

FUTURE LAND USE PLAN

In any geographical area, be it a large urban area which is expanding in population or a small rural county which is experiencing population decline, there will be changes in land uses through time. The purpose of a Future Land Use Plan is to provide a general guide for these land uses changes so that the resulting land use pattern is as efficient as possible, minimizes land use conflicts and provides the best possible opportunities for enhancement of the local economy.

A Future Land Use Plan provides a public statement of the citizens of the area, in this case York County, Nebraska, regarding land use development that agricultural crop and livestock producers, industrial and commercial enterprises and other private sector investors and developers can quickly comprehend and utilize in siting land development projects.

A Future Land Use Plan also provides a legal basis for the formulation of zoning regulations and the application of zoning districts. For this reason it is imperative to formulate a Future Land Use Plan that is tailored to the needs and desires of the citizens of the County, that respects the environmental limitations in the

County and which maximizes the opportunities for economic expansion.

In order to accomplish these objectives, the Future Land Use Plan for York County is based upon the land uses that already exist in the County, the citizens needs and desires to protect these land uses, the local environmental limitations, the desire to protect property values and the lifestyles and customs of the citizens while, at the same time, promoting the opportunities to improve all components of the local economy with particular emphasis on enhancement of the agricultural sector, the largest and most critical component of the County economy. The following principles and concepts have thus been selected to guide the development of this Future Land Use Plan.

PRINCIPLES AND CONCEPTS

- Private ownership of land is essential to the freedom of individuals, families and communities and to the economic interests of the citizens of the County.
- Due to the reality that agricultural production is the backbone of the local economy, existing agricultural uses, methods of production, property values

and the lifestyle and quality of life of the citizens of the County should be protected and preserved while allowing for changes in the methods and scale of agricultural production in a manner and in locations which will not be incompatible with existing uses, which will not damage the environment, which will not negatively impact the public infrastructure of the County and which will not negatively impact property values in the rural areas of the County.

- Areas of different types of land uses in the Future Land Use Plan and the land use (zoning) regulations which are used to implement this Plan should be minimized to preserve the freedoms and property rights enjoyed by the citizens of the County while effectively addressing the needs for basic protection of the existing land uses, property values, the local environment and quality of life from development of future land uses which would be inconsistent with these needs.

LAND USE CONCEPTS

AGRICULTURAL USES



In order to abide by these principles and concepts the future land uses in the unincorporated areas of York County should continue to be dominated by agricultural production, specifically crop and livestock production.

Loss of prime cropland to non-crop uses should be avoided as much as possible. Non-crop uses would include development on non-farm related residential uses. Other non-crop uses such as commercial or industrial uses should be evaluated to determine if the long-term benefits of tax base and employment enhancement will outweigh the loss of productive crop land.



The ability to expand existing livestock production uses and the ability to develop new livestock production uses in the rural areas of the County should also be protected as much as possible. The most likely method of expanding livestock production will be in the form of confined feeding of cattle, hogs and potentially poultry. To minimize impacts on neighboring uses, particularly residential uses, adequate separation distances are required. Thus, if new confined feeding uses are to be encouraged, it is appropriate to attempt to limit the amount and location of new residential uses in the rural areas of the County which are located at greater distances from the municipalities in the County.

RESIDENTIAL USES



As noted above, in order to minimize the loss of prime crop land and to minimize the reduction in potential sites for new confined livestock feeding uses, it is appropriate to minimize the development of future non-agricultural uses, particularly, non-farm residential uses in rural areas of the County. However, consistency with one of the above listed principles, such minimization should occur not through extensive regulation or zoning prohibitions, but rather through creation of economic incentives which will encourage such non-farm housing in the rural areas of the County to be more concentrated and located in areas of the County which are close to the municipalities in the County along major roadways and in wooded areas of the County that are attractive as a location to reside.

To accomplish this objective, areas within the County which meet these criteria should be designated as locations where residential uses, including smaller lot residential subdivisions, would be permitted. As indicated on Figure 4,

with one exception these areas would be located along major paved roadways near the municipalities in the County where fire protection, emergency medical services and law enforcement can be provided at minimum cost and response times can also be minimized and where additional vehicular traffic produced by additional residences will not impact the maintenance cost of non-paved County roads.

To provide maximum choice of residential sites near the municipalities in the County, an effort should be made to encourage the municipalities in the County to adopt similar residential policies in those areas of the County over which each municipality has land use (zoning) jurisdiction.

The one exception to locating future non-farm residential uses near the municipalities in the County would be the wooded areas near the Blue River east of the Village of McCool Junction. This is an area that already contains a number of non-farm residential uses, including the Sacks Lake development. Allowing concentration of potential residential uses in this area will not only respond to market demand for housing locations in more scenic areas and but will limit the impact on non-paved County roads by limiting the roads that are impacted by potential future residential traffic.

COMMERCIAL AND INDUSTRIAL USES



To minimize the loss of prime crop land, any future development of commercial and industrial uses should be encouraged to find locations in or near the municipalities in the County. For those businesses and industries that require a location outside of the municipalities sites should be provided along the major highways serving the County, particularly where the highways parallel rail lines.

As depicted on Figure 4, the lands along both sides of U. S. Highways 81 and 34 should be considered potential sites. The sites on the south side of Highway 34 west of the City of York and east of County Road I and the west side of Highway 81 between the City of York and the Village of Benedict should be given preference as these are locations that can provide highway as well as rail access and are located in areas where the demand for groundwater is more limited than in other locations along these highways.

Land near the three Interstate 80 interchanges in the County which are under County planning and zoning jurisdiction should also provide potential sites for future commercial and industrial uses. As depicted on Figure 4, these areas would extend one-half mile on both sides of the interchanges, except for the spur highway extending from Interstate 80 to the City of Henderson. Due to the increased potential for additional commercial and industrial development along this state spur highway, the land on both sides of this highway should provide for potential sites for such uses.

To maintain consistency with the above stated policy of minimizing land use controls and to provide additional incentives to minimize development of non-farm residential uses in the rural areas of the County that are served by non-paved roads, residential uses, including residential subdivisions, should be allowed to occur in both the rural commercial / industrial areas and the Interstate commercial / industrial areas where land use conflicts with existing non-residential uses can be avoided or mitigated.