

# Valley, Nebraska

## Comprehensive Plan/Zoning Regulation

The City of Valley, Nebraska is located on the western edge of the Omaha–Council Bluffs Metropolitan Area. The community has a population of 1,875 people. The community and its growth has a direct correlation to the population and employment dynamics of the Metropolitan Area.

Principal staff of MPC worked with the City of Valley to update their 10 year old Comprehensive Plan and the Zoning and Subdivision Regulations.

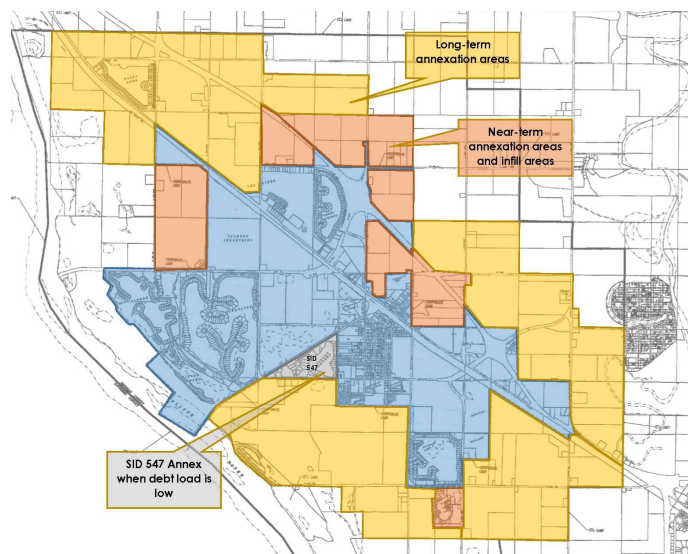
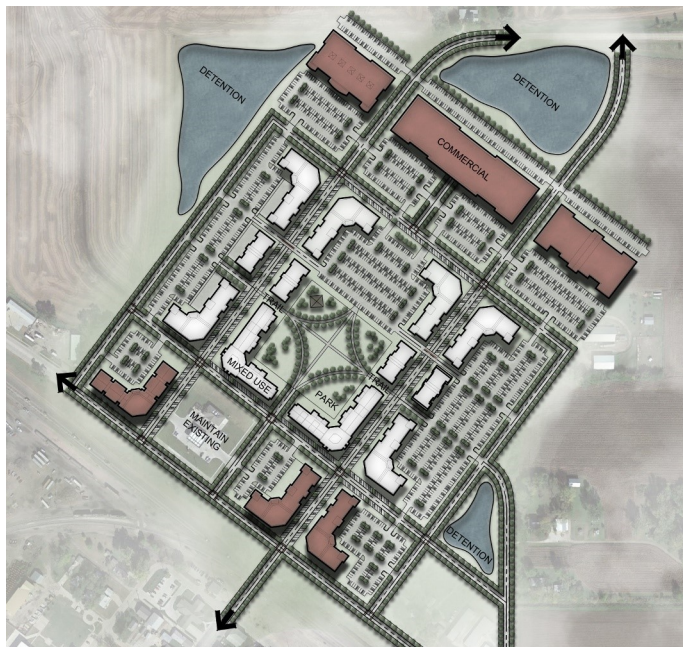
MPC is currently working with the city to update the previous plan which Keith was involved. Since the adoption of the 2005 Comprehensive Plan, the community has double in physical size through annexations. The development along US Highway 275 is beginning to occur and the land use policies need some fine-tuning. In addition, more residential, sand pit development is beginning to occur since the recession has ceased.

### Items to Address:

- 4-lane expressway alignment on the edge of the community.
- Development potential near the new expressway.
- Expansion of existing downtown with a new Mixed-Use Development
- Development strategies within areas where flooding has occurred.
- Growth management strategies to address impacts from Omaha.

### Note:

**MPC has been hired to update the plan completed by him and JEO Consulting Group while he was employed with the firm.**



### Client Contact Person:

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### Project Completed:

In Progress