

RECEIVED

JAN 19 2012

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LANCASTER COUNTY, NEBRASKA

LANCASTER COUNTY
CLERK

COMPREHENSIVE PLAN AMENDMENT NO.)
11001, BY THE DIRECTOR OF PLANNING,)
AT THE REQUEST OF THE LANCASTER)
COUNTY BOARD OF COMMISSIONERS,)
TO ADD LANGUAGE ENCOURAGING)
MORE OPTIONS FOR CREATION OF)
LOTS IN THE AGRICULTURAL DISTRICT)

RESOLUTION NO. R-12-0002

WHEREAS, the Director of Planning, at the request of the Lancaster County Board of Commissioners, wishes to amend the 2040 Lincoln/Lancaster County Comprehensive Plan to add language encouraging more options for creation of small lots in the Agricultural District within the County jurisdiction, while maintaining the overall density of 1 dwelling per 20 acres; and

WHEREAS, the Lincoln-Lancaster County Planning Department recommends approval of said Comprehensive Plan Amendment concluding that the proposed amendment is in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan; and

WHEREAS, on December 14, 2011, the Lincoln-Lancaster County Planning Commission held a public hearing regarding said amendments; and

WHEREAS, on December 14, 2011, the Lincoln-Lancaster Planning Commission disagreed with the staff recommendation, and voted to recommend denial of Comprehensive Plan Amendment No. 11001; and

WHEREAS, on January 24, 2012, the Board of Commissioners of Lancaster County conducted a public hearing, regarding said amendment; and


WHEREAS, on January 24, 2012, the Board of Commissioners of Lancaster County voted to approve said amendment to page 7.12 of the Neighborhoods and Housing chapter, as per

the staff recommendation.

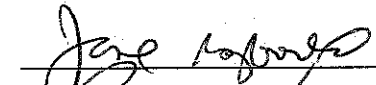
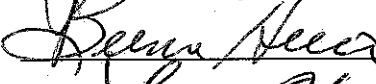

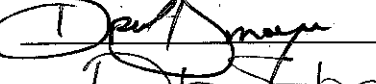

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Lancaster County, Nebraska that the 2040 Lincoln-Lancaster County Comprehensive Plan be amended as provided in Exhibit "A", attached hereto and incorporated by this reference.

BE IT FURTHER RESOLVED, that any other references in said plan which may be affected by the above specified amendments be, and they hereby are, amended to conform to such specific amendment.

DATED this 24 day of January, 2012, at the County-City Building, Lincoln, Nebraska.


APPROVED AS TO FORM
this 24 day of
January, 2012.

Deputy County Attorney
for JOE KELLY
County Attorney

BY THE BOARD OF COUNTY
COMMISSIONERS OF LANCASTER
COUNTY, NEBRASKA

COUNTY BOARD FACTSHEET

TO : County Clerk
ATTENTION : Angela Zocholl

FROM : Marvin S. Krout, Director of Planning 

RE : **Comprehensive Plan Amendment No. 11001-**
(Add language to encourage more options for creation of small lots in the AG District)

DATE : January 3, 2012

1. Attached is the Planning staff report (p.2-12 and 18-27), the minutes of the Planning Commission (p.13-17) and all other information submitted on **Comprehensive Plan Amendment No. 11001**, by the Director of Planning at the request of the Lancaster County Board of Commissioners, to amend the 2040 Lincoln-Lancaster County Comprehensive Plan to add language encouraging more options for creation of small lots in the Agricultural District within the County jurisdiction, while maintaining the overall density of 1 dwelling per 20 acres.
2. This proposal is to amend page 7.12 of the Neighborhoods and Housing chapter as follows:

Areas not designated for acreages should remain agriculturally zoned and retain the current overall density of 32 dwellings per square mile (1 dwelling unit per 20 acres). However, consideration 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.
3. The staff recommendation of approval is based upon the "Analysis" as set forth on p.2-3, concluding that, with proper zoning and subdivision controls, this proposal could result in further options for acreage development while maintaining a density appropriate for the agricultural district and protecting farm land. The staff presentation is found on p.13.
4. Testimony in support is found on p.14.
5. Testimony in opposition is found on p.15, and the record consists of the written testimony in opposition submitted by Harry Muhlbach (p.28).
6. On December 14, 2011, the majority of the Planning Commission disagreed with the staff recommendation and voted 5-4 to recommend denial, finding that the existing 20-acre rule is working well and that there is a surplus of acreages in the county at this time (Francis, Butcher, Gaylor Baird, Esseks and Cornelius voting 'yes'; Lust, Weber, Hove and Sunderman voting 'no') See Minutes, p.16-17.

Please take the necessary steps to schedule this item for public hearing before the Lancaster County Board of Commissioners on **Tuesday, January 24, 2012**, at 9:30 a.m. The Planning staff is scheduled to brief the County Board on this item at its regular staff meeting on **Thursday, January 12, 2012**, at 10:00 a.m., in Room 113 of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. If you need any further information, please let me know (402-441-6365).

cc: County Board
County Attorney
County Engineer
Kerry Eagan, County Commissioners
Gwen Thorpe, County Commissioners
Sara Hartzell, Planning

