

# CHAPTER 2: FUTURE LAND USE

## Existing Land Uses in Springfield

The Existing Land Use Map to the right shows the distribution of land uses in Springfield today. Commercial land has the largest share of land uses at 52.4%, while 21.4% is low-density residential. That distribution of land uses supports the local tax base and opportunities for quality of life investments in Springfield. Due to the presence of the 100-year floodplain, there are expansive areas for recreation and open space located along Highway 50. Other land in Springfield is a mix of civic, medium residential, and industrial zones, providing a diverse range of uses.

Existing land use inventories are helpful to identify to inform current land use themes, what types of uses are needed or sufficient, and how to support growth within the planning boundary. More details of the planning boundary, growth considerations, and Future Land Use Plan are discussed within this chapter.

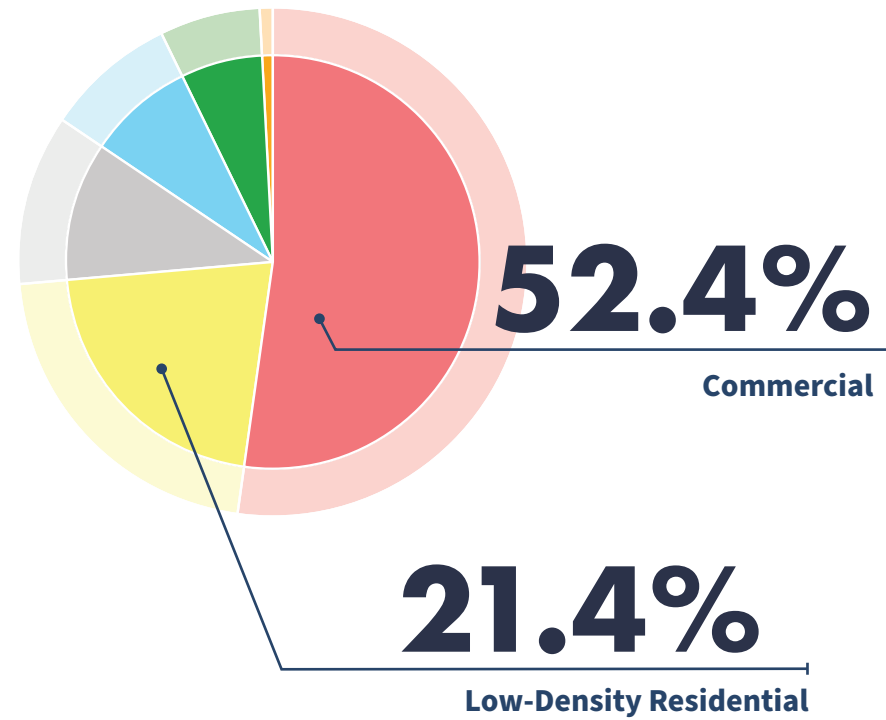


FIGURE 2.1 // EXISTING LAND USE SHARES

*Estimates include SIDs outside City Limits*

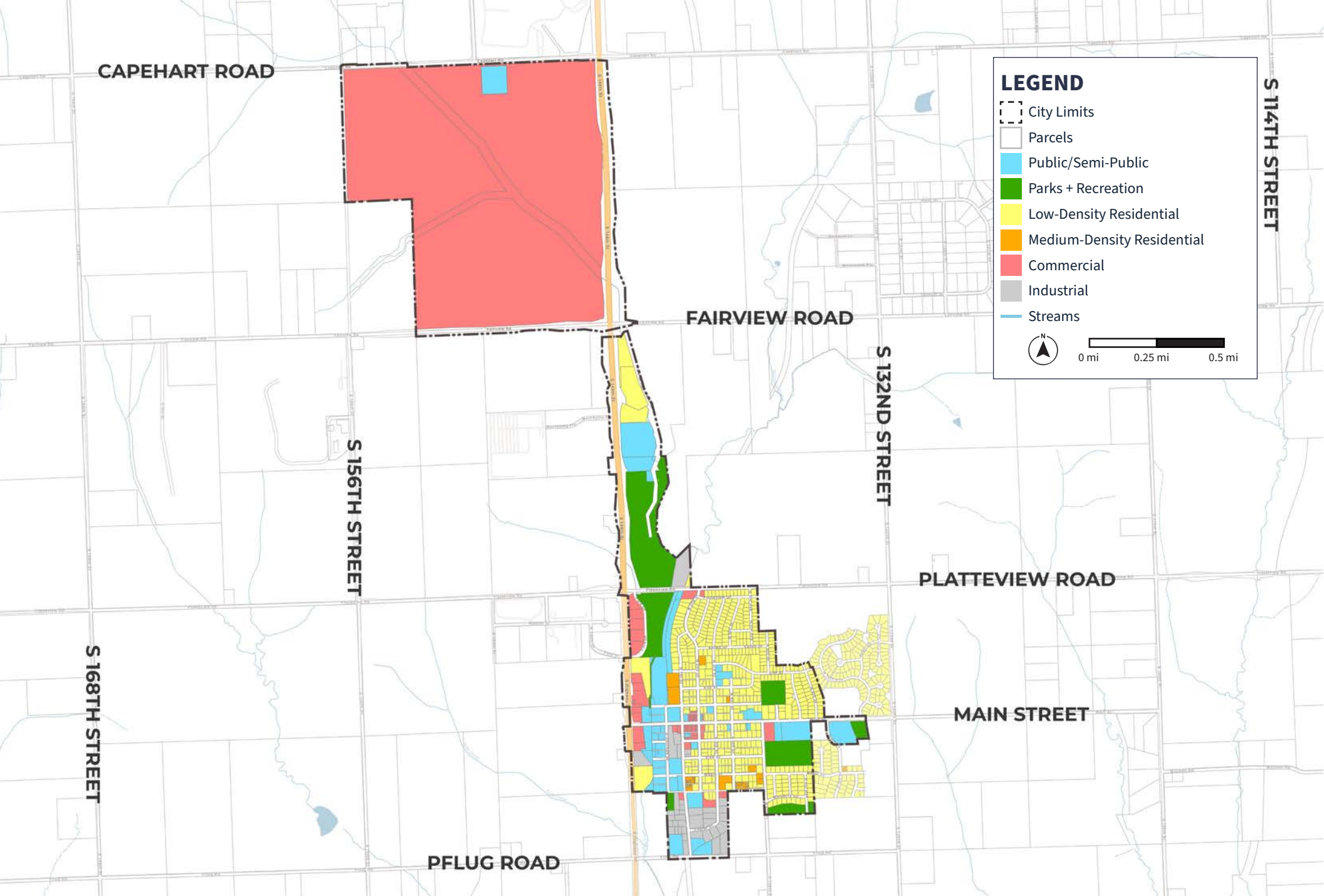


FIGURE 2.2 // EXISTING LAND USE MAP

SOURCE: SARPY COUNTY WITH INPUTS FROM CONFLUENCE

# FUTURE LAND USE PLAN OVERVIEW

## Future Land Use Plan

A future land use plan is a guide for the growth and development of a community. The plan identifies the preferred development pattern and is tied to a series of Future Land Use categories and definitions. The key considerations provided in creating the Future Land Use Plan are identified below and discussed in the following pages.

Key considerations include:

- Composition of a community
- The location of natural resources and preservation of land
- Promoting contiguous growth to provide adequate water and sanitary services to an area
- The proposed alignment of future streets
- The desired character of the community

## Relationship to Zoning

Future Land Use Plans serve as the basis for determining the appropriate zoning for the property being developed or annexed into a community. In accordance, to Chapter 19-901 of Nebraska State Statutes, Springfield is in compliance by providing an updated Future Land Use Plan in the Comprehensive Plan.

The Springfield Comprehensive Plan should be reviewed whenever a zoning code regulation is amended and every time a property is rezoned to ensure that the action is consistent with both the goals and policies included in the Plan and with the land use designations as shown in the Future Land Use Plan.

## When to Amend

The Future Land Use Plan for the Springfield Comprehensive plan represents the ideal future land use definitions for the community. However, the Future Land Use Plan should be viewed as flexible and adaptable to potential development. If circumstances change and reveal a conflicting land use, the Future Land Use Plan and Comprehensive Plan should be amended appropriately to reflect the updated conditions of the community. If Springfield finds it justified to and appropriate to rezone a property in a manner that is not consistent with the Future Land Use Plan or any related policies, the Future Land Use Plan and Comprehensive Plan should be amended as part of the rezoning action to ensure consistency. The city should carefully document the justifications for an amendment to this plan and findings adopted as part of the official record.

## Compatibility Matrix

The zoning compatibility matrix shows the relationship between the future land use categories and Springfield’s existing zoning districts. Zoning districts have been listed as either compatible (“C”) or partially compatible (“PC”) within each of the corresponding land use categories. If it is left blank, it is not compatible.

This matrix should be used as the basis for determining the appropriate zoning district(s) for land that is annexed into the City or as a property rezoning is being considered. If the zoning desired for a given property is incompatible with its land use designation, the designation on future land use map should be first amended accordingly. In certain situations, an update or amendment to this matrix may be warranted to address changes in development patterns or revisions to the City’s zoning code regulations.

		Future Land Use Categories													
		Green Corridor/Open Space/ Agriculture	Parks and Recreation	Rural Residential	Rural Arts	Low-Density Residential	Medium -Density Residential	High-Density Residential	Mixed-Use	Downtown Mixed-Use	Neighborhood Commercial	Regional Commercial	Public/Quasi-Public	Business Park	Industrial
Zoning Districts	(AR) Agriculture Residential District	C	C	C	C	C							C		
	(RT) Rural Arts/Tourism District	PC	PC	C	C	PC									
	(R100) Single-Family Residential District			C	PC	C	PC								
	(R92) Single-Family Residential District					C	PC								
	(R87) Single Family Residential District					C	PC								
	(R50) Two-Family Residential District					PC	C	C							
	(R30) General Family Residential District						C	C	C	PC					
	(RB) Residential Business District							PC	C	PC	C				
	(M) Modified Residential District							PC	PC	PC	PC				
	(MU) Mixed Use District								C	C	PC	C			
	(DC) Downtown Commercial District								C	C	PC	C			
	(BG) General Business District										C	C		PC	PC
	(BH) Highway Business District											C		PC	PC
	(BP) Business Park District													C	C
	(LI) Light Industrial District													PC	C
(PUD) Planned Unit Development District	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

# PLANNING BOUNDARY

## Defining the Planning Boundary

It is typical practice for Future Land Use Plans to plan beyond city limits and have a planning boundary. A planning boundary is a growth boundary: providing parameters for development discussions, infrastructure improvements, and visioning for ideal development patterns. The planning boundary for Springfield's Future Land Use Plan is presented in Figure 2.3. This planning boundary incorporates the agreed upon extraterritorial jurisdictional (ETJ) boundaries for Gretna and Papillion and likely development areas that would impact Springfield's character and infrastructure.

The extents of the planning boundary are:

- North to Capehart Road
- West, generally to 192nd Street
- South to the Platte River
- East, generally to 108th Street

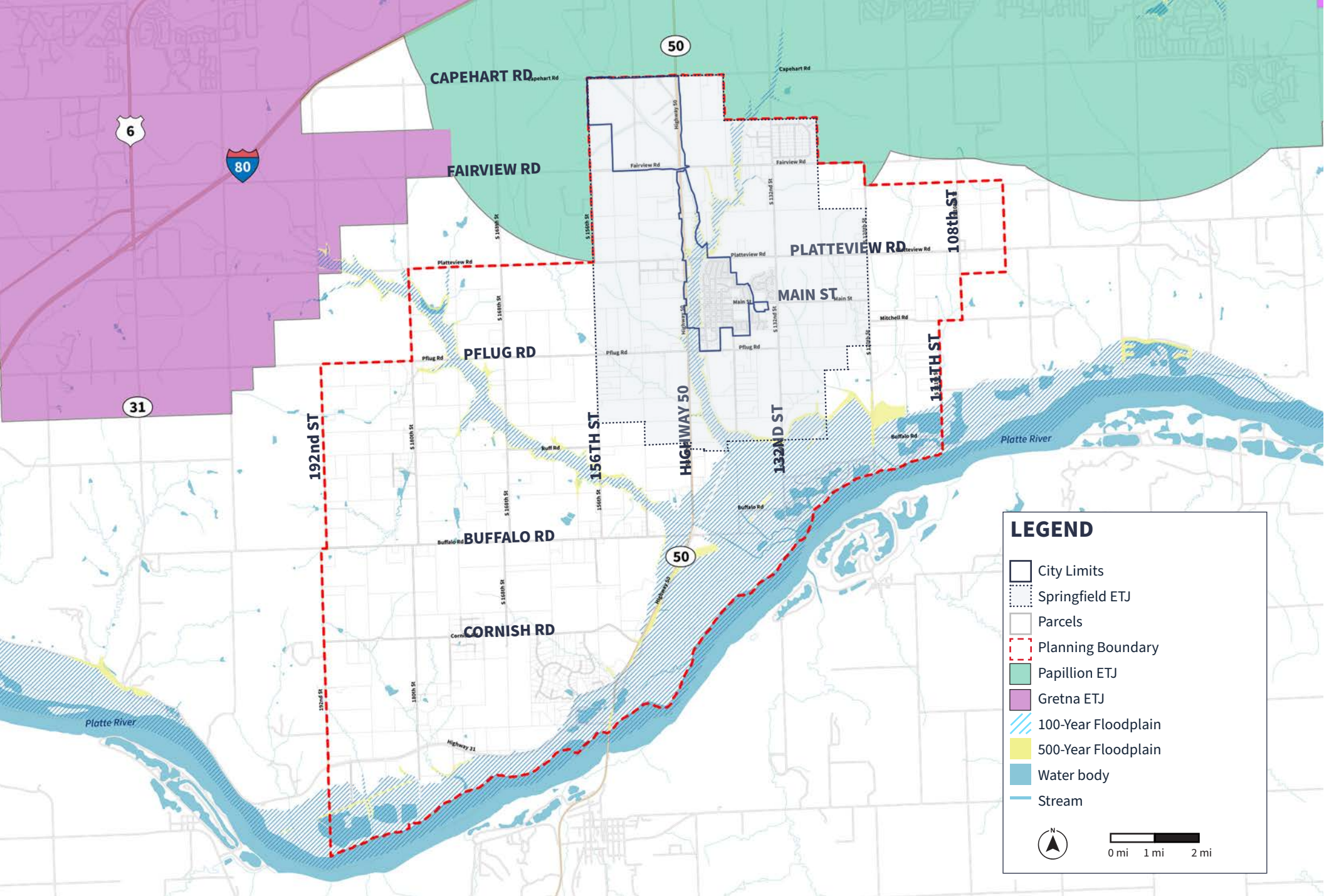


FIGURE 2.3 // PLANNING BOUNDARY MAP

# WHAT WE HEARD FROM THE COMMUNITY

## Future Land Use Public Input

The community indicated that market forces should guide development around Springfield, but they also emphasized the importance of strategically reviewing any financial assistance provided. Financial incentives should be reserved for developments that align with preserving and promoting the town's small-town character.

There is strong backing for denser housing developments and smaller retail options, like a grocery store. Key stakeholders emphasized the need to streamline city processes, particularly zoning, to improve efficiency and clarity. Strategic infrastructure planning will be vital to support sustainable growth, balancing business interests with community needs. The community members feel they can learn from nearby communities to optimize future infrastructure investments while preserving Springfield's unique small-town charm.

There is a desire for thoughtful development, particularly along Highway 50, with a focus on industries such as doctor offices, small-scale grocery stores, retail businesses, health/wellness centers, gyms, and car washes to name a few specifics. While the community welcomes growth, there is concern over the town becoming too commercial or industrial, which could threaten its character.

Growth should be small-scale, with a focus on preserving Springfield's identity, particularly in areas that are used primarily by residents.

There is also a strong desire to preserve agricultural land around the community to maintain a physical separation from other suburban areas in the Omaha metro.



## Springfield Future Land Use Mapping Exercise

A mapping activity was provided to participants to tell us what they like, don't like, and the types of uses they would like to see in Springfield. Here are some of the key takeaways:

### A high demand for additional housing options including:

- Single family residential.
- Medium density residential.

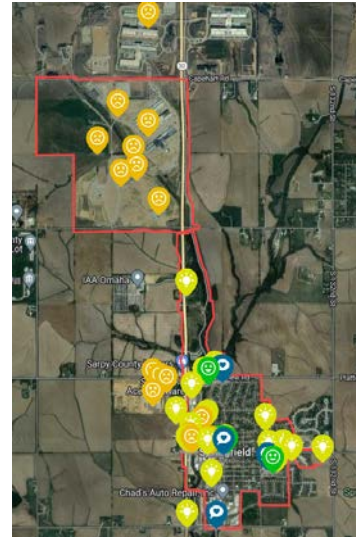
### A demand for more carefully planned commercial development:

- This includes options for mixed use (commercial & residential).
- An interest in additional park spaces and trail connections within both new and existing developments.
- Desire for a city pool, additional pickleball courts, and indoor recreation facilities.
- Concerns voiced about aesthetics of town entry (Casey's, fairgrounds) and improving the sense of entry, with a better pedestrian connection from Highway 50 to Downtown/ Fairgrounds.
- A desire for additional trail connections.

### An amphitheater along the trail system for community gatherings and theater.

### Great support for local businesses and shops.

- Desire for a grocery store.
- Concerns voiced about maintaining the small town feel with future growth.

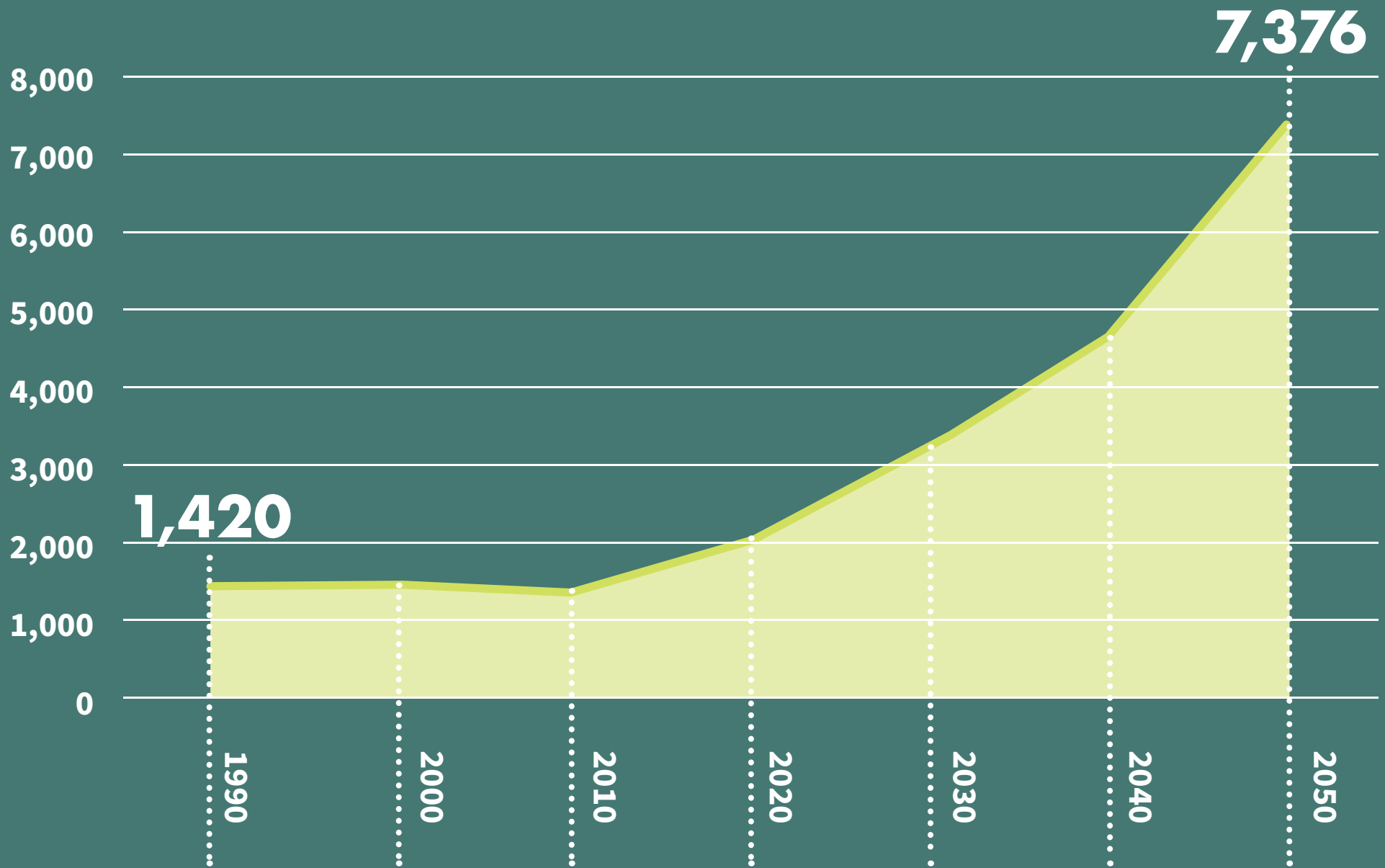


# GROWTH CONSIDERATIONS

## Population Projections

To support a vision of growth in Springfield, a series of population projections were completed through 2050. These estimates utilize University of Nebraska-Omaha Center for Public Affairs Research population projections for Sarpy County by 2050 with a variable 2-3% capture, Springfield is estimated to have a population of 7,376 residents.





# PHYSICAL GROWTH CONSIDERATIONS

## Physical Growth Considerations Impacting the Future Land Use Plan

### *South Sarpy Expressway*

In a 2015 Metropolitan Area Planning Agency study, Platteview Road was highlighted as a key east/west corridor between Highway N-31 and U.S. 75. Formally known as the Platteview Road Expressway, the South Sarpy Expressway (SSE) will connect I-80 and I-29 through Sarpy County, serving as a south-metro beltway. This expressway offers significant potential for strategic economic development at key nodes along its route, all while preserving the small-town charm of Springfield by acting as a southern boundary for the community.

### *Potential JEDI Lake Location*

In 2022, the Nebraska Legislature passed the Jobs and Economic Development Initiative (JEDI) Act, granting the Nebraska Department of Natural Resources (NeDNR) authority to select land for a new lake project, with specific criteria including proximity to Sarpy County, location within the Platte River floodplain, and avoidance of damming the river's main channel or flooding any towns. A detailed feasibility study is recommended for the most viable sites, with potential impacts to local infrastructure needing further

analysis. Springfield has been identified as one of potential locations for the JEDI Lake which would impact economic development factors in and around the community.

### *Floodplain*

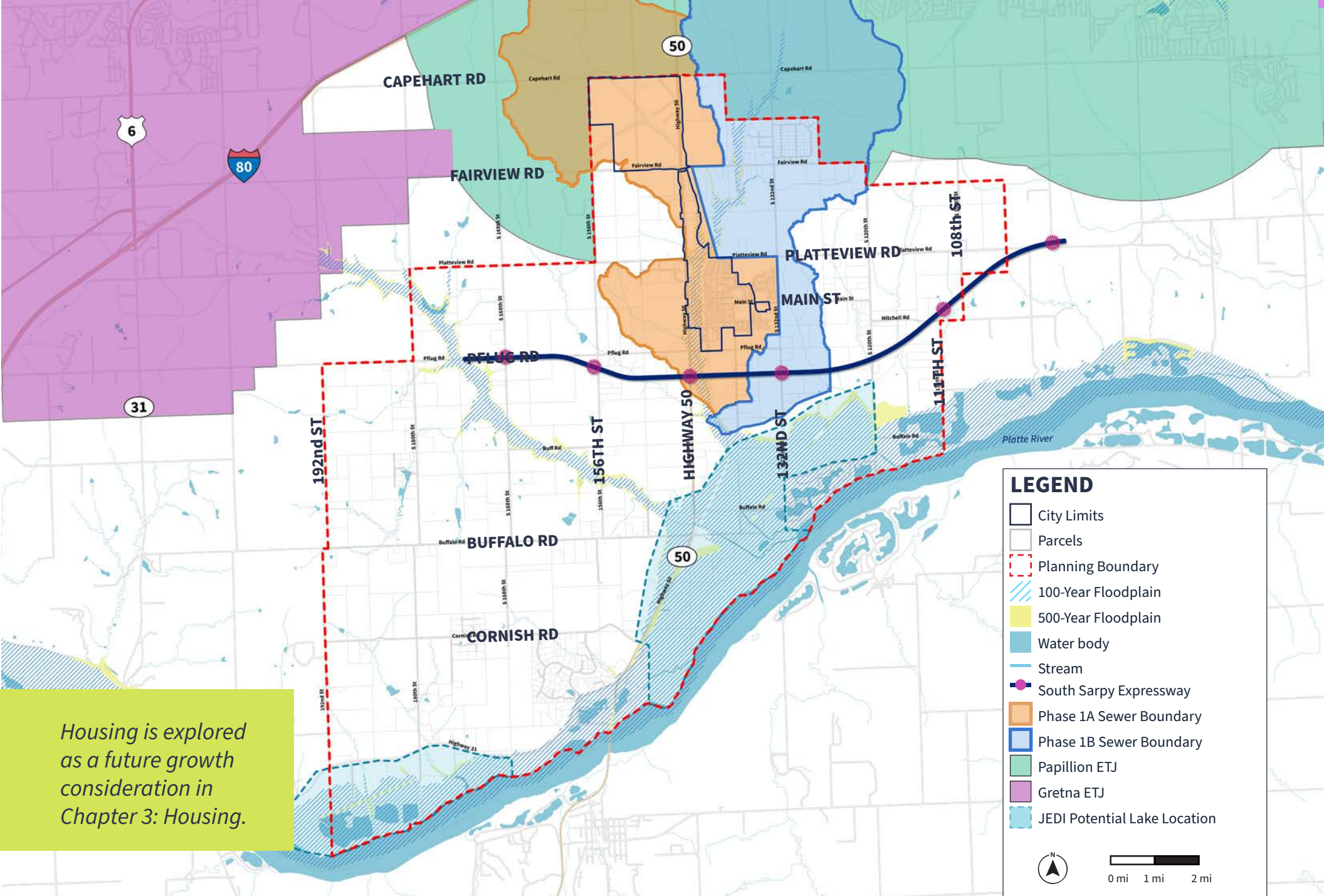
Springfield has a significant amount of floodplain due to its adjacency to the Platte River. This 100-year floodplain (shown in blue hatch) and 500-year floodplain (shown in yellow) should be preserved and maintained with as little developmental impact possible.

### *Sarpy County + Cities Wastewater Agency Master Plan*

In 2024, Sarpy County and participating cities completed a Master Plan that identified phased areas that are able to be sewerer for future growth. Phase 1A (yellow) and 1B (blue) are identified on the map in Figure 2.4 as the sewerable areas within the planning boundary to support growth.

### *Extraterritorial Jurisdiction Boundaries*

Extraterritorial jurisdictional growth boundaries (ETJs) for Gretna and Papillion are located north of the existing city limits in Springfield today. These boundaries are a mutual agreement between the jurisdictions to grow outside of their agreed upon boundaries limiting Springfield's ability to grow to the north, directing the planning boundary's focus to the west and south.



Housing is explored as a future growth consideration in Chapter 3: Housing.

FIGURE 2.4 // GROWTH CONSIDERATIONS MAP

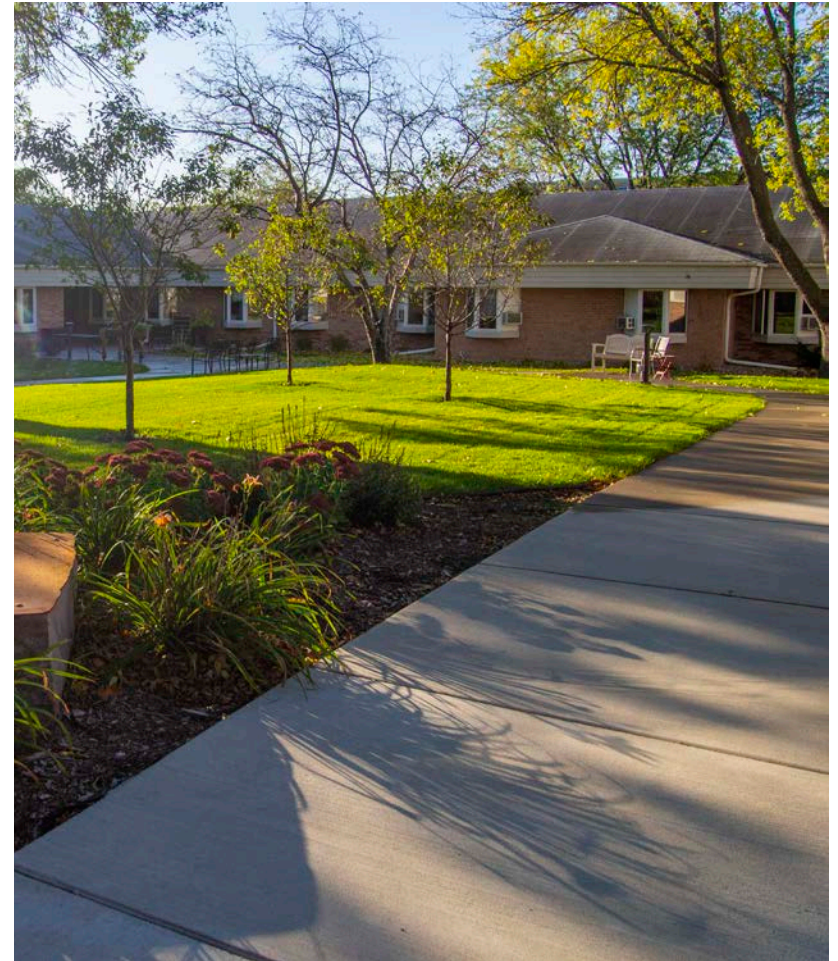
SOURCE: SARPY COUNTY WITH INPUTS FROM CONFLUENCE

# FUTURE LAND USE CATEGORIES

## Future Land Use Categories

The Future Land Use Plan utilizes a series of land use categories to better define characteristics, densities, and types of land uses. These categories differ from zoning districts, however, these new categories should serve as a guide for any relevant updates and amendments the code may need over time.

The following pages detail the future land use categories and provide supplemental graphics to help illustrate what each of these could look like in the built environment.



## GREEN CORRIDOR/OPEN SPACE/ AGRICULTURE

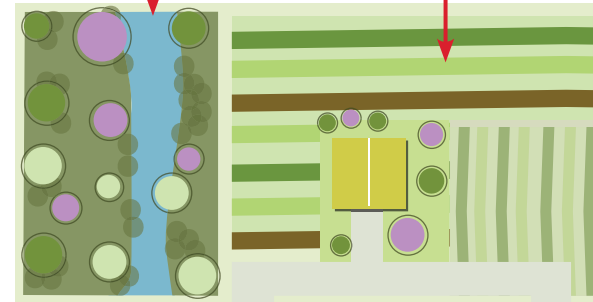
The Green Corridor / Open Space /Ag use is intended to accommodate continued agricultural uses while allowing for residential acreages with lower intensity land uses. This designation is applied to determine that the land is best suited as productive farmland with farmsteads and acreages, less than ideal 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.

## PARKS AND RECREATION

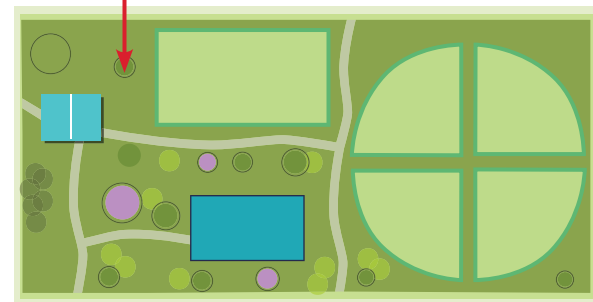
Public and semi-public land dedicated for active and passive recreation including parks, golf courses, indoor and outdoor recreation facilities, and playfields.

Stream buffers around type 1 and 2 streams as well as floodplain are part of this category

Active agricultural land uses will be the dominant land cover in this land use category



Parks / recreation may include both public, private and semi-private recreation - access will vary depending on the time of year, day, and timing of ongoing activities



## RURAL RESIDENTIAL

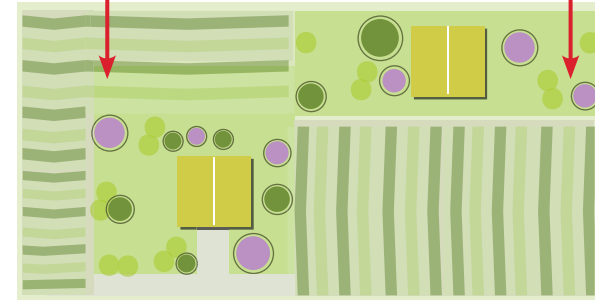
The Rural Residential land use is intended to accommodate continued residential in rural and agricultural land uses with low development densities. As Springfield builds outward and infrastructure is extended, these areas may become future Low Density Residential. As the current conditions provide, these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

## RURAL ARTS

The Rural Arts land use is intended to accommodate continued residential in rural and agricultural land uses with low densities. 1) Location outside of corporate limits south of Pflug Road. 2) Accessory buildings are at a scale between typical low-density development and farm buildings. 3) 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.

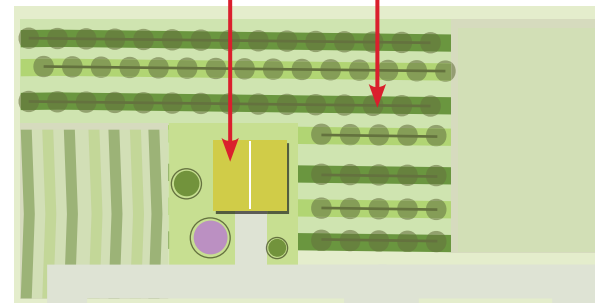
Often agricultural land will surround rural residential dwelling units

Rural residential lots will typically include single-family detached homes on a minimum 5-acre lot



Option to have residential use on-site in addition to the arts use

An attraction to promote arts and tourism, such as a vineyard shown below

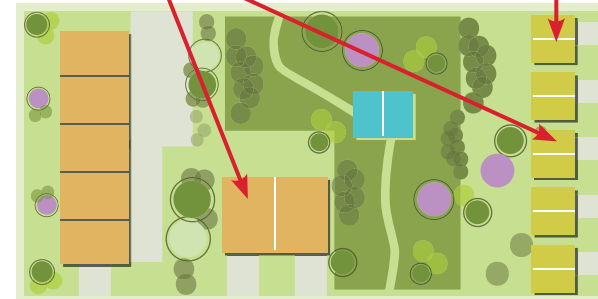


## LOW-DENSITY RESIDENTIAL

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. Densities range from **1 to 3 dwelling units per acre**. This land use category may also include schools, churches, and civic uses.

Densities range from 1 to 3 dwelling units per acre

Mix of detached and attached residential units throughout blocks



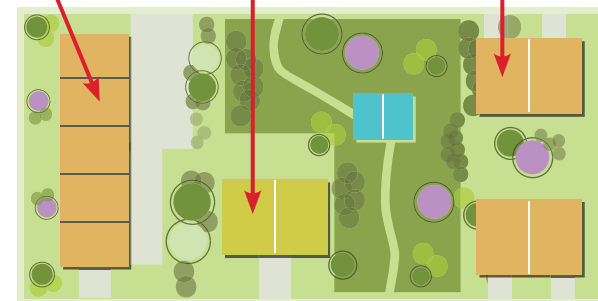
## MEDIUM-DENSITY RESIDENTIAL

This land use is a mix of detached and horizontally attached single family residential dwellings including single-family detached homes, cottage courts, duplexes, triplexes, rowhouses, and townhomes of various designs and layouts. This area will also have a significant role as a transitional use between most commercial areas and lower density residential development. Densities range from **3 to 12 dwelling units per acre**. This land use may also include schools, churches, and civic uses.

Some single-family homes may be located in this category

Typical density ranges from 3 to 12 dwelling units per acre

Townhomes and rowhouses often have rear parking with a vegetated buffer

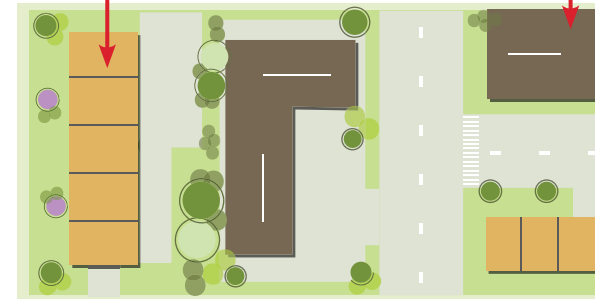


## HIGH-DENSITY RESIDENTIAL

This land use category includes horizontally and vertically attached residential dwellings including rowhouses, townhomes, apartments, and condominiums with a density of **12 or more dwelling units per acre**. Uses may also include schools, churches, and civic uses as well as senior housing, residential care facilities, and commercial day care centers

There is a mix of horizontally and vertically attached unit types in this category

Typical density would be at least 12 units per acre

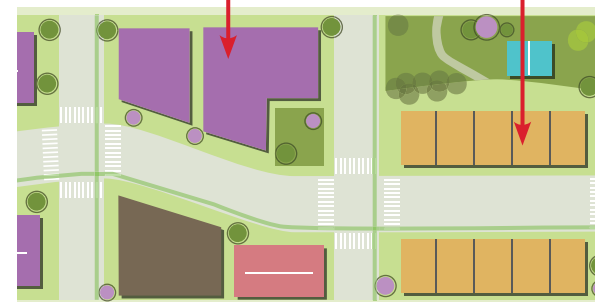


## MIXED-USE

This category includes a pedestrian-friendly mix of housing, office, and retail space in the form of a multi-story, mixed-use building (vertical mixed-use), but could also be a cohesive, planned development of single-use buildings (horizontal mixed-use). Uses in this category may have a density of **12 or more dwelling units per acre**. Buildings should be 2 to 3 stories in height with shared parking facilities located on-street, under-building, or in structured parking to the rear of the buildings.

Larger scale mixed-use buildings (2-3 stories tall)

A mix of horizontally and vertically attached residential uses are complementary to these land uses

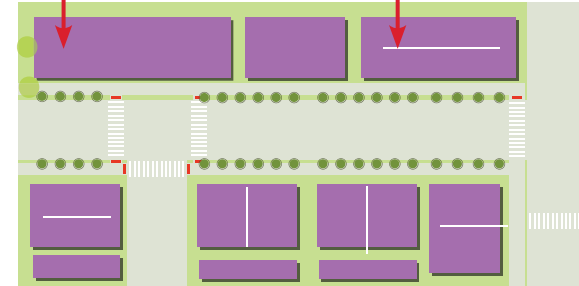


## DOWNTOWN MIXED-USE

Parcels within Downtown Springfield reserved for traditional 1 to 3 story, main street style buildings. First floor uses are restricted to retail and office. Upper floors may include residential dwelling units. Parking is generally provided on-street or within shared, off-site facilities.

Pedestrian activity should be a focus of the Downtown Mixed-Use land use category

First-floor retail, restaurant, or similarly activated uses should be the preference for this area. Upper story uses could be residential or office uses

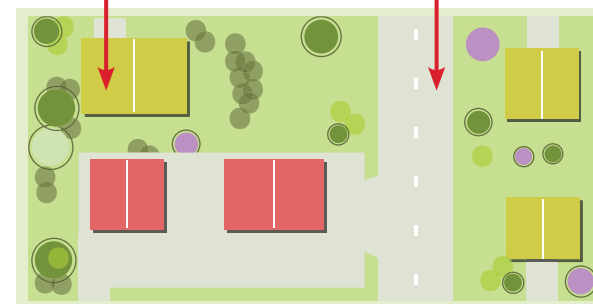


## NEIGHBORHOOD COMMERCIAL

This category is designed for smaller scale, neighborhood-friendly retail and office uses that provide services to meet the daily needs of the area residents. **Sites are generally less than 10-acres in size** and are designed to accommodate pedestrians and cyclists as well as vehicular traffic.

Local commercial will typically be near or adjacent to lower-density neighborhoods

Local commercial uses will typically be found along collector or minor arterial roadways

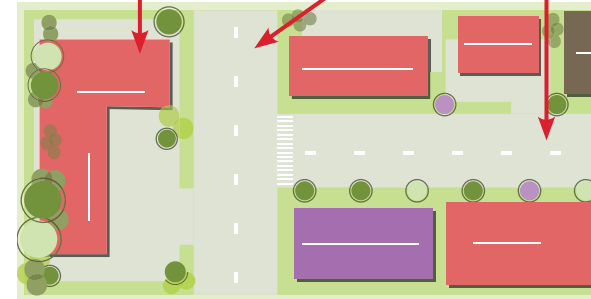


## REGIONAL COMMERCIAL

This land use category is reserved for larger scale retail and office uses that provide services to the greater community and the motoring public. Uses include shopping centers, office parks, medical centers, large box retailers, drive-thru restaurants, and other auto-oriented retails. **Sites are generally 10 or more acres in size** and located along major roadways.

Proper landscaped buffering and site design should occur to minimize the impact of the commercial use on nearby residential

Commercial uses are typically located along minor and major arterial roadways, as well as nearby highways

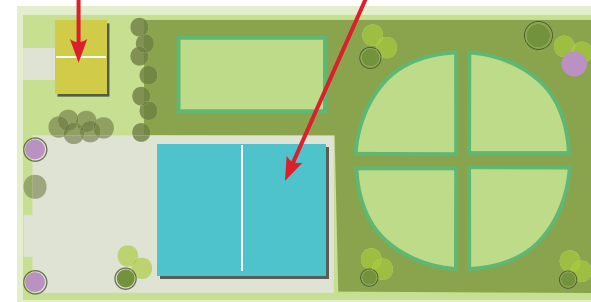


## PUBLIC/QUASI-PUBLIC

Includes government-owned land, schools, churches, museums, and other institutional uses.

Residential is often an appropriate neighbor to public/quasi-public uses

Public/quasi-public uses such as a school may require larger parking lots that should be appropriately designed and buffered to limit any negative impacts to nearby uses



## BUSINESS PARK

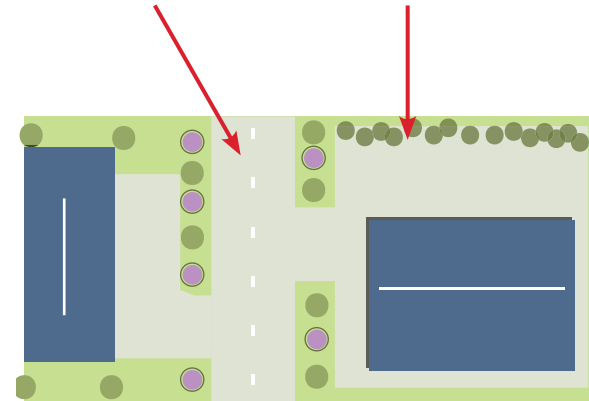
The Business Park land use category is set aside to include business park office complexes and very light industrial uses. Business Park developments include larger office complexes and corporate campuses, with ancillary warehouse and distribution facilities and limited activities such as testing, fabrication, manufacturing, and assembly of materials when incorporated into a master planned site. All activities are contained within the buildings with no outdoor storage. Limited support retail or commercial activities would be allowed including restaurants, cafes, coffee shops, and similar service-retail businesses as part of a planned mixed-use development. **Business Park does not include intense uses such as data farms.**

## INDUSTRIAL

Land reserved for industrial uses such as manufacturing and **assembly of goods, shipping and distribution centers, rail yards, data farms, self storage facilities, and transload/intermodal facilities.** Uses may include outdoor storage of bulk materials, goods, and equipment with adequate screening.

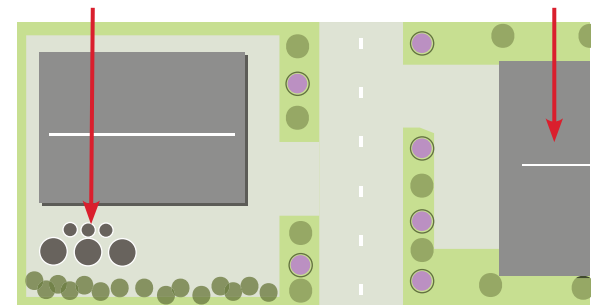
Typically, business park uses should be located along arterial roads with easy access to the highway

Proper landscaped buffering and site design should occur to minimize the impact of the business park uses on other nearby uses



Outdoor storage and bulk materials are often associated with industrial uses

Typical uses can include manufacturing and assembly of goods, shipping and distribution centers, rail yards, and intermodal facilities



# FUTURE LAND USE PLAN

## **Springfield's Future Land Use Plan**

Figure 2.6 illustrates the Future Land Use Plan for Springfield. Utilizing the growth considerations identified earlier in this chapter, this Plan identifies a vision for just one potential development pattern for land within the planning boundary.

### *Flexibility in the Future Land Use Plan*

This Future Land Use Plan should remain flexible and be reviewed annually by the Planning Commission and elected officials to ensure the vision presented for the community is accurate and reflects development potential. Market forces are key indicators that determine the type, location, and rate of development likely to occur within and around Springfield. The City should explore opportunities to offer tax or financial incentives for developments that align with the community's vision and needs. To support long-term growth in Springfield, priority should be given to making investments in resilient infrastructure and stormwater facilities.

### *Preserving the Agricultural Character + Small Town Feel*

Areas that are near or within the floodplain or sensitive landforms maintain much of their agricultural operations. Furthermore, the small town character of the community

is retained by preserving the agricultural band of land surrounding the city limits. This intentionally keeps development focused near city limits and within areas that are able to be sewered.

### *Providing a Mix of Housing Types*

A key goal of the Future Land Use Plan was to build upon existing neighborhoods and identify areas where density could be added without disrupting the character of surrounding developments. This is accomplished by intentionally locating a mix of housing types and densities to reflect public input. Maintaining contiguous development practices and walkable neighborhoods helps retain the small town character present in Springfield today. Chapter 3: Housing focuses in on these housing types and goals in greater detail.

### *Supporting Commercial, Business Park + Industrial Activity*

Existing commercial, business park and industrial developments help support the tax base and provide amenities to residents and visitors to Springfield. This Plan identifies areas to expand these activities along key corridors, such as Highway 50 and the proposed expressway. Additionally, downtown Springfield is proposed to grow across Highway 50 to the west to further support local businesses.



FIGURE 2.5 // HOUSING EXAMPLE

# FUTURE LAND USE PLAN

## CHARACTER CONSIDERATIONS OF THE FUTURE LAND USE PLAN

- This plan enhances the existing civic heart that is anchored by Downtown Springfield and the community’s small town feel.
- The Future Land Use Plan extends Downtown Springfield across Highway 50 and increases local business activity.
- Increased residential density is rewarded throughout the planning boundary. By adding density, this promotes efficient growth and lessens loss of agriculture and open space.
- A band of agricultural land is located along the periphery of city limits to preserve the unique Springfield identity.
- Industrial, Business Park and Regional Commercial is located northwest of Highway 50 and in pockets along future expressway.

FUTURE LAND USE CATEGORY	ACRES	SHARE
Green Corridor/Ag/Open Space	15,944.8	-
Parks + Recreation	168.7	2.8%
Rural Residential	1,275.5	21.2%
Low-Density Residential	897.2	14.9%
Medium-Density Residential	807.0	13.4%
High-Density Residential	239.5	4.0%
Downtown Mixed-Use	71.4	1.2%
Mixed-Use	168.0	2.8%
Neighborhood Commercial	93.3	1.5%
Regional Commercial	405.3	6.7%
Rural Arts	149.6	2.5%
Public/Quasi-Public	134.1	2.2%
Business Park	779.6	12.9%
Industrial	840.1	13.9%
<b>TOTAL</b>	<b>21,973.4</b>	<b>100.0%</b>

TABLE 2.1 // FUTURE LAND USE PLAN ACRES + SHARES

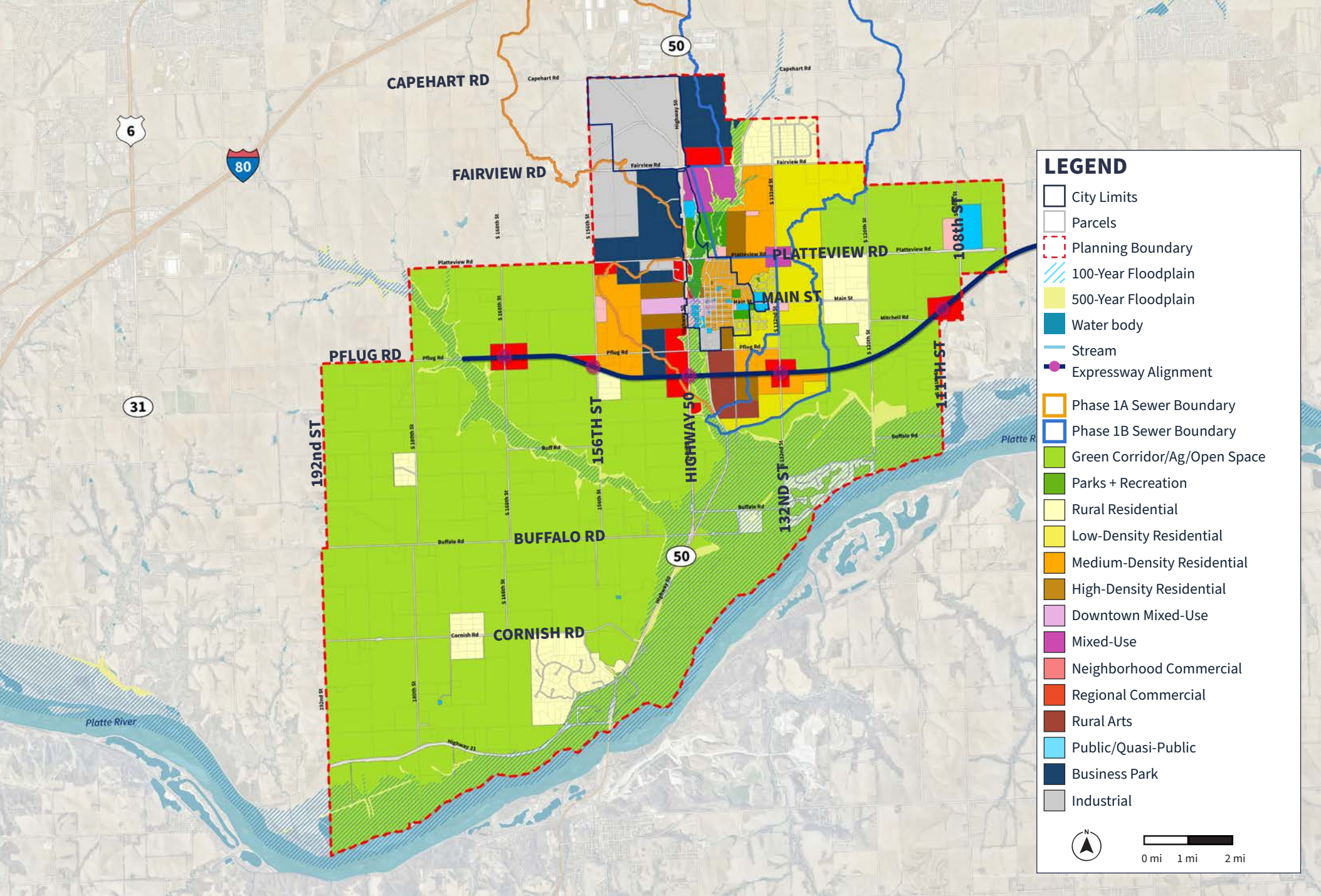


FIGURE 2.6 // SPRINGFIELD FUTURE LAND USE PLAN

# FUTURE LAND USE PLAN

## Future Land Use Plan Population Potential

To better understand the potential capture rate of residents within the Future Land Use Plan, a three phase build-out scenario was completed based on the wastewater agency phasing. These estimates use the Phase 1A (15 year outlook) and Phase 1B (20 year outlook) sewerable areas within the planning boundary, the proposed land uses within those sewerable areas, and a series of assumptions for dwelling units per acre. The population potentials in Table 2.3 present the projections for population capture through 2050.

### Assumptions

- Rural Residential: 1 dwelling unit/40 acres
- Low-Density Residential: 4.26 dwelling unit/acre\*
- Medium-Density Residential: 8 dwelling units/acre
- High-Density Residential: 15.37 dwelling units/acre\*
- Average Household Size: 2.45\*\*

Future Land Use Area	Population Potential***
Future Land Use Phase 1A Build-Out	13,659
Future Land Use Phase 1A + 1B Build-Out	32,550
<b>Future Land Use Full Build-Out Potential</b>	34,277

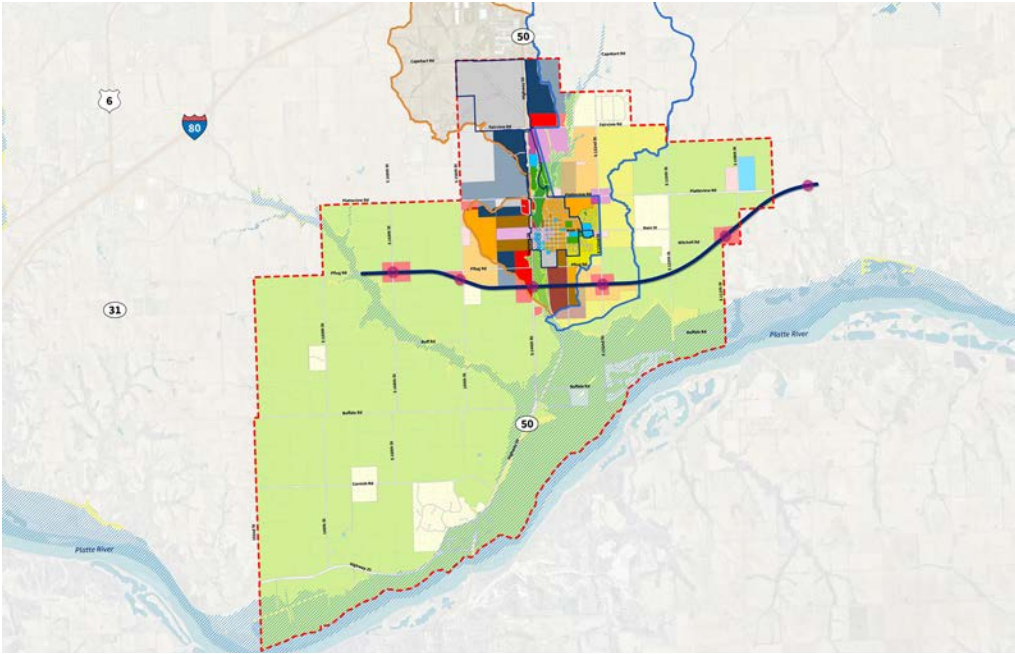
**TABLE 2.2 // FUTURE LAND USE PLAN BUILD-OUT CAPTURE POTENTIAL**

*\*These assumptions are taken from the Sarpy County and Cities Wastewater Agency Design Information.*

*\*\*Based on Springfield average household size.*

*\*\*\*Includes all existing population in population potential.*

*The projections shown above differ from those on page 65. These population projections were created to identify what the proposed land uses would support at full build out. The projections shown above are not the numbers utilized for the remainder of estimates shown throughout the plan.*



# PHASE 1A

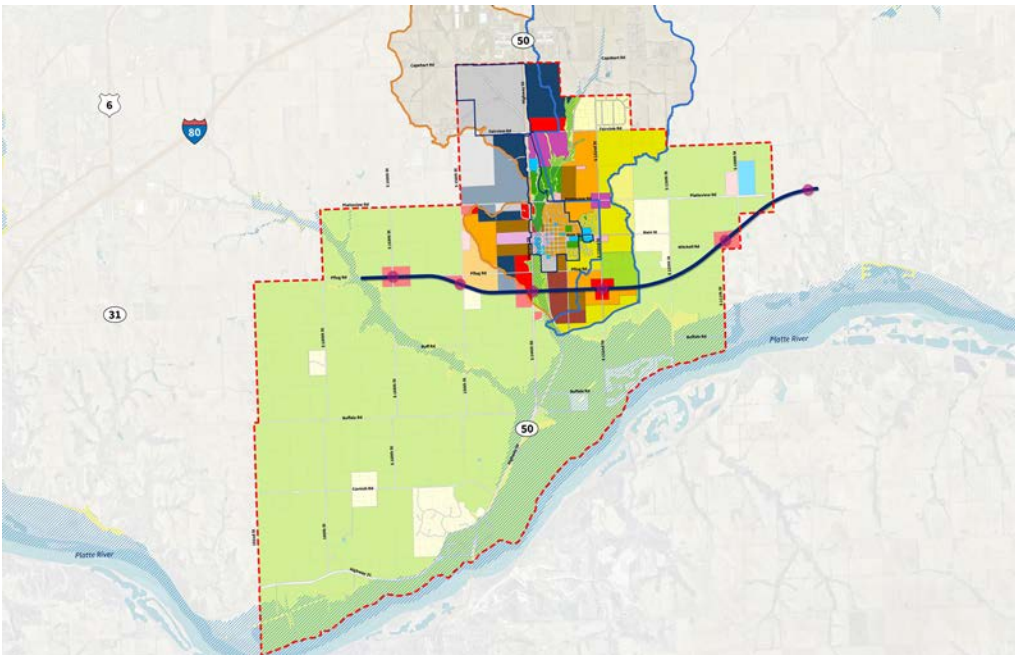
## Future Land Use Plan

Estimated Capture

**13,659 residents**

At one-third: 4,553 residents

At one-half: 6,830 residents



# PHASE 1A + 1B

## Future Land Use Plan

Estimated Capture

**32,550 residents**

At one-third: 10,850 residents

At one-half: 16,275 residents

# FUTURE LAND USE PLAN

## STAR WARS Preliminary Study

In 2021, Nebraska Legislature enacted LB406, creating the STAR WARS committee to study water-based development. They envisioned a lake for public recreation to keep dollars in-state, proposing robust development including homes, a town center, and a resort.

## JEDI Focused Study

In 2022, the JEDI Act (LB1023) empowered the Nebraska DNR to select land for a lake based on criteria including location near the Platte River floodplain, size of at least 3,600 acres, and no construction of dams or flooding of cities.

A location between Ashland and Gretna was initially considered. To avoid impacting public water system wellfields, three potential lake sites from the original five were found to be suitably sized without affecting existing infrastructure. These locations were selected for detailed analysis. One of these sites is a large, excavated lake along the Platte River, downstream of Louisville, south of Springfield on the Sarpy County side, identified on future land use maps within this comprehensive plan. A feasibility study and detailed analysis are necessary to obtain a deeper understanding of this site.

Although outside Springfield's ETJ, the area remains within the community's planning boundary. This may require land use changes suitable for a regional lake destination (such as regional commercial, tourism, hotels, marina, etc.) if the identified site is deemed feasible and will necessitate an update to the future land use plan long term.

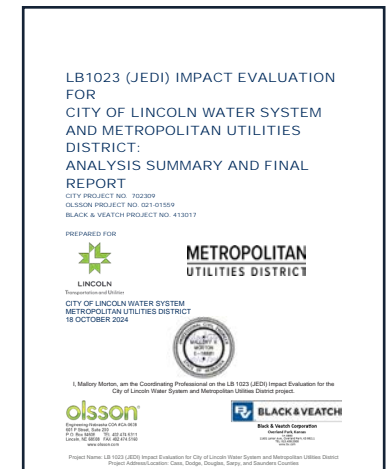
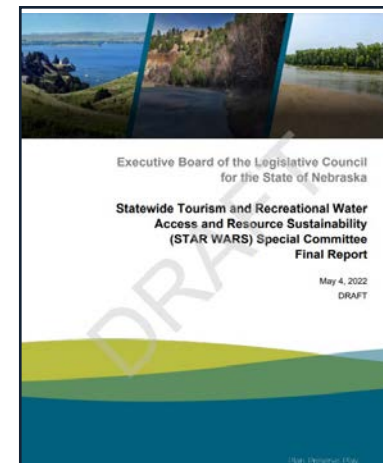


FIGURE 2.7 // REPORT COVERS

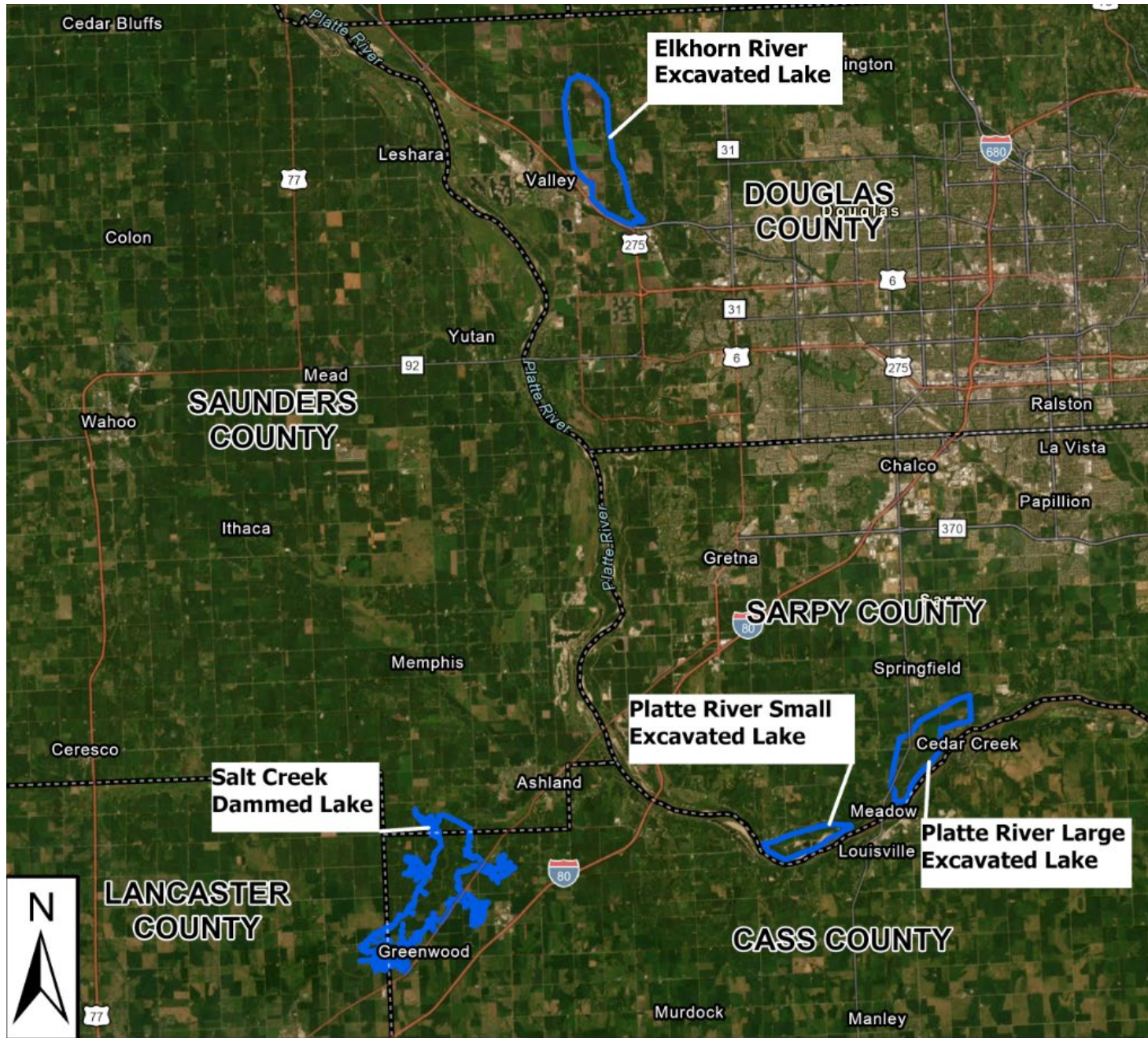


FIGURE 2.8 // JEDI REPORT MAP

# GOALS, POLICIES, AND ACTION ITEMS

## Goals, Policies, and Action Items

Each chapter within the Springfield Comprehensive Plan concludes with a list of goals, policies and action items. A sample chart and definitions is provided below to better summarize how these recommendations are intended to be used. The recommended goals, policies, and action items for the Future Land Use Chapter are provided on the opposite page.

*Chapter code: FLU = Future Land Use and follows with the rest of the core chapters.*

*Goals are intentionally broad and aspirational.*

### GOAL FLU-1: GOALS ARE VISIONARY AND REFLECT WHAT THE CITY SHOULD ASPIRE TO ACHIEVE.

#### Policies

P-1.1	Policies are standard operations and procedures that the City should follow to encourage sustainable growth and activity in the community.
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#### Action Items

AI-1.1	Action items are steps the City should consider taking to support the goal. Some items are one-step components, while others are intended to be practiced long-term.
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*Policies = P, Action Items = AI  
The numbering practice follows Chapter #, Item #*

## GOAL FLU-2: PROMOTE SMART AND BALANCED GROWTH THROUGHOUT SPRINGFIELD

### Policies

P-2.1	Preserve sensitive environmental areas, such as streams, floodplains, and areas with significant tree cover. Future regulatory tools for this could include a floodplain and/or stream buffer ordinance and others.
P-2.2	Encourage a mix of residential typologies to promote housing choice in Springfield.
P-2.3	Concentrate higher intensity developments, such as commercial, business park, and industrial uses, along major roads and locate less intense developments, such as residential and public spaces, on local roads. Continue to inform residents about the benefits that business parks and industrial developments bring to the community by tracking and showcasing their value.
P-2.4	Utilize transition land uses, as presented in the Future Land Use Plan, to gradually change densities and intensities of uses. Landscape buffers should also be considered for buffering uses and spaces throughout the community.
P-2.5	Follow the Sarpy County + Cities Wastewater Agency Master Plan’s recommendations for growth from the identified sewerable land to support growth within the planning boundary.
P-2.6	Practice strategic growth and decision-making by supporting developments that align with the goals and vision of Springfield, and denying developments that do not.

### Action Items

AI-2.1	Update the zoning code as needed to support the comprehensive plan and Future Land Use Plan recommendations. Explore opportunities to consider maximum lot sizes in some residential districts and tree planting ordinance for new construction.
AI-2.2	Practice flexibility with the zoning code and Future Land Use Plan to encourage right-sized growth and activity in Springfield.
AI-2.3	Coordinate with local developers to discuss preferred development products and locations within city limits and beyond.
AI-2.4	Support and encourage infill redevelopment throughout the Springfield community.
AI-2.5	Preserve right-of-way easements for future utilities and streets, ensuring enough space is also dedicated for street trees and sidewalks.
AI-2.6	Develop both immediate and long-term growth areas by considering the availability and serviceability of sewer infrastructure.
AI-2.7	Host a round table with local and regional developers to discuss residential and commercial needs identified by the community to maintain small town feel and potential land assembly.
AI-2.8	Proposed future developments should be coordinated with other public agencies, such as Natural Resource District, utility providers, etc., to ensure coordination and/or compliance.
AI-2.9	Consider design guideline typologies to help steer the look and feel of development, ensuring it maintains Springfield’s small town character and identity (i.e. enhance current overlay districts).