



Central City
CENTRAL CITY
COMPREHENSIVE PLAN



ACKNOWLEDGEMENTS

MAYOR

Clayton Erickson

CITY COUNCIL

Russel Flesch
Hanna Hawthorne
Ron Kennedy
Tom McMahon
David Rish
Leroy Sheets

CITY STAFF

Chris Anderson - City Administrator
Tom Cordsen - Zoning Administrator
Miles McGinnis - Economic Development Director

CHAMBER OF COMMERCE

Kendra Jefferson - Executive Director

STEERING COMMITTEE

Chris Anderson
Joe Clark
Candy Conradt
Tom Cordsen
Russell Flesch
Kelly Hale
Scott Kvols
Bob Jensen
Trent Wagner

RDG PLANNING & DESIGN

Cory Scott, AICP - Project Manager
Martin Shukert, FAICP - Project Principal
Cary Thomsen - Landscape Architect
Amy Haase, AICP
Anthony Riederer
Jacob McGlade
Ben Iwen
Nate Dittman
Sonja Carter - Graphic Design & Cover




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The Role of a Comprehensive Plan

The comprehensive development plan for Central City has two fundamental purposes.

1. The first provides an essential legal basis for land use regulation such as zoning and subdivision control.
2. Secondly, a modern comprehensive plan presents a unified and compelling vision for a community, derived from the aspirations of its citizens; and establishes the specific actions necessary to fulfill that vision.

 **Energy and sustainability strategies indicated with icon.**

Note: Existing data was unavailable for evaluating energy use. Strategies for improved energy use are indicated with icon.

Comprehensive development plan; requirements; regulations and restrictions made in accordance with plan; considerations - 19-903.

The regulations and restrictions authorized by sections 19-901 to 19-915 shall be in accordance with a comprehensive development plan which shall consist of both graphic and textual material and shall be designed to accommodate anticipated long-range future growth which shall be based upon documented population and economic projections. The comprehensive development plan shall, among other possible elements, include:

1. A land-use element which designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land;
2. The general location, character, and extent of existing and proposed major roads, streets, and highways, and air and other transportation routes and facilities;
3. The general location, type, capacity, and area served of present and projected or needed community facilities including recreation facilities, schools, libraries, other public buildings, and public utilities and services;
4. When a new comprehensive plan or a full update to an existing comprehensive plan is developed on or after July 15, 2010, but not later than January 1, 2015, an energy element which: Assesses energy infrastructure and energy use by sector, including residential, commercial, and industrial sectors; evaluates utilization of renewable energy sources; and promotes energy conservation measures that benefit the community. This subdivision shall not apply to villages; and

5. (a) When next amended after January 1, 1995, an identification of sanitary and improvement districts, subdivisions, industrial tracts, commercial tracts, and other discrete developed areas which are or in the future may be appropriate subjects for annexation and (b) a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas. Failure of the plan to identify subjects for annexation or to set out standards or qualifications for annexation shall not serve as the basis for any challenge to the validity of an annexation ordinance.

Regulations shall be designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to secure safety from flood; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to protect property against blight and depreciation; to protect the tax base; to secure economy in governmental expenditures; and to preserve, protect, and enhance historic buildings, places, and districts.

Such regulations shall be made with reasonable consideration, among other things, for the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.

Source

- o Laws 1927, c. 43, § 3, p. 183;
- o C.S.1929, § 19-903;
- o R.S.1943, § 19-903;
- o Laws 1967, c. 430, § 2, p. 1318;
- o Laws 1967, c. 92, § 2, p. 283;
- o Laws 1975, LB 410, § 12;
- o Laws 1994, LB 630, § 4;
- o Laws 2010, LB997, § 3.

Requirements for a Comprehensive Development Plan in Nebraska 19-901

Zoning regulations; power to adopt; when; comprehensive development plan; planning commission; reports and hearings; purpose; validity of plan; not applicable; when.

1. For the purpose of promoting health, safety, morals, or the general welfare of the community, the legislative bodies in cities of the first and second class and in villages may adopt zoning regulations which regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.
2. Such powers shall be exercised only after the municipal legislative body has established a planning commission, received from its planning commission a recommended comprehensive development plan as defined in section 19-903, adopted such comprehensive development plan, and received the specific recommendation of the planning commission on the adoption or amendment of zoning regulations. The planning commission shall make a preliminary report and hold public hearings on its recommendations regarding the adoption or repeal of the comprehensive development plan and zoning regulations and shall hold public hearings thereon before submitting its final report to the legislative body. Amendments to the comprehensive plan or zoning regulations shall be considered at public hearings before submitting recommendations to the legislative body.
3. A comprehensive development plan as defined in section 19-903 which has been adopted and not rescinded by such legislative body prior to May 17, 1967, shall be deemed to have been recommended and adopted in compliance with the procedural requirements of this section when, prior to the adoption of the plan by the legislative body, a recommendation thereon had been made to the legislative body by a zoning commission in compliance with the provisions of section 19-906, or by a planning commission appointed under the provisions of Chapter 19, article 9, regardless of whether the planning commission had been appointed as a zoning commission.
4. The requirement that a planning commission be appointed and a comprehensive development plan be adopted shall not apply to cities of the first and second class and villages which have legally adopted a zoning ordinance prior to May 17, 1967, and which have not amended the zoning ordinance or zoning map since May 17, 1967. Such city or village shall appoint a planning commission and adopt the comprehensive plan prior to amending the zoning ordinance or zoning map.

Source:

- o Laws 1927, c. 43, § 1, p. 182; C.S.1929, § 19-901;
- o Laws 1941, c. 131, § 8, p. 509; C.S.Supp., 1941, § 19-901;
- o R.S.1943, § 19-901; Laws 1959, c. 65, § 1, p. 289;
- o Laws 1967, c. 92, § 1, p. 283; Laws 1967, c. 93, § 1, p. 288;
- o Laws 1974, LB 508, § 1; Laws 1975, LB 410, § 10; Laws 1977, LB 95, § 1;
- o Laws 1983, LB 71, § 8.

