Miller & Associates
CONSULTING ENGINEERS, P.C.

VILLAGE OF ANSLEY

Comprehensive Plan, Zoning Regulations, And Housing Study

May 15th, 2025

Tonight's Agenda

- S.W.O.T. Overview
- Existing Land Use
- Future Land Use
- Zoning Regulations
- Housing
- Annexation

S.W.O.T. OVERVIEW

Strength, Weaknesses, Opportunities, and Threats

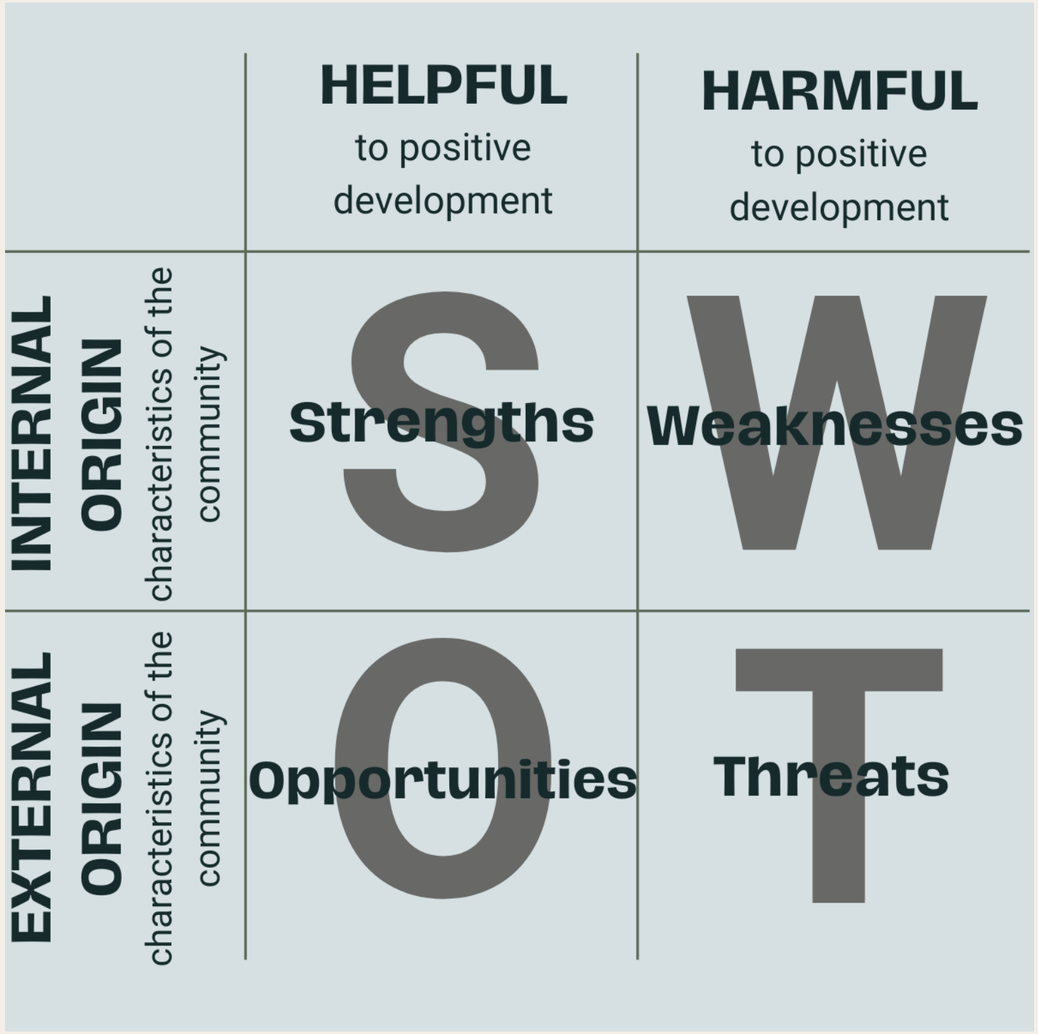
S.W.O.T. Review

1960s . . .

Tool to consider competitive advantages.

Internal — human capital, tourism, natural resources, transportation hub.

External — state legislation, larger economic trends.



Strengths

- Of all “strengths,” Ansley’s “school” led the way with eight positive responses.
- Another standout comment was “location.” Of those who took the survey, four indicated “location” yet many others shared similar “spatial” answers.
- Dovetailing off of location, consider that two other respondents highlighted “highways” and four more indicated “Lake Ansley” is a strength.
- Consider that four respondents indicated “people” as a strength in addition to “small town” and “work ethic.”

Weaknesses

- The second category in the S.W.O.T. analysis examined “weakness.”
- Several “weaknesses” were highlighted in the meeting, with various “housing” concerns capturing eight responses— “abandoned housing” and “affordable housing.”
- Six answers corresponded to “jobs” or the lack of “job opportunities.”
- Housing and jobs . . .

Opportunities

- The third S.W.O.T. category—opportunities—solicited several responses as well.
- Responses pointed to “businesses” and “business development” as opportunities, specifically looking at “retail” and “retail stores.”
- Another leading response was “education” or “school” for the community.
- Still others pointed to “community” and “location” along with “lake” and “great place to raise a family” as opportunities.

Threats

- Threat is the final category in the S.W.O.T. analysis and the responses varied across several themes.
- Multiple responses related to “abandoned houses,” “absent property owners,” “old houses,” “declining population,” and a general “lack of public involvement.”
- Others indicated “taxes” as a threat while several stated that “floodplain” or flooding issues are a threat.

S.W.O.T. Summary

- From this analysis, realistic community goals and plans should be implemented to provide direction for community leaders to capitalize on strengths (education and location) and opportunities (business community and education), as well as addressing weaknesses (housing and employment options) and threats (declining population and dilapidated housing).

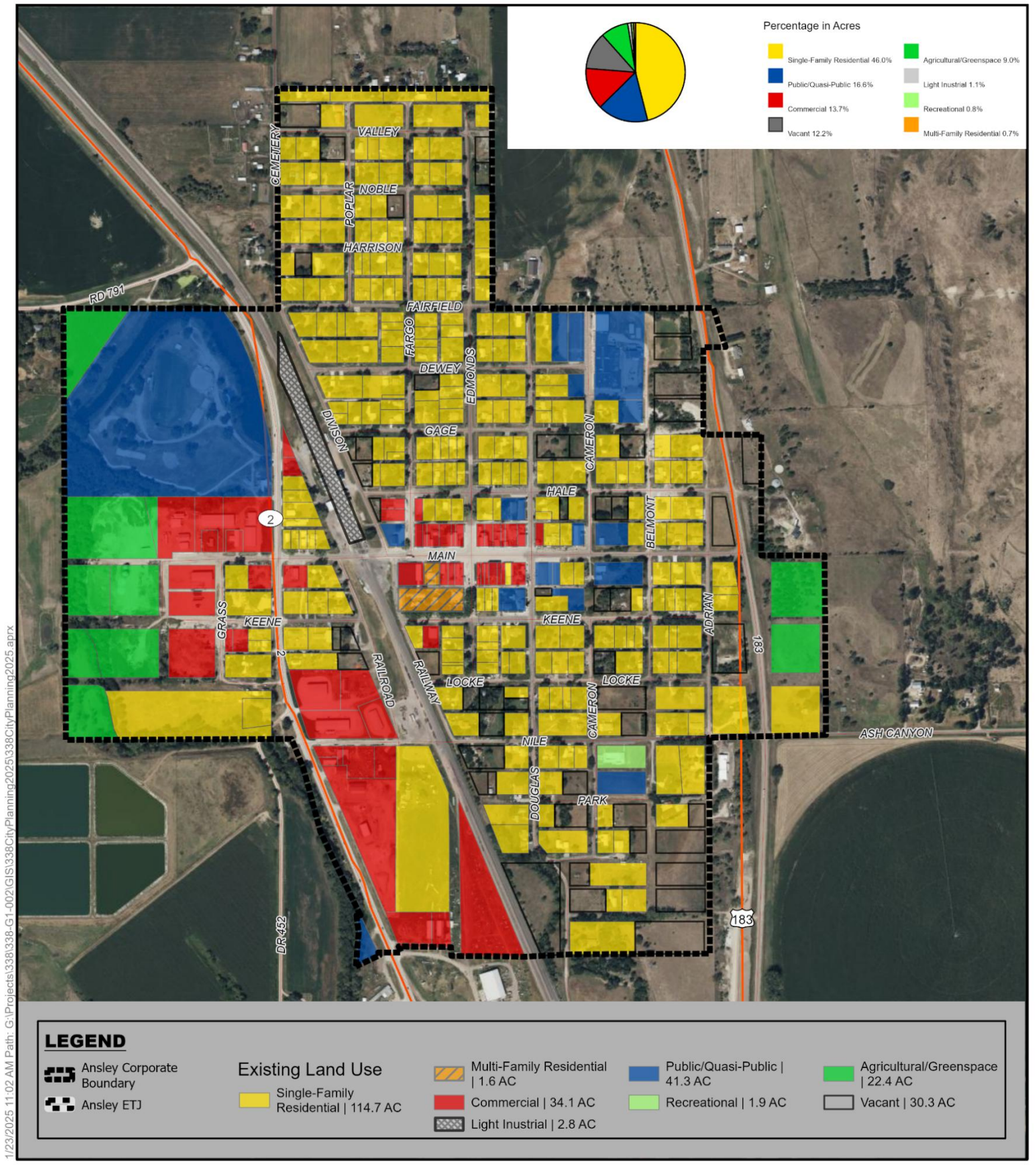
EXISTING LAND USE

Existing Land Use

- Land use is a critical aspect in the Comprehensive Plan process which allows community members an opportunity to visualize existing land uses and discuss how and where Ansley could and should grow.
- Land use planning allows community leaders and residents an opportunity to assess physical, social, and economic factors in a way that not only discusses growth opportunities but also mitigates potential pitfalls moving forward.

Existing Land Use

- Why land use planning? Interconnectedness and complexity are two quick answers.
- Interconnectedness is defined as the use of space across a landscape. How does land development impact traffic? Are there housing needs? Environmental concerns? Health issues to consider?
- Complexity is normally tied to population and relationships between places and functions.
- Instead of reacting to development, a plan guides and shapes projects.
- Plans, regulations, and guidelines should be adaptable . . .



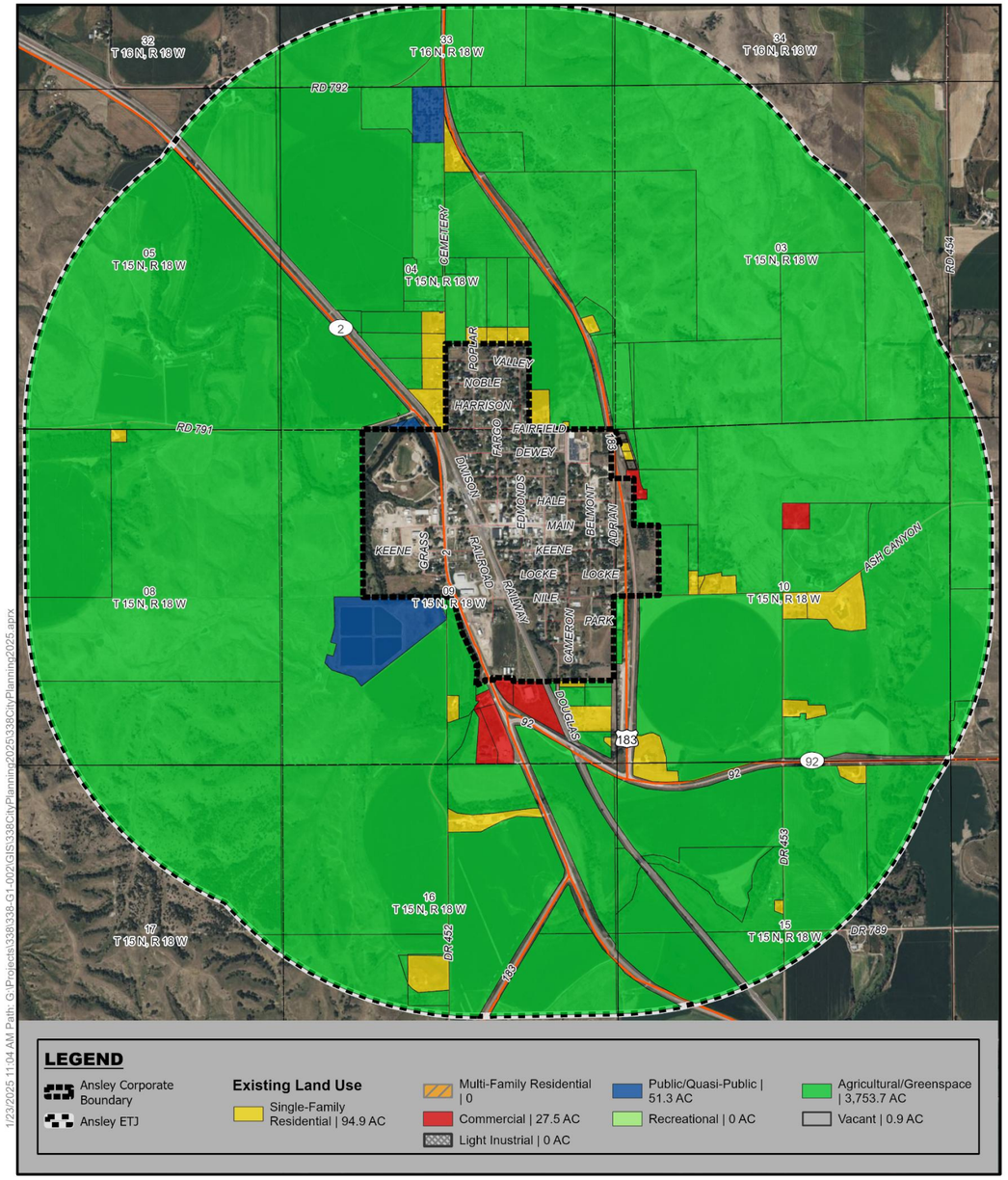
1/29/2025 11:02 AM Path: G:\Projects\338\338-G1-002\GIS\338City\Planning\2025\338City\Planning2025.aprx

Prepared By:
Miller & Associates
CONSULTING ENGINEERS, P.C.
Kearney, NE – (308) 234-6456

N
W E
S

0 400 800 1,600
Feet

Figure 4.1a
Existing Land Use
Ansley, Nebraska



1/23/2025 11:04 AM Path: G:\Projects\338\338-G1-002\GIS\338CityPlanning\2025\338CityPlanning2025.aprx

Prepared By:

Miller & Associates
CONSULTING ENGINEERS, P.C.
Kearney, NE – (308) 234-6456

N
W E
S

0 1,000 2,000 4,000 Feet

Figure 4.1b
Existing Land Use ETJ

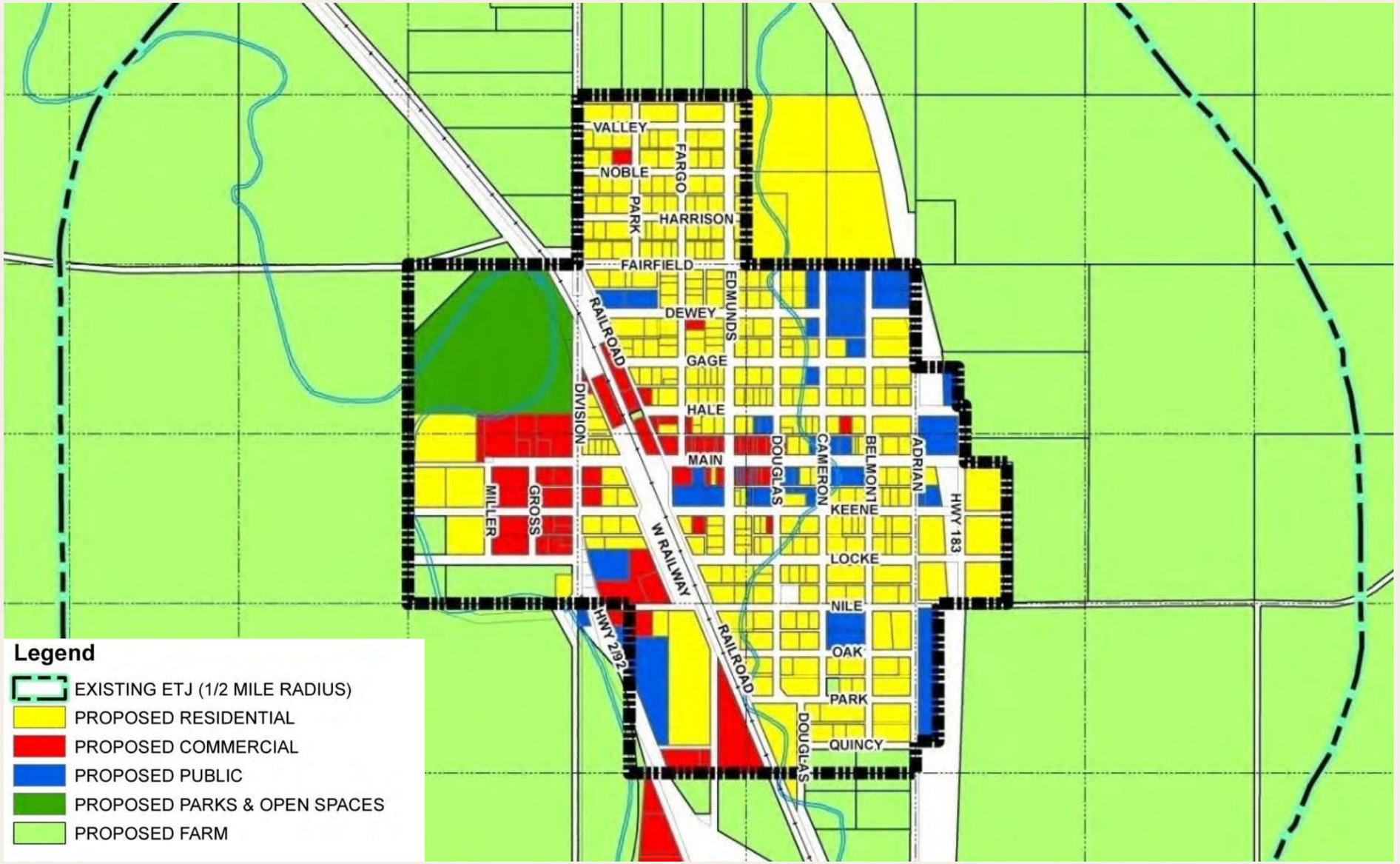
Ansley, Nebraska

FUTURE LAND USE

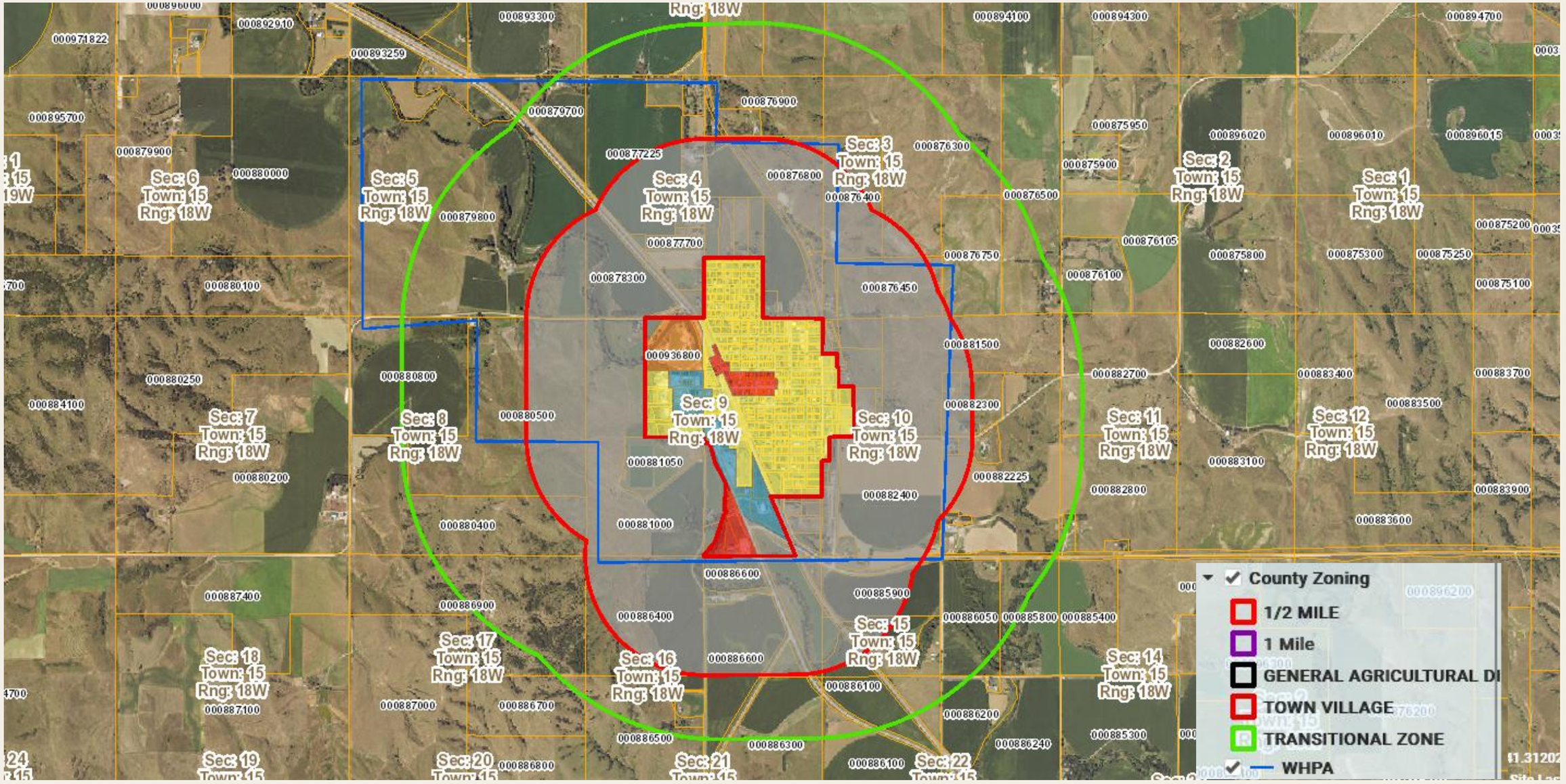
Future Land Use

- Planning for future land use options is an essential step in Ansley's Comprehensive Plan.
- The purpose of this section is to provide a general guide for future changes in development patterns with the underlying goal of avoiding or minimizing conflicts between land uses and the environment.
- Types of land use will vary within the community incorporating a balance of activities—residential, commercial, and public space.

Future Land Use



Custer County GIS/Zoning Map



ZONING AND SUBDIVISION REGULATIONS

Zoning Regulations

- 1926: *Euclid v. Ambler Realty* . . . Supreme Court supported Euclid, Ohio finding that zoning was a valid exercise.
- Land use control . . . to *municipalities* and *townships* to guide development within their boundaries.

- Marion Clawson (1964) *Man and Land in the United States*
- Through zoning, subdivision control, and other regulatory measures, the "public narrows the range within which the private owner can exercise their own decision making and choice. The public action cannot be arbitrary or capricious; it must have a solid reason behind it."
- "The general public, acting through government at some level, puts limits on private action in order to reduce the damage which some individuals may do to their neighbors. Some individual freedom is lost for the good of the group as a whole; one cannot open a beer parlor in the midst of a good residential neighborhood, to use an extreme example."

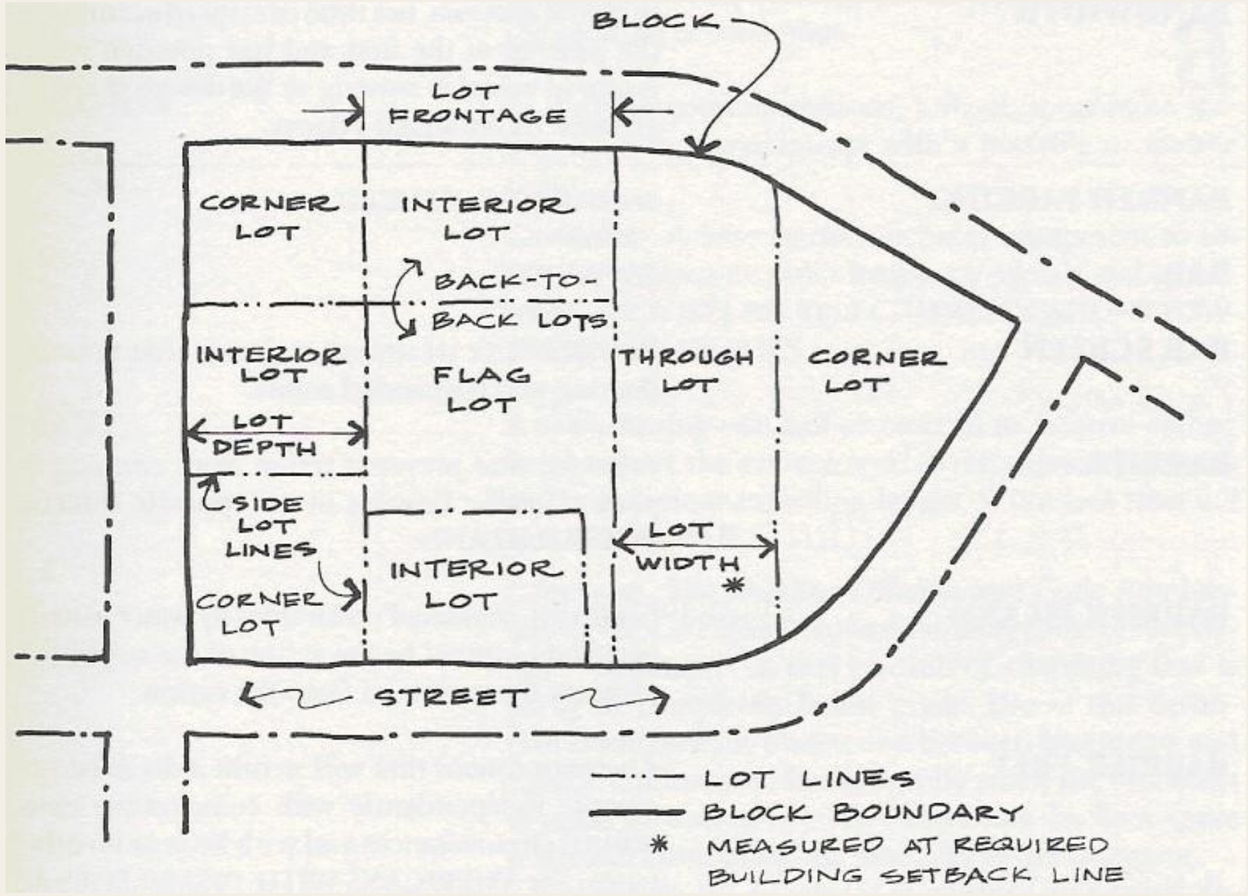
Zoning Considerations

- Accessory Buildings
  - Height and setback guides.
- Storage Containers
- “Shouse”
- Tiny Homes
- Regulations in the ETJ . . . Residential? Feedlots? How to address this?

- Airbnb
- Setbacks
  - Older neighborhoods often do not conform to today’s standards
- Solar
- Wind
- Floodplain

Zoning Considerations

- ***Lot Area*** – Shall mean the total area, on a horizontal plane, within the lot lines of a lot.
- ***Lot, Corner*** – Shall mean a lot located at the intersection of two or more streets at an angle of not more than 135 degrees. If the angle is greater than 135 degrees, the lot shall be considered an "Interior Lot." The setbacks for a front yard shall be met on all abutting streets.
- ***Lot Coverage*** – Shall mean the portion of a lot or building site which is occupied by any building or structure, except paved areas, walks, and swimming pools, regardless of whether said building or structure is intended for human occupancy or not.
- ***Lot Depth*** – Shall mean the horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.
- ***Lot, Double Frontage, or Through*** – Shall mean a lot having a frontage on two non-intersecting streets as distinguished from a corner lot.



Zoning Considerations

- **16.1 APPLICABILITY**
- No solar panel, neighborhood solar, or solar farm shall be installed or constructed within the zoning jurisdiction of the Village of Ansley unless a special exception, if applicable, and a building permit have been issued. All solar units shall be constructed in conformance with the Village of Ansley's adopted building and fire codes.

Example of a Solar Conversion System, Ground-Mounted

HOUSING

Housing

- Housing is a critical piece to Ansley's prosperity. The village must seek ways to assess and improve housing options by identifying housing priorities and ways to encourage development of housing options.
- Housing Value
- Housing Ownership
- Vacancy Rates
- Housing Condition

Housing

Year Structure Built, Ansley, Custer County, State of Nebraska (Number and By Percent)

Year Built	Ansley	Custer County	State of Nebraska
2020 or later	0	1 (.02)	5,012 (0.6)
2010 to 2019	0	208 (4.6)	76,078 (9.7)
2000 to 2009	6 (2.5)	277 (6.1)	94,225 (12.0)
1980 to 1999	22 (9.2)	581 (12.8)	158,511 (20.2)
1960 to 1979	26 (10.9)	970 (21.4)	204,612 (26.0)
1940 to 1959	30 (12.6)	740 (16.3)	106,315 (13.5)
1939 or older	155 (64.9)	1,766 (38.9)	141,229 (18.0)

Housing

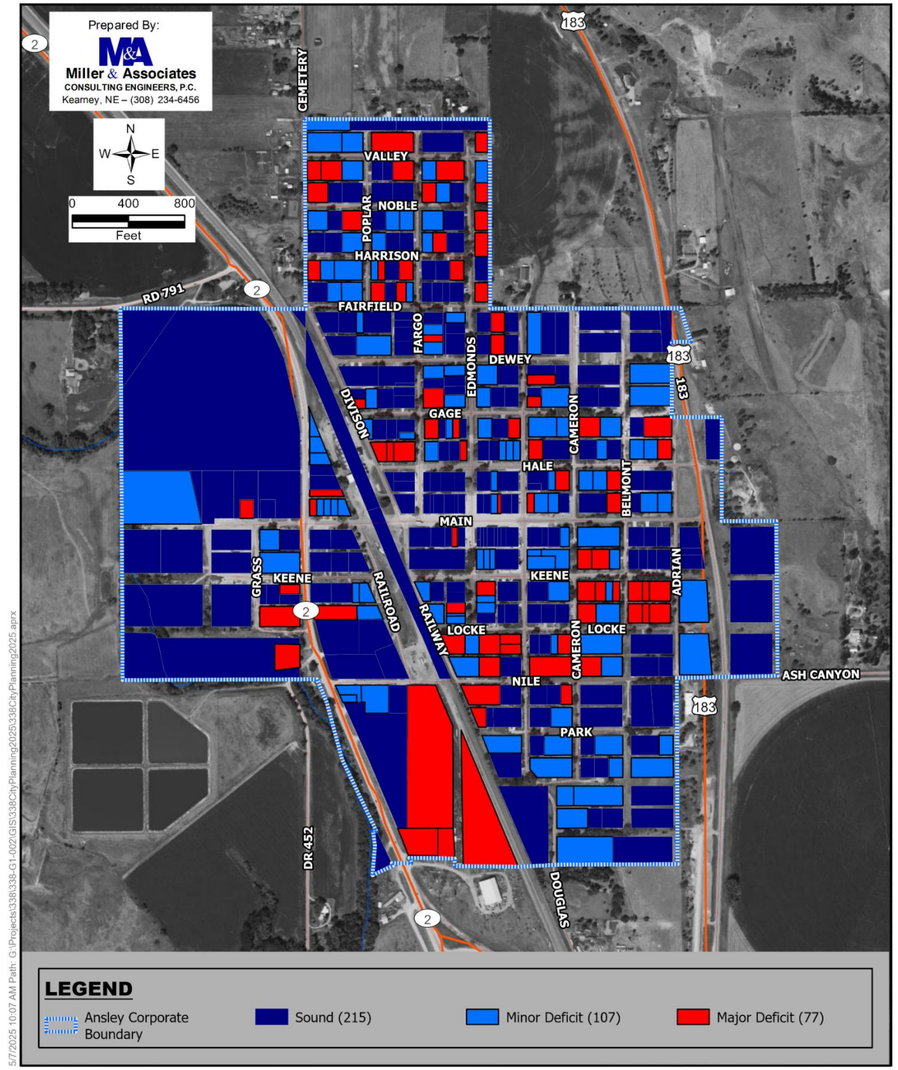


Figure 4 - Survey Findings, Existing Housing Conditions

- Existing conditions were evaluated based on several physical variables, including condition of siding, foundation, and roof along with any outbuildings, nearby infrastructure, and overall appearance.
- Of the 399 properties identified, 215 (53.9 percent) were labeled as “sound.”
- Remaining properties, however, were listed as either having a “minor deficit” (107 or 26.8 percent) or a “major deficit” (77 or 19.3 percent).
- This survey coincides with several of the comments at public meetings where residents expressed appearance and safety concerns over the condition of numerous properties in Ansley.

Housing

- Based on information provided by the Custer County courthouse in Broken Bow, Ansley, Nebraska had eighty-one residential properties sell between January 1, 2020 – present.
- Average - 1,237 square feet in size.
- Average sold price $76,781.
- Average year built, for these sold properties it is 1933 with a majority built in the 1910s and 1920s.
- Fifty-three homes were built prior to 1930 and of the number, seventeen contain less than 1,000 square feet. In comparison, the average size of a new home in the United States currently is 2,687 square feet.
- Of the newer homes built since 2000, five residential properties have been constructed with an average size of 1,759 square feet—substantially higher than the overall average.

Housing

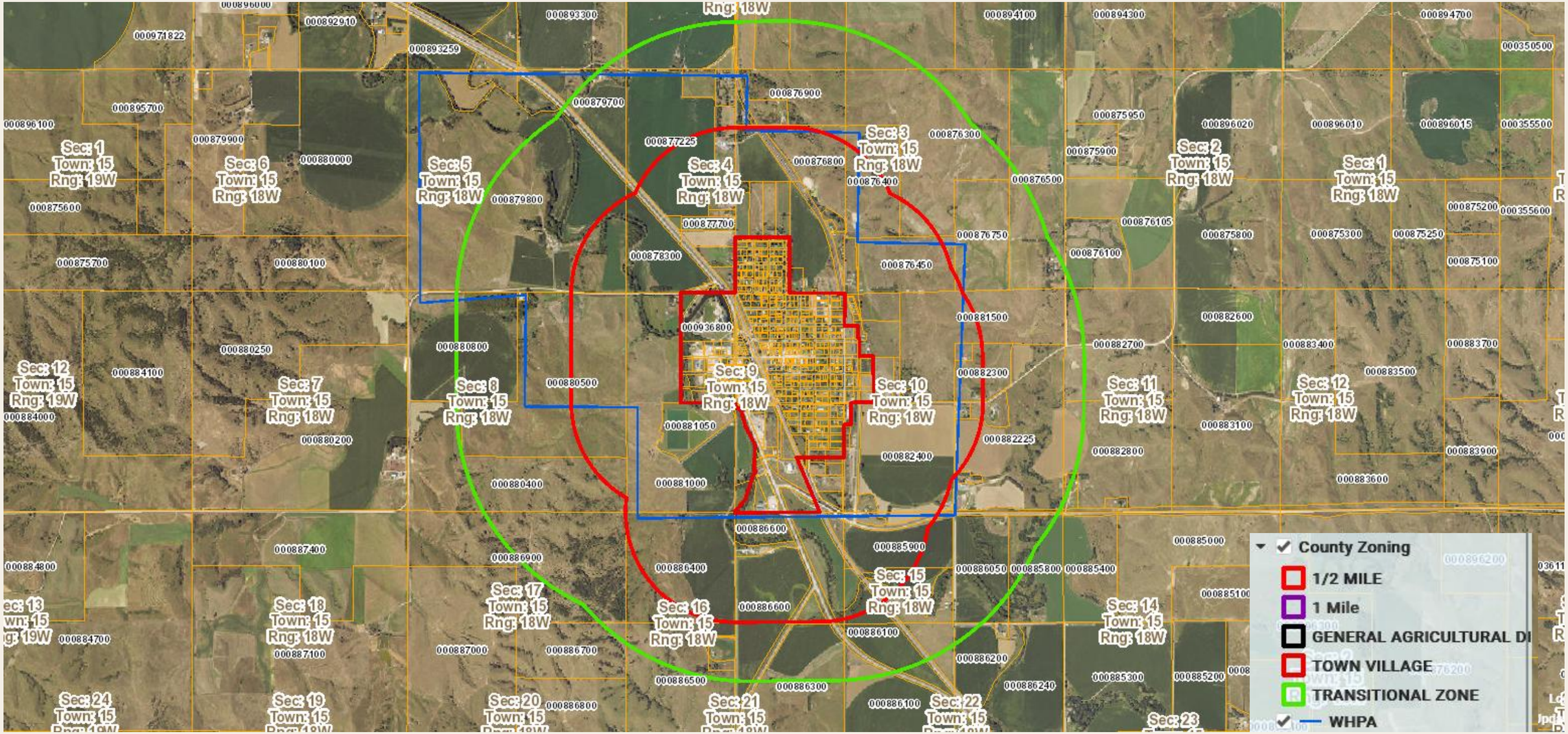
- Ansley appears as an active market, one that could most likely support additional residential properties.
- Along with local employment opportunities, Ansley presents itself within commuting distance to Broken Bow, Loup City, and Ravenna along with slightly longer commutes to Grand Island, Kearney, and Lexington along with many smaller communities.

ANNEXATION

Annexation

- An annexation plan should create opportunities for new development and help facilitate the future land use plan.
- To create opportunities for new development, there needs to be a plan in place to reserve the land necessary to successfully accomplish the goals of the community.
- This annexation plan, like the future land use plan, is a guide or tool the Village of Ansley can utilize when discussing future growth and development opportunities.

Annexation


Rng: 18W
Sec: 1 Town: 15 Rng: 19W
Sec: 6 Town: 15 Rng: 18W
Sec: 5 Town: 15 Rng: 18W
Sec: 4 Town: 15 Rng: 18W
Sec: 3 Town: 15 Rng: 18W
Sec: 2 Town: 15 Rng: 18W
Sec: 1 Town: 15 Rng: 18W
Sec: 12 Town: 15 Rng: 19W
Sec: 7 Town: 15 Rng: 18W
Sec: 8 Town: 15 Rng: 18W
Sec: 9 Town: 15 Rng: 18W
Sec: 10 Town: 15 Rng: 18W
Sec: 11 Town: 15 Rng: 18W
Sec: 12 Town: 15 Rng: 18W
Sec: 17 Town: 15 Rng: 18W
Sec: 16 Town: 15 Rng: 18W
Sec: 15 Town: 15 Rng: 18W
Sec: 14 Town: 15 Rng: 18W
Sec: 18 Town: 15 Rng: 18W
Sec: 24 Town: 15
Sec: 19 Town: 15
Sec: 20 Town: 15
Sec: 21 Town: 15
Sec: 22 Town: 15
Sec: 23
County Zoning
1/2 MILE
1 Mile
GENERAL AGRICULTURAL DI
TOWN VILLAGE
TRANSITIONAL ZONE
WHPA

MOVING FORWARD

Calendar - Moving Forward

- July 2024: Kick-Off Meeting
- August – September 2024: Public Input Survey
- January 2025: 2nd Public Input Meeting
- May 2025: 3rd Public Input Meeting
- August – September 2025: 4th Public Input Meeting
- Late Fall 2025: Public Hearings

QUESTIONS OR COMMENTS?

THANK YOU!

Miller & Associates
CONSULTING ENGINEERS, P.C.