

Falls City, Nebraska

Comprehensive Plan/Zoning Regulation



The Falls City Comprehensive Plan and Zoning Update was started in the summer of 2012 and was a partnership between Falls City EDGE and the City of Falls City.

The planning team included Marvin Planning Consultants, Olsson Associates and MindMixer. The updates were the first full updates in nearly 20 years. The team was selected based upon their community planning background and experience as well as their understanding of economic development.

Falls City is located in the extreme southeast corner of Nebraska and is in close proximity to Iowa, Missouri, and Kansas. Their location aids in their ability to act as a minor retail trade area; however, the community's proximity to St. Joseph, Kansas City, Lincoln, and Omaha actually creates a large leakage on the local economy.

Items to Address:

There were several issues that the new plan and regulations needed to address:

- Strongly based around economic development strategies and policies
- The regulations brought up to date and include a number of approaches and items that were not present when the existing regulations were put in place
- Strongly reflect the community's involvement in historic preservation and Nebraska Main Street
- Look seriously at redevelopment and growth strategies for the community.



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