

RECEIVED

JAN 19 2012

LANCASTER COUNTY
CLERK

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LANCASTER COUNTY, NEBRASKA

COMPREHENSIVE PLAN AMENDMENT NO.)
11002, BY THE DIRECTOR OF PLANNING,)
AT THE REQUEST OF THE LANCASTER)
COUNTY BOARD OF COMMISSIONERS,)
TO CLARIFY WHEN "BUILD-THROUGH")
STANDARDS WILL APPLY OUTSIDE THE)
CITY OF LINCOLN'S THREE-MILE)
JURISDICTION)

RESOLUTION NO. R-12-0003

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 amend language to clarify when "build-through" standards will apply to areas outside the City of Lincoln 3-mile jurisdiction; and

WHEREAS, the Lincoln-Lancaster County Planning Department recommended denial of the language originally proposed by the Lancaster County Board of Commissioners, concluding that "build through" development is a useful tool in providing for the growth of the City of Lincoln into areas that have had low density residential development prior to full urbanization; and

WHEREAS, the Lincoln-Lancaster County Planning Department proposed alternate language, as seen in Exhibit "A", attached hereto and incorporated by this reference; 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 voted to recommend denial of the originally proposed language under 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 the alternate language as proposed by the Lincoln-Lancaster County Planning Department, as seen in Exhibit "A", attached hereto and incorporated by this reference.

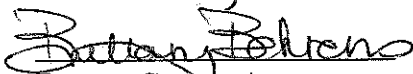
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Lancaster County, Nebraska that the 2040 Lincoln-Lancaster County Comprehensive Plan be amended as provided in Exhibit "A", attached hereto and incorporated by this reference.

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.

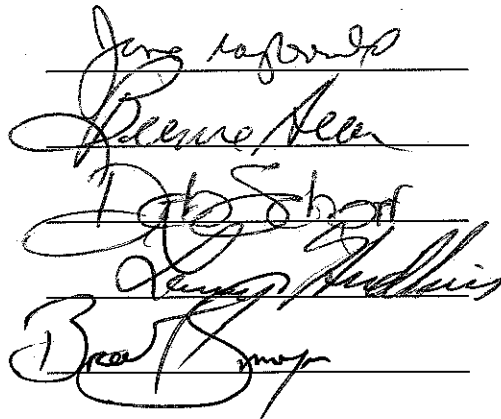
APPROVED AS TO FORM

this 24 day of
January, 2012.



Deputy County Attorney
for JOE KELLY
County Attorney

BY THE BOARD OF COUNTY
COMMISSIONERS OF LANCASTER
COUNTY, NEBRASKA



4. The County is currently given the option to require build through standards in these areas, in a spirit of cooperation and support of the City's growth plans.
5. While the County does not require build through, the **option** of applying the standards to developments that are within the City's Growth Tiers should be maintained.

CONCLUSION:

The language maintaining the option of build through standards within the Growth Tiers, beyond the 3-mile jurisdiction of Lincoln, should be kept in the Plan. This language could be amended to more explicitly state that there is no need for build through standards to be adopted by the County and that the decision to apply the City's standards should be made on a case by case basis, with some areas, such as Steven's Creek, being more likely to see urban development sooner rather than later.

The Planning Department proposes the following language:

New acreage development is not encouraged in the "Map 1.3: Growth Tiers with Priority Areas" for Lincoln's three-mile extra territorial jurisdiction (ETJ), except for areas already platted, zoned, or designated for low density residential development. Development in these tiers should only be permitted under the "build-through" model that has been established, and without use of Sanitary Improvement Districts (SIDs). For areas outside of the Lincoln three mile jurisdiction but inside a future Lincoln growth tier, the County should consider adopting and applying "build-through" standards, on a case-by-case basis, when a proposed development is in a location that is more likely than others to have city services extended in the foreseeable future. The build-through model includes provisions that are intended to facilitate a later transition to urban densities when city services are extended, including:"

Prepared by

Sara Hartzell, Planner
402-441-6371 or shartzell@lincoln.ne.gov

