

City of Waverly, Nebraska Comprehensive Planning Program.

Review and Update of Comprehensive Plan and Zoning/Subdivision Regulations.

Meeting #1: City of Waverly Planning Commission. Thursday, July 30th, 2026, 5:00PM.

ITEM #1 – GREETINGS AND INTRODUCTIONS.

- City of Waverly Planning Commission.
- About Hanna:Keelan Associates.

ITEM #2 – SCOPE OF WORK & TIME LINE.

- Review & Update of Comprehensive Plan.
- Review & Update of Zoning & Subdivision Regulations.

ITEM #3 – PURPOSE OF THE COMMUNITY PLANNING PROGRAM.

ITEM #4 – DISCUSSION AND APPROVAL OF A COMMUNITY SURVEY.

ITEM #5 – DISCUSSION OF “DRAFT” RESOLUTION FOR A MORATORIUM ON THE DEVELOPMENT OF SELECTED LAND USES DURING THE REVIEW AND UPDATE PERIOD.

ITEM #6 -- MEETING #2, TBD, 2026.

- *Review of Community Survey Results.*
- *Recommended Resolution for a Moratorium to the City Council.*
- *Discuss current demographics in Waverly and Planning Jurisdiction.*
- *Review of Section 3, Community & Economic Preservation & Growth/Development Initiatives.*
- *Review of Section 4, Existing & Future Land Use Planning.*

THANK YOU FOR YOUR PARTICIPATION!

Becky Hanna **Tim Keelan**
Principal Partners & Community Planners

Keith Carl **Martin Stumpf**
Community Planner *Community Planner*

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

About HANNA:KEELAN ASSOCIATES

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<http://www.hannakeelan.com>

Hanna:Keelan Associates, located in Lincoln, is a Nebraska based community planning and research consulting firm, founded by Becky Hanna and Tim Keelan. The Firm has provided communities, counties and economic development groups with community and regional planning and affordable housing programs, in 18 States, for 40+ years. **Hanna:Keelan has completed 180+ Community and County Comprehensive Plans, 500+ Housing Market Studies and 230+ Community Redevelopment Planning Programs, including Blight/Substandard Determination Studies and Redevelopment Plans.**

Hanna:Keelan has served as Housing Consultant for 200+ Affordable Housing Developments, totaling 7,000+ units, for families, elderly and special populations.

The Firm has received several awards for our accomplishments, including the Outstanding Professional Service Award, by the Nebraska Planning and Zoning Association, Distinguished Planning Award, from the American Planning Association, Housing Our Community Award, from the Nebraska Affordable Housing Commission, Nebraska Housing Hall of Fame, presented by the Nebraska Investment and Finance Authority and the Founders Award, by the Nebraska Housing Developers Association. **Tim Keelan was the 2000 and Becky Hanna the 2009 recipient of the Distinguished Alumni Award, College of Architecture, University of Nebraska-Lincoln.**

HANNA:KEELAN Professional Staff.

Becky J. Hanna, Co-Owner & Principal Partner, Community Planner & Housing Consultant, Bachelor of Science, Nebraska Wesleyan University, Master of Community & Regional Planning, University of Nebraska-Lincoln, College of Architecture.

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Martin M. Stumpf, Community & Regional Planner, Intern, Bachelor of Arts, Geography/Political Science, Master of Community & Regional Planning, University of Nebraska-Lincoln, College of Architecture, expected graduation, May, 2027.

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Hanna:Keelan will often collaborate with selected professional architecture and engineering firms, as well as students of community & regional planning in the delivery of quality, modern planning products to our clients.

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

ATTACHMENT A
City of Waverly, Nebraska
Community Planning Program 2026

Review and Update the City's Comprehensive Plan & Zoning/Subdivision Regulations.

Scope of Work. Meetings and Discussion Topics.

July 30, 2026, Planning Commission Meeting #1.

- a. Purpose of the Community Planning Program.
- b. Discussion and approval of a Community Survey.
- c. Discussion of "draft" Resolution for a Moratorium on the development of selected land uses during the review and update period.

Date, 2026, Planning Commission Meeting #2.

- a. Review of Community Survey Results.
- b. Recommended Resolution for a Moratorium to the City Council.
- c. Discuss current Demographics in Waverly and Planning Jurisdiction.
- d. Review of Section 3, Community & Economic Preservation & Growth/Development Initiatives.
- e. Review of Section 4, Existing & Future Land Use Planning.

Date, 2026, Planning Commission Meeting #3.

- a. Finalize Recommendations for Items d and e above.
- b. Review current Zoning/Subdivision Regulations.

Date, 2027, Planning Commission Meeting #4.

- a. Recommended Zoning/Subdivision Regulations Revisions.
- b. Discuss Future Housing, Community/Economic Development, Public Facilities, Utilities and Transportation Needs/Demands of Waverly.

Date, 2027, Planning Commission Meeting #5.

- a. Discuss and approve updated Comprehensive Plan and Zoning/Subdivision Regulations and set Public Hearing date.

FUTURE LAND USE IN WAVERLY, NEBRASKA
COMMUNITY PUBLIC OPINION SURVEY.

The City of Waverly, Nebraska Planning Commission is preparing an update to the existing Comprehensive Plan and City Zoning and Subdivision Regulations, to highlight new future land uses and developments within the Waverly Corporate Limits and One-Mile Planning Jurisdiction. As a resident of Waverly, your opinion is very important. Complete this Survey online or return a hard copy to the Waverly City Hall (14130 Lancashire Street) by _____.
ALL SURVEY RESPONSES WILL REMAIN CONFIDENTIAL. Thank You for Your Participation!

1. Where do you live?

_____ Inside City of Waverly Corporate Limits _____ One Mile or Less from Waverly (Planning Jurisdiction)

2. Please identify your age.

_____ Less than 18 Years _____ 18 to 24 Years _____ 25 to 34 Years _____ 35 to 44 Years _____ 45 to 54 Years
_____ 55 to 64 Years _____ 65 to 74 Years _____ 75 to 81 Years _____ 82+ Years

3. Since the completion of the current Comprehensive Plan in 2023, How would you describe Waverly's current trend?

_____ Growing _____ Stable _____ Declining _____ Unsure

4. What has been the most successful accomplishment in Waverly since the completion of the 2023 Comprehensive Plan?

5. What development and/or preservation activities need to be accomplished in Waverly?

6. Which of the following Land Use types do you support for development within the City of Waverly (new or expanding)?

	Not Supportive	Somewhat Supportive	Very Supportive
Personal Wind Farms Energy Systems:			
Personal Solar Farms Energy Systems:			
Park & Recreation Areas/Amenities:			
Improvements to Public & Quasi-Public Facilities/City & Emergency Offices:			
Improvements to Public Utilities (Water, Sewer, Electrical):			
Single & Two-Family Residential Developments:			
Multifamily Residential Development:			
General/Downtown Commercial:			
Highway Commercial:			
Light Industrial Uses (Consumer Goods, Food Processing, Packaging, etc.):			
Other (Identify):			

7. Which of the following Land Use types do you support for development within one mile of the Community (new or expanding)?

	Not Supportive	Somewhat Supportive	Very Supportive
Personal Wind Farms Energy Systems:			
Personal Solar Farms Energy Systems:			
Commercial Wind Farms Energy Systems:			
Commercial Solar Farms Energy Systems:			
General/Traditional Agricultural Activities (Farming/Ranching):			
Animal Confinement Operations:			
Residential Development (Individual Homes):			
Planned Rural Residential Subdivisions:			
Highway Commercial:			
Light Industrial Uses (Consumer Goods, Food Processing, Packaging, etc.):			
Data Processing Centers:			
Battery Energy Storage Systems:			
Crypto-Currency/Mining:			
Other (Identify):			

8. Which of the following Land Use types do you support imposing a temporary development moratorium, in Waverly, during the Comprehensive Planning/Zoning Update process? Check all that apply.

	Not Supportive	Somewhat Supportive	Very Supportive
Commercial Wind Farms Energy Systems:			
Commercial Solar Farms Energy Systems:			
Personal Alternative Energy Systems (Solar, Wind, etc.):			
General/Traditional Agricultural Activities (Farming/Ranching):			
Animal Confinement Operations:			
Residential Development (Individual Homes):			
Planned Rural Residential Subdivisions:			
General & Highway Commercial:			
Light Industrial Uses (Consumer Goods, Food Processing, Packaging, etc.):			
Data Processing Centers:			
Battery Energy Storage Systems:			
Crypto-Currency/Mining:			
Other (Identify):			

9. Please include any additional comments/suggestions regarding the future of Waverly, Nebraska.

THANK YOU FOR YOUR PARTICIPATION!