

# **CITY OF NORTH PLATTE**

LINCOLN COUNTY, NEBRASKA

## **MISSING MIDDLE HOUSING REPORT**

JULY 1, 2021

## ACKNOWLEDGMENT PAGE

Mayor Brandon Kelliher

Ward 1 – Jim Nisley	Donna Tryon
Ward 2 – Pete Volz	Ty Lucas
Ward 3 – Brad Garrick	James Carman
Ward 4 – Ed Rieker	Mark Woods

Matthew Kibbon, City Administrator  
Judy Clark, City Planning Administrator

### Contributors

Gary Person, President, North Platte Area Chamber and Development Corporation  
Carol Bodeen, Executive Director, Lincoln County Community Development Corporation

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## INTRODUCTION

The City of North Platte prides itself on being a growing Nebraska community. Located on Interstate 80, 224 miles west of the state capital of Lincoln, with a city population of 23,892 and a county population of 35,263, North Platte is active in promoting, developing and implementing many economic and community development projects, including affordable housing opportunities for its current and future community members.

## Chapter 1 Current Demographic Analysis

This chapter provides a demographic analysis of the city with trends and estimates of the housing need classified by housing type and price range.

## North Platte’s Demographic Character

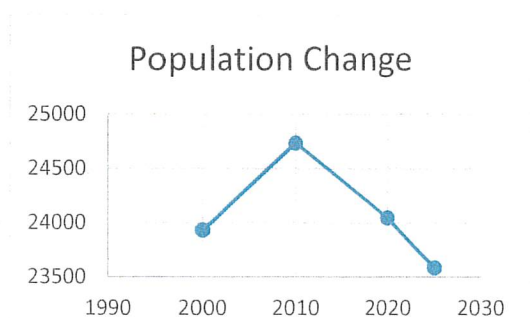
Chapter 1 reviews North Platte’s demographic trends including population, housing characteristics, employment, income, housing affordability and housing demand from 2000 to 2020. The data was obtained from North Platte’s Community Profile and is included in Appendix A.

### Population

#### Change from 2000-2020

Examining the change in population provides the framework for how the community has changed and the path for future growth and development of the city. The North Platte community continues to show a slight decline or stagnant growth from 2000-2020 with an estimated further decline in 2025. Figure 1.1 shows the population change. This lack of growth may be attributed to slow economic and housing development. However, steady construction shows a renewed focus on housing and economic development with a number of new housing projects and economic prospects on the table and ready to break ground in the very near future. Growth is on the forefront and it is anticipated that population, housing development and jobs will see a substantial increase in the next few years.

Figure 1.1 Population Change

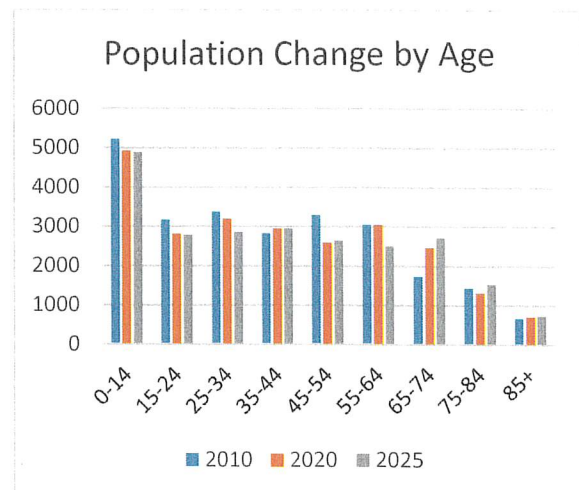


Source: Community Profile

#### Change in age groups from 2010-2020

The median age of North Platte’s population in 2010 was 37.1, changing to 38.5 in 2020 and is estimated to change again to 39.3 in 2025. As the age of the city’s populations continues to become older, the relationship to housing needs is anticipated to continue to change to an older demographic. Figure 1.2 shows the changes from 2010 to 2020, and estimated change by 2025.

Figure 1.2 Population Change by Age



Source: Community Profile

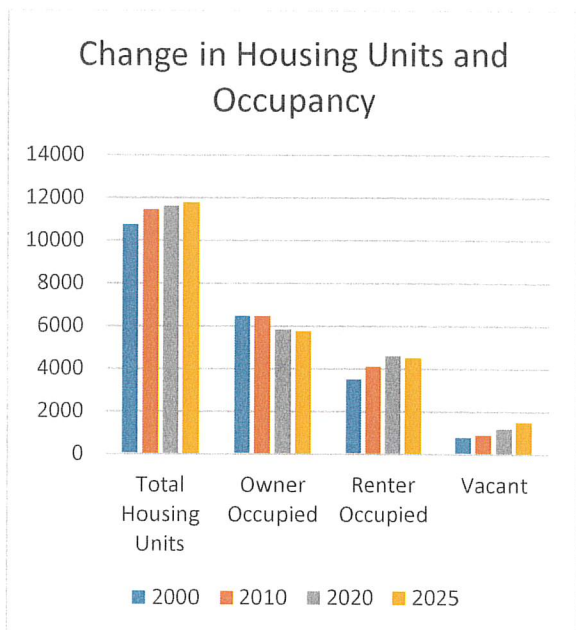
## Housing Characteristics and Trends

### Housing Occupancy

According to the US Census Bureau, the number of housing units continue to show a small increase from 2000 to 2020 and is anticipated to show continued growth into 2025. The City of North Platte has a number of new residential construction projects that should come to fruition in 2021 through 2022 and with community incentives, development is anticipated to rise higher than shown in the estimated growth by the US Census.

In 2000 there were 10,744 housing units and that number has continued to grow through 2020 with a total of 11,621 housing units. According to the US Census Bureau, it is predicted that the number of housing units by 2025 would be 11,777. The city anticipates a larger growth than predicted attributable to new construction occurring in 2021. Figure 1.3 shows the change in number of housing units, owner occupied units, renter occupied units and vacant housing units. This change may be attributed to a decrease in population and increase in new housing construction.

**Figure 1.3** Change in Housing Units and Occupancy

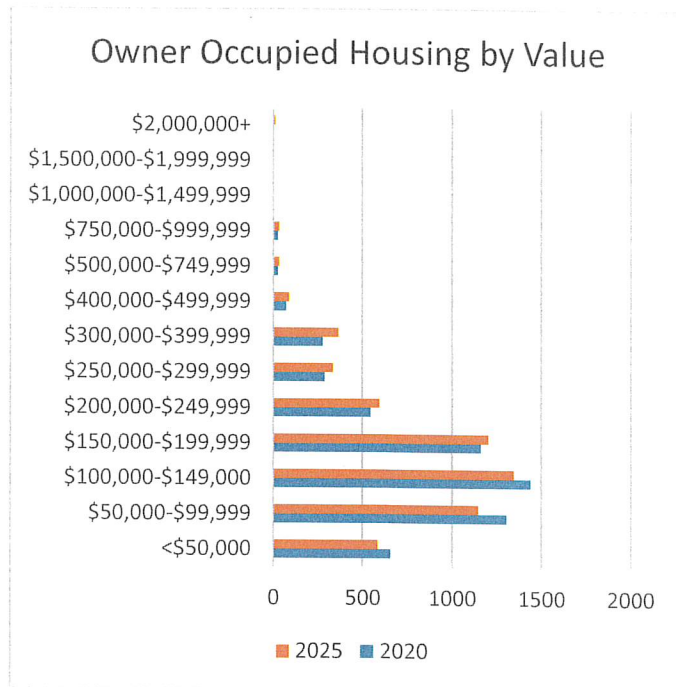


Source: Community Profile

### Housing Occupancy by Value

When analyzing 2020 data and an estimated 2025 owner occupied housing units by value, the city shows a majority of owner occupied units being those between \$50,000 and \$149,000 in 2020, changing to \$100,000 and \$199,000 in 2025. The reason for this change may be a result of property assessed values and new residential construction. Figure 1.4 shows the value of the owner occupied units in the city.

**Figure 1.4** Change in Housing Units and Occupancy



Source: Community Profile

Without census data regarding home values associated with rental units, it is difficult to see the cost relationship for those units, however, using information gathered from local realtors, rental unit costs per month range from \$350.00 up to and exceeding \$1,200. More research will need to be completed to associate a value of the rental home to the cost of a rental unit.

## **Chapter 2 Current City Residential Zoning Requirements**

Chapter 2 provides an overview of the city's current residential zoning requirements along with the percentage of areas in the city zoned for residential use that permit the construction of multi-family housing and middle housing. In addition, the chapter evaluates whether the current zoning codes, ordinances, and regulations provide for incentives that encourage residential density, and how those incentives are utilized.



## City Residential Zoning

### Overview of Current City Residential Zoning Regulations

The City of North Platte is classified as a city of the first class which allows the city to regulate planning, zoning and building in the 2-mile extraterritorial jurisdiction.

Currently, the City of North Platte Zoning Regulations include five distinctly different residential zoning districts that include single-family, two-family, multiple-family and mobile home dwelling district. Each of these districts include specific regulations regarding type of housing and lot sizes as shown in Figure 2.1. Efforts toward realigning the city's zoning regulations are ongoing.

**Figure 2.1** Zoning Districts and Dwelling Units Allowed

	Min Lot Size (square feet)	Single-Family	Multi-Family	Accessory Dwelling Unit/Guest Home	Duplex
R-L	12,000	Allowed	Not allowed	Conditional Use	Not allowed
R-1	9,000	Allowed	Not allowed	Conditional Use	Not allowed
R-2	5,000 8,000 (duplex)	Allowed	Conditional Use	Conditional Use	Allowed
R-3	5,000 8,000 (duplex) 1,500 (per unit)	Allowed	Allowed	Conditional Use	Allowed
R-4	6,000 8,000 (duplex)	Allowed	Conditional Use	Conditional Use	Conditional Use

An R-L Suburban Residential District is established to provide for single-family residential development at a low density in the city's 2-mile extraterritorial jurisdiction. This district only allows for single-family residential development with an option for group homes. The R-L District is not conducive to missing middle housing because the district does not allow any type of multifamily housing.

The R-1 Dwelling District is intended to provide residential uses consisting primarily of single-family dwelling units and accessory structures.

The R-1 District does not allow for any type of multifamily housing or accessory dwelling units, unless the accessory unit is considered a guest home.

An R-2 Dwelling District is intended to provide residential uses consisting primarily of single and 2- family dwellings. In this district, properties are allowed to construct single-family dwellings or two-family (duplex) housing. Currently there is no option for accessory dwelling units unless they are classified as guest homes.

The R-3 Dwelling District is intended to provide for single family and multiple family dwellings at higher densities. This residential zoning district allows for a wide variety of dwelling units that would encompass missing middle housing. Those types of housing allowed in this district would include but not be limited to single family, two family (duplex), triplex, quadplex, cottage clusters, townhomes, apartment complex and other workforce housing units.

The final residential zoning district in city is the R-4 Dwelling District. This district is intended to provide for single and two -family dwellings along with mobile homes and mobile home parks.

The city also allows for two family dwelling units as part of the city's B-T Neighborhood Transitional District. This district also accommodates multifamily apartment complexes through approval of a conditional use permit, which helps with missing middle and workforce housing.

In addition to the above mentioned residential dwelling districts and B-T Neighborhood Transitional District, the current city zoning code allows, through a conditional use permit application, construction of dwelling units as part of a commercial venture if the dwelling units are situated in an office or business building in the B-1 Neighborhood Commercial District, B-2 Highway Commercial District, B-3

Downtown Commercial District, I-1 Light Industrial District and I-2 Heavy Industrial District.

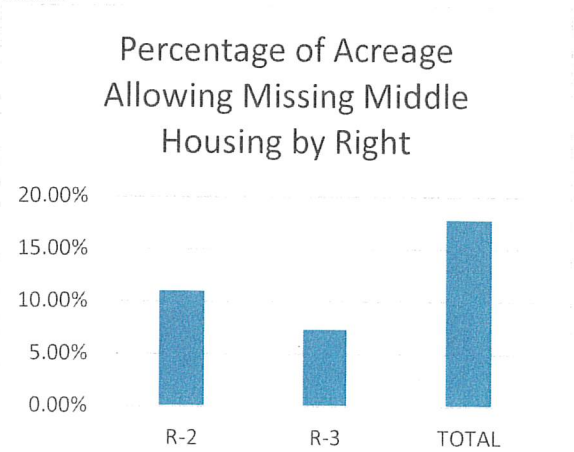
Through analysis, there is an obvious need to review the current residential zoning regulations to meet the requirements for missing middle housing as set forth in LB866. A review of those current regulations is underway and is anticipated to be in place prior to January 2023. A current zoning map is attached as Appendix B.

**Areas Permitting Residential Missing Middle Construction**

The corporate limits of the City of North Platte consists of approximately 8,918.99 acres, with additional acres in the 2 mile extraterritorial jurisdiction that allows for enforcement of zoning and permitting.

City limits of the City of North Platte encompasses 8,918.99 acres. Of that number a total of 1588.06 or 17.8% of the city’s acreage allows for construction of missing middle housing as permitted by right. Figure 2.2 details the percentage of area within the corporate limits that allows for construction of multiple family and missing middle housing.

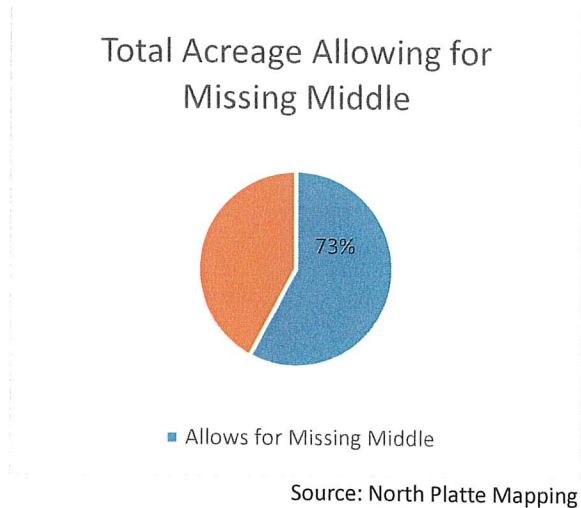
**Figure 2.2** Percentage of acreage allowing for missing middle



In addition, to the acreage allowing missing middle types of housing by right, there are

4851.46 acres or 54.4% of the acreage within city limits that may allow for multiple family and missing middle housing through approval of a conditional use permit, which the city intends to revise. Combining the two figures, the acreage permitted by right and the acreage permitted by conditional use, over 73% of the acreage within city may allow for missing middle construction if a conditional use permit is approved. Figure 2.3 shows the total acreage that allows for construction of multiple family and missing middle housing as either a permitted use or a conditionally permitted use.

**Figure 2.3** Percentage of acreage allowing for missing middle



As shown, the majority of the city’s total acres has a potential for multiple family and missing middle housing construction.

**Analysis of Current Zoning Incentives**

A review of the City of North Platte current zoning code, ordinances and regulations, show a lack of regulatory incentives that encourage development of missing middle housing.

Currently, the zoning code only allows variances to lot size, which would promote density, through approval by the Board of Adjustment or through a zone change under a Planned Unit Development. Either option takes an act of a

board or commission for approval, which may be denied through the public hearing process. To meet missing middle regulations, the city will need to amend the current zoning regulations to promote missing middle development.

## **Chapter 3 Residential Construction**

This chapter provides a breakdown of new residential construction in the city over the previous five years, including the percentage of such construction that was single-family housing, multi-family housing, and middle housing with an estimate of the per units cost of housing within the city. This chapter also includes the number of residential units annexed by the city within the last 5 years.

## Residential Construction

The estimated trends in population, as stated earlier in this report, show a slight decline over the past five years and is estimated to continue on a downward trajectory, however, housing construction continues to have upward momentum. From 2016-2020 there have been a total of 133 single family homes, 14 middle housing (duplex, triplex, quadplex, townhomes, etc.) structures, and 2 multi-family structures built for a total of 215 dwelling units. In addition to that number there have been 49 new mobile homes placed on individual lots or in mobile home parks. Housing stock is increasing and missing middle homes are a part of the overall construction providing options for home owners and renters in the community.

### Residential Construction Breakdown 2016

#### 2016 New Residential Construction

Single Family	Missing Middle		Multiple Family		Mobile Home
	Building	Units	Building	Units	
39	5	10	0	0	13

### Residential Construction Breakdown 2017

#### 2017 New Residential Construction

Single Family	Missing Middle		Multiple Family		Mobile Home
	Building	Units	Building	Units	
23	3	12	0	0	10

### Residential Construction Breakdown 2018

#### 2018 New Residential Construction

Single Family	Missing Middle		Multiple Family		Mobile Home
	Building	Units	Building	Units	
33	0	0	0	0	8

### Residential Construction Breakdown 2019

#### 2019 New Residential Construction

Single Family	Missing Middle		Multiple Family		Mobile Home
	Building	Units	Building	Units	
23	6	12	0	0	17

## Residential Construction Breakdown 2020

### 2020 New Residential Construction

Single Family	Missing Middle		Multiple Family		Mobile Home
	Building	Units	Building	Units	
15	0	0	2	48	1

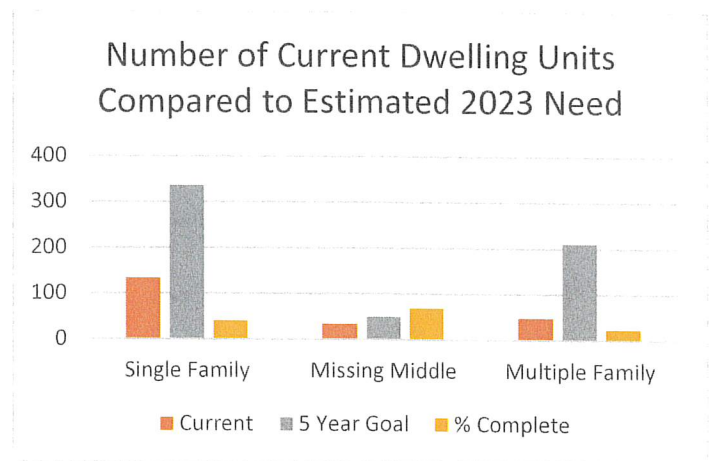
### Summary of Residential Construction Trends Over the Past 5 Years

In reviewing the residential construction over the past 5 years, the City has continued to see a climb in residential construction, in part attributed the Shot in the Arm program and other incentives discussed in Chapter 2 and because of an increased community-wide focus on housing and its relationship to economic development.

In 2018, the City of North Platte commissioned Marvin Planning Consultants to create a North Platte and Lincoln County Housing Needs Assessment. Through this housing study, it was evident that there is a continued need to increase safe and affordable housing, not only in North Platte but also in the surrounding communities in Lincoln County. The North Platte/Lincoln County, Nebraska Housing Needs Assessment 2018 study provided a recommended 5-year New Housing Production Goal attached as Appendix C. The recommended goal was to construct a total of

36 single family homes, 50 two family units, and 210 traditional style apartment units. These dwelling should be a mixture of owner-occupied and rental dwelling units. Figure 3.1 shows the relationship of current new dwellings constructed compared to the number of new dwellings anticipated to be needed by 2023 according to the Housing Needs Assessment 5 year New Housing Production Goal. Additionally, maps are attached in Appendix D showing current housing development projects underway in 2021.

**Figure 3.1** Current New Dwelling Construction compared to Production Goal



Source: North Platte/Lincoln County Housing Needs Assessment 2018

## **Chapter 4 Incentives and Efforts**

Chapter 4 provides an overview of incentives the city applies to encourage the development of affordable housing and efforts to adopt an affordable housing action plan as required by LB866.

## **Incentives to Promote Housing Construction**

### **Incentives to Promote Missing Middle Housing Development**

Community wide, there are a number of incentives available to promote development of Missing Middle Housing and Workforce housing in North Platte. The city has three community organizations focusing on Missing Middle, Workforce and Affordable Housing for the community.

The City of North Platte actively participates in the Tax Increment Financing program with a very active Community Redevelopment Authority. The Community Redevelopment Authority and the City has recently approved two Tax Increment Financing projects that involve housing development. In 2018, a project was approved to construct 37 single family homes and in 2020 an application was approved in combination with other funding to construct ten 8-plex apartment complex for a total of 80 market rate dwelling units. In 2021 a Tax Increment Financing project for The North Platte Mall Mixed-Use project that includes 98 new market rate apartment dwelling units.

In 2015, the North Platte Area Chamber of Commerce and Development Corporation developed, with cooperation from the city, a pilot project to promote housing construction in North Platte. This program, referred to as the Shot in the Arm Program, provides a monetary incentives to local home builders with certain requirements to meet local affordability, such as single family homes could not exceed \$275,000 and multiple family units could not exceed \$200,000 per unit. The Shot in the Arm Program sparked interest from a number of local developers which created at total of 217 units of which 48 were completed in 2017 and 169 that will be completed by 2022. The Shot in the Arm Program Phase I started in 2015, concluded in 2017, allocated \$175,000 in

incentives and created 48 new housing units (38 single family and 10 duplexes). Phase 2 began in 2018 and included \$350,000 in incentive funding from North Platte Area Chamber of Commerce, the City of North Platte, Great Plains Health and Nebraska Rural Workforce Housing Fund. Phase 2 concluded in 2020 and provided incentives to build 169 new dwelling units. These units are built, or planned to be built by 2022. Phase 3 was recently awarded funding from the Nebraska Rural Workforce Housing Fund for \$500,000, the program has a construction end date in 2023. The Shot in the Arm Program has resulted in several million dollars of new investment in the community and opened significant housing options in the community.

Lincoln County Community Development Corporation is our local non-profit housing entity that focuses primarily on providing moderate to low-income housing options for the community. The City of North Platte provides a portion of the organization's operating funds and directly participates in funding demolition to clear properties for construction. Lincoln County Community Development Corporation has been in existence since 1996 and has provided over \$31,083,896.00 total project investment in new housing construction, down payment assistance, and owner occupied rehabilitation.

On May 29, 2020, the City of North Platte adopted Ordinance # 4034 establishing a Clean Energy Assessment District so that owners of qualifying property can access PACE financing for energy efficiency improvements or renewable energy improvements to their properties located in the City of North Platte. As a result, the city's first PACE project is currently under construction which proposed to construct ten 8-plex apartment buildings for a total of 80 market rate dwelling units.

In addition to the above mentioned programs, North Platte has a very active Habitat for Humanity organization that specializes in



construction of new affordable single family homes available for purchase for moderate to low income families. The City of North Platte promotes Habitat Housing through helping with location of available lots and funding a portion of demolition, if needed, to clear the property for development. Habitat for Humanity builds four to eight new homes each year.

### **Community Initiatives Designed to Promote Missing Middle Housing Development**

Seeing a need to work with property owners on rental units and property maintenance to provide safe and affordable housing, the City of North Platte amended and updated the local housing maintenance and occupancy code which were adopted on 2020. These updated regulations are intended to provide minimum standards essential to ensure that structures are safe, sanitary and fit for occupation and use as residential dwellings. These regulations also support the city's annual multi dwelling inspections and so far has helped to get a number of not so wonderful rentals into good rental condition allowing more options for those community members who prefer to rent versus purchase a home.

In 2020, Excel Development is in the application process of a tax credit project to construct 28 units (14 duplexes) that will be made available to community members over the age of 55.

These are considered low income elderly housing units and is projected to break ground early in 2021.

### **Efforts to Adopt an Affordable Housing Action Plan**

The City of North Platte continuously monitors changes occurring at the Nebraska Legislature and prides itself in keeping as up to date as possible when bills affecting our local entity come to pass. Anticipating LB866 Missing Middle legislation, the City of North Platte Planning Commission took a proactive approach to amending the North Platte Comprehensive Plan 2011 adopting references to missing middle in Chapter 10 Land Use and Development section of the document. This amendment added verbiage regarding residential densities and types of housing that included single-family, townhouses, condominiums, duplexes, and multi-family complexes along with buildable lot polices and cluster developments. By making the amendments to the comprehensive plan, the city has set itself up for zoning amendments that will be conducive to missing middle housing. These comprehensive plan amendments are included as Appendix E.

## APPENDIX

Appendix A	ESRI Community Profile
Appendix B	Current City of North Platte Zoning Map
Appendix C	Recommended 5 Year New Housing Production Goal
Appendix D	2021 Current Multi-family Residential Construction Projects
Appendix E	Comprehensive Plan Land Use Development Adopted Update



North Platte ...

**Population Summary**

2000 Total Population	23,927
2010 Total Population	24,733
2020 Total Population	24,044
2020 Group Quarters	511
2025 Total Population	23,584
2020-2025 Annual Rate	-0.39%
2020 Total Daytime Population	27,468
Workers	14,180
Residents	13,288

**Household Summary**

2000 Households	9,962
2000 Average Household Size	2.34
2010 Households	10,560
2010 Average Household Size	2.29
2020 Households	10,425
2020 Average Household Size	2.26
2025 Households	10,266
2025 Average Household Size	2.25
2020-2025 Annual Rate	-0.31%
2010 Families	6,290
2010 Average Family Size	2.95
2020 Families	6,079
2020 Average Family Size	2.93
2025 Families	5,945
2025 Average Family Size	2.93
2020-2025 Annual Rate	-0.44%

**Housing Unit Summary**

2000 Housing Units	10,744
Owner Occupied Housing Units	60.1%
Renter Occupied Housing Units	32.6%
Vacant Housing Units	7.3%
2010 Housing Units	11,450
Owner Occupied Housing Units	56.4%
Renter Occupied Housing Units	35.8%
Vacant Housing Units	7.8%
2020 Housing Units	11,621
Owner Occupied Housing Units	50.1%
Renter Occupied Housing Units	39.6%
Vacant Housing Units	10.3%
2025 Housing Units	11,775
Owner Occupied Housing Units	48.9%
Renter Occupied Housing Units	38.3%
Vacant Housing Units	12.8%

**Median Household Income**

2020	\$50,483
2025	\$52,611

**Median Home Value**

2020	\$133,020
2025	\$142,687

**Per Capita Income**

2020	\$28,130
2025	\$30,721

**Median Age**

2010	37.1
2020	38.5
2025	39.3

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



**2020 Households by Income**

Household Income Base	10,425
<\$15,000	14.2%
\$15,000 - \$24,999	10.3%
\$25,000 - \$34,999	9.9%
\$35,000 - \$49,999	15.0%
\$50,000 - \$74,999	19.0%
\$75,000 - \$99,999	12.5%
\$100,000 - \$149,999	13.5%
\$150,000 - \$199,999	3.5%
\$200,000+	2.1%
Average Household Income	\$64,625

**2025 Households by Income**

Household Income Base	10,266
<\$15,000	13.5%
\$15,000 - \$24,999	9.5%
\$25,000 - \$34,999	9.5%
\$35,000 - \$49,999	14.6%
\$50,000 - \$74,999	18.7%
\$75,000 - \$99,999	12.6%
\$100,000 - \$149,999	15.1%
\$150,000 - \$199,999	4.1%
\$200,000+	2.4%
Average Household Income	\$70,290

**2020 Owner Occupied Housing Units by Value**

Total	5,826
<\$50,000	11.3%
\$50,000 - \$99,999	22.4%
\$100,000 - \$149,999	24.7%
\$150,000 - \$199,999	19.9%
\$200,000 - \$249,999	9.4%
\$250,000 - \$299,999	5.0%
\$300,000 - \$399,999	4.8%
\$400,000 - \$499,999	1.3%
\$500,000 - \$749,999	0.5%
\$750,000 - \$999,999	0.5%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.1%
Average Home Value	\$153,952

**2025 Owner Occupied Housing Units by Value**

Total	5,760
<\$50,000	10.2%
\$50,000 - \$99,999	19.9%
\$100,000 - \$149,999	23.4%
\$150,000 - \$199,999	20.9%
\$200,000 - \$249,999	10.4%
\$250,000 - \$299,999	5.9%
\$300,000 - \$399,999	6.4%
\$400,000 - \$499,999	1.6%
\$500,000 - \$749,999	0.6%
\$750,000 - \$999,999	0.6%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.2%
Average Home Value	\$165,503

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



**2010 Population by Age**

Total	24,733
0 - 4	7.6%
5 - 9	6.9%
10 - 14	6.6%
15 - 24	12.8%
25 - 34	13.6%
35 - 44	11.4%
45 - 54	13.3%
55 - 64	12.3%
65 - 74	7.0%
75 - 84	5.8%
85 +	2.7%
18 +	75.1%

**2020 Population by Age**

Total	24,045
0 - 4	6.9%
5 - 9	6.9%
10 - 14	6.7%
15 - 24	11.7%
25 - 34	13.3%
35 - 44	12.3%
45 - 54	10.8%
55 - 64	12.7%
65 - 74	10.3%
75 - 84	5.5%
85 +	3.0%
18 +	76.0%

**2025 Population by Age**

Total	23,588
0 - 4	6.8%
5 - 9	6.9%
10 - 14	7.0%
15 - 24	11.8%
25 - 34	12.1%
35 - 44	12.5%
45 - 54	11.2%
55 - 64	10.6%
65 - 74	11.5%
75 - 84	6.5%
85 +	3.1%
18 +	75.5%

**2010 Population by Sex**

Males	12,063
Females	12,670

**2020 Population by Sex**

Males	11,739
Females	12,306

**2025 Population by Sex**

Males	11,518
Females	12,070

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



**2010 Population by Race/Ethnicity**

Total	24,733
White Alone	93.1%
Black Alone	1.0%
American Indian Alone	0.7%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.8%
Two or More Races	1.7%
Hispanic Origin	8.8%
Diversity Index	27.2

**2020 Population by Race/Ethnicity**

Total	24,044
White Alone	89.9%
Black Alone	1.9%
American Indian Alone	1.0%
Asian Alone	1.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.5%
Two or More Races	2.4%
Hispanic Origin	11.2%
Diversity Index	35.2

**2025 Population by Race/Ethnicity**

Total	23,583
White Alone	88.1%
Black Alone	2.4%
American Indian Alone	1.1%
Asian Alone	1.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.8%
Two or More Races	2.7%
Hispanic Origin	12.7%
Diversity Index	39.5

**2010 Population by Relationship and Household Type**

Total	24,733
In Households	97.6%
In Family Households	77.4%
Householder	25.4%
Spouse	19.0%
Child	28.7%
Other relative	1.9%
Nonrelative	2.3%
In Nonfamily Households	20.2%
In Group Quarters	2.4%
Institutionalized Population	1.4%
Noninstitutionalized Population	1.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



North Platte ...

**2020 Population 25+ by Educational Attainment**

Total	16,310
Less than 9th Grade	3.1%
9th - 12th Grade, No Diploma	4.7%
High School Graduate	24.9%
GED/Alternative Credential	4.9%
Some College, No Degree	26.2%
Associate Degree	14.7%
Bachelor's Degree	13.9%
Graduate/Professional Degree	7.7%

**2020 Population 15+ by Marital Status**

Total	19,112
Never Married	27.7%
Married	52.7%
Widowed	7.1%
Divorced	12.5%

**2020 Civilian Population 16+ in Labor Force**

Civilian Population 16+	11,995
Population 16+ Employed	89.8%
Population 16+ Unemployment rate	10.2%
Population 16-24 Employed	13.6%
Population 16-24 Unemployment rate	14.7%
Population 25-54 Employed	64.1%
Population 25-54 Unemployment rate	10.0%
Population 55-64 Employed	15.4%
Population 55-64 Unemployment rate	8.0%
Population 65+ Employed	6.9%
Population 65+ Unemployment rate	6.9%

**2020 Employed Population 16+ by Industry**

Total	10,773
Agriculture/Mining	2.5%
Construction	5.8%
Manufacturing	4.7%
Wholesale Trade	1.3%
Retail Trade	14.7%
Transportation/Utilities	17.3%
Information	1.4%
Finance/Insurance/Real Estate	5.3%
Services	42.6%
Public Administration	4.5%

**2020 Employed Population 16+ by Occupation**

Total	10,776
White Collar	52.3%
Management/Business/Financial	10.3%
Professional	17.1%
Sales	10.1%
Administrative Support	14.8%
Services	18.9%
Blue Collar	28.8%
Farming/Forestry/Fishing	1.8%
Construction/Extraction	5.7%
Installation/Maintenance/Repair	5.9%
Production	3.6%
Transportation/Material Moving	11.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



North Platte ...

**2010 Households by Type**

Total	10,560
Households with 1 Person	34.8%
Households with 2+ People	65.2%
Family Households	59.6%
Husband-wife Families	44.5%
With Related Children	18.7%
Other Family (No Spouse Present)	15.0%
Other Family with Male Householder	4.3%
With Related Children	3.0%
Other Family with Female Householder	10.7%
With Related Children	8.2%
Nonfamily Households	5.7%
 All Households with Children	 30.4%
 Multigenerational Households	 1.8%
Unmarried Partner Households	6.7%
Male-female	6.3%
Same-sex	0.4%

**2010 Households by Size**

Total	10,560
1 Person Household	34.8%
2 Person Household	32.9%
3 Person Household	13.7%
4 Person Household	10.4%
5 Person Household	5.6%
6 Person Household	1.7%
7 + Person Household	1.0%

**2010 Households by Tenure and Mortgage Status**

Total	10,560
Owner Occupied	61.1%
Owned with a Mortgage/Loan	38.2%
Owned Free and Clear	22.9%
Renter Occupied	38.9%

**2020 Affordability, Mortgage and Wealth**

Housing Affordability Index	176
Percent of Income for Mortgage	11.0%
Wealth Index	62

**2010 Housing Units By Urban/ Rural Status**

Total Housing Units	11,450
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	99.7%
Rural Housing Units	0.3%

**2010 Population By Urban/ Rural Status**

Total Population	24,733
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	99.7%
Rural Population	0.3%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.





North Platte ...

Top 3 Tapestry Segments

- 1.
- 2.
- 3.

- Traditional Living (12B)
- Comfortable Empty Nesters (5A)
- Retirement Communities (9E)

2020 Consumer Spending

Apparel & Services: Total \$	\$16,276,925
Average Spent	\$1,561.34
Spending Potential Index	73
Education: Total \$	\$12,494,881
Average Spent	\$1,198.55
Spending Potential Index	67
Entertainment/Recreation: Total \$	\$25,095,603
Average Spent	\$2,407.25
Spending Potential Index	74
Food at Home: Total \$	\$40,934,732
Average Spent	\$3,926.59
Spending Potential Index	74
Food Away from Home: Total \$	\$28,326,456
Average Spent	\$2,717.17
Spending Potential Index	72
Health Care: Total \$	\$46,365,729
Average Spent	\$4,447.55
Spending Potential Index	77
HH Furnishings & Equipment: Total \$	\$16,901,729
Average Spent	\$1,621.27
Spending Potential Index	74
Personal Care Products & Services: Total \$	\$7,175,118
Average Spent	\$688.26
Spending Potential Index	75
Shelter: Total \$	\$141,054,401
Average Spent	\$13,530.40
Spending Potential Index	70
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$18,134,025
Average Spent	\$1,739.47
Spending Potential Index	74
Travel: Total \$	\$17,644,726
Average Spent	\$1,692.54
Spending Potential Index	70
Vehicle Maintenance & Repairs: Total \$	\$9,390,825
Average Spent	\$900.80
Spending Potential Index	78

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

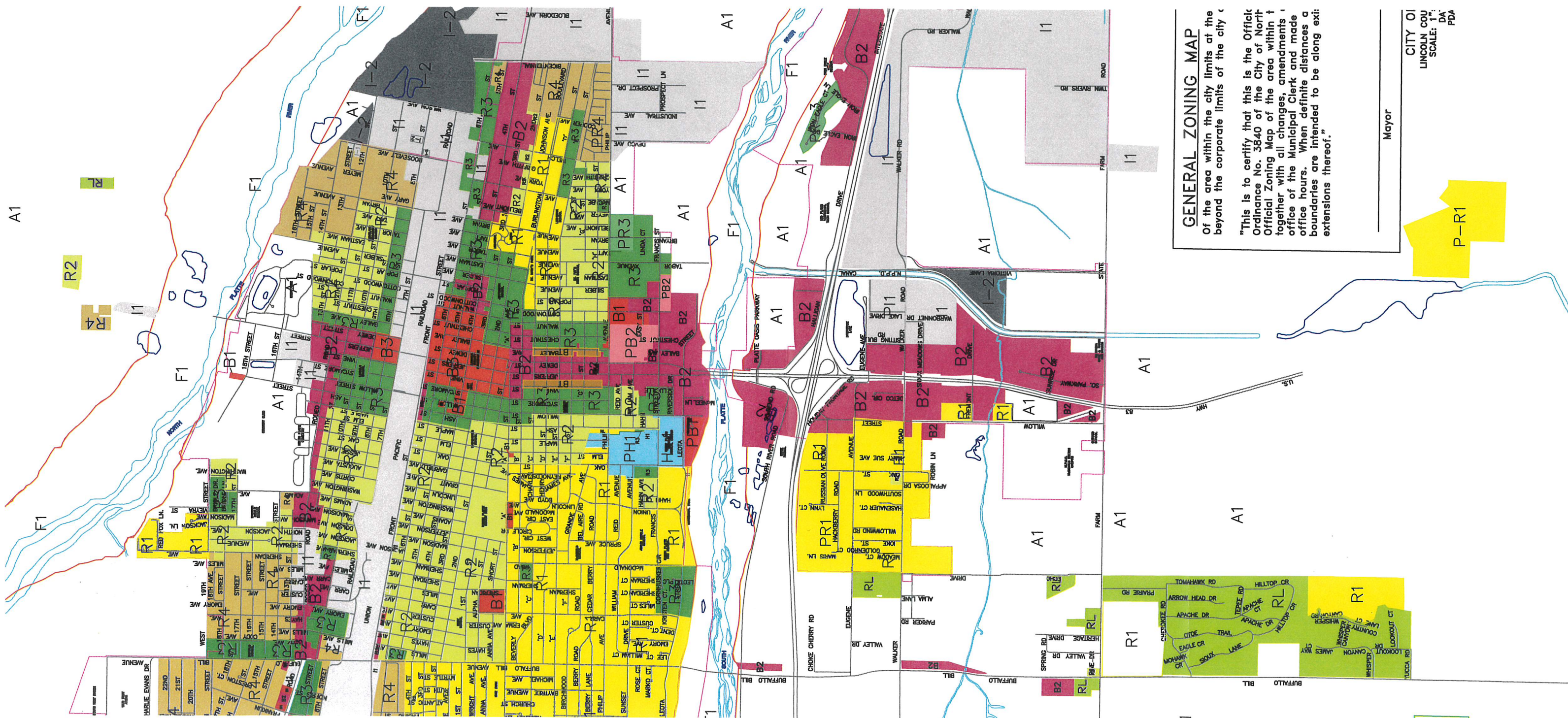
**Source:** Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



- A-1 TRANSITIONAL AGRICULTURAL DIST
- R-1 DWELLING DISTRICT
- R-2 DWELLING DISTRICT
- R-3 DWELLING DISTRICT
- R-4 DWELLING DISTRICT
- R-L SUBURBAN DISTRICT
- F-1 FLOODWAY DISTRICT
- B-1 BUSINESS DISTRICT
- B-2 BUSINESS DISTRICT
- B-3 BUSINESS DISTRICT
- PB-2 PLANNED COMMERCIAL DIST
- H-1 HOSPITAL DISTRICT
- I-1 LIGHT INDUSTRIAL DISTRICT
- I-2 HEAVY INDUSTRIAL DISTRICT
- TWO MILE LIMITS
- CORPORATE LIMITS

\*Disclaimer: This map is an approximate representation of the existing boundary lines and landmarks. Only a legal field survey will determine the actual boundary locations and landmarks. This is not suitable for construction.\*



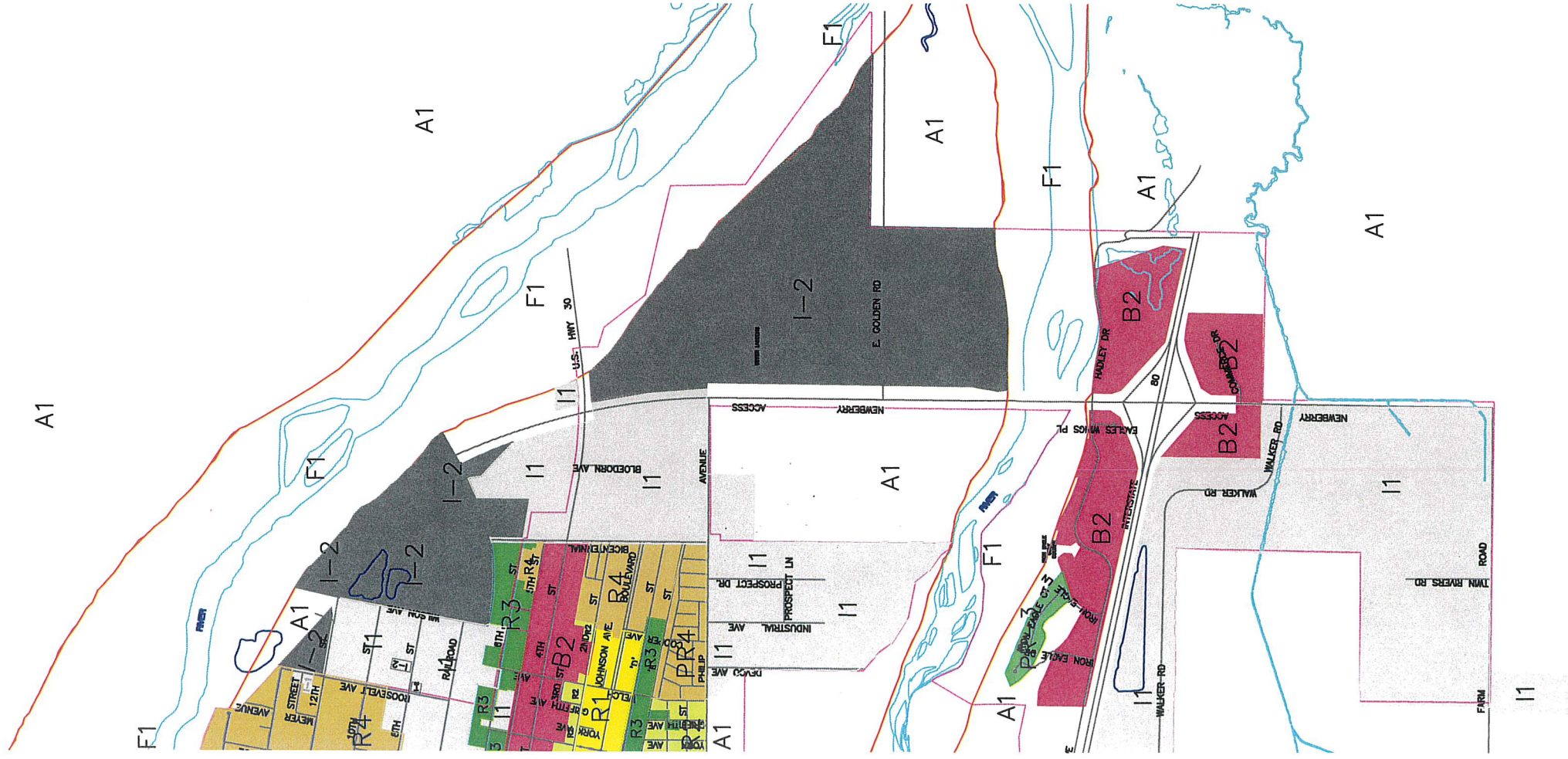
**GENERAL ZONING MAP**  
 Of the area within the city limits at the beyond the corporate limits of the city

"This is to certify that this is the Official Zoning Map of the area within together with all changes, amendments office of the Municipal Clerk and made office hours. When definite distances boundaries are intended to be along extensions thereof."

Mayor

CITY OF  
 LINCOLN COUNTY  
 SCALE: 1" = 1/4" PDA

P-R1



**GENERAL ZONING MAP**

area within the city limits at the planning jurisdiction adjacent and two miles from the corporate limits of the city of North Platte, Lincoln County, Nebraska.

I certify that this is the Official Zoning Map referred to in Section 1 of Ordinance No. 3840 of the City of North Platte, Nebraska, adopted April 3, 2012. The Zoning Map of the area within the corporate limits of the City of North Platte, Nebraska, with all changes, amendments or additions thereto, shall be maintained in the files of the Municipal Clerk and made available for public inspection during regular business hours. When definite distances and feet are not shown on this map, the distances are intended to be along existing street, alley or platted lot lines, or otherwise as shown thereon.

_____ Mayor	_____ Attest City Clerk
----------------	----------------------------

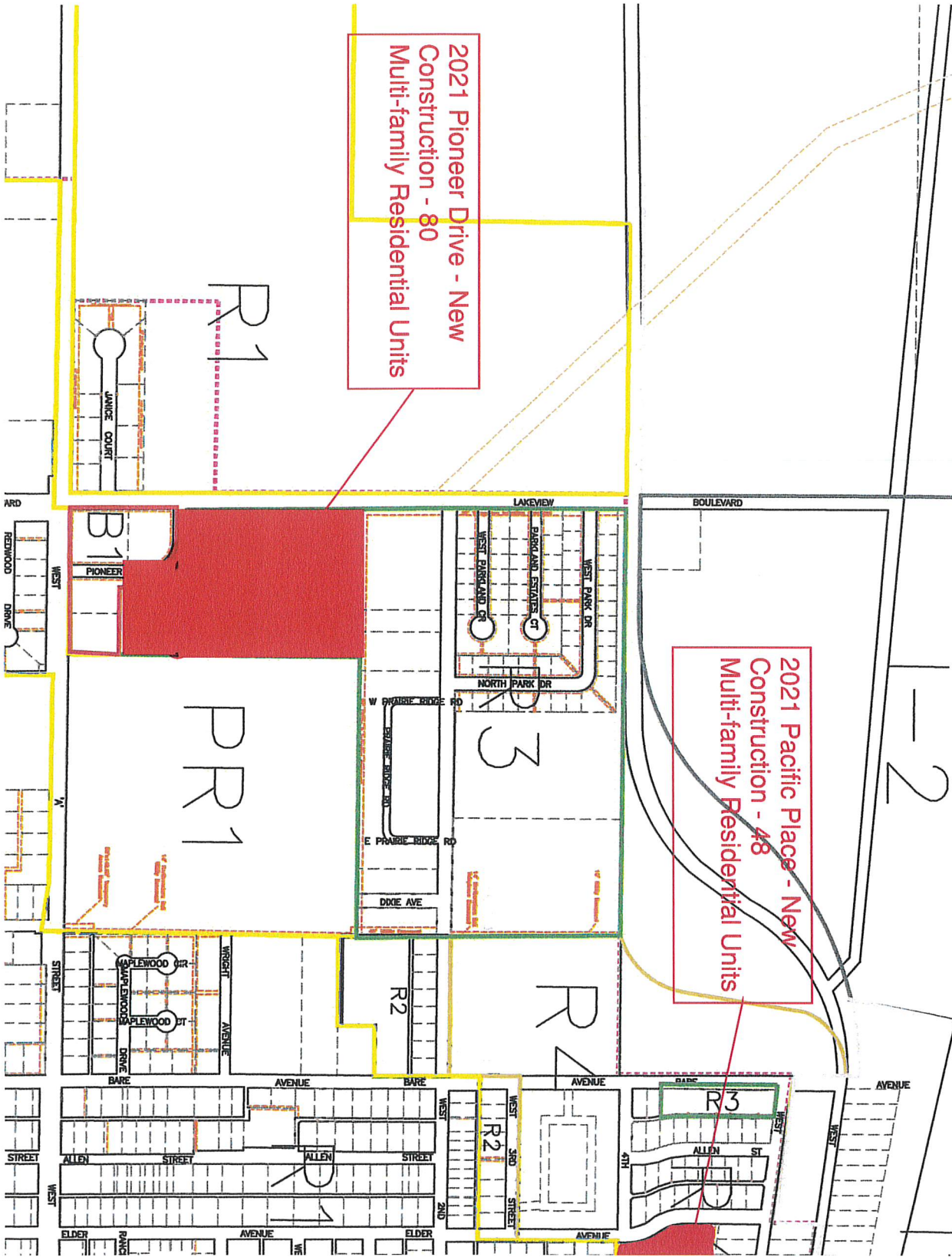
**CITY OF NORTH PLATTE**  
 LINCOLN COUNTY STATE OF NEBRASKA  
 SCALE: 1" = 1/4" PLOTTED BY: GMK  
 DATE: 05-11-2021  
 PDATE: 05-11-2021

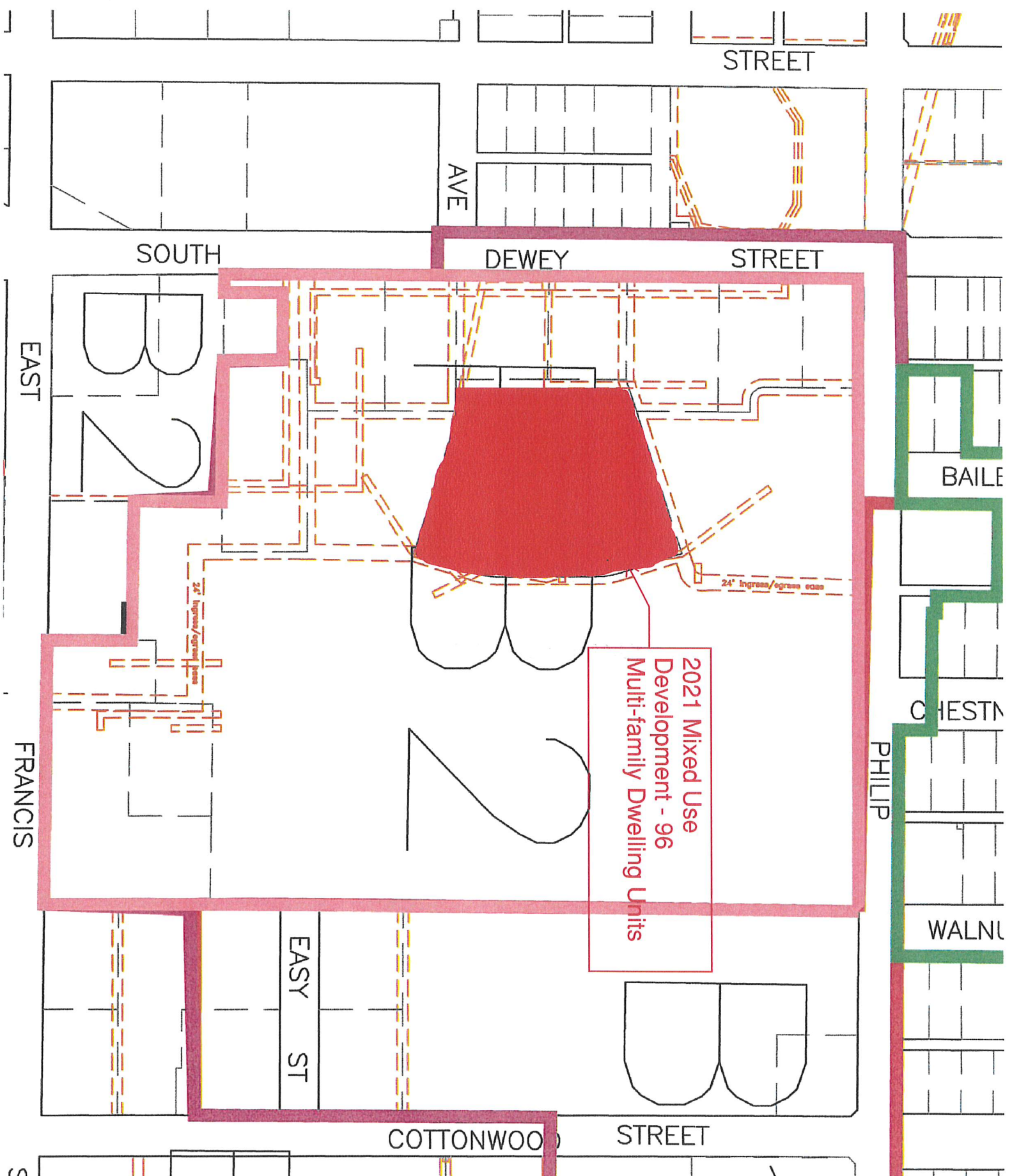


	Recommended 5-year New Housing Production Goal						
	Total Units	Unrestricted <sup>1</sup>	Above 100%	Income Range (%AMI) 80% - 100%	60% - 80%	50% - 60%	below 50%
For-Sale Housing:	386						
1-family	336	189	75	72			
2-family <sup>2</sup>	50		20	20	10		
Rental Housing:	381						
1-family <sup>3</sup>	50					35	15
2-family	65					30	25
Traditional apartment-style	210	50	50	40	30	20	20
Senior housing	50					25	25
Special needs	6						6

Notes:

1. Unrestricted assumes no funding that restricts the income of the household is utilized
2. Doubles can be a source of income for low and moderate income families who desire to own their home by renting out the other unit.
3. Assumes CROWN style project funded with housing tax credits





STREET

AVE

SOUTH

DEWEY

STREET

EAST

BAY

BAILEY

24' hydrogen/copper lines

24' hydrogen/copper gas

FRANCIS

CHESTNUT

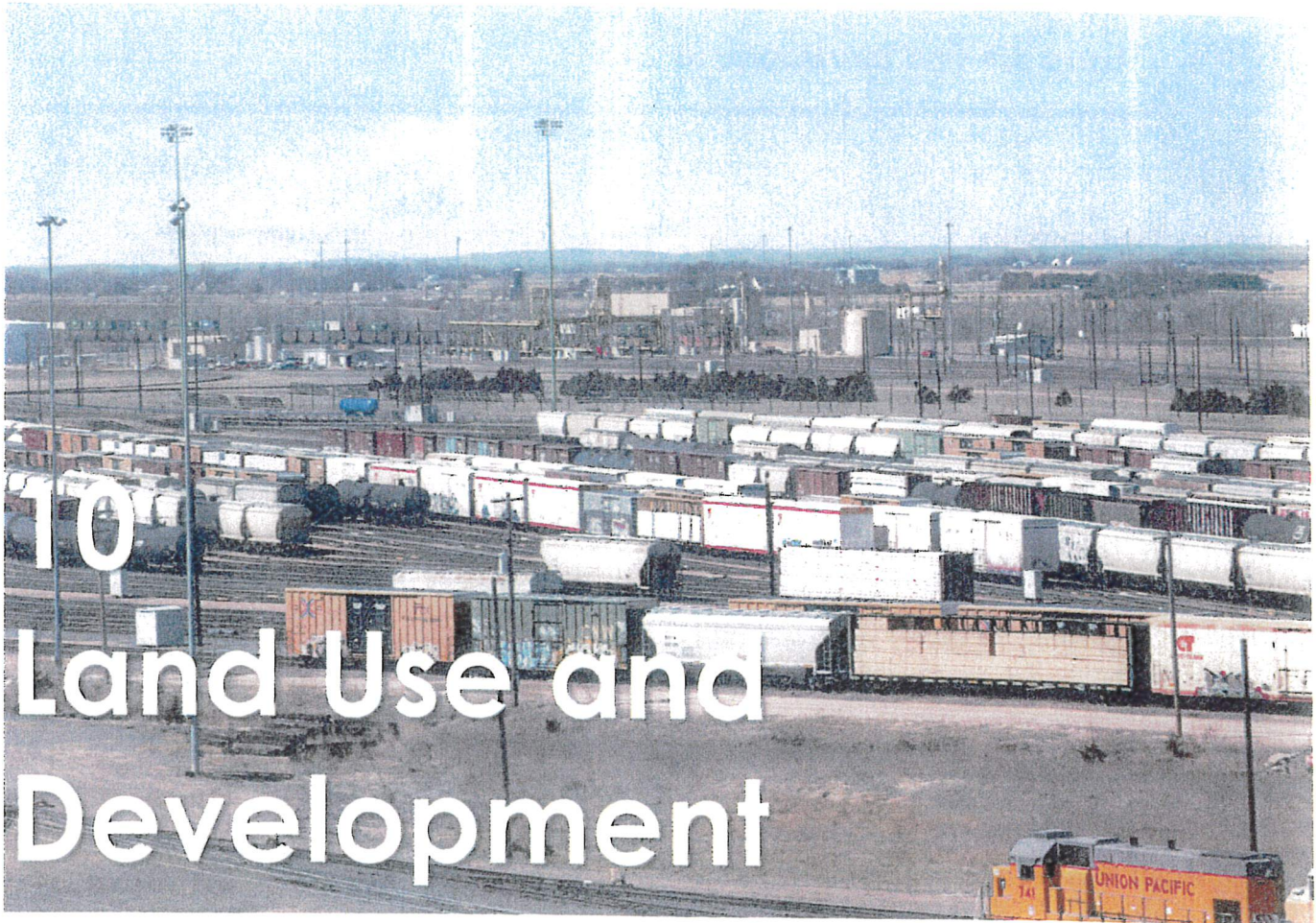
PHILIP

WALNUT

EAST  
ST

COTTONWOOD

STREET



# 10 Land Use and Development

## INTRODUCTION

Within any planning jurisdiction, whether a large growing urban area or a small rural community, there will be changes in land uses throughout the planning period. The purpose of the North Platte Land Use and Development Chapter is to provide a general guide to direct changes in land use over time. The resulting changes in land uses should be capable of coexisting with a minimum number of conflicts. This Chapter must reflect the existing conditions and be flexible in order to meet the needs of its citizens as well as their vision for the community's future.

The North Platte Land Use and Development Chapter provides the basis for the formulation of land use and the zoning regulations. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. The Chapter should promote improvements in all the components of the local economy.

## NORTH PLATTE LAND USE ELEMENTS

The elements of the North Platte Land Use and Development Chapter include:

- Existing Land Use
- Constraints to Future Development
- Land Use and Redevelopment
- Future Land Use Plan

- Community Character

All of these elements are integrated in some manner. Effective evaluations and decisions regarding development decisions require a substantial amount of information to be utilized.

## Existing Land Use

The term "Existing Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community, and produce a number of impacts that either benefit or detract from the community.

Existing patterns of land use are often fixed in older communities or at least in established sections, while development in newer areas is often reflective of current development practices. Overall, development patterns in and around North Platte have been influenced by the North Platte River and the South Platte River, groundwater and floodplains, as well as manmade features such as the Union Pacific Railroad and Interstate 80, US Highways 30 and 83. These items will likely continue to influence development patterns throughout the course of the planning period.





## Existing Land Use Categories

The utilization of land is best described in specific categories that provide broad descriptions where numerous businesses, institutions, and structures can be grouped. For the purposes of the Comprehensive Plan, the following land use classifications are used:

- Single Family Residential
- Multi-Family Residential (incl. Duplexes and Apartments)
- Manufactured Housing (incl. Trailers and Mobile Homes)
- Commercial
- Industrial
- Quasi-Public (incl. churches and hospitals)
- Public (including City facilities and schools)
- Parks & Recreation (including Open Space)
- Vacant/Agricultural

These land use classifications are used throughout both the existing land use analysis as well as the future land use plan to ensure continuity and methodology.

## Existing Land Use Analysis - Corporate Limits

As part of the planning process, a survey was conducted using the Lincoln County Assessors GIS system and as well as through Google Earth and field verifications via a windshield survey. This survey noted the use of each parcel of land within the city of North Platte. The data from the survey is analyzed in the following paragraphs.

Table 10.1 includes different types of data. The first set of data are the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; the third set of data compare the all land uses to the total area within the corporate limits of North Platte; finally, the last column examines the data in terms of acres per 100 persons. The persons per 100 acre establishes a baseline from which land use numbers can be equally compared from one community to another as well as to project future land use needs due to population. The results of the land use survey are presented graphically on Figure 10.3.

**Table 10.1: Existing Land Uses - 2019**

Type of Use	Acres	Percent of Developed Area	Percent of Total Area	Acres per 100 persons
Residential	2,534.53	35.4%	28.1%	10.64
Single-family	2,297.37	32.1%	25.5%	9.65
Multi-family	106.87	1.5%	1.2%	0.45
Manufactured Housing	130.29	1.8%	1.4%	0.55
Commercial	757.49	10.6%	8.4%	3.18
Industrial	808.48	11.3%	9.0%	3.39
Quasi-Public/Public	685.28	9.6%	7.6%	2.88
Parks/Recreation	570.53	8.0%	6.3%	2.40
Transportation	1,793.90	25.1%	19.9%	7.53
Total Developed Land	7,150.21	100.0%	79.4%	30.03
Lake/Water	615.41		6.8%	2.58
Vacant/Agriculture	1,242.27	-	13.8%	5.22
<b>Total Area</b>	<b>9,007.89</b>		<b>100.0%</b>	<b>37.83</b>

Source: 2019 North Platte Comprehensive Development Plan, Land Use Update, Marvin Planning Consultants

Note: Acres per 100 is based upon the 2018 population estimates

Table 10.1 indicates 35.4% of the develop area within North Platte is residential. Commercial uses account for 10.6% of the total developed area; while industrial uses made up 11.3% of the developed area. Transportation, platted streets and their corresponding right-of-way, made up 25.1% of the developed area of North Platte. Overall, residential and transportation uses accounted for 60.5% of the developed area of North Platte.

The developed area of a community is less than the total area of the corporate limits of the city. In the case of North Platte, there are 1,857.68 acres considered as vacant, agricultural, or water or 20.6% of the corporate limits. However, North Platte has considerable platted ground in the vacant areas awaiting development.

## EXISTING LAND USE ANALYSIS - ETJ

During the course of the land use survey, land uses in the two-mile extraterritorial jurisdiction of North Platte were also noted. The predominate land use within the outlying areas is agriculture, including farmsteads and acreage developments. However, a portion of Maloney Lake development lies in the southern edge of the ETJ.

It is highly anticipated the areas within the ETJ of North Platte will continue to develop to urban standards during the planning period; with the exception of the area north of the North Platte River.



As these areas develop, it is assumed the City will continue to annex these into the corporate limits.

**CONSTRAINTS TO FUTURE DEVELOPMENT**

Future development during the planning period is not constrained due to available potable water or the ability to treat sewage; however, there are areas within the North Platte growth area where the use of lift stations will be necessary due to the flatness of the topography. However, the potential growth of the area does have some natural and man-made constraints needing to be overcome and mitigated; for the most part most of these issues can be overcome but they will require some problem solving and additional funding.

Certain constraints may also be positives for future growth; however, special considerations may need to be used when addressing growth and development. The following paragraphs will discuss the different constraints identified in Figure 10.1.

**Bailey Yard**

Bailey Yard is a constraint as far as land use and growth are concerned. Bailey Yard, owned and operated by Union Pacific Railroad, is one of the largest employers in North Platte. The facility was a major factor in North Platte's growth in the past. The constraint is merely the physical location and size of the facility.

**The North Platte River and associated Floodplain**

The North Platte River creates a natural border on the north edge of the community which is difficult to cross. The river itself is considerably wide and can be very unpredictable during early spring and during rainy springs. In addition, Figure 10.2 shows the different levels of floodplain and floodway around North Platte. Additionally, the river and floodplain, the river also has a defined floodway.

**Floodplain**

The North and South Platte Rivers and their potential for flooding, as well as, the shallow groundwater table, creates a large floodplain in and around the community. Floodplains simply stated are areas

**Figure 10.1:**  
**Physical Constraints to Future Development**

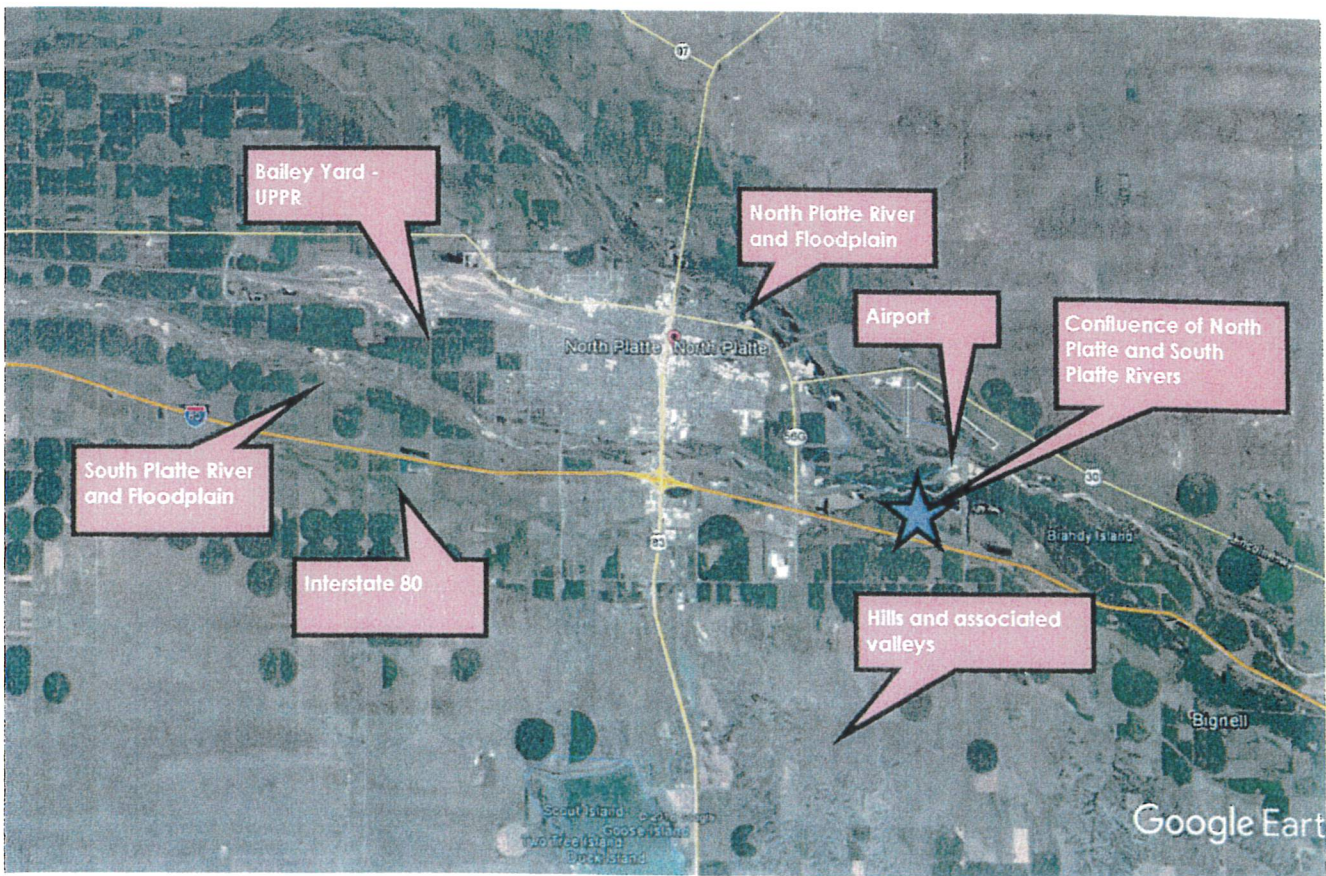
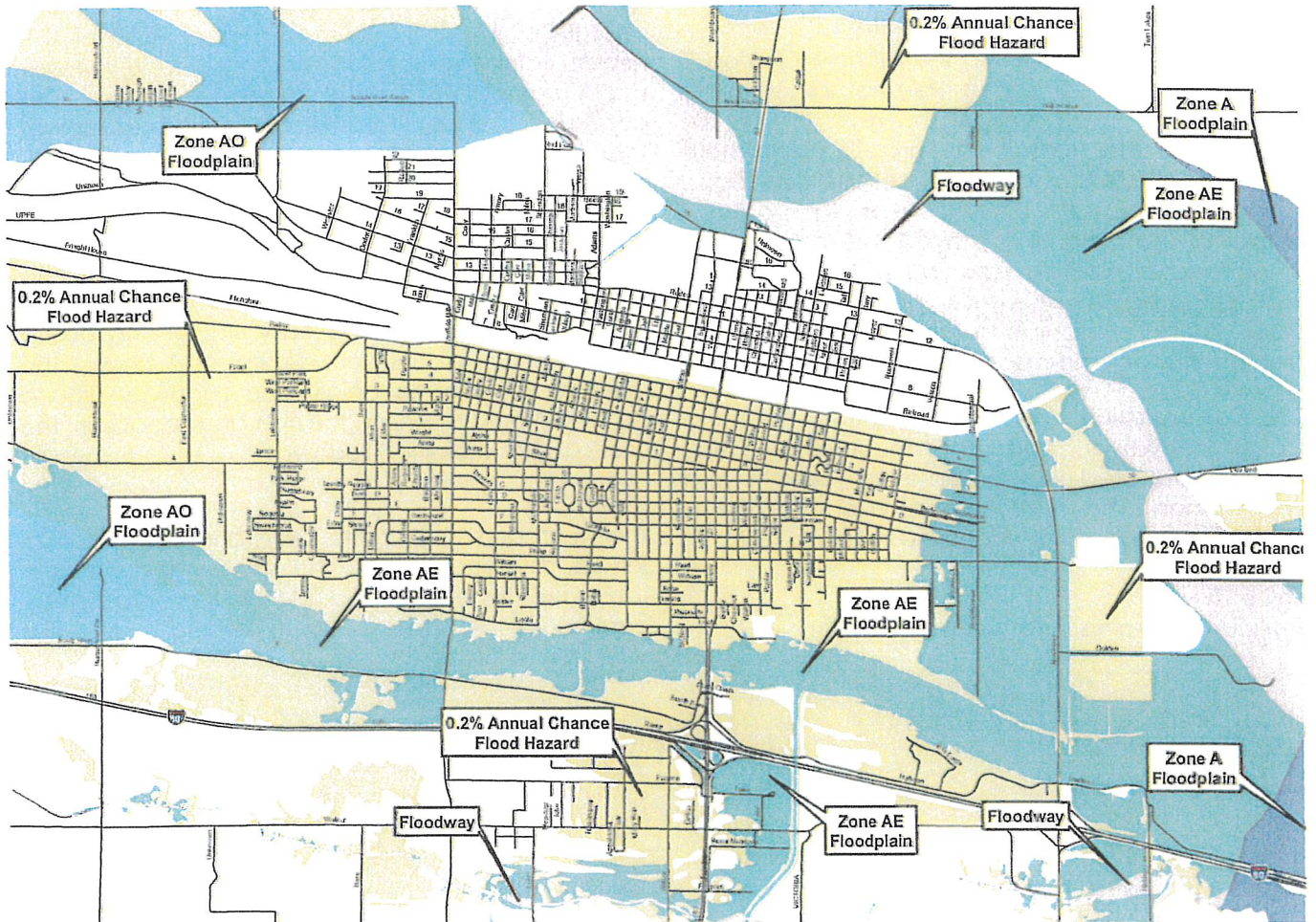




Figure 10.2: Floodway and Floodplains - North Platte vicinity



which have a 1% chance of flooding in any given year.

Figure 10.2 indicates the different types of flood zones in and around North Platte. The following are descriptions of each:

- Floodway - No building in this area
- Zone AO—River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analysis are shown with these zones.

The lowest floor of a structure is required to be one foot above the base flood elevation of the property.

- Zone AE - The base floodplain where base flood elevations are provided.

The lowest floor of a structure is required to be one foot above the base flood elevation of the property.

**Interstate 80**

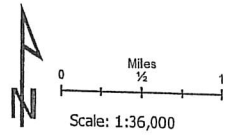
Interstate 80 divides North Platte in half, especially along US Highway 83. The interstate creates issues for providing multiple water and sanitary sewer crossings. In addition, getting permission to extend north-south streets over the interstate may become difficult due





















North Platte Existing Land Use Map

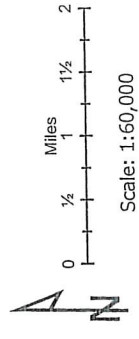
Land Use

-  Agricultural / Vacant
-  Single Family
-  Multi-Family
-  Manufactured Housing
-  Recreational
-  Public
-  Quasi-Public
-  Commercial
-  Industrial
-  North\_Platte\_Boundary

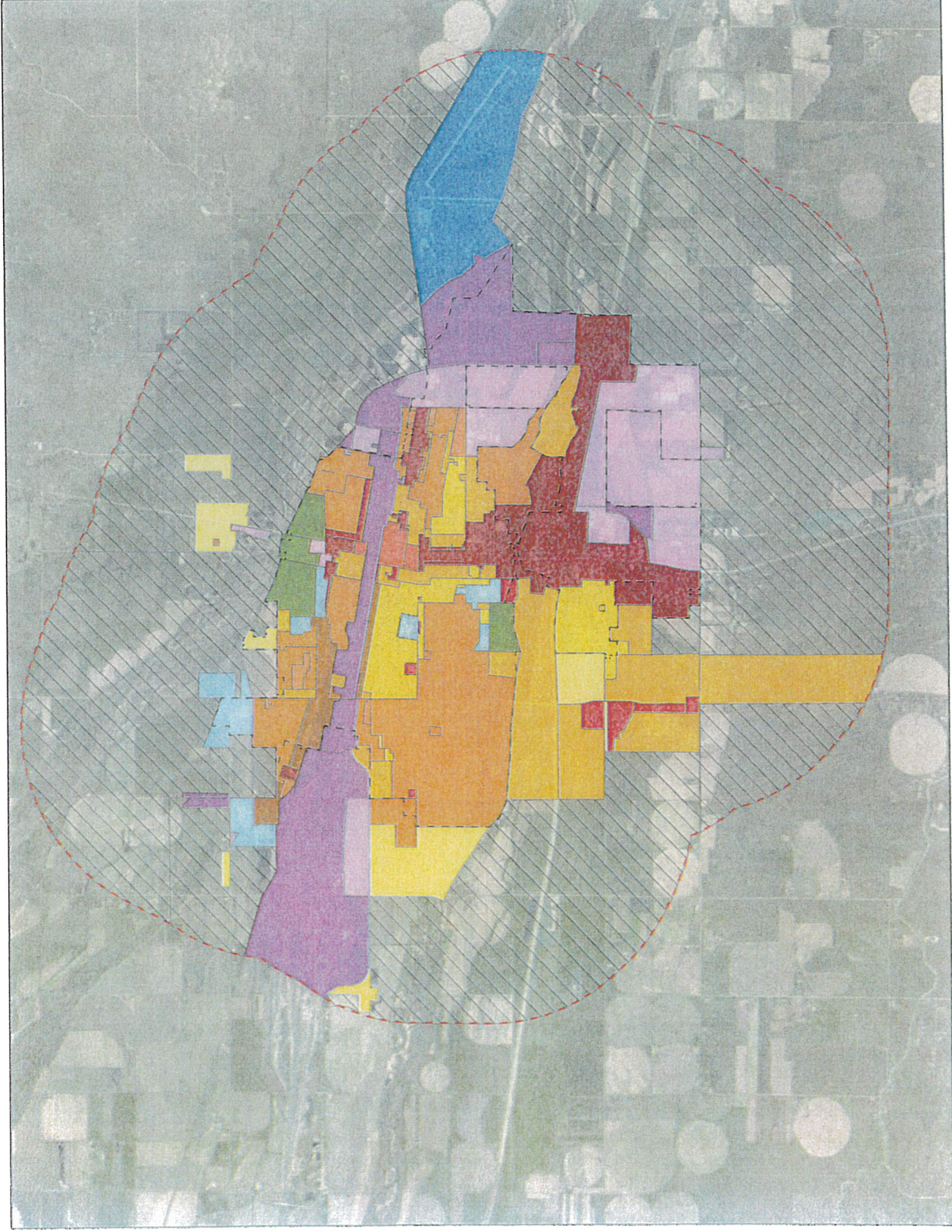


North Platte Future Land Use Map

- Future Land Use**
-  Transitional Agriculture
  -  Low Density Residential
  -  Low - Medium Density Residential
  -  Medium Density Residential
  -  Medium - High Density Residential
  -  Mobile Home Residential
  -  Mixed Use
  -  General Commercial
  -  Downtown Commercial
  -  Business Transitional
  -  Highway Commercial
  -  Light Industrial
  -  Heavy Industrial
  -  Public Use
  -  Airport
  -  Parks and Recreation
  -  North Platte Boundary
  -  Extraterritorial Boundary



Date printed: 10/26/2020





to the width of the right-of-way. Coordination needs to occur with Nebraska Department of Transportation (NDOT).

### Lee Bird Field (Airport)

Similar to Bailey Yard, Lee Bird Field creates a physical barrier on the east edge of North Platte. Not only due to the size of the property, but also the height restrictions off the runways.

### Confluence of the North and South Platte Rivers

Near Lee Bird Field is the point where the North Platte River and the South Platte River become the Platte River. Due to the amount of water flowing in this area and the adjacent wetlands, this area will be quite difficult to develop.

### Topography to the South

South of the main city, the topography begins a steep climb as one travels south. This barrier presents challenges to development and growth, but through proper planning and guidance it will be available for development in the future.

## REDEVELOPMENT

Redevelopment throughout the older areas of North Platte will play a critical part in developing the community during the planning period. Figure 10.5 indicates the primary areas in need of some or complete redevelopment, depending upon the future needs of the areas. Figure 10.5 is divided into multiple areas for review: Area A, Area B, Area C, and Area D.

### Yellow Areas

The Yellow Areas located on Figure 10.5 indicate areas already declared as blighted and substandard. These were designated with the intent of encouraging the overall redevelopment of the areas. The areas included are predominately commercial or industrial in nature; however, there are areas where residential land uses are dominant.

### Orange Areas

The Orange Areas are identified as potential future blighted and substandard areas within North Platte. Some of these areas may include parcels currently outside the corporate limits of North Platte; therefore, a key to these being designated as blighted and substandard would be their annexation into the city.

One of the key areas identified is in the northwest part of North Platte, it was identified as

Neighborhood 1 in the 2018 North Platte/Lincoln County Housing Needs Assessments Study. A great deal of the housing stock in this area has been deemed by the Lincoln County Assessor to be in "poor" condition and in need of redevelopment and upgrades.

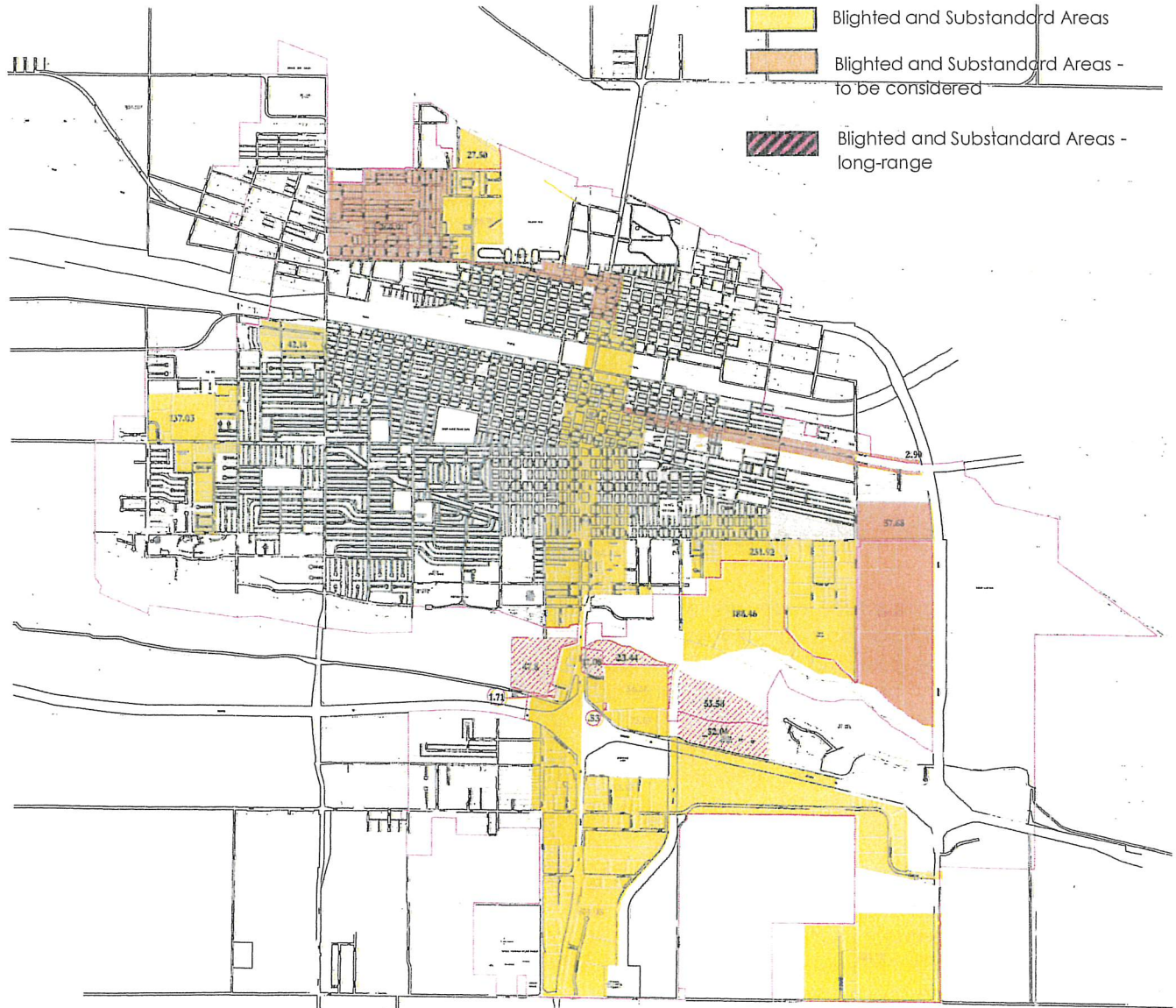
### Red Hatched Area

The red hatched area in Figure 10.5 indicates long-range areas to examine for a declaration of blighted and substandard. These areas are just north of the Interstate 80 interchange on US Highway 83. Some of these properties may need to be annexed in order for the declaration to be made.





Figure 10.5:  
Redevelopment Areas - North Platte



Source: City of North Platte

### FUTURE LAND USE

The Future Land Use Plan provides the basis for the formulation of land use policy and zoning regulations. It is imperative to develop a plan tailored to the needs, desires and environmental limitations of the planning area.

The Future Land Use Plan should promote improvements in all components of the local economy. The following common principles and land use concepts have been formed to guide future

development and redevelopment activities within North Platte's planning and zoning jurisdiction.

The plan is based on existing conditions and projected conditions for the community. The Land Use Plan also assists the community in determining the type, direction and timing of future community growth, development and redevelopment activities. The criteria used in this Plan reflect several elements, including:

- the current use of land within and around the



- community;
- the desired types of growth, including location of growth;
- future development activities;
- future redevelopment desires and concepts;
- physical characteristics, opportunities and constraints of future growth areas; and
- current population and economic trends affecting the community.

The North Platte Land Use and Development Chapter of the comprehensive development plan identifies more land for development and redevelopment than will be required for the planning period. The purpose of this approach allows for several development/redevelopment activities and opportunities without giving one or even two property owners an unfair advantage.

Typically, the value of land can increase merely as a result of plan designating an area as one use or another. However, value needs to be added through real and substantial investments in roads, water, sewer or parks, not by the designation of land in the Plan.

Efficient allocation of land recognizes the forces of the private market and the limitations of the capital improvement budget. A Future Land Use Plan is intended to be a general guide to future land use that balances private sector development (the critical growth element for any community) with the concerns, interests, and demands of the overall local economy.

### LAND USE CATEGORIES

The future land uses for North Platte are separated into 14 categories. The following list shows the land uses within this plan:

- Transitional Agriculture
- Low Density Residential
- Low- to Medium Density Residential
- Medium to High Density Residential
- Mobile Home Residential
- Mixed Uses
- General Commercial
- Downtown Commercial
- Business Transitional
- Highway Commercial
- Light Industrial
- Heavy Industrial
- Public Uses
- Parks/Recreation





### Transitional Agriculture

#### General Purpose

This land use designation provides for cropland, farmsteads, limited livestock, animal services, crop services, horticulture, community supported agriculture and tree farms. At some point in the future, these areas may transition into a more urbanized area depending upon specific growth patterns.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets and storm shelters that are safe and clean.

#### Typical uses

1. Crop production, including grazing lands
2. Private grain storage
3. Commercial grain storage
4. Manure/fertilizer applications
5. Public recreational, wildlife and historical areas
6. Renewable energy equipment
7. Tourism activities
8. Religious uses and structures
9. Educational uses and structures
10. Mobile home parks, when the design criteria are met

#### Incompatible uses

1. Large Livestock Feeding Operations
2. Wind Farms
3. Large residential developments

#### Potential issues to consider

1. Natural amenities such as trees, ponds, and streams
2. Wellhead protection areas
3. Site drainage
4. Flood hazards
5. Groundwater contamination
6. Wetlands
7. Water and sanitary sewer connections to the city

#### Buildable lot policies

1. Minimum residential lot sizes should be kept at the lowest possible size to accommodate both private water and sanitary sewer.

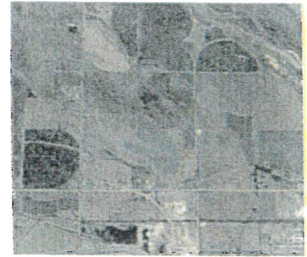
#### Residential densities

1. Residential densities within this land use category should be no more than two dwelling units per 1/4 section.

#### Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant.
2. Ghost platting should be considered on any proposed subdivision within 1-mile of the corporate limits of North Platte.

Crops including irrigation



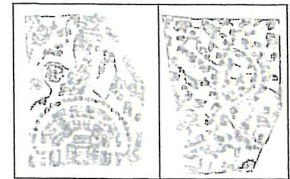
Pasturing



Density of 1 dwelling unit per 10 to 20 acres

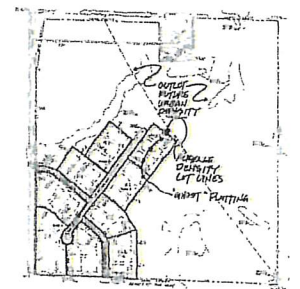


Clustered development



Conservation subdivisions (CS) feature smaller lots with a high percentage of open space. Conservation subdivisions (right): more large lots with little common open space. A conservation subdivision is subject to all of the basic zoning or street standards, such as minimum lot size, front setbacks, landscaping and adequacy of public facilities.

Ghost Platting

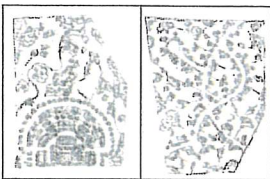




Acreage Developments

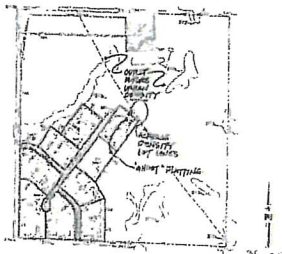


Acreage Developments



Clustered development

Conservation subdivisions include smaller lots with a high percentage of open space. Conservation subdivisions include larger lots with open common open space. Conservation subdivisions include larger lots with open common open space. Zoning district indicators, such as minimum lot size, front setbacks, landscaping, and adequacy of public utilities.



Ghost Platting

## Low Density Residential

### General Purpose

This use type should be located near and around existing acreages and in areas where the land is not suitable for agricultural use. An example of a typical low density residential/estate development area would be a cluster development that works to incorporate the natural amenities of the area.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets and storm shelters that are safe and clean.

### Typical uses

1. Single-family residential dwelling units
2. Accessory uses associated with single-family residential dwelling units
3. Religious uses and structures
4. Educational uses and structures
5. Community/Recreational Center
6. Public facilities such as police, fire and rescue, libraries, city/county/state/federal offices
7. Public recreational, wildlife, and historical areas
8. Renewable energy equipment

### Potential natural issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard.
6. Wetlands

### Buildable lot policies

1. Minimum residential lot sizes should be kept at the lowest possible size accommodating both private water and sanitary sewer or public water and sanitary sewer.

### Residential densities

1. Residential densities within this land use category should be approximately one dwelling unit per every two to three acres.

### Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant. See subsection of clustered developments.
2. Ghost platting should be considered on any proposed subdivision within 1-mile of the corporate limits of North Platte. **See subsection on "Ghost Platting".**



## Low to Medium Density Residential

### General Purpose

This land use area is a transitional area where the city may see a combination of residential densities. The densities will range from typically one acre lots to a density of three dwelling units per acre. These areas will typically have city water and sanitary sewer.

It is intended for this district to encourage different residential zoning classifications to be located throughout. Instead of attempting to identify specific areas where key densities will be allowed, the plan recognizes that various zoning densities may reside next to each other throughout the community.

### Typical uses

1. Single-family residential dwelling units
2. Accessory uses
3. Townhouses, condominiums and duplexes within the intended densities
4. Apartment within the intended densities
5. Lakefront developments
6. Parks and Recreational facilities
7. Public facilities
8. Educational uses and structures
9. Community/Recreational Center
10. Religious uses and structures

### Potential natural issues to consider

1. Depth to water table
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Wetlands

### Buildable lot policies

1. Minimum lot sizes should be in the 7,500 to 44,000 square foot range

### Residential densities

1. The proposed density for this land use district ranges from one to six units per acre (a typical city block is approximately two acres). This density would allow lots for single family dwellings ranging from approximately 7,500 square feet to 44,000 square feet.

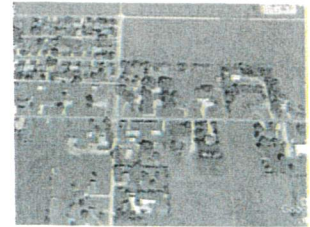
### Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant. **See subsection of clustered developments.**

Single-family dwelling unit



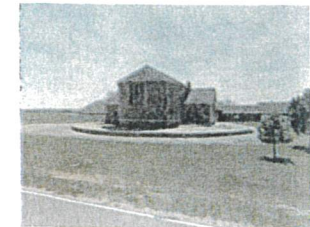
Single-family Residential



Lakefront residential



Religious Uses



Park and Recreational facilities





Single-family dwelling unit



Townhouses/horizontally attached multi-family



Example: horizontally scaled multi-family building



Larger multi-family structure



Park and Recreational facilities

## Medium to High Density Residential

### General Purpose

This land use area is typically the most protected residential uses. This district is intended to be similar to the typical residential area covering most of North Platte. City services such as water and sewer would be provided.

It is intended for this district to encourage different residential zoning classifications to be located throughout. Instead of attempting to identify specific areas where key densities will be allowed, the plan recognizes that various zoning densities may reside next to each other throughout the community. The area should include all types of residential uses depending upon the zoning classification including single-family detached dwellings, with occasional townhomes, condominiums, and multi-family apartment developments.

### Typical uses

1. Single-family residential, detached dwelling units
2. Accessory uses
3. Single-family residential, attached units within the intended densities
4. Townhouses, condominiums and duplexes within the intended densities
5. Multi-family complexes within the intended densities
6. Parks and Recreational facilities
7. Public facilities
8. Educational uses and structures
9. Community/Recreational Center
10. Religious uses and structures
11. Health care facilities

### Potential natural issues to consider

1. Depth to water table
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Wetlands

### Buildable lot policies

1. Minimum lot sizes should be in the 5,000 to 14,000 square foot range

### Residential densities

1. The proposed density for this land use district ranges from six dwelling units to 30 dwellings units per acre (a typical city block is approximately two acres).
2. The higher densities would be in the form of horizontally connected multi-family dwelling units and will be on various lot sizes.
3. When an area goes from single-family residential to more dense residential, proper buffering should be required and placed between the two density levels.

### Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant. **See subsection of clustered developments.**



## Mobile Home Residential

### General Purpose

This land use area is intended for existing and future mobile home placement. Typically, these areas should have city water and sanitary sewer as well as paved streets. Specific design criteria should be applied, over time, to the existing facilities. Any new courts developed in the future will be required to meet more significant design criteria. These criteria should include the use of FEMA approved tornado shelters that will be sufficient to handle the population of the area.

### Typical uses

1. Mobile Homes
2. Single-family residential, detached dwelling units
3. Townhouses, condominiums and duplexes within the intended densities
4. Multi-family complexes within the intended densities
5. Accessory uses
6. Parks and recreational facilities
7. Public facilities
8. Educational uses and structures
9. Community/Recreational Center
10. Religious uses and structures

### Potential natural issues to consider

1. Depth to water table
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Wetlands

### Buildable lot policies

1. Minimum lot sizes should be sufficient to place a mobile home; while having an adequate parking area beside the trailer, as well as maintaining adequate separation between each trailer and lot.

### Residential densities

1. Dependent upon the area design and layout.

### Development policies to consider

1. Minimum design criteria should be applied through the zoning regulations requiring paved streets, parking, drainage, and tornado shelters to specify a few.

Single-family dwelling unit



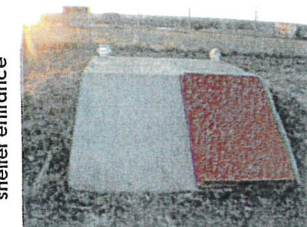
Mobile Homes



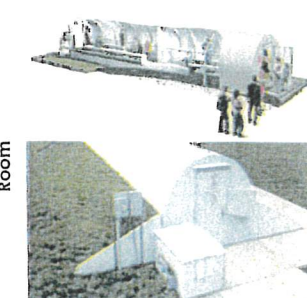
Park and Recreational facilities



Example of a tornado shelter entrance



Example of a Community Safe Room



Source: survive-a-storm.com



single-family dwelling unit



Townhouses/horizontally attached multi-family



Commercial businesses next to Residential Uses



Aerial view of Mixed Use Corridor



Self-storage units in the corridor



Example of different Uses

## Mixed Use Land Use

### General Purpose

This area is generally located US Highway 30, west of US Highway 83. The uses within this area are a combination of residential and commercial uses. The area has been a catch-all throughout the development history of North Platte. This area does not appear to be transitioning to any specific land use category in the near future.

### Typical uses

1. Single-family residential, detached dwelling units
2. Accessory uses
3. Single-family residential, attached dwelling units
4. Townhouses, condominiums and duplexes
5. Multi-family complexes
6. Parks and Recreational facilities
7. Public facilities
8. Commercial uses
9. Repair and maintenance shops
10. Self-Storage facilities
11. Business offices
12. Educational uses and structures
13. Community/Recreational Center
14. Religious uses and structures
15. Health care facilities

### Potential natural issues to consider

1. Depth to water table
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Wetlands

### Buildable lot policies

1. Minimum lot sizes will vary depending upon the use, required parking, required landscaping, and setbacks.

### Residential densities

1. The proposed density for this land use district ranges from six dwelling units to 30 dwellings units per acre (a typical city block is approximately two acres).

### Development policies to consider

1. Certain design guidelines may be required along US Highway 30 including landscaping, screening, parking, etc.



## General Commercial

### General Purpose

This land use category is intended to provide a location for commercial uses that may or may not fit into the Business Transition, Downtown Commercial or the Highway Commercial areas on limited lots/pad sites along the highways passing through the community.

The difference between the General Commercial and the other Commercial Districts, uses locating within this particular area will be required to meet established setbacks as well as other minimal design criteria.

### Typical uses

1. General retail businesses
2. General offices
3. Lodging uses
4. Restaurants with or without a drive-thru
5. Drinking establishments
6. Public facilities such as police, fire and rescue, libraries, city/county/state/federal offices
7. Religious uses and structures
8. Educational uses and structures
9. Community/Recreational Center

### Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications

### Buildable lot policies

1. Developments in this district should have a minimum of 10,000 square feet since there will be requirements for parking and internal trafficways.

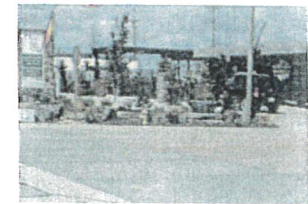
### Development policies to consider

1. These developments should minimize the impact on adjacent uses such as parks and residential developments.
2. All loading and unloading facilities should be screened from adjacent uses and the general public.
3. Screening should be used between these uses and other uses such as parks and residential developments.

Strip malls



Outdoor sales lots



Recreational facilities



Convenience Stores



Hotels



Micro-breweries





## Downtown Commercial

### General Purpose

This area is focused on the heart of North Platte's commercial activities. This area should continue to promote basic retail, service, and office uses. A large part of this area is in a designated historic overlay district.

The development of quality upper level housing and office space should be undertaken during the planning period.

This area typically will not have any setbacks and new buildings should be constructed right to the property line.

### Typical uses

1. General retail businesses on all floors
2. General offices on all floors
3. Restaurants without drive-thru
4. Drinking establishments
5. Entertainment districts
6. Public facilities
7. Hotels
8. Multi-story residential uses
9. Museums
10. Residential dwellings on upper floors
11. Religious uses and structures
12. Educational uses and structures

### Potential issues to consider

1. Traffic control
2. Parking, principally on-street
3. Historic character of the area
4. Potential design modifications

### Buildable lot policies

1. Building lots in this district should vary throughout depending upon the use. The typical downtown lot widths range from 25 feet to between 50 and 100 feet.

### Development policies to consider

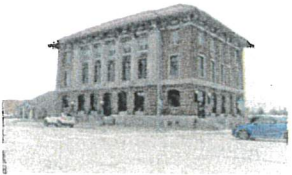
1. Preservation of the historical character of the downtown area
2. New structures need to be sensitive to the architectural character of the area.



Performing Arts Center



Historic Character is Critical



Museums



Professional Offices



Retail Stores



Government Buildings





## Business Transitional

### General Purpose

The Business Transitional area is typical on both sides of US Highway 83 and other major arterials. The district is designed for a mixture of residential use and smaller commercial uses.

This area is for commercial uses to be located in either the existing structures or that the new structures would need to have characteristics of the smaller residential uses within the area.

This area is intended to allow the market to determine how the area transforms, i.e. from residential to commercial, and is a temporary land use category. A periodic review of the existing land uses is encouraged to examine the continued relevance of this category.

### Typical uses

1. Single-family dwellings
2. General retail businesses
3. Service based businesses
4. General offices uses
5. Public facilities such as police, fire and rescue, libraries, city/county/state/federal offices

### Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications
4. Access points along the major arterials

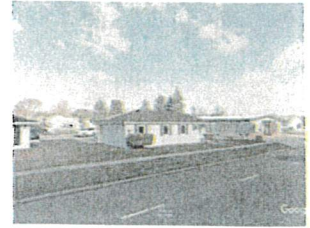
### Buildable lot policies

1. Requirements for parking will be critical.

### Development policies to consider

1. These developments should minimize the impact on adjacent uses such as parks and residential developments.
2. All loading and unloading facilities should be screened from adjacent uses and the general public.
3. Screening should be used between these uses and other uses such as parks and residential developments.

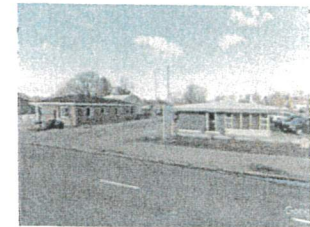
Housing Conversion



Smaller Strip Mall



General Offices



Housing Conversions



Smaller Apartment Buildings





## Highway Commercial

### General Purpose

This land use category is intended to provide a location for commercial uses that are more traveler oriented. This district should typically be placed along a major highway within and/or on the edge of the community.

The difference between the General Commercial and the Highway Commercial District is the uses locating within this particular area should be required to limit access off the highways and the lots within this district should typically be larger than those in the General Commercial District. Furthermore, uses locating adjacent to one another should be connected by a service road as opposed to requiring shoppers to move on and off the highway.

### Typical uses

1. General retail businesses
2. Big box stores
3. Restaurants (with or without a drive-thru)
4. Public facilities
5. Hotels
6. Convention and Community Centers
7. Truck stops
8. Automobile and equipment sales and services
9. Trucking terminals
10. Recreational facilities
11. Religious uses and structures
12. Educational uses and structures

### Potential issues to consider

1. Traffic control
2. Parking, especially on-street
3. Potential design modifications

### Buildable lot policies

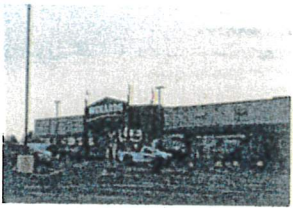
1. Developments in this district should have a minimum of 10,000 square feet since there will be requirements for parking and internal trafficways.

### Development policies to consider

1. These developments should minimize the impact on adjacent uses such as parks and residential developments.
2. All loading and unloading facilities should be screened from adjacent uses and the general public.
3. Screening should be used between these uses and other uses such as parks and residential developments.



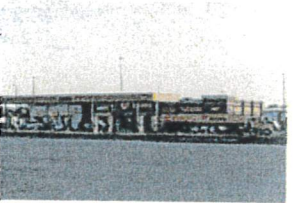
Shopping Malls



Big Box Retail



Auto and Machinery Sales and Service



Truck stops



Hotel/Motels



Drive-thru Restaurants



## Light Industrial

### General Purpose

The Light Industrial District is established for uses with lighter levels of manufacturing and warehousing. Lighter manufacturing refers to minimal amounts of odor, noise, vibration, and exhausts of any kind. Furthermore, the uses are not typically considered a high explosive risk. Most of the products are maintained within the structure of the facility.

### Typical uses

1. Warehousing
2. Truck terminals
3. Electronics manufacturing
4. Bakeries
5. Food processing
6. Self-storage facilities
7. Airport facilities
8. Highway departments
9. Light manufacturing

### Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications
4. Access points along the major arterials
5. Screening and buffering of outdoor storage areas along the edges of the district as to not negatively impact existing adjacent residential uses.

### Buildable lot policies

1. Requirements for parking will be critical .

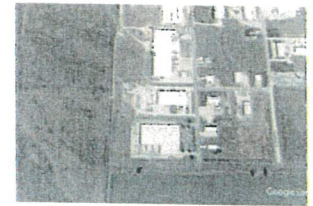
### Development policies to consider

1. These developments should minimize the impact on adjacent uses such as parks and residential developments.
2. All loading and unloading facilities should be screened from adjacent uses and the general public.
3. Screening should be used between these uses and other uses such as parks and residential developments.

Warehousing and Distribution



Light Manufacturing



Self-storage Units



Trucking Terminal





## Heavy Industrial

### General Purpose

The Heavy Industrial District is established for uses with major manufacturing uses as well as the Union Pacific Railroad corridor and Bailey Yard. Heavier manufacturing refers to productions creating certain levels of odor, noise, vibration, and exhausts of any kind, including grain elevators. Furthermore, the uses may have a high explosive risk.

### Typical uses

1. Grain elevators
2. Railroad classification yards
3. Railroad tracks and side tracks
4. Major manufacturing
5. Sand and gravel extraction

### Potential issues to consider

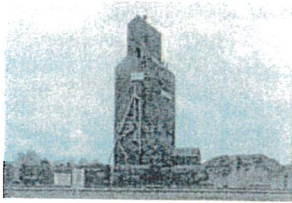
1. Traffic control
2. Parking, notably on-street
3. Potential design modifications

### Buildable lot policies

1. Developments in this district should have a minimum of 10,000 square feet since there will be requirements for parking and internal trafficways.

### Development policies to consider

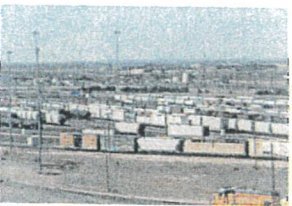
1. These developments should minimize the impact on adjacent uses such as parks and residential developments.
2. All loading and unloading facilities should be screened from adjacent uses and the general public.
3. Screening should be used between these uses and other uses such as parks and residential developments.



Grain Storage



Manufacturing



Railroad Classification Yard



Mining



Grain Storage/Other Associated Uses



# Land Use and Development

## Public/Quasi-Public Uses

### General Purpose

Public and quasi-public land uses are those uses specifically owned and operated by a public entity such as the City of North Platte, Lincoln County, North Platte Public Schools as well as state and federal agencies; while, quasi-public uses are uses such as private schools, non-publicly owned hospitals, and churches. The public/quasi-public land use areas are only delineated when there are larger parcels of land associated with the use.

### Typical uses

1. Public facilities
2. Hospitals
3. Religious uses and structures
4. Educational uses and structures
5. Community/Recreational Center
6. Public utilities
7. Airports

### Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications
4. Access points along the major arterials

## Park and Recreational Land Use

### General Purpose

This land use district is intended for parks, green space, trails, recreational areas, and areas for environmental protection. Note: Not all areas suitable for future parks and open space are indicated on the Future Land Use Map, this is done for the purpose of not artificially or prematurely inflating land values. Furthermore, as new development or future redevelopment activities occur, the City should be working to ensure new park space is incorporated into the project.

### Typical uses

1. Park facilities including city/county/state/federal facilities
2. Parks
3. Trails
4. Community/Recreational Center
5. Recreational facilities such as ballfields, volleyball and basketball courts, horseshoes, swimming pools, etc.

Hospital



Government Buildings



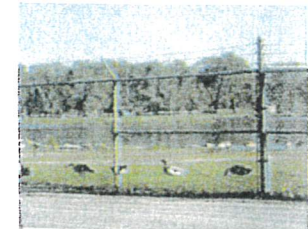
Educational Facilities



Museums



Parks



Recreational Complexes





## FUTURE LAND USE GOALS

### Land Use Goal and Objectives

Guiding future growth, development, and redevelopment in North Platte towards an appropriate pattern of land uses based upon the efficient and economical expansion of public infrastructure will continue to maintain and improve the quality of life for everyone in the community.

### Objectives

- GENLU-1.1 The cost of required improvements, both on-site and off-site, to a subdivision exclusively benefiting the property owners of the subdivision should be borne by the developer or those property owners within said subdivision.
- GENLU-1.2 The City of North Platte may choose to aid developments or redevelopment projects with specific funding mechanisms such as Tax Increment Financing, special assessments, etc.
- GENLU-1.3 The City should designate areas in the Land Use Plan managing future growth, especially to the south of North Platte.
- GENLU-1.4 The City should develop zoning and subdivision regulations promoting efficient land usage, while avoiding land use conflicts.
- GENLU-1.5 Land use policies should discourage and minimize leapfrog development outside of the corporate limits.
- GENLU-1.6 Whenever the City extends city water and sanitary sewer into any area, the City should immediately annex the area into the corporate limits.

### Commercial Land Use Objectives

- COMLU-1.1 Commercial land uses should be encouraged to locate at the intersections of and along major transportation networks.
- COMLU-1.2 Retail land uses should be clustered to create critical mass and areas of interest.
- COMLU-1.3 Frontage roads should be utilized, where possible, when commercial development is locating along major roads/highways.
- COMLU-1.4 Continued redevelopment of the downtown commercial district should

- be encouraged and assisted whenever possible.
- COMLU-1.5 The long-term vision for the downtown North Platte area will be to create and implement a historic preservation district.
- COMLU-1.6 Commercial land use districts and uses within commercial zoning districts should be lenient yet focused in a manner that allows for new and innovative business to develop and locate within North Platte.

### Industrial Land Use Objectives

- INDLU-1.1 The City should provide guidelines and incentives that promote industrial uses.
- INDLU-1.2 Industrial uses should be located so that adequate buffer space is provided between incompatible land uses.
- INDLU-1.3 Performance standards should be implemented as a means of controlling any negative impacts of industrial activity.
- INDLU-1.4 Signage used within and around industrial areas should be designed to compliment the materials and scale of surrounding development.
- INDLU-1.5 Industrial districts should be located:
  - i. where urban services and infrastructure are available or planned in the near future;
  - ii. in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan;
  - iii. so that they enhance entryways or public way corridors, when developing adjacent to these corridors; and
  - iv. in a manner that supports the creation and maintenance of greenspace.

### Residential Land Use Objectives

- RESLU-1.1 Residential development should be separated from more intensive uses, such as agriculture, commercial, and industrial development, by the use of setbacks, buffer zones, or impact easements, when possible.
- RESLU-1.2 The City should maintain subdivision regulations providing for a quality living environment while avoiding inefficient and expensive public infrastructure



- expansions.
- RESLU-1.3 The City should support housing options for all incomes and physical capabilities of North Platte's residents.
- RESLU-1.4 New residential developments should be accompanied by covenants, when appropriate, which provide for the maintenance of common areas, easements and drainage.
- RESLU-1.5 The City should develop and/or maintain relationships and partnerships with housing professionals in the public and private sector to establish a range of affordable housing options, ranging from a First Time Homebuyer program to rental assistance.
- RESLU-1.6 The City should promote zero non-farm densities in existing agricultural areas by providing proper distances between residential and agricultural uses; unless it is in areas identified outside the long-term growth capabilities of the City.
- RESLU-1.7 North Platte should work on redevelopment of deteriorated/dilapidated properties in order to address the demand for new housing in the community. This allows for new housing to take advantage of existing street and utility systems without creating a greater demand for maintenance of the existing system.
- RESLU-1.8 Upper level residential units should be encouraged and developed within the downtown commercial district.
- RESLU-1.9 The City should work toward a higher density of development within the established parts of North Platte and along the major transportation corridors.

### Extraterritorial Jurisdiction (ETJ)

The city of North Platte will likely continue to see development pressures within the ETJ of the community during the planning period. There are several development goals needing to be enforced during this period, including:

1. Recognize the ETJ, at adoption, as the primary growth area for North Platte; and over time as growth occurs, the boundary will continue to grow further into Lincoln County;
2. Limit or eliminate the use of Sanitary Improvement Districts within the ETJ of North Platte;
3. Limit the number of rural residential lots/

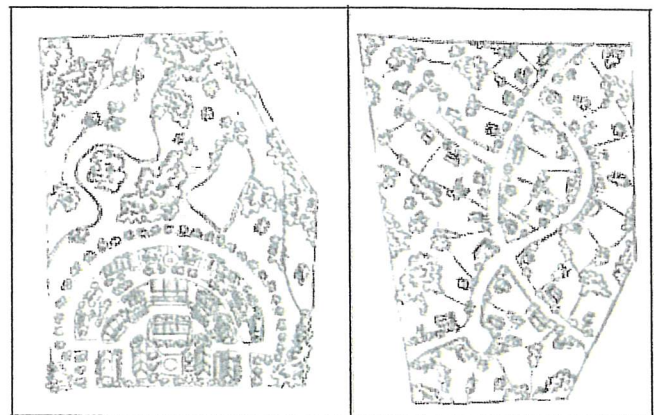
developments approved within the ETJ, unless they are proposed in areas where the city is unlikely to expand; and

4. Developments proposed to be platted around natural amenities, including wetlands, ponds, etc. should be required to use clustered developments/Conservation Subdivisions.

### Clustered or Conservation Subdivisions/Planned Unit Developments

The Cluster Subdivision is a different type of subdivision than has been used in the past by North Platte. These Subdivisions are designed to "cluster" building lots into certain pockets of the site. Generally, these pockets are located where the least amount of negative impact will be made to the natural environment.

Source: 21st Century Land Development Code; Freilich, Robert



*Conservation subdivisions (left) feature smaller lots with a high percentage of open space. Conventional subdivisions (right) feature large lots with little common open space. A conventional subdivision is subject to all of the base zoning district standards, such as minimum lot size, front setbacks, landscaping, and adequacy of public facilities.*

H. White, S. Mark, APA Planners Press 2005

In addition, the Cluster Subdivision provides a means to create new neighborhoods that include mature trees, slopes, streams, buffers and other natural amenities. The Cluster Subdivision will be one of the most powerful tools the City and Developer have to preserve parts of the existing natural environment.

Subdivisions should be designed using principles of environmental conservation and clustering. When clustering is used in subdivision design, the same number of dwelling units can be realized while



natural features are preserved. The preserved areas can be used as natural open spaces, linear parks, or trails. This can have the effect of increasing property values as people are drawn to live in areas that provide environmental amenities.

Density bonuses can be used to encourage developers to preserve natural space within their developments, while still developing approximately the same number of lots can do this. The following two diagrams show how clustering concepts can be used to develop the same number of lots in a smaller area, thereby preserving natural features such as tree clusters.





## Land Use and Development

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