

VII. Recommendations and Maintenance

Recommendations

The following recommendations have been designed to implement the policies described above. For the most part the recommendations require amendment to the City Zoning Ordinance. The recommendations are described. Following each recommendation is a citation describing the policy or policies that it implements (i.e.: Implements Policy 1). On the following page is a map showing the proposed location of each of the land use areas.

Business Recruitment and Retainage

Target Business Incentives

For Fort Calhoun to grow its economic base, continued public and private investment is needed. Proactive public policies and financial incentives are essential to entice new development and retain the existing economic base. Most financial incentives include:

- assisting in relocation costs
- waiving or discounting local permit fees;
- sponsoring public finance options like Tax Increment Financing.

Establish a Database of Available Land and Buildings

The City should develop a continually evolving Geographic Information Systems (GIS) database of developed and undeveloped land in or around the City. This database should provide a wealth of information for potential businesses to review when the City is undergoing the recruitment process. The database should be regularly updated to ensure the most current information is available to potential businesses.

Housing Supply

Improvement of the housing stock should be a continual emphasis of the City. The availability of housing units of all types and values is a major factor in business growth and retainage.

Establish an Owner-Occupied Housing Rehabilitation Program

The City should work with local banks and Nebraska Department of Economic Development's CDBG program to establish an owner-occupied housing rehabilitation program to improve and preserve the existing housing stock of the City.

Promote Infill Development

Fort Calhoun should promote infill development to ensure compact, efficient growth and to stabilize the existing neighborhoods. Creation of a database, much like the one suggested for Business Recruitment and Growth, would assist in the reporting of the availability of such land and the availability of any local, state, or federal incentives to entice the development of these areas.

Control New Residential Development

The City should work to control new residential development in rural areas to ensure compact, efficient growth. New residential development should take place within the Planned Development Areas and as close as possible to current utility connections.

Public Utilities and Services

Phasing of Planned Development Areas

Fort Calhoun should work towards implementation of its Comprehensive Plan through cost-effective public and private investment. The City, through its Capital Improvement Plan (CIP), should designate expansion of service and utilities to specific areas to assist in the implementation of the Comprehensive Plan.

Transportation System Maintenance and Improvements

The City should continue improvements to the current transportation system. Fort Calhoun has undergone an aggressive campaign over the last decade to improve the current road system to mostly paved roads. Continuation of this campaign for the maintenance of these roads and the development of new roads to assist in the creation of the Planned Development Areas is an important subject that cannot be overlooked.

Ensure New Road Development Follows the Future Land Use Plan

Fort Calhoun should adhere to the Future Land Use Plan when approving new developments to ensure the traffic routes in the development areas adhere to the plan to make sure that future traffic flow of entire development areas and the City as a whole are fluid and efficient.

Apply Access Control Requirements along US Highway 75

Controlling access to a major roadway system assists in the movement of traffic efficiently and the safety of the motorists and pedestrians that traverse it. Traffic congestion and hazards reduces the capacity of a roadway, increasing the pressure to conduct a costly widening of the roadway. An access control policy should be developed to ensure road capacity can be maintained on US Highway 75.

Fort Calhoun Zoning Ordinance

A full rewrite of the Fort Calhoun Zoning Ordinance is recommend to implement the policies described above.

Plan Maintenance

The intent of a comprehensive plan is that it will be under constant review and consideration when undertaking decision making with regard to land use in Fort Calhoun. The plan should be a continuously evolving document to best suit the needs of the City and it's citizenry.

Any changes to the plan should be made utilizing the proper configuration for amendments. The Planning Commission should initiate the plan review on an annual review basis utilizing professional planners whenever possible.

Whenever possible throughout the review the City will involve public involvement when conducting review of the Comprehensive Plan. Public involvement should include the use of occasional public meetings as utilized in the development of this plan.

Annual Review of the Comprehensive Plan and Plan Amendments

At the beginning of each year a report should be prepared by the Planning and Zoning Commission that provides information and recommendations on:

- whether the Comprehensive Plan is current in respect to population, economic changes, or recent impacts; and
- the recommended policies are still valid for the City and its long term growth.

The Fort Calhoun Planning and Zoning Commission should hold a public hearing on the aforementioned report to:

1. Provide citizens and/or developers with an opportunity to present possible changes or additions to the Comprehensive Plan;
2. Identify any changes in the status of projects called for in the Comprehensive Plan; and
3. Bring forth any issues, or identify any changes in conditions, which may impact the validity of the Comprehensive Plan.

If the Commission discovers major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the Comprehensive Plan, they should recommend changes or request a further study of those changes. This process may lead to identification of amendments to the Comprehensive Plan that would be processed as per the procedures in the next section.

The Fort Calhoun Comprehensive Plan should be reviewed, at a minimum, once a year.

The Fort Calhoun Comprehensive Plan must be amended in accordance with Nebraska Revised Statute involving a process that should be based upon Planning Commission and City Council public hearings.