

## ORDINANCE NUMBER 866

AN ORDINANCE TO AMEND THE ZONING REGULATIONS OF THE CITY OF CENTRAL CITY TO ADD SECTION 12 – ADMINISTRATIVE SUBDIVISIONS, AS PROVIDED IN THE CITY OF CENTRAL CITY MUNICIPAL ZONING ORDINANCE; AND TO PROVIDE FOR THE EFFECTIVE DATE THEREOF.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CENTRAL CITY, MERRICK COUNTY, NEBRASKA AS FOLLOWS:

SECTION 1. That Section 12 – Administrative Subdivisions be added as follows:

Section 12. ADMINISTRATIVE SUBDIVISIONS ( Lot Split ). The Administrative Subdivision procedure may be used to adjust an interior lot line or combine two or more lots without re-platting providing the following conditions are met:

A. Scope:

1. In the case of an Administrative Lot Line Adjustment:
  - a. The lots involved must be designated within the same zoning district and the proposed adjustment will not create or result in a violation of the zoning ordinance.
  - b. The lots involved must be existing platted lots.
  - c. The adjustment alters lot lines of no more than four lots without creating additional lots.
2. In the case of an Administrative Platting or Lot Consolidation:
  - a. The lots involved must be designated within the same zoning district and the proposed platting or lot consolidation will not create or result in a violation of the zoning ordinance.
  - b. The lots involved must be existing platted lots.
  - c. The lots must be under unified ownership.
  - d. The proposed platting creates no more than four lots, or the proposed consolidation consolidates no more than four lots into a lesser number of lots.
3. A lot is limited to only one instance of administrative adjustment, platting and/or consolidation.

4. The subdivision is served by existing utilities and does not require the extension of streets, utilities, or public improvements.
5. Each lot resulting from the subdivision procedure will conform fully to all requirements of the zoning district that pertain to the lots; and each lot is developable according to the site development regulations of the zoning ordinance.

B. Application and Approval Procedure:

An application for an Administrative Subdivision may be approved under the following procedure:

1. The applicant submits an application on a form established by the Planning Commission and including the supporting documents required for Administrative Subdivisions as contained in Section 7.3 of the City of Central City Subdivision regulations. These documents shall include a plat of all lots and parcels that are affected by the action, prepared by a Licensed Surveyor or registered Professional Engineer.
2. Following submission, the Zoning Administrator and City Administrator shall review each application according to the following criteria and make a report to the Planning Commission and City Council.
  - a. Compliance with the conditions for contained in Section 12 (A) above.
  - b. Consistency with the Comprehensive Plan of the City of Central City.
  - c. Potential adverse environmental effects or effects on neighboring properties.
3. Following such review, the City Council, by public hearing may approve the Administrative Subdivision. Such approval shall be noted by signed certificate of approval, which must be filed along with the plat with the Merrick County Register of Deeds.
4. The City Council retains the right to disapprove or not act on the Administrative Subdivision application. In the event of such action, the application may proceed through the Preliminary and Final Platting process.
5. Following approval of an Administrative Subdivision, the subdivider must file the plat and certificate of approval with the Merrick County

Register of Deeds. If the approved plat is not filed within 90 days of approval by the City Council, such approval shall be null and void.

6. The Zoning Administrator shall keep a complete and accurate record of all administrative subdivision approvals.

7. Application fee of \$35.00 shall be paid to the City Clerk for Administrative Subdivisions.

SECTION 2. That all other ordinances or parts thereof in conflict herewith are hereby repealed.

SECTION 3. That this ordinance shall take effect after its passage, approval and publication according to law.

PASSED AND APPROVED this 11<sup>th</sup> day of April, 2005.

CITY OF CENTRAL CITY  
MERRICK COUNTY, NEBRASKA

Attest:

By \_\_\_\_\_  
Clayton Erickson, Mayor

\_\_\_\_\_  
David Rish, City Clerk

(SEAL)