DAVID CITY NEBRASKA
2040 COMPREHENSIVE PLAN

ADOPTED | SEPTEMBER 28,2022
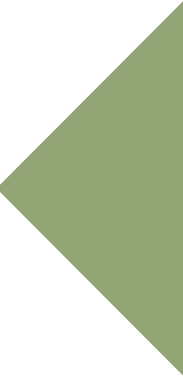
MSA

DAVIDCITY
NEBRASKA

ACKNOWLEDGEMENTS
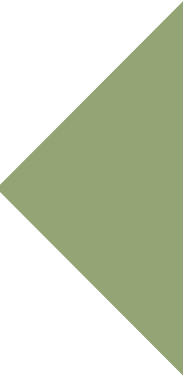
ADOPTION

RESOLUTION NO. 23-2022

Based on the meetings and public hearings that we have had, and

Based on the public input we have received and the presentations from our consultants,

I find that the City of David City should adopt as its comprehensive plan the document as set forth on the agenda website, and

Based on the foregoing, I move that the City Council of the City of David City resolve to adopt the document attached to the September 28, 2022, agenda titled 2040 Comprehensive Plan.

PASSED AND APPROVED this 28th day of September, 2022.

Mayor Alan Zavodny

ATTEST:

City Clerk Tami Comte

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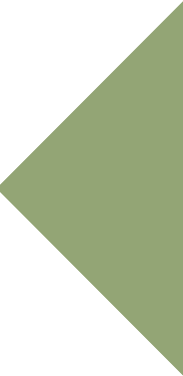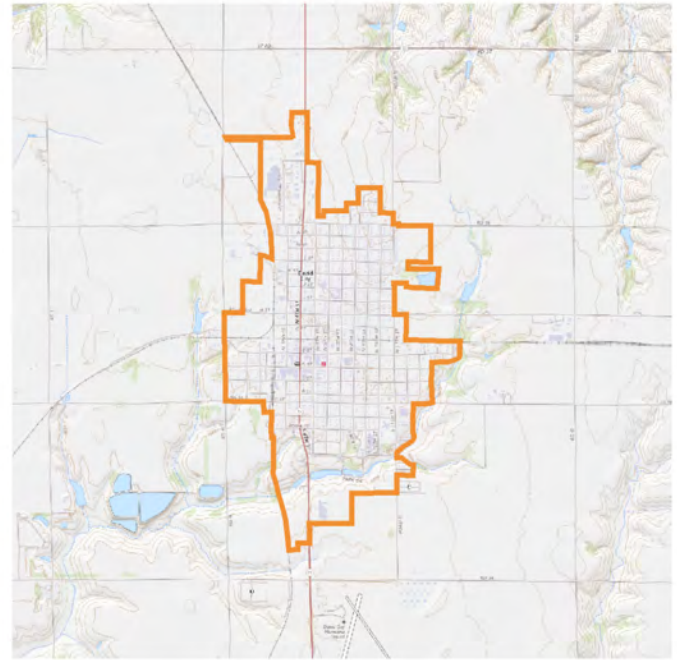*This page intentionally left blank*

CHAPTER 1

INTRODUCTION

Plan Overview

David City is a friendly, safe, prosperous, and growing community built by citizens and businesses who value education, community and commerce. People enjoy its natural beauty, rural character, and location in the region. As residents and businesses come and go, and economic trends rise and fall, changes will occur. David City continues to place value on long-range planning to ensure the community of today effectively evolves to meet the anticipated needs of the future.

The purpose of this 2040 Comprehensive Plan is to establish a shared vision for the community, to guide future decisions and actions, and to assist in projecting and managing growth, change, public improvements, and development in the community. This guidance provides predictability and consistency over time to help encourage investment. We plan so that we can act and react in a changing world with a confident understanding of our common values and goals.

The difference between this Comprehensive Plan and a zoning ordinance is that the former sets forth the objectives and goals of the community with respect to land use, while the latter is a regulatory device through which the plan's goals and policies are carried out or achieved. Other ordinances, such as subdivision regulations, are also utilized to carry out the goals of a Comprehensive Plan.

The City's future growth, to be guided by this Comprehensive Plan, will be driven by the City's reputation as a leader in K-12 education as well as its proximity to services, higher education, commerce, innovation and proximity to the several of Nebraska's metropolitan areas. The region's abundance of quality recreation and business growth opportunities also adds to the quality of life experienced by residents.

This plan is an active part of the community's efforts to attract people and businesses to the City's unique community vision of the City for future generations to live, work, play, and learn.

The organization of the plan is based on the planning process described in Chapter 2, and is divided into five chapters plus relevant appendices.

Plan Organization

Chapter 1: Introduction and Overview
This chapter examines the role of the plan, the planning area boundaries, regional context and key community indicators.

Chapter 2: Plan Process and Engagement
This chapter outlines the planning process, a description of public participation methods and a summary of feedback from all engagement activities. Public engagement is a key component of the comprehensive planning process.

Chapter 3: Community Elements - Vision, Goals, and Strategies
This chapter presents a vision for the future of the City of David City and describes the goals and strategies to achieve that vision. The elements of energy & utilities, community facilities, housing, parks & recreation, transportation, community health, employment & economy, agricultural & natural resources, and intergovernmental collaboration are all addressed.

Chapter 4: Land Use and Growth Management
This chapter considers the City of David City's future growth forecast, existing land use, land use goals and strategies, the future land use map, how to amend the future land use map, design recommendations, and guidelines for buildings and sites.

Chapter 5: Implementation and Action Plan
This chapter outlines how the vision and goals of the plan are implemented in everyday decisions and annual goal setting and budgeting, and how the Plan should be amended when necessary.

Appendix A: Community Profile
This appendix incorporates a summary of current conditions and recent trends in the City of David City.

Appendix B: Survey Results
This appendix consists of the full results the community-wide survey included in the community engagement step of the planning process as well as the crowdsource map application results.

Appendix C: Maps
This appendix includes several maps created during the planning process for the 2042 David City Comprehensive Plan.

The Plan as a "Living Guide"

This Comprehensive Plan update is an effort to reinforce the long standing planning priorities of the community while recognizing changing conditions, trends, and new issues. At its best, the City's Comprehensive Plan reflects a shared vision for the future of David City.

This planning document is a "living guide" for growth and change in David City. The Comprehensive Plan provides specific recommendations that directly manage community growth and development. To utilize the full potential of the plan, it should be used to:

1. *Guide City officials and staff to assist with a variety of land use planning related and growth planning tasks.*

2. *Guide businesses, property owners, and residents in assisting them in determining potential property use, land use changes in the surrounding area, and understanding infrastructure improvements.*

3. *Guide developers with property acquisition and the coordination of plans with the community's goals, regulations and infrastructure plans.*

4. *Assist and coordinate with neighboring jurisdictions on issues and topics of mutual interest.*
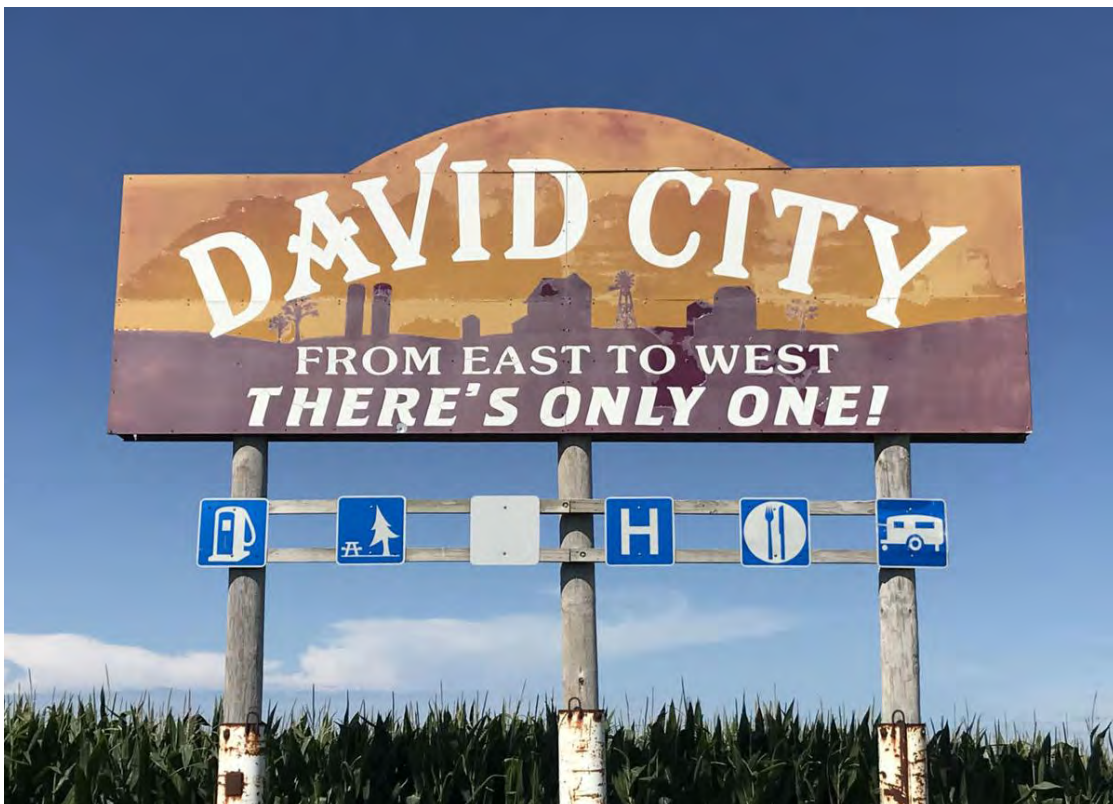
History of David City

"David City, at elevation 1,676 feet, is located on the flat tableland south of the Platte River Valley. The town owes its existence to a site dispute among the early white settlers for a centralized seat of government in Butler County.

The town of Savannah, on the Platte River, was about nine miles northwest of what is now David City. That town site was established about 1859, after earlier attempts at establishing a town near the present site of Linwood had failed. Its proximity to Shinn's Ferry, an early Platte River ferry service, allowed Savannah to thrive as a rest stop for pioneers on the move west.

Savannah was the natural choice for county seat at the first election held in 1868. However, as more settlers arrived and the population increased in the areas to the south, a call for a more-centralized county seat resulted in four different elections on the issue. The last one, in March 1873, finally decided that the county seat would be "relocated to a brand-new town site."

The town was apparently first called "David's City" in honor of William David, an immigrant to Ohio from Wales whose daughter, Phoebe David Miles of Iowa, donated the land for the courthouse square. A small, frame building was erected on the virgin prairie, and the county's records were moved there in August 1873. In a short time, the merchants and residents of Savannah moved their buildings to the new town and soon all trace of the old settlement disappeared. Today, historical markers along Highway 64 point out the location of Shinn's Ferry and Savannah.

David City was incorporated in June 1874. It achieved second class city status in 1886, at which time the city adopted its present mayor and city council form of government. The position of city administrator was added in 1978.

For farmers and merchants, early business opportunities in David City were greatly enhanced by the arrival of three railroad branch lines. The Union Pacific line from Valley arrived in 1877, followed by the Chicago, Burlington & Quincy line from Lincoln in 1880, and the Chicago & North Western line from Fremont in 1887. Freight service is still provided by the UP and Burlington. The old Burlington depot now serves as the Butler County Historical Society museum.
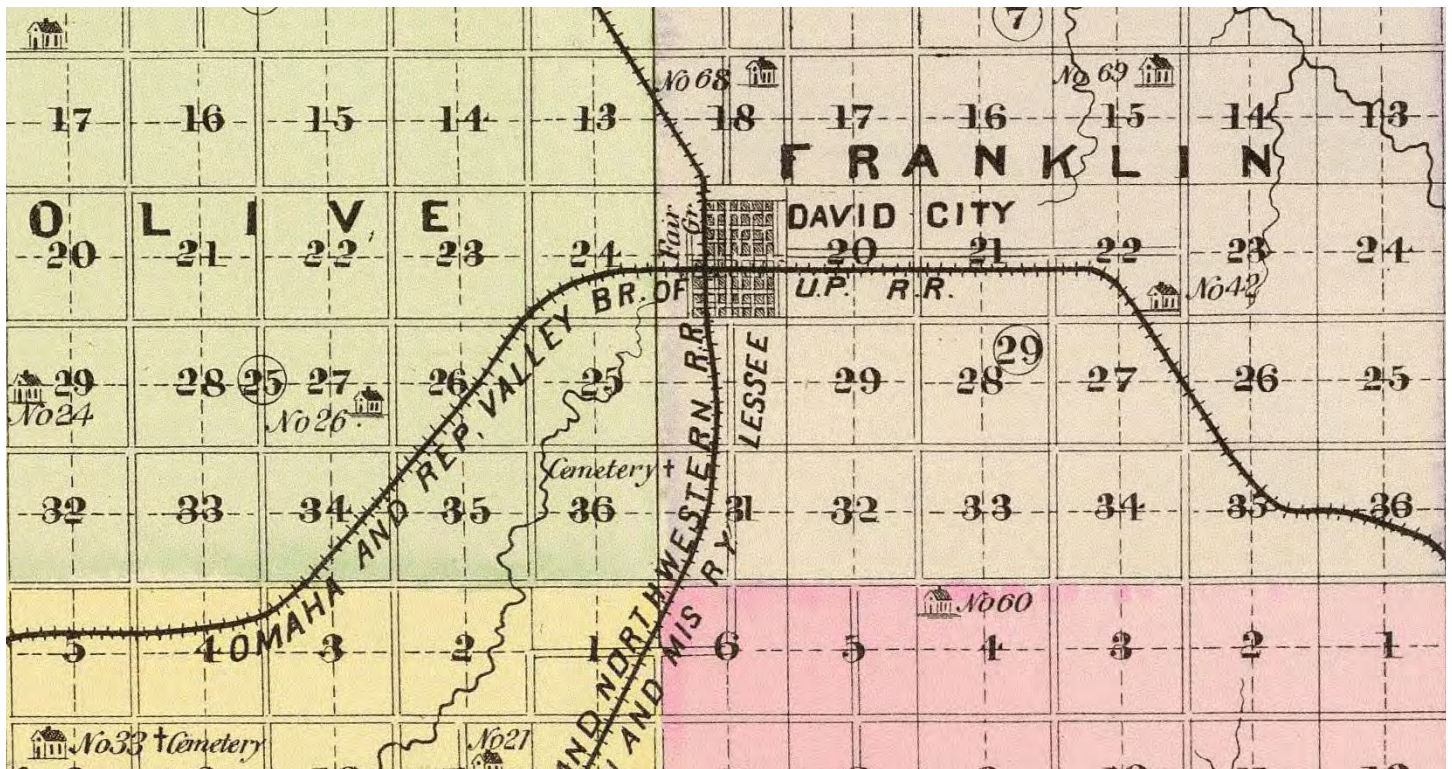
David City has a current population of about 3,000. Agriculture provides the chief source of livelihood for area residents. Ag-related industries located here include the Michaels Foods, the Al-Fa-Meal hay processing plant. Timpte, Inc, a semi-trailer manufacturer has called David City home since 1980.

David City's original courthouse was replaced in 1890 with a majestic three-story brick edifice, which in turn was replaced in 1964 with a modern, single-story structure. Around it, continues the pulse of the city and county. The town currently has six church denominations, two school systems (David City public and St. Mary/Aquinas parochial), Butler County Health Care Center, a volunteer fire department, a fantastic library, youth and senior centers, a municipal airport, the "Banner-Press" newspaper, and elderly and low-income housing.

Right on Highway 15, David City celebrated its first century of life in 1973. The local Chamber of Commerce does boast that David City is "the only David City in the world."

By Jim Reisdorff, South Platte Publishing Company, Box 163, David City, NE 68632.

ADDITIONAL MATERIAL: David City Centennial History , David City Centennial Corp, 1973; Butler County Nebraska History , BCHS, 1982; and David City Community of Progress (tabloid), The Banner-Press, June 20, 1991."

Community Overview

David City, the county seat of Butler County, is located int the east-central part of Nebraska. The city has over 2,500 residents and provides electricity, water and wastewater services. The city recently opened a new family aquatic center and has become one of the recreational destinations in eastern Nebraska. The city maintains public and private school systems, a public nine-hole golf course, numerous businesses and industries, a weekly newspaper, a weekly newsletter and a variety of social service programs and community organizations.

Source: https://www.davidcityne.com/

Source: https://dot.nebraska.gov/media/2135/david-city.pdf
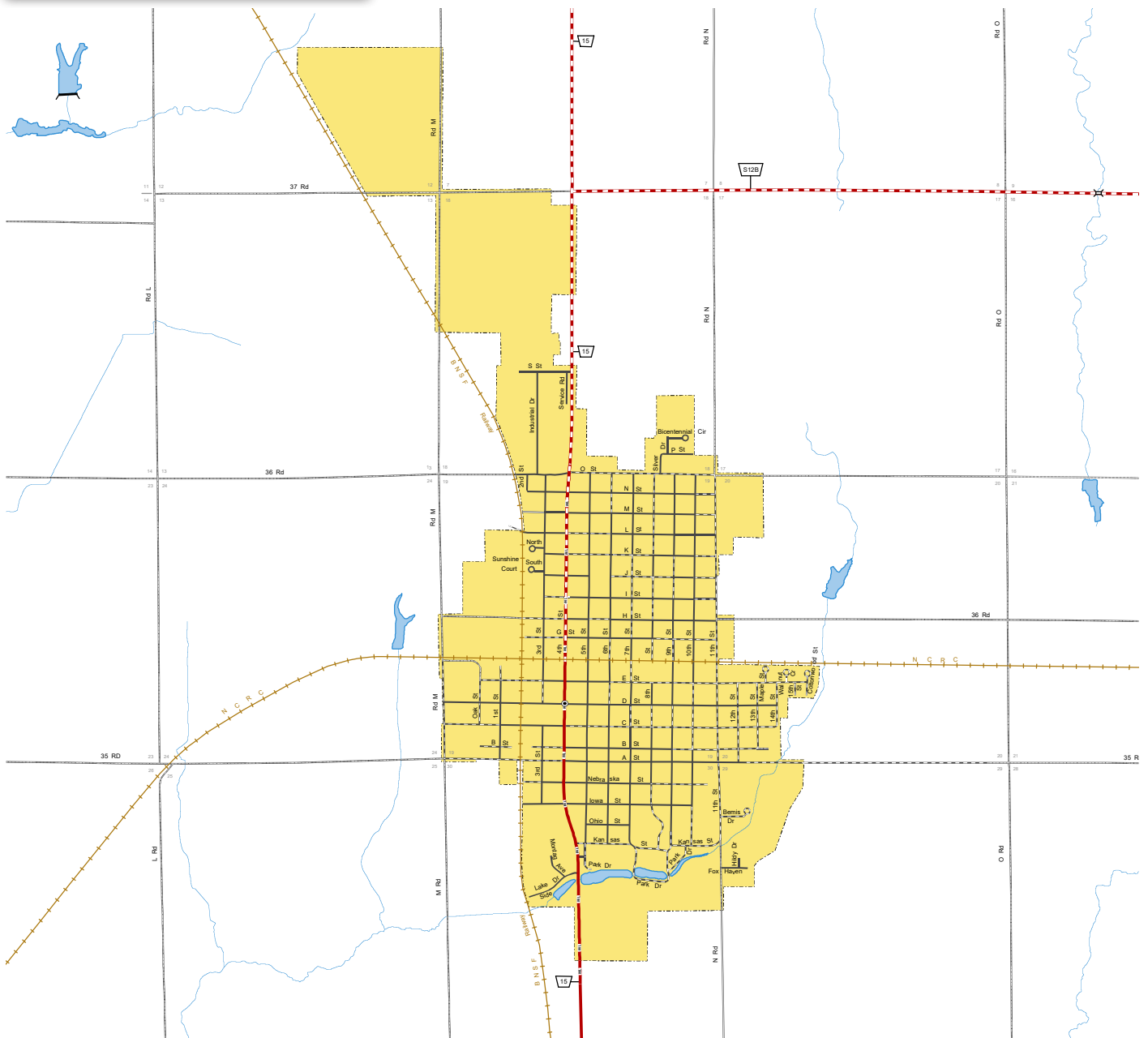
Regional Context

David City is located in East Central Nebraska about 70 miles due west of Omaha. The nearby communities of Columbus, Fremont, and Lincoln are also located within the East Central Region. David City and the surrounding communities of the East Central Region strive to provide a high quality of life and remain a great location to live and do business.

https://www.google.com/maps/@41.1932911,-97.1333878,8.77z
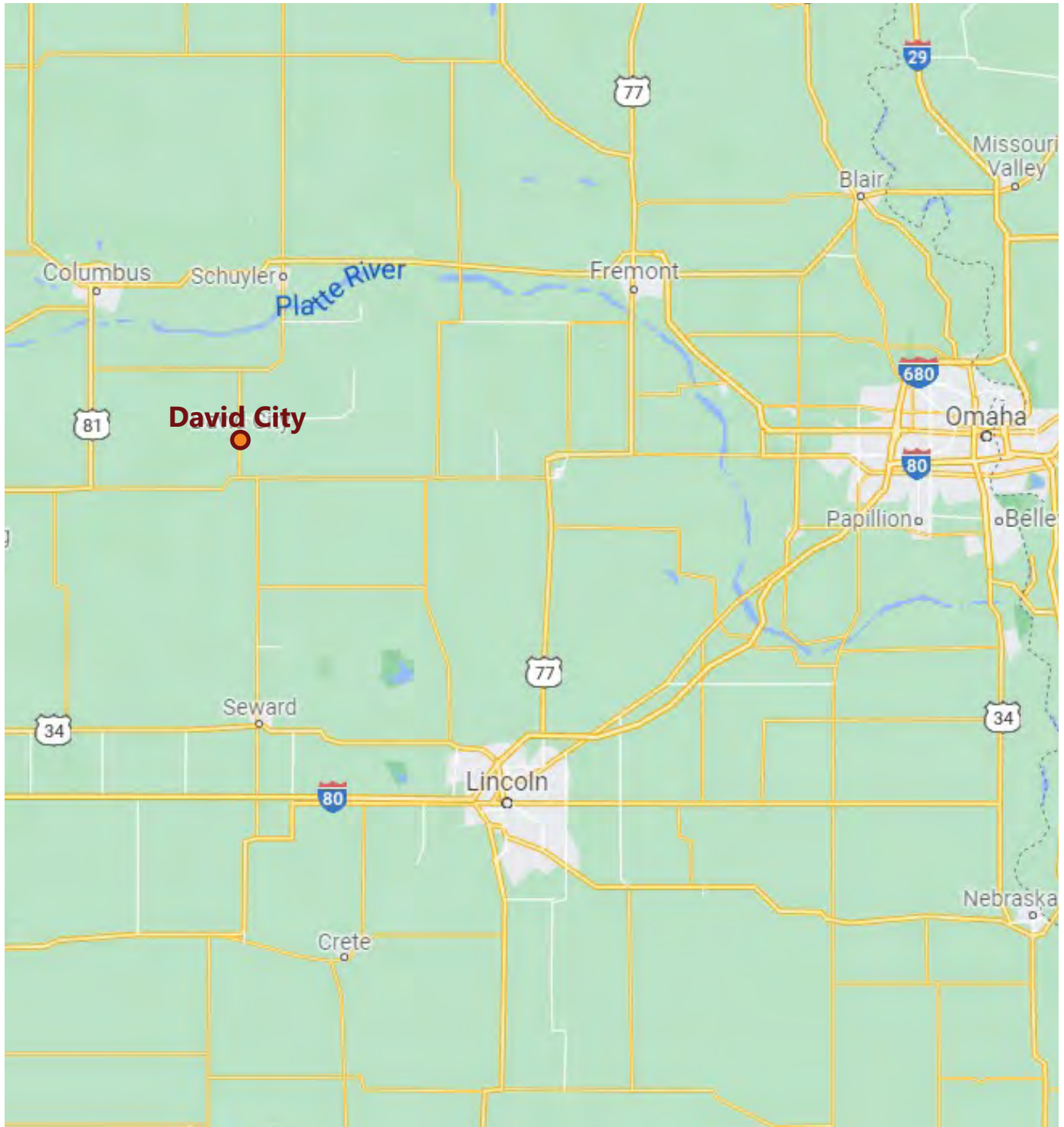
Key Community Indicators

KEY FACTS
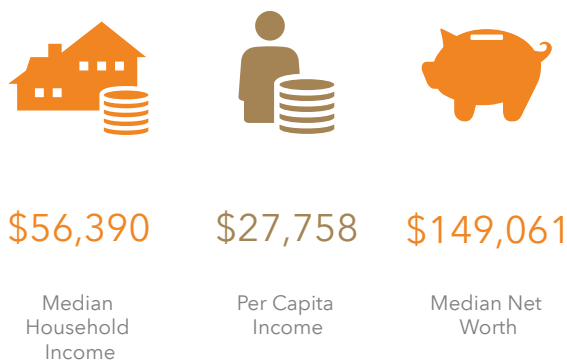
2,985
Population

41.5
Median Age

2.4
Average Household Size

$56,390
Median Household Income

EDUCATION

6%
No High School Diploma

40%
High School Graduate

30%
Some College

24%
Bachelor's/Grad/Prof Degree

BUSINESS

160
Total Businesses

1,294
Total Employees

EMPLOYMENT

53%
White Collar

35%
Blue Collar

11%
Services

3.1%
Unemployment Rate

INCOME

$56,390
Median Household Income

$27,758
Per Capita Income

$149,061
Median Net Worth

Households By Income

The largest group: $35,000 - $49,999 (20.2%)

The smallest group: $200,000+ (2.1%)

Indicator ▲	Value	Diff
<$15,000	9.7%	+2.1%
$15,000 - $24,999	8.5%	+0.7%
$25,000 - $34,999	6.4%	-1.5%
$35,000 - $49,999	20.2%	+4.1%
$50,000 - $74,999	15.4%	-2.5%
$75,000 - $99,999	17.6%	+0.5%
$100,000 - $149,999	17%	+0.9%
$150,000 - $199,999	3%	-3.7%
$200,000+	2.1%	-0.7%

Bars show deviation from | Butler County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

Source: This infographic contains data provided by Esri, Esri, Esri and Data Axle. The vintage of the data is 2021, 2026, 2021.

TARGET MARKET SUMMARY

David City NE
Geography: Place

KEY FACTS

2,985
Population

41.5
Median Age

2.4
Average Household Size

$56,390
Median Household Income

esri
THE SCIENCE OF WHERE®

AGE PYRAMID

6% 4 2 0 2 4 6%
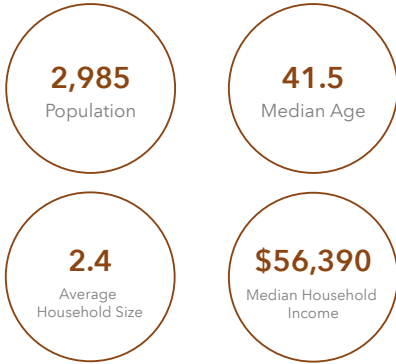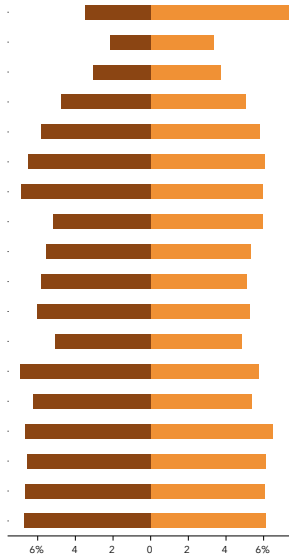
The largest group:
2021 Females Age 85+

The smallest group:
2021 Males Age 80-84

ANNUAL LIFESTYLE SPENDING
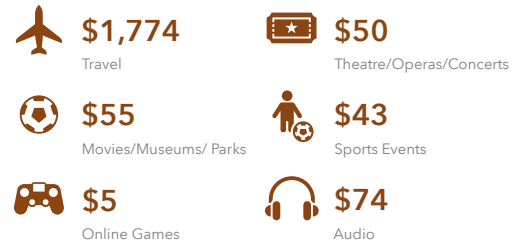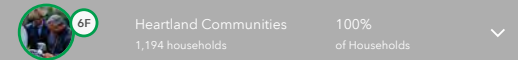
✈ **$1,774**
Travel

🎟 **$50**
Theatre/Operas/Concerts

⚽ **$55**
Movies/Museums/ Parks

🏃 **$43**
Sports Events

🎮 **$5**
Online Games

🎧 **$74**
Audio

Tapestry Segments

6F Heartland Communities
1,194 households

100%
of Households

COMMUTE PROFILE

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the **ACS documentation page**.

WORKERS

1,502
ACS Workers Age 16+

79.8%
Drove Alone to Work

TRANSPORTATION TO WORK

🚆 **0.3%**
Took Public Transportation

🚗 **11.2%**
Carpooled

🚶 **3.8%**
Walked to Work

🚲 **0.0%**
Bike to Work

TRAVEL TIME TO WORK

90+ min
60-89 min
45-59 min
40-44 min
35-39 min
30-34 min
25-29 min
20-24 min
15-19 min
10-14 min
5-9 min
< 5 min

0% 10% 20% 30%
Percent of Workers
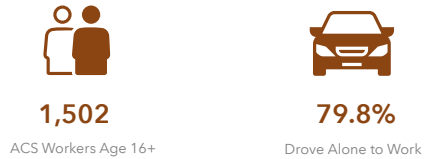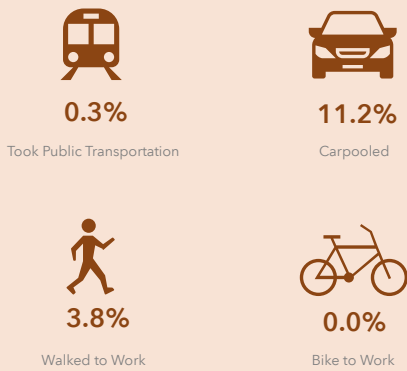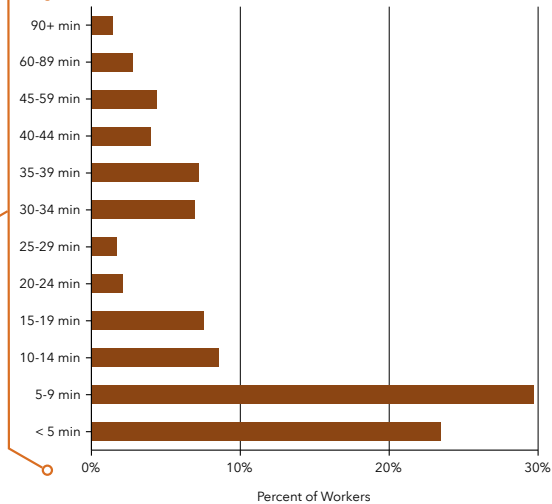
This infographic contains data provided by American Community Survey (ACS). The vintage of the data is 2015-2019.

© 2021 Esri

CHAPTER 2

PLAN PROCESS AND PUBLIC ENGAGEMENT

The Plan Process

STEP 1
COMMUNITY ENGAGEMENT

Soliciting input through an effective combination of online and traditional engagement activities.

Input will be gathered from:
Public
Planning and Zoning Commission
City Council and Staff
Community Stakeholders

STEP 2
COMMUNITY PROFILE, VISION, AND FRAMEWORK

Summary of analysis of existing conditions to establish an overall vision for David City.

Vision and associated goals will be developed through the feedback received in Step 1.

STEP 3
CREATION OF THE UPDATED DAVID CITY COMPREHENSIVE PLAN

The Comprehensive Plan will include all information developed in Steps 1 & 2.

The Comprehensive Plan and its Action Plan for implementation will serve as a tool and guide for future development.

A transparent public participation process is the foundation to a successful plan. The planning process for the development of the 2042 David City Comprehensive Plan included seeking the involvement of residents, business owners, and other stakeholders across the community to create a vision and set goals for growth and improvement. Great engagement is essential to creating a plan and gathering support for successful implementation of a plan's goals and actions.

The development of the 2042 David City Comprehensive Plan included the following engagement activities to help develop a vision, establish goals, and develop actions for implementation:

- Comprehensive Plan Steering Committee
- Public Workshop with (SWOT) Strengths Weaknesses Opportunities Threats Analysis
- SWOT Community Survey
- Key Stakeholder Interviews
- Draft Plan Review Open House

Process Timeline

Period	Tasks and Meetings
May-September 2021	• Steering Committee Meeting #1 - SWOT and Expectations • Launch Project Website • Launch Online Community Survey • Launch Crowdsource Mapping
October - December 2021	• Community Workshop and Stakeholder Interviews • Online Input Workshop • Complete Drat of Appendix A - Community Profile Steering Committee Meeting #2 - Review Feedback, Discuss Vision and Goals • Complete Chapters 1-3 • Start Chapter 4
January - March 2022	• Steering Committee Meeting #3 - Discuss Future Land Use and Growth • Complete Chapter 4 - Land Use and Growth Management • Complete Appendix B
April - September 2022	• Comprehensive Plan Open House • Online Open House • Complete Chapter 5 - Implementation • Steering Committee Meeting #4 - Review and Recommend Final Deliver Final Plan Documents and Map Data

Public Engagement Activities

The public engagement process is integral to the results of the plan and guides future implementation of the goals and policies recommended in this document. Although the Covid-19 Pandemic created an untraditional situation with limited in person meetings, we were still able to gather feedback. Various engagement methods were performed to provide multiple opportunities for stakeholders to provide quality feedback online. The methods ranged from an online community survey available to all, hybrid in-person/virtual meetings, a Pop-Up meeting at a socially distanced football game, media postings, and online stakeholder focused group interviews. There were multiple stages of input varying in type in order to receive quality feedback. In the beginning word of the project was spread to create awareness and excitement. From that momentum feedback was gathered in various types to help form the plan's goals and strategies.

COMPREHENSIVE PLAN STEERING COMMITTEE

The Comprehensive Plan Steering Committee was established to oversee the process and ensure that the established goals and objectives of the process are being accomplished. The Committee was the primary review and advisory body throughout the planning process. Three meetings of the Committee were held during the planning process and all were open to the public. All presentation materials were posted on the project website for public access

PROJECT WEBSITE

A project website was developed where posts and feedback were shared such as the project schedule, draft documents, meeting notices and copies of presentation materials. The website also provided a venue to share comments throughout the planning process, and provide an easy way for citizens to contact the project team with questions. This aspect of the communication and participation strategy was important for transparency, as well as sharing information with stakeholders.
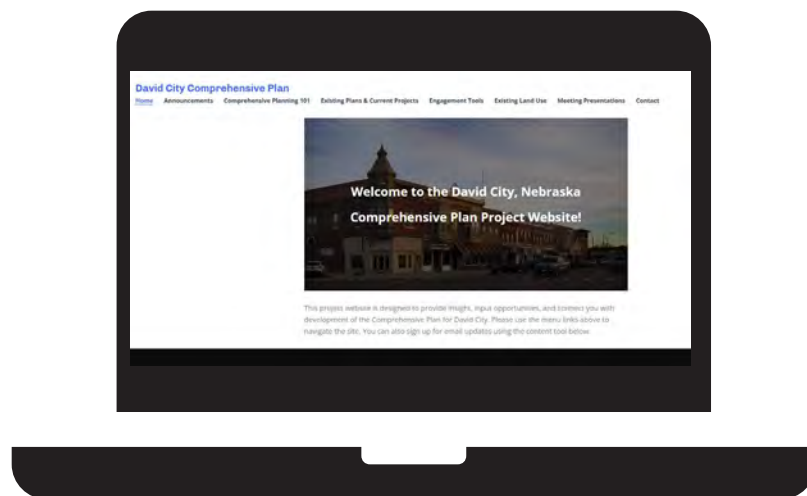
COMMUNITY SURVEY

A community survey was created and available to community members early in the planning process. The survey was one of several tools used to gather the information from the community related to perceived Strengths, Weaknesses, Opportunities, and Threat; also known as a SWOT Analysis. The broadness of the questions allowed us to analyze big and small picture information about the City and community members views and thoughts of it in the three categories of Beautification, Development and Mobility. This was administered through ESRI's Survey123, which is formatted to allow users to take via computer, tablet or smartphone. Participants were invited to respond via a link through the project website as well as fliers that were distributed via City social media sites.
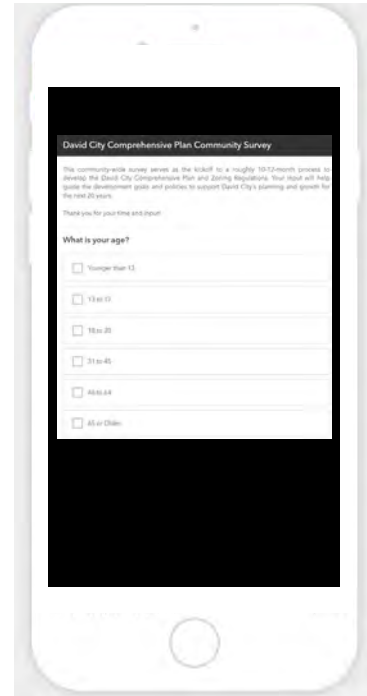
CROWDSOURCE MAPPING

A cooperative map is a unique mapping application that allows a community to collaboratively map assets, issues, opportunities and questions related to the community and growth. This application was useful for this process as David City is looking for areas that it may expand as the population grows and more housing is needed. Many residents gave feedback on ideas where new development could go in the community.
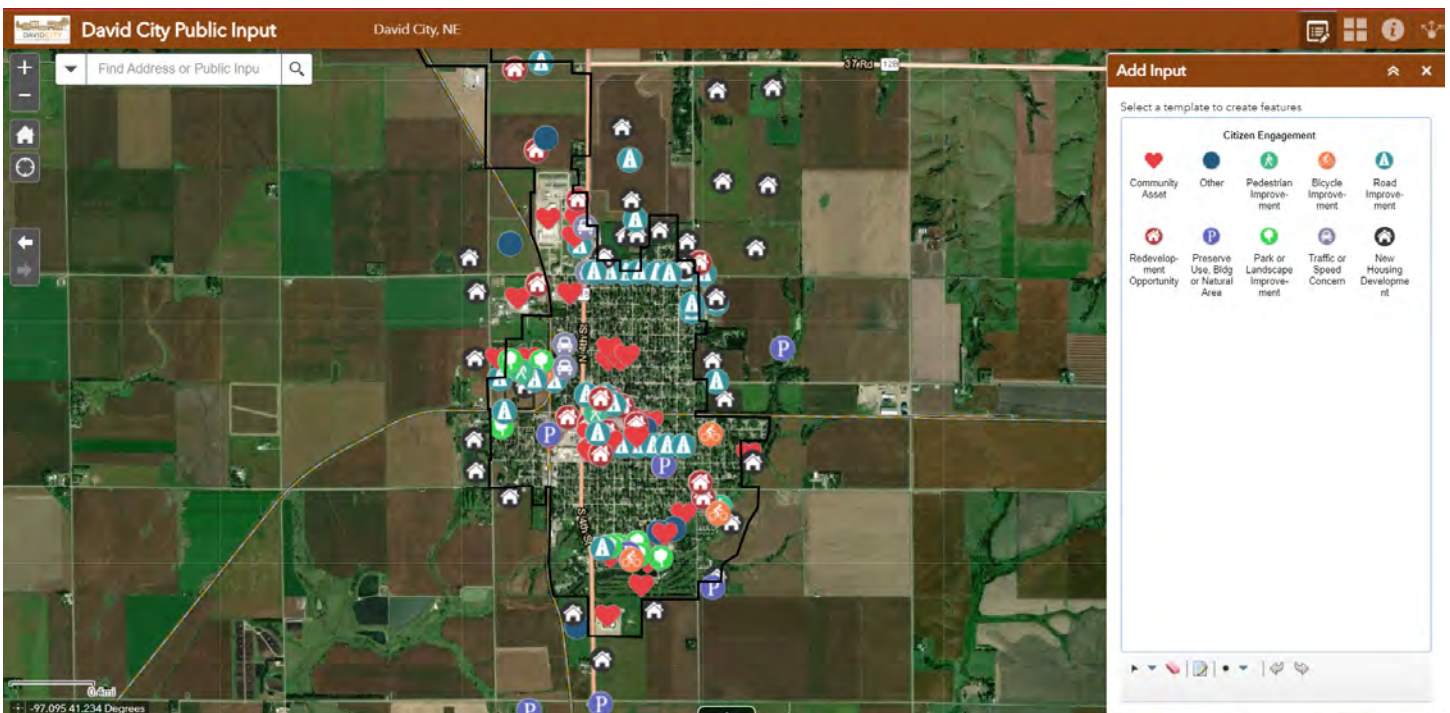
What We Heard - Feedback Summary

The accumulation of feedback from the various community engagement opportunities that were offered resulted in a robust illustration of the current conditions and future vision for David City. The community is full of opportunity, from residential development, to downtown revitalization, and recreation trails.

Three primary themes emerged as strengths that citizens wish to maintain and advance for the future of David City:

Schools

David City has two school systems - David City Public School District and Auquinas and St. Mary's Catholic Schools. These were identified as strengths, reasons for living in David City, and opportunities for community investment and future development.

Mobility

The transportation system in David City was identified throughout the community engagement process. Road improvements were identified as a primary need and recreational trails were indicated as an opportunity for connectivity and beautification in the City.

Housing

Housing was primarily as a need and opportunity in the crowdsource mapping activity and the community survey. Areas throughout and surrounding David City were identified as targets for housing development, while the need for more diverse housing opportunities was reported in the community survey.

SWOT Analysis Summary

The following pages include the responses from all three SWOT Analysis that were performed throughout this process: (1) Steering Committee Meeting, (2) Community Input Workshop, and (3) the Online Survey that was administered.

Mobility

Opportunities/Strengths

- Opportunity for increase connectivity between parks, golf course, ball fields, schools, downtown, and hospital campus
- Opportunity for ADA compliant walking trail, running north to south, through downtown
- Many railroad crossings

Weaknesses/Threats

- Lots of uncontrolled intersections
- Missing sidewalks
- Lack of enforcement of sidewalk ordinance
- Non-ADA compliant sidewalks/crossing
- Need more traffic control for safety
- Drainage issues in SW
- Need a partnership for street inspections

Development

Opportunities/Strengths

- Opportunities for residential growth in all directions if accessible and provided utilities
- North side of City's sanitary sewer system has been CIPP lined.
- Opportunities for commercial/industrial growth with highway access
- The City has some land available for future residential development.
- Redevelopment opportunities throughout the City
- Residential developers are interested in building in David City, just need ground to develop
- Opportunity to annex the airport and surrounding area.
- Hotel market study shows need for services
- Great schools
- Access to highway and location
- Opportunities for community events planning and promotion of growth
- Continue to provide infrastructure for growth
- Opportunity to continue updating internet access and speeds to be competitive

Weaknesses/Threats

- Farmland is valuable and that can limit growth of the City
- Sanitary sewers in some areas are maxed out for growth, lift stations will be required
- Lack of community support for growth/redevelopment at times
- NIMBYism
- CAVE people
- The current and expected increase in cost of infrastructure limits growth
- Older housing stock and cost for maintenance
- Difficulties with business continuity and succession planning
- Need more user-friendly growth and development documents

Beautification

Opportunities/Strengths

- Opportunity to chase Re-Tree Grant Program
- The City is currently working on a Downtown Revitalization Plan
- Opportunity to add more greenspace downtown
- There are a good number of historic buildings that provide character to downtown and new buildings that add value to the downtown character
- Paved trails
- Community is welcoming and clean, visitors leave with a good impression

Weaknesses/Threats

- Lots of older dangerous and unsightly overstory tress, need more understory trees to replace
- Some deteriorating buildings and abandoned property that needs to be cleaned up
- Cost of paved trails
- Gid rid of Ash trees

Crowdsource Mapping Feedback

The project website featured a Crowdsource Map, which provided an opportunity for residents to map their thoughts online regarding community issues and opportunities. That feedback is summarized below on the map.
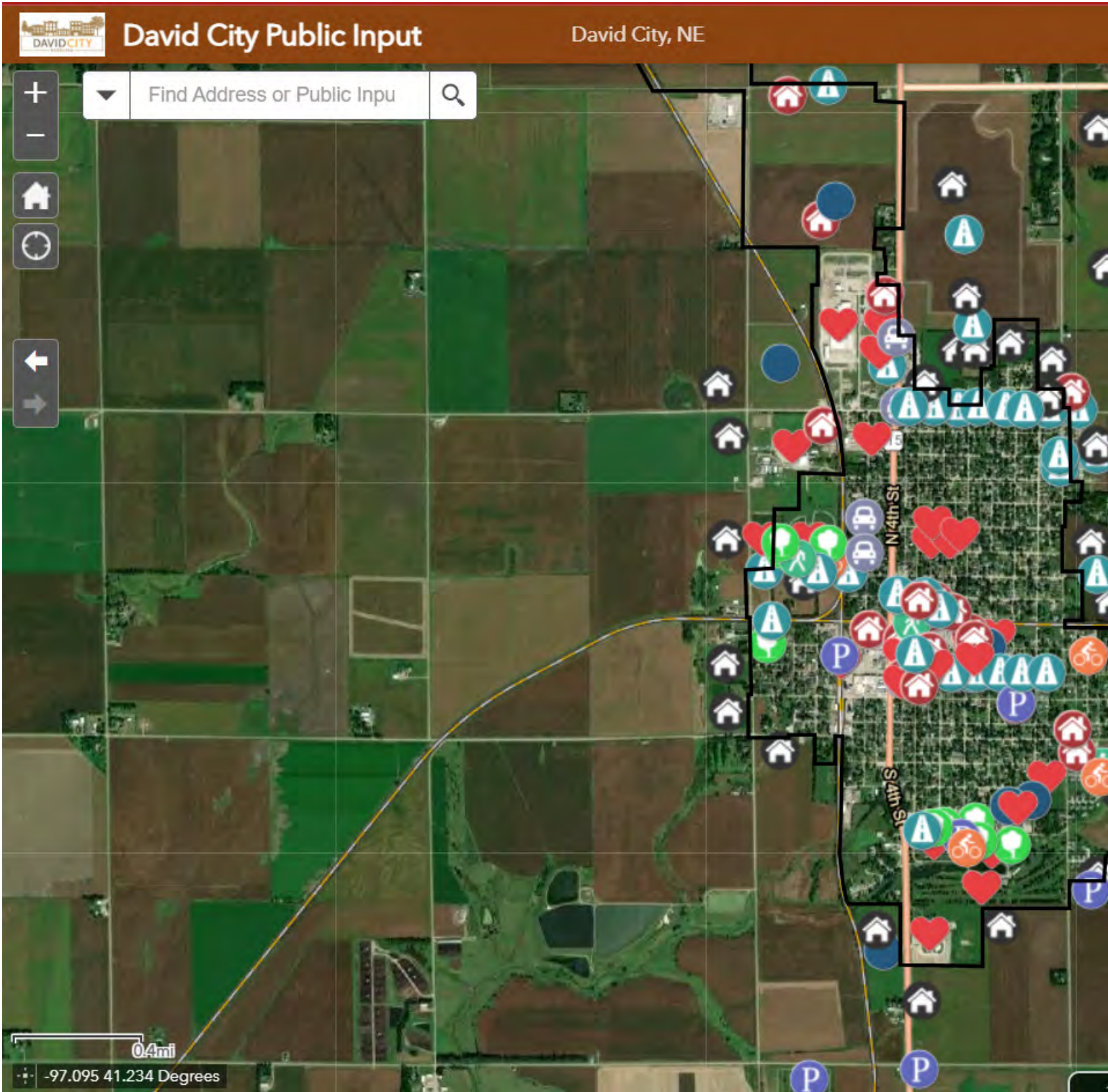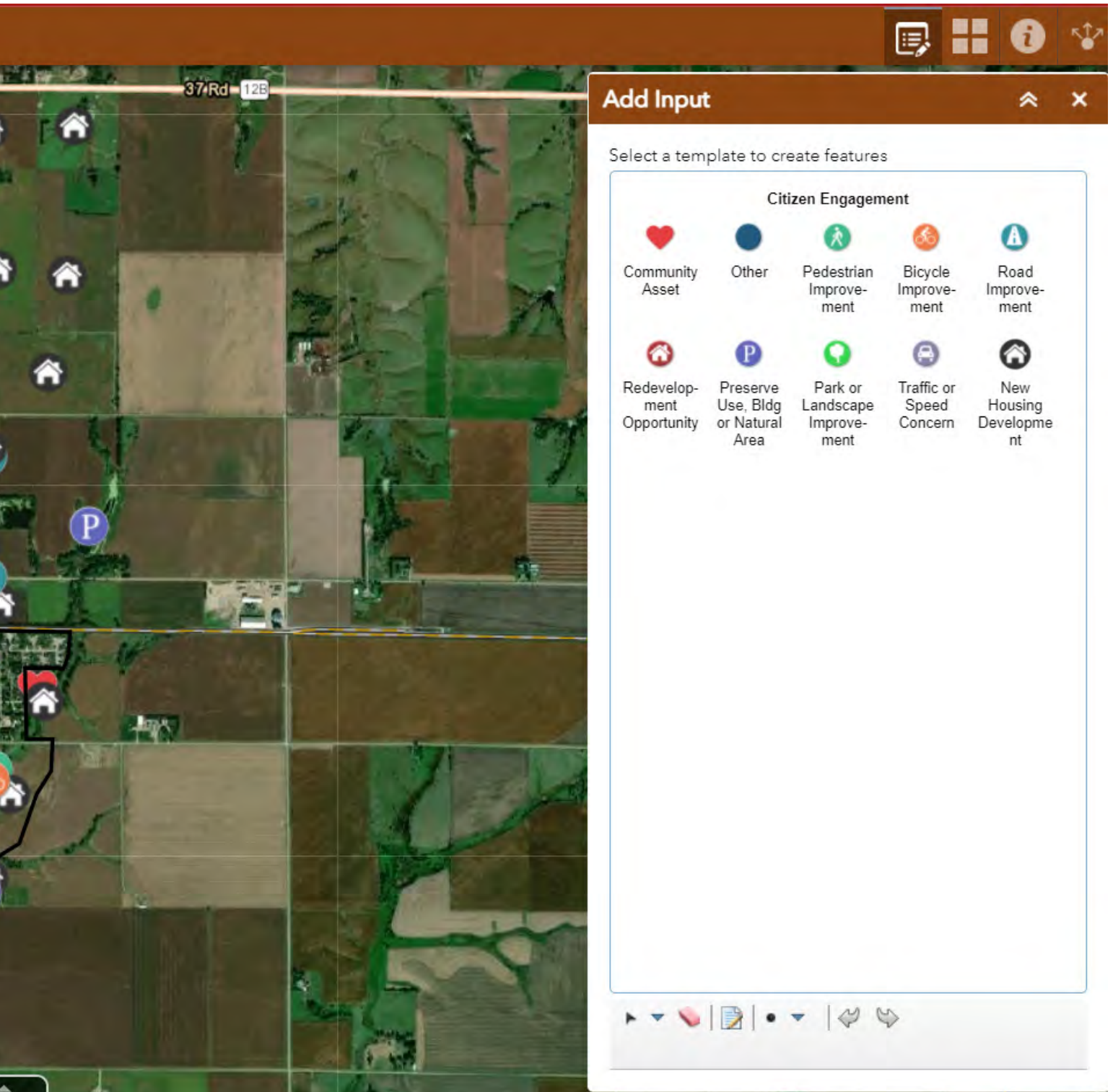
Add Input

Select a template to create features

Citizen Engagement

Community Asset | Other | Pedestrian Improvement | Bicycle Improvement | Road Improvement

Redevelopment Opportunity | Preserve Use, Bldg or Natural Area | Park or Landscape Improvement | Traffic or Speed Concern | New Housing Development

37 Rd 12B

Community Survey Overview

Two community surveys were offered to acquire feedback - a general community survey, and a youth community survey. A total 38 results were analyzed to reveal information that is summarized on the following pages. The majority of respondents (27) were 14 or younger. All of the adult respondents were all between the ages of 20 and 49. The general youthfulness of survey participants is indicative of the importance of planning for the future of David City for those who intend to inhabit the community for years to come. The survey was made available on the project website and hard copies were available at City Hall. The full results are available in Appendix B.

What is your relationship to David City?

What is your age?

20 to 29 30 to 39 40 to 49

How long have you lived in David City?
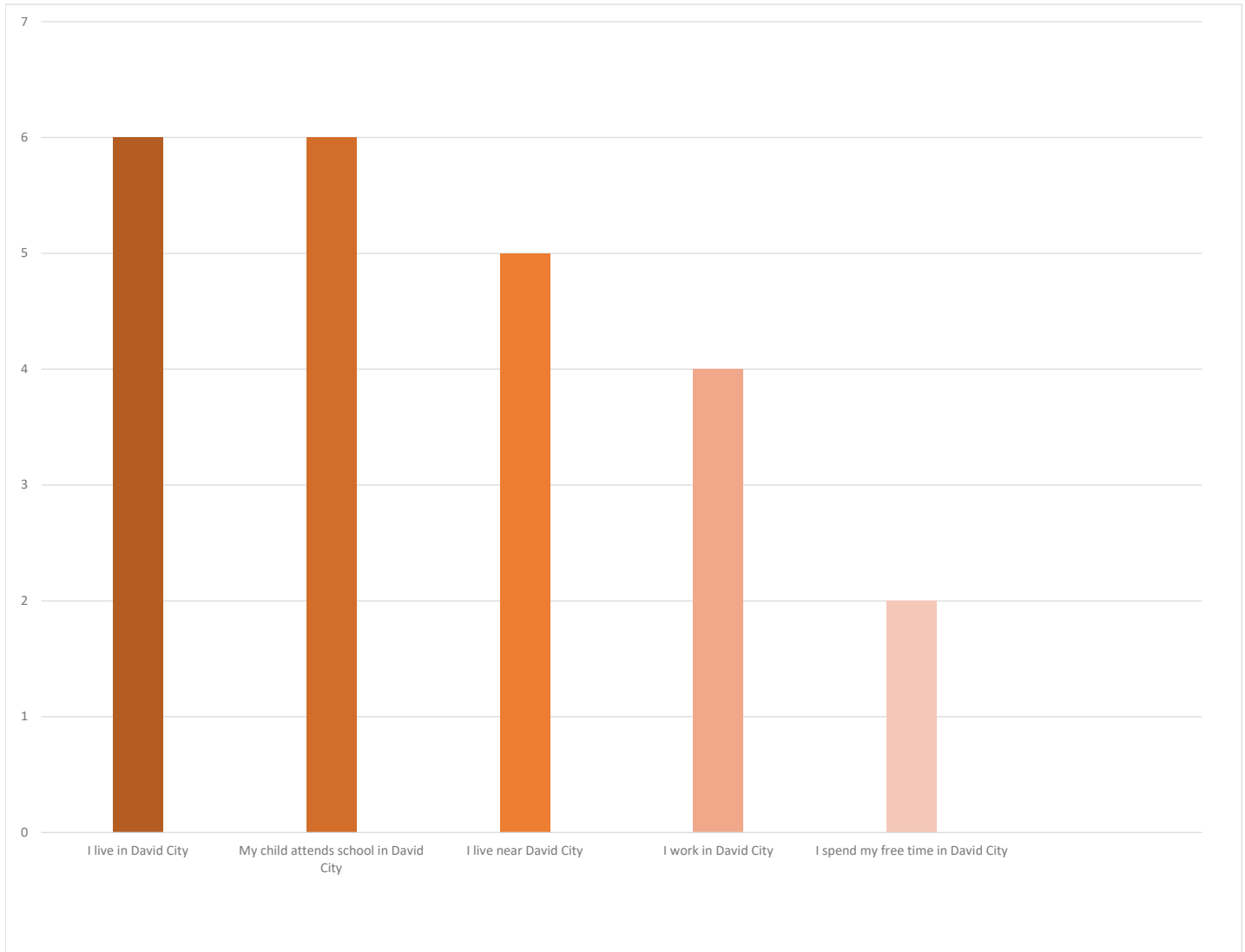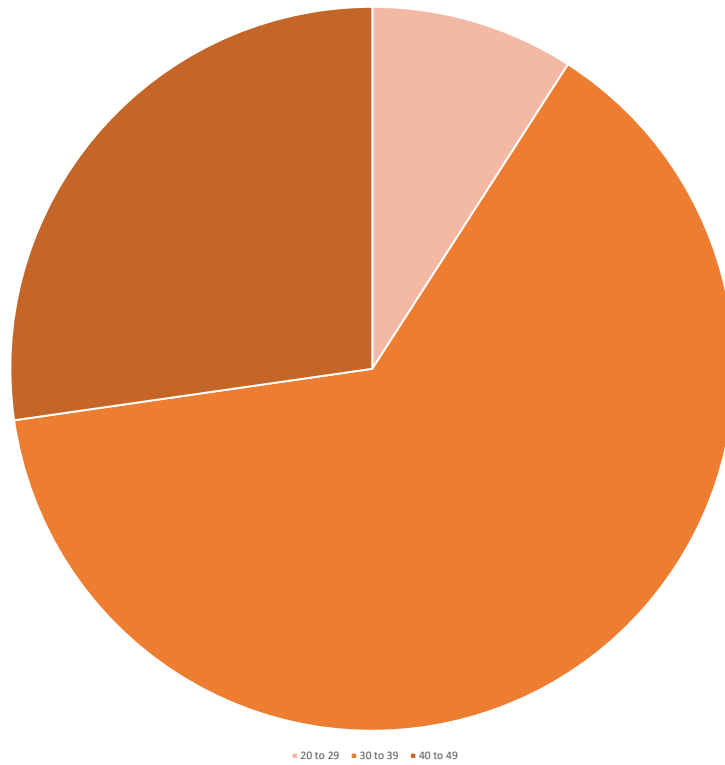
	1-5 years	6-10 years	11-15 years	16-20 years	More than 20 years	I do not live in David City
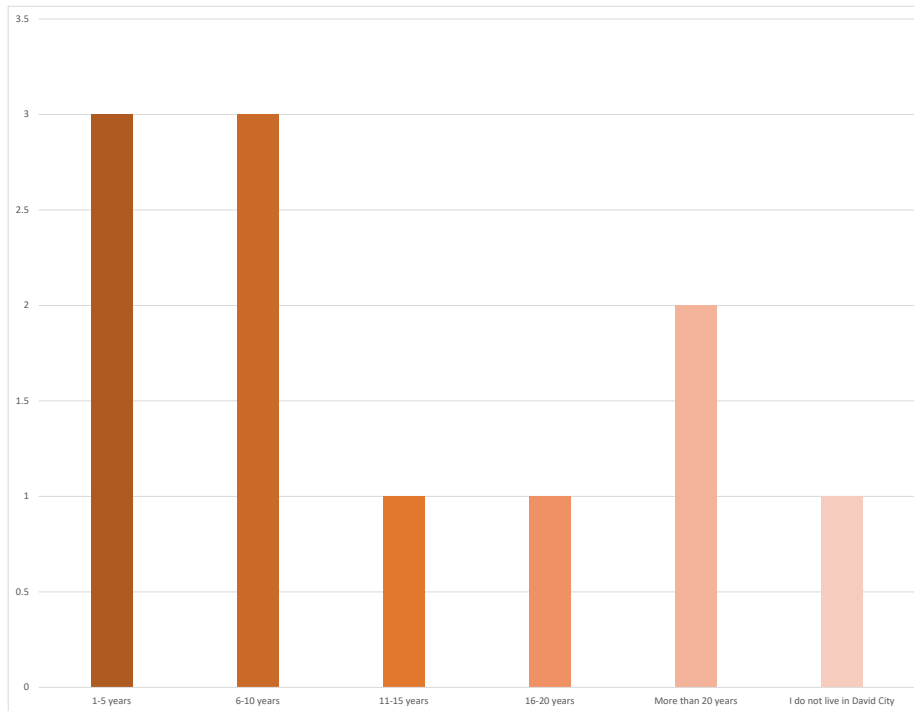
How would you rate the overall quality of life in David City?
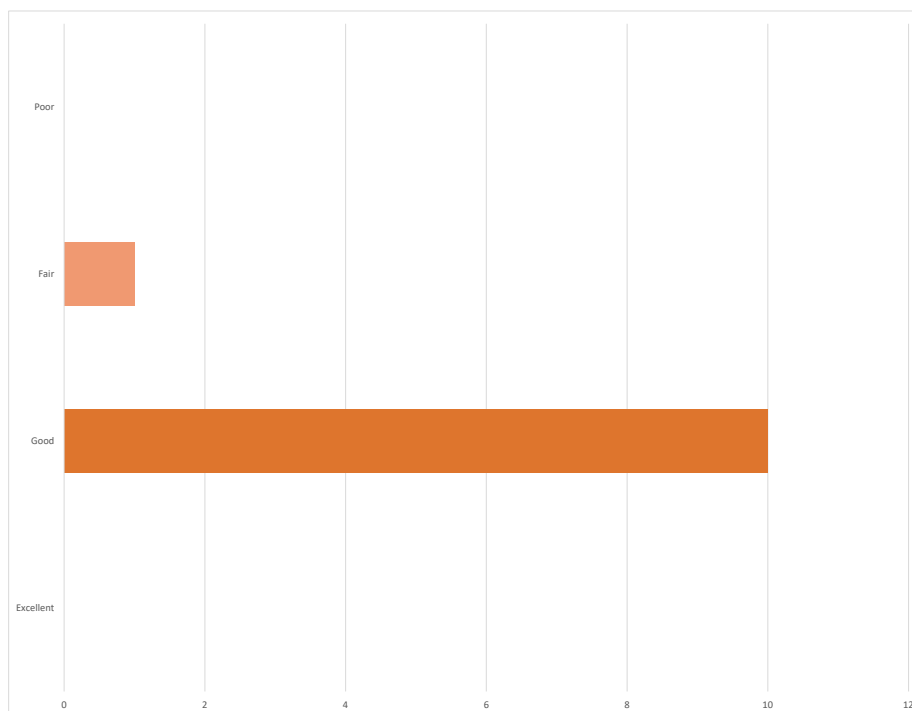
Three words to describe David City currently and in the future.

	CURRENT		FUTURE
	Safe		Safe
	Community		Community
	DIVIDED		**UNIFIED**

Priorities for future development of David City

1	Residential Development	73%
2	Commercial/Retail Development	55%
3	Park Development	36%
4	Youth-Oriented Development	73%
5	Walking and/or Biking Trails	45%

Youth Survey Overview

How old are you?

All respondents are 14 or younger.

What is your relationship with David City?

🏠	I live in David City.	45%
🏚️	I live near David City.	55%
🏫	I go to school in David City.	60%

If you don't live in David City, please tell us where you're from.

Bellwood, Bruno, Linwood, or the country.

How would you describe David City?

small town nice people good David smaller place family elementary populated great school community lot fun big houses city. City kind hang go. activitys stores be. confusing.lt people. called organized friends. time banks speak door crimes calm spend peaceful place. schools sport schools. food town. hardware alot summer roads. parks rural part gas you. 6th system. spanish friendly maintained restaurants students corn area. pretty lots grades hill. thangs far. etc. fu

Has David City been a good place to grow up?

100% of those that live in David City said "Yes!"

What would you like to change about David City?

	Top 5	Number of Mentions
1	Nothing	9
2	More restaurants and stores	3
3	More events	1
4	Bring back recycling	1
5	1 more slide at the David City Swimming Pool	1

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CHAPTER 3

VISION, GOALS, AND STRATEGIES

Community Vision

Vision

A vision is a declaration statement of how a community intends to reach their goals.

Vision

The David City Comprehensive Plan is a concise, decision-making guide to preserve and enhance the livability, long-term economic sustainability, future land use, and community development actions in David City.

Each of the following elements of this chapter, as well as the Land Use Goals and Strategies of Chapter 4, contains goals and strategies established through the planning process based on feedback from engagement activities, Steering Committee input, and the a review of existing conditions.

What are goals and strategies?

GOAL

A long term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition through implementation.

STRATEGY

A strategy is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation through direct action.

The goals of this chapter are summarized on the next page and then expanded upon along with corresponding strategies on the following pages.

Goals for the Future

COMMUNITY FACILITIES

- Goal 1: Ensure that public facilities and services meet the needs of current and future residents and businesses.
- Goal 2: Create and maintain a sustainable, reliable infrastructure system to support future growth.

HOUSING

- Goal 1: Create a robust housing stock with various opportunities to support a diverse population.
- Goal 2: Reduce barriers to housing opportunities for all residents.

TRANSPORTATION

- Goal 1: Provide a comprehensive, multi modal transportation system with accessibility to traditional and alternative modes of transportation.
- Goal 2: Develop a Complete Streets Policy for Downtown David City to increase community mobility for all residents.

ENERGY AND UTILITIES

- Goal 1: Diversify energy resources to ensure sustainability and availability.
- Goal 2:Ensure that residents and businesses are adequately served by public utilities in a cost-effective manner that promotes quality of life.

PARKS AND RECREATION

- Goal 1: Create and maintain community facilities that are accessible, safe, and sustainable.
- Goal 2: Increase recreational opportunities - especially for youth - through program and facility improvement and maintenance.

ECONOMIC DEVELOPMENT

- Goal 1: Strengthen the local economy of David City.
- Goal 2: Prioritize development that supports local businesses and increases accessibility to local businesses.

AGRICULTURE & NATURAL RESOURCES

- Goal 1: Preserve and enhance the natural environment including water resources.
- Goal 2: Preserve agricultural resources that add value to the City and region.

HAZARDS

- Goal 1: Reduce the City's vulnerability to hazards.
- Goal 2: Develop growth strategies that reduce the risk of hazards from the physical environment.

INTERGOVERNMENTAL COLLABORATION

- Goal 1: Coordinate with Butler County and neighboring municipalities to optimize regional planning efforts.
- Goal 2: Partner with local, state, and federal agencies to enhance the culture and resources of David City.

COMMUNITY HEALTH

- Goal 1: Increase accessibility to health services throughout David City.
- Goal 2: Support healthy lifestyles for all residents of David City.

Community Facilities Goals & Strategies

Goal 1

Ensure that public facilities and services meet the needs of current and future residents and businesses.

- Adopt a maintenance and replacement schedule into City Code.

- Establish regular community outreach processes for public facilities and services.

Goal 2

Create and maintain a sustainable, reliable infrastructure system to support future growth.

- Prepare City utilities and facilities for future growth.

- Align infrastructure improvements with the regional CEDS to optimize funding opportunities and increase accessibility for current and future residents.

Housing Goals & Strategies

GOAL 1

Create a robust housing stock with various opportunities to support a diverse population.

- Support the Housing Advisory Committee and the Housing Investment Program to improve the health, safety, and welfare of the community.

- Encourage development and redevelopment of mixed-density neighborhoods.

GOAL 2

Reduce barriers to housing opportunities for all residents.

- Reduce barriers to housing opportunities for current and future residents.

- Improve the local rental process for both renters and tenants.

Transportation Goals & Strategies

GOAL 1

Provide a comprehensive, multi-modal transportation system with accessibility to traditional and alternative modes of transportation.

- Continue to establish and enforce roadway specifications while expanding David City's street system.

- Support alternative modes of transportation.

GOAL 2

Develop a Complete Streets Policy for Downtown David City to increase community mobility for all residents and visitors.

- Identify areas of interest for Complete Streets implementation

- Adopt Complete Streets Policy into City Code.

Energy and Utilities Goals & Strategies

GOAL 1

Diversify energy resources to ensure sustainability and availability.

- Support clean energy options.

- Consider alternative energy opportunities that will have regional impact.

GOAL 2

Ensure that residents and businesses are adequately served by public utilities in a cost-effective manner that promotes quality of life.

- Continue to provide public utilities at a fair cost.

- Explore development incentives that prioritize infill development/redevelopment and utilize existing public infrastructure.

Parks and Recreation Goals & Strategies

Goal 1

Create and maintain community facilities that are accessible, safe, and sustainable.

- Establish a trail system which enhances the community's walkabilty, and provides safe access to community parks, schools, and regional trail systems.

- Prioritize distribution of adequate green space in future development.

Goal 2

Increase recreational opportunities - especially for youth - through program and facility development, improvement and maintenance.

- Diversify recreational facilities to expand opportunities for numerous activities.

- Improve accessibility of recreation facilities and programs for residents and visitors

Economic Development Goals & Strategies

Goal 1

Strengthen the local economy of David City.

- Support the development of public and private partnerships that aid existing and potential businesses.

- Provide guidance for future economic growth.

Goal 2

Prioritize development that supports local businesses and increases accessibility to local businesses.

- Create walkable, people-centered places that are enjoyable to inhabit and that enable people to walk between businesses.

- Focus on revitalization and accessibility of business districts.

Agriculture and Natural Resources Goals

GOAL 1

Preserve and enhance the natural environment including water resources.

- Enhance existing natural areas.

- Support healthy watersheds.

GOAL 2

Preserve agricultural resources that add value to the City and region.

- Support community gardens, farmers markets, and other similar community based food projects.

- Support development that protects and enhances agricultural resources and minimizes impact to the land.

Hazards Goals

GOAL 1

Reduce the City's vulnerability to hazards.

- Promote diversity in business and economic growth.

- Develop a community emergency communication plan.

GOAL 2

Develop growth strategies that reduce the risk of hazards from the physical environment.

- Ensure connectivity of existing and future transportation infrastructure.

- Direct commercial and industrial expansion to areas that are not vulnerable to damage and that do not impede upon residential health and well-being.

Intergovernmental Collaboration Goals

Goal 1

Coordinate with Butler County and neighboring municipalities to optimize regional planning efforts.

- Coordinate with Butler County and surrounding municipalities to develop mutually beneficial land use plans.

- Communicate and coordinate any changes that may impact David City and its 28E agreements.

Goal 2

Partner with local, state, and federal agencies to enhance the culture and resources of David City.

- Partner with local schools to be supportive of their growth and community engagement activities.

- Partner with state and regional agencies and planning efforts to optimize efficiency and efficacy of implementation.

Community Health

GOAL 1

Increase accessibility to health services throughout David City.

- Provide community health resources to residents through the City website and in appropriate public spaces.

- Include health and human resources in community mapping.

GOAL 2

Support healthy lifestyles for all residents of David City.

- Enhance the City's active mobility network.

- Explore opportunities to increase the availability of fresh food to persons of all socioeconomic backgrounds.

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CHAPTER 4

LAND USE & GROWTH MANAGEMENT

The incorporated area of David City is approximately 1,300 acres or about 2 square miles in size. The following table and map shows the current land use in David City by existing land use category, as observed in 2022. The largest category is Low Density Residential, which accounts for approximately 32.0% of land use in the community.

Medium Density Residential uses account for only 0.8% of the developed property in the community and will be an area with increased growth pressure in the future as more housing options are needed in David City to serve the local housing market's demand for affordable and workforce housing options. Medium density owner-occupied and high-quality rentals housing options are especially attractive to skilled workers, young families, single-parent families, and retirees.

Undeveloped areas are the fourth largest land use category at about 13.3% of the community's area. This category included property inside the current City limits that is vacant and/or utilized for agricultural production. These properties provide opportunities for further development that would not require annexation but may require utility or infrastructure extension/improvements to support development. This represent room to grow but does not indicate that planned annexations, especially in business growth areas along, are necessary to meet the market's demand for industrial and commercial growth

Parks and Recreation makes up about 7.4% of the community. A growth in land use dedicated to recreational use is anticipated as the City continues to grow, adding new families and neighborhoods seeking additional areas and types of recreational opportunities.

David City has roughly 11.4% of the land within the City limits dedicated to Commercial and Industrial uses. It is known that as the community growths there will be additional land needed for commercial, light industrial, and agricultural industrial uses outside the existing City limits.

David City 2022 Existing Land Use
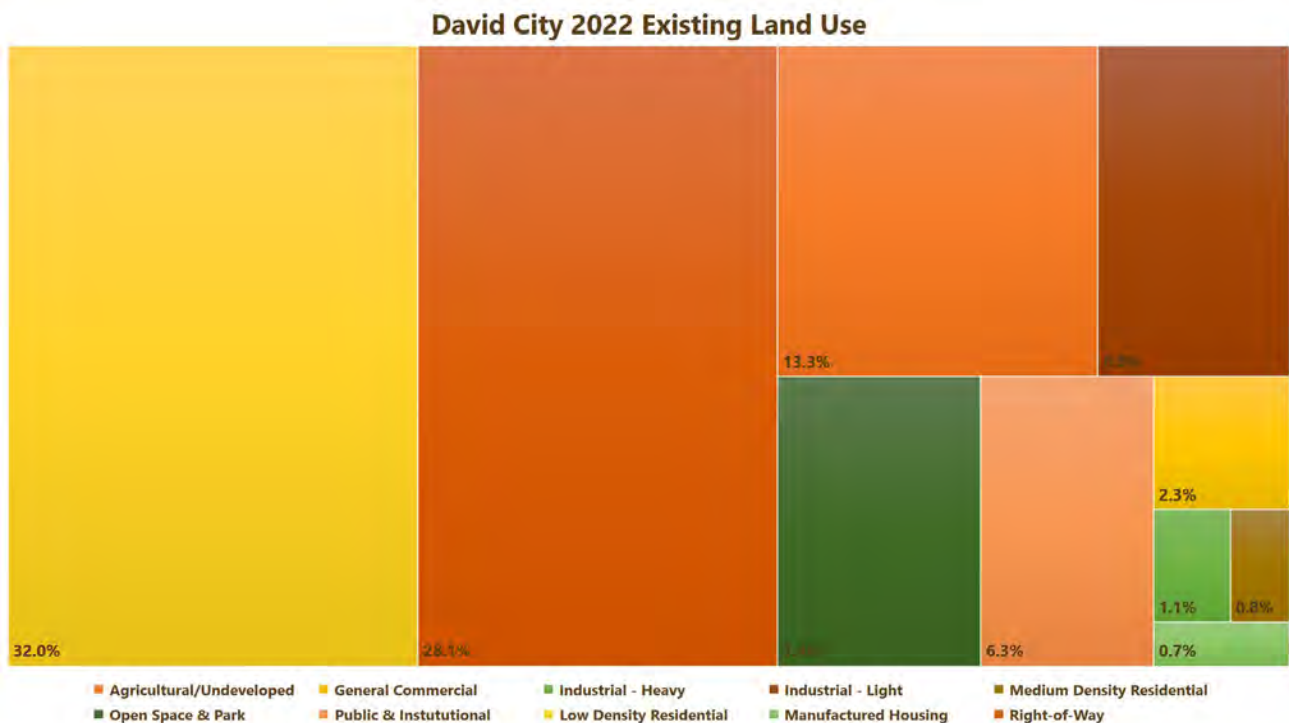
David City 2022 Existing Land Use

Land Use Category	Acres	% of Total Acres	Acres per 100 People
Low Density Residential	415.20	32.0%	13.86
Medium Density Residential	10.90	0.8%	0.36
General Commercial	29.50	2.3%	0.98
Industrial - Heavy	14.10	1.1%	0.47
Industrial - Light	103.70	8.0%	3.46
Parks & Recreation	95.70	7.4%	3.20
Public & Institutional	81.50	6.3%	2.72
Manufactured Housing	9.70	0.7%	0.32
Right-of-Way	364.04	28.1%	12.15
Undeveloped/Agricultural/Vacant	173.10	13.3%	5.78
Total	1297.44	100%	Estimated 2022 Population - 2,995

The chart above and Existing Land Use Map to the right, further detail the current use of property within David City. The map below provides a closer look at the existing use of property in Downtown David City. The chart and the map provide a clear picture on the current character of development types in the community but the picture is ever-changing as uses come and go.

Existing Land Use

▢ Agricultural Crop	▢ Institutional
▢ Commercial General	▢ Manufactured Homes
▢ Industrial Heavy	▢ Open Space Park
▢ Industrial Light	▢ Residential Low Density
	▢ Residential Medium Density

Current City Limits

Floodplain

▨ A
▨ AE

Data Sources:
David City, NE
Butler County, NE
Esri
gWorks

2022 EXISTING LAND USE
2040 COMPREHENSIVE PLAN

CITY OF DAVID CITY
BUTLER COUNTY, NEBRASKA

Extraterritorial Jurisdiction Planning

Regulating Growth in Butler County

David City is in Butler County Nebraska and the County, which has does not currently have an adopted zoning ordinance that regulates development in the unincorporated areas surrounding David City. The map on the next page shows the City of David City and the one-mile extraterritorial area surrounding the City. The one-mile boundary is dependent on the City boundaries and is modified anytime land is annexed into the City that extends the City limits.

Nebraska Statues, as noted below, allow David City to utilize the City's ordinances and code to regulate land use within the Extraterritorial Zoning Jurisdiction of Butler County, provided that the City's regulations do not prohibit, prevent or interfere with existing farming, livestock operations, business, or industry.

> 17-1001.
> Suburban development; zoning ordinances; building regulations; public utility codes; extension; notice to county board.
> (1) Except as provided in section 13-327 and subsection (2) of this section, the extraterritorial zoning jurisdiction of a city of the second class or village shall consist of the unincorporated area one mile beyond and adjacent to its corporate boundaries.
>
> (2) For purposes of sections 70-1001 to 70-1020, the extraterritorial zoning jurisdiction of a city of the second class or village shall consist of the unincorporated area one-half mile beyond and adjacent to its corporate boundaries.
>
> (3) Any city of the second class or village may apply by ordinance any existing or future zoning regulations, property use regulations, building ordinances, electrical ordinances, and plumbing ordinances within its extraterritorial zoning jurisdiction, with the same force and effect as if such area was within its corporate limits. No such ordinance shall be extended or applied so as to prohibit, prevent, or interfere with the conduct of existing farming, livestock operations, businesses, or industry. The fact that the extraterritorial zoning jurisdiction or part thereof is located in a different county or counties than some or all portions of the municipality shall not be construed as affecting the powers of the city or village to apply such ordinances.
>
> (4)(a) A city of the second class or village shall provide written notice to the county board of the county in which the extraterritorial zoning jurisdiction of the city or village is located when proposing to adopt or amend a zoning ordinance which affects the extraterritorial zoning jurisdiction of the city or village within such county. The written notice of the proposed change to the zoning ordinance shall be sent to the county board or its designee at least thirty days prior to the final decision by the city or village. The county board may submit comments or recommendations regarding the change in the zoning ordinance at the public hearings on the proposed change or directly to the city or village within thirty days after receiving such notice. The city or village may make its final decision (i) upon the expiration of the thirty days following the notice or (ii) when the county board submits comments or recommendations, if any, to the city or village prior to the expiration of the thirty days following the notice.
>
> (b) Subdivision (4)(a) of this section does not apply to a city of the second class or a village (i) located in a county with a population in excess of one hundred thousand inhabitants as determined by the most recent federal decennial census or the most recent revised certified count by the United States Bureau of the Census or (ii) if the city or village and the county have a joint planning commission or joint planning department.

David City and Butler County should collaborate to protect existing agricultural operations and promote economic growth of the City of David City and Butler County.

Map Labels

Road L
Road 38
Road MN
Road 37
Road N
37 Rd
Birkel Reservoir
1642 ft
Road M
Road 36
Road 36
Road O
Road L
Road 35 1/2
D St
M St
K St
E St
M St
E St
A St
P St
B St
A St
David City
Road 35
Road 35 1/2
A St
David City Park
Camp David City Park
Road 34
David City Municipal Airport
Road O
Road 33
15

Legend

Existing Land Use

- Agricultural Crop
- Commercial General
- Industrial Heavy
- Industrial Light
- Institutional
- Manufactured Homes
- Open Space Park
- Residential Low Density
- Residential Medium Density

Current City Limits
Current ETJ

Floodplain
- A
- AE

MSA

EXISTING EXTRATERRITORIAL ZONING JURISDICTION

2040 COMPREHENSIVE PLAN

CITY OF DAVID CITY
BUTLER COUNTY, NEBRASKA

Future Land Use Goals and Strategies

The David City 2040 Comprehensive Plan promotes good development and reinvestment in property that will contribute to the overall quality of life of the community. Within the community, urban development is encouraged that supports the community's rural county seat character and takes advantage of regional commerce, access to State Highway's 15 and 92, and available infrastructure. Limiting potential land use conflicts along State Highway 15, Butler County Fairgrounds, David City Municipal Airport, the Burlington Northern Santa Fe Railroad, the Nebraska North Central Railroad, the Floodplain of the Tributary of the North Fork of the Big Blue River, and in Downtown David City will continue to be a challenge.

Outside the existing City limits growth will occur where contingent land is available, is accessible, and municipal infrastructure can be extended at a reasonable cost. This land use plan, both map and text, provides guidance on both the anticipated and the unknown challenges facing David City as it continues to grow through 2040. The following goals and strategies are focused on future growth of David City and should be reviewed when considering development and reinvestment petitions where use of a property will change or intensify.

Growth Goal #1
Promote a gradual and sustainable increase in the population of David City.

Strategies:
1. Establish a housing system that supports sustainable growth.
2. Promote an economic development culture that attracts new business development.

Growth Goal #2
Seek to attract young families with children.

Strategies:
1. Establish a relocation program to encourage families to move to David City.
2. Establish a community culture that promotes individual and family growth through education, career opportunities, and homeownership.

Land Use Goal #1
Establish and follow a cohesive land use pattern that ensures compatibility and functional relationships among activities.

Strategies:
1. Establish annual Comprehensive Plan review practices to ensure that growth and development align with the plan.
2. Support development that builds on community strengths such as quality homes, connected neighborhoods, good mobility, access to recreation, environmental awareness, quality local government, and energy availability, that match the character of David City.

3. Establish design standards that promote people-centered spaces.
4. Adopt best practices for code enforcement and public awareness of the David City Zoning Ordinance.

Land Use Goal #2

Identify and reserve land within the community for commercial development that will provide goods, services and jobs to David City residents and the region.

Strategies:
1. Encourage intuitively accessible and visually appealing commercial development practices.
2. Utilize and revise development regulations to guide and enhance commercial development.

Land Use Goal #3

Identify and reserve land for industrial growth and expansion as a means of expanding the City's tax base and providing local employment opportunities.

Strategies:
1. Provide manageable and agreeable industrial growth regulations to help increase the industrial economy of David City in a reasonable and sustainable manner.
2. Provide manageable and agreeable industrial growth regulations to help increase the industrial economy of David City in a reasonable and sustainable manner.

Land Use Goal #4

Utilize the City's Extraterritorial Jurisdiction to preserve land for future urban growth, the preservation agricultural resources, and the protection of significant environmental natural features.

Strategies:
1. Provide development regulations that enhance and preserve the natural environment.
2. Support conservation subdivisions in areas of environmental significance to create greenway corridors and/or conservation areas to preserve high value environmental areas.

Population and Growth Forecasts

The following information is useful and is utilized in determining future land use needs. Growth forecasting predicts outcomes of when, where and how much population and household growth David City can expect in the next 20 years.

According to United States Census, between 2010 and 2020 the population of David City increased by 89 people to 2,995 people. This is an increase of about 0.31% per year or 3.1% over the 10 year timespan. Historically, the cumulative annual growth rate of the community is 0.32% or 3.2% every 10 years. Projections can also be made using linear growth calculations and exponential growth calculations as show in the table below.
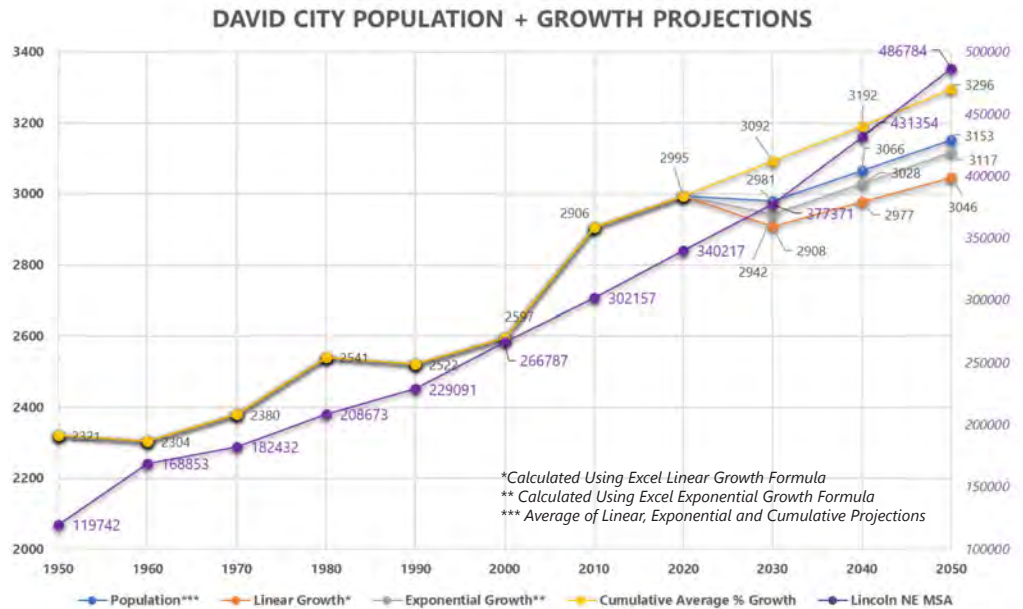
To assist in future land use planning this plan using the average of the linear growth projections, exponential growth projections and the cumulative annual growth rate of 0.32%. The table below shows that the City of David City has a projected population of 3,092 people in 2030, and 3,192 people in 2040.

The chart to the right shows the observed and growth of David City and the Lincoln, Nebraska Metropolitan Area from 1940 through 2020. The City's rate of historical and growth tracks the metro area's historical rate of growth, but at a lower rate.

DAVID CITY POPULATION + GROWTH PROJECTIONS

*Calculated Using Excel Linear Growth Formula
** Calculated Using Excel Exponential Growth Formula
*** Average of Linear, Exponential and Cumulative Projections

Population*** — Linear Growth* — Exponential Growth** — Cumulative Average % Growth — Lincoln NE MSA

DAVID CITY + LINCOLN METRO GROWTH RATES 1940-2020

David City 10yr Growth Rates — Lincoln NE MSA 10yr Growth Rates — David City Average Growth Rate — Lincoln NE MSA Average Growth

The Demand for Land

ESTIMATES OF FUTURE LAND USE NEEDS BASED ON PROJECTED POPULATION

Land Use Category	Current Acres	Current % of Total Acres	Current Acres per 100 People	2030 Total Acres Needed	Minimum 2030 New Acres	2040 Total Acres Needed	Minimum 2040 New Acres Needed
Low Density Residential	415.20	32.0%	13.86	428.65	26.89	442.53	27.76
Medium Density Residential	10.90	0.8%	0.36	11.25	0.71	11.62	0.73
General Commercial	29.50	2.3%	0.98	30.46	1.91	31.44	1.97
Industrial - Heavy	14.10	1.1%	0.47	14.56	0.91	15.03	0.94
Industrial - Light	103.70	8.0%	3.46	107.06	6.72	110.53	6.93
Parks & Recreation	95.70	7.4%	3.20	-	-	-	-
Public & Institutional	81.50	6.3%	2.72	-	-	-	-
Manufactured Housing	9.70	0.7%	0.32	-	-	-	-
Right-of-Way	364.04	28.1%	12.15	-	-	-	-
Undeveloped/ Agricultural/Vacant	173.10	13.3%	5.78	-	-	-	-
Total	**1,297.44**	**100%**	-	-	-	-	-
-	-	-	2020 Population 2,995	Projected 2030 Population 3,092	-	Projected 2040 Population 3,192	-

Determining the minimum amount of land that should be planned for residential, commercial and industrial growth is an important step in identifying potential growth areas for David City. The table above utilizes population projections from 2030 and 2040 (see *Population and Growth Forecasts*). The table also identifies the current number of acres per 100 people and number of acres by land use classification (see *Existing Land Uses*).

Using the projected 2030 and 2040 population for the David City, and the acres per 100 people, the table shows the project additional acres that need to be considered for Low Density Residential, Medium Density Residential, General Commercial, Industrial - Light, and Industrial - Heavy development through 2040. The *Additional Acres of Land Needed* shown above serves as a **minimum** for guiding future development. These estimates and the projected acres needed by land use classification, shall be reviewed annually to ensure they are in-line with David City's projected needs.

There are a number of land use categories not included in the above projections. The reason for their exclusion is that the amount of acres within each of these categories is not directly dependent and cannot be reasonably projected from population growth.

Future Land Use

MSA
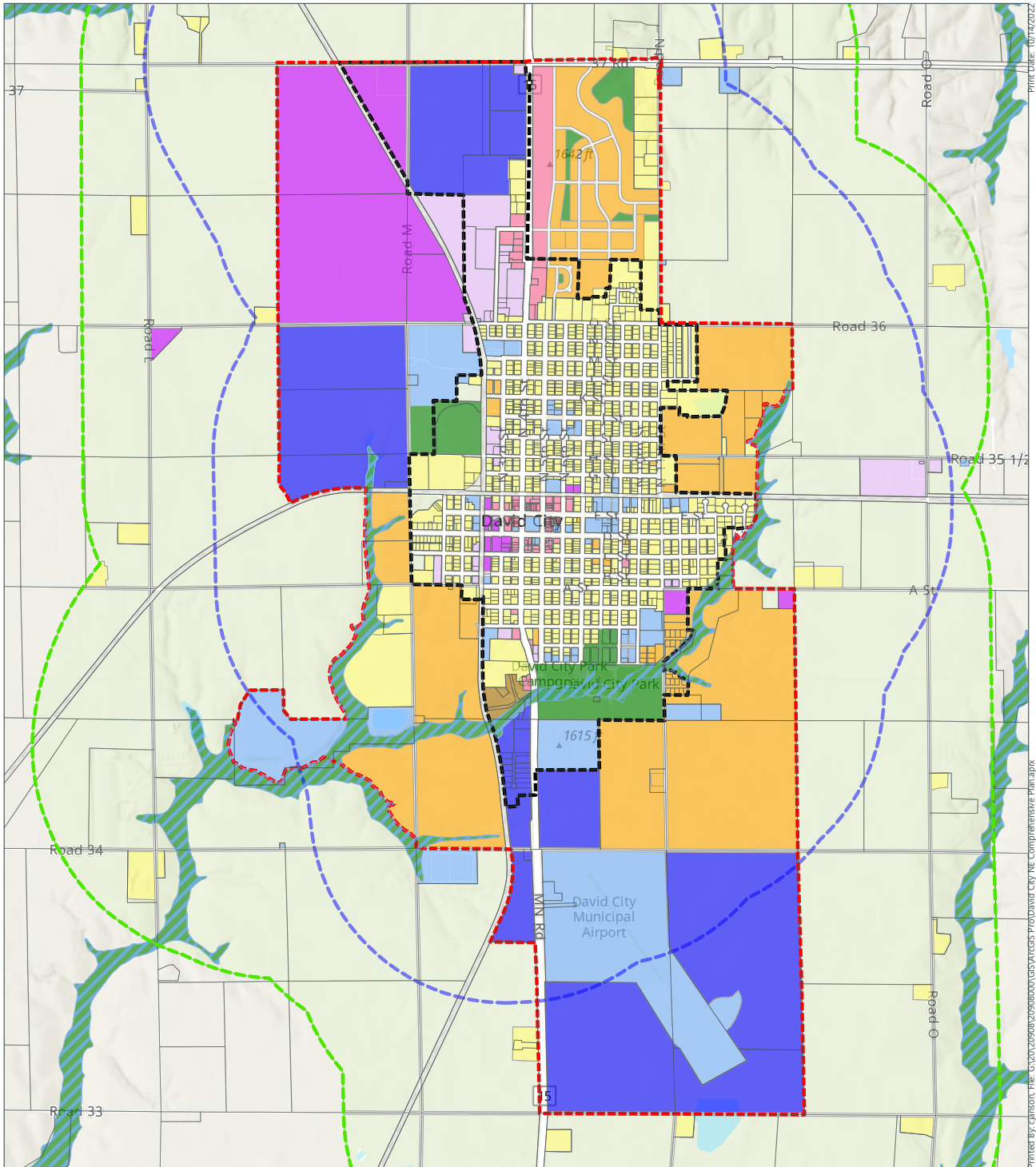
Data Sources:
David City, NE
Butler County, NE
Esri
gWorks

Future Land Uses

- Agricultural Crop
- Commercial General
- Commercial/Industrial Flex
- Industrial Heavy
- Industrial Light
- Public & Institutional
- Mobile Homes
- Open Space/Floodplain/Recreation
- Residential Low Density
- Residential Medium/High Density

Floodplain
- A
- AE

- Corporate Boundaries 2040
- 2040 ETJ
- Corporate Boundaries 2022
- ETJ 2022

2040 FUTURE LAND USE
2040 COMPREHENSIVE PLAN

CITY OF DAVID CITY
BUTLER COUNTY, NEBRASKA

DAVID CITY 2042 LAND USE				
Land Use Category	Acres	% of Developed Area	Acres per 100 People (2040 Estimated Population)	Acres of Growth from 2022 Land Use
Inside 2042 Projected City Limits				
Low Density Residential	693.2	20.9%	21.72	278.0
Medium Density Residential	770.1	23.2%	24.12	759.2
Mobile Homes	9.7	0.3%	0.3	0
General Commercial	64.6	1.9%	2.02	35.1
Industrial Light	113.4	3.4%	3.55	9.7
Industrial Heavy	371.3	11.2%	11.63	357.2
Public & Institutional	441.7	13.3%	13.84	360.2
Commercial/Industrial Flex	850.8	25.7%	26.65	-
Total Developed*	**3,314.8**	**100%**	**-**	**-**

*** Does Not Include - Parks/Floodplain/Open Space and ROW**

The *David City 2040 Future Land Use* chart above, and maps on the previous and following pages, provide a guide for the proposed use of property in the community and extraterritorial areas through 2040. The map on the previous page focuses on the proposed and potential future city limits of David City, while the map on the following page includes future land use planning for the entire area around the City's proposed 2040 Extraterritorial Zoning Jurisdiction. The 2040 Extraterritorial Zoning Jurisdiction (ETJ) is based on a 1mi buffer of the proposed 2040 Corporate Boundaries.

Most of the Davids City's future growth will likely occur in housing and commerce; shown by increases in Low Density Residential, Medium Density Residential, Commercial and (Heavy/Light) Industrial growth. The growth is directed within the existing City limits as well as within areas adjacent to the current City limits; primarily in areas where municipal utilities will be available. This plan directs that any new development within the City's growth area, proposed outside the existing City limits, be annexed prior to development approval and shall be serviced with municipal sewer and water.

The amount of acres of property planned for Residential, Commercial and Industrial growth is more than the projected need for the City through 2040. This is deliberate as there are concerns about where and when growth may occur based on land availability and willingness of current agricultural operators/owners to develop or sell property for development. The David City Planning Commission reviewed the Future Land Use Map and identified the areas of potential growth to allow for more flexibility in guiding future growth outside the current City limits. The Future Land Use Map and ETJ Map are both anticipated and expected to be revised on at least an annual basis to ensure they reflect the current growth opportunities and needs of the community.

Using the Future Land Use Map

The Future Land Use Map (opposite) identifies categories of similar use, character and density. These categories are described in the subsequent pages, including explanation of the City's intent, as well as design and development strategies.

This map, and the corresponding text, are to be consulted whenever development is proposed. Development shall be consistent with the use category shown on the map and the corresponding text.

Where uses in this map differ from the current use, it is not the general intent of the City to compel a change in use. While the City may actively facilitate redevelopment of a priority site, the City use of this map will be primarily reactive, guiding responses to proposals submitted by property owners and petitioners.

Amending the Future Land Use Map

It may, from time to time, be appropriate to consider amendments to the Future Land Use Map. The following criteria should be considered before amending the map.

Agricultural
The total number of acres of agricultural land may continue to decrease surrounding David City. The population of the City is projected to continue growing and additional property may be petitioned for rezoning to accommodate the development needed to support the growing population. This anticipated growth must be balanced against the goals of preserving agricultural land for the purposes of resource protection and maintaining agricultural contributions to the region.

Compatibility
The proposed development, or map amendment, will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner should indicate approaches that will minimize incompatibilities between uses.

Natural Resources
Proposed development should not include a negative or unmitigated impact on important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands. The proposed building envelope is not located within the setback of floodplain zones (raised above regional flood line) or shoreland zones. The proposed development will not result in undue water, air, light, or noise pollution in order to attribute to the small town

character. Petitioners shall indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

Emergency Vehicle Access
The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.

Ability to Provide Services
Provision of public facilities and services for new development will not place an unreasonable financial burden on the City. Petitioners may demonstrate to the City that the current level of services in the City, or region, including but not limited to school capacity, transportation system capacity, emergency services (police, fire, EMS), parks and recreation, electricity, storm water, and potentially sewer services or water services, are adequate to serve the proposed use. Petitioners shall also demonstrate how they will assist the City with any shortcomings in public services or facilities.

Public Need
There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal or social impact on the City.

Adherence to Other Portions of this Plan
The proposed development is consistent with the general vision for the City and the goals and strategies of this Plan.
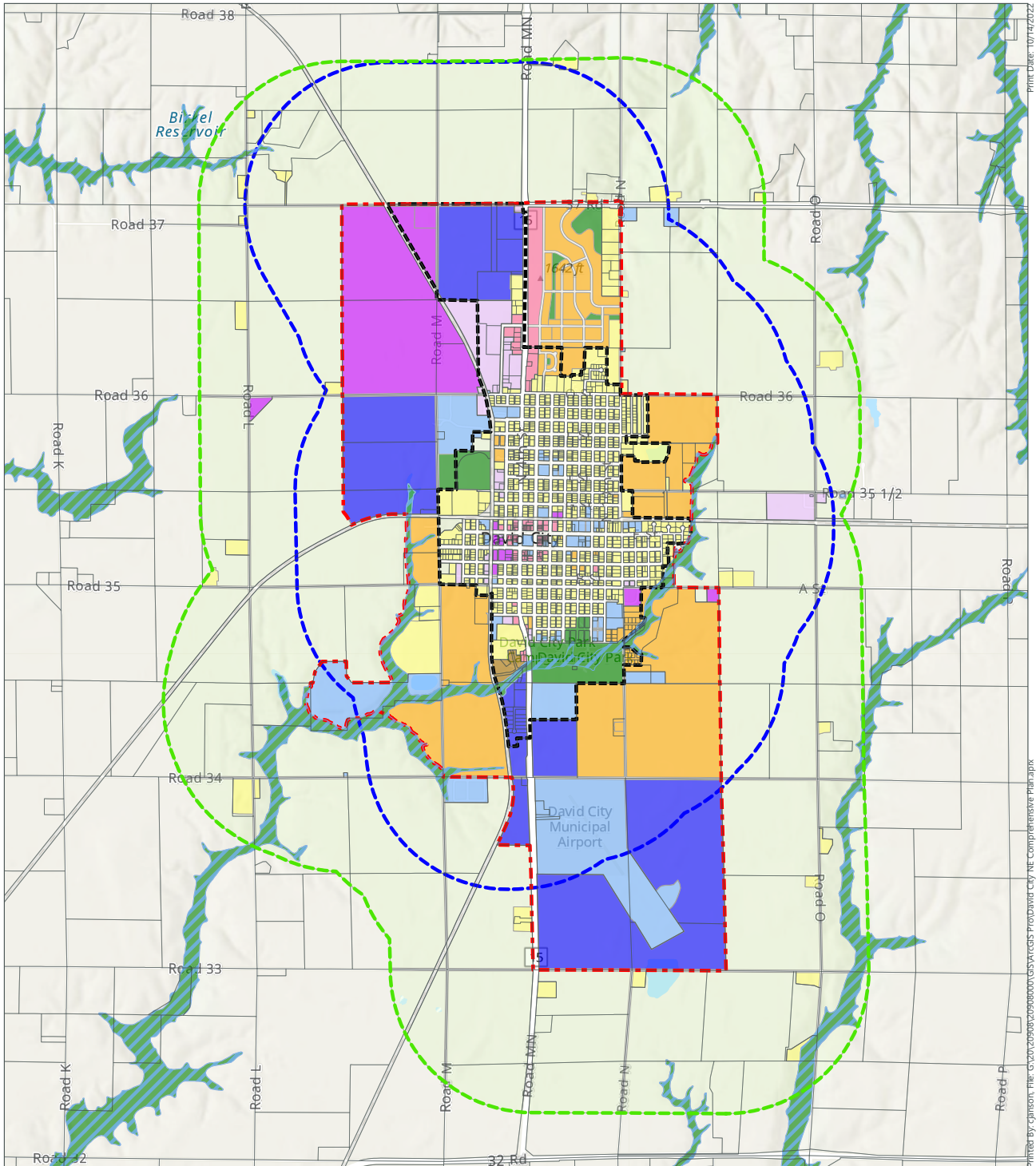
2040 ETJ
Corporate Boundaries 2040
ETJ 2022
Corporate Boundaries 2022

Future Land Uses
Agricultural Crop
Commercial General
Commercial/Industrial Flex
Industrial Heavy

Industrial Light
Public & Institutional
Mobile Homes
Open Space/Floodplain/Recreation
Residential Low Density
Residential Medium Density

Floodplain
A
AE

FUTURE EXTRATERRITORIAL ZONING JURISDICTION

2040 COMPREHENSIVE PLAN

CITY OF DAVID CITY
BUTLER COUNTY, NEBRASKA

Future Land Use Categories

The future land use categories identify areas of similar use, character and density. These classifications are not zoning districts - they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, density, etc.). The strategies listed with each category are provided to help landowners and City officials make decisions during the development review process that are consistent with the intent of the land use category. The significant categories also feature design recommendations.

The categories designated on the 2040 Future Land Use Map are:

- **Agricultural Crop**
- **Open Space/Floodplain/Recreation**
- **Low Density Residential**

- **Medium/High Density Residential**
- **Manufactured Homes**
- **Public & Institutional**
- **General Commercial**

- **Commercial/Industrial Flex**
- **Light Industrial**
- **Heavy Industrial**

Agriculture Crop
This category includes larger tracts of property that is likely to remain in agricultural production through 2040. If incorporated into the City the likely zoning would be TA Transitional Agriculture or RA Residential Agriculture .

Open Space/Floodplain/Recreation
This future land use designation includes active or passive parks such as playing fields, playgrounds, open space, community parks, and other appropriate recreational uses as well as undeveloped lands, trails, water areas and environmentally sensitives areas, including mapped floodplain areas.

Low Density Residential
Low Density Residential areas are located within David City and are intended for single-dwelling or two-dwelling housing units. The primary zoning districts for Single-Family/Two-Family Residential are R-1 Single Family Residential and R-2 Two-Family Residential.

Medium/High Density Residential
Medium/High Density Residential shall be located within David City and are intended for multiple-dwelling housing units. The primary zoning district for Medium Density Residential are R-3 Multi-Family Residential and R-4 High Density Residential.

Mobile Homes

Manufactured homes shall be located within David City and are intended for the locating of mobile home dwellings. The zoning district for these dwellings is the R-M Mobile Home Residential District.

Public & Institutional

This land use designation includes public or semi-public facilities including but not limited to: governmental offices, airports areas, police and fire facilities, medical facilities, community facilities educational institutions, utility facilities, and places of worship.

General Commercial

Commercial areas of the community are located in Downtown David City, near Highway 15, and along the City's other commercial corridors. The primary zoning districts for the City's commercial areas are C-1 highway Commercial and C-2 Downtown Commercial.

Commercial/Industrial Flex

The Commercial/Industrial Flex areas are found primarily on the undeveloped northwestern and southern edges of the community. The intent of this designation is to provide a flexible-zoning concept that encourages the market to assist in determining the end use of these development area. The primary zoning districts for these areas are C-1 Highway Commercial, I-1 Light Industrial, and I-2 Heavy Industrial.

Light Industrial

The Industrial areas are intended for limited industrial, manufacturing, wholesaling,, office-industrial, transportation, warehousing, storage and other commercial uses exhibiting industrial characteristics. The primary zoning district for these uses is I-1 Light Industrial.

Heavy Industrial

The Industrial areas are intended for limited industrial, manufacturing, wholesaling,, office-industrial, transportation, warehousing, storage and other manufacturing based industrial uses. The primary zoning district for these uses is I-2 Heavy Industrial.

Best Practice Design Strategies

Rural Lands

The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely or infeasible for urban development prior to 2040. Preferred uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic.

Rural Land Use Design Strategies
1. Rural residential subdivisions are strongly encouraged to utilize conservation design strategies that minimize the disruption of natural features and rural character.

TRADITIONAL DEVELOPMENT   CONSERVATION DEVELOPMENT   CLUSTER DEVELOPMENT
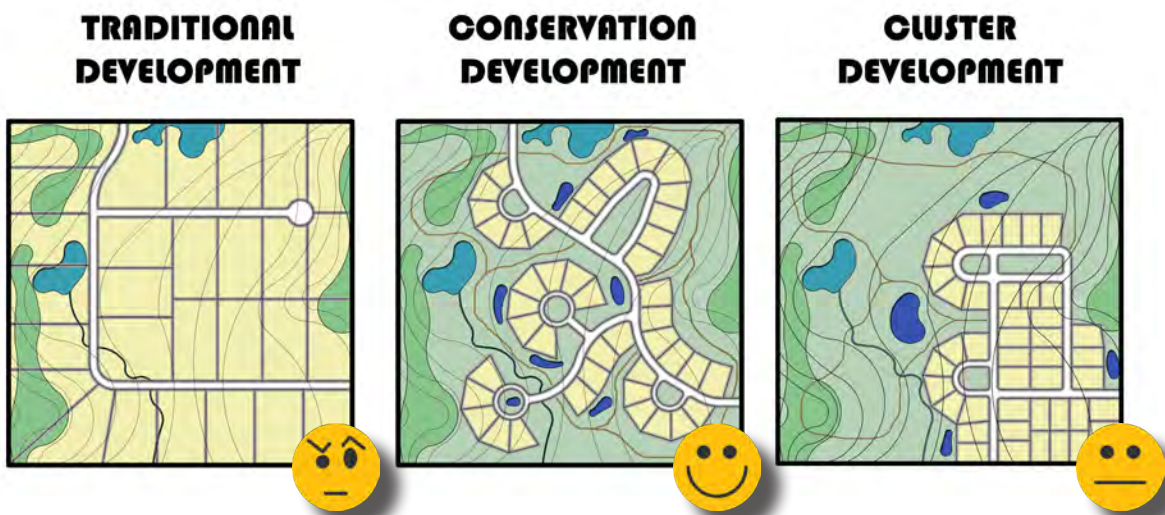
Low Density Residential

The Low Density Residential areas are intended for housing with densities that range up to one unit per acre. New development in LDR areas will consist of single family units, suburban in character, and served by the City's public sanitary sewer and potable water systems.

LDR Land Use Strategies
1. Sanitary sewer and other available urban services will be required for all new development, including stormwater management systems.

2. Though low density housing is the predominant use in most neighborhoods, healthy, balanced neighborhoods may also include other uses that support the needs of residents, including:

   • Parks and recreational facilities

   • Small municipal, utility and institutional facilities

   • Community centers

   • Places of worship

3. Infill development will protect the character of existing residential areas. Where possible, infill development should be single-family homes and should be built within areas that are already zoned and compatible for this type of residential use.

Design Strategies

The City encourages residential projects (new construction and remodeling) to incorporate design strategies that will maintain neighborhood property values over time and enhance the social function and safety of the neighborhood.

**Relationship to the Street:** Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the home, with layers of increasingly private space in between.

Consider the following techniques (see graphic):
- The front door should face the street and there should be a clear route to the door from the street or sidewalk (A)
- There should be windows on the street facade (B)
- Building setbacks will vary according to building type and street type (C)
- Incorporate a covered front porch, or at least a raised stoop, preferably covered (D)
- When appropriate for the style of the area, utilize low fences, hedges, or other landscaping to establish a layer of privacy behind the sidewalk (E)

**Relationship among buildings:** Buildings within a neighborhood should be both cohesive and varied.

Consider the following techniques:
- Homes along a street should utilize similar setbacks to establish a consistent "street wall".
- Home sizes may vary along a street, but should utilize design techniques such as similar roof line heights and deeper setbacks for portions of wider houses to minimize apparent size variations.
- The mix of architectural themes or styles should generally be consistent within a neighborhood, but repeated use of identical floorplans or colors is strongly discouraged, especially for adjacent buildings.

**Remodeling and additions:** Changes and additions to existing structures should complement the design of the existing structure.

Consider the following techniques:
- Select window types and proportions that match the rest of the house.
- New exterior materials should match, or be complementary, to existing materials.
- Avoid enclosing covered porches, when possible. If enclosing a covered porch, maintain the appearance of a porch, rather than attempting to blend the porch seamlessly with the rest of the house.

**Garages:** Two to three stall garages are encouraged in all residential zones.

**Landscaping:** Provide generous landscaping, with an emphasis on native plant species.

**Lighting:** Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare, light trespass and light pollution (see graphic). Limited up-lighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

*The images and text below describe design strategies for **Single-Family and Multi-Family Residential** buildings and sites.*

SINGLE-FAMILY & DUPLEX UNITS

A. Building setbacks will vary according to building type and lot size but should generally be consistent within a given block.

B. Homes should be designed with architectural details that provide visual interest and human scale for the street and the neighborhood. The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony. Overly complicated roof lines with multiple pitches and hips and/or excessive gables can negatively impact a street and should be discouraged (see weak and desired design examples on the following page).

C. Utilize low fences, hedges or other landscaping to establish a layer of privacy behind a sidewalk and residence, if a sidewalk is present.

D. Incorporate covered front porch or at least a raised stoop, preferably covered and constructed with materials that relate to the overall design of the home.

E. Decorative fencing and/or landscaping that visually defines the single family lot at the street edge are encouraged.

F. Consider garage location and scale to avoid a "garage-scape" street appearance. Garages should extend no further than the front facade of the residence. If this is not feasible, garages should be turned 90 degrees with windows provided on the side of the garage facing the street.
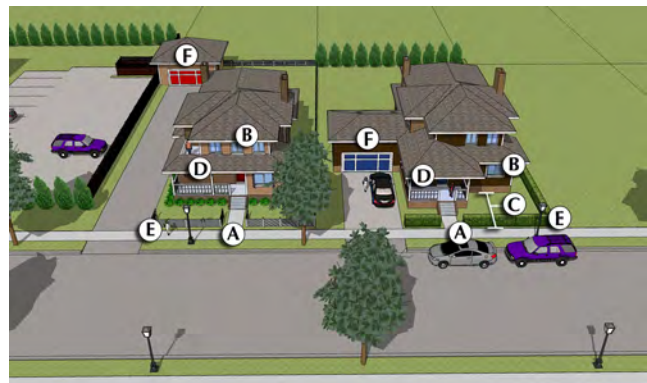
This graphic illustrates how a single-family homes can use varying techniques to create a relationship with the street.

MULTI-UNIT BUILDINGS

A. The front door should face the street and there should be a clear route to the door from the street or sidewalk.

B. The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony. When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/ or variation in the depth of the setback along the building facade. Large, undifferentiated building walls and roof-lines are strongly discouraged. Desired architectural details include projecting bays/porches and upper-level set-backs and offsets to the primary facade(s).

C. Building setbacks will vary according to building type and lot size but should generally not exceed 40 feet.

D. Utilize low fences, hedges or other landscaping to establish a layer of privacy behind the sidewalk.

E. Off-street parking is located in the side and rear yard.

F. Service areas and refuse containers should be located at the rear end of the site and screened from public view. Also ground mounted or wall mounted mechanical equipment shall be screened.

G. Garage doors facing the primary street are discouraged. If unavoidable, recess them from the front facade(s) to minimize their visual impact on the design.

Medium/High Density Residential

Medium/High Density Residential (MHDR) areas are intended for multi-family housing development. Development in MHDR areas will be served by the City's public sanitary sewer and include single-family attached duplexes/twin-homes, townhouses, row houses, apartment buildings, and senior housing.

MHDR Land Use Strategies
1. MHDR could be an alternative for someone that wants to own but needs to meet a lower price point than new detached housing stock.
2. MHDR uses are an appropriate transition use between commercial areas and Low Density Residential areas.
3. Multi-family residential units are scattered throughout the community. This type of housing provides an alternative dwelling unit for those who are not interested in purchasing a larger lot home in David City.

Design Strategies
The City encourages residential projects (new construction and remodeling) to incorporate design strategies that will maintain neighborhood property values over time and enhance the social function and safety of the neighborhood.

**Relationship to the Street:** Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the building, with layers of increasingly private space in between.

Consider the following techniques (see graphic):

- The front door should face the street and there should be a clear route to the door from the street or sidewalk (A)

- There should be windows on the street facade (B)

Building setbacks will vary according to building type and street type (C)

This graphic illustrates how a row house can use varying techniques to create a relationship with the street

**Relationship among buildings:** Buildings within a neighborhood, or within a single development, should be both cohesive and varied.

Consider the following techniques:

- When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/or variation in the depth of setback along the building facade.

- The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony.

**Garages:** Two stall garages are encouraged in all residential zones.

**Landscaping:** Provide generous landscaping, with an emphasis on native plant species.

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare, light trespass and light pollution. Limited up-lighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

Common Open Space: Provide gardens, grass areas, and playgrounds to serve the needs of residents.

Service Areas: Trash and recycling containers located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features. Commercial areas are intended for retail, service, and office uses that serve neighborhood, community and regional markets. Examples include large retail and service businesses, offices, clinics and health care facilities,

These images provide good examples of screened service areas for commercial and higher density residential uses.

hotels, restaurants and entertainment businesses, storage, and automobile sales and services. The type and size of use will be determined by location and market forces.

COMMERCIAL

Commercial areas are intended for retail, service, and office uses that serve neighborhood, community and regional markets. Examples include large retail and service businesses, offices, clinics and health care facilities, hotels, restaurants and entertainment businesses, storage, and automobile sales and services. David City's commercial areas include: Central Business, Highway Commercial, Neighborhood Commercial land use categories.

Land Use Strategies
1. Commercial areas should generally be served by a contiguous sidewalk network, and safe bike routes.
2. The City encourages and supports investment in small neighborhood commercial uses and sites in existing neighborhoods. Sites deemed no longer viable for commercial use should be considered for redevelopment with housing.
3. Way-finding signage to key downtown locations is critical, especially for visitors. The City will develop a signage system from primary entry points to key locations throughout the community.
4. Highway commercial use is typically characterized by grocery stores, car lots, convenience stores and other commercial uses that require efficient highway infrastructure and adequate space for parking a significant amount of vehicles.

Design Strategies
The City encourages for all commercial projects the use of design strategies that will maintain property values over time. This section offers different strategies for highway settings and neighborhood settings in some categories.

Relationship to the Street: The building should be designed such that the primary building facade is oriented towards the street (toward the larger street on corner lots) and should have a public entrance.

*The images and text below describe design strategies for **General Commercial and Employment** buildings and sites.*

The images above illustrate techniques used to vary the facade heights along a long facade.

Left, retail building with primary facade using fiber cement siding with stone as an accent material. Right, retail building with primary facade using stone and brick with EIFS as an accent material. Both meeting a desired natural color palette.

This example shows an office building with a primary facade using brick with stone as an accent material, meeting desired natural color palette.

Desired design for a retail building. The color palette includes natural and earth tones. Building uses brick (primary) and EIFS (secondary), and architectural details that breakdown the facade to human scale. There are varying building planes and heights.

An example of a commercial building using earth tones as the primary color with brighter accent color for awnings and roofing.

The example above shows a raised parapet wall and cornice that extends back to give the perception of three-dimensional facade (desirable). The example on the right shows a "fake" parapet wall and cornice that is not three-dimensional (as it lacks depth).
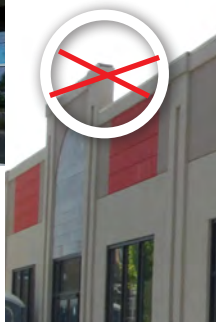
An example of a high quality office building using variations in building color, projections and windows to break up long walls.

Annexation Planning

Annexation is the act or an instance of annexing, or adding to something larger, especially the incorporation of new territory into the domain of a city, country, or state. Annexation is not eminent domain - the power to take private property for public use with payment of compensation to the owner. The consideration of annexation is to accommodate City services to future growth. The Annexation Areas of Interest detailed on the map below include those areas not currently in the 2022 Corporate Boundaries that are included in the City's Future Land Use map discussed earlier in this chapter.

MSA
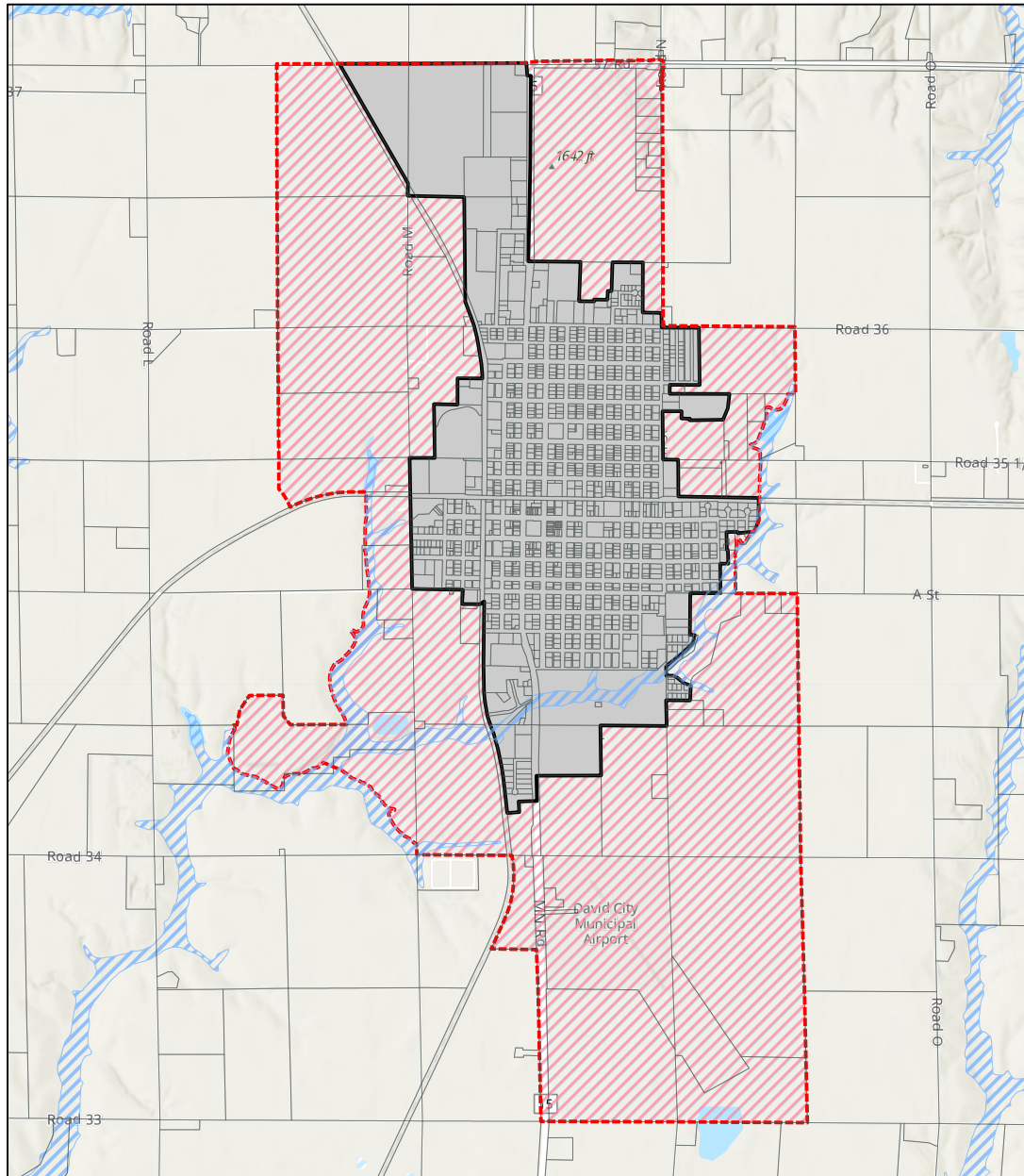
Data Sources:
David City, NE
Butler County, NE
Esri
gWorks

Annexation Areas of Interest
Corporate Boundaries 2042
Corporate Boundaries 2022

Floodplain
A
AE

FUTURE ANNEXATION PLANNING

2040 COMPREHENSIVE PLAN

CITY OF DAVID CITY
BUTLER COUNTY, NEBRASKA

CHAPTER 5

IMPLEMENTATION

City Roles and Responsibilities

Responsibility for implementing this plan lies primarily with the City Council, Planning and Zoning Commission, and City Staff.

CITY COUNCIL

City Council sets priorities, approves budgets and tax rates, and often has the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which Council members are aware of the plan and expect City actions to be consistent with this plan. Each Board member should have a copy of this plan and be familiar with the major goals and objectives described herein. The City Council should expect and require that staff recommendations and actions both reference and remain consistent with this plan, or that the plan is amended as needed to fit changing conditions.

PLANNING AND ZONING COMMISSION

Land use and development recommendations are a core component of this plan, and the Planning and Zoning Commission has a major role in guiding those decisions. Planning and Zoning Commission members shall each have a copy of this plan and shall be familiar with the content, especially Chapter 4: Land Use. It is generally the responsibility of the Planning and Zoning Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the City, the Planning and Zoning Commission should initiate efforts to amend the plan to better reflect City interests. This will help to reinforce the legitimacy of the plan as an important tool in guiding City decision making.

CITY STAFF

City staff have a significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that City staff know about, support, and actively work to implement the various strategies and actions in this plan.

Specifically, the following people should consult and reference the comprehensive plan during goal-setting processes, annual budgeting, planning for major public projects, and in the review of private development projects:

- City Administrator
- Community Development Staff
- Economic Development Staff
- Public Works Staff

These key staff members are expected to know and track the various goals, strategies, and vision laid out in this plan, and to reference that content as appropriate in communications with residents, business owners, and elected and appointed officials. All other staff members should be aware of the plan and the connections between the plan and City projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to City functions and decision making.

Guiding Daily Decisions

EDUCATION AND ADVOCACY

Implementation of this plan also depends on the actions and decisions of regional and state partners. Some implementation partners include but are not limited to the following entities:

- David City School District
- Aquinas Catholic Schools
- Butler County
- Nebraska Department of Transportation
- Nebraska Department of Natural Resources
- Nebraska Department of Economic Development

It may be necessary at times to persuade these entities to be active partners in the implementation of the vision, goals, strategies of this plan.

The following City activities can support this effort:

- Share this plan with each organization, including a memo highlighting sections of the plan that anticipate collaboration between the City and the organization.

- Take the lead role in establishing a collaboration for key or crucial initiatives of the City that require regional collaboration

- Know and communicate the intent of relevant objectives and strategies - partner organizations will want to understand and agree with the City's needs before they will act.

- Utilize the goals and vision from the plan to support request for monetary support for City efforts.

UTILIZING EXISTING TOOLS

Many of the strategies identified in this plan presume the use of existing City ordinances and programs. The City's key implementation tools include:

Operational Tools
- Annual Goal-Setting Process
- Annual Budget Process
- Capital Improvement Plan (Recommended)

Regulatory Tools
- Building and Housing Codes
- Zoning Ordinance
- Subdivision Regulations
- Linn County Ordinances
- State Regulations
- Federal Regulations

Funding Tools
- User Fees
- Tax Abatement
- Tax Incremental Financing (TIF) Districts
- Development Fees
- State and Federal Grant Programs

Guiding Annual Decisions

ANNUAL REPORT

This plan should be used and referenced regularly to provide value, especially during budgeting and goal setting processes. To inform the annual processes, City staff will prepare a concise Comprehensive Plan Annual Report for the City Council with input from the Planning and Zoning Commission, including the following information:

- Action items in progress or completed during the prior 12 months (celebrate successes!)
- Staff recommendations for action items to pursue during the next 12 months, including removing or adding items.
- City actions and decisions during the past 12 months not consistent with the plan (if any) and the rationale behind those actions/decisions.
- Staff recommendations for any amendments to the adopted plan.

LINK TO ANNUAL GOALS AND BUDGET

The most important opportunity for this plan to influence the growth and improvement of the City is through the annual goal-setting, budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the City, so it is very important to integrate this plan into those processes every year.

The compilation of actions in the next section is a resource to support decisions about how and where to invest the City's limited resources. The Annual Report should draw from these actions and decisions.

The Planning Commission should make formal recommendations for the Council's consideration, identifying those choices and commitments most likely to further the goals and objectives identified in this plan.

POTENTIAL FUNDING SOURCES

Below are several funding sources available to help complete the projects listed in this plan.

General City Funding
General funds will be required to assist with projects or as a matching source for state or federal grants.

Special Assessments
Particular projects could be funded through special assessments whereby the City recoups initial design and construction costs through increased real estate taxes on those properties for a set period of time.

Revenues
Projects related to drinking water, sanitary sewer, and storm water could be funded using system revenues or fees collected from system users across the community.

Private (Donations, Developers/Impact Fees)
Some projects could be funded through private donations or public fund raising. Funding for certain projects could be offset by using funds from fees the City collects through approval of new development.

State and Federal Grants
Many different state or federal grants that may be able to offset the costs of some of the identified projects. Only those programs most likely to award funding are listed.

Tax Increment Financing (TIF)
Tax increment financing is a program that utilizes additional taxes generated from a development in a TIF district to improve specified public facilities and utilities.

Action Plan

The Action Plan detailed on the following pages is designed as a guide to help City officials, community leaders, and private investors prioritize opportunities and address issues with the City and the surrounding area.

Along with the potential funding sources listed on the previous page, each action item will have a designated priority level, timeline for implementation, and potential partners. These categorizations will help local leaders identify the appropriate time and resources for implementation of each action item. Explanations of each element in the implementation matrix can be found in the table below.

Goal: an object of ambition or effort; an aim or desired result. Goals help communities to articulate desired outcomes of plans, policies, and actions.					
Strategy: a plan of action or policy designed to achieve a goal. Strategies help to envision what needs to happen to reach our goals.	*Action Item:* an action item is a documented event, task, activity, or action that needs to take place to enact the strategy and reach the goal.	*Priority:* superiority in rank, position, or privilege.	*Timeline:* a schedule of events and procedures.	*Potential Partners:* one associated with another especially in an action.	*Funding Opportunities:* a favorable juncture of circumstances to optimize financial resources.
	Each strategy has multiple action items that can be used to help accomplish the goal.	All action items will be given a priority based on the urgency to community well-being.	The plan's timeline will provide information about when the action item should take place based on urgency and funding opportunities.	Potential partners provides community leaders with ideas about who should be responsible for, and who may be able to help with each action item.	Funding opportunities will share ideas for grants, community funds, and other funding sources that can help complete the action item.

IMPLEMENTATION MATRIX KEY

Priority		Timeline	
1	Urgent	Short-term	1-3 years
2	Elective	Mid-term	3-5 years
3	Ongoing	Long-term	5-10 years
		Ongoing	ongoing

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Community Facilities Action Items

Strategy	Action Item		Priority	Timeline	Potential Partners	Funding Opportunities
Goal 1: *Ensure that public facilities and services meet the needs of current and future residents and businesses.*						
Adopt a maintenance and replacement schedule into City Code.	Inventory maintenance needs.		1	short-term	David City	
	Establish a maintenance and replacement needs schedule.		1	short-term	David City	
Establish regular community outreach processes for public facilities and services.	Develop a consistent communication tool (such as an online form) where residents can submit their needs.		1	short-term	David City	
	Establish procedures to conduct regular feedback opportunities (such as a quarterly City Council Meeting agenda item).		1	short-term	David City	
Goal 2: *Create and maintain a sustainable, reliable infrastructure system to support future growth.*						
Prepare City utilities and facilities for future growth.	Adopt a growth management plan for expanding city services.		2	mid-term	David City	
	Acquire ROW in advance of scheduled projects to ensure that growth continues according to schedule.		3	mid-term	David City	State and Federal Grants, Revenues
Align infrastructure improvements with the regional CEDS to optimize funding opportunities and increase accessibility for current and future residents.	Participate in regional CEDS planning and identify overlapping goals, strategies, and action items.		2	mid-term	David City, Butler County, NDED	
	Inventory potential funding opportunities that align with CEDS projects to supplement existing projects.		2	short-term	David City, Butler County, NDED	

Housing Action Items

Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
Goal 1: Create a robust housing stock with various opportunities to support a diverse population					
Support the Housing Advisory Committee and the Housing Investment Program to improve the health, safety, and welfare of the community.	Continue to identify and remove deteriorated housing.	3	ongoing	David City, DCHA	
	Continue to support the housing repair and housing maintenance programs.	3	ongoing	David City, DCHA	
Encourage development and redevelopment of mixed-density neighborhoods.	Use development and land use plans to ensure that each neighborhood has an appropriate ratio of owner-occupied and rental housing units.	2	mid-term	David City	
	Provide targeted development incentives to attract developers for new housing projects.	2	mid-term	David City	
Goal 2: Reduce barriers to housing opportunities for all residents.					
Reduce barriers to housing opportunities for current and future residents.	Consider adopting inclusionary housing policies to increase rental and homeowner opportunities for low-income populations.	1	short-term	David City	
	Encourage development that increases affordability and aging-in-place.	3	ongoing	David City	
Improve the local rental process for both renters and tenants.	Increase accessibility of rental information for tenants by including information on City website and various public spaces.	2	short-term	David City	
	Provide renters information regarding rental inspection programs and best practices through the City website and various public spaces.	2	short-term	David City	

Transportation Action Items

Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
Goal 1: *Provide a comprehensive, multi-modal transportation system with accessibility to traditional and non-traditional modes of transportation.*					
Continue to establish and enforce roadway specifications while expanding David City's street system.	Identify future roadway corridors.	1	short-term	David City	
	Continue to acquire ROW in advance of development to preserve priority transportation corridors.	3	ongoing	David City	State and Federal Grants
Support alternative modes of transportation.	Partner with public transportation agencies to promote public transportation and expand existing programs.	2	ongoing	David City, BCSS	
	Conduct a mobility/walkabilty study to identify areas of improvement for sidewalks, crosswalks, trail connections, and other physical barriers for mobility.	2	short-term	David City, BCSS, NDOT, NCMM, SGA	State and Federal Funds
Goal 2: *Develop a Complete Streets Policy for Downtown David City to increase community mobility for all residents and visitors.*					
Identify areas of interest for Complete Streets implementation.	Establish a Transportation Advisory Committee	2	short-term	David City, NDOT, NCMM	
	Engage community members to help identify areas of interest through community mapping, surveys, etc.	2	short-term	David City, NCMM	
Adopt Complete Streets Policy into City Code.	Develop Complete Streets policies.	2	mid-term	David City, NCMM, SGA	State and Federal Grants
	Present to City Council for adoption.	2	mid-term	David City, NCMM, SGA	

Energy and Utilities Action Items

Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
Goal 1: *Diversify energy resources to ensure sustainability and availability.*					
Support clean energy options.	Allow individuals and businesses to use renewable energy.	1	short-term	David City	
	Incentivize participation in energy efficiency initiatives.	1	short-term	David City, BHE, NPPD	
Consider alternative energy opportunities that will have a regional impact.	Conduct cost and feasibility analysis for battery energy storage.	1	short-term	David City	
	Support neighborhood energy storage where appropriate.	1	short-term	David City	
Goal 2: *Ensure that residents and businesses are adequately served by public utilities in a cost-effective manner that promotes quality of life.*					
Continue to provide public utilities at a fair cost.	Provide public input opportunities prior to utility expansion decisions whenever possible.	3	ongoing	David City	
	Monitor public satisfaction with public services through community outreach efforts.	2	ongoing	David City	
Explore development incentives that prioritize infill development/redevelopment and utilize existing public infrastructure.	Identify areas where infill or redevelopment are feasible and prioritize design standards and development incentives that utilize infill and redevelopment areas.	2	long-term	David City	
	Establish a dangerous and dilapidated program to identify and address dangerous and dilapidated areas.	2	short-term	David City	

Parks and Recreation Action Items

Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
Goal 1: _Create and maintain community facilities that are accessible, safe, and sustainable._					
Establish a trail system which enhances the community's walkabilty, and provides safe access to community parks, schools, and regional trail systems	Conduct a community walkabilty study.	1	short-term	David City, NDOT, NCMM, SGA	State and Federal Grants
	Evaluate the feasibility of starting a community-wide Safe Routes to School Program.	1	short-term	David City, DCPS, ACS, NCMM, SGA	
Prioritize distribution of adequate green space in future development.	Identify areas deficient in recreational space.	2	mid-term	David City, NDNR, LPNNRD	
	Create development standards to include adequate green space in future land use plans.	2	mid-term	David City	
Goal 2: _Increase recreational opportunities - especially for youth - through program and facility development, improvement, and maintenance._					
Diversify recreational facilities to expand opportunities for numerous activities.	Collaborate with adjacent municipalities and agencies for recreation facilities and programs.	3	ongoing	David City, Butler County, NDOT, NDNR	
	Identify overlap in recreation between existing agencies.	3	ongoing	David City, Butler County	
Improve accessibility of recreation facilities and programs for residents and visitors.	Evaluate physical and financial accessibility to recreational services for all residents and visitors.	2	mid-term	David City, Butler County, NDNR	State and Federal Grants
	Engage community members to help guide recreational planning and development.	1	ongoing	David City	

Economic Development Action Items

Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
Goal 1: *Strengthen the local economy of David City.*					
Support the development of public and private partnerships that aid existing and potential businesses.	Support the Butler County Chamber of Commerce and provide resources for businesses to engage with the Chamber.	1	ongoing	David City, Butler County, BCCC	
	Create City-sponsored events to increase awareness of local businesses.	2	short-term	David City	
Provide guidance for future economic growth.	Develop regular outreach practices to engage with the David City community to better understand economic needs of businesses and residents.	1	short-term	David City	
	Coordinate local efforts with the Butler County Comprehensive Economic Development Strategy (CEDS) plan to help guide future economic growth.	1	short-term	David City, Butler County, BCCC	
Goal 2: *Prioritize development that supports local businesses and increases accessibility to local businesses.*					
Create walkable, people-centered places that are enjoyable to inhabit and that enable people to walk between businesses.	Use wayfinding signage throughout the community to direct traffic to local businesses.	2	mid-term	David City, NDOT	
	Analyze parking regulations to optimize parking availability for customers and employees, minimize unused parking, and promote walkable areas.	2	mid-term	David City, NDOT, NCMM, SGA	State and Federal Grants
Focus on revitalization and accessibility of business districts.	Ensure that all land uses are connected by safe and efficient vehicular and non-vehicular transportation infrastructure.	1	ongoing	David City	
	Incentivize beautification methods in business districts (such as plantings, murals, and façade improvements) that create an enjoyable space for residents and visitors to walk.	2	ongoing	David City, NCMM, SGA	

Agriculture and Natural Resources Action Items

Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
Goal 1: *Preserve and enhance the natural environment including water resources.*					
Enhance existing natural areas.	Identify unique natural areas for restoration projects.	2	long-term	David City, Butler County, NDNR, LPNNRD	
	Apply for funding opportunities for natural restoration projects.	2	ongoing	David City, Butler County, NDNR, LPNNRD	State and Federal Grants, Private
Support healthy watersheds.	Incentivize robust plantings in new development areas.	3	ongoing	David City	
	Improve storm water and waste water through robust mitigation strategies including treatment and natural interventions such as impervious area incentivization.	2	ongoing	David City, Butler County, NDNR, LPNNRD	State and Federal Grants, Revenues
Goal 2: *Preserve agricultural resources that add value to the City and region.*					
Support development that protects and enhances agricultural resources and minimizes impact to the land.	Encourage robust plantings and natural environmental resiliency strategies in new development areas.	3	ongoing	David City, Butler County, NDNR, LPNNRD	State and Federal Grants, Private
	Adopt City Ordinances that align with National Pollutant Discharge Elimination System (NPDES) permit regulations.	2	mid-term	David City	
Support community gardens, farmers markets, and other similar community based food projects.	Conduct community needs assessment for local food systems.	1	short-term	David City, FCHD	State and Federal Grants, Private
	Identify resources such as space, time, and partnerships to establish a robust local food system.	1	short-term	David City, FCHD	

Hazards Action Items

Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
Goal 1: Reduce the City's vulnerability to hazards.					
Promote diversity in business and economic growth.	Provide zoning standards that support various uses for properties where available.	1	short-term	David City	
	Support local and regional businesses and economic resources such as chambers of commerce.	1	ongoing	David City, BCCC, NDED	
Develop a community emergency communication plan.	Establish post-emergency procedures and adopt into city code.	1	short-term	David City	
	Identify places of interest to act as meeting spaces for post-emergency situations.	1	short-term	David City	
Goal 2: Practice growth strategies that reduce the risk of hazards from the physical environment.					
Ensure connectivity of existing and future transportation infrastructure.	Require connectivity of major arterials in new transportation infrastructure.	1	ongoing	David City	
	Support connectivity of non-vehicular transportation such as multi-use trails.	2	ongoing	David City	State and Federal Grants
Direct commercial and industrial expansion to areas that are not vulnerable to damage and that do not impede upon residential health and well-being.	Consider natural weather patterns and occurrences when developing zoning ordinances.	1	ongoing	David City	
	Consider future and emergency transportation needs when determining industrial and commercial expansion.	1	ongoing	David City	

Intergovernmental Cooperation Action Items

Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
Goal 1: *Coordinate with Butler County and neighboring municipalities to optimize regional planning efforts.*					
Coordinate with Butler County and surrounding municipalities to develop mutually beneficial land use plans.	Identify areas of overlapping or adjacent jurisdiction.	2	short-term	David City, Butler County	
	Form relationships with necessary partners to develop procedures for coordinating future growth plans.	1	ongoing	David City, Butler County, NDOT, NDNR	
Communicate and coordinate any changes that may impact David City and its 28E agreements.	Be present and active in decisions that impact adjacent and overlapping municipalities.	1	ongoing	David City, Butler County	
	Establish intergovernmental communication procedures in the Hazard Mitigation Plan.	1	short-term	David City, Butler County	
Goal 2: *Partner with local, state, and federal agencies to enhance the culture and resources of David City.*					
Partner with local schools to be supportive of their growth and community engagement activities.	Engage with local schools regarding community activities and promote school-related activities on the City website and various public spaces.	3	ongoing	David City, DCPS, ACS	
	Collaborate with local school in their plans for growth and mutually beneficial building and site improvements.	3	ongoing	David City, DCPS, ACS	
Partner with state and regional agencies and planning efforts to optimize efficiency and efficacy of implementation.	Prioritize projects that align with state agency and regional plans such as the Nebraska DNR, Nebraska DOT, and Butler County.	3	ongoing	David City, Butler County, NDOT, NDNR	
	Identify engagement opportunities to participate in regional and statewide efforts.	3	ongoing	David City, Butler County, NDOT, NDNR, NDED, SNDD, LPNNRD	

Community Health Action Items

Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
Goal 1: _Increase accessibility to health services throughout David City_					
Increase awareness of health trends and health resources in David City.	Provide community health resources to residents through the City website and in appropriate public spaces.	1	short-term	David City, FCHD	
	Provide community health information on the City website including key indicators for community health.	1	short-term	David City, FCHD	
Identify and address community health accessibility challenges due to spacial and mobility barriers.	Include health and human resources in community mapping efforts.	2	ongoing	David City, FCHD	State and Federal Grants
	Conduct health resources inventory.	2	short-term	David City, FCHD	State and Federal Grants
Goal 2: _Support healthy lifestyles for all residents of David City._					
Enhance the City's active mobility network.	Explore opportunities to visually enhance active mobility paths such as trails and sidewalks.	2	mid-term	David City, NDOT, FCHD, NDNR	State and Federal Grants, Private
	Adopt connectivity standards to increase the walkabilty of neighborhoods.	2	short-term	David City, NCMM, SGA	
Explore opportunities to increase the availability of fresh food to persons of all socioeconomic backgrounds.	Support and promote food pantries and farmers markets in David City and Butler County.	3	ongoing	David City, FCHD	
	Consider implementing a community garden to provide food and educational opportunities for community members - especially the youth population.	3	mid-term	David City, FCHD, NDNR, LPNNRD	State and Federal Grants, Private

Community Growth Action Items

Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
Goal 1: *Promote a gradual and sustainable increase in the population of David City.*					
Establish a housing system that supports sustainable growth.	Inventory lots owned by the public that are available for development and offer these free or at a reduced cost, to any family that will relocate to David City and build a home	1	short-term	David City, DCHA	
	Actively pursue, encourage, and support housing development that would be supported by the City's public utilities and helps the City achieve its housing and population growth needs.	3	ongoing	David City, DCHA	
Promote an economic development culture that attracts new business development.	Offer publicly owned, buildable lots free or at a reduced cost to speculative builders.	3	ongoing	David City, DCHA	
	Continue to work with institutions, Butler County, and businesses that provide local jobs and support the economy of David City.	3	ongoing	David City, Butler County, DCHA	
Goal 2: *Seek to attract young families with children.*					
Establish a relocation program to encourage families to move to David City.	Create a program to offer low-interest mortgages, property tax abatement, or cash incentive for families willing to relocate to David City.	1	short-term	David City, NDED	
	Market relocation program through regional employers and partners.	3	ongoing	David City, BCCC	
Establish a community culture that promotes individual and family growth through education, career opportunities, and homeownership.	Utilize Low to Moderate Income funding to encourage families to reinvest in the community.	3	ongoing	David City	
	Work with the schools and regional educational institutions to offer and promote job-training opportunities in David City.	2	mid-term	David City, DCPS, ACS	

Land Use Action Items

Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
Goal 1: *Establish and follow a cohesive land use pattern that ensures compatibility and functional relationships among activities.*					
Establish annual Comprehensive Plan review practices to ensure that growth and development align with the plan.	Review the 2042 Comprehensive Plan and future land use map on at least an annual basis and update the plan as needed.	3	ongoing	David City	
	All future land development shall be consistent with David City's 2042 Comprehensive Plan, plan amendments, and adopted plan regulations.	3	ongoing	David City	
Support development that builds on community strengths such as quality homes, connected neighborhoods, good mobility, access to recreation, environmental awareness, quality local government, and energy availability, that match the character of David City.	Property values shall be protected through the harmonious relationship of operating land uses, access to transportation, and natural features.	3	ongoing	David City	
	Relate land use development to transportation systems of the community and region; ease of access to and from the City to the greater region is a crucial contributor to economic success and quality of life.	3	ongoing	David City	
Establish design standards that promote people-centered spaces.	Support sufficient lot area and setback requirements for new development along major streets and highways to establish attractive street corridors, buffer yards and screening of adjacent land uses, natural noise barriers, and safe roadway intersections.	3	ongoing	David City	
	Provide land use transitions through site design, separation, and buffering or screening between distinctly different types of land uses.	3	ongoing	David City	
	Support changes in types of land use that occur either at center or mid-block points so that similar uses front on the same street, or at borders or areas separated by major man-made or natural barriers.	3	ongoing	David City	
	Encourage industrial site designs that integrate the facility with natural features of the land and provide an aesthetically attractive appearance.	3	ongoing	David City	

Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
Adopt best practices for code enforcement and public awareness of the David City Zoning Ordinance.	Ensure that intensification of land use activity and development is accompanied by sufficient corresponding increases in related supportive and service facilities such as parks, off-street parking, potable water service, sanitary sewer system extension, fire and police protection, energy availability, etc.	3	ongoing	David City	
	Provide information by request to local property owners of the regulations and programs that may assist them in the maintenance or renovation of their properties.	3	ongoing	David City	
	Examine requested land use changes in relation to adjoining land uses, site accessibility, utility availability, and consistency with the City's Comprehensive Plan, plan amendments, and development regulations.	3	ongoing	David City	
	All development proposals shall be analyzed on an individual basis and using this Comprehensive Plan and approved City Codes to determine the most appropriate uses within the context of the community as a whole.	3	ongoing	David City	
Goal 2: *Identify and reserve land within the community for commercial development that will provide goods, services, and jobs to David City residents and the region.*					
Encourage intuitively accessible and visually appealing commercial development practices.	Locate new commercial uses along primary transportation corridors, in identified commercial development areas, and in Downtown David City to take advantage of rooftops, transportation access, utilities, visibility and other commercial uses.	3	ongoing	David City	
	Encourage and allow for upper story housing in Downtown David City, in designated areas of vertical mixed use, and in the developing commercial areas along State Highway 15.	3	ongoing	David City	
	Coordinate commercial land use planning with the access spacing guidelines of the City, Butler County and the Nebraska Department of Transportation to ensure safe ingress and egress to the commercial sites while minimizing the disruption of roadway traffic.	3	ongoing	David City	

Land Use Action Items Continued

Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
	Highway commercial developments must be approved respective of future highway improvements and right-of-way needs with regard to setbacks, lot size, access, frontage roads, and parking.	1	ongoing	David City	
	Spot or uncoordinated linear commercial development shall be discouraged in favor of a unified development pattern.	1	ongoing	David City	
	Commercial and service centers shall be developed cohesively promoting highly interrelated and coordinated units with adequate off-street parking and appropriate regulated points of access.	2	ongoing	David City	
Utilize and revise development regulations to guide and enhance commercial development.	Direct property access to highways shall be discouraged and the development of a frontage or backage road system shall be encouraged.	1	ongoing	David City	
	Protect residential neighborhoods from the potential negative impacts of highway commercial land uses through proper site design including, but not limited to, building orientation, setbacks, landscaping, controlled lighting, and controlled access.	1	ongoing	David City	
	Visual pollution from signs, utility lines and dilapidated structures is to be eliminated through the strict enforcement of David City's ordinances.	2	ongoing	David City	
	Promote commercial site clean up through community promotion of good practices and code enforcement where necessary.	2	ongoing	David City	
	Restrict outdoor storage or sales on commercial sites to approved designated and screened areas.	1	ongoing	David City	

Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
Goal 3: *Identify and reserve land for industrial growth and expansion as a means of expanding the City's tax base and providing local employment opportunities.*					
Provide manageable and agreeable industrial growth regulations to help increase the industrial economy of David City in a reasonable and sustainable manner.	Continue to support and promote industrial development and expansion adjacent to existing industrial uses, along State Highway 15, and in other established areas for industrial and business investment	3	ongoing	David City	
	Continually identify areas for additional industrial growth that provides the following locational characteristics: The site should be reasonably level and offer a site area that is capable of accommodating industrial buildings and required ancillary activities (i.e., parking, shipping and receiving, outdoor storage, etc.). The site soils should be well drained and capable of bearing heavy loads. Proposed developed areas of the site should be flood-free. The site should take advantage of available community transportation facilities such as State Highway 15, railroads, and other major thoroughfares. The site should be protected from residential encroachment or other incompatible land use neighbors.	3	ongoing	David City	
	Industrial areas should allow for further future industrial expansion.	2	ongoing	David City	
	New industrial sites must have sufficient lot area to accommodate building pads, required setbacks, utilities, screening, private wells, and sanitary sewer system connections.	1	ongoing	David City	
Provide development regulations for industrial areas that preserve the safety and well-being of non-industrial areas.	Industrial development shall provide adequate off-street parking and loading facilities.	1	ongoing	David City	
	Outside storage of equipment and materials shall be screened and landscaped to eliminate any visual impact.	1	ongoing	David City	

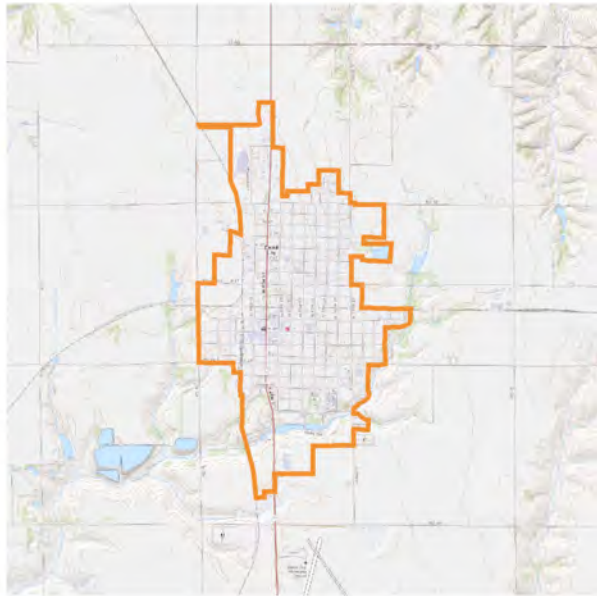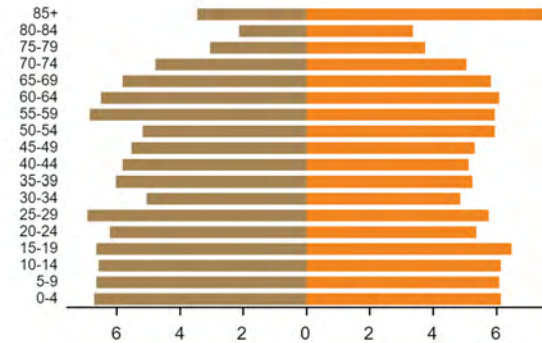| Strategy	Action Item	Priority	Timeline	Potential Partners	Funding Opportunities
	Existing industrial uses and new industrial development shall not cause pollutants or contaminants to be emitted into the surrounding environment in excess of State and Federal regulations	1	ongoing	David City	
	Promote the development of transitional land use between industrial land uses and residential uses to provide buffering and separation in an effort to establish compatible land use patterns.	1	ongoing	David City	
Goal 4: *Utilize the City's Extraterritorial Jurisdiction to preserve land for future urban growth, the preservation of agricultural resources, and the protection of significant environmental natural features.*					
Provide development regulations that enhance and preserve the natural environment.	Require natural resource inventory with all new subdivision applications that identifies wetlands, floodplains, water-bodies, steep slopes, and significant vegetation cover.	1	ongoing	David City	
	Request that the new subdivision's features (i.e., street layout, lot configuration, building placement) are designed in a manner that is least disruptive to the land's natural features	1	ongoing	David City	
Support conservation subdivisions in areas of environmental significance to create greenway corridors and/or conservation areas to preserve high value environmental areas.	Conservation subdivisions should meet the following criteria: Utilize Planned Unit Development zoning as a tool supporting conservation subdivisions. Maintain an overall Rural Residential density and minimize the impact of a site's natural features. Include reserve land resources for efficient future urban development and require ghost platting on preliminary plats. Identify the land characteristics required to support future urbanization.	1	ongoing	David City	
	Allow no more than 25% of the developable land in a project to be developed, reserving larger future urbanization parcels. Provide, as a condition of approval, for the ability to rezone future urbanization parcels to a residential zoning classification at densities consistent with David City's policies at such time that urban services are available.	1	ongoing	David City	

APPENDIX A

COMMUNITY PROFILE

Population

2,985 Population

1,194 Households

2.37 Avg Size Household

Age Pyramid

● Males ● Females

Population by Generation

| G **10.9%** Greatest Gen: Born 1945/Earlier | B **21.7%** Baby Boomer: Born 1946 to 1964 | X **18.0%** Generation X: Born 1965 to 1980 | M **20.7%** Millennial: Born 1981 to 1998 | Z **22.4%** Generation Z: Born 1999 to 2016 | A **6.4%** Alpha: Born 2017 to Present |

David City is the most populous community in Butler County Nebraska. The City has experienced manageable growth since it was founded as the county seat in 1873 and is named after the first Governor of Nebraska, David Butler. The City has an average cumulative growth of about 3.2% since 1890.

As of 2019, the community has an estimated 2,985 residents living in 1,194 households; an average of 2.37 people per household. The median age is estimated to be 42.1 years old, slightly older than the median age for the State of Nebraska - 36.5 years old. Both David City and the State of Nebraska have seen the median age gently rise on account of residents living longer, staying in their homes and continuing to engage in their growing communities.

The community is fairly well balanced between male and female residents and continues to see generations of families thrive and businesses grow. The community supports both a public K-12 school system, **David City Public Schools**, and a K-12 parochial school system, **Aquinas Catholic Schools**.

DAVID CITY
NEBRASKA

David City Race and Hispanic or Latino Statistics

Race

0%
0%
1%
2%

96%

- White
- Black
- American Indian
- Asian
- Native Hawaiian
- Other
- Two or More

Hispanic or Latino

6%

94%

- Not Hispanic or Latino
- Hispanic or Latino
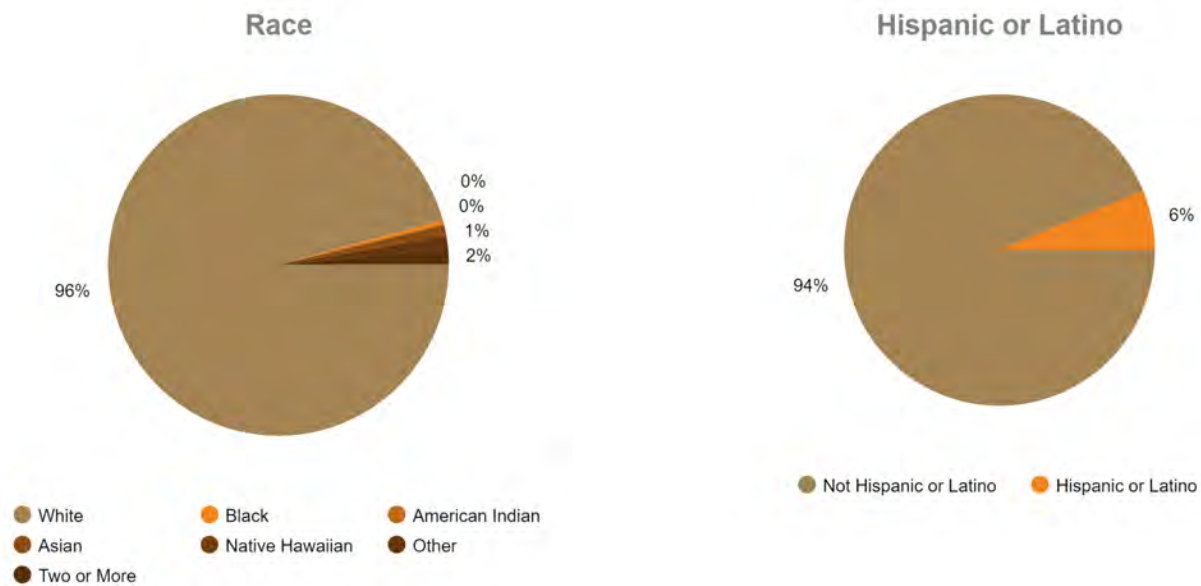
The rural Midwest community is 96% white and 94% Not Hispanic or Latino according to US Census (ACS) Data. The State of Nebraska, in comparison is approximately 87% white and 89% Not Hispanic or Latino. Both the City and the State of Nebraska continue to become more diverse as their populations and economies continue to grow and diversify.

State of Nebraska Race and Hispanic or Latino Statistics

Race

5% 2%
1%
0%
2%
3%

87%

- White
- Black
- American Indian
- Asian
- Native Hawaiian
- Other
- Two or More

Hispanic or Latino

11%

89%

- Not Hispanic or Latino
- Hispanic or Latino

Housing

Housing Stats

$124,387
Median Home Value

$7,837
Average Spent on Mortgage & Basics

$565
Median Contract Rent
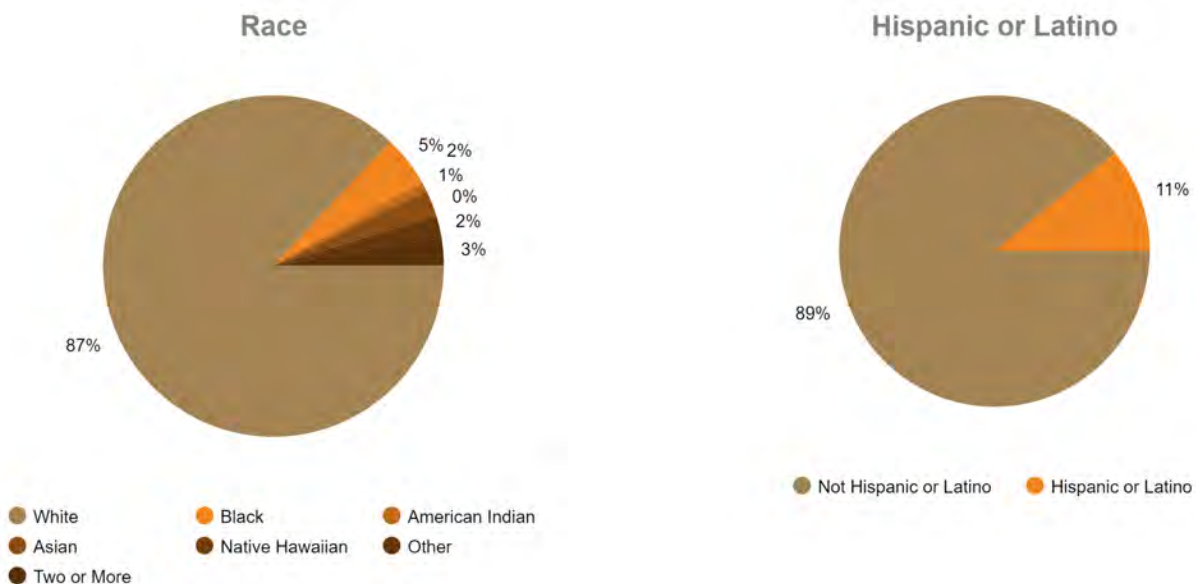
Owner/Renter Occupied Units

27%
73%

● Owner Occupied   ● Renter Occupied

Age of Housing Structures Built

12%
7%
20%
9%
3%
0%
8%
5%
4%
32%

● 1939 or Earlier   ● 1940-1949   ● 1950-1959   ● 1960-1969   ● 1970-1979
● 1980-1989   ● 1990-1999   ● 2000-2009   ● 2010-2013   ● 2014/Later

Income

$56,390
Median Household Income

$27,758
Per Capita Income

$149,061
Median Net Worth
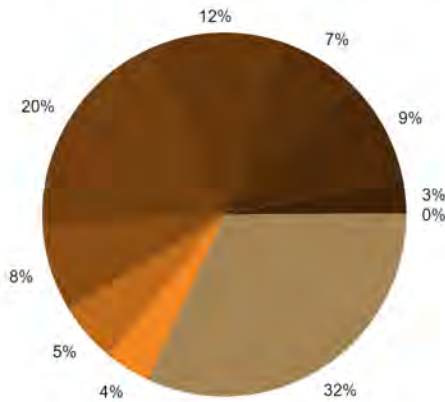
Annual Household Spending

$1,567
Apparel & Services

$124
Computers & Hardware

$2,804
Eating Out

$4,602
Groceries

$5,818
Health Care

Households By Income

The largest group: $35,000 - $49,999 (20.2%)
The smallest group: $200,000+ (2.1%)

Indicator ▲	Value	Diff	
<$15,000	9.7%	+2.1%	
$15,000 - $24,999	8.5%	+0.7%	
$25,000 - $34,999	6.4%	-1.5%	
$35,000 - $49,999	20.2%	+4.1%	
$50,000 - $74,999	15.4%	-2.5%	
$75,000 - $99,999	17.6%	+0.5%	
$100,000 - $149,999	17%	+0.9%	
$150,000 - $199,999	3%	-3.7%	
$200,000+	2.1%	-0.7%	

Bars show deviation from   Butler County

The City of David City's housing statistics are similar to many growing peer communities across the Midwest. Aging housing, mostly single-family and owner occupied, affordable and stable, yet lagging, value and reinvestment. Household income and net worth continue to rise and household spending supports local businesses and services.

The community struggles to add new market-rate housing for families, more from lack of nearby available land for development, than desire or willingness to develop. The cost of extending municipal services can also be a drawback on a development by development basis. A variety of newer and more affordable workforce and retirement housing is needed and will be pursued through this planning process.

Additionally, a thorough analysis of David City's housing stock, conditions and the market needs was included in the 2019 David City/Butler County Housing Needs Assessment. The following pages are from that assessment and include the housing conditions, type, and age of David City's housing stock.

David City/Butler County, Nebraska
Housing Needs Assessment 2019

David City Housing North - Quality/Condition
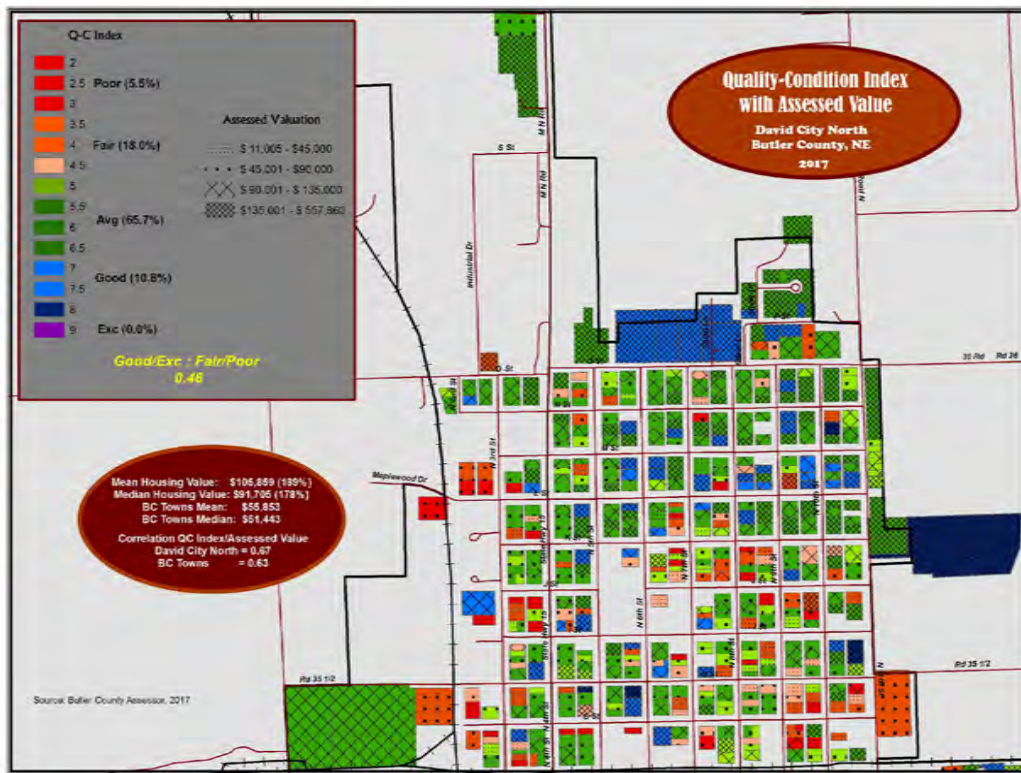
David City Housing South - Quality/Condition
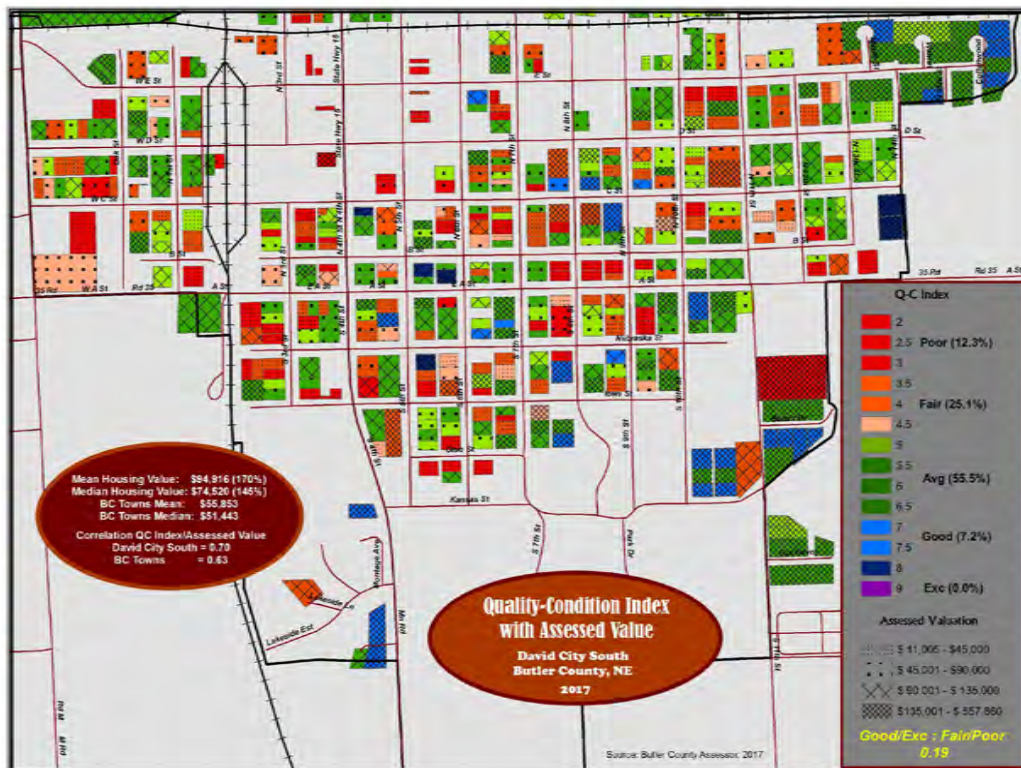
David City Housing North - Housing Type
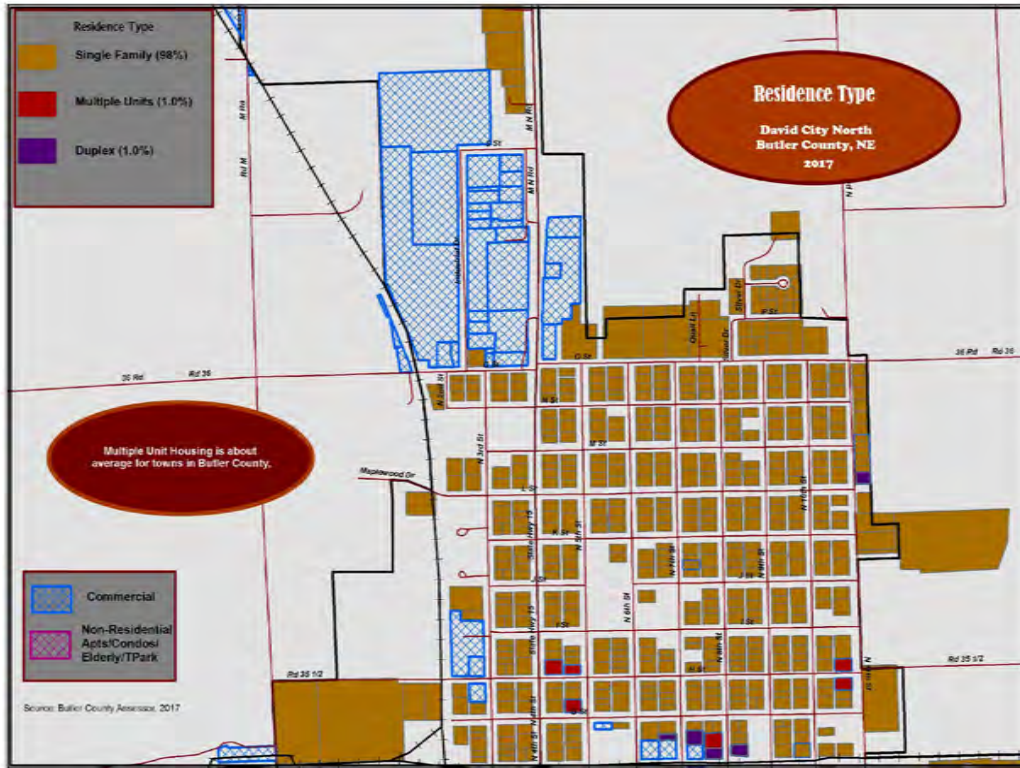
David City Housing South - Housing Type
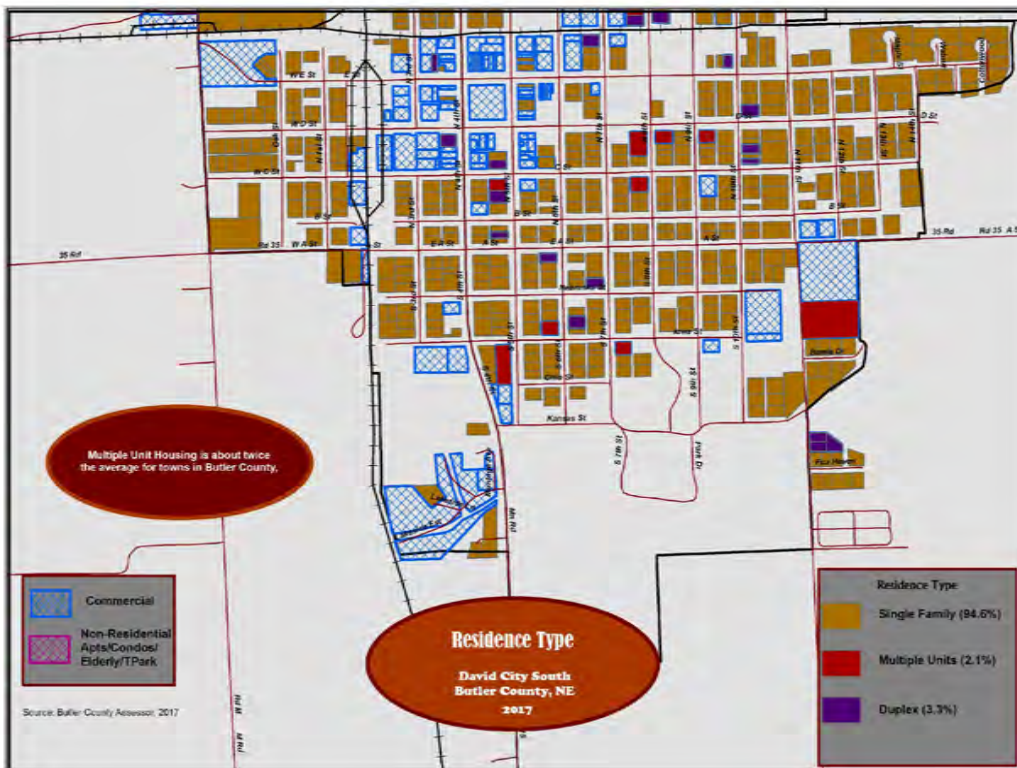
David City Housing North - Age
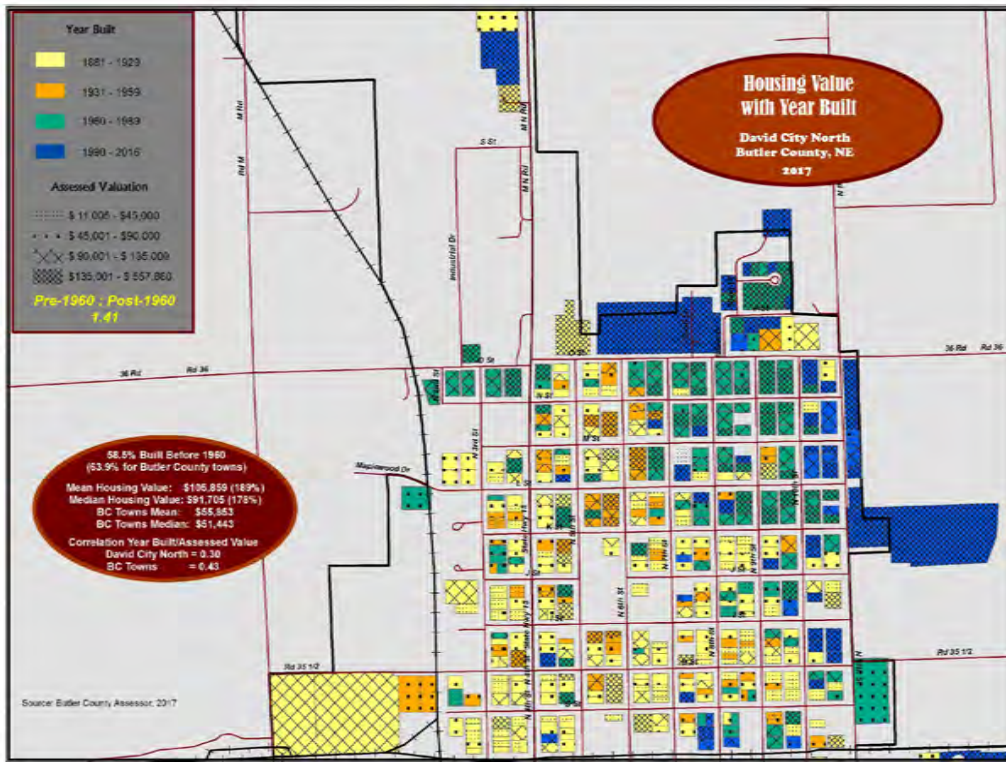
David City Housing South - Age
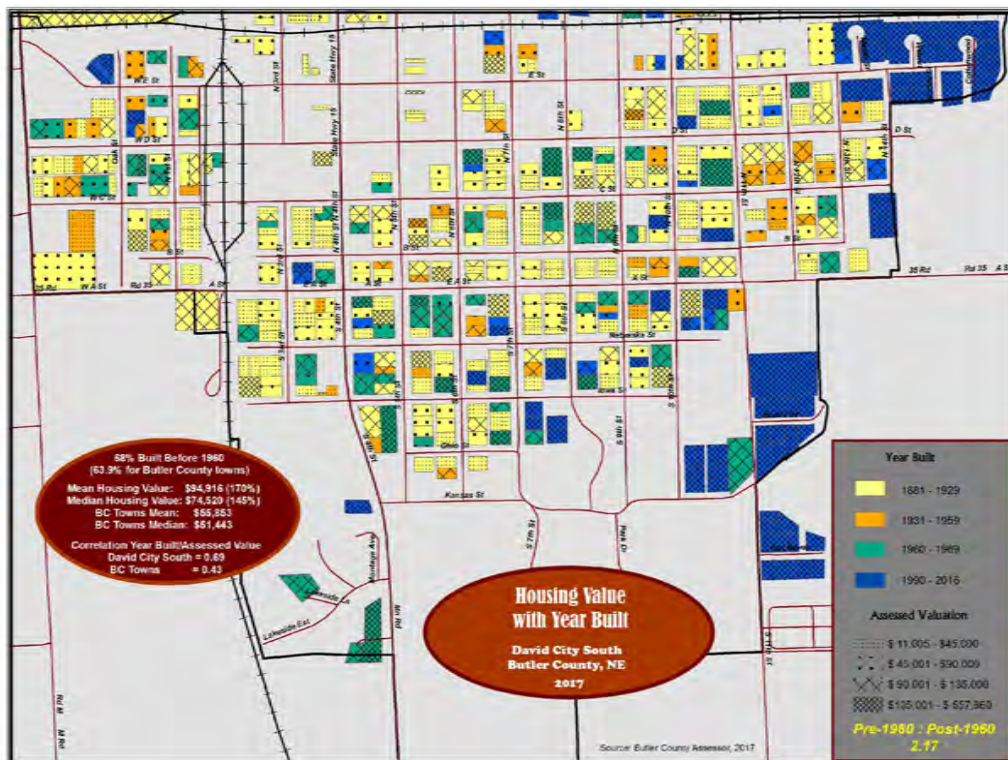
2019 Housing Need Assessment Recommendations for David City

Public Policy Recommendations

Code Enforcement
- The City and County should continue to take a more proactive approach towards its property maintenance enforcement.
- Amend the penalties section of the property maintenance to make violations of the Housing Maintenance and Occupancy Code criminal penalties rather than civil violations.

Inclusive Housing Requirements for Large Projects
- Explore creating an inclusive housing ordinance requiring a certain number of units in larger residential projects be set aside for low and moderate income households.

### Land banking and Redevelopment
- Encourage the Nebraska Legislature to expand the land bank authorizations to counties and municipalities such as Butler County and David City.
- Establish a committee to begin the process of evaluating the feasibility of organizing a Butler County Land Bank, its purpose, mission and operating parameters.
- Begin discussions with the County Treasurer on establishing a land bank and working through the logistics of authorizing the land bank to give automatically accepted bids to the Treasure tax liens.

Modular and Manufactured Housing
- Explore partnerships with the Nebraska Manufactured Housing Association to work with local housing manufactures to develop a palette of neighborhood context sensitive home plans that can be constructed on infill lots.

Existing Comprehensive Plan and Zoning Regulations
- Ensure all residential districts are fair and equal and no specific exclusionary language exists in one district or another.
- Ensure the inclusive residential districts are equally allocated within all portions of the community.
- Residential types, stick-built and manufactured homes, should be equally allowed in all residential districts. Any limitations should be controlled specifically by covenants apply by the developer or a home owners association.

Financial Tools and Incentives

Development of Specific Programs
- Develop an Owner Occupied Rehab
- Development of a County-wide Development Corporation (CDC)
- Develop a Purchase Rehab Resale
- Develop a Rental Rehab Program
- Develop a Similar Program to the North Platte Area Chamber and Development Shot in the Arm Program

Additional Actions
- Work with Local Banks to Expand Private Financing Options
- Explore partnerships with local banks, or those in Omaha and Lincoln, to originate FHA 203K rehabilitation loans. BCD could play a role in facilitating the conversations and the 203K program should also be included in any first-time home-buyer counseling programs, once a lender pipeline is established.
- Explore the creation of shared-risk loan pools to help offset and encourage the construction of new housing, or the renovation of upper-story housing in downtown.
- Raise $1Million to initially seed the loan pool.
- Establish a Community Land Trust.
- Actively promote the expansion of public financing options.
- Developing Redevelopment Plans for David
- City that have high concentrations of poor quality housing.
- Identify, acquire and solicit private sector land developers to create new subdivisions in David City, or soon to be annexed land.

Local Economy

Employement
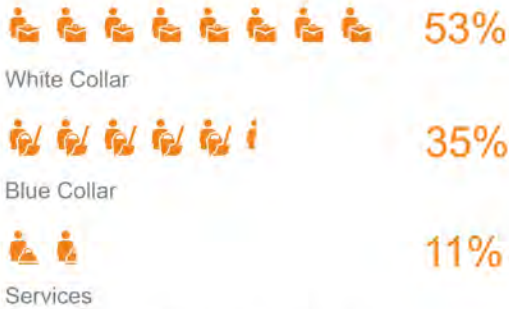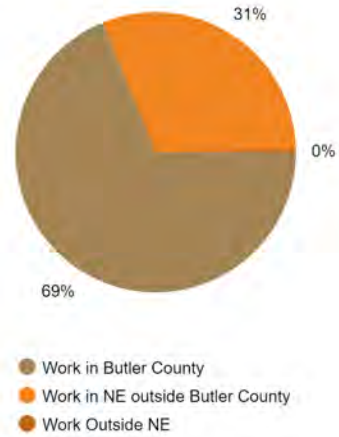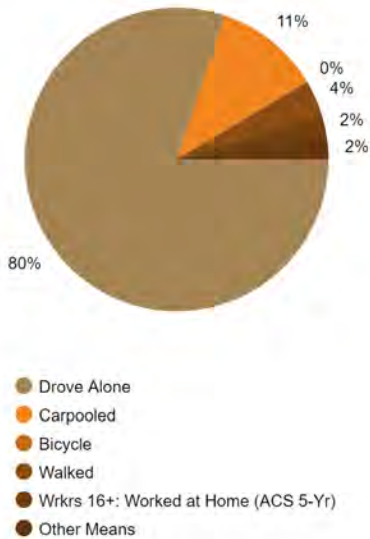
🧑‍💼🧑‍💼🧑‍💼🧑‍💼🧑‍💼🧑‍💼🧑‍💼🧑‍💼 **53%**
White Collar

🧑‍🔧🧑‍🔧🧑‍🔧🧑‍🔧🧑‍🔧🧑 **35%**
Blue Collar

🧑🧑 **11%**
Services

3.1%
Unemployment Rate

Location of Work

31%

0%

69%

- Work in Butler County
- Work in NE outside Butler County
- Work Outside NE

Commuting Details

11%
0%
4%
2%
2%
80%

- Drove Alone
- Carpooled
- Bicycle
- Walked
- Wrkrs 16+: Worked at Home (ACS 5-Yr)
- Other Means

Journey to Work

2% 2% 7%
8%
7%
9%
4%
4%
3%
1%
30%
23%

- <5 Min
- 5-9 Min
- 10-14 Min
- 15-19 Min
- 20-24 Min
- 25-29 Min
- 30-34 Min
- 35-39 Min
- 40-44 Min
- 45-59 Min
- 60-89 Min
- 90+ Min

Annual Lifestyle Spending

$1,774
Travel

$50
Theatre/Operas / Concerts

$55
Movies/Museums/ Parks

$43
Sports Events

$5
Online Games

BUSINESS

160
Total Businesses
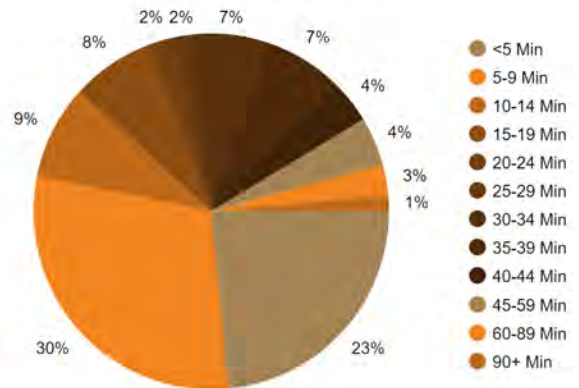
1,294
Total Employees

Education

6%
No High School Diploma

40%
High School Graduate

30%
Some College

24%
Bachelor's/Grad/P rof Degree

esri | THE SCIENCE OF WHERE
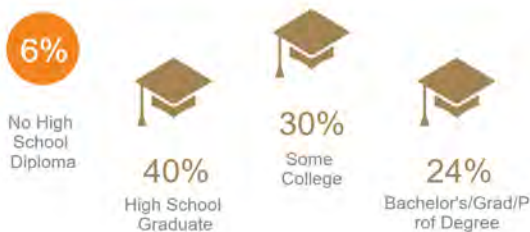
This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026. © 2021 Esri

COMMUTE PROFILE

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the ACS documentation page.

WORKERS

1,406
ACS Workers Age 16+

76.6%
Drove Alone to Work

TRANSPORTATION TO WORK

0.4%
Took Public Transportation

10.6%
Carpooled

6.3%
Walked to Work

0.0%
Bike to Work

TRAVEL TIME TO WORK

This infographic contains data provided by American Community Survey (ACS). The vintage of the data is 2015-2019.

© 2021 Esri

The City of David City's housing statistics are similar to many growing peer communities across the Midwest. Aging housing, mostly single-family and owner occupied, affordable and stable, yet lagging, value and reinvestment. Household income and net worth continue to rise and household spending supports local businesses and services.

The community struggles to add new market-rate housing for families, more from lack of nearby available land for development, than desire or willingness to develop. The cost of extending municipal services can also be a drawback on a development by development basis. A variety of newer and more affordable workforce and retirement housing is needed and will be pursued through this planning process.

Additionally, a thorough analysis of David City's housing stock, conditions and the market needs was included in the 2019 David City/Butler County Housing Needs Assessment. The following pages are from that assessment and include the housing conditions, type, and age of David City's housing stock.

David City and Butler County Roadway Classification Maps
Nebraska Department of Transportation
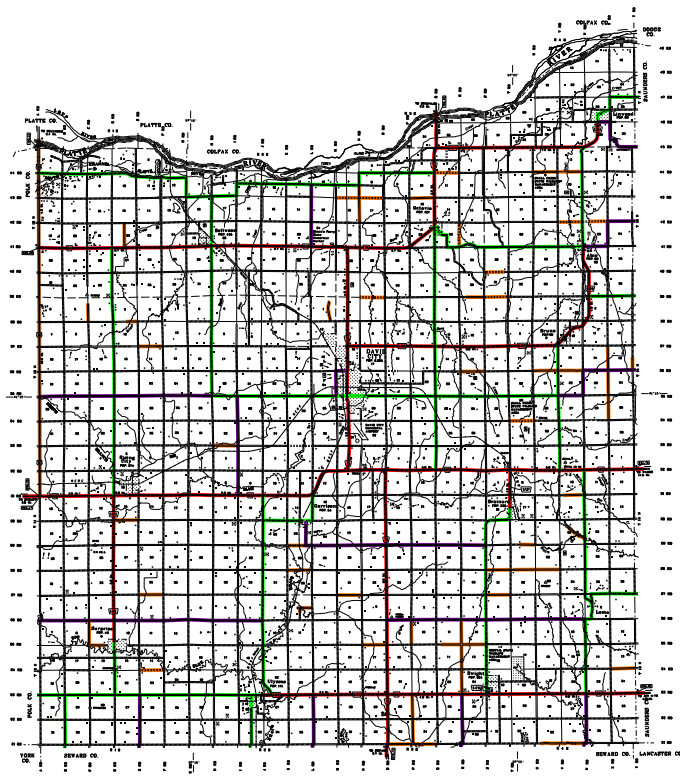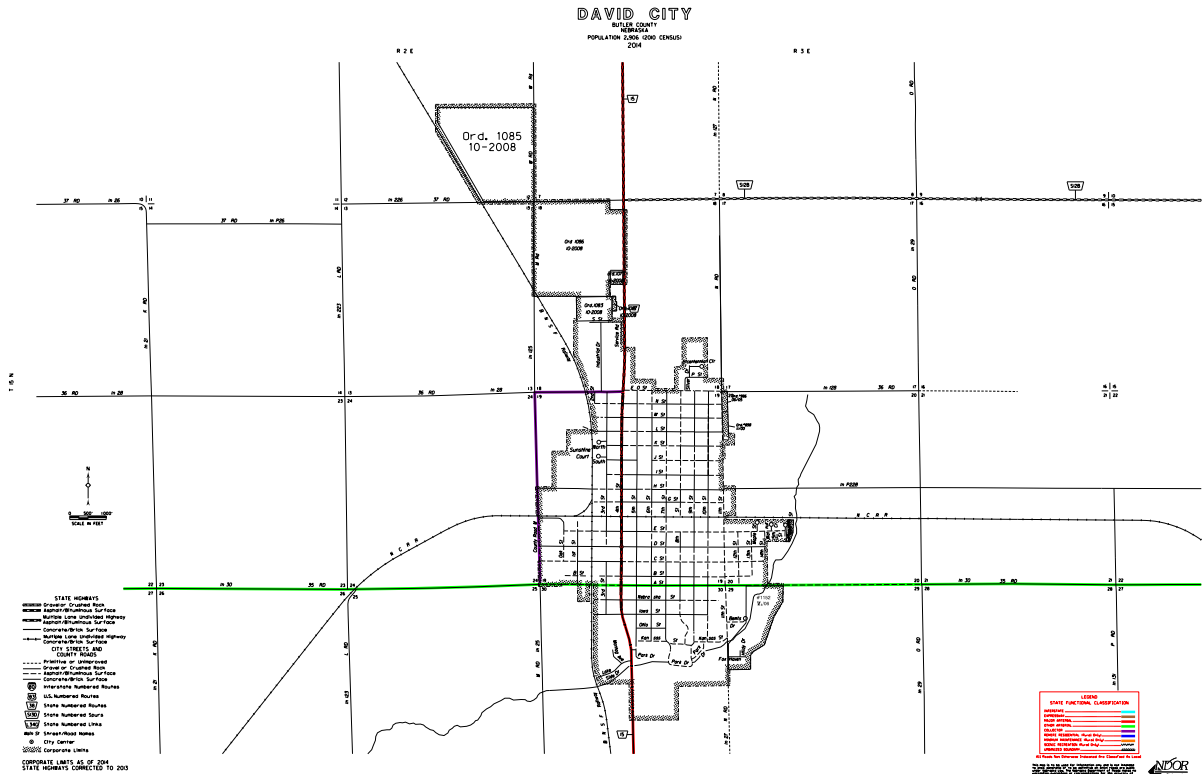
Average Annual Daily Traffic
Nebraska Department of Transportation

Average Annual Daily Traffic Counts

2021

2020

2019

2018

2017

AADT Total 730
AADT Truck 75

AADT Total 4185
AADT Truck 355

AADT Total 6385
AADT Truck 395

AADT Total 445
AADT Truck 0

AADT Total 5485
AADT Truck 390

AADT Total 290
AADT Truck 0

AADT Total 5130
AADT Truck 435

AADT Total 1045
AADT Truck 0

AADT Total 3885
AADT Truck 390
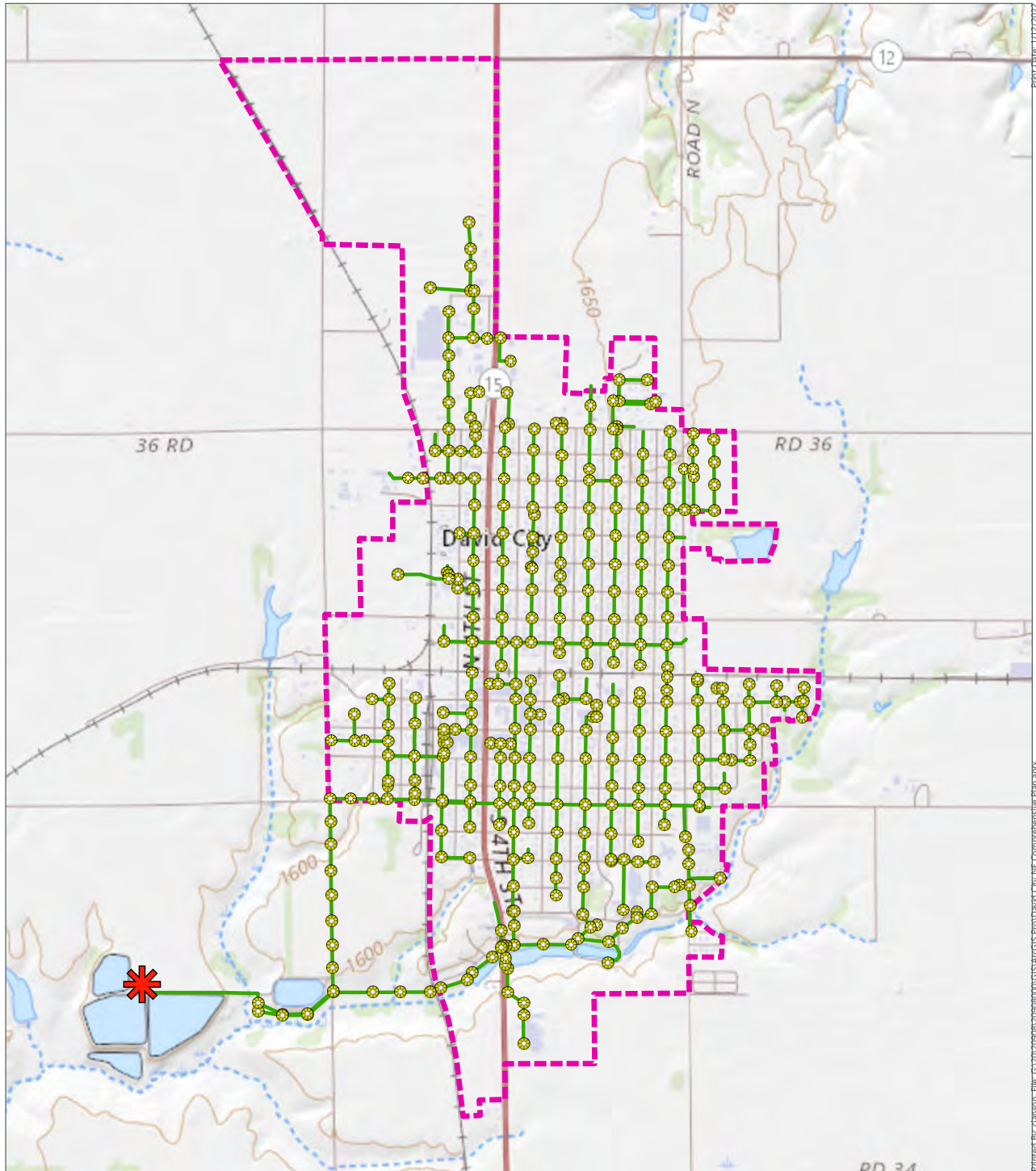
Sanitary Sewer System

Legend:
- Sewer Manholes
- Sewer Main
- Wastewater Treatment Facility
- Corporate Boundaries

SANITARY SEWER SYSTEM

COMPREHENSIVE PLAN

CITY OF DAVID CITY
BULTER COUNTY, NEBRASKA

Data Sources:
City of David City
GIS Works

0   0.5   1 Miles
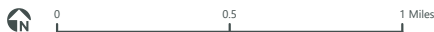
Wastewater Treatment Plant

The wastewater treatment facility was constructed between 1997-1998. This facility is in excellent condition. The City of David City has a contract with Michael Foods/Henningsen Egg requiring the company to pay for approximately one-half of the costs associated with maintaining the facility. The wastewater treatment plant is running at approximately 60% of hydraulic capacity. Is it estimated that the primary user of the facility, Micheal Foods/Henningsen Egg, uses between 60-70% of the total wastewater treatment capacity. The current BOD (biochemical oxygen demand) loading at the wastewater facility are running over capacity. Currently, this facility does not contain automation hardware or software.

Potable Water System
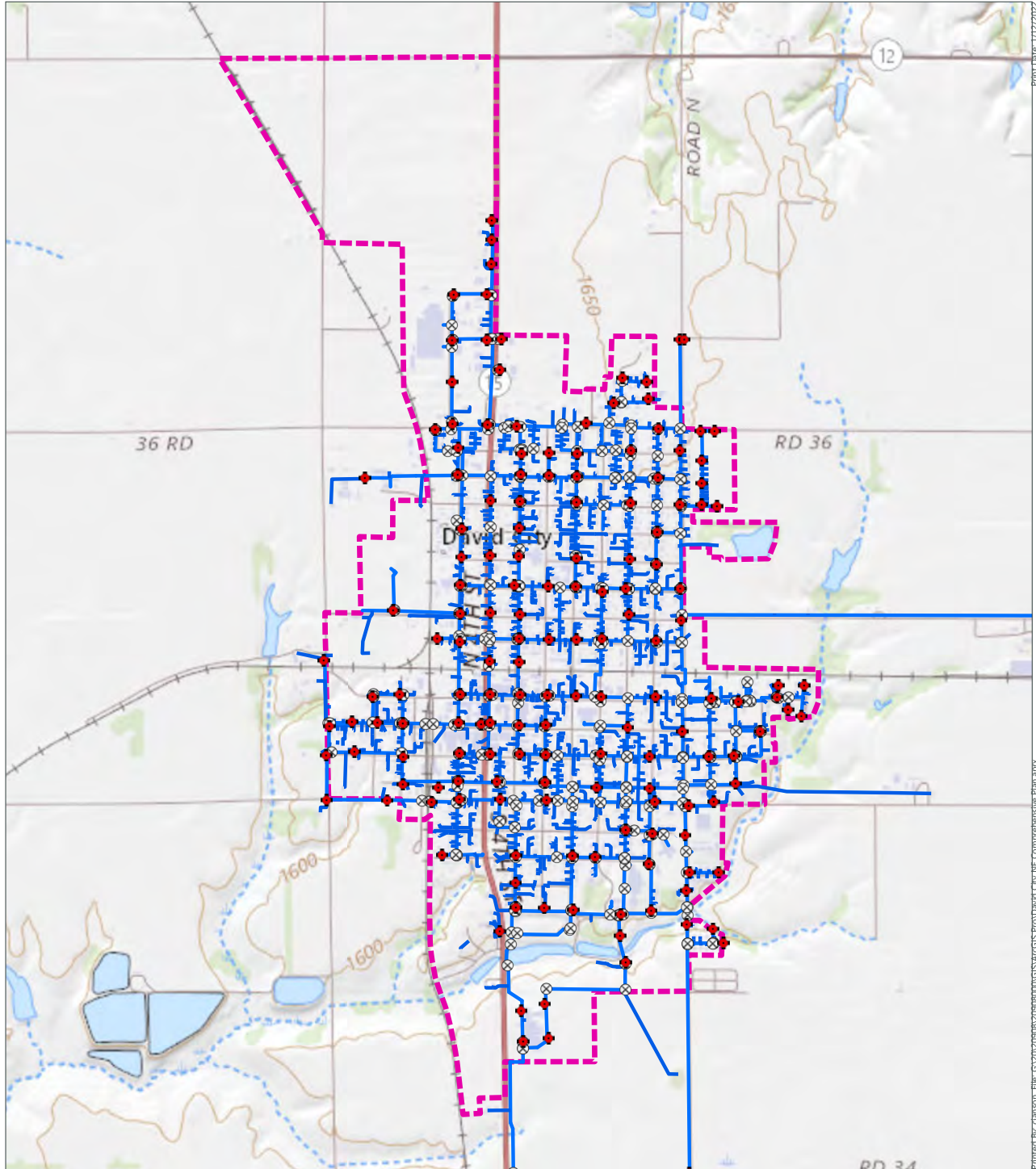
MSA

Data Sources:
City of David City
GIS Works

Fire Hydrants

⊗ Water Main Valves

— Water Main

Corporate Boundaries

N

0   0.5   1 Miles

POTABLE WATER SYSTEM
COMPREHENSIVE PLAN

CITY OF DAVID CITY
BULTER COUNTY, NEBRASKA
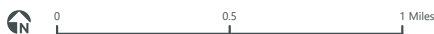
Water Plant

The water treatment facility was constructed between 1979-1981. David City is one of a handful of second-class cities in eastern Nebraska to have a water treatment plant. At peak capacity, the water plant is able to produce 2.0 MGD (millions of gallons per day). At present the water demand in the summer is approximately 1.25 MGD while the winter demand is approximately 0.5 MGD. The David City water plant also has a lime filter device that helps to soften the water. The plant is currently underutilized and has the capacity to absorb sizable population growth. This facility also has newer SCADA software and hardware that runs the plant.
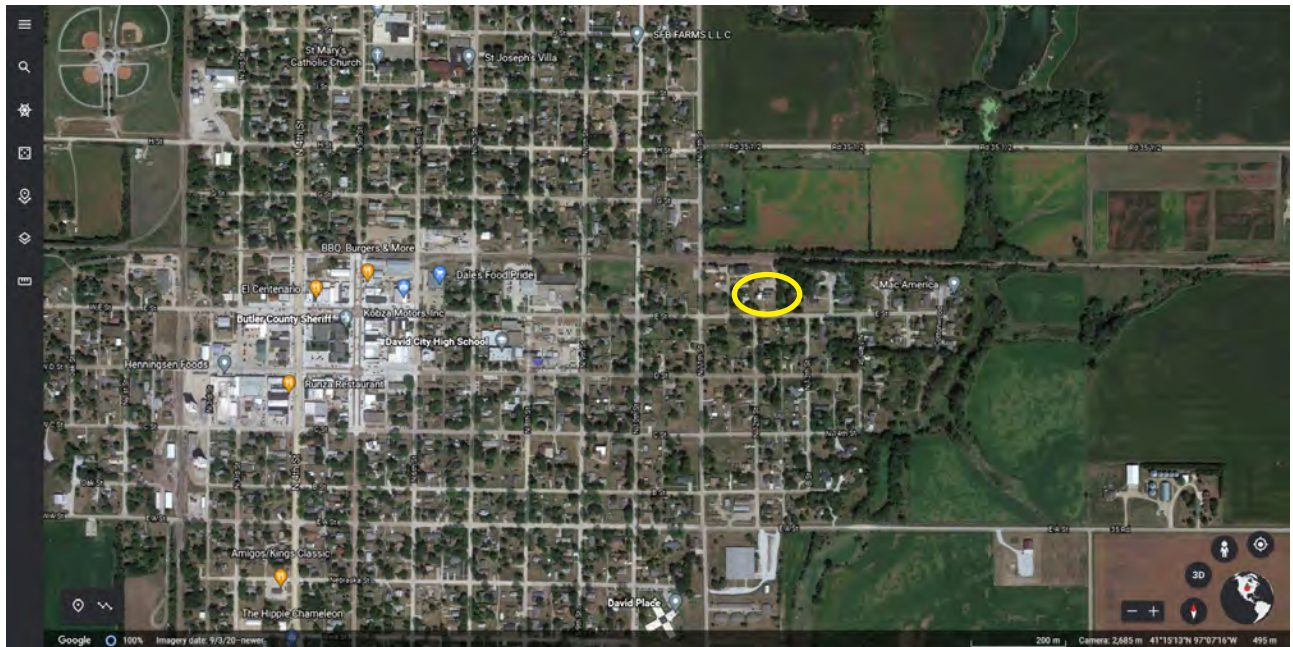
Energy Element
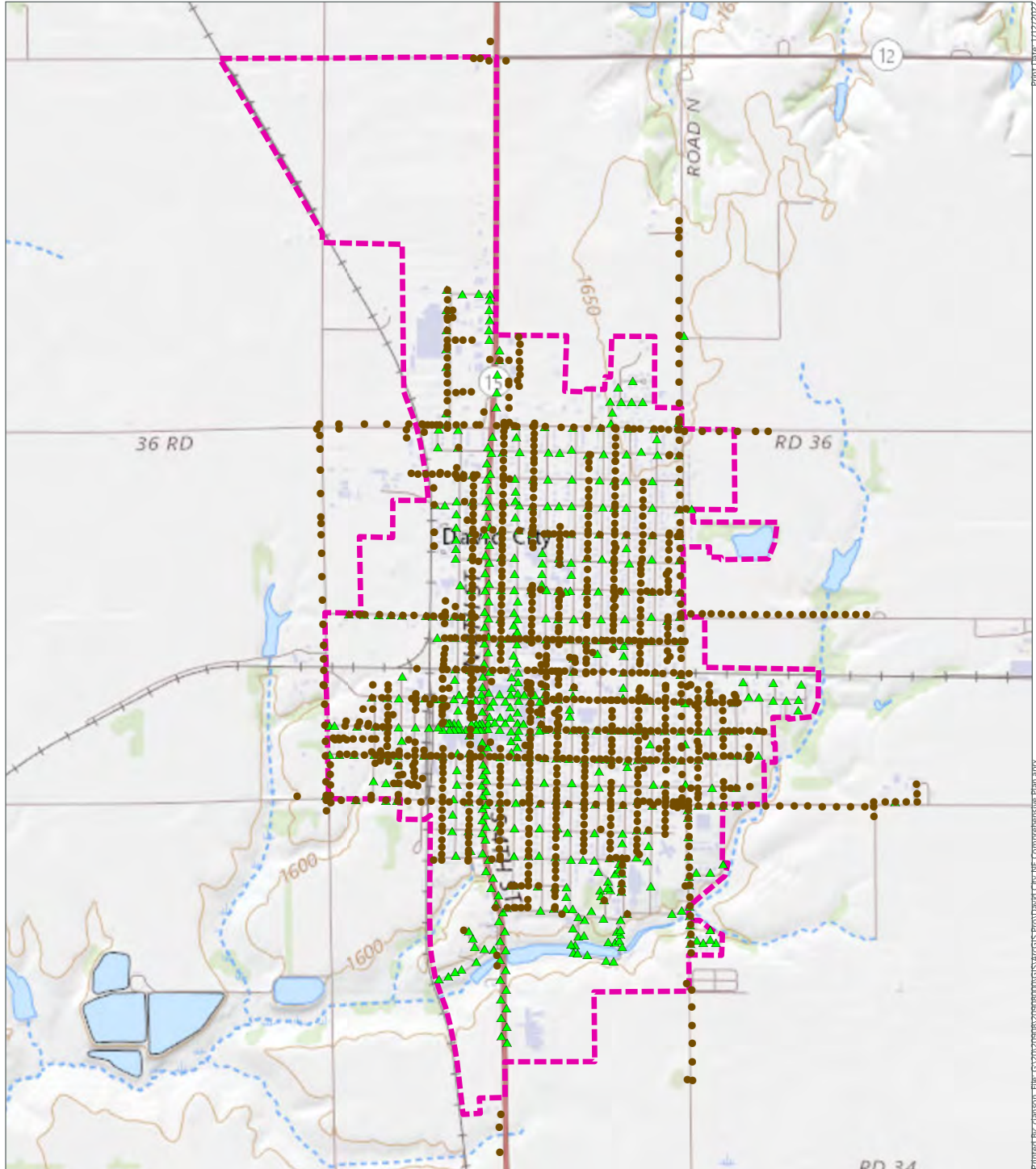
Legend

— Overhead Lines   ▲ Light Poles

— Underground Lines   ⬛ Corporate Boundaries

● Powerpoles

MUNICIPAL ELECTRIC SYSTEM
COMPREHENSIVE PLAN

CITY OF DAVID CITY
BULTER COUNTY, NEBRASKA

0   0.5   1 Miles
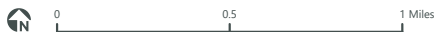
Electrical Power

Electrical power in David City is supplied by the City of David City. The power is bought wholesale from Nebraska Public Power District.

The City of David City owns and operates its distribution system and generating equipment consisting of seven dual fuel powered generators. The electric load, including the industrial site, is supplied at 13.8 kV. A total substation capacity of 10/12.15 MVA presently serves the 13.8 kV ring bus, which has ample capacity for future expansion. The system is tied into the statewide grid system by means of high voltage transmission lines. Source: City of David City

Natural Gas Service

Natural gas is supplied to David City by Black Hills Energy. The community is served by a four-inch line at 55 pounds of pressure. Northern Natural Gas is the pipeline company. Natural gas with an average value of 1,000 BTU per cubic foot is available or residential, commercial, and industrial customers for base and peak use on a firm basis.

Energy Use by Sector

David City, Nebraska Electric Utility is a municipally owned entity headquartered in David City, Nebraska and serving customers in Nebraska. At the moment, there are 1,515 customers of the company. Exactly 32 of them are industrial customers, 244 are commercial customer accounts and 1,239 of them are residential accounts. On average, David City, Nebraska Electric Utility's consumers purchase residential electricity for 11.20 cents per kilowatt hour, which is 2.67% higher than Nebraska's average price of 10.91 cents and 18.08% above the nationwide average of 13.67 cents. About 40,367 megawatt hours were sold by the provider to retail accounts in 2019. The electricity sourced by the supplier primarily came from megawatt hours that they procured via wholesale channels. They purchased 43,180 megawatt hours on the wholesale market. The revenue for David City, Nebraska Electric Utility in 2019 from electricity sales was $4,589,000, with 95.21% coming from retail sales to end users.

The average residential power bill for a consumer of David City, Nebraska Electric Utility is $114.71. David City, Nebraska Electric Utility is the 2129th largest supplier out of 3510 providers in the country based on number of customers. The provider produces 517th megawatt hours from non-renewable fuels each year. This makes them 517th in the US out of 3510 suppliers. Electricity facilities associated with David City, Nebraska Electric Utility produce a total of 316 megawatt hours, which is the 744th highest of all providers in the United States.
Source: https://findenergy.com/providers/david-city-nebraska-electric-utility/

Renewable Energy Sources

Renewable energy sources are those natural resources such as the wind, sun, water, the earth (geothermal), and even methane (from natural resources or man-made situations) that can be used with minimal or no depletion. The most common sources of renewable energy resources used in Nebraska is the wind,

the sun, the water and/or the earth. The following are examples of how these renewable resources can be used to reduce dependency on fossil fuels.

Wind

The wind is one of those resources seeming to be in abundance in Nebraska. Wind is not a new technology in Nebraska; the pioneers of early Nebraska used wind mills for power and to work the water wells on their farms and ranches. Wind can be used to produce electricity through the construction of small-scale or utility/commercial grade wind conversion systems (wind turbines). However, not all areas of the state have the ideal levels needed to produce electricity on a utility or commercial level; but the use of small-scale wind turbines on homes and businesses will work in most parts of Nebraska.
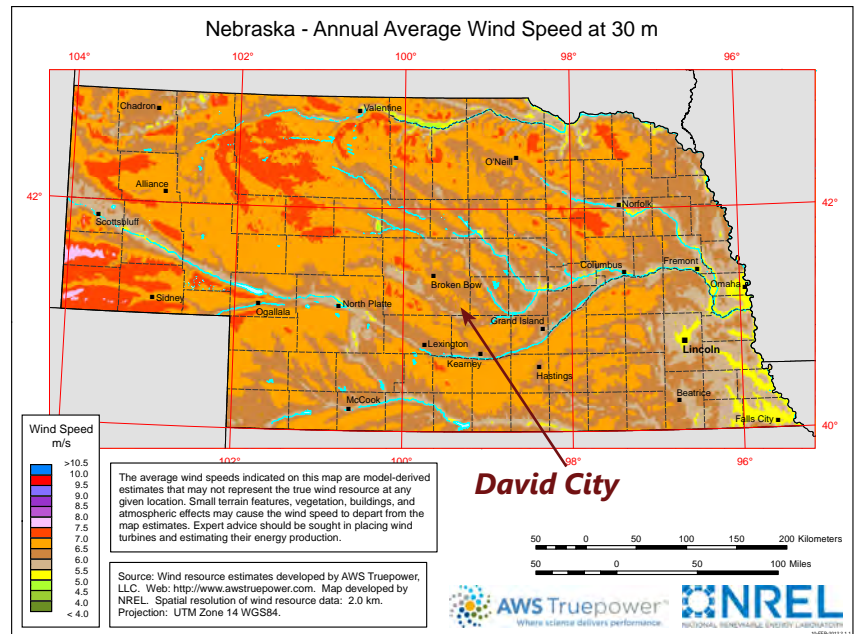
The wind quality in David City and Butler County is average to above average, especially in the northeast corner of the county. The David City area has great potential. The orange areas are the more ideal locations for wind.

Solar

Solar energy has been around for decades and it last hit a high in popularity in the 1970's. However, today's solar energy design is much more efficient and are more aesthetically pleasing. Some of the aesthetic improvements have to do with the fact that today's systems are not as bulky as their ancestors. Today, solar is being used much like wind turbines, on a small-scale level (home or business) or a much grander level (solar farms).

Solar energy includes solar water and space heating as well as taking solar photo-voltaic panels to convert the sun's rays into electricity. Solar panels can typically produce between 100 and 200 watts per square meter at an installed cost of $7 to $9 per watt, but these costs are becoming less every year as more solar units are commissioned and new more cost
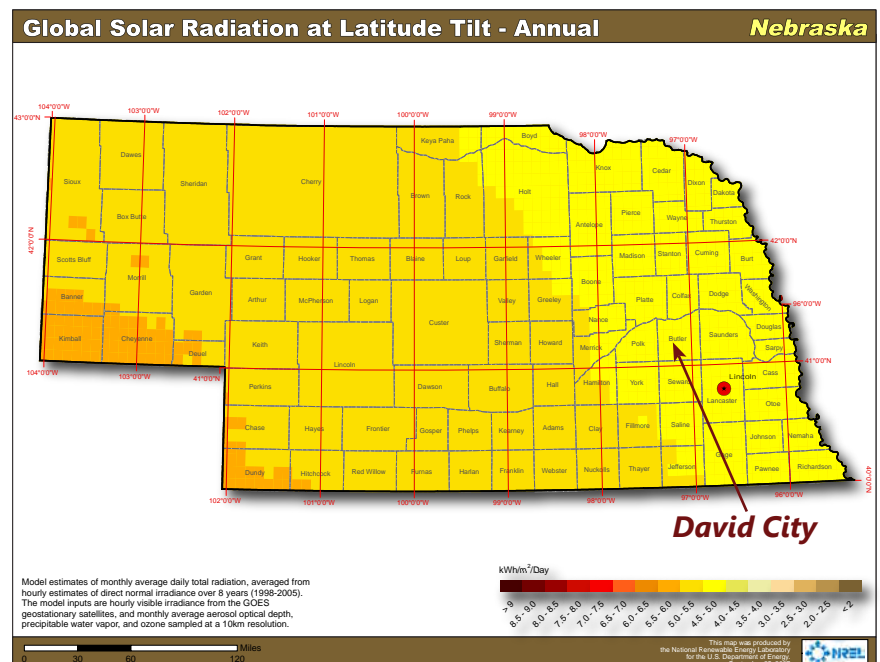
effective technologies are developed.

Geothermal Energy
Geothermal energy includes a process where a series of pipes are lowered into vertical cores called heat-sink wells. The pipes carry a highly conductive fluid that either is heated or cooled by the constant temperature of the ground. The resulting heat exchange is then transferred back into the heating and cooling system of a home or other structure. This is called a geothermal heat exchange system or ground source heat pumps. The California Energy Commission estimates the costs of a geothermal system can earn net savings immediately when financed as part of a 30-year mortgage (Source: American Planning Association, PAS Memo January/February 2009). Solar panels throughout Nebraska, especially the Southwest region may be difficult due to the number of hail storms that track through the area. Any future solar development will need to capable of sustaining impacts from future hail storms.
Geothermal systems need to continue to be an approach depending on the water table of the area. High water tables tend to create construction issues for this type of renewable energy.

Renewable Energy in David City and Butler County
Renewable energy in David City and the Butler County area has been increasing in the past several years. Some of the recent activity in the David City area include:
• The City of David is in the process of switching all street lamps from the older high pressure sodium and metal halide lamps to Low Emitting Diode (LED) lamps.
• The City Council recently signed an exclusivity contract with a wind developer to construct a wind turbine for use by the City.
• At the time of this report, there are two meteorological sites in Butler County testing wind availability.
• The City of David City has zoning provision allowing for geothermal heating/cooling systems in the corporate limits.

One issue presenting an obstacle to wind development in Butler County is the area along the Platte River valley. The flat bottom lands are likely habitat for water fowl and other birds. In addition, these areas have been subject to flooding in the past. Finally, the soils within these areas may be an issue when attempting to construct the footings for a wind turbine.

The City should provide for up to date wind regulations in their zoning code. This should aid directing future development of commercial turbines within their jurisdiction.
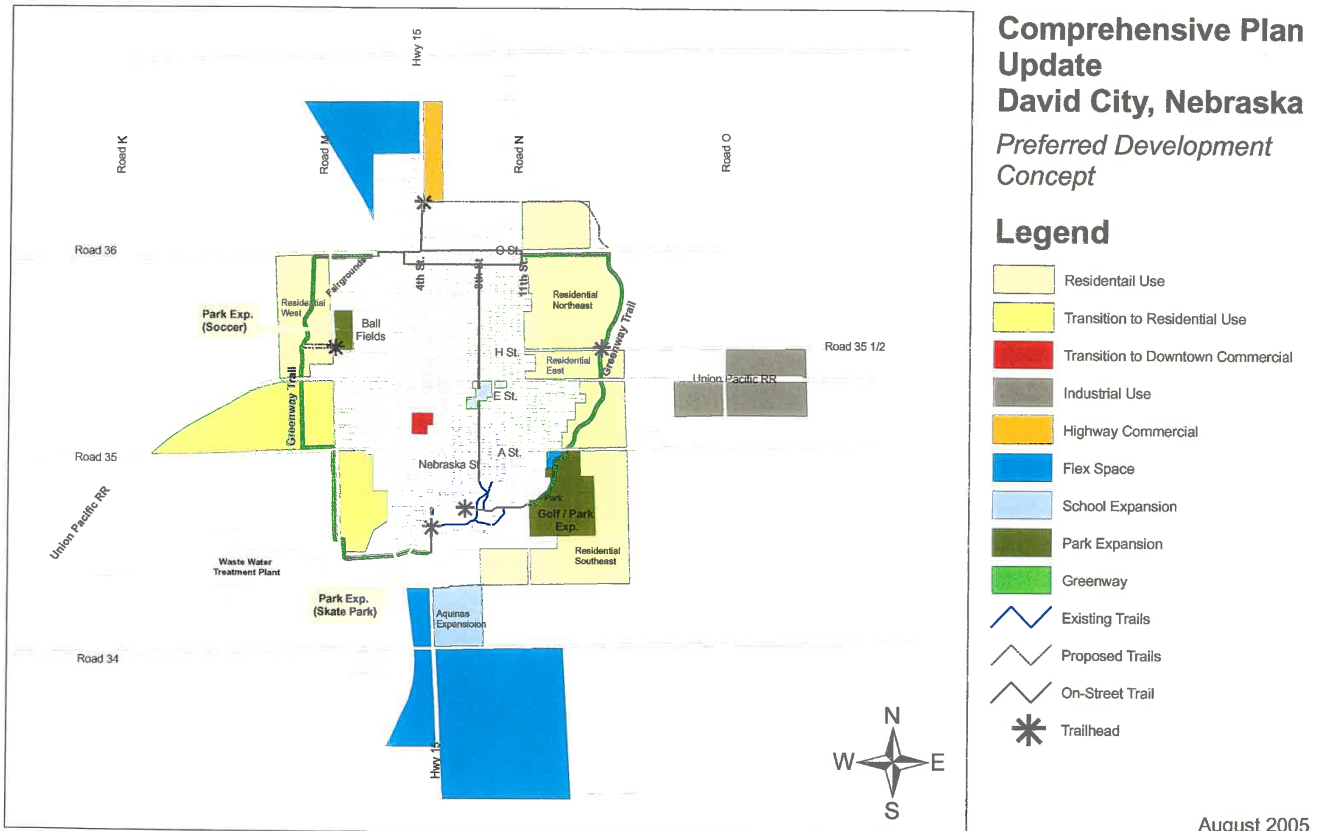
Map 5: Preferred Development Concept Map

41

Previous Comprehensive Plan

The City of David City last updated the community's comprehensive plan in 2005. As part of the planning process respondents were asked to rank a series of concepts and issues related to growth and future development. The highest ranked concept of importance to the community was that "Transportation Systems should encourage easy pedestrian and vehicular access between residential areas, schools, and commercial areas within the City. A number of other highly ranked concepts are

APPENDIX B

SURVEY RESULTS

David City Comprehensive Plan Community Survey

What is your relationship to David City?
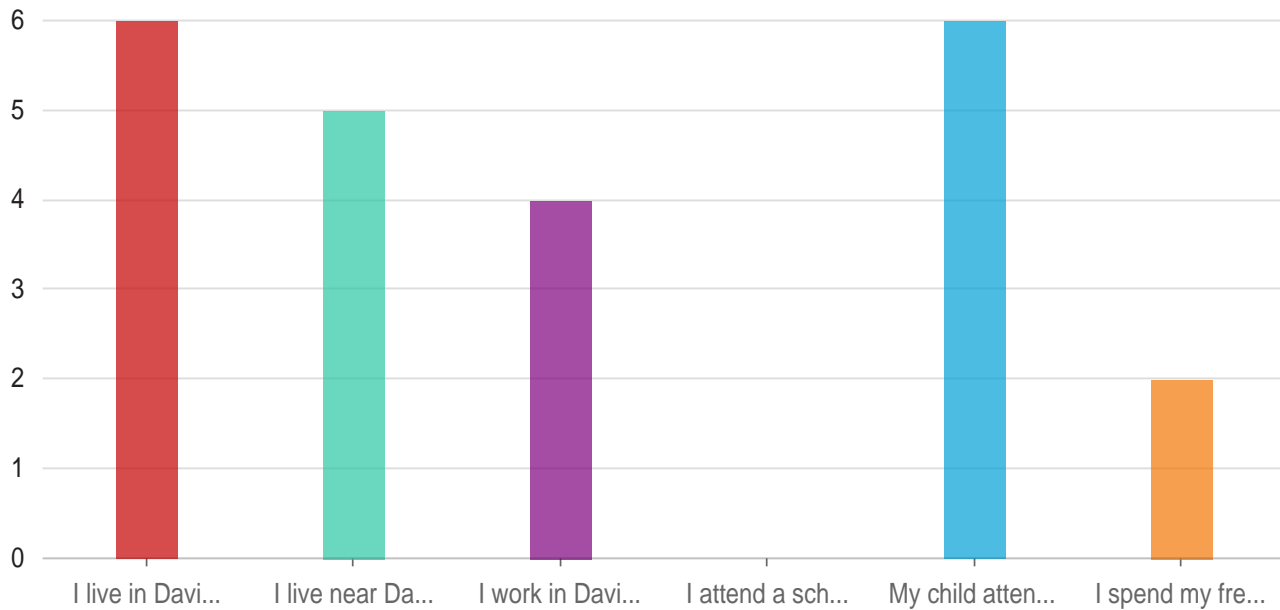
Answers	Count	Percentage
I live in David City.	6	54.55%
I live near David City	5	45.45%
I work in David city.	4	36.36%
I attend a school in David City.	0	0%
My child attends a school in David City.	6	54.55%
I spend my free time in David City.	2	18.18%

Answered: 11 Skipped: 0

David City Community Survey

What is your age?
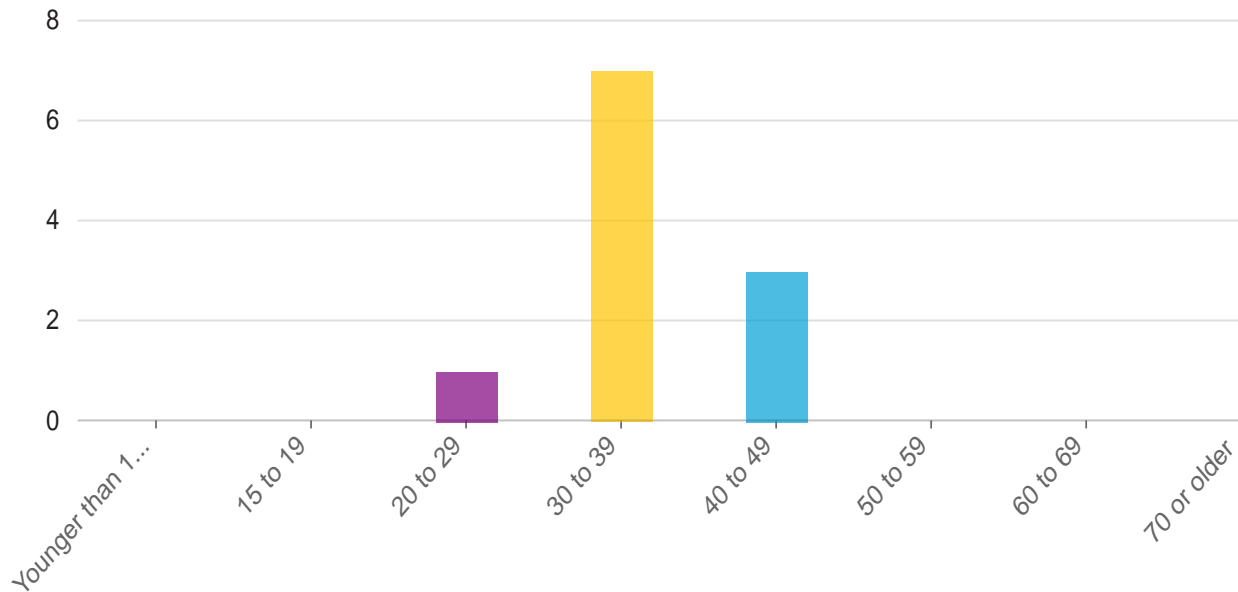
Answers	Count	Percentage
Younger than 15	0	0%
15 to 19	0	0%
20 to 29	1	9.09%
30 to 39	7	63.64%
40 to 49	3	27.27%
50 to 59	0	0%
60 to 69	0	0%
70 or older	0	0%

Answered: 11   Skipped: 0

David City Community Survey

What three words would you use to describe the community character of David…

The word cloud requires at least 20 answers to show.

Word	Count
Safe	3
community	2
Divided	2
Supportive	1
separated.	1
Small	1
quiet	1
consistent	1
Retirement	1
interest	1
growth	1
untapped	1
potential.	1
Unsupportive	1
unrealistic	1
schools	1

Answered: 8 Skipped: 3

David City Community Survey

The word cloud requires at least 20 answers to show.

Word	Count
community	2
safe	2
Unified	1
supportive	1
realistic	1
seek	1
growth	1
retired	1
fun	1
attractive	1
busy	1
involved	1
Prosperous	1
Growing	1
Cohesive	1
Housing	1
needed	1

David	1
City.	1
employers	1
expanded.	1
teachers	1
hired	1
difficult	1
time	1
finding	1
place	1
live.	1

Answered: 7 Skipped: 4

How many people are in your household?

David City Community Survey
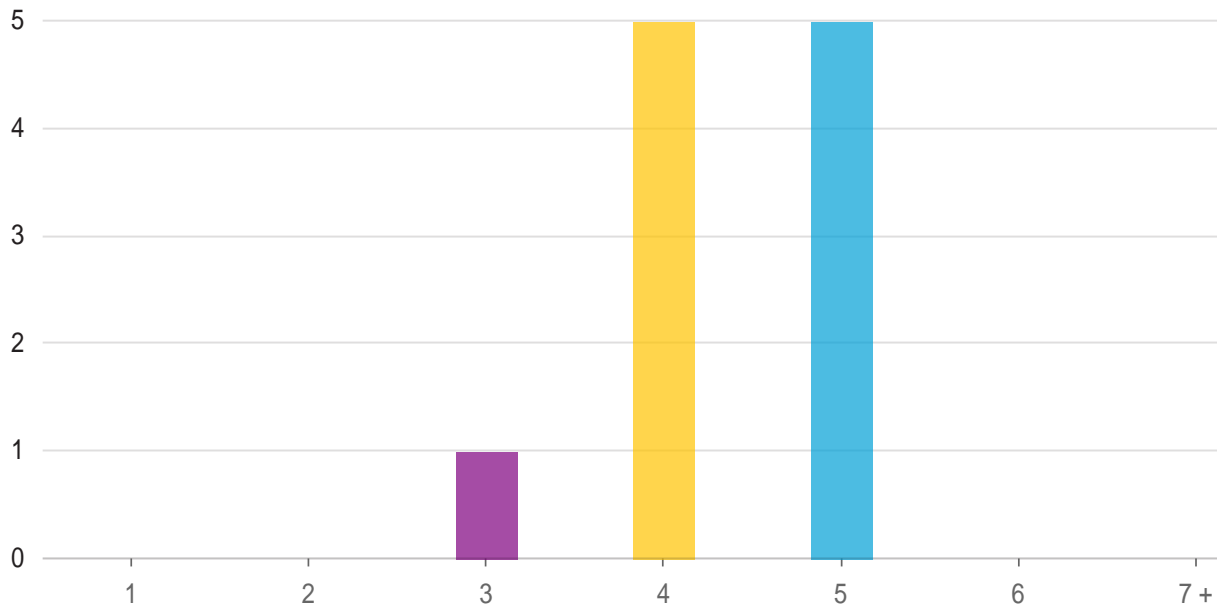
Answers	Count	Percentage
1	0	0%
2	0	0%
3	1	9.09%
4	5	45.45%
5	5	45.45%
6	0	0%
7 +	0	0%

Answered: 11 Skipped: 0

How long have you lived in David City?
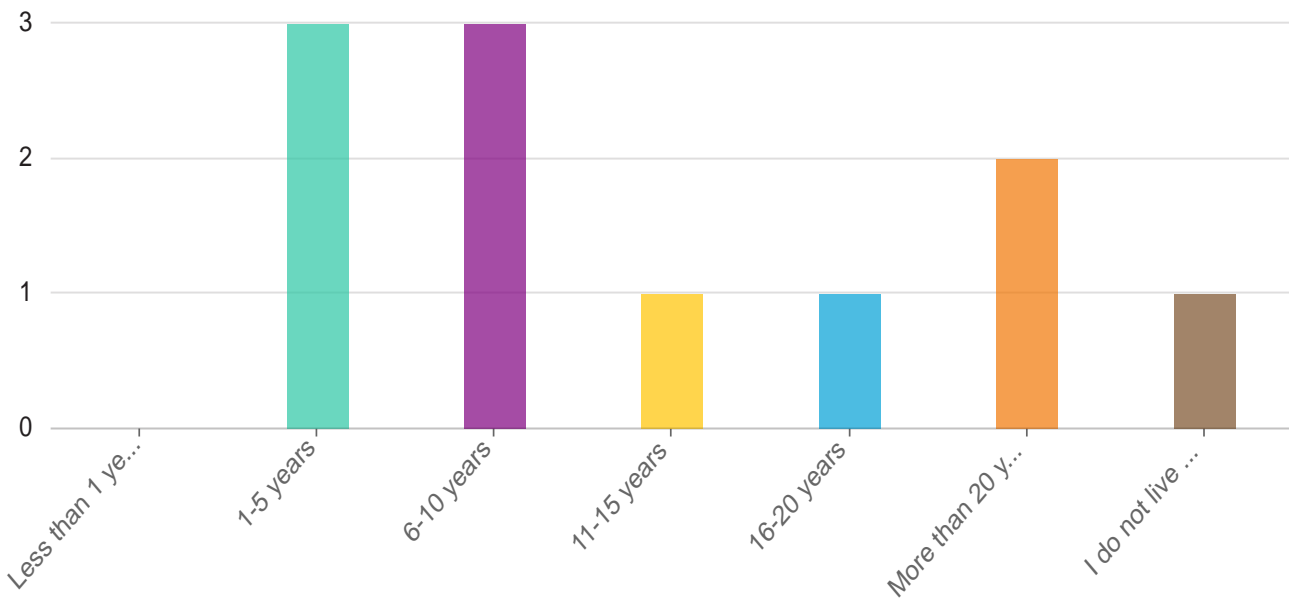
Answers	Count	Percentage
Less than 1 year	0	0%
1-5 years	3	27.27%
6-10 years	3	27.27%
11-15 years	1	9.09%
16-20 years	1	9.09%
More than 20 years	2	18.18%
I do not live in David City. (Please specify where you live below.)	1	9.09%

Answered: 11   Skipped: 0

Please select the top three qualities you believe make David City and the…

David City Community Survey
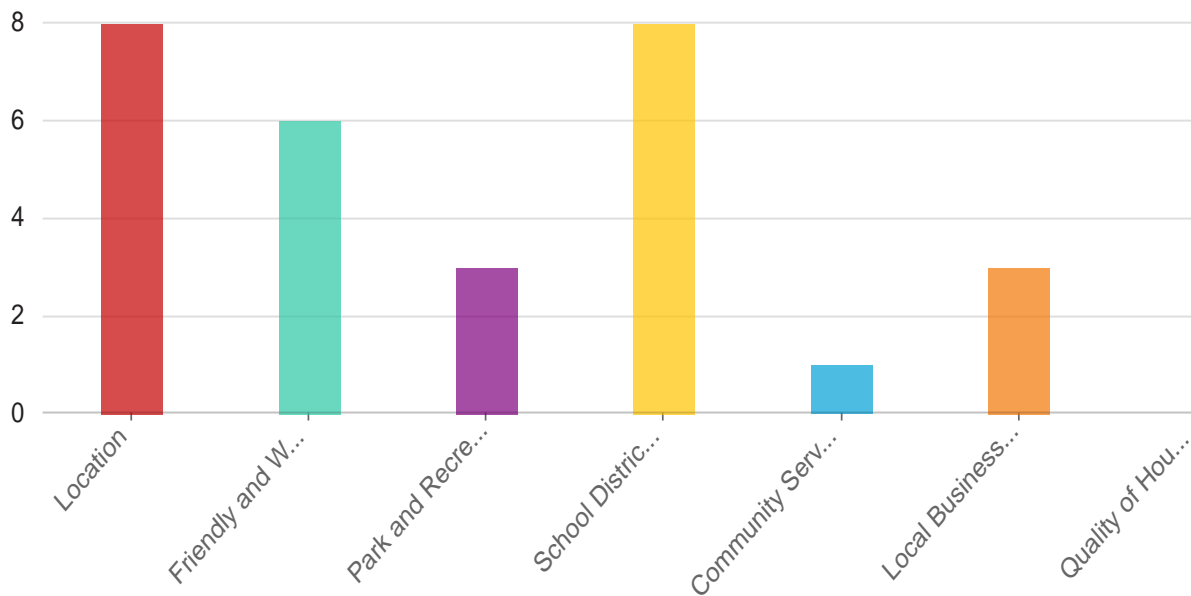
Answers	Count	Percentage
Location	8	72.73%
Friendly and Welcoming Community	6	54.55%
Park and Recreational Opportunities	3	27.27%
School District	8	72.73%
Community Services	1	9.09%
Local Businesses	3	27.27%
Quality of Housing	0	0%

Answered: 11 Skipped: 0

How would you rate the overall quality of life in David City?
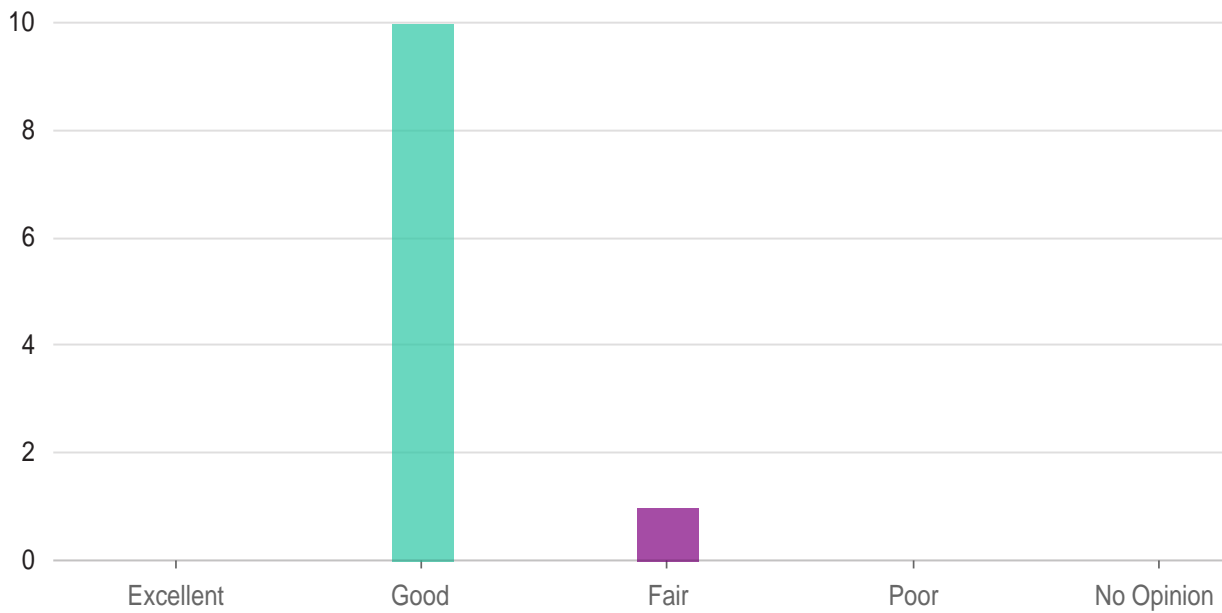
Answers	Count	Percentage
Excellent	0	0%
Good	10	90.91%
Fair	1	9.09%
Poor	0	0%
No Opinion	0	0%

Answered: 11   Skipped: 0

Please select the top three changes that you think would have the greatest…
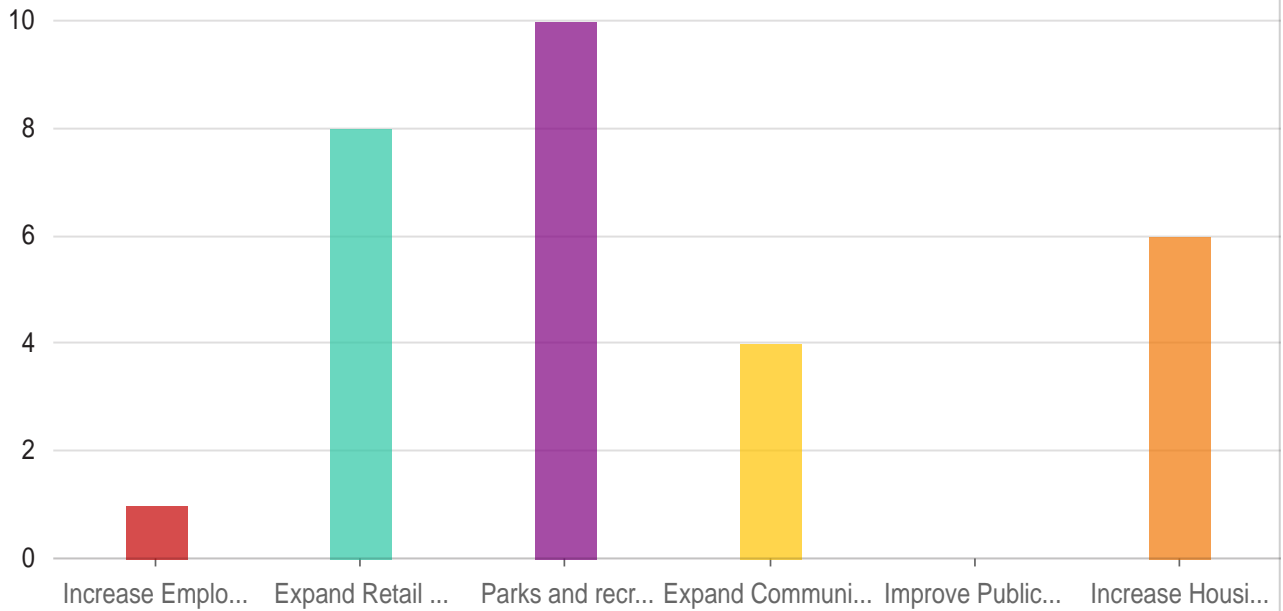
Answers	Count	Percentage
Increase Employment Opportunities	1	9.09%
Expand Retail Shopping Options	8	72.73%
Parks and recreation Updating and Expansion	10	90.91%
Expand Community Services	4	36.36%
Improve Public Safety	0	0%
Increase Housing Opportunities	6	54.55%

Answered: 11 Skipped: 0

Please select up to four factors that influenced your decision to live where you…

David City Community Survey
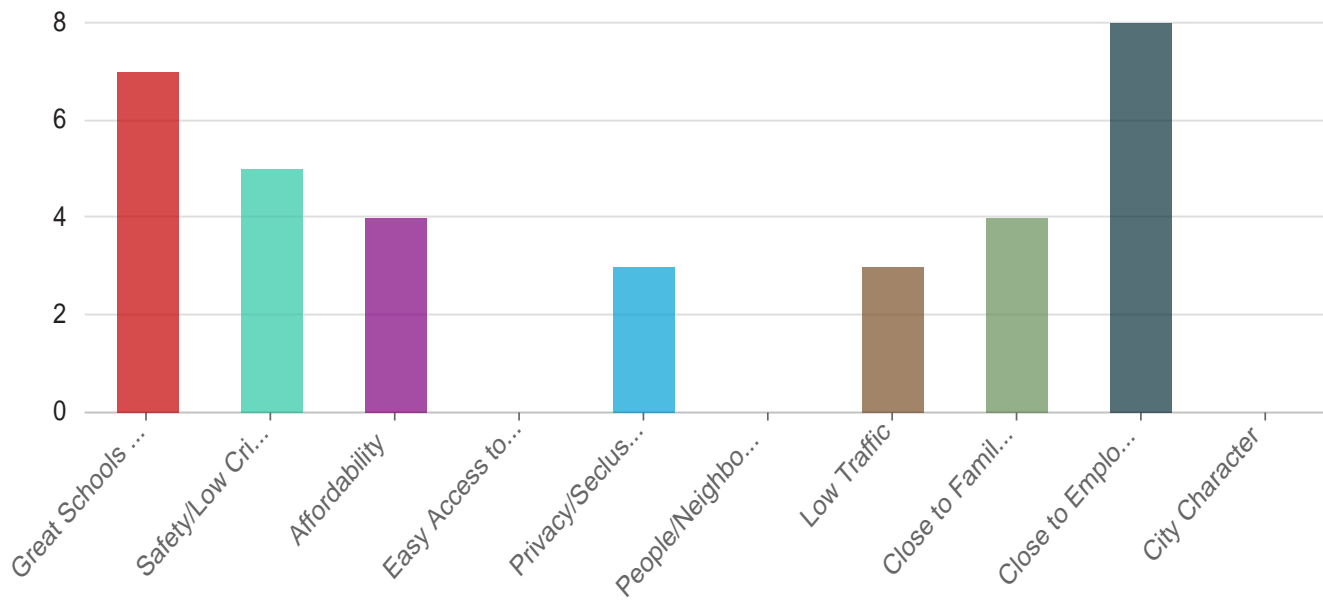
Answers	Count	Percentage
Great Schools and Extracurricular Activities	7	63.64%
Safety/Low Crime	5	45.45%
Affordability	4	36.36%
Easy Access to Recreation	0	0%
Privacy/Seclusion	3	27.27%
People/Neighbors	0	0%
Low Traffic	3	27.27%
Close to Family	4	36.36%
Close to Employment	8	72.73%
City Character	0	0%

Answered: 11   Skipped: 0

David City Community Survey

If you could open a successful business in David City, what kind of business wou…

The word cloud requires at least 20 answers to show.

Word	Count
city	5
/	3
bowling	2
David	2
council	2
entire	2
time	2
offer	2
$50	2
000	2
402	1
kind	1
rec	1
facility	1
offers	1
fitness	1
training	1

youth	1
obstacle	1
playground	1
rock	1
climbing	1
gymnastics	1
indoor	1
sports	1
cages	1
etc..	1
restaurants	1
general	1
stores	1
DQ	1
alley	1
movie	1
theater.	1
Ideally	1
downtown.	1
Bakery	1
-	1

downtown	1
successful	1
business	1
Floral.	1
expand	1
purchasing	1
Bank	1
drive	1
thru-	1
Mayor	1
unsupportive	1
venture.	1
auction-	1
bid	1
put	1
laughed	1
mocked	1
meeting	1
won	1
property	1
public	1

auction	1
$23	1
000.	1
listed	1
pretended	1
amount.	1
worried	1
making	1
money	1
developing	1
economy	1
businesses	1
City.	1

Answered: 5 Skipped: 6

Are you currently working?
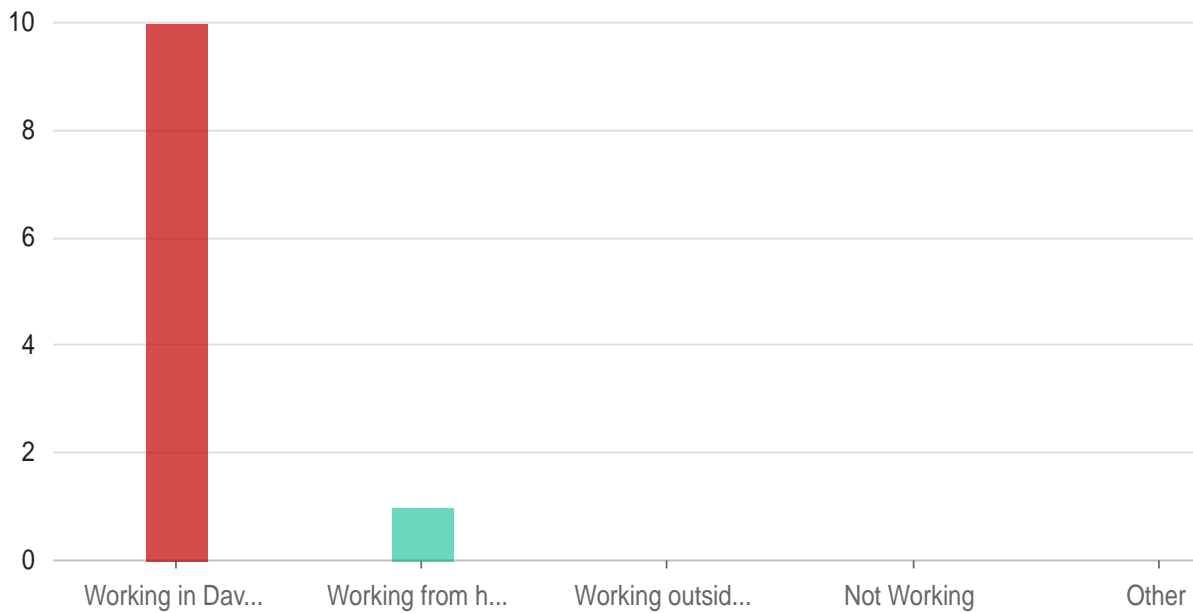
Answers	Count	Percentage
Working in David City but not at home	10	90.91%
Working from home	1	9.09%
Working outside the City of David City	0	0%
Not Working	0	0%
Other	0	0%

Answered: 11   Skipped: 0

If you commute for work, how many miles is your commute (each…
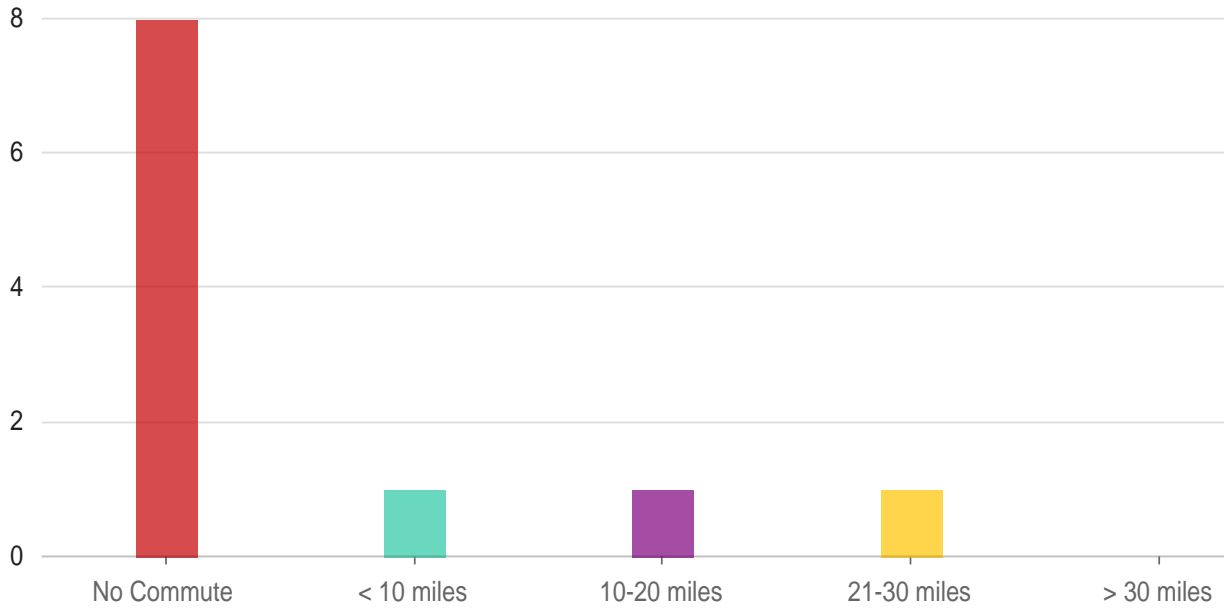
Answers	Count	Percentage
No Commute	8	72.73%
< 10 miles	1	9.09%
10-20 miles	1	9.09%
21-30 miles	1	9.09%
> 30 miles	0	0%

Answered: 11 Skipped: 0

SWOT Analysis

● **Please list the strengths and opportunities you see for David City related to…**

The word cloud requires at least 20 answers to show.

Word	Count
Downtown	3

David	2
City	2
feel	2
plenty	1
trees	1
parks	1
Parks-	1
install	1
planters	1
similar	1
Central	1
City.	1
good	1
improvements	1
nice	1
it's	1
lacking	1
warmth.	1
Add	1
potted	1
plants	1

hanging	1
baskets	1
maybe.	1
Demolish	1
junk	1
houses	1
sell	1
open	1
lots	1
small	1
town	1
welcoming.	1
People	1
safe	1
law	1
enforcement.	1

Answered: 6 Skipped: 5

● **Please list the weaknesses and threats you see for David City related to…**

The word cloud requires at least 20 answers to show.

Response	Count

The city council and mayor.	1
Pigeons. Run down buildings.	1
Old buildings and homes that are not kept up.	1
more open space for parks	1
David City needs to be open to an increase in housing. Several people I know have had issues with finding a place to rent or buy.	1

Answered: 5 Skipped: 6

● Please list the strengths and opportunities you see for David City related to…

The word cloud requires at least 20 answers to show.

Response	Count
Timpte's facility, new John Deere facility (which may open up the old one for purchase), some people are willing to head improvements,	1
There are several companies with great jobs in our community	1
plenty of space surrounding town that could be developed	1
Much needed housing developments - more winter recreation- a bowling alley?	1
I think we have a supportive community. I'd love a more extensive walking path. Entertainment opportunities for teens/families beyond our parks. Continued growth in our community youth sports programs.	1

Answered: 5 Skipped: 6

● Please list the weaknesses and threats you see for David City related to…

The word cloud requires at least 20 answers to show.

Youth sports programs can be financially challenging for many families. It would be great to make them more affordable. Finding ways to celebrate both schools and bring our split community together.	1
Retired folks wanting to keep things the same. Not much space to bring in new businesses unless they are away from the downtown area	1
City Council and Mayor	1
Available housing does not match the demand that we have for workers.	1

Answered: 4 Skipped: 7

● **Please list the strengths and opportunities you see for David City related to…**

The word cloud requires at least 20 answers to show.

Response	Count
It is a small town where things are fairly spaced out and not jammed into confined areas	1
ease of navigation through the city	1

Answered: 2 Skipped: 9

● **Please list the weaknesses and threats you see for David City related to…**

The word cloud requires at least 20 answers to show.

Response	Count
None	1

Answered: 1 Skipped: 10

David City Community Survey

Please select the priorities that are most important to you for the future…
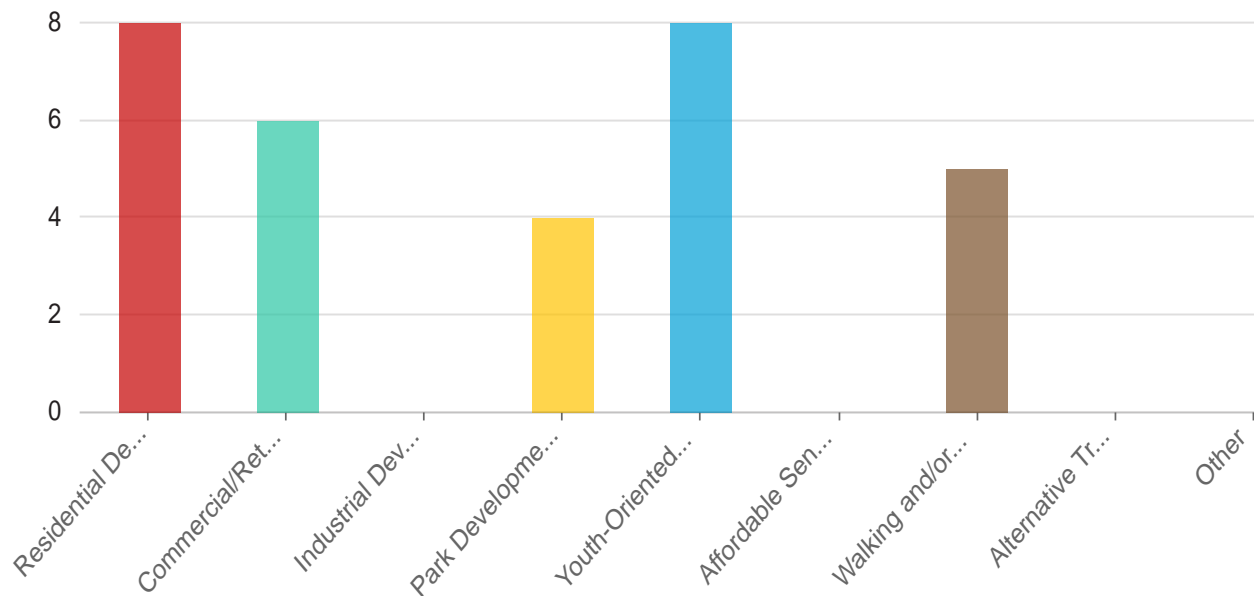
Answers	Count	Percentage
Residential Development	8	72.73%
Commercial/Retail Development	6	54.55%
Industrial Development	0	0%
Park Development	4	36.36%
Youth-Oriented Development	8	72.73%
Affordable Senior Housing	0	0%
Walking and/or Biking Trails	5	45.45%
Alternative Transportation Options	0	0%
Other	0	0%

Answered: 11 Skipped: 0

What activities do you use the parks in David City for?
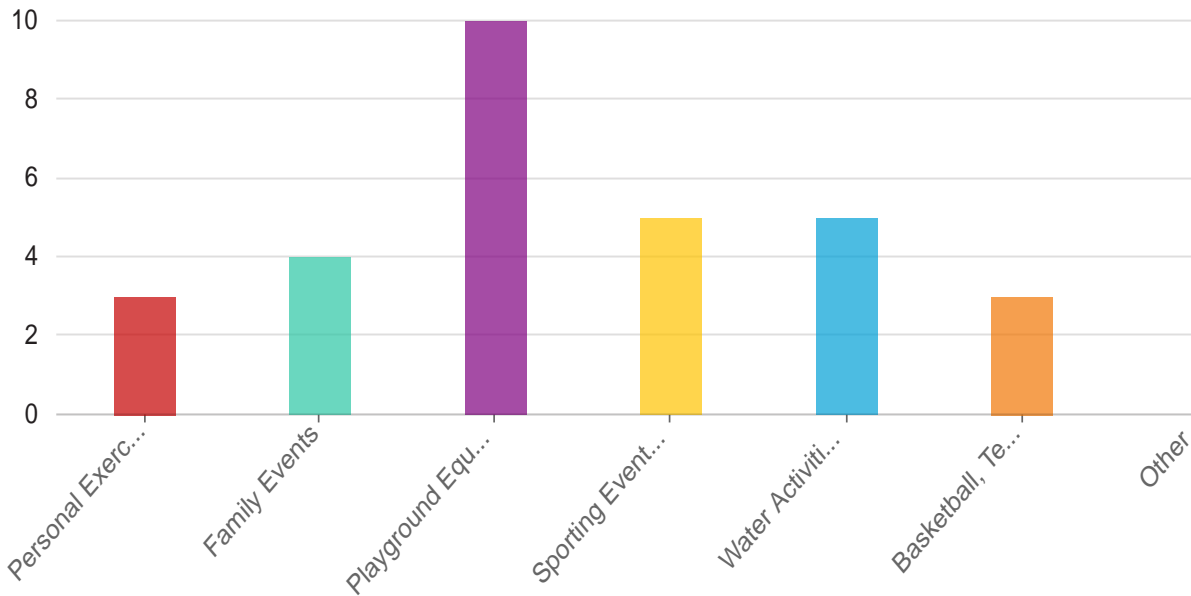
Answers	Count	Percentage
Personal Exercise	3	27.27%
Family Events	4	36.36%
Playground Equipment	10	90.91%
Sporting Events	5	45.45%
Water Activities	5	45.45%
Basketball, Tennis, Pickleball Courts	3	27.27%
Other	0	0%

Answered: 10 Skipped: 1

What would you like to see more of in David City?

The word cloud requires at least 20 answers to show.

Word	Count
youth	2
trails	2
Housing	2
Restaurants	2
facilities	1
walking	1
bike	1
fitness	1
affordable	1
variety	1
businesses	1
entertainment	1
(movie	1
theater	1
bowling	1
center).	1
Food	1
options	1

Answered: 6 Skipped: 5

David City Community Survey

What other long-range issues should the David City Comprehensive Plan address?

The word cloud requires at least 20 answers to show.

Word	Count
city	2
council	1
mayor	1
focusing	1
personal	1
agendas	1
versus	1
betterment	1
community	1
whole.	1
order	1
small	1
businesses	1
survive	1
thrive	1
nice	1
supported	1

businesses.	1
Housing	1

<div align="right">Answered: 2 Skipped: 9</div>

Any additional comments related to the David City Comprehensive Plan?

The word cloud requires at least 20 answers to show.

Word	Count
live	1
Prague	1
commute	1
daily	1
David	1
City.	1

<div align="right">Answered: 1 Skipped: 10</div>

David City Youth Survey

What is your relationship with David City? *
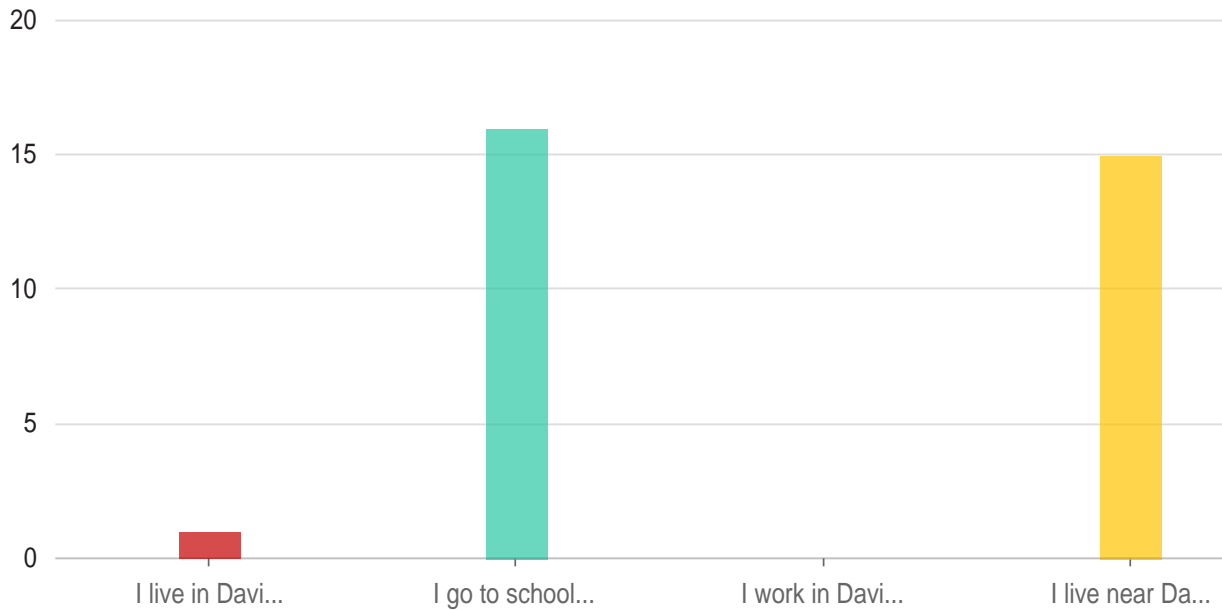
Answers	Count	Percentage
I live in David City.	1	3.7%
I go to school in David City.	16	59.26%
I work in David City.	0	0%
I live near David City.	15	55.56%

Answered: 27 Skipped: 0

If you do not live in David City, please tell us where you're from. *

live linewood Ballwood Elementary
elementry
country bellwood
Bruno bell miles David 4 NE
wood City

Word	Count
bellwood	21
Elementary	13
country	2
live	2
bell	2
wood	2
NE	2
4	1
linewood	1
Bruno	1
elementry	1
Ballwood	1

miles	1
David	1
City	1

Answered: 27 Skipped: 0

How old are you? *
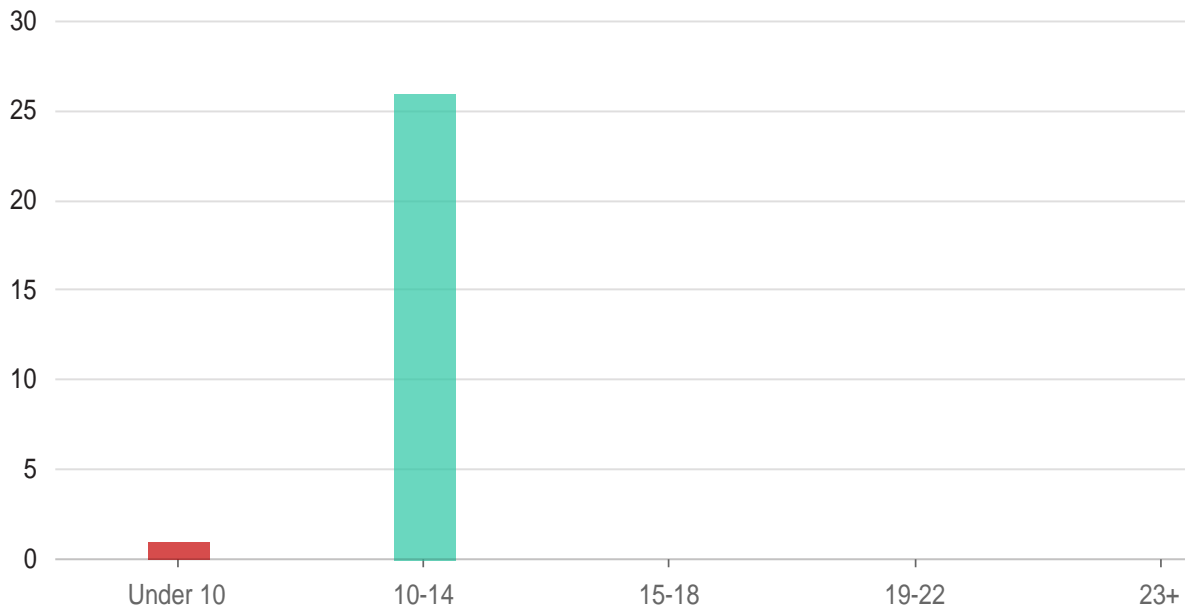
Answers	Count	Percentage
Under 10	1	3.7%
10-14	26	96.3%
15-18	0	0%
19-22	0	0%
23+	0	0%

Answered: 27 Skipped: 0

How do you describe David City to people you know that don't live here?

Word	Count
town	11
nice	11
small	10
people	7
good	5
lot	4
David	4
smaller	3
people.	3

fun	3
place	3
school	3
community	3
populated	2
big	2
kind	2
great	2
alot	2
place.	2
community.	2
family	2
describe	2
schools	2
City	2
city.	2
hill.	1
thangs	1
summer	1
activitys	1
speak	1

spanish	1
pretty	1
hang	1
you.	1
confusing.It	1
go.	1
business	1
lots	1
houses	1
organized	1
maintained	1
roads.	1
corn	1
country	1
peopel	1
grades	1
6th	1
elementary	1
high	1
door	1
far.	1

Columbus.	1
friendly	1
be.	1
food	1
schools.	1
town.	1
sport	1
system.	1
parks	1
other.	1
restaurants	1
banks	1
etc.	1
part	1
live	1
called	1
.	1
rural	1
area.	1
fu	1
places	1

spend	1
time	1
friends.	1
couple	1
gas	1
stations	1
stores	1
hardware	1
students	1
staff	1
school.	1
feels	1
calm	1
peaceful	1
crimes	1
murders	1
diffrent	1
sports	1

Answered: 27 Skipped: 0

What do you like about living in David City?

Word	Count
live	15
david	11
city	7
people	6
City.	4
living	3
small	2
people.	2
Nice	2
big	2
town	2
friends	2

here.	2
smaller	2
kind	1
environment	1
great.	1
community	1
understanding	1
towns	1
me.	1
ride	1
bike.	1
rural	1
area.	1
good	1
school.	1
nice.	1
family	1
living.	1
stressful	1
open	1
Bruno	1

NEbraska	1
corn	1
country	1
freinds.	1
school	1
friday	1
nights	1
football	1
sports	1
pool	1
lake	1
(mostly)	1
other.	1
Bellwood.	1
Bellwood	1
friends.	1

Answered: 27 Skipped: 0

Has David City been a good place to grow up? Why or why not?
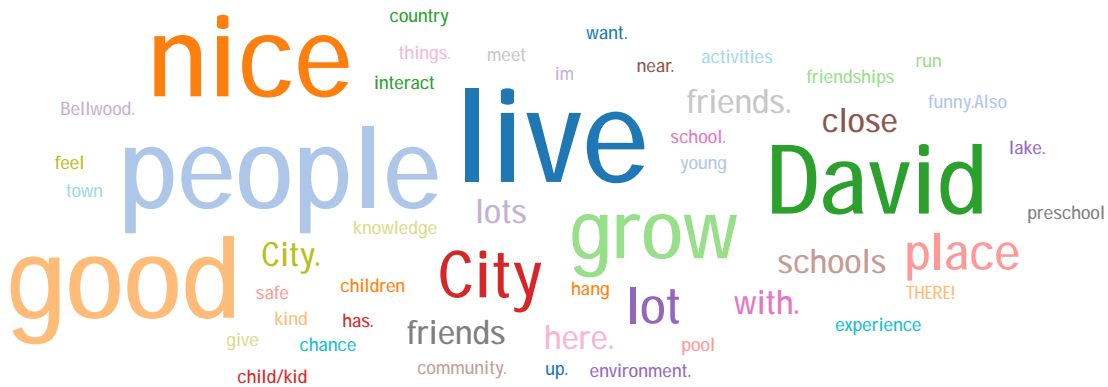
Word	Count
live	8
people	7
nice	7
good	7
David	6
grow	5
City	4
place	3
lot	3
lots	2
close	2
schools	2

with.	2
here.	2
friends	2
friends.	2
City.	2
knowledge	1
experience	1
town	1
up.	1
young	1
children	1
kind	1
interact	1
friendships	1
has.	1
safe	1
environment.	1
im	1
near.	1
community.	1
school.	1

things.	1
preschool	1
meet	1
feel	1
give	1
chance	1
activities	1
want.	1
funny.Also	1
hang	1
THERE!	1
country	1
run	1
child/kid	1
pool	1
lake.	1
Bellwood.	1

Answered: 26 Skipped: 1

What would you like to change about David City?

recycling city added inches slide town. founding live type christmas bad school. 21 fun Cities football stores. roads fast perfect 15 runza Mae place Hy store brick team change thing. split bricks. feel learn places bellwood. back Nothing. people. anything. David foods united is. Walmart town City. bass food sports. great Vee Bring watch history all. good thing grocery put love people pool basketball swiming Make better. events inches. lake drugs bumpy bigger

Word	Count
change	10
David	4
great	4
thing.	4
place	4
roads	2
Nothing.	2
town	2
perfect	2
put	2
City.	2
school.	2

15	1
21	1
grocery	1
store	1
stores.	1
bigger	1
runza	1
brick	1
bumpy	1
all.	1
good	1
Walmart	1
Hy	1
Vee	1
is.	1
town.	1
fast	1
foods	1
Mae	1
football	1
basketball	1

team	1
better.	1
Make	1
sports.	1
fun	1
added	1
type	1
learn	1
Cities	1
history	1
founding	1
people.	1
food	1
places	1
watch	1
bad	1
people	1
drugs	1
bellwood.	1
slide	1
city	1

swiming	1
pool	1
anything.	1
feel	1
split	1
united	1
live	1
.	1
thing	1
Bring	1
back	1
recycling	1
events	1
christmas	1
bricks.	1
lake	1
bass	1
inches	1
love	1
inches.	1

Answered: 27 Skipped: 0

David City Youth Survey

Word	Count
move	12
David	9
back	8
City	6
college	6
stay	4
town	4
plan	4
back.	4
live	4

family	2
job	2
coming	2
bit	2
moving	2
graduate	2
good	2
there.	1
love	1
community	1
friends	1
Possibly	1
time.	1
NA	1
dont	1
close	1
visit	1
frequently	1
opportunities	1
chance	1
vist	1

.	1
graduation	1
older	1
lot	1
memories	1
cousin	1
maddox	1
samek	1
anywhere.	1
state!	1
day	1
depends	1
time	1
right.	1
know.	1
Bellwood.	1
country	1
nearby.	1
high	1
school	1
Bellwood	1

someday.	1
graduate.	1
college.	1
place	1
children	1
grow	1
up.	1
it.	1
town.	1

Answered: 27 Skipped: 0

SWOT Analysis

- **Please share the STRENGTHS you see in David City's beautification.**

n/a	5
NA	4
park	3
input	2
tank	2
organised	1
traffic	1
homes	1
nice.	1
care	1
roads	1
buildings	1
makes	1
runs	1
end	1
day.	1
lot	1
schools	1
fun	1
lights	1
night	1

drive	1
town	1
.Also	1
stands	1
things	1
bored	1
hungry.	1
football	1
field	1
land	1
it.	1
lake	1
pool.	1
pool	1
everywhere.	1
increase	1
population	1
town.	1
sure.	1
water	1
cool	1

love	1
parks	1
fast	1
food	1
areas	1
beautiful	1
color	1
rainbow	1
simple	1
colors	1
mre	1
colors.	1
live	1

Answered: 26 Skipped: 1

● **Please share the WEAKNESSES you see in David City's beautification.**

Word	Count
n/a	5
NA	4
input	3
fast	2
food	2
restrount	1
sports	1
bad	1
football	1
basketball	1
clinic	1
closes	1

school.	1
brick	1
roads.	1
anything.	1
restaurants.	1
resterants	1
taxpayer	1
dollars	1
making	1
town	1
structural	1
development.	1
real	1
big	1
place	1
hangout	1
people.	1
pool	1
places(or	1
gas	1
station).	1

sure.	1
live	1
lot	1
litter	1
points	1
city	1
feel	1
cleaned	1
often.	1
slide	1
water	1
park	1

Answered: 26 Skipped: 1

● **Please share the STRENGTHS you see in David City's development.**

family

strong   NA   good   schools
                                    pretty
stay   days.   past
wrestling   years.   warm   open   hangout   live   made
buildings   department.

frequently   input
                                        make
bar   people   sheriff   10
n/a   inviting   resturonts   fun   sure.
                                             into.
                    places

Word	Count
n/a	7
NA	5
input	2
parks	2
people	2
places	2
10	1
good	1
bar	1
make	1
resturonts	1
pretty	1

strong	1
stay	1
hangout	1
family	1
warm	1
days.	1
fun	1
inviting	1
into.	1
wrestling	1
sheriff	1
department.	1
frequently	1
open	1
sure.	1
schools	1
made	1
live	1
buildings	1
past	1
years.	1

David City Youth Survey

● **Please share the WEAKNESSES you see in David City's development.**

input
worker
good **city**
places
rooms mowed
football.
fast
NA
places.
sure.
food **fields.**
lot
space
change
swimming
pool jobs
n/a
things
farmers
abondoned
billboard
add
type
alot
cared quit
eat
welcoming
packed
david
down.
inupt
people
teacher
mess
live
thing

Word	Count
n/a	7
NA	5
places	3
david	2
city	2
fields.	2
things	2
fast	2
food	2

places.	2
billboard	1
type	1
thing	1
change	1
welcoming	1
mess	1
farmers	1
lot	1
eat	1
alot	1
jobs	1
teacher	1
worker	1
swimming	1
pool	1
good	1
football.	1
packed	1
rooms	1
space	1

mowed	1
cared	1
people	1
quit	1
abondoned	1
down.	1
inupt	1
input	1
add	1
sure.	1
live	1

Answered: 26 Skipped: 1

● **Please share the STRENGTHS you see in David City's mobility.**
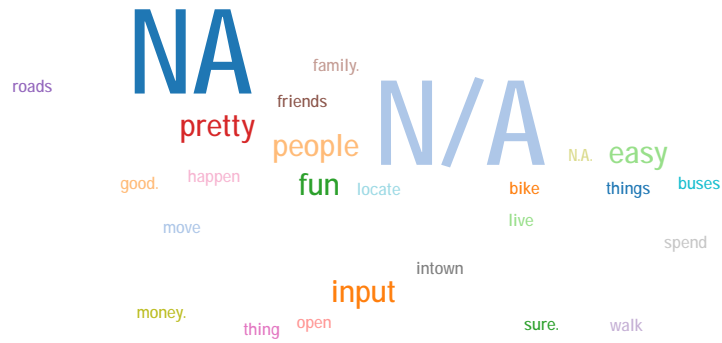
Word	Count
NA	8
N/A	8
input	2
people	2
fun	2
easy	2
pretty	2
open	1
roads	1
walk	1
friends	1
family.	1

thing	1
happen	1
intown	1
spend	1
money.	1
N.A.	1
buses	1
locate	1
things	1
move	1
bike	1
good.	1
sure.	1
live	1

Answered: 26 Skipped: 1

● **Please share the WEAKNESSES you see in David City's mobility.**

Word	Count
NA	8
N/A	8
people	3
input	2
road	2
brick	1
roads	1
lie	1
bumps	1
create.	1
parking	1
lane	1

spots	1
park	1
middle	1
guess	1
young	1
learning	1
drive	1
(or	1
people)	1
curving	1
cars.	1
hills.	1
N.A.	1
lots	1
things	1
metearals	1
sure.	1
live	1
weaknesses	1
it.	1

Answered: 26 Skipped: 1