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Introduction
Future Land Use
Urban Design
Parks and Recreation Recommendations
Future Transportation

ACHIEVE SPRINGFIELD

The previous chapters have given past trends, current conditions, and desires of the Springfield community. The public participation reiterated what was researched and perceived by the steering committee and focus groups. After all data gathered and public participation incorporated, the consulting team began to formulate some ideas for the Achieve Section.

The focus group meetings were well attended by steering committee members in order for them to hear other residents and experts of their fields. This participation and experience helped to further develop and finalize the Achieve Chapter.

The overwhelming question asked was “What is the future of Springfield?” Residents voiced concern of Springfield staying a ‘bedroom community.’ Although Springfield is currently not ‘busting at the seams’ like fellow Sarpy County communities, it has positioned itself for potential commercial and industrial development opportunities. Any large infrastructure investment is best located north of Springfield to serve and support Highway 50 commercial and industrial development and adjacent residential growth.

There were multiple steering committee meetings to verify that the Achieve items met the desires and needs of Springfield. The Achieve Chapter includes: Future Land Use, Urban Design, Parks and Trails Plan, and Future Transportation.

4.2 FUTURE LAND USE

Purpose

The purpose of the Future Land Use is to describe and locate the intended land use expected to be developed within or near the corporate limits of Springfield. The City of Springfield has a great combination of lofty goals and fiscal responsibility. Concerns from citizens revolved around the fact that Springfield is not growing fast enough. A community with little growth and fiscal responsibility is better than a community that has too much growth and is limited fiscally. The City of Springfield's priorities focus on the services it currently provides and how to maintain that level of service for the next generation. Commercial and residential growth has to make sense for the community to extend services and permit developments that are in-line with their lofty goals.

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 resembles those intentions with a long-range view. As Sarpy County can attest, development can happen quickly. However, the Future Land Use Map will be used as a guide for best land use choices. Variables and unforeseen changes may change this map. It is meant to 'lay a foundation' with information that supports its findings. When that information changes, it is expected that the map will be adjusted accordingly.

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

- The current use of land within and around the community.
- The desired types of growth, including location of growth.
- Growth pressures from outside the community.
- Physical characteristic, 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 Springfield's Current Land Uses with the desired intentions of the community. Future Land Use applies a best-use strategy that includes natural and man-made limitations. A simple example is identifying the floodplain boundaries and using this land with agricultural uses, open space, or park designation. It is easier to replace park equipment and goal posts than housing units.

4.2 FUTURE LAND USE

Categories

There are 14 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 of a number of zoning districts may be appropriate in a single land use category.

The Future Land Use (FLU) Categories include:

Residential

- Agricultural Residential (AR)
- Rural Residential (RR)
- Rural Arts (RA)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)

Commercial

- Central Business District (CBD)
- General Commercial (GC)
- Highway Commercial (HC)
- Business Park (BP)

Industrial (I)

- Public/Quasi-Public (P/QP)
- Parks/Recreation (P/R)

Based upon the land use categories and designation on the Future Land Use and Transportation Map (Figure 42), an analysis can be made of the amount of land for each major land use within Springfield's one-mile jurisdiction. This analysis is completed only to take a quick view of the entire planning jurisdiction of Springfield and how the uses are dispersed. Although there is no scientific measure or ideal percentages, some comparison can be made to the area of land and uses within Springfield's corporate limits. The following calculations are based on the future land use designation for Residential, Commercial, and Industrial uses.

Residential	4,710.1 acres (AR, RR, RA, LDR, MDR, HDR)
Commercial	494.7 acres (MU, DT, C, HC, BP)
Industrial	829.8 acres (I)
Other	321.4 acres (P/QP and P/R)

FUTURE LAND USE

Categories

The Commercial land use includes Springfield's downtown and other areas that encompass all retail, office and service uses. Commercial uses vary widely in their intensity of use and impact, varying from low intensity offices, specialty shops, and indoor storage to more intensive uses such as gas stations, restaurants, grocery stores, sales and service, or automobile repair. The lots in the downtown area are usually small and the area offers higher pedestrian access. Parking in the downtown area is handled by on-street parking while other commercial areas have parking lots that are often shared by adjacent uses.

Each area 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 the elements of the Comprehensive Plan. The Commercial land use includes Mixed Use, Downtown, Commercial, Highway Commercial, and Business Park.

Agricultural Residential (AR)

The Agricultural Residential Land use is intended to accommodate continued agricultural uses while allowing for residential acreages with lower intensity land uses. This designation is applied to determine that the land is best suited as productive farmland with farmsteads and acreages, less than ideal locations for city infrastructure, and lack of current development pressures. As current conditions provide, these less demanding land uses are best serviced by individual septic and water. Characteristics of the AR category include:

- Location of AR is found surrounding the outer limits of contiguous urban land use and typically less accessible to the transportation network. These areas may be near the transportation network but have additional financial difficulties being supplied with city services.
- Accessory buildings are at a scale between typical Low Density development and farm buildings.
- Uses within this area include agricultural uses (with the exception of livestock feeding operations), wineries, single-family residential, parks, recreation, open space, and associated accessory uses.
- Typical zoning is AR

4.2 FUTURE LAND USE

Residential

Rural Residential (RR)

The Rural Residential land use is intended to accommodate continued residential in rural and agricultural land uses with low development densities. As Springfield builds outward and infrastructure is extended, these areas may become future Low Density Residential. As the current conditions provide, these areas are best served with individual wells and septic. Characteristics of RR category include:

- Location in areas outside the corporate limits where city services, such as water and sewer, will be difficult or costly to provide.
- The larger lots allow for greater potential to preserve nature through the use of conservation easements and common open space.
- Accessory buildings are at a scale between typical Low Density development and farm buildings.
- Uses within this area include agricultural uses (except livestock feeding operations), wineries, single-family residential, churches, parks/recreation/open space, and associated accessory uses.
- The area will accommodate residential development at a density of around one unit per acre. Density is very dependent upon public utilities vs. private systems and the specific soil conditions of the properties.
- Typical zoning is AR

Rural Arts (RA)

The Rural Arts Land Use is intended to accommodate continued residential in rural and agricultural land uses with low densities. Characteristics of the RA category include:

- Location outside of corporate limits south of Pflug Road.
- Accessory buildings are at a scale between typical Low Density development and farm buildings.
- Uses within this area include agricultural uses (except livestock feeding operations), arts and tourism, wineries, single-family residential, parks/recreation/open space, and associated accessory uses.
- Typical zoning is RT and AR

Residential

Low Density Residential (LDR)

The Low Density 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, and is located throughout town and in the one-mile zoning jurisdiction. Characteristics of the LDR category include:

- Locations adjacent of contiguous development to provide convenient access to transportation routes, commercial areas, jobs, schools, parks and recreation areas, and public services.
- Accessory structures should be limited in size to reinforce the pedestrian scale of neighborhoods.
- Pedestrian connectivity is important; the public sidewalk and trail system should provide adequate opportunities for residents to walk to destinations or for enjoyment.
- The area will include densities ranging from one to four dwelling units per acre.
- Uses within this area include single-family residential dwellings, public and quasi-public use, parks, group homes, and home occupations.
- Typical zoning includes R-100, R-92, and R-87

Medium Density Residential (MDR)

The Medium Density Residential land use area is intended to provide higher residential densities than LDR. This land use is considered the majority of Springfield's traditional residential land use and density and commonly found within urban neighborhoods. This area will also have a significant role as a transitional use between most commercial areas and lower density residential development. Characteristics of the MDR category include:

- Locations within and contiguous to corporate limits where uses can serve as transitions that buffer and/or screen lower density residential uses from commercial uses and major streets.
- All areas should provide a mixture of housing styles, types, and occupancy levels in order to meet the housing needs and socio-economic abilities of all residents.
- Neighborhood parks and open spaces should be included in all new developments and provided with access to the city's Trail System.
- Pedestrian connectivity is important; the public sidewalk system should provide adequate opportunities for residents to walk to destinations or for enjoyment.
- The area will include densities ranging from three to ten dwelling units per acre.
- Uses within this area include single- and two-family residential dwellings, public and quasi-public uses, group homes, and home occupations.
- Typical zoning includes R-87 and R-50

4.2 FUTURE LAND USE

Residential/Com

High Density Residential (HDR)

The High Density Residential land use area is intended to accommodate denser residential development. This area supports apartment complex-type development, or a mixture of townhomes 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 HDR category include:

- Location where uses can serve as a transition between lower density residential areas and commercial uses.
- Location in areas adequately served by transportation facilities and near abundant employment opportunities.
- Opportunities for outdoor 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. Such pedestrian opportunities will compensate for the density of development.
- The area will include densities ranging from 10 to 15 dwelling units per acre.
- Residential alternatives should be allowed, including units with varying numbers of bedrooms, and live/work units.
- Uses within the area include single-, two-, and multi-family dwellings, with a focus on group homes, multiple-family and multiple-story structures.
- Typical zoning includes R-50, R-30, and M

Mixed Use (MU)

The Mixed Use land use areas encompass all retail, office, service uses, business park, educational, and medium to high density residential uses. Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices to medium intensive uses such as convenience stores, restaurants, copy centers, fitness center, medical center, and educational campus. Characteristics of the MU category include:

- Located throughout town and in the one-mile zoning jurisdiction along arterial and collector transportation routes.
- Location where uses can serve as a transition between lower density residential areas and more intense commercial uses.
- Neighborhoods should be served by small-scale commercial developments, providing uses that serve the convenience and daily needs of nearby residents.
- Areas are developed as an overall site plan where interaction of uses are appropriate.
- Large-scale commercial developments should provide a mix of use types, including residential uses above the first floor, where appropriate.
- Consideration should be given to diversity of uses at intersections so competition of uses and redundancy is eliminated.

Residential/Com

- Pedestrian scale and orientation will be an important design consideration for commercial and residential projects of all sizes.
- Pedestrian connectivity within and between developments shall be required through the use of the public sidewalk and trail systems. Such pedestrian opportunities will compensate for the density of development.
- The design and exterior surface treatments should reinforce existing development patterns; in newly developing areas design themes should strengthen the overall image of the development consistent with the character of Springfield.
- Landscaping, berms, fences, and setbacks should be used to screen and buffer commercial uses and parking lots from residential uses and transportation corridors; the scale of which should be appropriate to the relationship between the uses.
- Buildings shall be oriented along corridors so that parking and loading docks are directed away from public right-of-ways.
- Opportunities for outdoor recreation and open space will be an important design element and public/quasi-public uses will be allowed.
- Typical zoning is MU

Downtown (DT)

This commercial land use includes the area of Springfield located in original downtown. The lots are usually small and the area offers higher pedestrian access. Characteristics of the DT category include:

- The intensity of particular uses should be suited to the character of the surrounding area.
- District should be served by small-scale commercial developments, providing uses that serve the convenience and daily needs of nearby residents, while offering a destination cultural flare.
- Commercial businesses of all types should design at the pedestrian scale. Pedestrian linkage of this area to other neighborhoods shall be incorporated through sidewalk and trail connections.
- The design and exterior surface treatments should reinforce existing development patterns consistent with the character of the area and of Springfield.
- Landscaping, fences, and walkways should be used to screen and buffer commercial uses from residential uses; the scale of which should be appropriate to the relationship between the uses.
- Uses within this area do not include those generally associated with big box stores, large open parking lots, or industrial uses, such as warehousing/distribution, manufacturing and production, etc.
- Typical zoning is DC

4.2 FUTURE LAND USE

Commercial

Commercial (C)

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 repair. Parking lots are usually shared by adjacent uses. Each area designated as general 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 the elements of the Comprehensive Plan. Characteristics of the Commercial category include:

- Located throughout town, the intensity of particular uses suited to the character of the surrounding area.
- Larger, more intense commercial developments located nearer to major streets.
- Neighborhoods should be served by small-scale commercial developments, providing uses that serve the convenience and daily needs of nearby residents.
- Commercial businesses of all types and sizes should design at the 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 developing areas design themes should strengthen the overall image of the development consistent with the character of Springfield.
- Landscaping, berms, fences, and setbacks should be used to screen and buffer commercial uses from residential uses; the scale of which should be appropriate to the relationship between the uses.
- Uses within this area do not include those generally associated with big box commercial uses or industrial uses, such as storage, warehousing/distribution, manufacturing and production, etc.
- Typical zoning is RB and BG

Highway Commercial (HC)

Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices, specialty shops, and indoor storage to more intensive uses such as gas stations, restaurants, grocery stores, sales and service, or automobile repair. Each area designated as highway 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 the elements of the Comprehensive Plan. Characteristics of the HC category include:

- Located throughout town along major corridors, the intensity of particular uses suited to the character of the surrounding area.
- Larger, more intense commercial developments located nearer to major streets.
- Neighborhoods should be served by small-scale commercial developments where appropriate, providing uses that serve the convenience and daily needs of nearby residents.

Commercial

- Commercial businesses of all types and sizes should design at the 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 developing areas design themes should strengthen the overall image of the development consistent with the character of Springfield.
- Strict control over signage, landscaping, and design is necessary for locations nearer to lower intensity uses and along transportation corridors.
- Landscaping, berms, fences, and setbacks should be used to screen and buffer commercial uses from residential uses; the scale of which should be appropriate to the relationship between the uses.
- Uses within this area do not include those generally associated with industrial uses, such as warehousing/distribution, manufacturing and production, etc.
- Typical zoning is BH

Business Park (BP)

Much economic development is focused on the Highway 50 Corridor and appropriate businesses and land uses. The Business Park designation includes such developments as office parks, corporate campuses, and research and development parks. These transitions of land use are important to buffer any residential from higher intensity land use such as Industrial. Business Park helps to create a natural transition by creating the additional option between the typical smaller lot and high accessibility of Highway Commercial to the larger lots and limited accessibility of the Industrial. The Highway 50 corridor will have limited access which allows for more flexibility near the access points. With the likelihood of light assembly in the Industrial areas, there can be a gradual transition between residential, highway commercial, and industrial lands uses. Characteristics of the BP category include:

- Located on the edge of town and in the one-mile zoning jurisdiction, the intensity of particular uses suited to the character of the surrounding area.
- Larger, more intense commercial developments located nearer to major roads or highways.
- Pedestrian attributes, including trails, will be an important design consideration for projects to tie into the adjacent properties and the community.
- The design and exterior surface treatments should reinforce existing development patterns; in newly developing areas design themes should strengthen the overall image of the development consistent with the character of Springfield.
- Large-scale commercial developments should provide a mix of use types, including residential uses above the first floor, where appropriate.
- Strict control over signage, landscaping, and design is necessary for locations nearer to lower intensity uses and along transportation corridors.
- Landscaping, berms, fences, and setbacks should be used to screen and buffer commercial uses from residential uses; the scale of which should be appropriate to the relationship between the uses.

4.2 FUTURE LAND USE

Commercial

- Uses within this area do not include those generally associated with industrial use, such as warehousing/distribution, manufacturing and production, etc.
- Typical zoning is BP

Industrial (I)

The Industrial land use area focuses on the light industrial designation. Location is important, as proximity 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 intrusive uses, or destroy important new corridors.

The Industrial land use area is intended to accommodate smaller, less intensive industrial uses, compared to those that are larger and have more intensive industrial activity. 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, closeness to major transportation routes, and lot sizes necessary to accommodate initial development and potential future expansions.
- Uses shall emit a minimal amount of noise, odor, waste, and other operational byproducts and incorporate adequate buffering and separation from adjacent uses.
- Significant landscaping and buffering should be used to screen industrial uses from view of nearby residential areas, other conflicting land uses and important view corridors.
- The design and exterior surface treatments should reinforce existing development patterns; in newly developing areas design themes should strengthen the overall image of the development consistent with the character of Springfield.
- Strict control over signage, landscaping, and design is necessary for locations nearer to lower intensity uses and along transportation corridors.
- Uses within this area include warehousing, distribution, light manufacturing, light assembly, production companies, employment centers, self-storage facilities, etc.
- Typical zoning includes LI

Public Use

Public/Quasi-Public (P/QP)

The Public/Quasi-Public land use areas are intended to provide easy, convenient access for residents the common activities of daily life. However, the areas identified on the map tend to be already developed with uses specific to this category. The reason for this is that speculation with respect to future public and quasi-public uses can artificially inflate the underlying land value to the detriment of the city finances and community residents. In addition, not all existing or proposed public and/or quasi-public land uses are identified by way of Public/Quasi-Public Land Use designation since these uses are typically allowed outright or by conditional use in varying residential and commercial zoning districts. Characteristics of the P/QP category include:

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

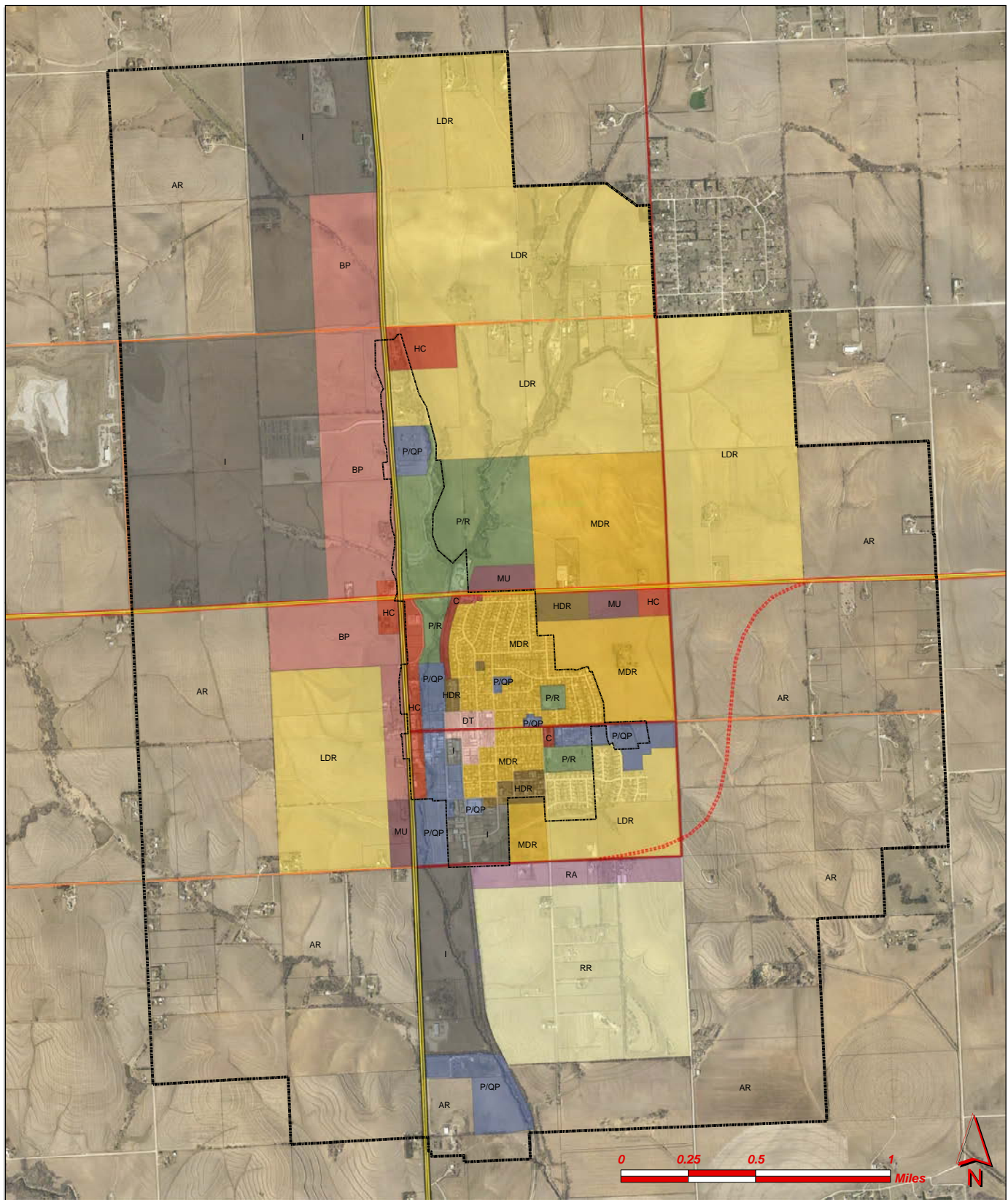
Parks / Recreation (P/R)

The Parks and Recreation land use area accommodates those undeveloped properties that are intended to benefit the public by remaining undeveloped as open space or parks. However, many of the areas identified tend to be already developed with uses specific to this category.

The reason for this is that speculation with respect to future public and quasi-public uses can artificially inflate the underlying land value to the detriment of the city finances and community residents. In addition, not all existing or proposed parks, recreation, and open space land uses are identified by way of Parks and Recreation Land Use designation since these uses are typically allowed outright or by conditional use in varying residential and commercial zoning districts. Characteristics of the P/R category include:

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

Figure 42 Future Land Use and Transportation



<p>Future Land Use</p> <ul style="list-style-type: none"> AR Agricultural Residential RR Rural Residential RA Rural Arts LDR Low Density Residential MDR Medium Density Residential HDR High Density Residential MU Mixed Use DT Downtown C Commercial HC Highway Commercial BP Business Park I Industrial P/QP Public/Quasi-Public P/R Parks/Recreation 	<p>Transportation</p> <ul style="list-style-type: none"> Major Arterial Other Arterial Minor Arterial Collector Bypass Possibility 	<p>Springfield, Nebraska</p> <hr/> <p>Future Land Use and Transportation</p>	<p>Created By: TKC Date: 9/4/14 Revised: 11/14 Software: ArcGIS 10.1 File: 131322 Adopted: 1/6/15</p> 
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