

### Phasing Plan

Development in Lexington should occur on an incremental basis to expand services in a cost effective manner. This approach will allow the city to avoid areas of development that are not served by roads, water, sewer, or other utilities. The phasing plan is intended to serve as a guideline to developers and the city to avoid unnecessary costs and promote positive development. There may be some overlapping or concurrent implementation of phases, influenced by special demands and opportunities.

Phase One Development

Phase Two Development

Phase Three Development

Phase Four Development

## Phase One Development

This area includes infill development within or adjacent to the existing corporate limits. Not all of the existing vacant properties within Lexington’s corporate limits will be capable of Phase One development. Development constraints such as floodplain or major transportation corridors may not be suitable for residential development; however, such areas may be suitable for commercial, industrial, park or trail systems.

The primary concern within this area should include the following:

- Development of vacant lots already served by established utilities and community infrastructure
- Redevelopment of substandard or underutilized properties
- Development identified in the 2010 Downtown Revitalization Plan
- New housing development in southwest, northwest, and east Lexington
- Industrial development along Commerce Road
- Redevelopment of mining operations into a regional recreation area adjacent to Interstate 80

## Phase Two Development

This area includes land located north of the existing City limits and south of Road 757, and additional industrial area in southeast Lexington. These areas need sewer, water and local streets, but are serviced by arterial and collector transportation routes that make these areas prime for commercial, industrial, and flex space in the southeast and residential in the north and residential with mixed use development in the southwest.

The primary concern within this area should include the following:

- Construction of a truck by-pass
- Development outside of the floodplain with opens pace and a trail system in the areas prone to flooding
- Construction of public infrastructure

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## Phase Three Development

Phase Three includes land southeast and northeast of Lexington. Opportunities may be available for development of the Phase Three area prior to completion of Phase Two development; however, these areas are designated for further residential growth to the north and will be more difficult and costly to install new services in the near future until such lines are installed in Phase Two areas. These areas, if developed ahead of schedule, should have services constructed with either the developer assisting with financing the infrastructure upgrades or the developer creating on-site infrastructure that meets Lexington's, Dawson County's, and the State of Nebraska requirements.

The primary concerns with Phase Three include:

Continued public infrastructure

Where necessary, a lift station and force main due to lack of topography for gravity flow

Service mains to collect wastewater and transport to the lift station(s)

Extension of water distribution lines and continued looping of the system to allow for adequate pressure and flows

## Phase Four Development

Phase Four areas are considered those areas along the proposed by-pass and adjacent to the north and east. Such areas to north are designated as residential and to the southeast for Business Park and industrial developments and may be dependent on the development/construction of east by-pass. These areas would have a much higher cost than other phases closer to existing development. Like phase three, these areas, if developed ahead of schedule, should have services constructed with either the developer assisting with financing the infrastructure upgrades or the developer creating on-site infrastructure that meets Lexington's, Dawson County's, and the State of Nebraska requirements.

Construction of sanitary sewer interceptor lines

Where necessary, installation of lift stations and force mains

Service mains to collect wastewater and transport to the lift station

Construction of collection lines for sewer and water distribution mains

Extension of the local road network

Extension of fiber optics and electricity