads**—N. 84th Street and Mill Road are both county gravel roads.
 - b. **Adequate water quality and quantity**— Each lot would need a private well. No ground water information was submitted with this application. Lincoln-Lancaster County Health Department notes that there is adequate water for one additional well.
 - c. **Soil conditions** - This lot is not shown as prime farmland.
 - d. **Emergency Services**—The Lancaster County Sheriff’s office and Waverly Rural Fire would provide emergency services.
 - e. **Wastewater** - Wastewater would most likely be through private sewage systems.
 - f. **Existing acreages**— There are existing acreages approximately one-half mile to the south. Finigan’s Addition located southeast of the subject parcel was rezoned from AG to AGR in 1996. Bill Peterson Addition located approximately 3,200 feet to the south was rezoned from AG to AGR for two lots in 2006.

6. In the northeast part of the County, specifically east of Highway 77 from Waverly road to Ashland Road, there is less than ½ square mile of land designated for Low Density Residential (AGR) in the 2040 Comprehensive Plan due to water issues and lack of paved roads. All of the area shown for future AGR in the Comprehensive Plan is for the existing acreage lots northeast of Waverly Road and N. 84th Street. This is generally an agricultural area and not suitable for AGR zoning. The entire area should be studied through the comprehensive plan update and not in an unplanned matter.

The applicant’s property is not unique. There are hundreds of similar properties throughout the county. It is not on a paved road, the predominant land use in the area is agriculture and the only acreage lots are approximately one-half mile to the south. The Planning Department receives many similar requests monthly. Although this one lot would not have a significant impact on emergency services or roads, it would allow for many more similar lots to be granted a change of zone to AGR. The overall effect on the county would impact roads, bridges, water quantity and emergency services. Recently there were 2 special permits denied in the north part of the county due in part to concerns of water quantity. While this one lot would not add much demand for water, but as multiple property owners want a spot of AGR zoning it will impact water quantity.

7. The acreage lots located approximately 2,000 feet to the south of the applicant’s property were created prior to 1979 when the minimum lot size in the AG district changed to 20 acres.

8. An acreage development southwest of the applicant’s property called Finigan 3rd Addition was approved in 2004 through a Community Unit Plan (CUP). A CUP allows clustering of small lots based on an overall density of one lot per 20 acres and the zoning remains agricultural. In addition, 70 percent of the overall area must remain in open space. Finigan’s Subdivision a 14 lot subdivision along Pearle Road and Finigan Road was approved in 1977 prior to the 20 acre zoning requirement. All of the acreage lots between Waverly Road and the applicant’s property were either created prior to the 20 acre rule or through a Community Unit Plan with the AG zoning.

9. A Land Inventory Report from March 2020 identifies a potential for an additional 1,416 acreage dwelling units in the rural areas of the county. Rural Areas are defined as those areas outside of other towns zoning jurisdictions. The 1,416 units includes 312 dwelling units that are already approved by either a final plat or preliminary plat. The remaining 1,104 dwelling units, assumes at one dwelling unit per 3 acres, are potential units shown as Low Density residential on the Future Land Use Plan. Based on past building permit data, the 1,416 potential dwelling units is a 24.4 year supply.

10. This proposed change of zone is solely for the benefit of the property owner. It is not to the benefit of surrounding property owners and is not in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan.

11. Spot zoning is invalid where some or all of the following factors are present:
 1. A small parcel of land is singled out for special and privileged treatment;
 2. The singling out is not in the public interest but only for the benefit of the landowner;

3. The action is not in accord with a comprehensive plan.

All three elements are usually present for spot zoning. For this application all three elements are present.

12. Approval of this application could set a precedent and make it very difficult to deny similar applications. There are hundreds of similar lots throughout the county. This could lead to many more acreage lots throughout the county adding additional burden on emergency services, road maintenance and groundwater availability.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: AG- Agricultural Single family dwelling

SURROUNDING LAND USE & ZONING

North:	AG- Agricultural	Farm ground and 2 single family dwellings.
South:	AG- Agricultural	Farm ground and 2 single family dwellings.
East:	AG- Agricultural	Farm ground and 3 single family dwellings.
West:	AG- Agricultural	Farm ground and 1 single family dwellings.

APPROXIMATE LAND AREA: 7.59 acres, more or less

LEGAL DESCRIPTION: Lot 3 Irregular Tract, located in the NW ¼ of Section 11, Township 11 North, Range 7 East, Lancaster County, NE

Prepared by

Tom Cajka, Planner

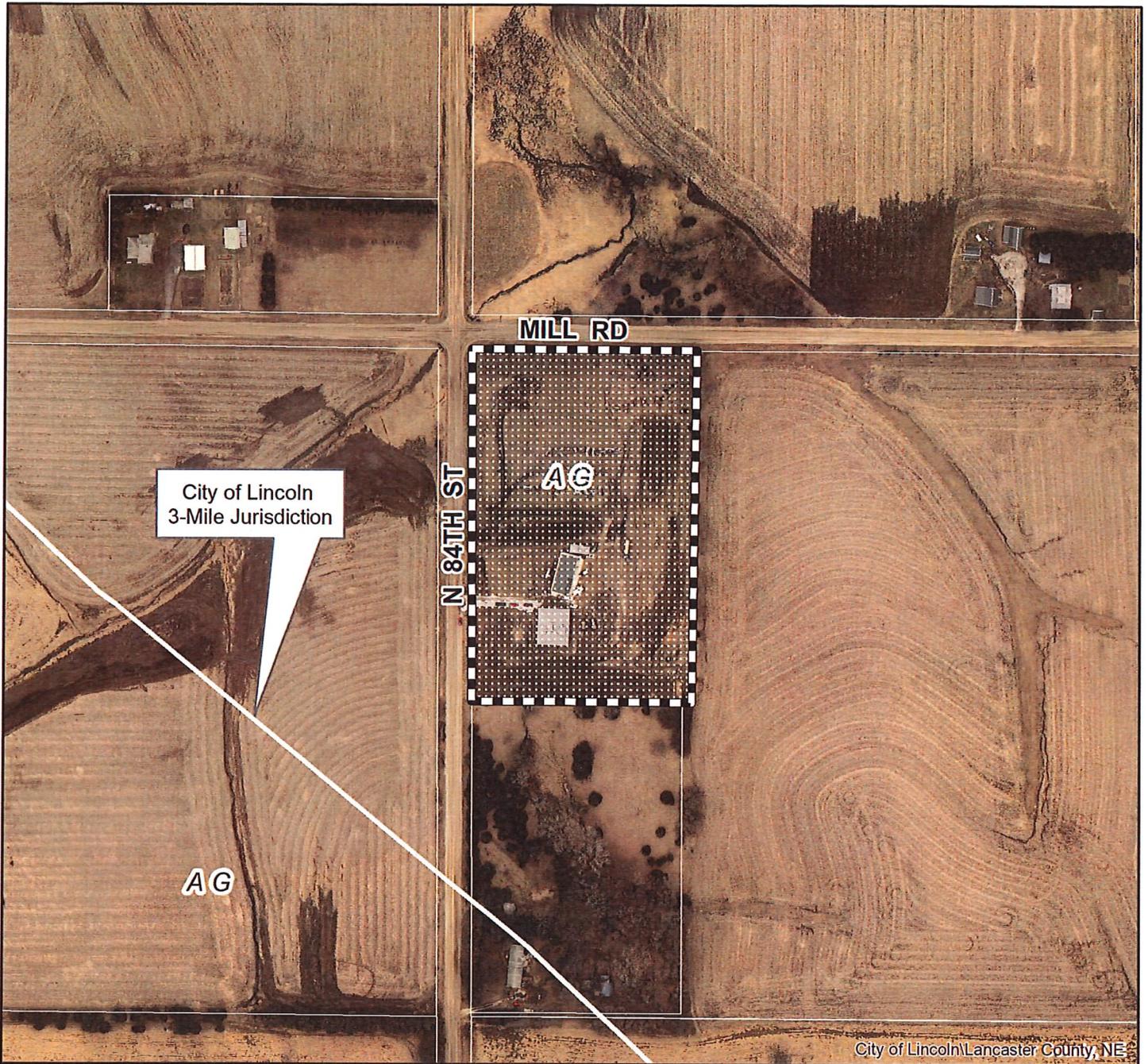
Date: May 18, 2020

Applicant: Raymond and Janet Stander
13350 N. 84th St.
Lincoln, NE 68517
402-465-4449

Contact: same as applicant

Owner: same as applicant

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City of Lincoln/Lancaster County, NE

2018 aerial

**Change of Zone #: CZ20014 (AG to AGR)
N 84th St & Mill Rd**



Zoning:

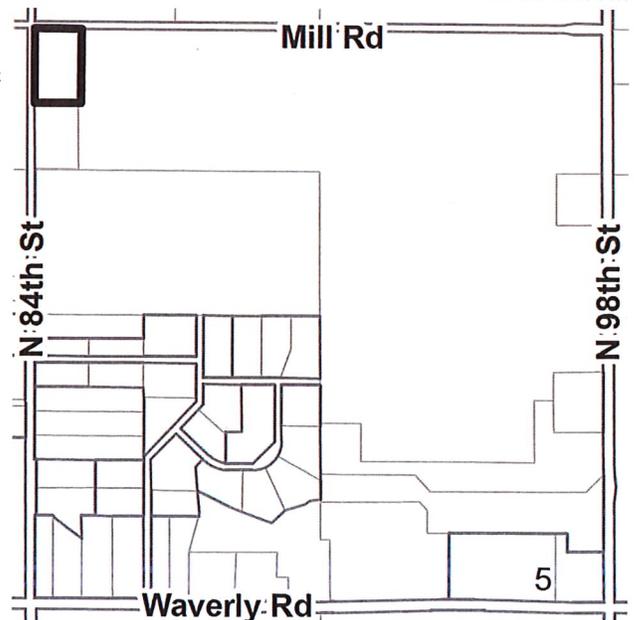
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

**One Square Mile:
Sec.11 T11N R07E**

Area of Application

Zoning Jurisdiction Lines

Existing City Limits



CZ20014 Exhibit



RAYMOND RD

City of Lincoln
3-Mile Zoning
Jurisdiction

AG

N 84TH ST

N 98TH ST

MILL RD

Proposed Change of Zone
AG to AGR

N 70TH ST

AGR AGR

AG

AGR

AGR

FINIGAN RD

WAVERLY RD

N 79TH ST

Raymond L & Janet M Stander
13350 N 84th St
Lincoln, NE 68517

April 27, 2020

Lancaster County Planning Department
555 So 10th St, Ste 213
Lincoln, NE 68508

Re: Subdivision Request for 13350 N 84th St, Lincoln, NE
S11, T11, R7, 6th Principal Meridian, LOT 3 NW NW

No waivers are requested

We are writing to request the approval to subdivide our 7.59 acres so that our son can build a home next to us. Unfortunately, we have reached a time in our lives when we often need to rely on the help of our son, and we know that our health will continue to decline. Our son has agreed to be our Power of Attorney for our health and would be willing to move next to us to help us stay in our home for as long as possible. He has a family and pets so a trailer house or a tiny house on our property would not be feasible for him (also, we cannot afford that.)

When my parents reached the time when they needed help to stay in their home and take care of their farmstead/acreage we were blessed to live in the same town and we could help them with mowing, building repairs, snow removal, gardening, doctor and hospital visits, medication, groceries...all the needs of the elderly trying to stay in their own home. We were especially blessed when they were granted permission to subdivide their property so we could build a home next to them. I no longer had to haul mowers and other tools every day. Most importantly, I was able to ensure they were eating well, monitor medications, and respond timely when there was a medical emergency.

We would like to be able to remain in our home and be productive for as long as possible. For many years we have had large gardens to give produce to Salvation Army and other food pantries, as well as others who are not able to take care of a garden. We hope to continue to do these types of things for many years to come.

The coronavirus pandemic has reinforced the benefits of the elderly (us) being able to self-isolate outside of the cities. It would be so helpful to have younger family members nearby to help us. For so many reasons we would like to delay or eliminate the need to go to a nursing home. Although these facilities serve a need in communities, the thought of being in one is very scary to most of us.

Please consider granting us the ability to have our son nearby to help us. You can't imagine what a wonderful blessing this would be for us.

Thank you for your consideration of our request. And thank you for all you do for our communities. God bless you!

Sincerely,

Raymond L. Stander & Janet M. Stander

Raymond L Stander & Janet M Stander

CHANGE OF ZONE 20014

CHANGE OF ZONE 20014

FROM AG (AGRICULTURAL DISTRICT) TO AGR (AGRICULTURAL RESIDENTIAL DISTRICT), ON
PROPERTY GENERALLY LOCATED AT 13350 NORTH 84TH STREET

PUBLIC HEARING:

May 27, 2020

Members present: Campbell, Edgerton, Joy, Ryman Yost, Scheer and Corr; Al-Badry, Beckius and Finnegan absent.

Staff Recommendation: Denial

There were no ex-parte communications disclosed.

There was no ex-parte communications disclosed relating to site visits.

Staff Presentation: Steve Henrichsen, Planning Department, came forward and stated this request is for a change of zone from AG (Agricultural) to AGR (Agricultural Residential) on 7.59 acres. The applicant is wanting to subdivide the 7.59 acres into two lots located on 84th Street and Mill Road. This area is just outside the City's 3-mile jurisdiction, which would put it in the jurisdiction of the County Board. Henrichsen explained that approval of this change of zone would likely set a precedent and lead to other AGR requests on other similar lots throughout the county. This property was split from the main property as a farmstead, which is allowed and often sold separate from the farm. The applicant wants to build a second house on the property for their children, but the minimum lot size is 20-acres and not the 3-acres they are requesting. Henrichsen stated they are recommending denial of this application. This is not consistent with the Comprehensive Plan, and the Planning Department receives inquiries for this type of application every month; this application is not unique. Henrichsen stated in the county jurisdiction alone, there are over 1,500 lots today zoned AG, which are less than 10-acres that are not in a CUP (Community Unit Plan).

Scheer stated his question is not directly related to this request, but it is related to an ADU (Accessory Dwelling Unit). He shared a couple of years ago, a resolution had passed for an ADU, which had a number of conditions that could be amended, and size was one of them. Scheer inquired if the planning staff would be willing to amending some of the conditions to make this work for the family. Henrichsen stated the limit for size is 1,000 square feet with no more than two bedrooms, and he further stated the idea for this was to have smaller accessory buildings on the site from 600 to 800 square feet and not to create a system for a second dwelling unit. He stated to keep the accessory standard, the size of the accessory buildings should be kept under 1,000 square feet.

Campbell stated that he recalls a prior Planning Commission meeting where there was a proposal from the applicant to split their lot to build a second house, which was approved, and he inquired how these cases differed. Henrichsen stated he was unsure which application he was referring to, but an applicant did come in under an extended home occupation and had a large accessory building for storage. Campbell inquired if any of the lots to the south were available. Henrichsen said no, but there is an area to the west with 12 vacant lots available by the same owner.

Joy asked if it was included that an employee or caregiver would have the ability to reside in a dwelling unit on the property, such as farm help. Henrichsen stated in theory, if they have a 40-acre property and have two dwellings on the same lot, but they would still need to meet the 1 house per 20-acre requirement. Joy wanted to clarify that they could use an adjacent owner's property to consolidate and have two dwelling units. Henrichsen said yes, it is through the AG Preservation and they would not need to have a preliminary plat.

Henrichsen noted that the Planning Department did receive a letter in opposition from Wayne Nielson, who has property a mile to the west. Henrichsen stated that Mr. Nielson's letter states he has several concerns with this being approved.

Applicant:

Janet Stander, 13350 N. 84th Street, came forward and stated they wanted to move forward with this because it is important to them and other elderly rural residents. Stander stated she was told that a large rural housing development with multiple water users could be approved, but individual requests would not. She shared that she was unsure of how a single house would be an additional burden on the water supply, emergency services, and road and bridge maintenance. They are fine with gravel roads, because paved roads will increase traffic in the area. Stander stated that this land was never cropland that needed to be preserved. They want to subdivide their lot and that would make each lot slightly larger than 3-acres, which they have heard that 3-acre lots are okay. She shared that the number of farmsteads continues to decline, and hates to see this type of lifestyle disappear. To preserve the rural lifestyle, there will need to be changes in how farmsteads are seen.

Campbell asked the Standers what would happen to their house if they were to pass. Stander shared it would be nice if their son could move into their house and the subdivided property would be occupied by next generations.

Joy asked if the size of an ADU is something that they could explore, if there were waivers to size and bedroom. Stander stated that it would not be large enough for her son's family, and they could not afford the expense; it would be harder to sell the land with the additional house.

Staff Questions:

Henrichsen stated he wanted to clarify the question previously asked by Commissioner Campbell where the applicant split their lot to build a second house, which was approved. Henrichsen shared there was a special permit for an ADU on NW 27th Street, which was an existing 20-acre property with a house and garage. One of the waivers was to add-on to an existing garage, and the second was because the existing septic system was not large enough.

There was no testimony in support or opposition.

Applicant Rebuttal:

Stander stated the property to the south was for sale, which they did bid on but were outbid. She stated they have been looking for nearby property because they knew that they would most likely be denied.

Campbell asked if they have looked at acreages to the west and south. Stander said no. Campbell asked if any of the lots for sale would fit their needs to have family close because nearby there are 12 platted lots. Stander stated they have talked about those lots and figured if they have not tried to sell them by now they are not planning on it.

Raymond Stander, 13350 N. 84th Street, came forward and asked if Commissioner Campbell was talking about the lots to the south. Campbell stated that there are also platted lots to the west. Stander stated that several have come up for sale and sold. Stander stated that to the north on Raymond Road there are about five or six 5-acre lots that have houses on them and they are not AGR. He shared that they were looking for the most efficient use of their space and their land has a very steep hill on it that is not farmable.

Edgerton moved to close the public hearing on this item, seconded by Joy and carried 6-0: Campbell, Edgerton, Joy, Ryman Yost, Scheer and Corr voting 'yes'; Al-Badry, Beckius and Finnegan absent.

CHANGE OF ZONE 20014

ACTION BY PLANNING COMMISSION:

May 27, 2020

Scheer moved recommendation of denial, seconded by Campbell.

Scheer stated that he feels very strongly about all of the arguments that Henrichsen made in defense of the recommendation to deny. The arguments regarding precedent and the Comprehensive Plan makes it difficult not to recommend denial. Scheer shared that he agrees with everything stated by the Standers in their testimony regarding the big picture about the continued decline of rural properties like this. If there were ways to allow them to continue to

live at home with the help of younger family members, that would be great. Scheer stated that a change of zone approach is not allowed within the current rules, and he further stated the only way to allow is through the ADU process with waivers. Scheer stated that he is going to support this motion, but understands what the Standers are trying to do and applauds them for their effort.

Campbell stated the reason he seconded this motion is because it is based on the Comprehensive Plan, and the complex issue that it could be opened. Campbell shared that he sympathizes with the Standers, and further stated that he thinks that the Planning Department needs to look and see if there is a way to allow this in the future, because this is not creating a new property that takes away from farmland, it already exists. The Planning Department needs to look at other options that could be pursued because this would not be taking up other land.

Edgerton stated she too agrees with her fellow commissioners, and further stated this does seem like it is a slippery slope with regards to the way the Comprehensive Plan is set up at this time. Edgerton shared they are in the process of reviewing the Comprehensive Plan at this time and that the timing for this is well placed for the conversation to continue as to whether this policy continues to support the community. If it does great, but if there are ways to accomplish other things within the boundaries, they have the process in front of them and they can look at that.

Joy stated she applauds the Standers for moving forward on this, knowing that it was stacked against them. Joy shared it is a perfect time as her fellow commissioners have mentioned to bring this forward to explore in the Plan Forward 2050. She shared there are many things that people want to do on their property that will not work with the systems in place now and maybe with the changes in today's society, it might worth pursuing. Joy stated that, unfortunately, she too would be supporting the motion.

Ryman Yost stated the idea of creating opportunities for people to have the ability to age in place and remain in their home is a significant issue and needs addressed as a community. Ryman Yost shared that she applauds what they want to do; having grown up in a small town herself, she understands the importance of family connections. She stated that this is something they can look at in the Comprehensive Plan moving forward to avoid some sort of a precedent-setting situation now, and hopefully the time is in place now to look at other options.

Corr stated that she echoes what all of her fellow commissioners have said and understands where the Standers are coming from. Corr stated that she will support the Comprehensive Plan, and further shared she is glad they are looking at the Comprehensive Plan now. This will give the group something to think about during the process.

Motion carried 6-0: Campbell, Edgerton, Joy, Ryman Yost, Scheer and Corr voting 'yes'; Al-Badry, Beckius and Finnegan absent.

PLANNING

Lincoln Nebr.
May 23. 2020

Lincoln city / Lancaster Co. Planning Comm.
Lancaster Co. Commissioners

Subject: Change of Zone 2014

Dear Members:

I'm expressing some concerns & potential problems with the request in Land use change no 2014.

Changing the use of land from Agr. zoning to Residential use can create a number of problems.

1. providing education when schools are considerable distance from the home. District and owner expense of travel.

2. The use of Agr. land next to the residential area can and does cause conflicts.

3. Residential occupants often demand paved roads, Fire and police protection plus some other amenities.

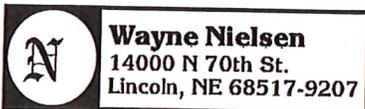
4. Residential areas should be developed next to established residential areas that have services.

This used to be a small cattle seeding farmstead site. years ago.

Our family has a farm operation near this site. The farming operation involves a lot of crop spraying. We also contract with the City of Lincoln (since 1992) in spreading Bio-Solids from the treatment plant. Some occupants of houses located within 1/2 mile do not like the odors from this operation. Spraying of our field crops are also a problem.

We try to work out a solution. Sometimes they do not want to cooperate under any circumstance. In that case we just leave a large area of land not covered.

I have served on the City County Planning Comm. and also worked with former Planning Director Doug Drogden years ago in developing an ~~old~~ ^{co.} older City Plan.



Phone 402-470-7898

Thanks for your service.

Wayne Nielsen
Retired Farmer

P.S. It essentially boils down to one condition

Residential zoning in Agr. zoned area will not be compatible.