

Introduction

Wayne is a city of rich history established as a railroad town and growing as an agricultural, governmental and educational center. The city can use its special features to grow and prosper in the new century. The Wayne Plan is designed to provide a comprehensive vision of the city's future, based on taking community actions that will improve the lives of the city's residents and make the city uniquely attractive for potential growth.

Completed in 1992, the Wayne Comprehensive Plan looked forward to the city's future and outlined a number of community improvements. These included development of a community center, construction of a new library and senior center, development of a city-wide trails plan, and strengthened policies on delinquent properties. The city has accomplished these goals and many more. In 2005, the city is embarking on a new planning process with appreciation for the great successes of the last ten years and the new challenges ahead.

The Role of a Comprehensive Plan

The comprehensive development plan for Wayne has two fundamental purposes. The first provides an essential legal basis for land use regulation such as zoning and subdivision control. Secondly, a modern comprehensive plan presents a unified and compelling vision for a community, derived from the aspirations of its citizens; and establishes the specific actions necessary to fulfill that vision.

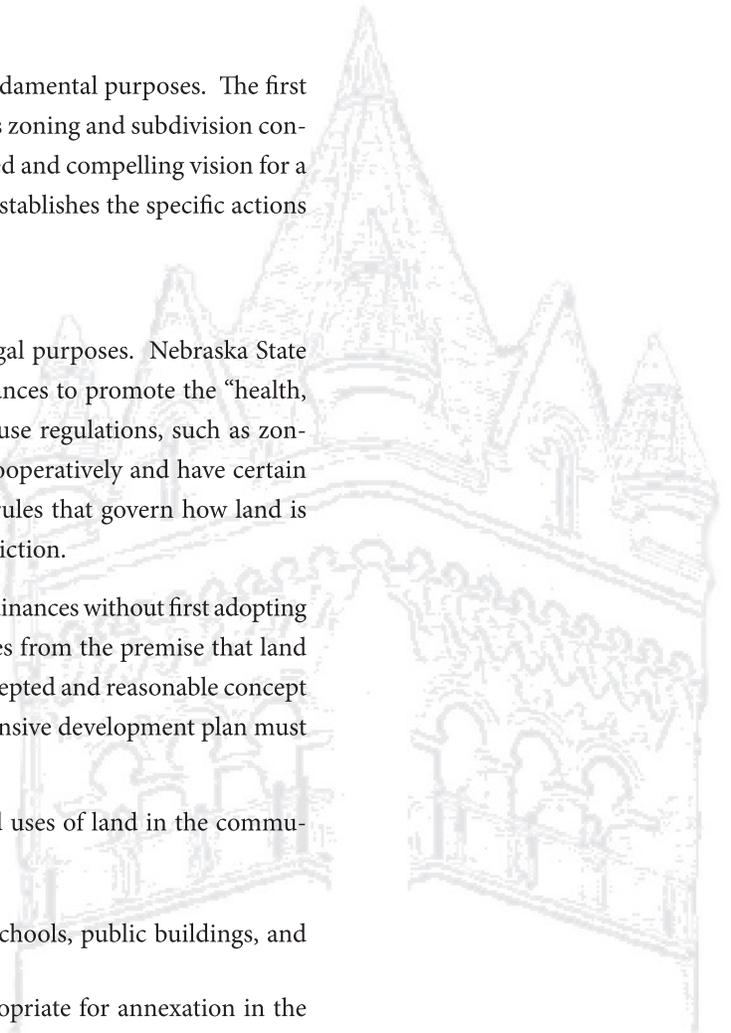
Legal Role

Communities prepare and adopt comprehensive plans for legal purposes. Nebraska State Statutes enable cities to adopt zoning and subdivision ordinances to promote the "health, safety, morals, or general welfare of the community." Land use regulations, such as zoning ordinances, recognize that people in a community live cooperatively and have certain responsibilities to one another. These regulations establish rules that govern how land is developed within a municipality and its extraterritorial jurisdiction.

However, under Nebraska law, a city may not adopt land use ordinances without first adopting a comprehensive development plan. This requirement derives from the premise that land use decisions should not be arbitrary, but should follow an accepted and reasonable concept of how the city should grow. Under state statutes, a comprehensive development plan must address, at a minimum, the following issues:

- Land use, or the planned distribution of activities and uses of land in the community.
- Transportation facilities.
- Community facilities, including recreation facilities, schools, public buildings, and infrastructure.
- Annexation, identifying those areas that may be appropriate for annexation in the future.

Wayne is a vibrant community in a strategic location for future growth. These prospects present both exciting challenges and opportunities.



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The Wayne Plan provides the ongoing legal basis for the city's authority to regulate land use and development.

The Community Building Role

A comprehensive development plan has an even more significant role in the growth of a community. Based on the participation of residents in the planning of their community, the plan establishes a picture of Wayne's future. This vision continues to be crucial, as challenges related to population growth and economic changes affect the character of Wayne. Beyond defining a vision, the plan presents a unified action program that will implement the city's goals. The plan is designed as a working document, that both defines the future and provides a working program for realizing the city's great potential.



The Comprehensive Plan: Approach and Format

The comprehensive plan takes a thematic and goal-oriented approach to the future development of Wayne. The plan is laid out in nine chapters or themes that correspond to the city's most important strategic issues. The traditional sections of a comprehensive plan, such as land use, housing, infrastructure, and transportation, are organized as leading components of each chapter. This enables the plan to tell the story of the city's future development and presents an integrated program for the city's growth.

The plans chapters include:

1. A Profile of Wayne

This chapter considers Wayne's population characteristics and growth, its role in the region, and its emergence as a vital center for government, services, residential development, education and recreation. Through population and land use analysis this theme considers the future growth and development needs of the city.

2. Strategic Planning Process

This section summarizes the findings of the community participation process and identifies key issues and perspectives identified by stakeholders. Based on this process the plan's goals and guiding principles are established. The chapter identifies "Development Principles," the general principles and ideas that guide the more detailed elements of the plan.

3. Growth and Land Use

This chapter considers one of Wayne's most critical issues - how to accommodate growth and in what direction that growth should occur. It provides a detailed strategy to guide future growth in new development areas.

4. Access for the Community

The development of a reliable, interconnected transportation system fosters future growth and can create a more livable city. Providing a multi-modal transportation system and strong regional connections can create exciting opportunities for Wayne.

5. A Recreation Lifestyle

This section describes Wayne's parks and sports facilities and outdoor recreation as a part of the regional recreation opportunities available to Wayne residents. It presents improvement



plans for new and existing parks and trails to be integrated into the city's growth, housing, and regional tourism efforts.

6. Quality Public Services

This chapter examines the quality of public facilities and infrastructure within Wayne. All of the city's facilities are vital to the city's ability to support growth and serve present and future residents. It includes a detailed assessment of each public facility and provides specific programs for infrastructure and facility development.

7. Housing and Neighborhoods

This chapter examines housing demand characteristics and presents strategies to assure that each area maintains a positive state of health. Important issues include the preservation of the city's older and historic housing stock, as well as provisions for additional rental and affordable housing opportunities.

8. Downtown Wayne

This section proposes an innovative development program for the city's vital town center, a distinctive place that remains an active mixed use center. This theme analyzes downtown, and presents a multi-faceted downtown development program that includes the public environment, redevelopment opportunities, and management strategies designed to improve the district's already historic environment. It is designed to create opportunities for additional business, and to improve the functioning and financial success of the district.

9. Implementation

This chapter draws together the analysis and policies of the plan into a program for implementation. It summarizes the recommendations and development policies of the plan, and presents an Implementation Schedule, listing proposed projects and the time frame for their completion.



