

## Land Use and Development

**Goal 1**  
Adopt a land use plan capable of fulfilling the residential, recreational, social, shopping, and employment needs of the Lexington community citizenry through the year 2033.

**Objective 1.1**  
Maximize the existing land areas presently served by municipal infrastructure.

**Policy 1.1.1**  
Designate between 350 to 425 acres of land area for future residential development.

**Policy 1.1.2**  
Increase residential land use density in established neighborhoods having redevelopment potential. Focus efforts on residential neighborhoods included in the five designated redevelopment areas within the City of Lexington.

**Policy 1.1.3**  
Conduct infill residential development activities.

**Policy 1.1.4**  
Locate future higher density residential developments to buffer commercial and industrial areas from lower density single family and duplex developments.

**Objective 1.2**  
Designate future commercial land areas that provide greatest access for both locals and highway travelers.

**Policy 1.2.1**  
Maintain existing and expand all general commercial and service land uses in the Downtown and existing Highway 283, 21, and 30 corridors.

**Land Use and Development****Goal 1 (con't.)****Policy 1.2.2**

Future highway commercial land areas should be concentrated along the existing Highway 283 and 30 corridors with neighborhood commercial uses along portions of north and south Adams Street.

**Policy 1.2.3**

The Adams Street Corridor should be utilized, in conjunction with Prospect Road, as a heavy vehicle route to prevent trucks from using Jackson Street as a north / south route. This new route would temporarily help alleviate traffic congestion in Downtown Lexington until the proposed east truck by-pass is constructed.

**Policy 1.2.4**

Large scale commercial development, big box retailers, motel / hotel and fast food outlets are planned to continue to develop along the Plum Creek Parkway (Highway 283) commercial corridor. These uses are ideally located to attract Interstate 80 travelers and serve Lexington residents.

**Objective 1.3**

Designate up to 1,200 acres for industrial land use. Developments should be compatible with neighboring land uses, while optimizing the ability to attract new and appropriate industrial types to Lexington, throughout the 25-year planning period.

**Policy 1.3.1**

Future industrial areas should be located along the Union Pacific Railroad corridor where railway spurs exist, in the southeast portion of the community, and in areas along the east truck by-pass.

**Objective 1.4**

Encourage increased planned open spaces / recreational areas in Lexington. Focus should be on additional athletic fields and linear trails connecting individual parks, schools and other public facilities.

**Policy 1.4.1**

Continue efforts to fully develop the new park facilities in conjunction with future development of residential growth areas identified in the north / northeast and southwest portion of the City. Concurrently, existing parks and recreational facilities are in need of rehabilitation, as well as upgraded playground equipment to accommodate the needs of persons with disabilities.

*“The Lex-Plan 2013”***Land Use and Development****Goal 1 (con’t.)****Policy 1.4.2**

Maintain a program of sufficient open spaces and parklands in Lexington at such locations as is necessary to provide outdoor recreation, to conserve natural resources and to preserve historical sites and as a means of giving the Community a sense of identity.

**Policy 1.4.3**

Encourage the development of a trails system in Lexington that serves the residents of the Community and provides connections to planned regional trail systems between North Platte and Grand Island and identified as the Platte Canyons and the Big Bend Trails Development Plans, part of the “Nebraska Network of Discovery” trails plan.

**Policy 1.4.4**

Explore opportunities with Dawson County and the Natural Resources District to develop a trail connecting Johnson Lake to the community.

**Objective 1.5**

Maintain proper land use development ordinances and regulations in Lexington.

**Policy 1.5.1**

Adopt revised zoning and subdivision regulations, while maintaining appropriate building codes, all which conform to the future land use plan of the City and are compatible with current development trends and local attitudes.

**Policy 1.5.2**

Utilize both voluntary and involuntary annexation policies in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential, commercial and industrial growth areas.

## Land Use and Development

### Goal 2

Adopt a land use plan supportive of redevelopment efforts in Lexington.

#### Objective 2.1

Prioritize redevelopment efforts to address areas of greatest needs for renovation and restoration.

##### Policy 2.1.1

Areas of greatest redevelopment need in Lexington include the Downtown and adjacent residential neighborhoods, the existing industrial and residential areas along the Railway corridor, Adams Street and redevelopment areas abutting the Plum Creek Parkway (Highway 283 corridor).

##### Policy 2.1.2

Continue to conduct blight / substandard determination studies and redevelopment plans in areas of greatest redevelopment need and opportunity.

#### Objective 2.2

Create programs of redevelopment that combine selected residential uses with neighborhood (local) commercial land uses.

##### Policy 2.2.1

Emphasize mixed land uses in the Downtown which promote general commercial, service, public and residential activities.

#### Objective 2.3

Utilize both public and private resources to finance redevelopment efforts in Lexington. This would include the use of local, state and federal funding sources to aid in financing redevelopment programs.

##### Policy 2.3.1

Utilize all available public programs of financing to aid in funding redevelopment programs including, but not limited to HOME funds, tax increment financing, community development block grants, Moving Ahead for Progress in the 21st Century (MAP-21), Nebraska Housing Trust Fund, etc.

##### Policy 2.3.2

Continue to support the redevelopment budget to assist in financing both redevelopment planning and implementation programs.

## Land Use and Development

### Goal 3

Adopt a land use plan that encourages the preservation and protection of environmental resources.

#### Objective 3.1

Future development should be encouraged to locate in areas which are free of environmental problems related to ground and surface water features, soil and topographic slope. As an example, identified residential growth areas northeast of the community are not located within 100-year flood plain areas.

#### Policy 3.1.1

Preserve unique and sensitive or critical natural areas within the extraterritorial jurisdiction of Lexington from adverse development. These areas include bodies of water, unique scenic vistas, and unique natural habitats, associated with the Platte River environs.

#### Policy 3.1.2

Restrict intensive agricultural developments, such as large scale feedlot operations, to develop or expand within the two-mile extraterritorial jurisdiction of Lexington.

#### Policy 3.1.3

Future development and redevelopment activities should be supported by a modern infrastructure system of public and private utilities.

#### Policy 3.1.4

All future, major developments in Lexington should be accompanied with a stormwater drainage plan. Usage fees should provide the necessary funding to develop the City-wide stormwater drainage system.

#### Policy 3.1.5

All new development / redevelopment activities should include a safe and sanitary environment, free of air, water and noise pollution.