

Fort Calhoun

COMPREHENSIVE PLAN



JED CONSULTING GROUP INC
Project #: 140426.00



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www.fortcalhoun.org

ACKNOWLEDGMENTS

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1 INTRODUCTION

Fort Calhoun

[section 1.1]

COMMUNITY OVERVIEW

The City of Fort Calhoun is located in southeastern Washington County along Nebraska Highway 75 between Omaha and Blair. The community's historic ties to Fort Atkinson and the Missouri River drive much of the community's character, while its location within the Omaha-Council Bluffs Metropolitan Statistical Area (MSA) provides the community with unique economic advantages.

The community has experienced steady growth since the mid-20th century and had a population of 908 as of the 2010 decennial census.

History¹

Fort Calhoun is a focal point in the earliest history of Washington County. Lewis and Clark, on their famed expedition to the Pacific Ocean, held council with the Oto and Missouri Indians on the Missouri River bluff east of what is now Fort Calhoun, on August 3, 1804.



The name “Fort Calhoun” first appears on one of the maps made by Major Long, in 1819-20, designating the fort ordered by Secretary of War, John Calhoun, to protect the fur trade. The “works at the Council Bluff” was, instead, named “Fort Atkinson” in 1821 in honor of the first commander.

The soldiers remained at Fort Atkinson for eight years. They raised thousands of bushels of grain, vegetables, meats, and dairy products. They kept in touch with the outside world through visits from fur traders, delegations to the Indians, inspection officers, adventurers, and occasional world travelers. The fort was abandoned in 1827, and the soldiers moved down river to Fort Leavenworth. The buildings were left to the ravages of time.

1 <http://www.casde.unl.edu/history/counties/washington/fortcalhoun/>

In 1847-48 Mormon farmers from “Winter Quarters” at Florence, were sent to the area, and later to DeSoto, to supply grain for their westbound caravans. They used the brick and stone from the fort in some of their buildings.

In the summer of 1854, after the Nebraska Territory was opened for settlement, John Goss rowed across the Missouri River from his Iowa home and staked a claim on the fort grounds. Soon thereafter, the Fort Calhoun Township Company was formed, and a cabin was built near the old fort magazine.

Early the next spring, in March 1855, E.H. Clark surveyed and platted the town site, and the new village of Fort Calhoun became the county seat. It lost the position to DeSoto in 1858, gaining it back in 1866, only to lose it to Blair in 1869.

[section 1.2]

GOVERNMENTAL AND JURISDICTIONAL ORGANIZATION

The Fort Calhoun City Council, which is comprised of elected officials, performs the governmental functions for the city. The City Council consists of four members and the Mayor. The form of government in Fort Calhoun is known as a strong Mayor concept. This concept has the Mayor as the chief elected official and the Mayor only votes on issues when there is a tie amongst the council members.

The planning and zoning jurisdiction of Fort Calhoun, pursuant to Neb. Rev. Stat. § 17-1001 (Reissue 1997), includes all of the incorporated portions of the city, including the established one-mile extraterritorial jurisdiction as allowed under Nebraska law.



[section 1.3]

THE PURPOSE OF COMPREHENSIVE PLANNING

The Fort Calhoun Comprehensive Plan is a legal document that addresses the community's land use and is designed to promote orderly growth and development. This document's purpose is to "promote health, safety, morals, and the general welfare of the community". The Comprehensive Plan presents data from multiple sources, such as public input, stakeholder meetings, and the United States Census Bureau to provide policy guidelines for elected officials to make informed decisions.

A comprehensive plan acts as a tool to develop a road map, or blueprint, that guides the community through change as it occurs over time.

The Fort Calhoun Comprehensive Plan aims to provide guidelines for the locations of any future development within the planning jurisdiction of the city. This update will assist in evaluating the impacts of development and encourage appropriate land utilization throughout Fort Calhoun's extraterritorial jurisdiction.

The Fort Calhoun Comprehensive Plan helps the city address private sector interests. Planned and orderly growth will help Fort Calhoun prepare for its own management of resources. The City of Fort Calhoun strives to maintain a high standard of living and quality of life when serving its residents and managing future growth and resources.

[section 1.4]

THE COMPREHENSIVE PLANNING PROCESS

The Comprehensive Plan was prepared under the direction of the Fort Calhoun Planning and Zoning Board. This appointed commission helped guide and prioritize the recommendations of this comprehensive plan as received through public participation. Ultimately, the plan will have been reviewed and recommended for approval by the Planning and Zoning Board and adopted by the City Council.

Comprehensive planning begins with the data collection phase. The Profile Chapter depicts historical and current data that represents demographic information from the American Community Survey estimates and bicentennial Census from the United States Census Bureau. Additional data is collected from city staff, state and county agencies, stakeholder input, and field data collection. Analysis of data provides the basis for developing forecasts for future land-use demands in the city.

The second phase, Envision, of the planning process is the development and prioritization of general goals and potential projects based on the issues facing the city. These are practical guidelines for improving existing conditions and guiding future growth. The Comprehensive Plan is a vision presented with text, graphics, tables, and maps that represent the desires of the city moving forward.

The Comprehensive Plan contains recommendations that, when implemented, will be of value to the City of Fort Calhoun and its residents. The Achieve Chapter contains a broad range of development policies required to implement the vision of the Comprehensive Plan. Followed by the Implementation Chapter, the last two chapters will be the blueprint designed to identify, assess, and develop actions and policies necessary to realize the community's vision.





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2 PROFILE

Fort Calhoun

[section 2.1]

INTRODUCTION

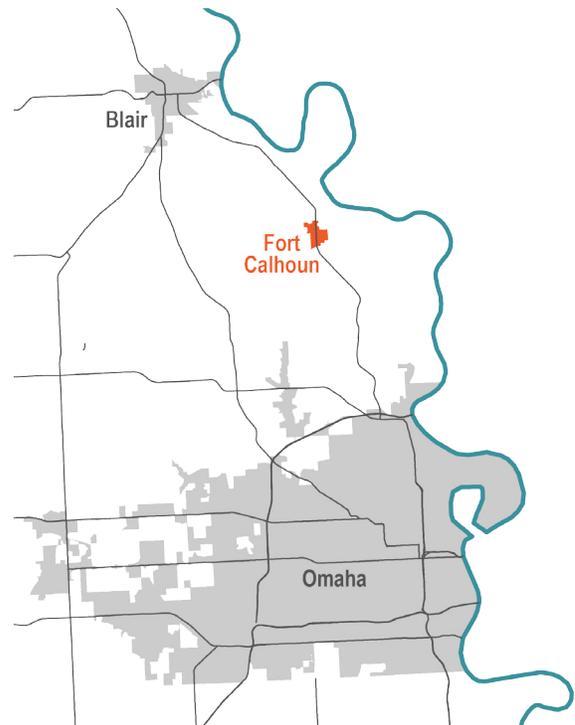
Profile Fort Calhoun is the foundation of the community’s effort to achieve its physical, social and economic goals. The Profile Chapter includes data regarding Fort Calhoun demographics, housing, local economy, public facilities and utilities, energy consumption, natural and environmental conditions, existing land use, and transportation infrastructure.

[section 2.2]

DEMOGRAPHICS

The Demographics section examines trends that have affected Fort Calhoun’s development. The city’s population is influenced by multiple factors. These factors include its historical growth trend, population age structure, migration patterns, and racial characteristics. The current composition of a community also affects its future growth potential. Population is heavily influenced by housing and economic opportunities. Population growth is necessitated by a growing local economy and corresponding housing opportunities.

Fort Calhoun’s proximity to Omaha has a tremendous impact on the community’s historic growth as well as its opportunities and constraints to grow in the future. The relationship between local growth and regional growth will be explored in this section.



Historic Population

Population trends allow a community to understand how it has grown. The relationship between a community's recent growth with how it has historically grown is an important facet of population projections. More recent trends influence immediate needs and future decisions. The relationship between historic growth and recent trends assist in long-term decision making.

Figure #: Fort Calhoun Historic Population

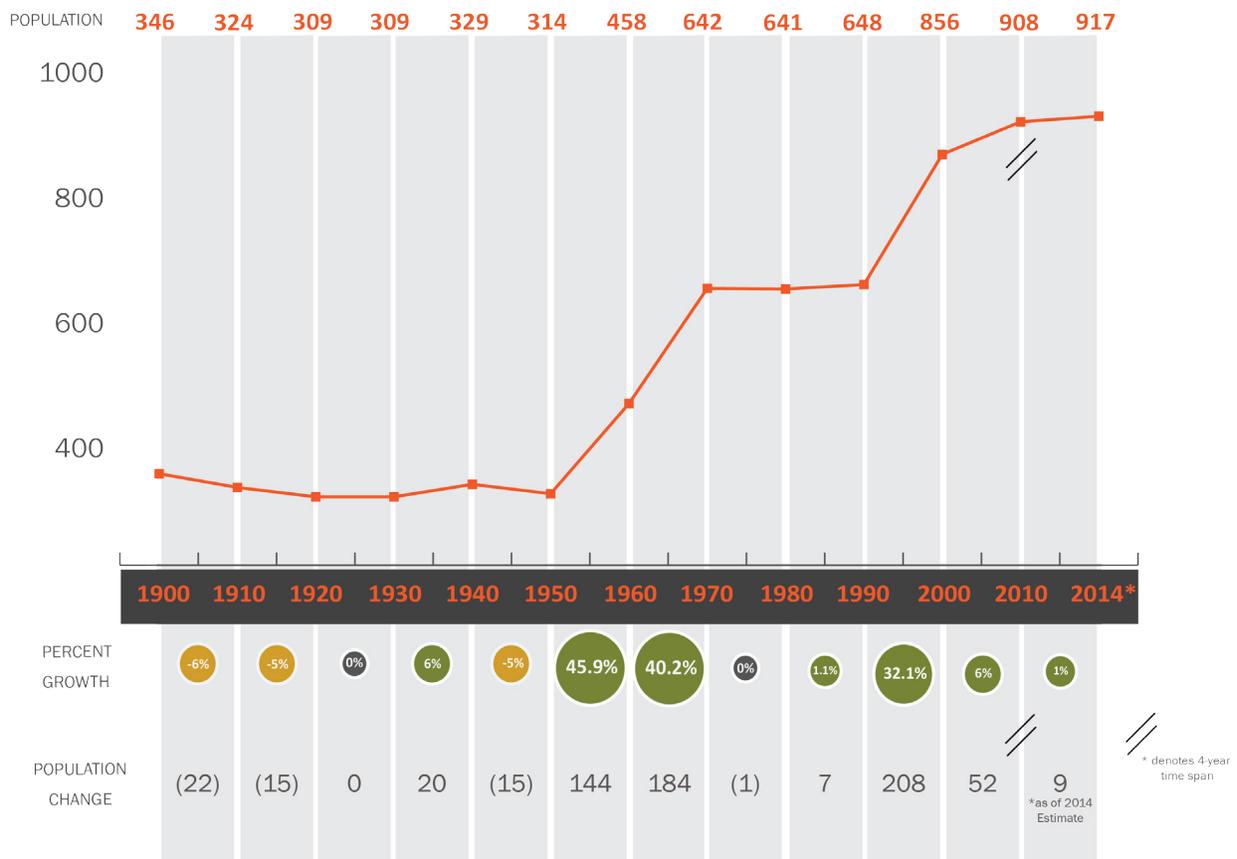
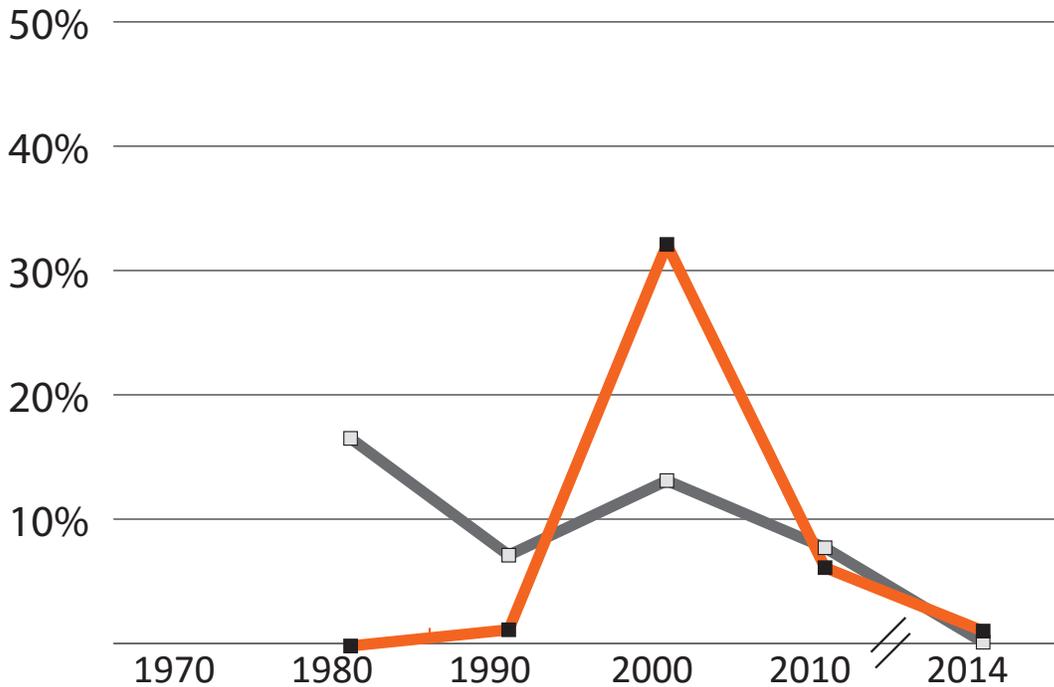


Figure #: Washington County Growth Comparison

Percentage Population Change



Fort Calhoun	642	641	648	856	908	917
% Change	-	(0.2%)	1.1%	32.1%	6.1%	1.0%
Washington County	13,310	15,508	16,607	18,780	20,234	20,264
% Change	-	16.5%	7.1%	13.1%	7.7%	0.1%

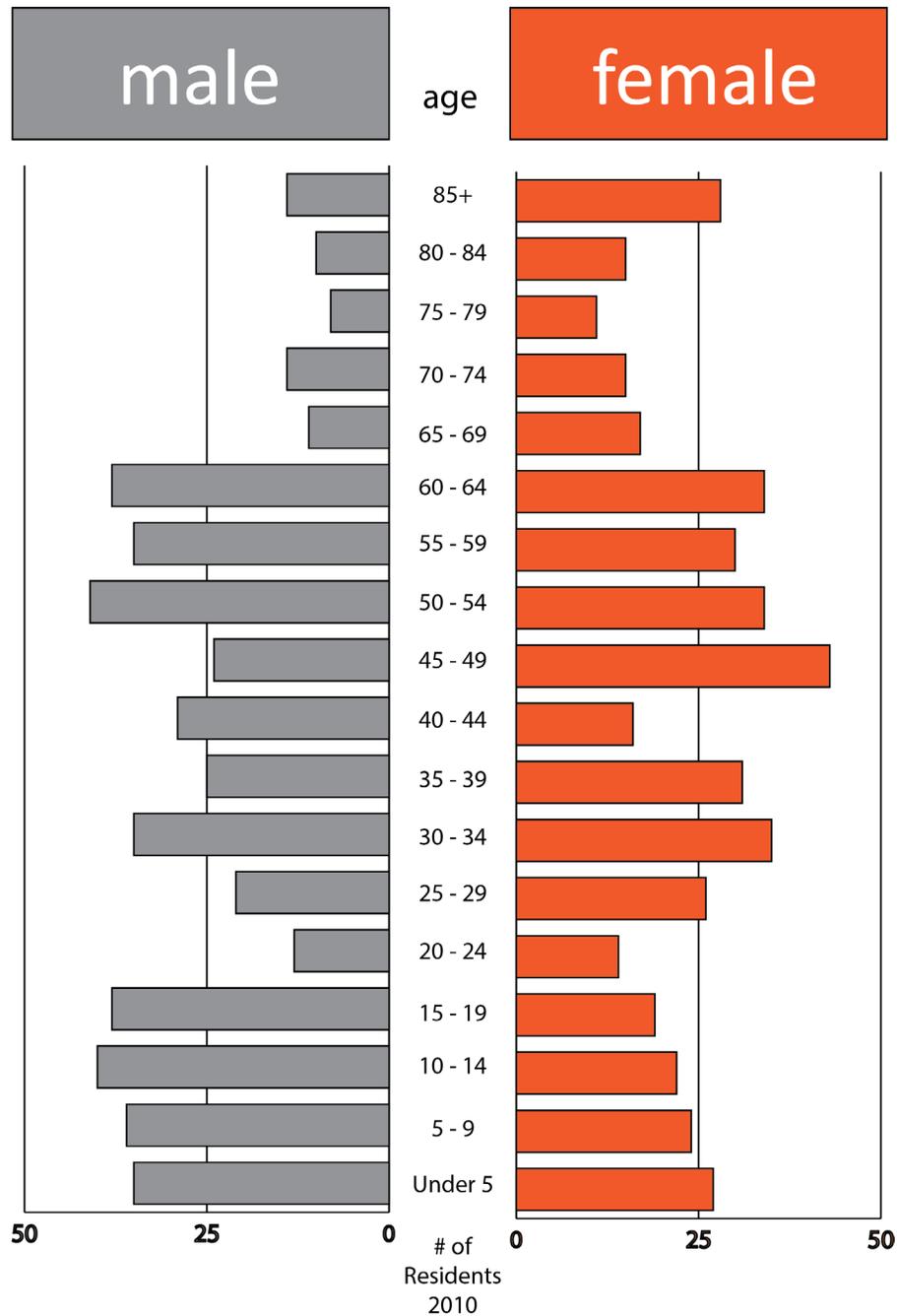
///
* denotes 4-year time span

Growth Comparison

Comparing Fort Calhoun’s growth with the surrounding area provides a baseline for growth relative to the area. Fort Calhoun’s proximity to Omaha provides opportunities for growth that other communities of Fort Calhoun’s size do not possess. The ability to commute to Omaha for employment attracts families seeking smaller school districts and smaller communities to raise children.

Growth has occurred on the periphery of Fort Calhoun’s corporate limits. Growth in the one-mile zoning jurisdiction of Fort Calhoun has a tremendous impact on the city itself. Growth with this proximity increases demands on city streets and infrastructure while expanding the customer base for local businesses.

Figure #: Fort Calhoun 2010 Age Cohort

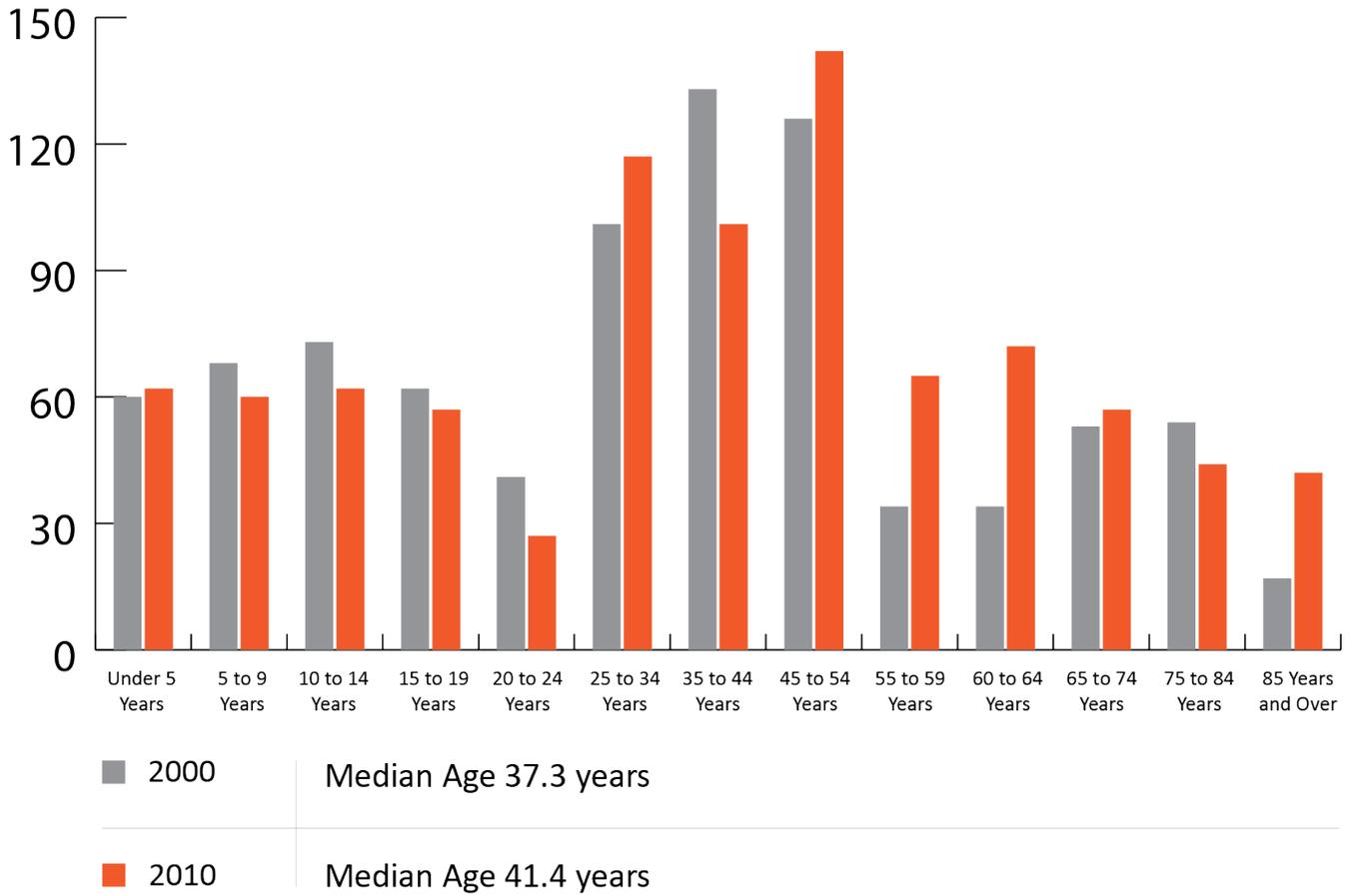


2010 Age Cohort

Age structure analysis portrays a snapshot of the current population of a community by its age groups. It also serves as a baseline for future population projections by allowing the viewer to track age groups through time weighed against area birth, mortality, and migration rates. Among the largest segments of the population are in the younger age cohorts (under 19) and baby boomer generation age cohorts (60-64). Services such as childcare facilities and the local school district will need to be expanded to accommodate the current population and potential growth as a result. An annual evaluation of the capacity in these areas will help maintain and attract young families. Senior housing options and Americans with Disabilities Act (ADA) accessibility throughout the community will also be priority as the older population ages.

Figure #: Fort Calhoun Age Cohort Trends 2000-2010

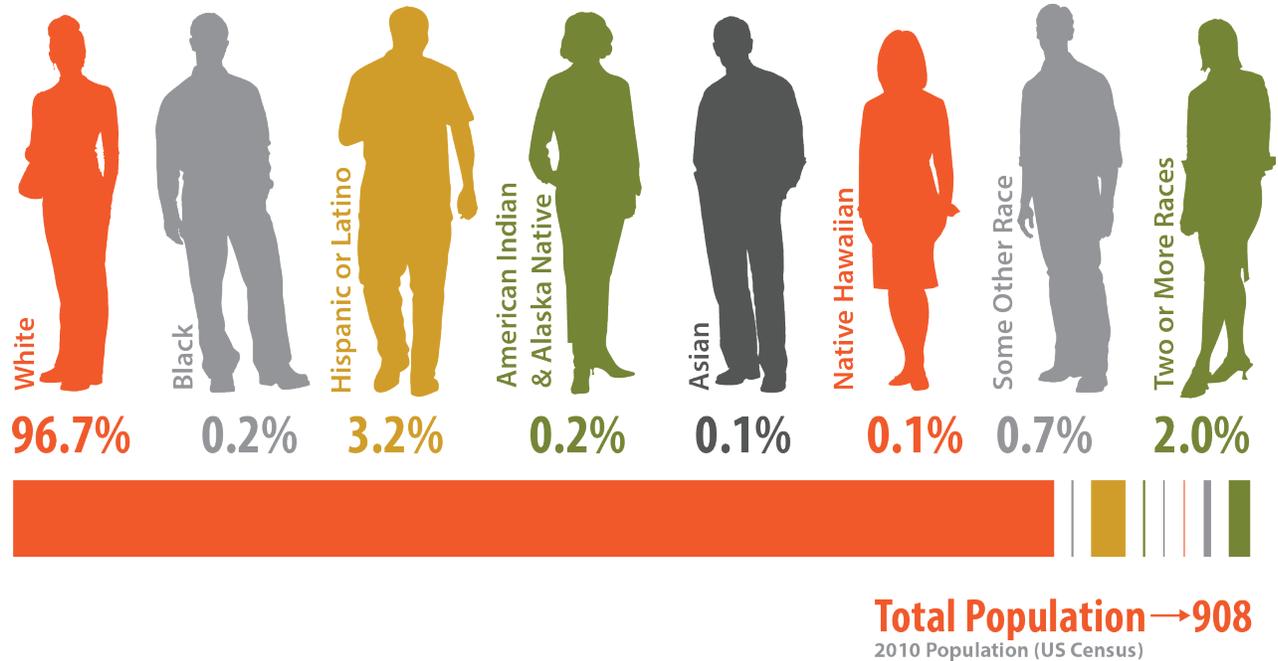
of Residents



Age Cohort Trends 2000-2010

Since the 2000 US Census, the median age increased from 37.3 years to 41.4 years. This increase can largely be attributed to growth in adult population. All age groups depicted in Figure __ between 45 and 74 years old saw increases over this point in time. A large increase in the oldest population (85+) can likely be attributed to Autumn Point, a senior living facility opened in 1998.

Figure #: Fort Calhoun Race and Ethnicity Characteristics



Race/Ethnicity Characteristics

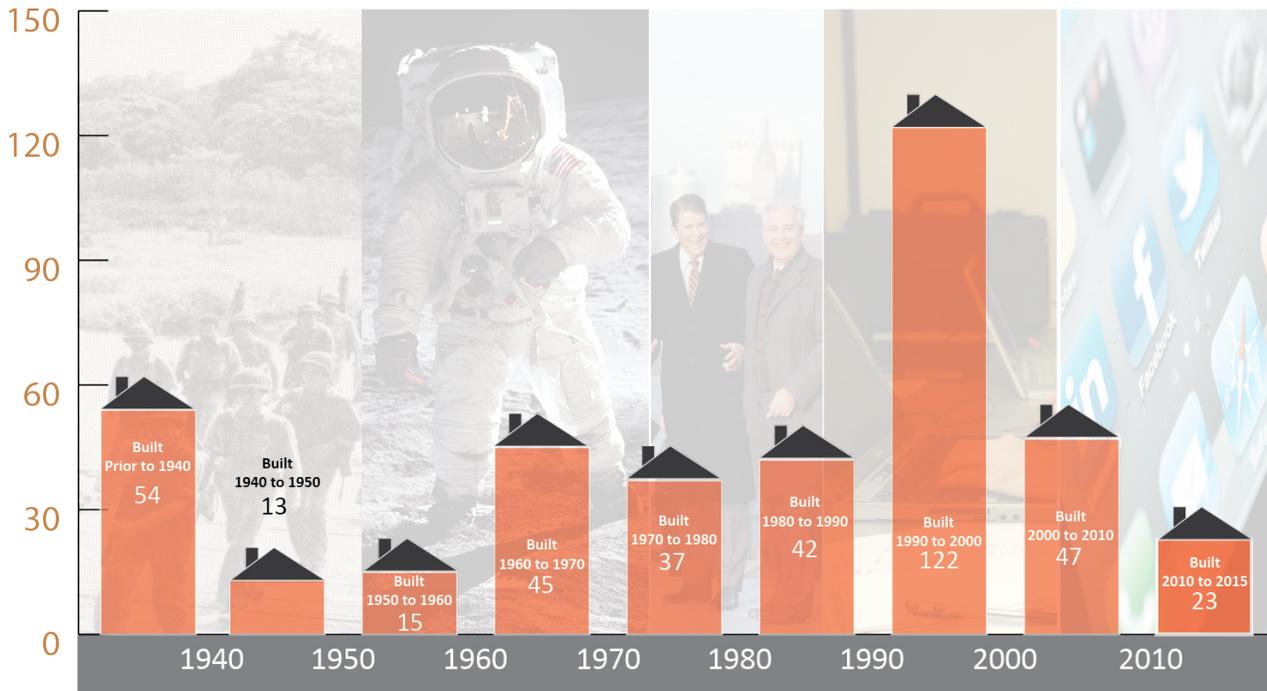
Fort Calhoun is a uniform community in terms of racial and ethnic diversity. The 2010 Census reports that 96.7% of the community’s population was white. This number decreased from 98.5% since 2000, but still represents a significant majority of the racial makeup of Fort Calhoun. No other single race equates to more than a percentage point of the population distribution. However, those reporting the Hispanic or Latino ethnicity increased from 1.3% to 3.2% of the total population since 2000. Hispanic or Latino reported ethnicity differs from race in that it represents a cultural background rather than genetic makeup.

[section 2.3]

HOUSING PROFILE

Housing is a key component to the continued growth and development within and around Fort Calhoun. With a direct pull for population growth from Omaha, Fort Calhoun’s ability to grow will be predicated by its ability to support new population with adequate housing. A current snapshot of Fort Calhoun’s housing stock is dominated by detached single-family housing. Providing more diversity in local housing choice will enable the community to cater to a diverse set of demographics.

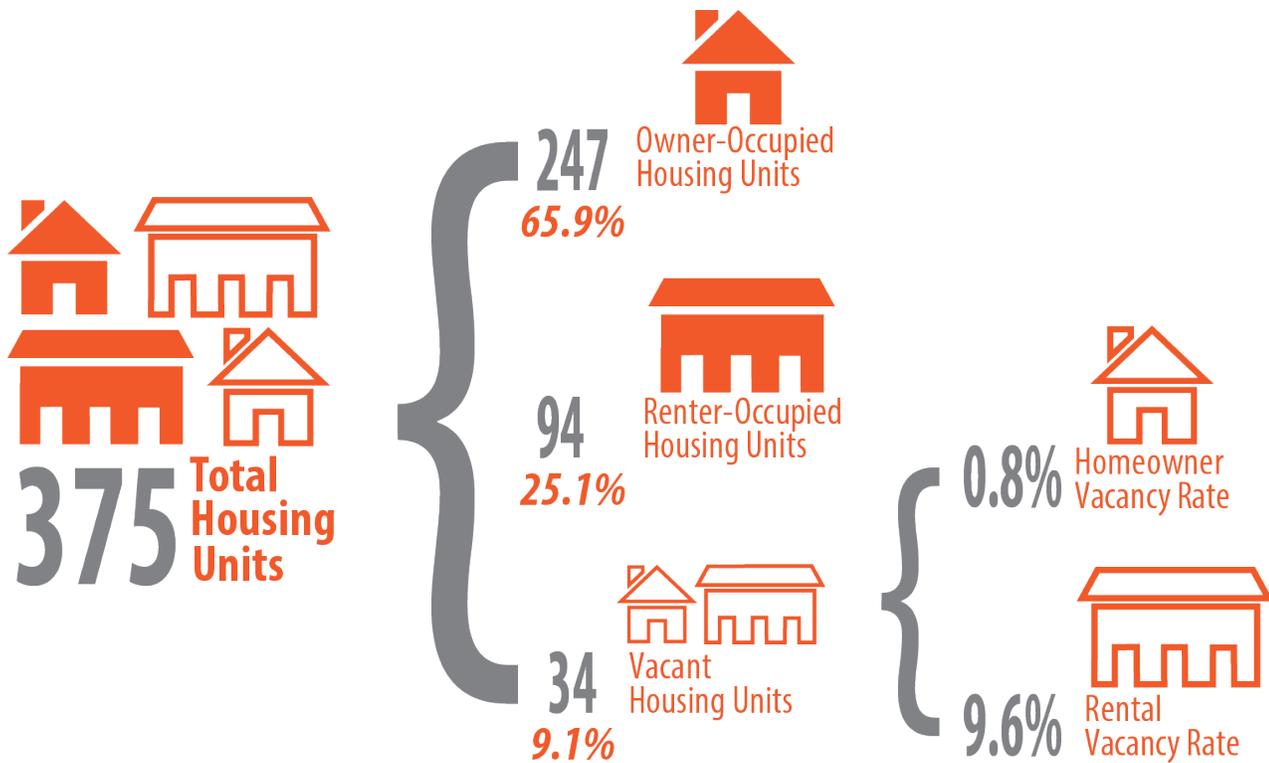
Figure #: Age of Housing Comparison



Age of Housing Comparison

Fort Calhoun’s housing growth has largely reflected its population growth over the past several decades. The community’s largest increase in population is reflected by its highest growth in housing units in the 1990’s. Aside from that decade, Fort Calhoun’s housing development has averaged approximately 40 households over each decade for the past 50 years.

Figure #: Fort Calhoun 2014 Occupancy Tenure



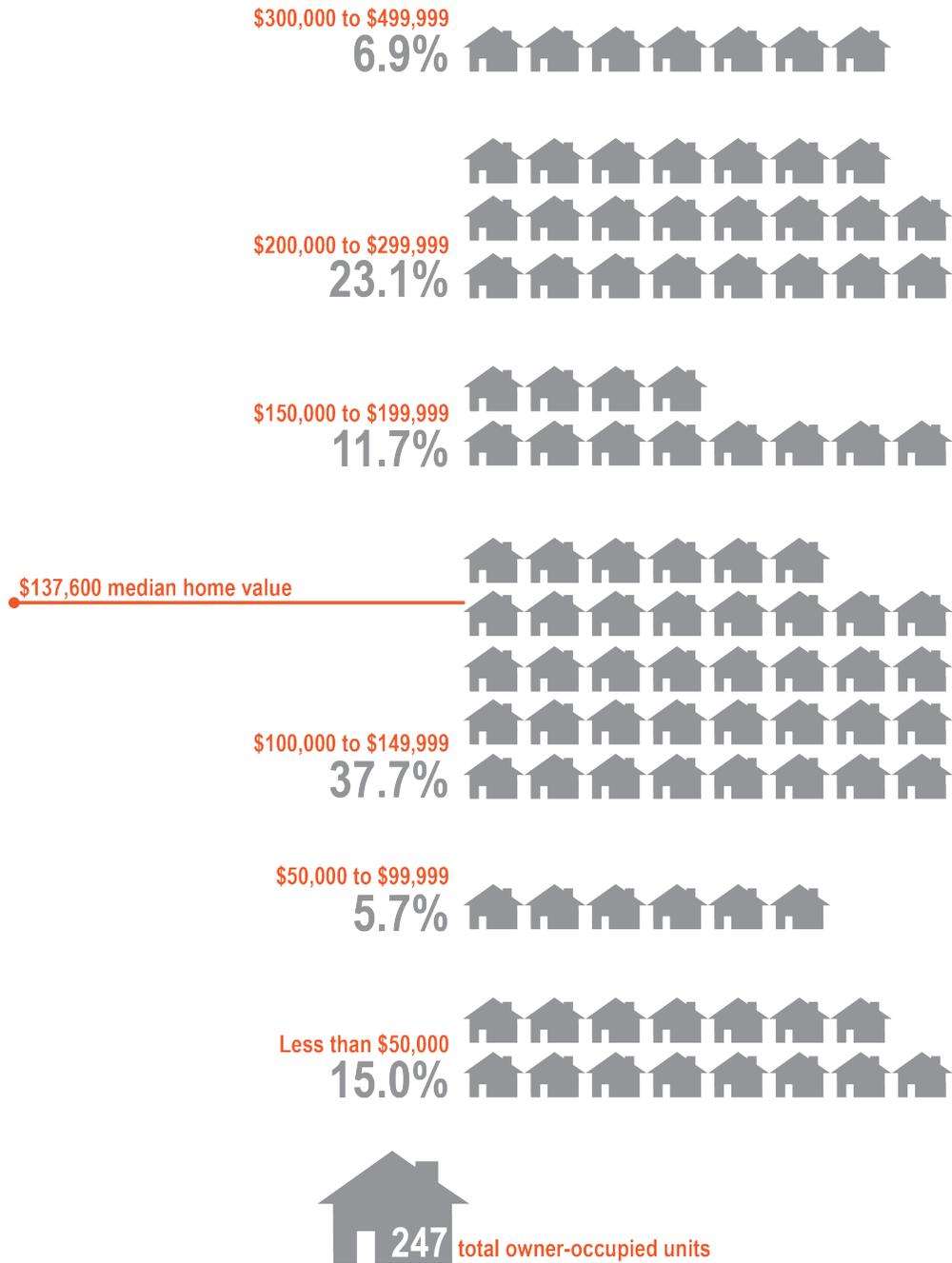
* +/- Margin of Error

Occupancy Tenure

Again echoing national trends the percentage of owner-occupied units of all occupied housing units has decreased slightly. In 2000, 71.9% of occupied units were owner-occupied. In 2010, that number decreased to 70.8%. The 2014 American Community Survey estimates that 65.9% of households in Fort Calhoun are owner-occupied. In other words, since 2000, a greater share of the housing stock is occupied by renters.

Just over 9% of the housing stock in Fort Calhoun is estimated to be vacant. Among these vacancies the majority are available for rental occupation. The vacancy rate of ownership housing is less than 1%. Ideally a homeowner vacancy rate would be higher, providing available housing for new residents to the community. However, the low rate is a testament to the high demand for housing in the area.

Figure #: Fort Calhoun Owner-Occupied Unit Value (2014)



Owner-Occupied Unit Value

Steady population growth and a well-maintained, diverse housing stock have kept home values high in Fort Calhoun. The estimated median home value in Fort Calhoun in 2014 was \$137,600, or \$7,500 above the median value of Nebraska –statewide.

Comparing home values with household income levels offers a good indication of the overall economic quality of life in a community. Fort Calhoun’s relatively high median income is also supported by high home values.

Figure #: Household Income (2014)

HOUSEHOLD INCOME



341
Total Households

Median Household Income **\$63,365**
Mean Household Income **\$69,709**



Income Source	Percentage of Households	Mean Income
Earnings	73.3%	\$73,950
Social Security	30.2%	\$19,568
Retirement Income	17.6%	\$24,908

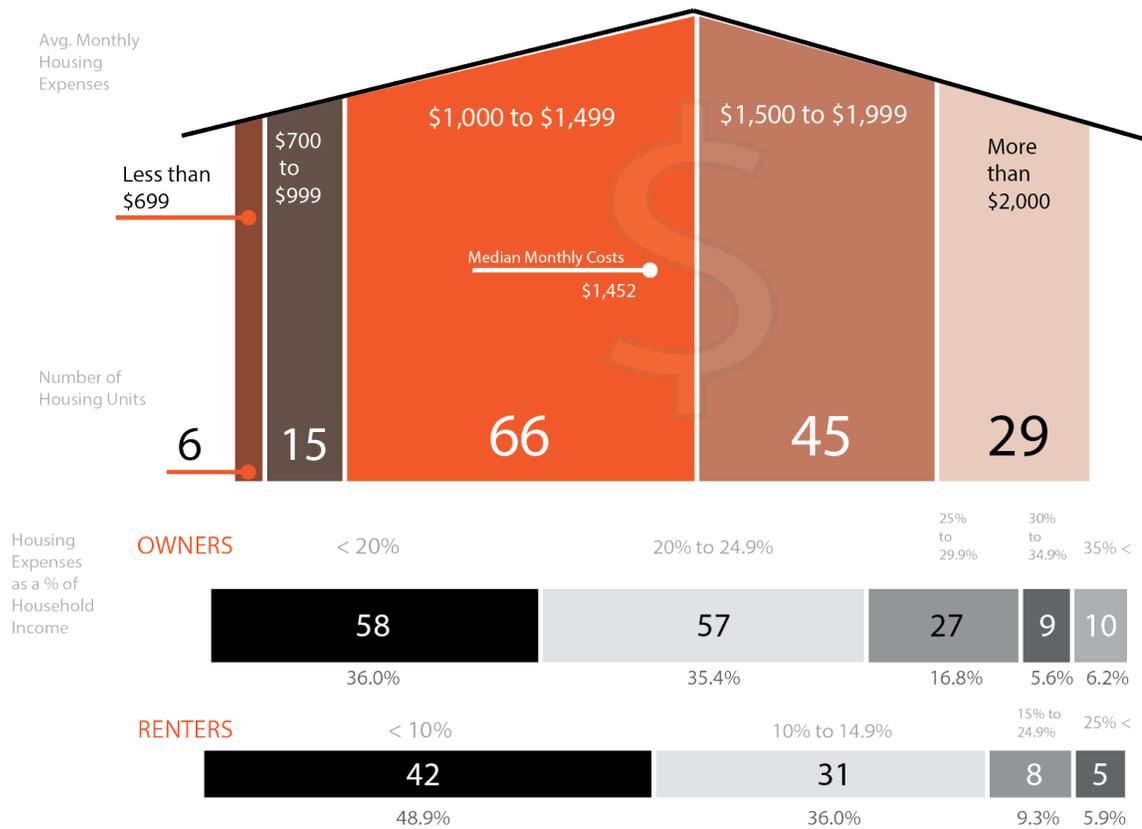
Household Income

The distribution of Fort Calhoun’s population into income levels as well as income source is displayed in Figure __. Fort Calhoun’s median household income of \$63,365 is well supported by the distribution of population in higher income levels. Over 63% of Fort Calhoun households have income levels at, or above that of the Nebraska median household income of \$52,400 in 2014.

The bottom chart indicates the sources of Fort Calhoun’s household income. This is a total accumulation of income sources. The numbers exceed 100% because of a household’s ability to derive income from multiple sources. Showing a high level of income independence, nearly three-quarters of households in Fort Calhoun receive their income from earnings, rather than public assistance or personal retirement savings.

Figure #: Housing Costs (2014)

161 Housing Units with a Mortgage
2014 ACS Estimates



Housing Costs

The relationship between income and housing is further explored in Figure __. The U.S. Census defines monthly housing costs as the total cost of owning or renting a home to include; mortgage (rent), taxes, insurance, and utility costs. Monthly housing costs in excess of 35% of household median income is considered to be a burden to the household.

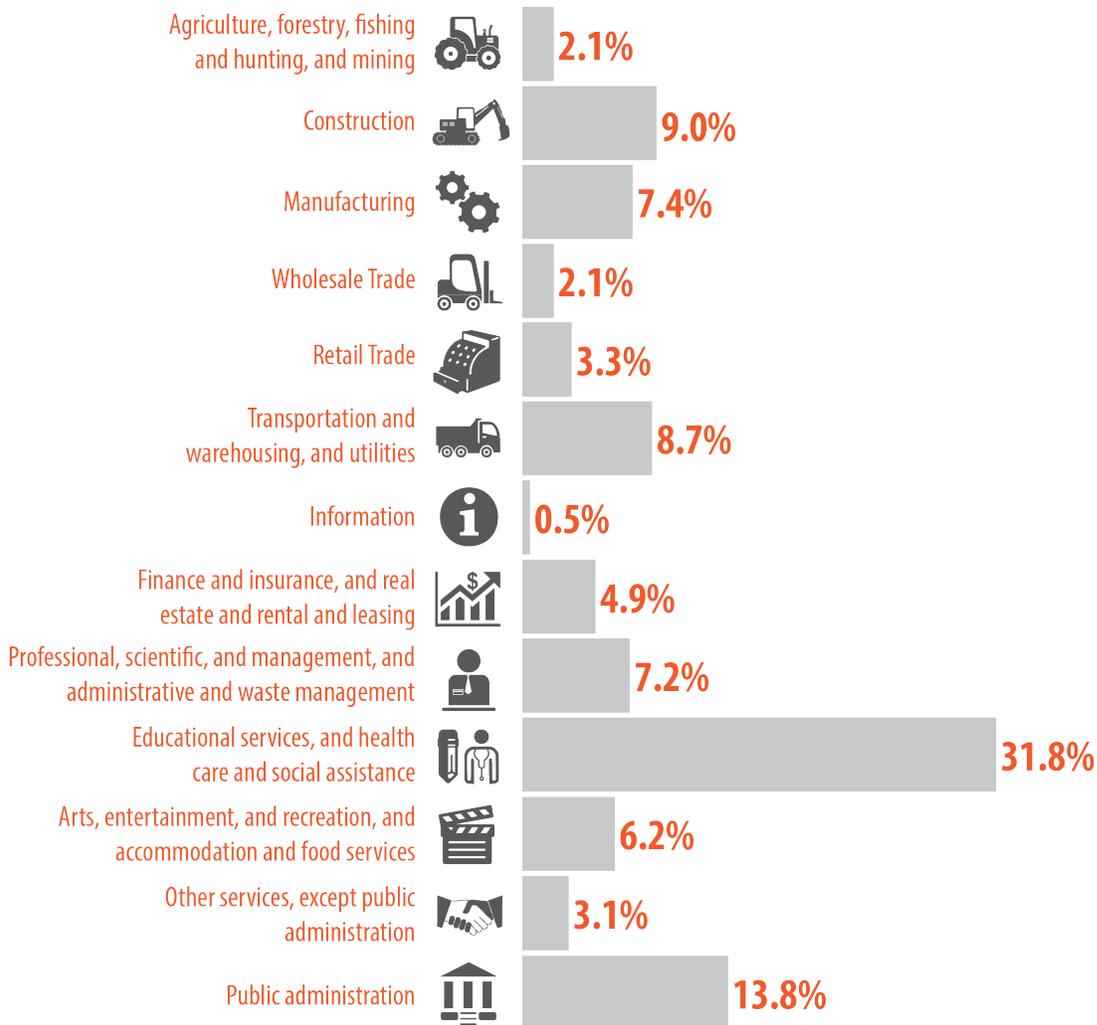
Of owners, the median monthly cost of ownership was \$1,452 in 2014. Over 70% of households in Fort Calhoun spend less than 25% of their household income on housing costs. Any additional household income is beneficial to the community. It is assumed that income not spent on housing can be applied towards savings and other, more discretionary spending that can benefit the community. Having such a high percentage of households well below the burden level, is a positive indicator of the economic potential of the community.

The monthly housing cost of renters also paints a favorable picture in Fort Calhoun. All renter households in Fort Calhoun are estimated to be paying less than 25% of their monthly income on renting costs. Ideally, rental households in a community should be committing a low proportion of their income to housing expenses. There are many benefits for home ownership including accumulation of wealth via an appreciable asset. High home ownership rates also provide stability to residential neighborhoods. In order to make the transition from renting to home ownership, residents must accumulate savings. Maintaining affordable rental opportunities in Fort Calhoun will assist in the transition of new or young residents into home ownership.

[section 2.4]

ECONOMICS AND EMPLOYMENT

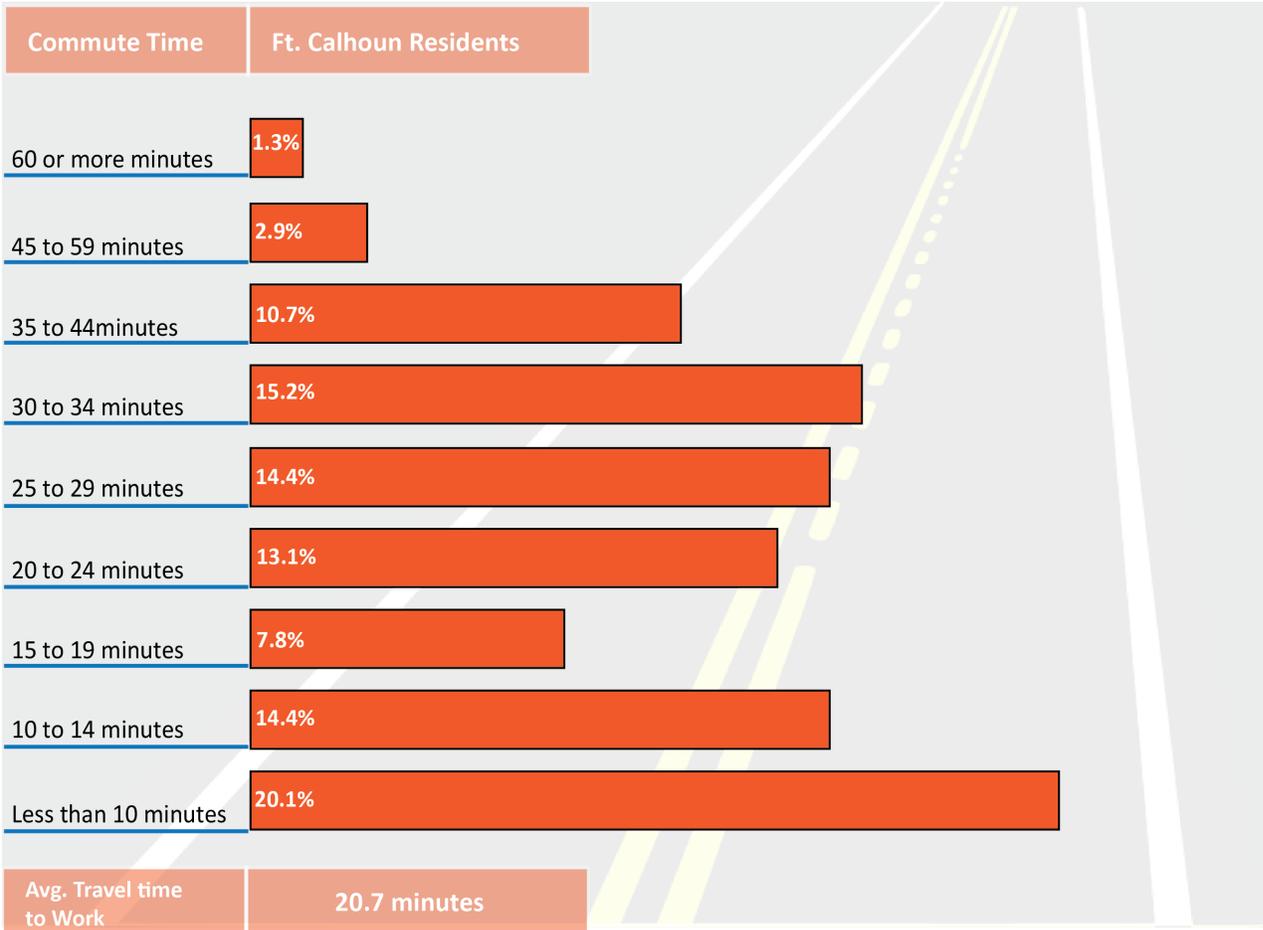
Figure #: Employment by Industry (2014)



Employment by Industry

The connectivity to, and within, the Omaha-Council Bluffs Metropolitan Statistical Area creates a wide range of employment opportunities for Fort Calhoun residents. The largest employment sector includes educational services, health care, and social assistance jobs. It is important to note that the data represented in the Comprehensive Plan is not reflective of the decommissioning of the Fort Calhoun Nuclear Generating Station. The closing of the station comes with an estimated loss of 400 jobs in the area. Fort Calhoun leadership must analyze the impact of the closure and its affect on the local economy and housing market.

Figure #: Commuting Times: Median Travel Times (2014)

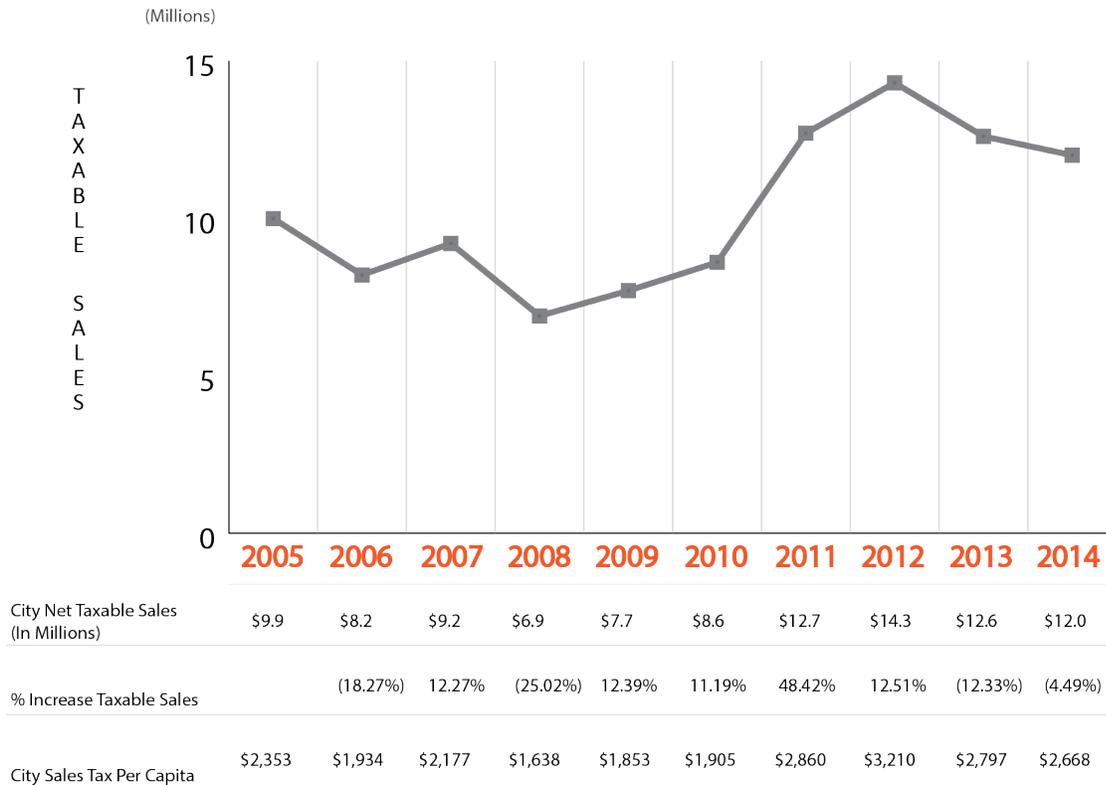


Commuting Times

The location of Fort Calhoun within the Omaha Metropolitan Statistical Area influences the commuting pattern of Fort Calhoun’s workforce. A diverse set of commuting times is reflective of the variety of employment options within a short commute of Fort Calhoun. Employment opportunities in Omaha, Blair, and locally, all reflect various commuting times and areas of employment for Fort Calhoun residents.

This proximity to Omaha and Blair has many benefits, the greatest of which is that it allows Fort Calhoun residents to maximize their earning potential with access to many more employment opportunities than could be supported by Fort Calhoun alone. One downside is that the commuting population tends to spend a greater portion of their income outside of their resident community. A higher number of commuters generally have an impact on retail leakage to outside sources.

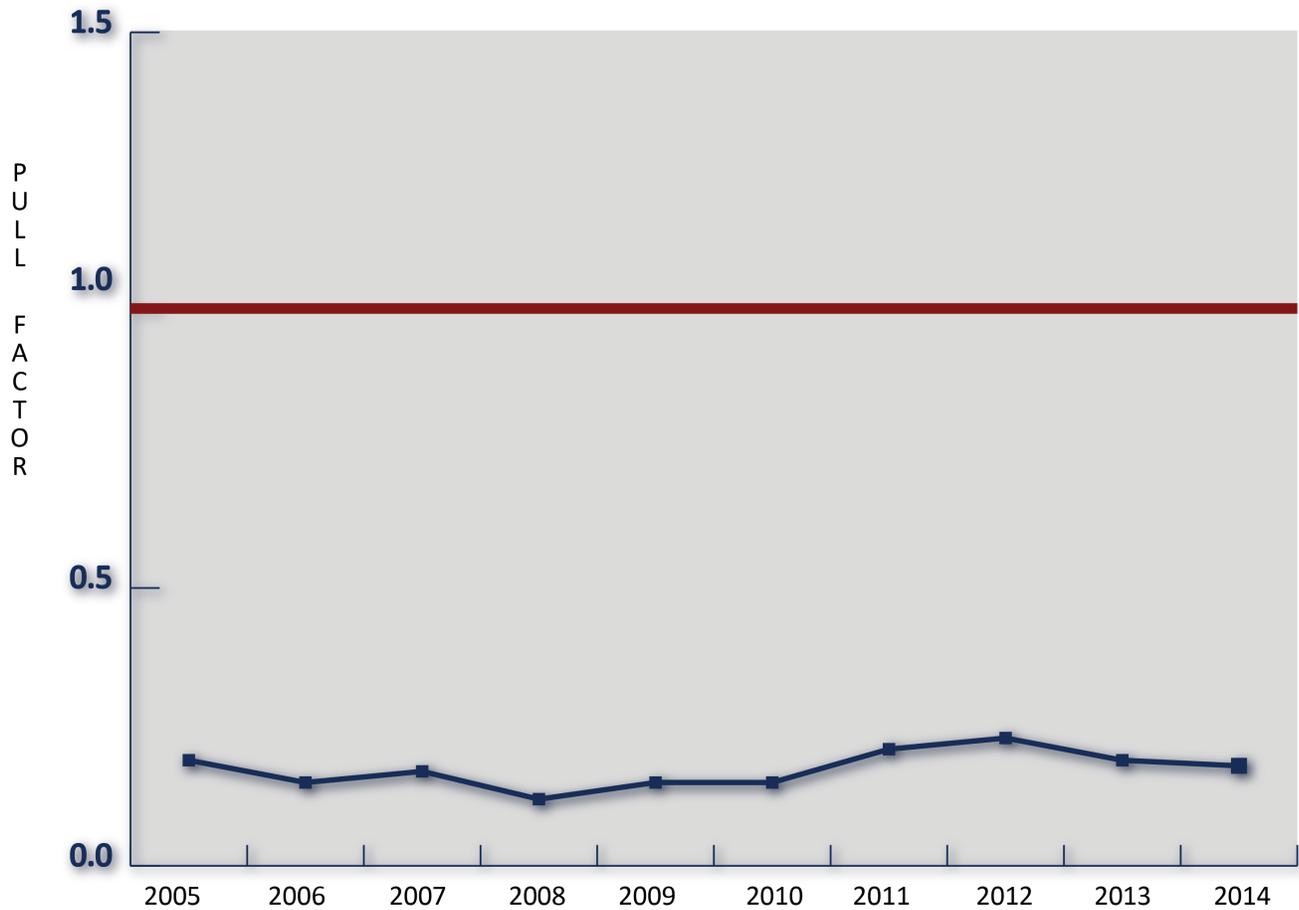
Figure #: Fort Calhoun Taxable Sales



City Taxable Sales

As a city, Fort Calhoun recovered well from a five-year recession, approximately 2007 to 2010. The period of growth following 2010 coincides with new ownership of restaurants in downtown Fort Calhoun. This has created a regional draw to the community as well as dining opportunities for residents. During the 10-year period, 2005 to 2014, Fort Calhoun's net taxable sales increased 21%. This mirrors the national inflation rate of 21% over the same period.

Figure #: Fort Calhoun Employment by Industry (2014)



Pull Factor

A city’s pull factor is a measure of the amount of dollars being spent within the city compared to dollars being spent outside of the city – whether by residents or visitors of that particular city. The pull factor is a measure of the overall market share a city owns compared to other opportunities in the region. A pull factor of 1.0 means an equal amount is being spent within the city compared to outside of it. A pull factor greater than 1.0, or positive pull, indicates that more dollars are being spent within the city than outside of it. A pull factor of less than 1.0, or a negative pull, indicates a leakage of dollars being spent outside the city.

The pull factor trend line indicated in Figure __ is a measure of Fort Calhoun’s pull factor. During the ten-year period, 2005 to 2014, Fort Calhoun experienced some fluctuation in pull factor, peaking in 2012, coinciding with a respective increase in city taxable sales and sales per capita. The low pull factor is a representation of the community’s connectivity within the Omaha Metro. A commuting population is more likely to spend discretionary income in the larger city, which offers more retail options. Local retailers struggle to compete with options presented in Omaha.

[section 2.5]

PUBLIC FACILITIES AND UTILITIES

State and local governments provide a number of services for their citizens. The people, buildings, equipment, and land utilized in the process of providing these services are referred to as public facilities.

Public facilities represent a wide range of buildings, utilities, and services that are provided and maintained by the different levels of government. These facilities are provided to insure the safety, well-being, and enjoyment of the residents of a jurisdiction, in this case, the city of Fort Calhoun. Facilities and services provide city residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and fire protection services designed to meet the public need. It is important for all levels of government to anticipate the future demand for their goods and services if they are to remain strong and vital.

The first step is to evaluate the ability of the city to meet existing and future demand while determining the level of services that will need to be provided. The analyses of existing facilities as well as the future demand for services are contained in this section. Alternatively, in some instances, there are a number of services not provided by the local or state governments, but are provided by non-governmental, private, or non-profit organizations for the community. These organizations are equally important providers of services to the community and therefore should not be overlooked.

Community Facilities

The Community Facilities component of the Fort Calhoun Comprehensive Plan reviews present capacities of all public and private facilities and services. This section evaluates the current demands and accepted standards to determine whether capacity is adequate, as well as determining what level of service is required to meet future demands within the planning period.

The Community Facilities for Fort Calhoun are divided into the following categories:

- Parks and Recreational Facilities
- Educational Facilities
- Fire and Police Protection
- City Buildings
- Communication Facilities
- Public Utilities
- Health Facilities

Local Parks

Accessibility to local parks is a quality of life factor important to the growth and retention of young families to Fort Calhoun. A broad range of recreation choice across diverse age demographics can promote community health and happiness as well as create an important draw to the community from outside population. Both City-owned and school parks are included in the following descriptions.

West Market Square Park

Located at 15th and Monroe, West Market Square Park features modern playground equipment, public restrooms, a picnic shelter, a gazebo, and a basketball hoop. With a full tree canopy, and built into the side of a hill, the park features a quiet setting that is fully served with sidewalks for pedestrian access. Recent stormwater conveyance improvements have been completed in 2016.

Pioneer Park

Pioneer Park is located in western Fort Calhoun at 9th and Monroe Streets. The north side of the park is served with parking, modern playground equipment, and a picnic shelter. Public restrooms can be accessed at the far-north end of the park, off of Monroe Street. The southern portion of the park features open space. The entirety of the park is served by the looped Fort Calhoun Trail.



Fort Calhoun Elementary School Park

The Elementary School Park features a basketball court and playground equipment suited for multiple age groups. The area is partially fenced, leaving amenities open for the public during non-school hours.

Baseball and Softball Fields

The Fort Calhoun ball complex is accessed off of Madison Street at 12th. The facility consists of three fields for baseball and softball, from tee-ball to high school baseball. The complex has a batting cage, concession stand with restrooms, and a small playground.

The Fort Calhoun Community Building Field, in Washington Square Park, also serves the demand for playing space in the community. Located at 11th and Monroe, the field provides the opportunity for practice and games for little league baseball and softball.

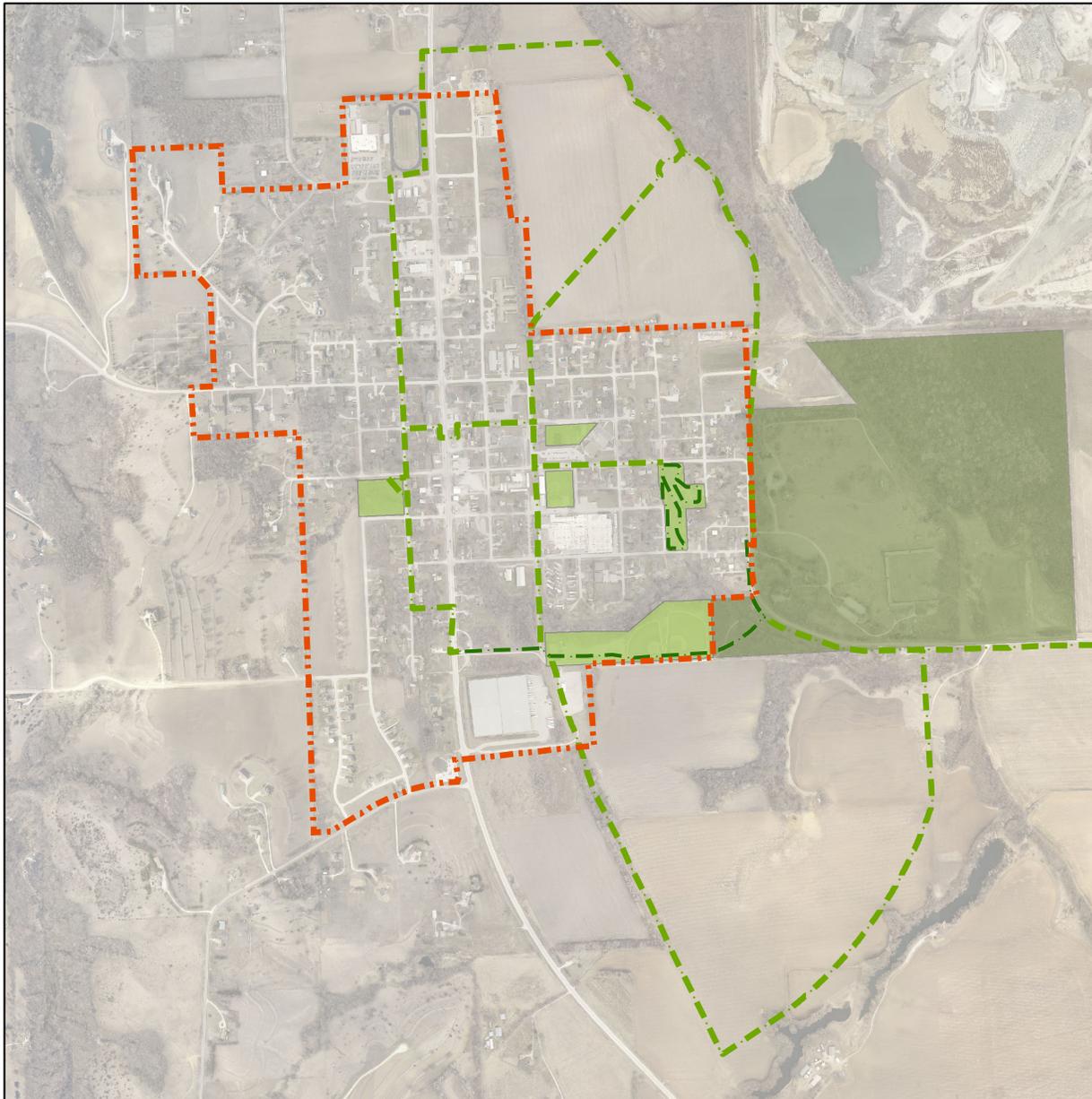
Fort Calhoun Community Building

The Fort Calhoun Community Building, located at 11th and Court, is a stage/auditorium with a full-service kitchen and basketball court. Owned and operated by Fort Calhoun Community Schools, the facility is available for rent by reservation when not in use by the schools.

Fort Calhoun Trails

The developing trail system in Fort Calhoun currently connects Fort Atkinson from Highway 75 along the southern edge of the city. This route is connected to Pioneer Park via Monroe Street. The entirety of Pioneer Park is served with a looped trail for recreational use. The full, proposed network is depicted in Map __.

Map #: Fort Calhoun Parks and Recreation Map



Legend		Parks and Recreation Fort Calhoun, Nebraska	
 Corporate Limits	Trail Network		
 Ft. Calhoun Parks	 Existing	 N	Created by: K. Andersen Date: December, 2016 Revised: January, 2017 Software: ArcGIS 10.2 File: 151046.01
 Ft. Atkinson	 Proposed		
 Miles		<small>This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.</small>	

Other Recreational Facilities

Fort Calhoun benefits from being in close proximity to many recreational areas. Not only is Fort Atkinson directly adjacent to Fort Calhoun's corporate limits, but two wildlife refuges, a wildlife management area, and a state park are also within several miles of the community. These parks include Boyer Chute National Wildlife Refuge, DeSoto National Wildlife Refuge, Nobles Lake State Wildlife Management Area, and Wilson Island State Park.

Boyer Chute National Wildlife Refuge

Boyer Chute is located directly east of Fort Calhoun. It was established in 1992 to protect wildlife and fish habitat of the Missouri River floodplain. It has an area of about 6.3 square miles which includes riverine habitats, wetlands, floodplain forests, and tall grass prairie.

DeSoto National Wildlife Refuge

DeSoto was established in 1958 along the banks of the Missouri River in both Nebraska and Iowa. The 8,362 acre site is home to around 30 mammal species and is a major stopover on the Central Flyway bird migration route. Several miles of nature trails provide access to the varied landscapes on the refuge.

Nobles Lake State Wildlife Management

Nobles Lake is across the state line in Iowa and is adjacent to the DeSoto National Wildlife Refuge and the Wilson Island State Park. It is less than 30 minutes away from Fort Calhoun, but doesn't have as many amenities available to visitors as DeSoto or Wilson Island.

Wilson Island State Park

Wilson Island is located across the Missouri River in Iowa, and offers many amenities for visitors wanting to camp. The park also offers hiking trails, picnic spots, and abundant wildlife. It takes about 30 minutes to travel to Wilson Island State Park from Fort Calhoun although it is only about two miles away.

Fort Calhoun Youth Sports Organization's

Fort Calhoun Youth Sports' focus is on the youth within the Fort Calhoun area. As the community all works together, Fort Calhoun Youth Sports will continue to strengthen and be a positive influence in our community. It currently supports baseball, softball, t-ball, football, volleyball, cheerleading, and basketball.

Attractions, Parks and Recreational Opportunities

There are several recreational attractions in and around the Fort Calhoun area for residents and visitors to enjoy:

- Strohm Vineyards – 2207 County Road 45, Fort Calhoun, NE
- Fort Atkinson State Historical Park – 201 S. 7th Street, Fort Calhoun, NE
- Too Far North – 111 N. 14th Street, Fort Calhoun, NE
- Washington County Historical Museum – 102 N. 14th Street, Fort Calhoun, NE
- Riverview Park – 10022 Riverside Lane, Blair, NE
- Skinny Bones: Pumpkin Patch & Corn Maze - 3935 Hwy. 133 Blair, NE
- Camp Fontanelle – 9677 County Rd 3, Fontanelle, NE
- Glen Cunningham Lake - 8305 Rainwood Rad, Omaha, NE

Fort Atkinson State Historical Park

The first U.S. military post west of the Missouri River, Fort Atkinson was established in 1820 on recommendation of the Lewis and Clark Expedition. The fort was important to the early fur trade, river traffic, and Indian relations. It was an active fort until 1827. Much of the historic outpost has been reconstructed, and interpretive work continues. Living history demonstrations are scheduled periodically during the summer.

Washington County Heritage Days

Heritage Days is a 2-day event celebrating the history of agriculture and settlement in Washington County. The event takes place at Fort Atkinson and represents one of the Fort Calhoun community’s greatest connections to Fort Atkinson. One of the purposes of Heritage Days is to increase tourism to Fort Calhoun, Fort Atkinson, the Washington County Historical Association (located in Fort Calhoun), and Washington County at large.

The Fort Calhoun community opens it’s doors with dozens of activities including a parade, music, carnival food and games, a tractor show, and a farmer’s market.

The Calhoun | Atkinson Connection

The proximity and shared history between Fort Calhoun and Fort Atkinson provides a symbiotic relationship to their ability to economically thrive. The opportunities that come with tourism development will ultimately benefit both the community and the park. There are a number of strategies to improve the relationship between the two and attract more visitors to the area. These strategies, detailed below, will be further explained in the Achieve and Implementation Chapters of this Comprehensive Plan.



Marketing

One of Fort Calhoun's greatest strengths is its historical nature. As an older community, with a well-preserved downtown, the community's marketability is tied to historic preservation. The ability to collaborate marketing efforts with historic Fort Atkinson is essential to enhance the two entities as a destination.

Branding efforts should be coordinated to promote the opportunity to visit two significant historic assets in Eastern Nebraska. Fort Calhoun's downtown restaurants provide an opportunity to pull visitors to Fort Atkinson into the community. Additional commercial opportunities downtown will increase this pull factor. Fort Atkinson's draw is largely based on event. Washington County Heritage Days is an example of collaboration between the fort and the community. Continual collaboration of events is an important opportunity to increase the partnership between the park and the community. On an annual basis, Fort Calhoun's Community Coordinator should meet with representatives from the fort to identify planned events and discuss how the community can participate. The Community Coordinator must act as the liaison between Fort Atkinson and the Fort Calhoun business community.

Wayfinding

Wayfinding is the means for finding one's way around a community. By directing traffic to Fort Atkinson from the community, and vice-versa, the community can cross-promote and unify the entities as a single destination. Wayfinding can be implemented in the form of signage, directing traffic from 14th Street/Highway 75 to the fort. Wayfinding can also mean enhancing direct transportation corridors to draw traffic to a destination. The Vision Implementation Plan of the Implementation Chapter provides direction on locating, designing, and implementing an aesthetic corridor connection from downtown Fort Calhoun to Fort Atkinson.

Facilities

The most direct way to coordinate tourism opportunities with Fort Atkinson is to provide facilities that can serve both entities. The most notable examples are camping facilities and trails. Camping facilities provide extended stay opportunities that allow visitors to frequent multiple area attractions. Modern camping facilities should serve to drive customers to both Fort Atkinson and Fort Calhoun businesses.

Finally, connecting the entire area to a comprehensive trail system should also serve to generate traffic to the area. Fort Calhoun is already a destination for bicyclists from the Omaha area. Offering additional connections through a trail system will provide additional opportunities for destination trips. By connecting a thorough regional trail system with local trail opportunities, Fort Calhoun will enhance the region to this demographic.

Educational Facilities

Public Schools

The Fort Calhoun Public School system consists of three school facilities located within the community. Facilities include the primary school, the high school, and the Pioneer Learning Center. The district offices are located at the Junior-Senior High School, 5876 County Road P34.

Fort Calhoun Public School District

The Fort Calhoun School District has an enrollment of 654 students (PK-12) for school year 2015-16. The Class III K-12 district is accredited by the State of Nebraska and Fort Calhoun High School is accredited by the North Central Association.

The Elementary School was first established by the District at this location in 1964. The building was completely renovated and a third addition was added in 2011, along with a complete overhaul of the outside infrastructure, including a parking lot, state of the art student drop off/pick-up system, and a separate bus lane.

The Fort Calhoun Junior-Senior High School has a progressive administration and staff, and was one of the first districts in the state to go 1:1 with iPads. After its second year of the program, Fort Calhoun Senior High was honored as a Distinguished Apple Program. This designation is reserved for programs that meet criteria for innovation, leadership, and educational excellence, and demonstrate Apple’s vision of exemplary learning environments.

Having just completed a \$13 million expansion project in 2016, Fort Calhoun Junior-Senior High School has provided itself the available capacity for growth in the district. It is estimated that 20-30% of the system-wide enrollment options-in from outside the community. If growth begins to pressure capacities, these option enrollments can be frozen or reduced to ensure quality service.

The Pioneer Learning Center (PLC) includes two programs: 1) alternative education for students who benefit from a non-traditional educational setting and 2) a life skills program, created to transition individuals with disabilities (age 18-21) into adulthood.

Figure #: 2015-2016 School Year Enrollment in Fort Calhoun Public Schools

School Name	2015-2016 Grade Levels	Enrollment
Fort Calhoun Central High School	7-12	339
Fort Calhoun Elementary School	Pre K-6	367
Fort Calhoun Preschool	Pre-K	32
Total		706
<i>Nebraska Department of Education, 2016</i>		

Post-Secondary Education

There are numerous educational opportunities in the Omaha, Lincoln, and regional areas for post-secondary education in just about any field of study. Below are a few of the larger enrollment institutions in close proximity of Fort Calhoun offering a wide variety of disciplines for their students.

Facility	Location	Full Time Enrollment
Metropolitan Community College	Omaha, NE	12,236
University of Nebraska at Omaha	Omaha, NE	12,073
Creighton University	Omaha, NE	5,370
University of Nebraska Medical Center	Omaha, NE	2,815
Iowa Western Community College	Council Bluffs, IA	5,344
Bellevue University	Bellevue, NE	7,139
Nebraska Wesleyan	Lincoln, NE	2,072
University of Nebraska at Lincoln	Lincoln, NE	20,702
Southeast Community College	Lincoln, NE	6,591
Wayne State College	Wayne, NE	2,780

Source: www.city-data.com

Fire and Police Protection

Fire and Rescue

The Fort Calhoun Volunteer Fire and Rescue Department proudly protects 5,000 people living in an area of 68 square miles. There are approximately 30 members that handle both fire and rescue calls serving at the EMT and Paramedic levels.

Fort Calhoun Fire and Rescue Mission Statement:

To prevent or minimize the loss of life, property, and damage to the environment from fire, medical emergencies, and hazardous conditions through emergency response, preparedness, and education.

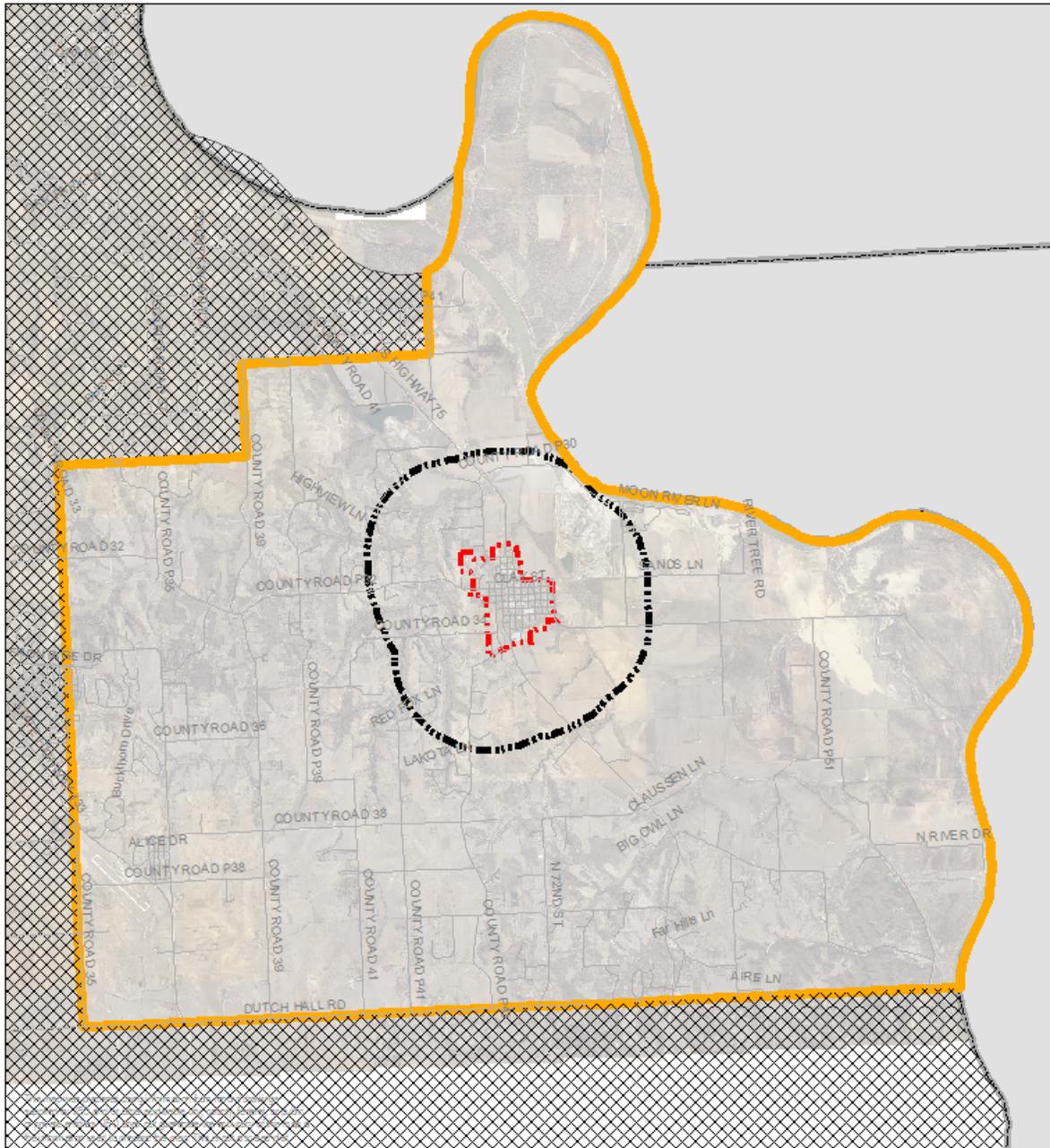
Services Provided:

- Fire Fighting
- Hazardous Material Response
- ALS Emergency Medical Service
- Vehicle Rescue (Extrication)
- Search and Rescue
- Swift Water Rescue
- Ice Rescue
- High Angle Rescue
- Confined Space Rescue

Law Enforcement

Law enforcement in Fort Calhoun is provided under contract with the Washington County Sheriff's Department. The Department is located in the county courthouse at 1535 Colfax Street, Office 13, in Blair. The Sheriff's Department staffing is structured into five divisions with 47 full-time employees, six part-time employees, and four reserve deputies. The Department consists of an elected Sheriff, a Chief Deputy, three Captains, one Lieutenant, four Sergeants, one Jail Sergeant, Sheriff's deputies, and four office employees.

Map #: Fort Calhoun Fire District Map



Legend		 	Fire District Map	
	Corporate Limits		Fort Calhoun, Nebraska	
	Fort Calhoun Zoning Jurisdiction			
	Other Fire Districts			
	Fort Calhoun Fire and Rescue			
		<small>Created by: K. Andersen Date: August 2016 Revised: Software: ArcGIS 10.2 File: 151046.01</small>		

Community Facilities

Fort Calhoun City Hall

The Fort Calhoun City Hall is a one-story brick/frame building constructed in 1960. The building houses the office of the City Clerk and Treasurer, the Fort Calhoun Public Library, and serves as a local office for the Washington County Sheriff. Public meetings are held in the space occupied by the library.

Office and meeting space is limited in the facility. Any expansion of the library or city staff would necessitate exploring relocation of either city offices or the library.

Fort Calhoun Public Library

The Fort Calhoun Library, located at 110 South 14th Street is within the same building as the Fort Calhoun City Hall. The library is open on Mondays and Wednesdays from 3:00 to 5:00pm and from 10:00am to 12:00pm on Saturdays.

City Maintenance

The City's maintenance garage is a metal building that is mainly used for storage and light maintenance of the City's vehicles. Plans are underway for a new 6,000 square foot building at 13th and Lincoln Streets. A Memorandum of Understanding is in place for the development and sale of the building to the City, for maintenance offices and storage/workspace.

Utilities

Water System

A municipal water system provides two essential services to the community. The service that is most commonly associated with the municipal water system is providing domestic, commercial, and industrial water for everyday use by the consumers. This function requires that water be chemically and bacteriologically safe for consumption. Also, the supply, pumping, distribution, and storage facilities must be capable of delivering sufficient quantities of water to meet the user's demands at an acceptable pressure.

Another extremely important, but less commonly used function of the water system, is fire protection. Fire protection requires that the supply, pumping distribution, and storage facilities be capable of delivering large volumes of water to a specific site in the system, at an acceptable pressure. Even though the annual total volume of water that is required for firefighting is small, the instantaneous fire flow demand may be very large during periods of need and often governs the design of some components of the water system.

The city is currently provided water by two (2) connections to the Rural Water District (RWD) No. 1. The RWD No. 1 system is an existing system owned and operated by the Papio-Missouri River Natural Resources District.

One (1) connection point is located at the intersection of County Road P43 and South 17th Street (southwest corner of the city). This connection point supplies water to the Southern Heights development. Water pressure in this area is controlled by two (2) pressure reducing valves (PRV), which are located in a city owned vault.

The second connection point is located at the intersection of County Road P43 and State Highway 75 (southeast corner of the city). This connection point supplies water to the majority of the City's water distribution system. The pressures are controlled by two (2) PRVs, which are located in a City owned vault.

There is a water storage facility located in the city; however, it is no longer used. The city currently has no water storage in the distribution system, which makes the city completely reliant on the RWD No. 1 for supply.

The RWD No. 1 system is supplied treated water by the Metropolitan Utilities District (MUD). The water is drawn from the Missouri River at the Florence MUD water treatment plant and is treated with a lime softening treatment process. There is a pump station owned and operated by the RWD No. 1, which provides pressure and flow to the existing Fort Calhoun connections. The RWD No. 1 system does not have any water storage facilities within the system.

The RWD No. 1 connection points are fed by a 12" transmission main, which runs along County Road P43. The transmission main is owned and operated by the RWD No. 1. The 12" transmission main provides the only water supply to the community and has been reliable in the past. It should be realized that there is no redundancy in the system if the 12" transmission main were to be shut down for any reason. In the event the transmission line has to be shut down, the city will not have any water for the duration of the shutdown.

The average day demand in Fort Calhoun is approximately 120,000 gallons per day (gpd) or 83 gallons per minute (gpm). The peak hourly demand for water is estimated to be the average daily production times a peaking factor. Based on past experience and normal design factors, a factor of 4 is appropriate to use for a peak hour factor. Therefore, the peak hourly demand is currently assumed to be 332 gpm.

The water distribution system for the city consists of 4", 6", and 8" water mains. The water mains are constructed of various materials which include cast iron, ductile iron, and PVC. The current distribution system consists of approximately 77,528 linear feet of main. There are 78 fire hydrants that are located throughout the distribution system for fire-fighting purposes.

The City of Fort Calhoun is currently under contract for a third connection to RWD No. 2 to provide redundancy in service for the service area.

Sewer Collection and Treatment

Sanitary sewer service in Fort Calhoun is contracted to the City of Blair. Since 2009, Blair has served Fort Calhoun within their sanitary collection system and wastewater treatment facility. The wastewater treatment plant is located at 850 Fairview Drive in Blair. The system consists of an activated sludge mechanical treatment facility. This includes a headworks structure with flow measurement, screening and a lift station, primary clarification, activated sludge treatment basis, final clarification, chlorine contact disinfection, and anaerobic

sludge digestion. The plant is staffed by two full-time professionals; including one supervisor and one operator. The rated capacity of the wastewater treatment facility is operating at one million gallons per day (MGD), which is well under the original design conditions of approximately two MGD and has capacity for growth.

Telecommunications

American Broadband, out of Blair, is the sole service provider of telecommunications in Fort Calhoun. American Broadband offers scalable retail packages for broadband internet ranging from 3 megabits per second (Mbps) to 20 Mbps. According to broadbandnow.com, the average Internet Service Provider (ISP) download speed is 10 Mbps, significantly less than the Nebraska state average of 27.4 Mbps.

Electric

Omaha Public Power District provides electric service in Fort Calhoun. The large public utility provides Fort Calhoun with a tremendous capacity for power. The nearby, decommissioned Fort Calhoun Nuclear Power Plant provides high transmission lines in the area offering with little to no limitations on local capacity.

Natural Gas

Natural Gas is provided by Metropolitan Utilities District (MUD) through pipeline sourced by Northern Natural Gas.

Solid Waste Collection

Four providers offer residential and commercial trash collection services in Fort Calhoun.

- Abes Trash
- Defenbaugh
- Papillion Sanitation
- Weekly Pick Up Service, Inc.

Health Facilities

Local health facilities are an important amenity for residents of all ages. Young families and seniors are both attracted to accessible health services in a community. A description of the local services available in Fort Calhoun are detailed in this section.

Hospitals and Clinics

Fort Calhoun Clinic - 4929 County Road P43

The 7,300 square feet clinic provides nine patient exam rooms, a digital radiology room, a procedure room, lab, consultation and OB stress room, and a physical/occupational therapy room.

Assisted Living

Autumn Pointe - 501 N. 13th Street

Autumn Pointe offers three different levels of assistance to accommodate residents with all different levels of need and assistance. The center offers 48 apartments for seniors who need assistance with daily activities. The common areas include a beauty/barber shop, library, coffee shop, chapel, and activity room. Autumn Pointe currently has an extensive waiting list for living accommodations.

[section 2.6]

EXISTING LAND USE

The purpose of examining the land use of a community is to establish an understanding of the previous growth and development of the community while analyzing the compatibility with adjacent land uses. Existing land uses are defined by how a specific parcel of land is being utilized and does not take into account future land use or current land ownership.

Existing Land Use Category

Commercial

A parcel of land containing a commercial business use which may sell a good or service.

Industrial

A parcel of land containing a commercial use involved in manufacturing, packing, storage, or assembly of products.

Multi-Family Residential

A parcel of land containing a singular structure being utilized by more than two households and may be characterized by shared common space.

Parks and Recreation

A parcel of land containing public or private land available for recreational, educational, cultural, or aesthetic use.

Public/Quasi-Public

A parcel of land owned, maintained, or controlled by a federal, state, or local governmental entity, which may be available for public use. The parcel may contain a use that is generally under the control of a private, religious, or non-profit entity that provides a social benefit to the community as a whole.

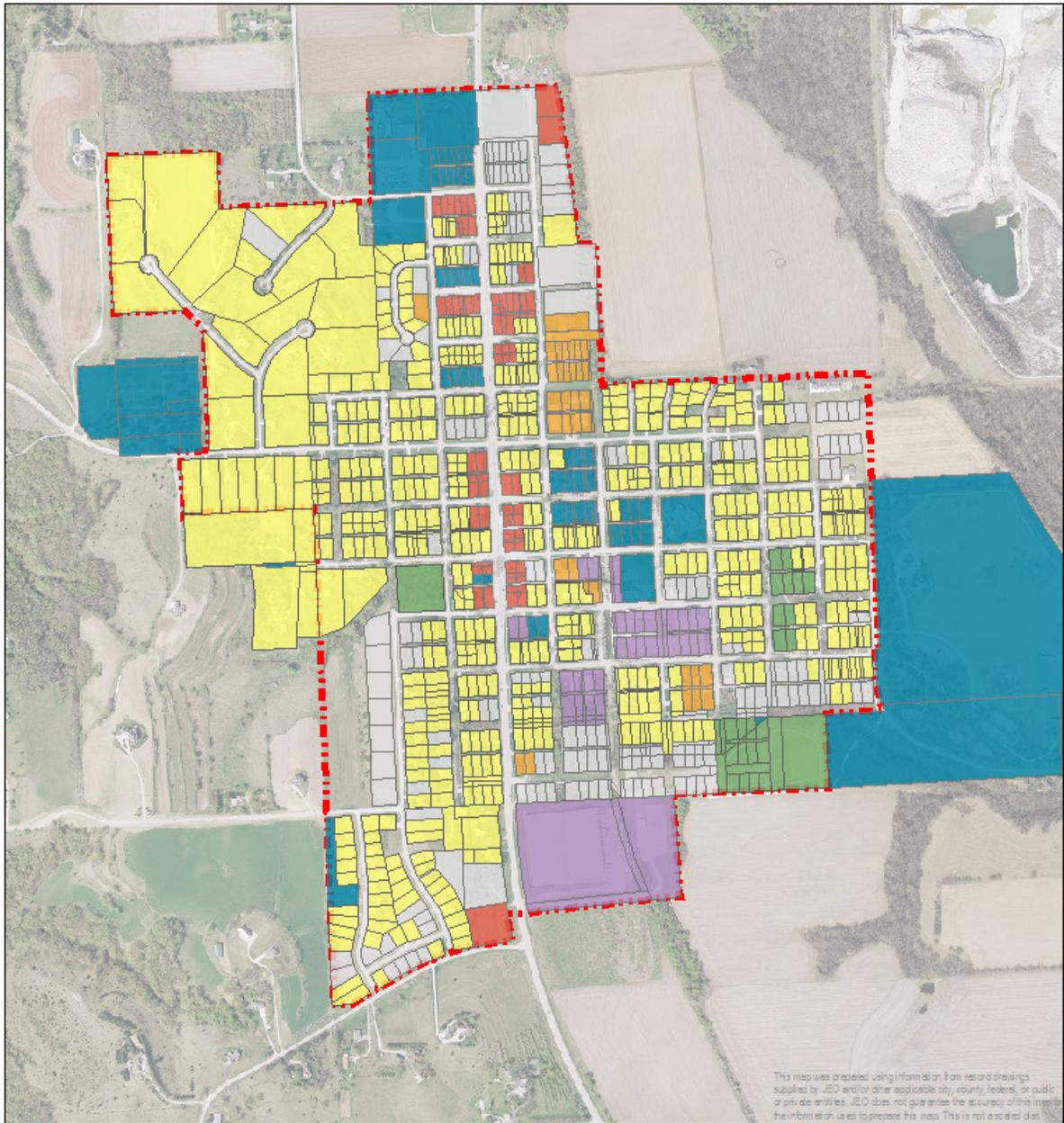
Single-Family Residential

A parcel of land with a residential structure occupied by one family, such as a traditional home on its own lot, surrounded by yards on all sides.

Vacant

A parcel of land that is undeveloped, whether by intention or environmentally restricted by hydrology, terrain, or access.

Map #: Existing Land Use Map



This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map. The information used to prepare this map. This is not a scaled plan.

Legend		Existing Land Use		Existing Land Use		Fort Calhoun, Nebraska	
	Corporate Limits		Commercial		Parks and Recreation	Created by: C. Sloss Date: November 2016 Revised: Software: ArcGIS 10.2 File: 151046.01 	
			Industrial		Public/Quasi-Public		
			Multi-Family Residential		Single-Family Residential		
			Vacant				

[section 2.7]

ENVIRONMENTAL CONDITIONS

Floodplain

The Fort Calhoun's floodplain derives primarily from the Missouri River, which lies to the northeast of the community. A floodplain includes the floodway, one percent annual chance of flooding event, and 0.2 percent annual chance of flooding event. Through the Federal Emergency Management Agency's (FEMA) Flood Hazard Mapping Program (FHMP), and the Risk Mapping Assessment and Planning (MAP), FEMA identifies flood hazards, assesses flood risks, and partners with states and communities to provide accurate flood hazard and risk data to guide them to mitigation actions.

Floodway

As FEMA defines, a floodway is not only the existing water channel, but also "other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevations more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.

1% Annual Chance of Flooding (100-Year Floodplain)

The one percent chance of annual flooding is commonly known as the "100-year floodplain." This describes an area where a one percent chance of flooding may occur annually within the boundary. This area is mapped by categories 1%-A and 1%-AE. Both are considered within the 100-year floodplain. 1%-AE areas are considered to be more precise, including Base Flood Elevations (BFE's), whereas 1%-A areas are determined using approximate methodologies.

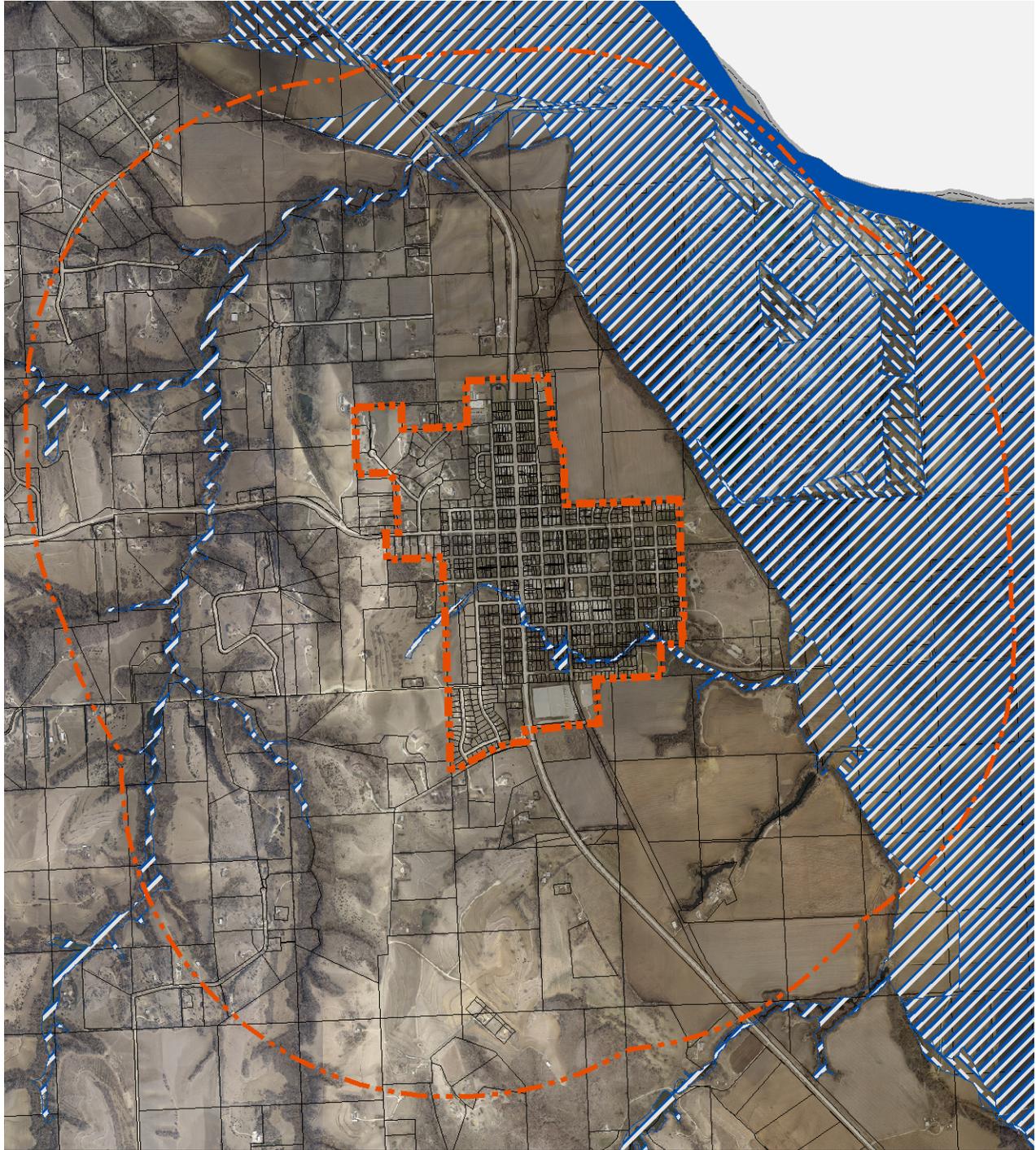
0.2% Annual Chance of Flooding (500-Year Floodplain)

Two-tenths of one-percent chance of annual flooding is commonly known as the "500-year floodplain." In these areas there lies a two-tenths of one-percent chance of flooding in any given year.

Floodplain Map

A floodplain map is a dynamic document. The areas indicated are often updated as FEMA updates their studies. Amendments to hazard areas may not be represented on this map. Property owners within or near floodplain boundaries have options for removal or amendment of the designation. Owners may submit a Letter of Map Change if they believe their property has been inadvertently mapped in Special Flood Hazard Areas. Property owners near the boundaries may want to verify that their property is not within a special flood hazard area when developing or selling the property to avoid infringing upon the hazardous zones or affecting nearby properties.

Map #: Fort Calhoun Floodplain Map



Legend

-  City Limits
-  Extraterritorial Jurisdiction
-  Parcels

- Floodzones**
-  100-year Floodplain (AE)
 -  100-year Floodplain (A)
 -  500-year Floodplain
 -  Floodway



Created by: TC
Date: April, 2015
Revised: December, 2015
Software: ArcGIS 10.4.1
File: 151046.01

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Floodplain Map
Fort Calhoun, Nebraska

Wellhead Protection Areas

The Nebraska Department of Environmental Quality (NDEQ) regulates groundwater quality and quantity. NDEQ helps assist local municipalities with protecting their drinking water supply with the development of the Nebraska Wellhead Protection Act (WPA) Program. In 1998, Nebraska Legislature passed LB 1161 (Neb. Rev. Stat. §46-01501 to 16-1509) authorizing the Wellhead Protection Act.

Wellhead Protection Areas were delineated with community safety in mind. Both subdivision and municipal wells serve its populations and pose a larger threat to public safety if contaminated. The ultimate goal of the WHP Program is to protect land and groundwater surrounding public drinking water supply wells from contamination.

The WHP Program provides the following in accordance with federal laws:

1. Duties of the governmental entities and utility districts
2. Determines protection area
3. Identifies contamination sources
4. Develops a containment source management program
5. Develops an alternative drinking water plan
6. Reviews contaminated sources in future wellhead areas
7. Involves the public

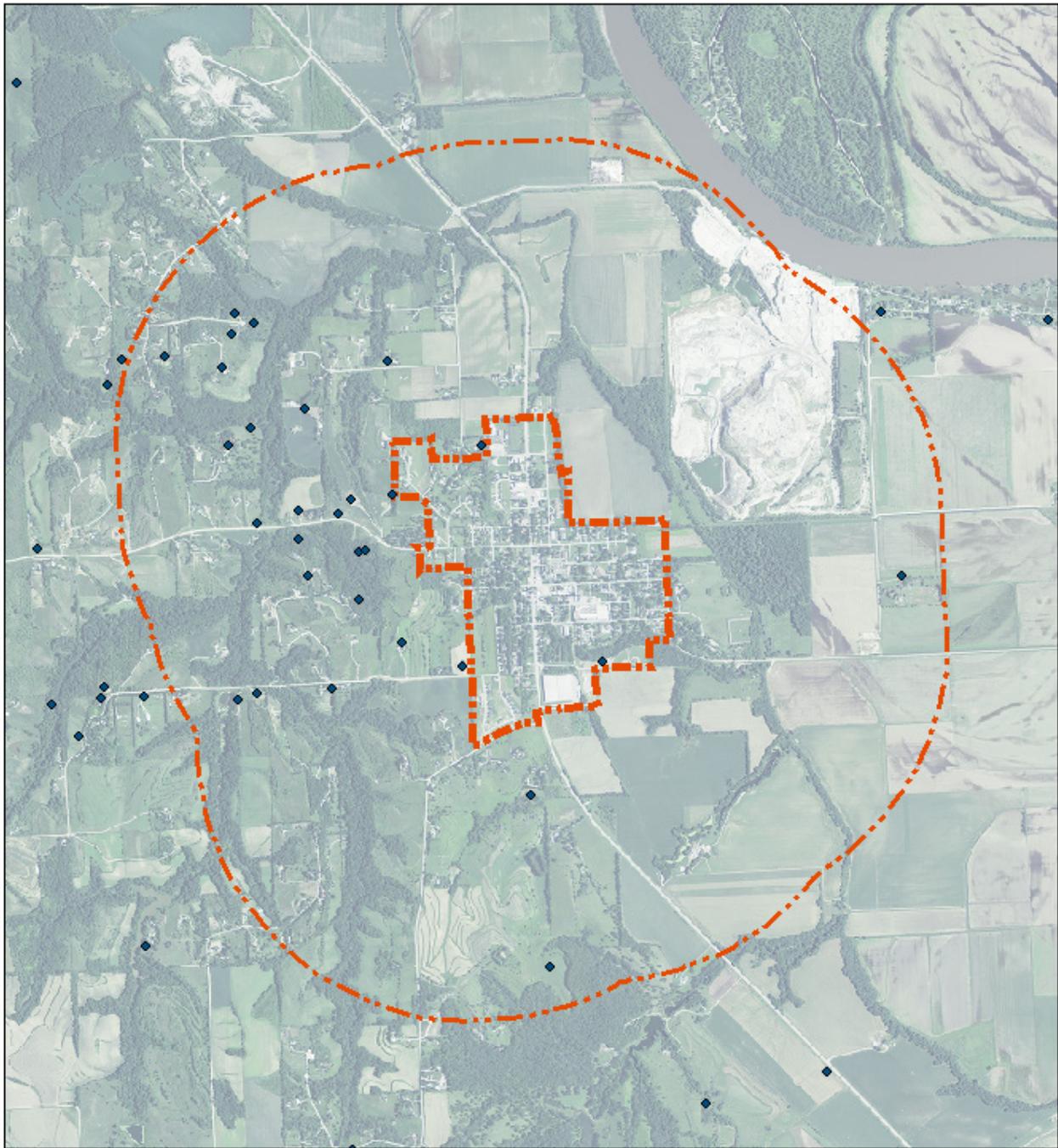
The approaches of Nebraska's WHP Program are to:

1. Prevent the location of new contamination sources in Wellhead Projection Areas through planning
2. Minimize the hazard of existing contamination sources through management
3. Provide early warning of existing contamination through ground water monitoring

The Wellhead Protection Area is a defined region with restrictive land use regulations to prevent potential contaminants from locating in sensitive areas. The boundaries are delineated by a time of travel cylindrical displacement calculation. The boundary is mapped by NDEQ so communities can apply zoning regulations to the district.

There are no dedicated wellhead protection areas within Fort Calhoun's jurisdiction or reasonable growth areas. Map __ depicts the registered wells in and around Fort Calhoun's jurisdiction. The location and utilization of private wells are an important consideration for growth and the corresponding extension of infrastructure. The city should utilize specific policies for the connection to municipal services when extending to individual properties currently served by private well and septic systems.

Map #: Fort Calhoun Wellhead Protection Areas Map



Legend

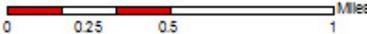
-  City Limits
-  Extraterritorial Jurisdiction
-  Registered Wells

Wellhead Protection Areas
Fort Calhoun, Nebraska

 N

Created by: K. Andersen
Date: Sept. 2016
Revised:
Software: ArcGIS 10.4.1
File: 151046_01



 Miles

This map uses geographic information from various sources, including GIS data and other information. It is provided as a public information tool and does not constitute a warranty or guarantee of accuracy. The user assumes all responsibility for the use of this map. No information is provided to support this map. This is a general map.

3

ENVISION Fort Calhoun

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3 ENVISION Fort Calhoun

[section 3.1]

INTRODUCTION

The Envision section of the planning process is the formal means for public participation into the Comprehensive Plan. The development of a comprehensive plan is an on-going process of goal-setting and problem solving. The planning process focuses on ways of solving existing issues within the community and providing a management tool enabling citizens to achieve their vision of Fort Calhoun in the future.

Successful planning processes engage the community to represent their needs and vision for the future. The over-arching goal of this Envision Fort Calhoun process is to provide a variety of opportunities for the public to become involved in the decision-making process. Community members are well-informed and have intimate knowledge to make the most of Fort Calhoun's potential.

The public participation efforts for the Fort Calhoun Comprehensive Plan centered around face-to-face meetings including focus group and a town hall meeting. These meetings were facilitated with the Turning Technologies platform. Turning Technologies is an interactive polling tool that allows for instant feedback regarding topics of discussion. This tool helps the planning team facilitate the discussion with real-time establishment of community priorities and input. The results of the Turning Technologies polls are included in this chapter.

The online MySidewalk platform was also utilized to solicit public input into the planning process. MySidewalk is a virtual town hall platform allowing residents and stakeholders of Fort Calhoun to login at any point throughout the planning process to answer questions and polls regarding specific topics being analyzed at that point in time. By remaining live and current throughout the planning process, the planning team can keep the public engaged and updated at any point in time. This platform also assists residents and stakeholders who were not able to attend the traditional face-to-face meetings by allowing them to engage in the process where they may otherwise be unable to. Calling Fort Calhoun was established as the MySidewalk page for the Comprehensive Plan project.

[section 3.2]

FOCUS GROUP MEETINGS

On April 6, 2016, community partners and stakeholders were invited to a series of focus group meetings to discuss topics of interest to the community. These meetings were targeted to invited individuals representing unique interests and backgrounds throughout Fort Calhoun. The specific meetings were centered on Business and Economic Development, Housing, and Parks and Recreation. The general public were also welcomed to participate in these meetings.

Each focus group meeting was centered around discussion regarding attendees' view of the community in general, their respective fields of representation, and topic-specific goals and projects they see as beneficial to the community. To close discussions, each group was asked the "magic wand" question. This question gives an indication of the high-level dreams and ideas for Fort Calhoun, with the possibility of implementation through phases or scale over time.

Business and Economic Development Focus Group

The Business and Economic Development Focus Group meeting aimed to gather input from the local business community and economic development stakeholders in the area. Local business as well as Gateway Development Corporation were represented in the meeting. The goal for this focus group was to get a sense of the opportunities and barriers for business growth and success in Fort Calhoun.

Community Assets

Schools
Restaurants
Community cleanliness
Fort Atkinson
Progressive leadership

Community Weaknesses

Lack of local retail options:

- Grocery
- Pharmacy
- Convenience goods

Moderately priced housing options needed

Infrastructure needed to support growth

Lack of property available for development

Public concern over sanitary sewer and water capacities for growth

Barriers for Growth

Investments in sanitary sewer and water utilities

Floodplain restrictions

Lack of available lots and buildings for new development

Lack of housing availability

Business Development Opportunities/Needs

Co-op grocery store
Speculative office buildings
Medical clinic
Fast food or convenience restaurant
Pharmacy
Daycare

Magic Wand

Community center
Family entertainment
Splash park
Sports complex
Available land for development
Speculative utility extensions
Fort Atkinson campgrounds

Housing Focus Group

Housing is a major component of the Fort Calhoun Comprehensive Plan. The community has seen steady growth for the past several decades, and projections indicate additional growth in the community. This local population growth, along with increasing economic opportunity in the region, puts additional pressure on the local housing market. Community leaders wish to promote local housing development and retain the regional workforce and ensure Fort Calhoun's growth.

Community Strengths

Sense of community
Small town lifestyle
School system
Proximity to Omaha
Community safety

Community Needs/Weaknesses

Local retail options

- Grocery store needed
- Hardware store needed

Lack of industry
Retention of Fort Calhoun youth
The capacity and condition of utility infrastructure
Lack of community diversity

Barriers for Housing Growth and Investment

Availability of infrastructure

Affordable housing options

- No residential properties available for under \$250,000
- Lack of entry-level housing

Housing Market Needs

Houses priced at \$160,000 to \$170,000

Affordable options at \$100,000 to \$150,000

Senior housing options

- Assisted living
- Independent living centers
- Townhomes
- Row housing

Infill housing redevelopment

Magic Wand

Retail development

- Pharmacy
- Grocery Store
- Gym and fitness
- Ice cream parlor
- Fast food and convenience restaurants
- Niche businesses

Medical clinic

Office space

Sports complex

Community gathering space

Sand volleyball

Parks and Recreation Focus Group

Parks and recreation are a vital component to the quality of life offered by a community. For this reason, members of the Fort Calhoun Parks Board, Fort Atkinson, local organizations, families, and other stakeholders were invited to provide their opinion for the future needs and development of parks and recreation options in Fort Calhoun.

Fort Atkinson was singled out as a great community asset for Fort Calhoun. Participation from the Game and Parks Commission was extremely valuable as the community seeks to better partner with the Fort to create a community identity and marketing options. Fort Atkinson is currently under a new tactical planning process that will identify marketing and programming opportunities to draw more visitors to the State Park. Among these identified opportunities are exploring campgrounds available at the Fort for visitors.

Community Strengths

School system
Community safety
Proximity to Omaha

Community Weaknesses

Lack of local retail options
Proximity to Omaha
Lack of community involvement
Stakeholder and civic communication throughout the community
Lack of a community identity and community marketing

Recreation Assets

New high school gymnasium
Community baseball fields
Local trail system
Fort Atkinson

Recreation Needs

More baseball fields

- Currently 19 teams utilizing four ballfields
- Scheduling and practice times are difficult

Current park maintenance is great, but expanding will strain existing resources

Soccer fields
Splash pad
Community building for year-round events and meetings
Full size outdoor basketball court
Gaga ball or other unique recreation amenities
Frisbee golf
System-wide ADA accessibility improvements
Trail development

- Expansion of local system
- Regional connections

Magic Wand

Comprehensive sports complex
Community center
Splash pad
Expanded trail system

[section 3.3]

TOWN HALL MEETING

On the evening of April 6, 2016, the public and key community stakeholders were invited to a town hall meeting to discuss Fort Calhoun as it stands today, and the public vision for the community's future. This input was aimed to guide the direction and recommendations of the Comprehensive Plan. The topics of discussion and input items are listed in this section.

Community Strengths

Welcoming community
 "Christmas in Calhoun" celebration
 Gateway Development Corporation
 Unique and diverse residential properties
 Scenic and relaxing area
 Schools
 Tourism opportunities

- Fort Atkinson
- Rustic Inn
- Too Far North
- Longhorn Bar & Grill
- Apple Orchard

Community Weaknesses

Highway 75 traffic
 Lack of retail

- Lack of local grocery store

Communication infrastructure and slow internet speeds
 Entry level housing (\$150,000)
 Lack of downtown parking
 High property values
 Lack of workforce availability

Fort Calhoun in 20 years...

Self driving cars

- Senior citizen mobility
- Easier commutes

Improved communication systems
 Enhanced local tourism

- Fort Atkinson as a larger tourism draw
- Niche businesses
- Branding and marketing efforts
- Fort Calhoun as a historic destination

Barriers to the 20-year vision...

High property values

- Expensive housing

Floodplain restrictions

Cost of infrastructure extensions

Answers to Barriers

Public/Private partnerships

- Developer incentives
- Special assessments
- Tax Increment Financing

Housing Needs

Townhomes and condominiums

Starter homes - approximately \$140,000

Senior housing

Higher end acreage housing

Recreation Needs

Splash pad

Hike/Bike trails

Local trails

Regional connection

RV camping area

Sports complex

Frisbee golf

Sand volleyball

Fitness center

Magic Wand

Fitness center

Improved roads

Splash pad

Urban design

Downtown revitalization

- Public plaza
- Monroe Street
- Boulevard to Fort Atkinson

Public events at Fort Atkinson

Bike trails

[section 3.4]

TURNING TECHNOLOGIES RESULTS

Figure __ represent the results of the Turning Technologies polls held during the Envision public meetings with Fort Calhoun residents and stakeholders. Housing and Economic Development were the two critical issues in the community identified by participants. Specifically, stakeholders and general public would like to see more single family housing developed in the area. This was then reinforced by the overwhelming consensus to facilitate steady growth in Fort Calhoun.

Figure #: Turning Technologies Poll Results
Results by Question

1. What is the most important current civic issue in Ft. Calhoun? (Multiple Choice)

	Responses	
	Percent	Count
Housing	35.00%	21
Services and Utilities	5.00%	3
Parks and Recreation	3.57%	1
Economic Development	46.67%	28
Tourism	10.00%	6
Other	1.67%	1
Totals	100.00%	60

2. What is the optimal population growth scenario for Ft. Calhoun moving forward? (Multiple Choice)

	Responses	
	Percent	Count
Rapid	11.86%	7
Steady	83.05%	49
Little/None	5.08%	3
Decline	0.00%	0
Totals	100%	59

3. What kind of housing is needed in Ft. Calhoun? (Multiple Choice)

	Responses	
	Percent	Count
Single-family	76.09%	35
Multi-family	17.39%	8
Elderly	6.52%	3
Totals	100%	46

4. What kind of jobs would you like to see more available in Ft. Calhoun? (Multiple Choice)

	Responses	
	Percent	Count
Manufacturing/Production	26.79%	15
Construction	1.79%	1
Service	19.64%	11
Retail	33.93%	19
Professional	17.86%	10
Public	0.00%	0
Totals	100%	56

[section 3.5]

ENVISION ANALYSIS

The predominant issues regarding Fort Calhoun's future development revolved around the availability of land for future development. Highway 75 serves as a natural growth corridor based on the accessibility to employment centers for a commuting population. Growth is further pushed to this immediate corridor based on the topography of the area west of current corporate limits and floodplain prevalence to the east of the community. The issues arise when this much growth demand is placed on smaller land areas in a small ownership pool.

The amount of demand has inflated land prices in the limited marketable areas of Fort Calhoun's jurisdiction. Much of the public discussion relating to the Comprehensive Plan was associated with the City's level of involvement in acquiring, marketing, or extending speculative infrastructure to these areas to encourage growth. There was no consensus established, but the City should define its role in trying to encourage or incentivize residential or economic growth in development areas established in the Future Land Use Plan (page __)

A great deal of discussion was based on Fort Calhoun's housing needs. The Achieve Chapter provides guidance towards population and housing demand projections based on recent trends in Fort Calhoun. However, providing more diversity in Fort Calhoun's housing stock was a prioritized strategy for providing opportunities to a diverse demographic of potential residents. One of the greatest identified needs for housing was availability of housing options that included moderately priced housing. Generally, it was believed the housing mix should include additional moderately priced residential housing options including multi-family housing units.

Area land prices make new development at those price ranges difficult, if not impossible, to feasibly finance. In lieu of new subdivision development at these price points, the consensus fell on alternative housing typologies. Attached single family housing (duplexes) row-housing, and traditional apartments can be scaled to these price points in many situations utilizing their increased density and lower demand on land. When these housing types are catered to young adults and families, it helps facilitate population growth.

Alternative housing types are also attractive to older residents. The Age Cohort Chart (Figure __) indicates a large segment of Fort Calhoun's population is of 60 years of age or older. As these residents become empty-nesters, or retire, downsizing their home enables them to facilitate their new lifestyle while freeing up existing housing stock at more affordable prices for new residents.

The economic development vision for Fort Calhoun largely revolved around tourism. With its historic downtown and immediate connection to Fort Atkinson State Historical Park, the ability of Fort Calhoun to draw niche businesses and amenities that appeals directly to visitors of the area. Fostering the connection to Fort Atkinson, was a key point in developing this opportunity.

Expanding the recreation opportunities was discussed to not only better-serve Fort Calhoun residents, but to be a tourism opportunity as well. More trail connections can not only connect existing community facilities and amenities, but better-tie the community into the Omaha Metro area. Fort Calhoun's location provides a great level of connection for bicycle riders from Omaha. The community currently sees many riders and could provide services amenities as an economic opportunity.

Local athletic facilities is also an area that can be expanded to serve local residents. Fort Calhoun's ball fields are in high demand, with little flexibility for practice times and informal use. Adding more athletic facilities will alleviate the high-level of demand on use-time, but will also enable the community to host tournaments and other events that bring visitors to the area.

Finally, campgrounds were highlighted as a great opportunity to increase tourism to the Fort Calhoun area. Campgrounds would assist in facilitating all of the previously-mentioned opportunities to increase tourism activity in the community. In partnership with Nebraska Game and Parks, the City of Fort Calhoun should explore opportunities to develop camping space to increase visitation to both the community and the park.



4

ACHIEVE Fort Calhoun

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4 ACHIEVE Fort Calhoun

[section 4.1]

INTRODUCTION

The Achieve Chapter is a guide for the future direction of the community. This includes the analysis of the Profile Chapter and the dreams of the Envision Chapter. In order to promote a high quality of life while growing the population base, the main emphasis of the Fort Calhoun Comprehensive Plan is to provide an opportunity for new housing options, desirable job growth, and quality of life improvements.

Fort Calhoun's proximity and connectivity within the Omaha-Council Bluffs Metropolitan Statistical Area (MSA) provides unique opportunities and constraints. The opportunity to capitalize on the quality of life, and economic development opportunities have fueled its growth over the past several decades. However, a perceived lack of job opportunities, combined with the barriers for housing development have hindered Fort Calhoun's ability to maximize growth and development. This chapter will begin to address the community's strategy for capitalizing its unique opportunities and addressing community constraints.

[section 4.2]

POPULATION PROJECTIONS

While future population growth will certainly fluctuate based on trends outside of the community's control, population projections provide an important baseline to direct policy implementation. Population projections are important to plan for future needs of community infrastructure, employment, and housing. Planned and phased investments in these areas are a prerequisite for population growth.

Projecting population growth can be a difficult task for a community with the growth demands of a greater Metropolitan Statistical Area. Communities competing for housing development make setting trend lines difficult. Fort Calhoun's ability to draw growth from the metro areas create external growth demands and leakages that most communities the size of Fort Calhoun do not experience. Because of this relationship, the community's ability to grow is largely based on its ability to provide adequate housing and job opportunities.

Trend Line Projection

Over the past thirty years, Fort Calhoun has averaged a 13.1% growth rate each decade. The trend line analysis projects this growth trend over future decades.

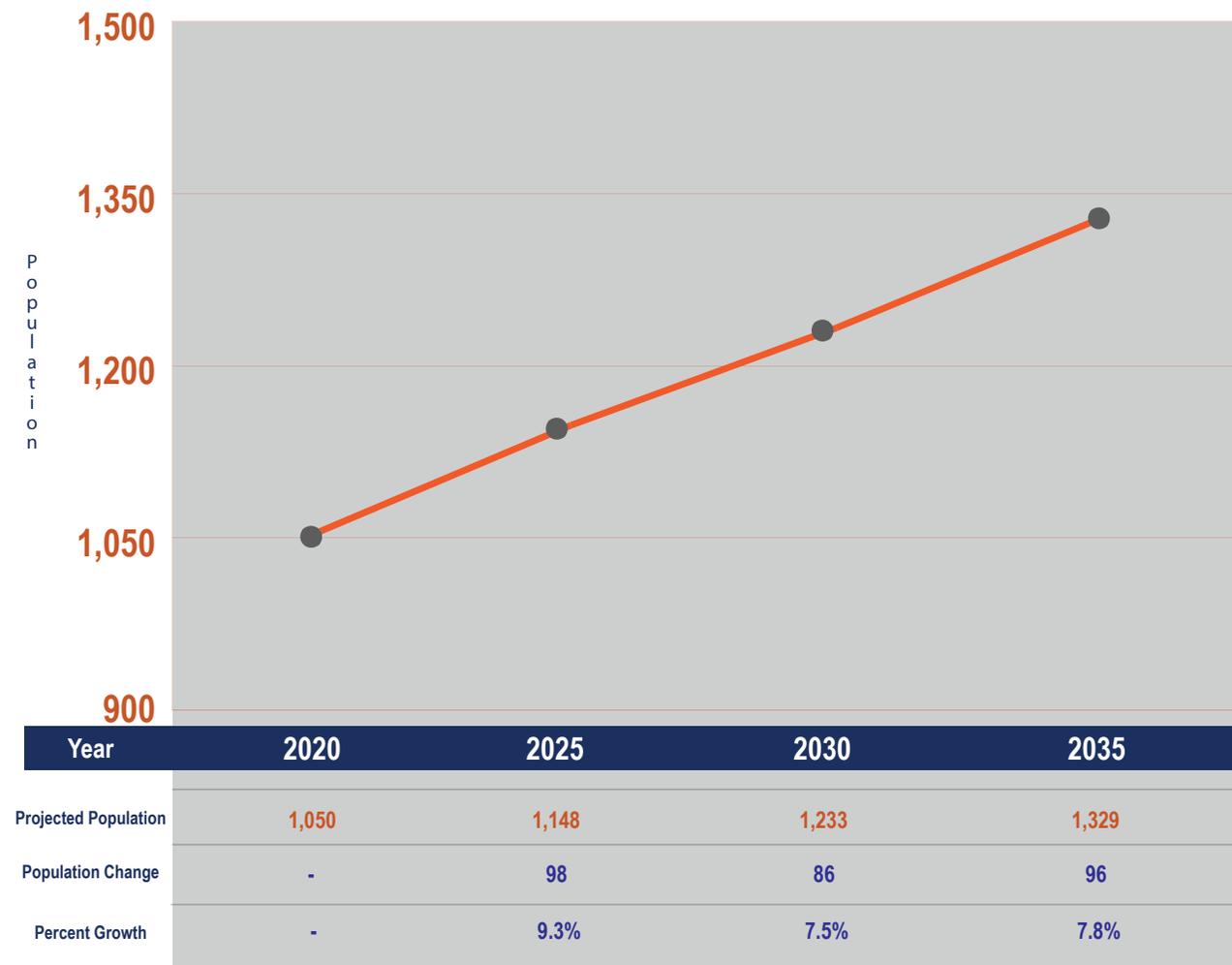
Figure #: Trend Line Population Projection

Year	1980	1990	2000	2010	2020	2030	2040
Population	641	648	856	908	1,027	1,162	1,314
Rate		1.1%	32.1%	6.1%	13.1%	13.1%	13.1%

Cohort Survival Projection

Cohort survival projections are utilized to project an existing population's growth potential. A cohort survival projection uses local birth and death rates, combined with net migration rates, associated to each five-year cohort and gender. These formulas are utilized to comprise each cohort's growth or decline in each five-year span.

Figure #: Age Cohort Population Projection



* 2010 Decennial Census

The age cohort projection shown in Figure __ represents the results of this analysis. The analysis suggests that if current trends continue, Fort Calhoun would continue to experience rapid growth. It is worth emphasizing again, that these growth trends are entirely dependent on the ability of the community to provide adequate housing options to meet demand.

Given recent trends, Fort Calhoun can expect a population nearing 1,329 by the year 2035.

While the cohort projection is based on existing trends, the community’s overall connectivity to the Omaha-Council Bluffs MSA allows a much greater potential for growth. Fort Calhoun can facilitate or manage its rate of growth by setting firm policies for how development is implemented within its zoning jurisdiction. Policies related to land use and growth management are detailed in this chapter. The majority of input from the public indicated the desire to see steady growth in Fort Calhoun.

Housing Projection

The number of housing units required to house Fort Calhoun’s projected population growth is calculated based off the current occupancy rate for each form of housing tenure. Owner-occupied and renter-occupied units make up the forms of housing utilization in a community. The ratio of owner to renter units, combined with the average household size for each form of tenure equate to the total number of owner and renter housing units required to house Fort Calhoun’s projected population.

Figure #: Fort Calhoun Projected Housing Needs

	2010*	2015	2020	2025	2030	2035
Owner Population	708	658	743	813	873	941
Renter Population	200	271	307	335	360	388
Owner Units	277	257	290	317	341	368
Renter Units	114	155	175	192	206	222
<i>*2010 Decennial Census</i>						

In order to facilitate the growth demands of the age cohort survival analysis depicted in Figure __, Fort Calhoun should supply 91 new owner-occupied units and 108 renter-occupied units. These new units should be diverse in terms of building styles and price points in order to cater to a wide demographic. Apartments, townhomes, and row-houses can be attractive living styles for seniors and young professionals/families. Detached single family units can cater to families of all makeups.

[section 4.3]

COMMUNITY GOALS AND POLICIES

To fully realize the vision established by public participation, a community must enact goals and policies to guide governance and investment. The Comprehensive Plan Committee established these broad-based goals to structure the policy statements and guide the growth of the community. These general goals were developed with the results stemmed from the input of the community in the Envision Fort Calhoun participatory process and any unfulfilled community priorities from previous planning processes.

A goal is a broad statement with various aspects of community development. A goal indicates the state or condition that the citizens of the community wish to attain over a period of time, typically several years to a decade.

A policy is a necessary and actionable item to be accomplished as a step or the step in fulfilling the stated goal. These policies should be utilized by Fort Calhoun leadership to guide governance, development review, and community investments. Specific task-oriented objectives and action steps will be detailed in the Implementation chapter of the Comprehensive Plan.

The following categories represent the general goals and policies to guide Fort Calhoun's growth:

Land Use

Continue to control the efficient and proper development of land uses in and around Fort Calhoun.

Encourage aesthetic development in residential neighborhoods and key community corridors through the use of zoning and architectural standards.

Transportation

Provide an efficient and reliable transportation system that incorporates a diverse set of transportation options including roads, trails, and pedestrian systems.

Community Facilities

Support possible improvements and future maintenance to the Fort Calhoun City Hall, Public Works, and Fort Calhoun Community School facilities.

Housing

Promote preservation of the existing housing stock while providing sufficient land for additional new residential development.

Educate renters, potential homeowners, and landlords about housing assistance programs and the importance of home maintenance and upkeep.

Promote housing redevelopment with a greater range of housing typologies and designs to fully meet market potential.

Educate community leaders and stakeholders on the importance of developing quality, safe, and a range of housing types and prices for overall community health.

Infrastructure and Utilities

Promote the improvement and expansion of utility systems to allow for growth according to projections.

Periodically update the city's stormwater management plan.

Plan Implementation

Compile and implement an emergency management plan.

Policies

Once a set of community goals are developed, they are intended to provide the basis for formulating local policies to be applied in the administrative and governing process by the City Council, local government departments, the Planning Commission, and other boards and commissions representing Fort Calhoun. Accordingly, the goals and objectives presented herein shall provide the framework upon which the remaining elements of the Comprehensive Plan are developed.

Land Use

CONTINUE TO CONTROL THE EFFICIENT AND PROPER DEVELOPMENT OF LAND USES IN AND AROUND FORT CALHOUN.

- The city should utilize the Comprehensive Plan to identify areas for implementation of appropriate zoning and subdivision regulations to facilitate responsible growth and development.
- The land use plan of Fort Calhoun will designate land use areas and guide development to appropriate areas in order to ensure desirable land use patterns. The plan should guide public infrastructure investments, minimize conflicts of land use, preserve the natural environment, manage growth, and preserve and transition agricultural land until it is ready to be developed at urban/suburban scales.
- Future land use designations and corresponding zoning classifications shall be amended only when it can be demonstrated that such modifications are in the best long-term interest of the city. Such amendments shall not have an adverse effect on land use compatibility nor be inconsistent with the goals and policies of the Fort Calhoun Comprehensive Plan.
- Fort Calhoun should not approve a development or subdivision that is:
 - inconsistent with the county's adopted Comprehensive Plan, detailed area plans, infrastructure and utility plans, or long-range transportation corridor plans or studies;
 - inconsistent with any right-of-way standards, or standards established in long-range transportation corridor plans or studies;

- lacking necessary local paved roads to serve the subdivision or development, or does not conform to roadway policies;
 - lacking adequate sanitary sewer and potable water capabilities;
 - lacking adequate storm water drainage, storm water treatment facilities, or storm water management either within the development site or downstream;
 - inconsistent with any other standards addressed in adopted zoning regulations, subdivision regulations, or design standards
 - inconsistent with other adopted decision criteria
- Sensitive natural features such as steep slopes, erodible soil, dense woodlands, prairies, wetlands, etc. should be protected and reflected in adopted Subdivision Regulations. The city should consider developing and implementing mitigation guidelines that replace destroyed sensitive areas such as wetlands.

Transportation

PROVIDE AN EFFICIENT AND RELIABLE TRANSPORTATION SYSTEM THAT INCORPORATES A DIVERSE SET OF TRANSPORTATION OPTIONS INCLUDING ROADS, TRAILS, AND PEDESTRIAN SYSTEMS.

- Infrastructure investments shall be implemented in a cost effective manner that simultaneously manages growth consistent to the Comprehensive Plan and provides quality service to existing residents.
- Fort Calhoun should not approve a development or subdivision that is inconsistent with the city’s subdivision regulations or standards established in other studies.
- Fort Calhoun should recognize the importance of trails as a means of transportation and seek to fully develop a comprehensive trail network.

Community Facilities

SUPPORT POSSIBLE IMPROVEMENTS AND FUTURE MAINTENANCE TO THE FORT CALHOUN CITY HALL, PUBLIC WORKS, AND FORT CALHOUN COMMUNITY SCHOOL FACILITIES.

- The City should explore options for improvements, expansion, or new construction of the City Offices and Library building.
- Cooperate with educational entities/agencies in expanding public uses of the city and future facilities.
- The school district should be informed of all new development proposed within the zoning jurisdiction of Fort Calhoun to accommodate future school populations.

Housing

PROMOTE PRESERVATION OF THE EXISTING HOUSING STOCK WHILE PROVIDING SUFFICIENT LAND FOR ADDITIONAL NEW RESIDENTIAL DEVELOPMENT.

- The city should encourage the establishment of rehabilitation programs to maintain and improve the existing housing stock.

PROMOTE HOUSING REDEVELOPMENT WITH A GREATER RANGE OF HOUSING TYPOLOGIES AND DESIGNS TO FULLY MEET MARKET POTENTIAL.

- Encourage a mix of housing types including, but limited not to;
 - Single Family
 - Townhouses
 - Condominiums
 - Live/Work Units
 - Apartments, and
 - Elderly

These mixes should be distributed throughout individual developments. Similar housing types should face each other with changes occurring at the rear of lots. This should include the development of housing that varies in size, density, and location.

- The development of elderly housing options is a priority for Fort Calhoun.
- The city shall accommodate, wherever possible, any alternative or innovative housing development concepts provided they are consistent with and do not compromise the established disposition of land use plans or the goals and policies of this Comprehensive Plan.

EDUCATE COMMUNITY LEADERS AND STAKEHOLDERS ON THE IMPORTANCE OF DEVELOPING QUALITY, SAFE, A RANGE OF HOUSING TYPES AND PRICES FOR OVERALL COMMUNITY HEALTH.

- Housing stock constructed in Fort Calhoun should be of a standard that will protect the general health safety and welfare of residents, while also protecting property values and investments made by existing residents.

Infrastructure and Utilities

PROMOTE THE IMPROVEMENT AND EXPANSION OF UTILITY SYSTEMS TO ALLOW FOR GROWTH ACCORDING TO PROJECTIONS.

- Continue to expand and upgrade the water, stormwater, and sanitary sewer system in a manner that will guide growth in a systematic and responsible manner without creating large shortfalls for the city to meet demand.
- The City should continually look to increase competition in telecommunication services in Fort Calhoun and support investments in higher internet capability and capacity.

PERIODICALLY UPDATE THE CITY'S STORMWATER MANAGEMENT PLAN.

- Encourage the dedication of major drainage ways such as wetlands, intermittent creek basins, and roadside depressions for the purpose of stormwater collection.

[section 4.4]

FUTURE LAND USE

The Future Land Use component focuses on the development of Fort Calhoun as it expands and redevelops within the corporate limits as well as its extraterritorial jurisdiction. The existing land use conditions and analysis were covered in the previous Profile chapter of the Comprehensive Plan.

Coinciding with potential development outside the corporate limits, Fort Calhoun must focus on maximizing opportunities within its boundaries via infill developments. The objective to supply alternative housing options is consistent with the nationwide changes found in household and population demographics. Additional housing options will assist the city in facilitating a growing and diverse population and ease residential demand and backlog.

Comprehensive Plans generally project into a twenty-year time period with Future Land Use as an important component of the document. Future Land Use resembles the desires, wishes, and collective ideas of participating citizens. The Future Land Use Map (Figure __) resembles those intentions with a long-range view and will be used as a guide for best land use choices. Variables and unforeseen changes may change this map.

The Future Land Use Plan was developed in a way that recognizes the opportunities for growth in the area. The plan was established to encourage development contiguous to the city's corporate limits and to maximize the ability to grow and develop on the significant topography west of the community. The Highway 75 transportation corridor is the primary access to both Omaha and Blair and development demand will naturally gravitate to this corridor. As Fort Calhoun grows and extends its corporate limits through annexation, the Future Land Use should be evaluated and updated to take advantage of additional opportunities for development that may benefit the community.

The Future Land Use Plan assists the community in determining the type, direction, and timing of future growth. The criteria established in the plan reflect the following:

- The current use of land within and around the community
- The desired types of growth, including location of growth
- Physical characteristics, as well as strengths and constraints of future growth
- Current population and economic trends affecting the community

The Future Land Use designations are based upon Fort Calhoun's current land uses and the desired intentions for community growth. Future Land Use plans apply a best-use strategy that includes natural and man-made limitations. A simple example is identifying the

floodplain boundaries and using this land with low impact uses, like agricultural, open space, or park designations.

There are nine general land use categories used to define different use types, characteristics, and densities. These categories have been chosen to reflect the basic use and intensity to which land in the city and its jurisdiction is proposed to be developed. While the categories define land uses, they are intended to do so in a very general way; these land use categories are the basis for the zoning districts, but they are not the same as zoning districts. Any number of zoning districts may be appropriate in a single land use category.

Future Land Use Categories

Agricultural

The agricultural land use is intended to accommodate continued agricultural uses while allowing for residential acreages with lower intensity land uses. The designation is applied to determine that the land is best utilized as productive farmland until such a time that it can be served with city infrastructure and utilities. Until this time, land uses are typically served by individual, or community, water and septic sewer systems. Characteristics of the agricultural category include:

- The location of agricultural land is found surrounding the outer limits of contiguous urban land use and is typically less accessible to the transportation network.
- Accessory buildings are at a larger scale than residential uses.
- Uses within this area include agricultural, single-family residential, parks and recreation, open space, and associated accessory uses.
- Typical zoning includes **TA-1: Transitional Agriculture**

Rural Residential

The rural residential land use is intended to accommodate continued agricultural uses while allowing for residential acreages with lower intensity land uses. This designation is applied in areas that are not suitable for higher density residential uses due to topography, but have the potential to be served with city infrastructure and utilities. This land use facilitates large-lot residential acreages with more flexible subdivision regulations. Land uses in this designation may be served by individual, or community, water and sewer systems until such a time where the extension of public utilities are provided. Characteristics of the rural residential category include:

- The location of rural residential land is found surrounding the outer limits of contiguous urban land use and is typically less accessible to the transportation network.
- Accessory buildings are at a larger scale than higher density residential uses.
- Uses within this area include agricultural, single-family residential, parks and recreation, open space, and associated accessory uses.
- Typical zoning includes **RR: Rural Residential**

Single Family Residential

The single family residential land use area is intended for typical suburban-scale residential development densities. This category represents one of the most common residential land use types, located throughout the community and may be in the extra-territorial jurisdiction. Characteristics of the single family residential land use category include:

- Located adjacent and contiguous to existing development to provide convenient access to transportation routes, commercial areas and job centers, community facilities, and public services.
- Accessory structures should be limited in size to reinforce compatible growth.
- Pedestrian connectivity is a priority. The public sidewalk and trail system should provide ample opportunities for residents to walk to destinations and for recreation.
- The area will include densities ranging from one to eight dwellings per acre.
- Uses within this area include single-family and two-family residential dwellings, parks and recreation, and public and quasi-public uses.
- Typical zoning includes:
 - R-1: Single-Family Residential
 - R-2: Urban Family Residential

Multi-Family Residential

The multi-family residential land use area is intended to accommodate denser residential development. This area supports apartment complex-type development, or a mixture of townhomes, rowhouses, and apartments. The location of this area is intended to act as a buffer between more intensive commercial uses and lower density residential uses. Characteristics of the multi-family residential category include:

- Located where uses can serve as a transition between lower density residential areas and commercial uses.
- Located in areas well-served by transportation facilities and near abundant employment, commercial, and recreation opportunities.
- Opportunities for on-site recreation and open space will be an important design element.
- Pedestrian connectivity within and between developments shall be required through use of the public sidewalk and trail systems.
- The area will include densities exceeding five dwelling units per acre.
- Diverse residential construction styles should be allowed, including units with varying numbers of bedrooms, unit/complex size, and live/work units.
- Uses within the area include single-, two-, and multi-family dwellings.
- Typical zoning includes:
 - R-2: Urban Family Residential
 - R-3: Multiple Family Residential

Mobile Home Residential

The mobile home residential land use area is intended to accommodate factory-built, single-family structures exceeding the density of five units per acre. The location of this area is intended to be buffered from, but well-served by transportation corridors. Characteristics of the mobile home residential category include:

- Located where uses can serve as a transition between residential areas and more intensive uses.

- Located in areas adequately served by transportation facilities and near transportation corridors.
- Opportunities for on-site recreation and open space will be an important design element.
- Dwellings and other improvements will be temporary, mobile structures.
- Accessory units are not permissible.
- Typical zoning includes **RM: Mobile Home Residential**

Commercial

Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices, to more intensive uses such as gas stations, restaurants, grocery stores, or automobile sales/repair. Parking lots are usually shared by adjacent uses. Areas designated as commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all elements of the Comprehensive Plan. Characteristics of the commercial category include:

- Located throughout town, the intensity of particular uses should be suited to the character of the surrounding area.
- Larger, more intense commercial developments should be located nearer to transportation arterials.
- Neighborhoods should be served by small-scale commercial developments, providing uses that serve the convenience and daily needs of nearby citizens.
- Commercial businesses of all types and sizes should be designed at a pedestrian scale.
- Commercial areas shall be connected to residential neighborhoods by sidewalks and/or community trails.
- The design and exterior surface treatments should reinforce existing development patterns. In newly developed areas, design themes should strengthen the overall image of the development consistent with the character of Fort Calhoun.
- Landscaping berms, fences, and setbacks should be used to visually screen and buffer commercial uses from residential uses, while still providing opportunity for connectivity with adjacent residential areas.
- Typical zoning includes:
 - C-1: Town Center District
 - C-2: General Commercial District
 - C-3: Urban Corridor District

Industrial

The Industrial land use area focuses on the light to heavy industrial designation. Location of these uses are important, as accessibility to major streets and highways can help ensure heavy traffic avoids residential areas and prominent pedestrian activity centers. Careful consideration shall be given before designation of any industrial uses so as not to encroach upon, or conflict with, less intensive uses, or detract from important new corridors.

Characteristics of the industrial designation include:

- Locations that cater to the specific needs of the user, providing a level of water, sewer, and electrical capacity, proximity to transportation arterials, and lot sizes necessary to accommodate initial development and potential future expansions.
- Significant landscaping and buffering should be utilized to screen industrial uses from

view of adjacent, non-industrial land uses as well as transportation and view corridors.

- The design and exterior surface treatments should reinforce existing development patterns of neighboring areas.
- Strict control over signage, landscaping, and design is necessary for site design to provide adequate buffer from adjacent land uses and transportation corridors.
- Uses within this area include warehousing, distribution, manufacturing, assembly, production companies, employment centers, self-storage facilities, and other similar uses, with complementary accessory uses.
- Typical zoning includes:
 - I-1: General Industrial District
 - I-2: Industrial District

Public/Quasi-Public

The public/quasi-public land use areas are intended to provide easy, convenient access for common activities of residents. Areas identified on the Future Land Use Map tend to be existing developed uses. Speculative identification of public/quasi-public land uses can artificially inflate the underlying land value to the detriment of city finances and services. In addition, not all existing or proposed public and/or quasi-public land uses are identified by way of the designation since these uses are typically allowed or exempt from most zoning districts regulations. Characteristics of the public/quasi-public land use areas include:

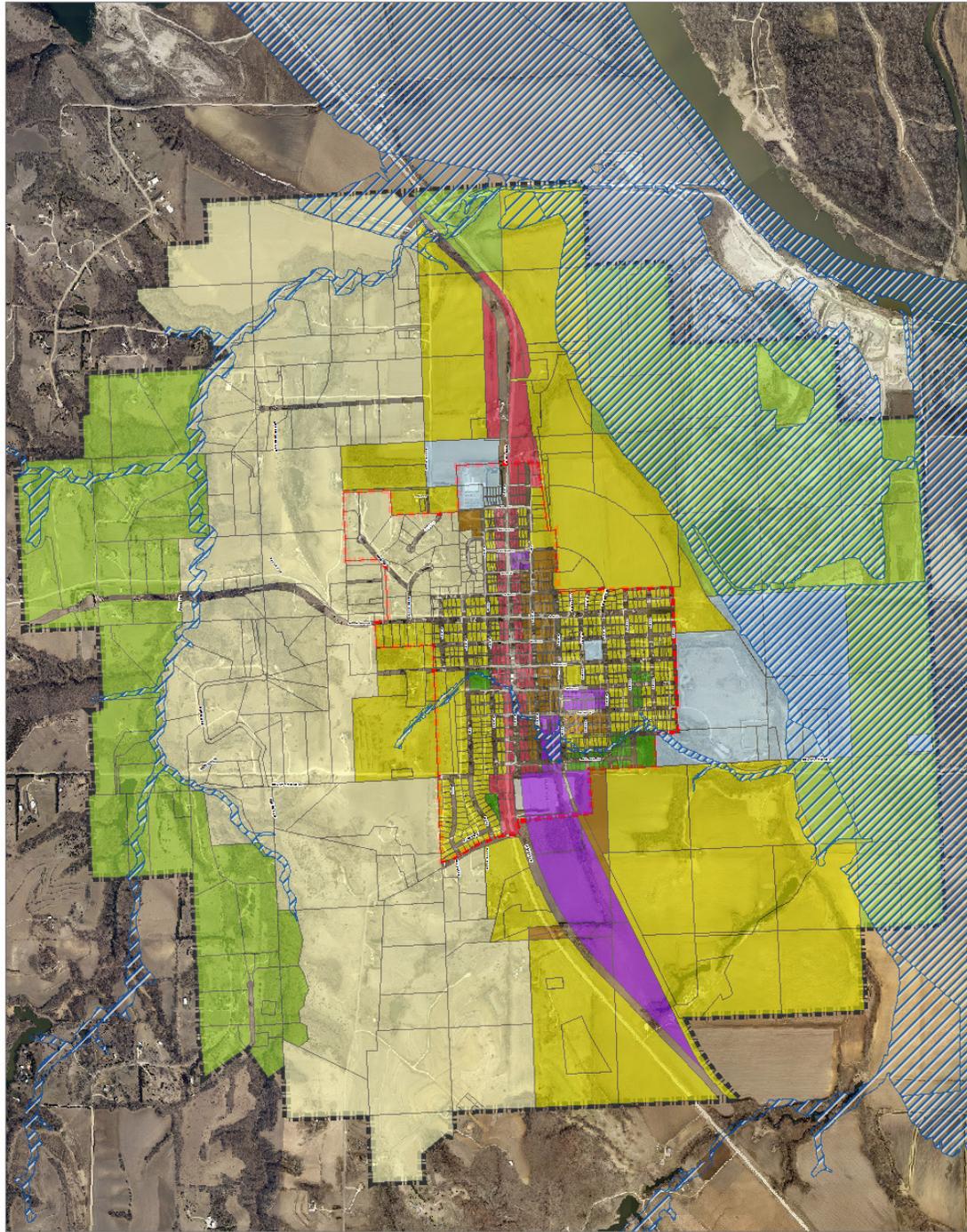
- Located throughout the community, near activity centers and major streets.
- Located in areas that provide an opportunity to share facilities between uses, such as a library, park, community center, or post office.
- Uses within this area include public facilities, municipal property, hospitals, and schools.
- Structures should model appropriate architectural design elements, high quality construction techniques, and appropriate materials and finishes.
- All zoning districts may apply.

Parks and Recreation

The parks and recreation land use area accommodates property intended to benefit the public by remaining undeveloped as open space or improved as parks or facilities. Areas identified on the Future Land Use Map tend to be existing park facilities or dedicated open space. Speculative identification of parks and recreation uses can artificially inflate the underlying land value to the detriment of city finances and services. In addition, not all existing or proposed parks and recreation land uses are identified by way of the designation since these uses are typically allowed or exempt from most zoning district regulations. Characteristics of the parks and recreation category include:

- Located throughout the community for easy access or appropriate to the function served.
- Uses within this area include parks, passive and active recreation areas, athletic fields, trails, natural areas, as well as drainage and flood control infrastructure such as detention/retention facilities, drainage swales, and floodplain areas.
- All zoning districts may apply.

Map #: Fort Calhoun Future Land Use Map



Legend

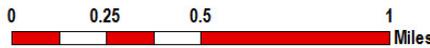
-  Corporate Limits
-  Zoning Jurisdiction

Floodzones

-  100-year Floodplain (AE)
-  100-year Floodplain (A)

Future Land Use

-  Agricultural
-  Rural Residential
-  Single Family Residential
-  Multi-Family Residential
-  Mobile Home Residential
-  Commercial
-  Industrial
-  Major Public Facilities
-  Parks



Fort Calhoun, NE

Future Land Use Map



Created by: K. Andersen
Date: Sept. 2016
Revised: Dec. 2016
Software: ArcGIS 10.4
File:151046.01



This map was prepared using information from record drawings supplied by J&E and/or other applicable city, county, federal, or public or private entities. J&E does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.

[section 4.5]

TRANSPORTATION SYSTEM PLAN

The future transportation plan is the collective result of the intentions and predictions of where Fort Calhoun will develop and logical areas for city investment. The Future Land Use is the basis for developing the future transportation network in and around Fort Calhoun. The success and viability of development in Fort Calhoun is dependent on the connectivity of land uses both within the community and on a regional basis.

Transportation Relationship to Land Uses

Commercial Land Uses

Commercial uses and activities are most sensitive to accessibility since their survival often depends upon the ease with which potential customers can identify and access their location. The availability of convenient parking is also a concern and demand of potential customers. Therefore, commercial land uses are generally located along transportation corridors, key intersections, and clustered within a business district. Clustering commercial uses is an advantage, allowing for traffic control, shared parking, and pedestrian connectivity.

Residential Land Uses

Residential uses are very sensitive to traffic patterns. Commercial and industrial traffic should not travel through residential areas in order to access their destination. In residential areas speeds are slower, and roads are typically narrower to encourage safer driving habits. Pedestrian safety is a priority when planning transportation routes through residential areas.

Industrial Land Uses

Industrial uses are highly dependent on transportation access. While visibility is not as critical for an industrial business, such uses often need access to more specialized transportation facilities such as highways, and reinforced roadways built for heavy truck traffic. Surrounding land uses must not be adversely affected by the heavy-duty and intense traffic circulation of service and delivery vehicles.

Public Land Uses

Public uses, such as city offices and parks, also require efficient and clear access routes. The public should be able to locate and utilize public services and facilities without difficulty. Facilities such as schools, community centers, and regional parks may generate significant traffic loads, especially during events, and need to be located near arterial streets. Trail and pedestrian accessibility to these public uses is also very important and trails should be designed to connect such uses to residential areas of the community.

Transportation Map

The Transportation Map identifies the existing transportation network as well as any potential improvements necessary to reflect growth identified in the Future Land Use Plan. Fort Calhoun's planned growth occurs along existing transportation corridors that would not likely require any reclassification of roads to serve growth.

Future Street Classifications

Streets are classified based upon the function they serve. All streets fall within one of four classifications. Utilizing street classifications allows a community to examine their transportation system and identify weaknesses. Using a hierarchical classification system, street facilities and improvements can be planned to address existing and future transportation needs as well as influence land use patterns. As an alternative transportation option, trails are also identified within the Proposed Transportation Plan.

ARTERIALS

Arterial classified streets permit traffic flow through urban areas and between major destinations. Fort Calhoun's major arterial is Nebraska Highway 75 and is regulated outside of the city's jurisdiction, which can limit access and activity within the right-of-way. Fort Calhoun's other local arterials are extensions of county roads, connecting the community throughout Washington County. Arterials are characterized by heavy traffic volumes. When new development fronts on an arterial street, frontage roads may be required for safe and efficient access.

Fort Calhoun's Arterial Streets:

- Nebraska Highway 75
- County Road P32
- County Road P34
- County Road P43

COLLECTORS

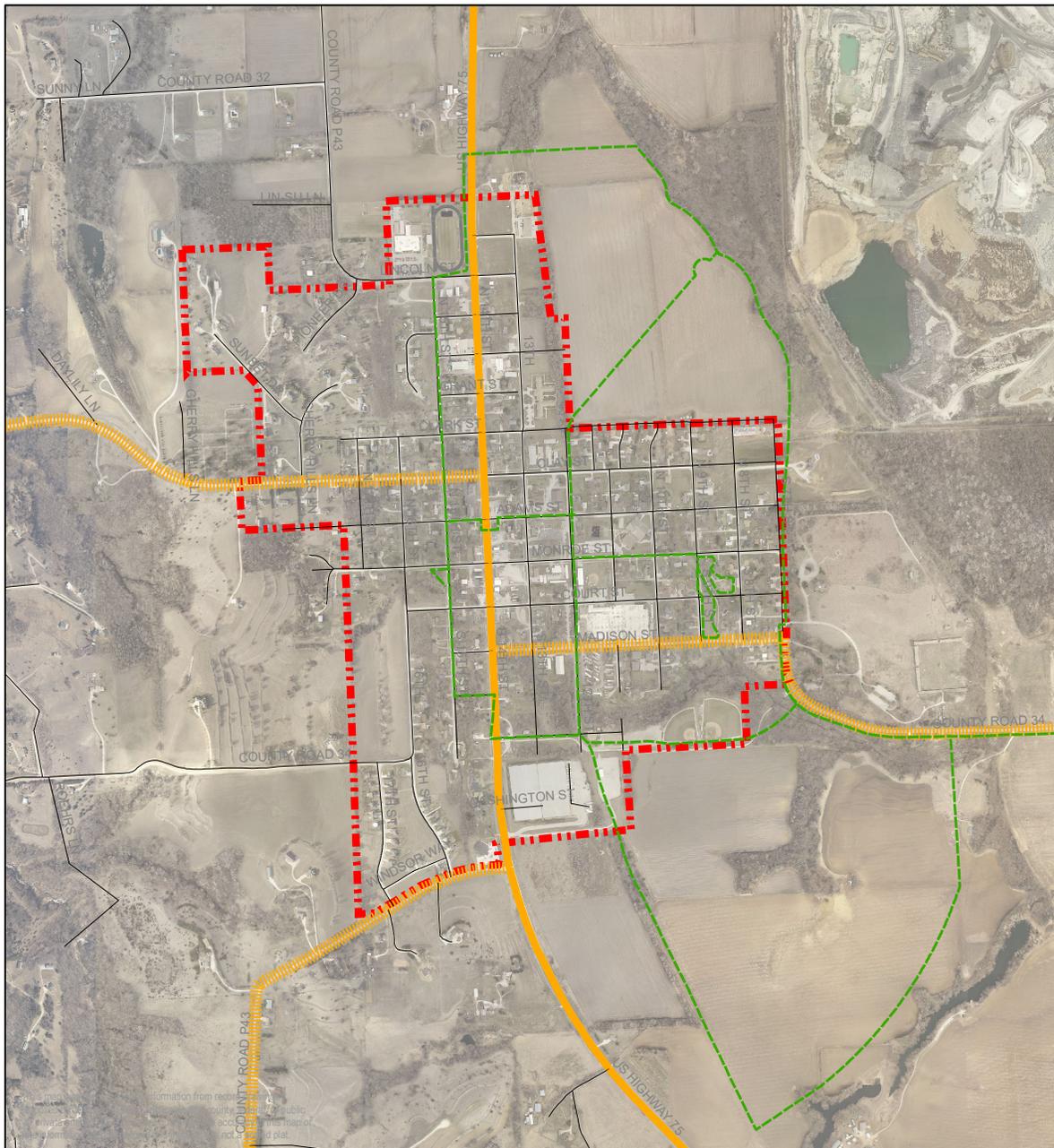
These streets serve as a link between local streets and the arterial system. Collectors provide both access and traffic circulation within residential, commercial, and industrial areas. Collector streets also provide more direct routes through neighborhoods for use by transit, pedestrians, and cyclists. Moderate to low traffic volumes are characteristic of these streets.

Fort Calhoun has no existing collector streets.

LOCAL STREETS

Local streets are composed of all lower order facilities that essentially serve as a conduit between abutting properties and higher order streets. Local streets provide the lowest level of mobility in terms of vehicular speeds, and generally exhibit the lowest traffic volumes.

Map #: Fort Calhoun Transportation Map



Legend		
Corporate Limits	State Functional Classification Fort Calhoun Roads Local Major Arterial Other Arterial Proposed Trail Network	
		Transportation Map Fort Calhoun, Nebraska Created by: K. Andersen Date: August 2016 Revised: January 2017 Software: ArcGIS 10.2 File: 151046.01

Local Right-of-Way Considerations

As Fort Calhoun grows, it will be important to plan for the necessary street improvements to support the development. To facilitate these street improvements, the appropriate right-of-way will need to be acquired. Right-of-way will be obtained through purchase, either outright or through condemnation. However, when land subdivision projects are proposed along routes identified for future improvement, the city can require the dedication of the right-of-way necessary to support the improvement.

The required right-of-way width will vary according to the classification of the street being developed or improved, the nature of any public utilities that will share the right-of-way with the street, and any sidewalk and trail requirements along the corridor. Additional right-of-way may be needed for boulevards where landscaping is required or encouraged. Future right-of-way on proposed road classifications should be protected through corridor protection overlays and increased setbacks should be implemented to reduce potential conflicts.

Future Streets

Road Classification	Minimum Right-of-Way Required (ft)
Arterial	100
Collector	80
Local	60
Frontage	50

Fort Calhoun’s One- and Six-year Transportation Plans

At the beginning of each year, the Nebraska Department of Roads (NDOR), municipalities, and counties must submit a one-and six-year transportation plan to the Board of Public Roads Classifications and Standards. This plan identifies the transportation projects to be completed within the following six years. The one-year transportation plan is created and budgeted for specific projects and procedures to be completed within that fiscal year. The long term projects also have specific intentions and procedures addressed, but are subject to priority or budgeting changes. The long range plans help coordinate municipalities, counties, and NDOR “based on priority of needs and calculated to contribute to the orderly development of an integrated statewide system of highways, roads, and streets.” §39-2155

Fort Calhoun posts the current One- and Six-year Plan on its website.

Trails

Trails are a multi-faceted asset for a community. Not only do they provide a valued means of recreation for Fort Calhoun, they can provide an important transportation alternative for residents as well. A comprehensive trail system can provide the ability for multi-modal transportation to local destinations in Fort Calhoun. By connecting residential areas with job centers and community facilities, the city can encourage healthier lifestyles and less traffic and parking congestions on local roads.

The proposed trail system identified in the Map __ identifies the full build-out of a trail network that connects residential areas with downtown Fort Calhoun, key community facilities such as schools and parks, and provides a regional connection to the Omaha Riverfront Trail via Boyer Chute National Wildlife Refuge. A local trail system with regional connectivity was a community priority established during the Envision public meetings.

This buildout consists of the current community trails plan as well as recommendations for connecting the two community parks, West Market Square and Pioneer Park, via Adams and Monroe Streets.







5

IMPLEMENT Fort Calhoun

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5 IMPLEMENT Fort Calhoun

[section 5.1]

INTRODUCTION

Implementation refers to the objectives, policies, and actions that have been identified to carry out the vision of this comprehensive plan update. It includes actions designed to improve the long-range planning process, strengthen links between the plan and capital improvement budgeting, establish a process reporting system to monitor the progress and schedule for updating, and amending the plan in the future.

[section 5.2]

VISION IMPLEMENTATION PLAN

The success of this plan is contingent on the implementation of the goals and objectives identified through public participation, stakeholder, and political input. The role of the Planning Commission is to ensure the orderly growth of the community by adherence to the Comprehensive Plan. It is up to the stakeholders in the community to champion the projects envisioned in the plan and make them a reality.

The Achieve Chapter identified six community development areas, from which specific goals were identified as part of Fort Calhoun’s vision. These development areas are the basis for organizing the projects associated with the Vision Implementation Plan. The development areas include:

- Land Use
- Transportation
- Community Facilities
- Housing
- Infrastructure and Utilities
- Plan Implementation

The following projects are being recommended for implementation to fulfill the vision identified through public participation for the growth and development of Fort Calhoun. These projects were prioritized by the Planning Commission through the Comprehensive Plan process but also include updated projects identified in the 2015 Fort Calhoun Strategic Plan.

Land Use

Land Use Project 1

Improve the appearance and viability of the downtown business district.

Downtown Fort Calhoun is one of the few commercial districts in the community. An attractive and vibrant downtown will support the niche businesses and tourism draw that was prioritized in the Envision section.

OBJECTIVE #1: EVALUATE THE PHYSICAL CONDITION OF DOWNTOWN FORT CALHOUN AND CONSIDER ADDITIONAL STREETScape AND FACADE IMPROVEMENTS

- Inspect the physical condition and capacity of the downtown area including, but not limited to, streets, sidewalks, lighting, landscaping, grade changes, parking, surface drainage, and underground utilities.
- Inspect the existing building facades and provide recommendations of improvements.
- Meet with business-owners to evaluate the future needs and deficiencies of the downtown area.
- Provide opinion of costs to correct physical deficiencies and facades.
- Prepare the Fort Calhoun Downtown Condition Report.
- Develop a Business District Master Plan to incorporate elements of the Fort Calhoun Downtown Condition Report and vision process to encourage a unified downtown revitalization strategy.
- Hold a meeting with downtown stakeholders to unveil the Business District Master Plan.
- Revise the plan as necessary to ensure that it reflects the needs, thoughts, and desires of residents and downtown business-owners.
- Present the Business District Master Plan to the Fort Calhoun Planning Commission and City Council for their review, approval, and implementation.
- Consider downtown stakeholders' willingness and financial capacity to support implementation of the Business District Master Plan.
- Meet with the city's fiscal agent to determine the bonding capacity of Fort Calhoun.
- Identify local, regional, state and federal resources for downtown improvements.
- Prepare plans and specifications for downtown revitalization activities.
- Hold a town hall meeting to solicit public input on the plans and specifications.
- Make necessary revisions and submit the plans and specifications to the Fort Calhoun City Council for final approval.
- Bid improvements and award contract to the lowest, responsible/responsive bidder
- Implement the proposed improvements.

OBJECTIVE #2: DEVELOP A VISION FOR DOWNTOWN REVITALIZATION

- Foster cooperation and communication among downtown business-owners through the establishment of a business association as a sub-committee to the city Economic Development Committee.
- Hold a working conference with downtown stakeholders to create a vision for the redevelopment of the downtown area.
- Identify the strengths, weaknesses, opportunities, and threats of the downtown.
- Survey local residents about spending habits to identify economic leakages within the downtown business district.
- Identify other potential niches that will make the Fort Calhoun downtown a visitor’s destination that will lead to lasting economic activity.
- Identify potential programs/measures to incentivize new businesses, including startups and small businesses, to locate in the downtown district.
- Create a marketing plan for the downtown area with the proposed Fort Calhoun Community Association.
- Recruit businesses that are consistent with the Business District Master Plan and the City’s Economic Development Plan.
- Identify potential programs/measures to incentivize downtown property-owners to renovate their building facades.
- Evaluate the need/desire/potential for urban landscaping with the downtown area.
- Consider Wayfinding signs along Highway 75 to educate visitors/ travelers about the various goods and services found in Fort Calhoun.
- Contract the Nebraska Department of Roads and Washington County Highway Superintendent to obtain necessary permits to install Wayfinding signage along these routes.
- Invest in aesthetic improvements along Highway 75 and Fort Calhoun’s “featured street” that ushers traffic from the highway to local attractions.
- Sponsor civic events/programs within the downtown area.
- Consider applying for the Nebraska Department of Economic Development (NEDED)’s Downtown Revitalization Program.

Responsible Groups/Agencies

City Council, Planning Commission, downtown business owners, residents, Gateway Economic Development Corporation, Fort Calhoun Community Association

Potential Resources

G.O. bonds, Special Assessment Districts, local option sales tax, NEDED CDBG Downtown Revitalization Program, property owner equity, Business Improvement District, donations and fundraising, Nebraska Energy Office, Community Development Assistance Act, USDA - Rural Development

Land Use Project 2

Establish an aesthetic corridor to improve the physical and symbolic connectivity of downtown Fort Calhoun and Fort Atkinson State Park.

To facilitate a physical and perceived connection between Fort Atkinson and historic downtown Fort Calhoun, Madison or Monroe Street should be selected for physical and aesthetic improvements. These improvements should help with wayfinding and promote shared activities between the two community amenities.

OBJECTIVE #1: DEVELOP A VISION FOR A DESIGN CORRIDOR CONNECTING DOWNTOWN WITH FORT ATKINSON.

- Through a series of stakeholder meetings, select Madison or Monroe to be the connecting corridor between downtown and Fort Atkinson. Weigh the pros and cons of either route based on traffic flow, cost of improvements, adjacent land uses, and street functionality.
- Procure a landscape architect to design corridor and identify features to be implemented along the route with public and stakeholder input. Incorporate community branding efforts into the design and site plans.

OBJECTIVE #2: IMPLEMENT THE DESIRED PREFERRED VISION

- Acquire rights to utilize property along 14th Street (Highway 75) for signage and landscape features.
- Develop cost opinions for signage, landscaping, and any street/sidewalk improvements required along route.
- Secure necessary resources (funds, materials, in-kind labor, etc.) to implement designs.
- Dedicate sufficient resources for ongoing operation and maintenance of grounds.
- Extend design standard overlay zone to maintain aesthetic control of development and improvements along the route.

Responsible Groups/Agencies

City Council, Planning Commission, downtown business owners, residents, Fort Calhoun Community Association, Property Owners, Fort Atkinson

Potential Resources

G.O. bonds, Special Assessment Districts, local option sales tax, NDOR Transportation Enhancement Program, property owner equity, Business Improvement District, donations and fundraising, Nebraska Energy Office, Community Development Assistance Act, USDA - Rural Development

Transportation

Transportation Project 1

Develop a sidewalk implementation program in neighborhoods with incomplete sidewalk networks.

Sidewalks serve as an important function for both recreation and transportation in Fort Calhoun. The community currently contains areas served by rural section roads containing roadside ditches that prohibit pedestrian activity. In order to enhance quality of life in the community, a complete sidewalk network has been identified a long-term goal.

OBJECTIVE #1: EVALUATE SIDEWALK CONDITIONS THROUGHOUT THE CITY OF FORT CALHOUN

- Charge City Staff with rating sidewalk/curb ramp conditions throughout the community.
- Establish criteria for rating sidewalk/curb ramp conditions.
- Conduct field investigation to identify availability and physical condition of sidewalks and curb ramps throughout the community.
- Map the availability and physical condition of sidewalks/curb ramps throughout the community.

OBJECTIVE #2: PRIORITIZE SIDEWALKS/CURB RAMPS, WHICH IF RECONSTRUCTED, WOULD PROVIDE MAXIMUM PUBLIC BENEFIT TO FORT CALHOUN RESIDENTS.

- Hold a Town Hall meeting to review the results of the Fort Calhoun Sidewalk/Curb Ramps Condition Evaluation.
- Gather public input on the Evaluation.
- Consider walking habits/routes of local pedestrians.
- Identify community assets that should be linked via sidewalks.
- Provide a framework (i.e., phasing plan) to ensure that long-term sidewalk/curb ramps can be identified, prioritized and implemented with maximum public benefit.
- Map priorities to ensure proper phasing of sidewalk/curb ramp improvements.
- Review the community's Subdivision Regulations to ensure that future developments are equipped with sidewalks/curb ramps.

OBJECTIVE #3: DETERMINE THE CITY'S ABILITY TO FINANCE PRIORITY SIDEWALKS/CURB RAMP IMPROVEMENTS.

- Evaluate the community's budget and effectiveness of local maintenance expenditures on sidewalks/curb ramps.
- Ensure a proper balance between sidewalk/curb ramp construction and maintenance.
- Meet with the City's fiscal agent to determine the City's debt capacity.

- Gauge the public’s willingness to be assessed a portion of the total project cost.
- Identify local, regional, state and federal resources for street improvements.
- Maximize project impact by leveraging local funds with outside resources.
- Package all financial resources for maximum public benefit.

OBJECTIVE #4: UNDERTAKE LONG-TERM, PRIORITY SIDEWALK/CURB RAMP IMPROVEMENTS, AS FUNDS PERMIT.

- Prepare plans and specifications for long-term sidewalk/curb ramp improvements.
- Conduct necessary engineering services to prepare bid documents.
- Bid phase to include advertising, letting and contract award to the lowest responsible/responsive bidder.
- Undertake construction-related activities in a planned systematic manner.

Responsible Groups/Agencies

City Council, City Staff, School District, residents, City Engineer, and Fiscal Agent.

Potential Resources

General Street Fund, General Obligation Bond, Local Option Sales Tax, and Special Assessment Districts.

Community Facilities

Community Facilities Project 1

Develop and implement a recreation plan for Fort Calhoun that includes year-round recreation options, athletic fields, splash pad and trails expansion.

Fort Calhoun has a broad range of recreation needs. Public input was strongly centered on the demand for athletic facilities being greater than what current facilities can support. However, maintaining Fort Calhoun’s high quality of life will be contingent on a comprehensive recreation network and services. In order to prioritize these needs and the corresponding investments, it is recommended that a master planning process precedes these efforts.

OBJECTIVE #1: EVALUATE THE RECREATIONAL NEEDS OF FORT CALHOUN FAMILIES AND RESIDENTS AND DEVELOP A LONG-TERM RECREATION MASTER PLAN.

- Outline the current programs and facilities offered in Fort Calhoun, whether publicly or privately-sponsored.
- Determine the programs’/facilities’ overall strengths and weaknesses.
- Identify potential opportunities and threats to the long-term sustainability of these programs/facilities.

- Survey the residents of Fort Calhoun about the need for a splash pad, sports complex, trails, community center, and other potential programs/facilities desired by local residents.
- Summarize the findings and publicize the results.
- Review and update park system maintenance procedures.
- Procure the services of a professional planning consultant to develop a Recreation Master Plan for the Fort Calhoun parks and trail system.
- Hold a town hall meeting to discuss how residents plan (if available) to use the city park and trail system.
- Identify and prioritize park amenities that will encourage maximum usage for community, social, family, and general affairs.
- Develop a park schematic showing the location of existing amenities.
- Investigate new park areas including the city-owned property near the existing sewer pump station for a sports complex.
- Consider measures to integrate recreational opportunities and community amenities via walking/biking trails.
- Develop a plan showing the layout of a future park and trail improvements and their relationship to each other.
- Prepare opinions of cost for planned park and trail improvements.
- Develop a phasing plan for the implementation of the proposed improvements.
- Identify the appropriate public agencies and/or community organizations that will be responsible for the implementation and ongoing oversight of the programs.
- Consider the most appropriate resource (human and financial) to undertake the park and trail projects.
- Conduct local fund-raising activities.
- Pursue public/private monies to offset the construction costs of the projects.

OBJECTIVE #2: IMPLEMENT PRIORITY AND COST-EFFECTIVE PARK IMPROVEMENTS

- Consider the feasibility of implementing the Fort Calhoun Recreation Master Plan in phases.
- Implement feasible/viable programs/facilities desired by local residents.
- Develop and support programs which encourage activities where families can participate together.

Responsible Groups/Agencies

City Council, Park and Recreation Board, local sports associations, residents, Fort Atkinson State Park, Fort Calhoun Community Association, Papio-Missouri Natural Resources District, local businesses and clubs

Potential Resources

Private fundraising, Local Option Sales Tax, in-kind labor, Community Development Assistance Act, Nebraska Recreational Trails Program, NDOR transportation funds, Papio-Missouri NRD, Nebraska Game and Parks, Land and Water Conservation Program.

Community Facilities Project 2

Construct an additional sports complex in Fort Calhoun.

Over 25% of Fort Calhoun’s population is under the age of 19. The involvement in youth sports has pushed the capacity of what the athletic facilities can support. The ability to host regional and state tournaments was also identified as an opportunity to support tourism development to the community. Additional athletic fields will facilitate the recreation needs of Fort Calhoun residents and draw visitors to the community.

OBJECTIVE #1: DETERMINE THE LEVEL OF NEED AND USAGE OF NEW ATHLETIC FACILITIES.

- Establish an athletics committee, comprised of parents, school representatives, coaches, and players.
- Outline organized programs and facilities that are currently offered in Fort Calhoun.
- Evaluate the usage of current fields and facilities taking note of scheduling conflicts and demand; prioritizing local teams over non-local teams.
- Hold a town hall meeting to discuss how residents plan to utilize athletic fields.

OBJECTIVE #2: DESIGN AND IMPLEMENT COMPLEX IMPROVEMENTS

- Develop a phased athletic field plan with cost opinions for improvements.
- Inventory available land in the area that meets the spatial needs of the facilities.
- Conduct local fundraising activities pursuing public and private funds and in-kind donations to offset construction costs.
- Implement phased facility improvements based on highest need and priority.

Responsible Groups/Agencies

City Council, Park and Recreation Board, local sports associations, residents, Fort Calhoun Community Association, Papio-Missouri Natural Resources District, local businesses and clubs

Potential Resources

Municipal Bonds, Private fundraising, Local Option Sales Tax, in-kind labor, Community Development Assistance Act, Nebraska Recreational Trails Program, NDOR transportation funds, Papio-Missouri NRD, Nebraska Game and Parks, Land and Water Conservation Program, Keno funds.

Housing

Housing Project 1

Increase the number of multi-family units available to residents in Fort Calhoun.

Multi-family units were agreed to be a method to provide affordable housing alternatives in Fort Calhoun. Local rental opportunities can cater to young individuals and families, as well as senior citizens looking to downsize from home ownership. This type of transitional housing is an important opportunity for sustaining population growth.

OBJECTIVE #1: INCREASE THE NUMBER OF MULTI-FAMILY UNITS WITH A TARGET OF UP TO THREE NEW UNITS PER YEAR

- Maintain a current Housing Market Study to analyze the building stock and projected opportunities/needs for multi-family housing in and around Fort Calhoun.
- Facilitate a series of discussions with key housing stakeholders to discuss the opportunities and constraints of developing multi-family units in Fort Calhoun.
- Review existing zoning regulations to remove any barriers towards the development of desired multi-family units and their location within identified areas of the Future Land Use Plan.
- Acquire options and/or purchase agreements for land identified as opportunities for multi-family housing.
- Market the prioritized opportunities and results of the Housing Study to area developers; including financial incentives such as tax increment financing (TIF) to encourage a leveraged investment for infrastructure improvements necessary for development.

Housing Project 2

Explore the addition of senior housing options in Fort Calhoun.

Over 40% of Fort Calhoun's population consists of the baby boomer generation or older. The ability for senior citizens to remain in Fort Calhoun as they age are contingent on appropriate housing opportunities. The Autumn Pointe facility currently has a waiting list for vacancies. Providing the ability for seniors to live independently and with assisted living will sustain growth in the community.

OBJECTIVE #2: CONSTRUCT NEW SPECIALIZED (SENIOR) HOUSING UNITS IN THE CITY.

- Sponsor a meeting with private developers, general contractors, local residents, city officials, and Housing Resource Agencies to present and discuss the results of the current Fort Calhoun Housing Study
- Engage local, state, regional, and federal partners to discuss unused opportunities available to the City of Fort Calhoun.
- Determine the feasibility of constructing owner-occupied, rental and specialized housing within the city.

- Foster a cooperative relationship between the City Council, private developers, general contractors and Housing Resource Providers to ascertain the resource needs of the partners and how to cooperatively meet the needs of the community.
- Review development pro-forma to determine the need for construction related City and/or public sector subsidies.

Responsible Group/Agencies

Local lenders, City Council, Gateway Development Corp., housing stakeholders, senior citizens

Potential Resources

Local monies, Community Development Block Grant (CDBG), NIFA Programs, U.S.D.A. Rural Development Programs, private funds, Fannie Mae Programs and local lending institutions.

Housing Project 3

Explore options for the development of moderately priced housing in Fort Calhoun.

Recent housing developments in Fort Calhoun have been priced at market-rate and higher. Public input revolved around the need for additional development of moderately priced homes in the area to cater to young families.

OBJECTIVE #1: PROMOTE DEVELOPMENT OF MODERATELY PRICED HOUSING

- Review existing zoning and building codes to ensure flexibility to develop diverse housing options, including; townhouses, accessory-use dwellings, condominiums, ADA accessible housing, corporate housing, etc.
- Market opportunities in Fort Calhoun to developers specializing in special-needs or affordable housing.
- Review and package financial incentives for housing rehabilitation, i.e. owner-occupied rehabilitation, rental rehabilitation; prioritize older and blighted housing stock for implementation.
- Utilize tax increment financing (TIF) to incentivize and stimulate housing development, prioritizing affordability and special needs housing.

Responsible Groups/Agencies

Planning Commission, Community Development Committee, Habitat for Humanity, City Council, Gateway Development Corp.

Potential Resources

Nebraska Department of Economic Development, USDA - Rural Development, Nebraska Investment Finance Authority, Tax Increment Financing

OBJECTIVE #2: PROVIDE LOW-TO-MODERATE INCOME FAMILIES DOWN PAYMENT ASSISTANCE OR OTHER GAP FINANCING TO ENCOURAGE HOME OWNERSHIP

- Market and conduct community outreach to educate families on the availability of down payment assistance.
- Provide homeownership education classes to prepare families for owning a home.
- Assist low-to-moderate income families to transition from renting to home ownership.
- Educate renters on programs available to assist them in purchasing a home.
- Enlist the support of local businesses and industries, as well as other key stakeholders to help promote the benefits of homeownership
- Continue to seek support from other funding programs (CDBG, USDA, etc.) to offer additional financial assistance for families

Responsible Group/Agencies

Local lenders, City Council, Gateway Development Corp., housing stakeholders

Potential Resources

Local funding resources; Nebraska Department of Economic Development; Nebraska Investment Finance Authority; USDA-Rural Development

Housing Project 4

Increase the number of available single-family homes in the community with a target of three newly constructed homes per year.

Three homes per year were identified as a community goal that will help fulfill the housing needs of Fort Calhoun's population projections over the course of the planning period of this Comprehensive Plan.

OBJECTIVE #1: PROVIDE AN ENVIRONMENT THAT ENCOURAGES AND PROMOTES RESIDENTIAL DEVELOPMENT IN FORT CALHOUN

- Review the current Housing Study and review the recommendations and action plans as to whether they are still applicable to the current market.
- In conjunction with the school district, prepare marketing materials that highlight the strengths of the community and attractiveness to potential new residents.
- Hold a Housing Developers/Builders Summit to discuss housing demand opportunities and local policies.
- Actively solicit potential housing developers within the region.
- Review the Subdivision Regulations for applicability with desired development standards.
- Develop public/private partnerships, where necessary, to facilitate new

- housing development.
- Consider all public financing options that may be used to promote, incentivize, and stimulate housing development on infill properties and new developments including the use of TIF.
- Prepare an inventory of available infill properties and the desired housing types and sizes for each.

Responsible Groups/Agencies

Planning Commission, Community Development Committee, Habitat for Humanity, City Council

Potential Resources

Nebraska Department of Economic Development, USDA - Rural Development, Nebraska Investment Finance Authority, Tax Increment Financing

Housing Project 5

Acquire land for housing development.

The market price of developable land in Fort Calhoun was often-identified as a barrier to development. The consensus of community stakeholders state that the City, community stakeholders, or a public-private partnership should explore direct acquisition and development of adjacent land.

OBJECTIVE #1: EXPLORE VIABLE OPPORTUNITIES FOR PURCHASE AGREEMENTS

- Visit with peripheral landowners and discuss the ability to obtain purchase options on their property that can be shared with potential housing developers.
- Consult the 2017 Annexation Study to consider adjacent land within the City’s zoning jurisdiction to be legally annexed into the corporate limits
- Secure financing for land purchase options to be shared with developers to facilitate subdivision development.

Infrastructure and Utilities

Infrastructure and Utilities Project 1

Develop a new water storage facility

While the water capacity for Fort Calhoun is sufficient to meet current needs, additional community growth may necessitate the expansion of water capacity and storage in order to meet peak demands of a larger population.

OBJECTIVE #1: DETERMINE THE NEED/COST-EFFECTIVENESS OF CONSTRUCTING A NEW MUNICIPAL WATER STORAGE FACILITY TO SUPPORT FUTURE GROWTH/ANNEXATION.

- Engage the services of the City Engineer to evaluate the capacity of a future municipal water storage system.
- Inventory existing infrastructure systems in these growth/annexation areas.
- Review any regional water studies that may have been prepared for these growth/annexation areas.
- Establish population projections and development potential of these growth/annexation areas to estimate the future water storage needs.
- Calculate the necessary water storage needs of the area.
- Provide recommendations and opinions of cost for long-term water storage improvements.
- Review potential sites for future water storage facilities, based upon a series of engineering criteria.

OBJECTIVE #2: DETERMINE THE CITY’S FISCAL CAPACITY FOR FINANCING WATER SYSTEM UPGRADES.

- Meet with the City’s fiscal agent to determine the debt capacity of the City.
- Identify local, state and federal resources for water system upgrades.
- Maximize project impact by leveraging local funds with outside resources.
- Incorporate priorities into the Capital Improvements Plan/Municipal Budget.
- Adjust water user rates to make the water system financially self-supportive.
- Secure appropriate financing to make long-term improvements to the municipal water system at a rate that is affordable to the water customers of Fort Calhoun.

OBJECTIVE #3: SECURE PLANS, SPECIFICATIONS AND OPINION OF COST FOR LONG-TERM WATER STORAGE IMPROVEMENTS.

- Enter into a professional services agreement with the City Engineer to prepare plans and specification for water storage facility, pursuant to the projected water needs of growth/annexation areas.
- Conduct necessary engineering services to prepare plans and specifications.

OBJECTIVE #4: CONSTRUCTION OF LONG-TERM WATER SYSTEM ENHANCEMENTS.

- Bid phase to include advertising, letting and contract award to lowest responsible/responsive bidder.
- Undertake construction related activities.
- Conduct semi-annual water user rate studies to ensure self-sufficient operation of the municipal water system.

Responsible Group/Agencies

City Council, Planning Commission, City Engineer, Gateway Development Corp., Washington County, Papio-Missouri NRD, Rural Water

Potential Resources

Water Fund, Increased Water Usage Fee, Nebraska Drinking Water State Revolving Loan Fund, Municipal Revenue Bonds, General Obligation Bonds.

Infrastructure and Utilities Project 2

Develop fiber optic communication infrastructure throughout the community.

Wide availability of high-speed internet was viewed as a potential asset for residential and economic development in Fort Calhoun.

OBJECTIVE #1: EVALUATE THE PHYSICAL CONDITION AND CAPACITY OF THE EXISTING FIBER OPTICS SYSTEM WITHIN FORT CALHOUN.

- Engage the services of the fiber optic carrier to assess the current condition and capacity of fiber optic service.
- Identify any deficient condition that may exist within the system, above ground and below.
- Meet with major users in the area to determine their future needs, concerns, and expectations.
- Develop a list of recommended upgrades, feasible alternatives aimed at correcting deficient conditions, and opinion of costs for selected upgrades.
- Calculate the impact of upgrades on any projected rates.
- Hold a Public Meeting to discuss the findings of the fiber optic carriers.
- Develop a Capital Improvements Plan to coordinate and budget for future upgrades.

OBJECTIVE #2: CREATE A GIS MAPPING PLAN TO SHOW THE PRECISE LOCATION OF FIBER OPTIC COMPONENTS.

- Identify locations of fiber optic components.
- Create a GIS Mapping Plan to depict the precise location of components.
- Integrate maintenance records into the GIS database.

OBJECTIVE #3: UNDERTAKE PRIORITIZED CAPITAL IMPROVEMENTS.

- Authorize the fiber optic carrier to proceed with plans and specifications for long-term capital improvements.
- Procurement of general contractor(s), as needed.
- Construction-related activities.

Responsible Group/Agency

City Council, Omaha Public Power District, Residents, Planning Commission, Fort Calhoun Public Schools, Local Business Owners, and Private Investors/Business Ventures.

Potential Resources

Municipal Bonds, User Fee Structure, Local Option Sales Tax, Joint Public Agency Act, Capital Improvement Program, County-wide Sales Tax, Nebraska Universal Service Fund, Federal Communication Commission’s Rural Healthcare Pilot Program, National Telecommunications and Information Administration’s Broadband Technologies Opportunity (BTOP) Grant, U.S.D.A Rural Development Community Facility Loan Program and Rural Economic Development Loan and Grant Program, and U.S.D.A Rural Utility Service - Universal Service Fund.

[section 5.3]

ANNEXATION PLAN

As Fort Calhoun grows it must look for opportunities to extend its borders to continue to provide a high quality of life for its residents. To accomplish this, the State of Nebraska has established a process for municipalities to expand their corporate limits into areas that are contiguous to the community, provided such actions are justified. However, this power should be used when development becomes urban rather than rural in nature.

There are three methods for annexation to take place. These include:

1. Property owners can request annexation
2. The municipality can annex any contiguous and adjacent tracts, lots, and/or streets/roads that are urban or suburban in nature.
3. At the time land is platted adjacent to the municipality’s corporate limits it can be annexed at the time of approval of the final plat with a pre-annexation agreement.

To adopt an annexation ordinance, a majority of affirmative votes are required by the City Council at each reading of the ordinance. Then a certified map is filed with the County Assessor, County Clerk, Register of Deeds, and other relevant agencies along with a copy of the ordinance. By statute, the city then has one year to adopt a plan for the extension of city services to the annexed area, if needed.

City Annexation Policy

In accordance with Nebraska Revised State Statute Section 17-405.04, upon annexation, the City shall provide the basic services of fire protection, police, and snow removal on public ways (except on those public ways in which the City contracts with the State of Nebraska) available to the property owners within the Corporate Limits, except for those properties currently not served by water, electrical service and/or sanitary sewer service. The City shall make these services available upon written request of the property owner. The annexed properties that do not have City supplied water, electrical service, and/or sanitary sewer services may request the City to extend those services to said property.

All costs associated with said extension will be the responsibility of the property owner(s) and/or developer. The City may allow the creation of an Improvement/Extension District, which will allow the costs to be assessed to the property owner(s) and/or developer and paid by the property owner(s) and/or developer. Upon agreement to extend said services, the City and the property owner(s) and/or developer shall sign a legally binding agreement that assigns the associated payment costs and establishes the district by ordinance. Finally, all interior streets associated with a subdivision/development shall be the sole responsibility of the property owner(s) and/or developer.

Typically, any new subdivisions are required to pay the costs associated with all utility extensions, including main extensions to the development. In addition, all new subdivisions/developments adjacent to the Corporate Limits of Fort Calhoun may be required to voluntarily annex into the City; the primary exception of this policy would be the use of a Sanitary Improvement District (SID) to finance the subdivision/development.

For purposes of Section § 17-405.04, the paragraphs in this section, as well as, the infrastructure needs listed in each area, shall constitute the required plan for extending services.

According to Nebraska Statute any annexation also includes adjacent public roads. Figure 2 illustrates the approximate corporate limit boundaries if the all areas are annexed. An annexation plat would be required in the consideration of such annexation. Said annexation would require a public hearing and recommendation from the Planning Commission and a public hearing and ordinance from the City Council.

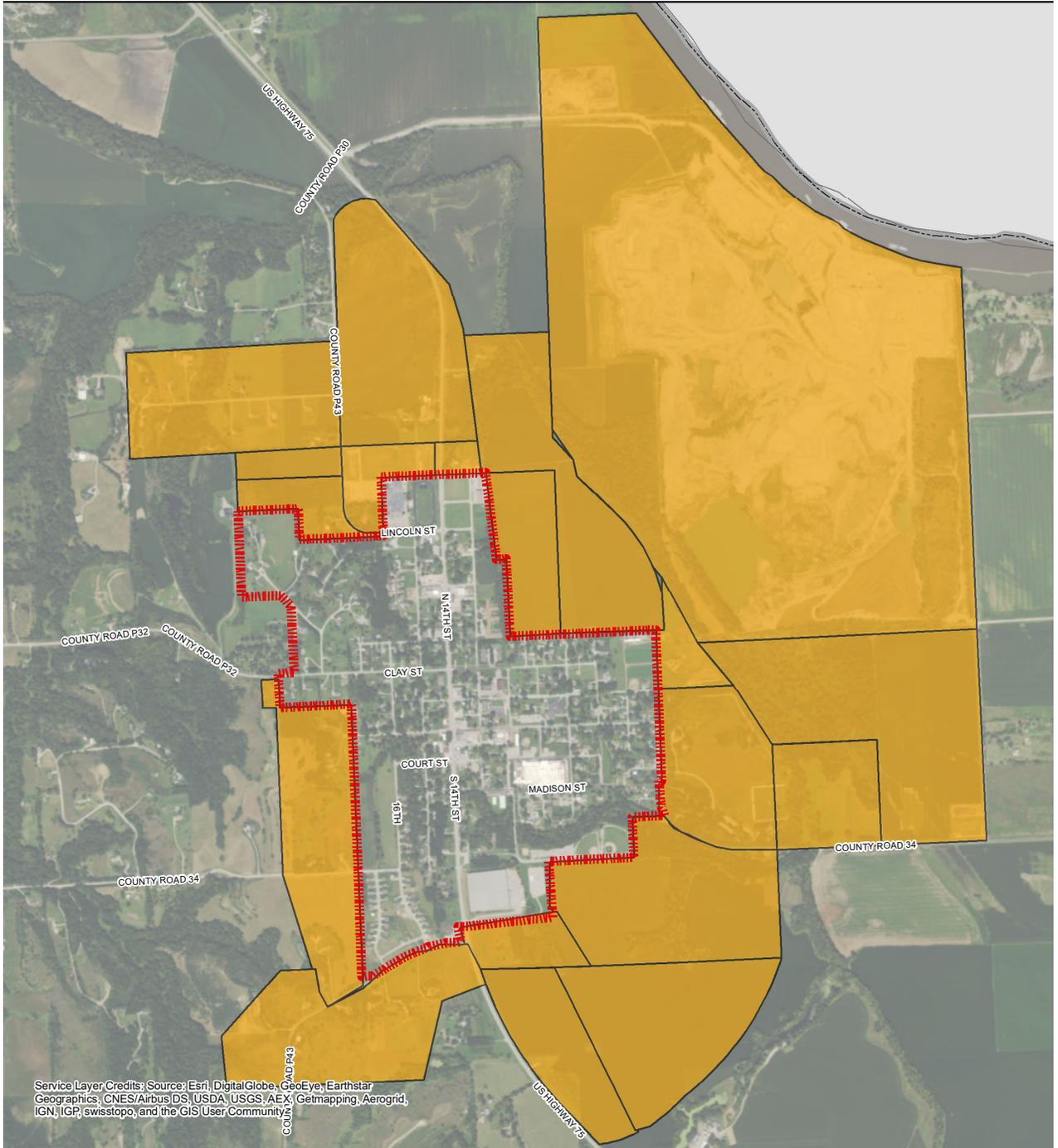
In the future, as Fort Calhoun continues to grow, the need for annexations will again become a reality. The Fort Calhoun City Council should establish the following procedures, in accordance with the Revised Nebraska State Statutes, to insure proper development and annexation.

- As developers present the community with new subdivisions contiguous to the municipality, the Planning Commission and City Council shall not recommend approval or approve any “Final Plat” until a “Subdivision Agreement” is negotiated and agreed upon by the developer and the City Council.
- As a part of the “Subdivision Agreement” and the proper public hearings, the developer should be required, if in the best interest of the City, to agree to immediate annexation upon approval of “Final Plat” as prescribed in the Revised Statutes of Nebraska. This process should not be applied to any subdivision created as a Sanitary Improvement District.

Extension of the Extraterritorial Jurisdiction

Aside from the addition of properties to the municipal boundary of the community, the proposed annexation offers the City the opportunity to extend the boundary of its extraterritorial jurisdiction (ETJ) to match the new corporate boundary according to Nebraska State Statute. Such extension shall be done by ordinance with consideration of land use and City enforcement. While it may seem advantageous to extend the boundary of the ETJ at the same time as the annexation, it will be of greater advantage to the City to wait to do so until after the annexation is finalized in order to provide an easier transition for property owners on the fringe of the community as well as the City.

Map #: Fort Calhoun Annexation Areas



Service Layer Credits; Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Annexation Plan

Fort Calhoun, Nebraska

Legend

-  Current Corporate Limits
-  Potential Annexation



Created by: C. Sloss
Date: July 2016
Revised: March 2017
Software: ArcGIS 10.2
File: 151046.01



Annexation Areas

With guidance from City Council and the Mayor, the areas identified in Map __ represent the potential annexation areas for Fort Calhoun. These areas are identified in accordance with the requirements of a Comprehensive Plan as stated in Nebraska Revised Statutes § 19-903. This plan effectively provides public notice to potential growth areas for Fort Calhoun.

[section 5.4]

PLAN MAINTENANCE

The Comprehensive Plan is the community's collective vision, yet change is inevitable. Major technologies and new community needs will arise during the planning period, which were not foreseen during the plan's development. Jobs, housing, transportation, goods and services will evolve over time. The amendment process to the Comprehensive Plan must accommodate and help manage the inevitable change in a way that best promotes, and does not compromise, the community's core values, health and well-being. The plan amendment process must be an open and fair process, utilizing sound planning, economic, social, and ecological principals.

If new, significant development opportunities arise which impact several elements of the plan, and are determined to be of importance, a plan amendment may be proposed and considered separately from the annual review and other proposed plan amendments. The City Council or Planning Commission shall compile a list of proposed amendments received during a year in preparation for a report to provide pertinent information on each proposal, and recommend action on the proposed amendments. The comprehensive plan amendment process should adhere to the adoption process specified by the Nebraska State Statutes and should provide for organized participation and involvement of interested citizens and stakeholders.

Since this plan is a living, breathing document, it needs to be monitored for continued relevancy. Although the plan uses a 20-year planning time period, intervening time points should be utilized to measure progress toward long term goals, to make adjustments based on changed conditions or preferences, and to provide short and mid-term guidance for land use decisions. In doing so, the ultimate planning time period will move as well, constantly evolving to keep the plan current and relevant.

Approximately every five to ten years, the Comprehensive Plan should undergo a major update. This timeframe is recommended as the appropriate time interval for major updates for several reasons. More frequent updates creates a burden on city staff and resources. Less frequent updates risks the relevancy of the plan. Finally, federal census data is available every decade, making a five to ten-year review period the midpoint or release times of census updates. The common elements of an update include reviewing and extending growth projections, reviewing community goals, and analyzing amendments.

Annual Review of the Plan

A relevant, up to date plan is critical to its on-going planning success. To maintain the confidence and buy-in of both the public and private sectors, and to incorporate updates, the plan must stay current. An annual review should occur where the Planning Commission, City Council, residents, and city staff are able to review the plan and recommend necessary changes.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. The annual review process needs to involve regularly monitoring trends and changes in the local, regional, state, and federal landscape. Such trends and changes may include changes in development activity and use, trends in development regulation amendments, and changes in planning and zoning law. At the beginning of each year at the annual review, a report should be prepared by the Planning Commission that provides information and recommendations on whether the plan is current in respect to population and economic changes, and if the recommended policies are still valid for the city and its long-term growth.

The Planning Commission should hold a public hearing on this report to:

- Provide citizens or developers with an opportunity to comment and/or present possible changes to the plan
- Identify any changes in the status of projects or action items called for in the plan, and
- Bring forth any issues, or identify any changes in conditions which may impact the validity of the plan

If the Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the plan, they should recommend changes or further study of those changes.

Conditions of Plan Amendment

Comprehensive Plan amendment procedures are necessary to determine what constitutes conformity or non-conformity with the plan. It is impossible to set hard and fast rules for such decisions but consistent criteria should be used when making this determination. The following criteria are recommended:

- A request for increases in residential density or non-residential floor area in excess of the guidelines established in the plan, depending upon the degree of increase, may require a plan amendment.
- Land use request involving minor differences from those shown in the plan should be considered in conformity with the plan unless precedent would be best for more extensive and non-conforming changes in adjacent areas.
- Requests for variations or changes in the alignment of designated roadways should be considered in conformity if the continuity of the roadway is maintained, the alignment does not result in traffic safety issues or reductions in needed capacity, does not constrain the proper development of contiguous properties, and does not conflict with or preempt other planned uses or facilities.

- Requests to deviate from plan-specific requirements such as open space and traffic reduction measures generally should not be permitted in order to ensure equitable treatment of all property owners and to avoid arbitrary decisions which would undermine the legal foundation of the plan. If changes are to be made, they should be done through a plan amendment process.
- The final criteria must always set a precedent for cumulative changes which are not consistent with the plan. Therefore, in those instances where the implications of the request are not easily observed or detected a request for a plan amendment should be required.

Evaluating Land Developments

The interpretation of the plan should be comprised of a continuous and related series of analyses, with references to the goals and objectives/policies, the overall land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the plan should include a thorough review of all sections of the plan.

If a development proposal is not consistently supported by the Comprehensive Plan, serious consideration should be given to making modifications to the proposal, or the following criteria should be used to determine if a comprehensive plan amendment would be justified:

- The character of the adjacent parcels or neighborhoods
- The zoning and uses on nearby properties
- The suitability of the property for the uses allowed under the current zoning designation
- The type and extent of positive or negative impact that may affect adjacent properties, or the city at large, if the request is approved
- The impact of the proposal on public utilities and facilities
- The length of time that the subject and adjacent properties have been utilized for their current uses
- The benefits of the proposal to the public health, safety, and welfare compared to the hardship imposed on the applicant if the request is not allowed.
- Comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and objectives/policies
- Consideration of professional staff recommendations

[section 5.5]

IMPLEMENTATION TOOLS

A single tool or category of tools is not sufficient to achieve the goals in a comprehensive plan. The steps toward each goal require the use of several tools and mechanisms in order to be obtained, realized, and sustained. The city of Fort Calhoun will need to continually develop its own set of implementation tools and strategies, recognizing that each has unique strengths and weaknesses. Implementation strategies can be separated into several distinct tool categories and programs, each with its distinct characteristics that make it suitable for specific goals and circumstances.

Support Programs

Three programs will play a vital role in the success of the comprehensive plan implementation. These programs are:

Capital Improvements Financing

A capital improvements plan provides an annual predictable investment plan that uses a one to six-year horizon to schedule and fund projects integral to the plan's implementation.

Zoning Regulations

Zoning regulations update zoning districts and regulations, which may include design guidelines, to reflect the development goals of the comprehensive plan update to allow the city to provide direction for future growth.

Subdivisions Regulations

Subdivision regulations establish criteria for environmental impact regulations and the division of land into building areas and public improvements. Implementing infrastructure investments is a primary function of subdivision regulations.

Public Education

In addition to the identified programs, broad public support and involvement is crucial to the successful development and implementation of any broad-based policy or program. If adequate public support is to be developed, a program including and educating residents and stakeholders is paramount. Political leadership of Fort Calhoun should strive to implement an active public participation process by creating an educational process on land use and development issues. The city should continue to use its website and make the comprehensive plan and development regulations available online. Ongoing education and promotion will be an important factor in sustaining interest and motivation from community members.

Some of the objectives of the Comprehensive Plan cannot be achieved unless the actions of public private partnerships can be leveraged. Frequently, constraints prevent organizations from collaborating effectively (i.e. financial resources, legal authority, excess regulation, etc.). Efforts should be made to identify and bridge these gaps with open communication, cooperation, and realization that issues at hand could benefit the health, safety, and general welfare of the residents and business community of Fort Calhoun.

Special Studies and Plans

Additional studies and plans can be helpful to further explore and define a vision of a certain area, corridor, or development site. Conducting studies as the basis for decision-making as opportunities and challenges arise can ensure that investments are made in accordance with the comprehensive plan. Some examples of additional planning efforts that should be maintained and current include, but are not limited to:

- Housing Master Plan
- Facilities Management Plan
- Site Development Plans
- Blight and Substandard Determination Studies

Land Use Suitability

One over-arching goal of the comprehensive plan is to guide development and the development community by:

- Describing the relationship between land uses
- Minimizing land use conflicts between neighboring parcels and neighborhoods
- Establishing criteria or design standards new development must meet
- Create consistent characteristics within each land use district

Land Use Transition

Development projects should provide, if needed, screening, buffers, or additional setback requirements when located next to existing uses. Screening or buffers may be plant material, earthen berms, fencing, or a combination of the listed. Boundaries between land uses are done along streets, alleys, natural features (streams, railroads, etc.) and lot lines whenever possible.

Community Entrances

First impressions of the community are made at the entrance corridors. These impressions are critical to a community's overall image. Redevelopment should have higher landscaping standards when located at any of the boundaries or entrances to the city. Entryway design was an effort discussed by the public and documented in the Envision chapter. These improvements along with appropriate sign regulations along the highway corridors into the community will promote design that reflects the high quality of life and identity of Fort Calhoun.