

RAYMOND, NEBRASKA

COMPREHENSIVE

PLAN

PLANNING
DEPARTMENT
CITY OF
RAYMOND

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Introduction

THE PURPOSE OF THE COMPREHENSIVE PLAN

The Raymond Comprehensive Plan is designed to provide guidance to enable citizens and elected officials to make informed decisions about the future of the community. Many issues regarding the future of Raymond are discussed in this plan.

The plan is intended to address the following questions:

- HOW WILL WE MAKE DECISIONS ABOUT FUTURE GROWTH AND DEVELOPMENT?
- WHAT FACTORS WILL WE USE TO EVALUATE OUR FUTURE?

The comprehensive plan is intended to identify policies related to quality of life in Raymond and provide a general guide for future decisions and developments within the community. The Comprehensive plan is also intended to encourage a strong economic base for the community so the goals of the citizens and the community can realistically be met.

The Planning Process

Planning begins with the collection of data to provide a comprehensive picture of the existing community. Analysis of the data provides the basis for developing forecasts of what the future will be in the planning area.

The second phase of planning is the development of a general plan which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The plan is an outline presented in words, maps, and tables of what residents of the area want their community to become.

The plan represents a blueprint designed to identify, assess, and development actions and policies in areas of land use, circulation, housing, public facilities, and utilities. The plan contains proposals and recommendations that need to be implemented in order to be of value to the community and its residents.

Implementation is the third phase of the comprehensive planning process. A broad range of development policies and programs is needed to implement the plan. The plan identifies the tools, programs, and methods of carrying out proposals and recommendations once it is officially adopted by the community.

The Comprehensive Plan was prepared under the direction of the Raymond Planning Commission with the assistance and participation of the Village Board, and most importantly the citizens of Raymond. The planning time horizon for achieving the goals, programs, and development identified in the Raymond Comprehensive Plan is twenty years, 2000 through 2020.

The comprehensive plan is composed of the following elements:

1. A Community Profile Abstract including an overview of population characteristics, housing, and economics
2. Community Goals and policies
3. Land Use
4. Circulation
5. Public Facilities

Each of these elements is interrelated and dependent upon the others. The plan will provide a framework which will convey the recommendations from the various elements into workable programs to assist in achieving the physical, social, and economic goals and objectives of the community residents.

Planning Jurisdiction

The planning and zoning jurisdiction for the Village of Raymond includes the area within one mile of the corporate limits as authorized under the authority of Section 17-1001, Nebraska Revised Statutes, 1943 (amended). The Village may enforce zoning and subdivision regulations, and building and electrical and plumbing codes within their planning jurisdiction.

Location

Raymond is located in northwestern Lancaster County. It is bordered on the west by Seward County, to the North by Saunders County and on the east by Cass and Otoe Counties and to the south by Gage County. Raymond is located one mile east of U.S. Highway 79, approximately 6 miles north of Interstate 80. Raymond is situated 10 miles north of the metropolitan area of Lincoln, and is 15 miles east of Seward and, 70 miles west of Omaha.

Climate

The climate in the Raymond area is continental in nature and is characterized by wide fluctuations between winter and summer temperatures. The spring weather is normally cool with adequate moisture to favor the growth of the grain crops that prevail in this area. The average frost-free growing period is normally from around April 24 to October 17, approximately 176 days. The temperature has an annual mean of approximately 53 degrees with absolute fluctuations from minus 20 degrees to 110 degrees. Almost 75 percent of the average annual precipitation of 26 inches falls from April through September. Relative humidity of the area is fairly constant with a mean July value of 71 percent. Prevailing winds are from the northwest during the winter months and from the southeast during the remainder of the year.

Topography and Soils

Raymond lies at an elevation of approximately 1300 feet above sea level. The terrain is gently rolling and the slope of the area is from east to west toward Oak Creek which drains much of the community. The drainage of the community is generally quite good.

The major soil formations associated with the Raymond area are the Kennebec-Nodaway-Zook association. Both formations are classified as silty-clay-loams, deep, very gently sloping, moderate to well drained to poorly, silty soils that form in an alluvial flood plain. Raymond lies in a Paleo valley where grain production is the major use of the soil. Fertility of the soil is high and easily maintained with good soil management.

HISTORY

In the early days of the 1860's, the present Village of Raymond was referred to as Tipton and Orlando. In 1862, Silas Pratt homesteaded the land where the present Village is located. His land was later sold to Thomas P. Kennard of Lincoln who rededicated the plat of the community under the name of Raymond. The name of the town was chosen to honor a wholesale grocer, I. B. Raymond. Articles of Incorporation were granted to the Village after a petition signed by 52 townspeople was presented to county commissioners. Two hundred people were said to have lived in the Village at that time. Twenty-five separate businesses were established in the Village. These included livery stables, a cheese factory, a photo shop, a flourmill, and a large hotel where travelers could get a bed and a meal for one dollar. Early settlers came from the south and east of the Mississippi River. These settlers either filed homesteads, bought land from the railroad, or filed tree claims.

The Omaha and Republican Valley Railroad constructed a depot in 1885 to handle freight. The Union Pacific bought the existing railroad line in 1898. Raymond became a scheduled passenger and freight stop from late 1905 to early 1952. In later years the depot was closed and the building removed.

The Bank of Raymond was established in 1901 with W. J. Weller as president and J. C. Denser as cashier. A new building was built in 1909 and during the depression of the 1930's the bank closed.

The First Presbyterian Church was organized in 1880 and was called Little Salt Church. By late 1882 a new Church building had been constructed in the Village. In 1907 the church was remodeled. Due to the loss of members, the church was dissolved in 1979.

The Raymond Methodist Church was organized in March of 1882. The Board of Trustees bought land and constructed a new church building that is still located on the same land.

The post office was established in 1878, with William Breeden as postmaster. About 500 people were being served. In 1945, the Raymond Post Office was moved to the corner of First and Clark Streets. The same building still serves the needs of 85 local holders and 225 rural box holders.

The Raymond Fire District was established in 1947, and the first fire barn was built in 1948. A larger building was constructed and dedicated in October of 1975. The new fire barn is located at First and County Road 670. The District has an excellent fleet of fire and rescue equipment.

The Raymond CO-OP Grain was incorporated in 1916 by twenty-six farmers as principal shareholders. Facilities were purchased from two independent elevator operators who were in business prior to this time. A new elevator was constructed in 1947 and during the following years the Co-op grew. Again in 1978 plans were made to construct a new building. In November of 1982, a propane explosion destroyed the building and the resulting fire killed four employees and one customer.

The first Raymond area school was in a dugout on the former Albert Carlson farm in 1864. In 1869 Charles White and his wife began a subscription school in their home. A school was organized in 1871 and classes were held in an unused grainery. A building was constructed one mile south of the present Village in 1874. The County Superintendent designated the school as District # 19 in Lancaster County. In 1893, a one-story, two-room building was built in the Village. A second story was added in 1901 and the ninth and tenth grades were added. All grades K-12 were in place by 1919. The school continued until 1961 when the high school was closed. K-8 grades continued until 1966 when the board merged the District with Valparaiso and Ceresco into the new District No. 161. Raymond High School had been the only wooded K-12 school in the state of Nebraska at that time. The building was sold in 1974 and eventually torn down. The Village acquired the land and built a park and tennis court.

Community developments have included all streets hard surfaced in 1973, street signs 1978, the first water system in 1966 and a sewer system in 1975.

Because of heavy rains, Oak Creek has flooded and brought much destruction to farms, roads and homes throughout the years. In 1948 the streets were knee high with water and many crops and some livestock were lost. Again in 1951 Oak Creek flooded and covered acres of crops, washed out railroad tracks, and damaged the highway. The most damaging flood was on June 24, 1963. Heavy rains caused water to roll down the highway and cover all the land between Raymond and Agnew. Several families were evacuated from their homes, some by boat, and other families were stranded in their homes for a short time. Three people lost their lives in the flood waters south of Valparaiso.

Recent area developments include Branched Oak Reservoir, as a watershed dam, Willard Estates, a 160 acre subdivision one mile east of Raymond; and the James Arthur Vineyards, a Nebraska-based winery.

The present population of Raymond is 190 people.

Community Goals and Development Policies

An important element of the Raymond planning process is the development of specific planning policies and goals to provide Village Planners and elected officials guidance in the administration and implementation of the Comprehensive Plan.

Goals are broad statements focusing on the primary elements of the Comprehensive Plan within a given length of time. Primary components include housing, land use, circulation, and public facilities.

Goals are long-term in nature and for reasons of this Comprehensive Plan, will be active throughout the planning period 2000 to 2020.

VILLAGE FACILITIES AND OPERATIONS

Maintain all city services to support growth and community change.

NATURAL ENVIRONMENT AND LAND USE

Goals

1. To provide for community development within an orderly, efficient and environmentally safe framework.
2. Maintain current park system and protect the existing land use development patterns and density within the community.
3. Protect both the quality and availability of water, both surface and groundwater, for community use.
4. Maintain and provide a safe and sanitary environment free of water, air and noise pollution.

Policies

1. Future development shall be encouraged to locate in areas where municipal services and public facilities are already present or where service extensions can be easily achieved.
2. Discourage development in natural hazard areas such as floodplains, steep slopes and unstable geological areas.

3. Designate land use areas based upon a realistic anticipation of needs.
4. Maintain a program of sufficient open spaces and parkland in Raymond to provide outdoor recreation conserve natural resources and preserve historical sites.

HOUSING

Goals

1. Protect and preserve existing residential areas.
2. Encourage future residential development to conform to the character of the existing neighborhood(s).
3. Provide all residents with access to a variety of safe, sanitary, decent and affordable housing to meet their individual needs.

Policies

1. Develop and encourage enforcement of plumbing, building, electrical, and fire codes for all housing.
2. Provide adequate utilities to support residential growth.
3. Encourage development of existing vacant lots within the Village limits to maximize existing infrastructure.
4. All new residential development shall be served by safe circulation systems.

UTILITIES AND SERVICES

Goals

1. Maintain and adequate supply of potable water and services throughout the community to existing and future development.
2. Maintain and provide efficient and appropriate utilities and to prevent pollution of the environment. Provide sewage treatment, refuse collection and disposal, and similar environmental control processes.
3. Maintain and improve existing public facilities and upgrade to reflect the needs of the community.

Policies

1. Encourage the school system to maintain and improve facilities and to support excellence in education.

2. Provide handicap accessible public buildings and facilities.
3. Maintain adequate law enforcement and fire protection services. This includes civil defense and emergency services throughout the community.
4. Improve and expand storm sewer drainage and prevent flooding and unsanitary conditions.
5. Maintain and improve services and facilities for older citizens.

CIRCULATION/TRANSPORTATION

Goals

1. Maintain and improve the transportation system throughout the Village of Raymond for the safe and efficient movement of goods, services and people.
2. Implement design standards and policies for the street system of the Village. Improve existing system to enhance the function and safety of the roadway system and plan for future development.

Policies

1. Maintain a coordinated plan for maintenance, and improvement of future locations of all streets, roads, highways and bridges in the community.
2. Develop and maintain a community sidewalk program to provide for the safe and efficient movement of pedestrians.
3. New residential developments will be reviewed on an individual basis to determine appropriate and adequate streets, curbs, gutters and sidewalk conformance.
4. Maintain and improve the current street system to enhance the future use with emphasis in the commercial district.
5. Develop the current street system with respect to safety and efficiency of the roadway system.

Population and Economic Element

EXISTING AND PROJECTED POPULATION ELEMENT

Analysis and projection of population and economic variables are at the base of the majority of planning decisions, assisting and understanding current conditions and understanding changes that are occurring in a community provide the basis for planning facilities such as sewer systems, schools, libraries, parks and recreation facilities, as well as determining the needs of future housing in the community.

Table 1 depicts population and projections for the Village of Raymond and Lancaster's County Incorporated towns and villages. Historical data suggests that the Village of Raymond will show an increase in population of approximately 40 by the year 2020. Other communities in Lancaster County may show a perhaps more moderate, growth rate.

TABLE 1
POPULATION TRENDS/PROJECTIONS
VILLAGE OF RAYMOND/LANCASTER COUNTY INCORPORATED TOWNS AND VILLAGES

Town/Village	1990	1991	1992	1993	1994	1995	1996	Absolute	Percent	Annualized
Bennet	544	544	548	553	557	558	561	17	3.1%	0.49%
Davey	160	159	159	159	159	165	166	6	3.8%	0.59%
Denton	161	163	165	168	173	176	199	38	23.6%	3.45%
Firth	471	472	473	483	489	503	511	40	8.5%	1.31%
Hallam	309	304	307	310	308	309	308	(1)	-0.3%	-0.05%
Hickman	1,081	1,081	1,086	1,128	1,148	1,160	1,150	69	6.4%	0.99%
Malcolm	372	382	391	441	439	445	451	79	21.1%	3.13%
Panama	207	205	205	209	210	220	222	15	7.2%	1.13%
Raymond	167	166	164	164	164	166	172	5	3.0%	0.47%
Roca	84	83	83	84	81	81	80	(4)	-4.8%	-0.78%
Sprague	157	156	156	153	153	152	150	(7)	-4.5%	-0.73%
Waverly	1,869	1,874	1,900	1,928	1,925	1,940	1,960	91	4.9%	0.76%
Total	5,582	5,589	5,637	5,779	5,806	5,875	5,930	348	6.2%	0.97%

Source: Lincoln/Lancaster Planning Department, March 2000.

POPULATION CHARACTERISTICS

Age, sex and family structure are components of the population for planning purposes. Age composition of the population can assist in determining the needs for planning such facilities as parks, health care and schools. Analyzing age and family characteristics together can help identify present and future housing needs.

Table 2 identifies the age distribution for the Village of Raymond

TABLE 2
AGE DISTRIBUTION
BY AGE AND SEX
VILLAGE OF RAYMOND/LANCASTER COUNTY/1990

	Village of Raymond	Lancaster County
Total population	167	213,641
Sex		
Male	78	104,493
Female	89	109,148
Age		
Under 5 years	16	15,194
5 to 17 years	31	35,854
18 to 20 years	2	15,218
21 to 24 years	3	18,170
25 to 44 years	70	71,703
45 to 54 years	14	18,846
55 to 59 years	11	7,803
60 to 64 years	6	7,625
65 to 74 years	6	12,670
75 to 84 years	5	7,659
85 and over	3	2,899
Median age	47	30.7

Source: Census of Housing and Population, 1990.

POPULATION ELEMENT

A period of increase in population was experienced by Lancaster County from 1980 through 1990 as indicated by Table 3. Much of the increase in population maybe contributed to the increase in industry and other employment opportunities offered by Lancaster County.

Table 3 examines the population trends for selected counties and compares them to the State of Nebraska since 1940. Most of the communities did show growth from 1950-1980.

TABLE 3
POPULATION TRENDS
SELECTED COUNTIES/NEBRASKA

Year	Butler County	Lancaster County	Saunders County	Nebraska
1940	13,106	100,585	17,892	1,315,834
1950	11,432	119,742	16,923	1,325,510
% Change	-12.8	19.0	-5.4	.7
1960	10,312	155,272	17,270	1,411,921
% Change	-9.8	29.7	2.1	6.5
1970	9,461	167,972	17,018	1,483,791
% Change	-9.0	8.2	-.15	5.1
1980	9,330	192,884	18,716	1,569,825
% Change	-1.4	14.8	9.9	5.8
1990	8,601	213,641	18,285	1,578,385
% Change	-7.8	10.8	-2.3	.5

Source: U.S. Bureau of Census, Census of Population 1940, 1950, 1960, 1970, 1980, 1990 Nebraska State Data Center/Center for Public Affairs Research/University of Nebraska at Omaha..

ECONOMIC ELEMENT

Economic and income activity in Lancaster County, including the Village of Raymond, is important for the identification of activities and characteristics for the organization of present economics and provide a basis for projection of future development activities. Employment is an important factor in understanding the social and economic condition of the planning area. Diverse employment is an aid in the determination of the relative strength of the economy. The number of persons employed is a reflection of the social well-being of the area.

TABLE 4
EMPLOYMENT BY INDUSTRY
VILLAGE OF RAYMOND/LANCASTER COUNTY
1990

INDUSTRY	RAYMOND	LANCASTER COUNTY
Employed person 16 years and over	101	117,484
Agriculture, forestry, and fisheries	0	2,351
Mining	0	43
Construction	14	6,180
Manufacturing, nondurable goods	23	8,168
Manufacturing, durable goods	19	7,164
Transportation	7	5,287
Communications and other public utilities	8	3,745
Wholesale trade	0	4,731
Retail trade	8	20,408
Finance, insurance, and real estate	3	8,915
Business and repair services	2	5,549
Personal services	5	3,210
Entertainment, and recreational services	0	1,702
Health services	5	9,337
Educational services	2	13,766
Other professional and related services	3	9,371
Public administration	2	7,557

Source: 1990 Census of Population and Housing

LABOR FORCE

Table 5 identifies the labor force and employment characteristics for Raymond, Lancaster County and the State of Nebraska. Identifying the different characteristics of the labor force helps in determining the possible areas of the labor force for possible attraction of future businesses and industries to the planning area.

TABLE 5: LABOR FORCE STATUS FOR THE YEAR 1990

	Raymond	Lancaster County	Nebraska
<u>Persons 16 years and over</u>	142	167,667	1,192,803
In labor force	101	122,076	815,070
Persons 16 years and over	71.1	72.8	68.3
Civilian labor force	101	121,674	802,139
Employed	101	117,484	772,813
Unemployed	0	4,190	29,326
Percent employed	0	3.4	3.7
Armed Forces	0	402	12,931
Not in labor force	41	45,591	377,733
<u>Males 16 years and over</u>	61	81,349	571,600
In labor force	50	64,316	440,686
Percent in labor force	82.0	79.1	77.1
Civilian labor force	50	63,983	429,523
Employed	50	61,849	414,470
Unemployed	0	2,134	15,053
Percent unemployed	0.0	3.3	3.5
Armed forces	0	333	11,163
Not in labor force	11	17,033	130,914
<u>Females 16 years and over</u>	81	86,318	621,203
In labor force	51	57,760	374,384
Percent in labor force	63.0	66.9	60.3
Civilian labor force	51	57,691	372,616
Employed	51	55,635	358,343
Unemployed	0	2,056	14,273
Percent unemployed	0.0	3.6	3.8
Armed forces	0	69	1,768
Not in labor force	30	28,558	246,819
<u>Females 16 years and over</u>	81	86,3318	621,203
With own children under 6 years	14	13,288	100,323
Percent in labor force	78.6	74.7	71.1
With own children 6 to 17 years only	11	13,052	107,025
Percent in labor force	63.6	84.8	82.6

Source: 1990 Census of Population and Housing

From the above statistics the Village compares favorably with Lancaster County and the State of Nebraska. The computations which stand out are from the area of females with children. As shown 93.5 percent of the females with children under 6 years old are in the work force. Also 93.9 percent of the females with children 6 to 17 years old are in the work force. These numbers are somewhat higher than Lancaster County and the State of Nebraska.

INCOME

Personal income is measured on a where-earned basis, therefore, the personal incomes of the County's residents employed outside the County is not included in the County's total personal income. The income of those persons employed in the county but residing outside of Lancaster County is included in the total income of Lancaster County.

Personal income is one of the most important indicators of the local condition of the planning area. In essence, the disposable income that the consumer will use in the local and/or regional area. Personal income is helpful in indicating the health and structure of the local economy.

Personal income increases are often the product of inflation and, though there has been an increase in personal income, much of that increase can be attributed to the inflation rate. Those incomes which are fixed are most affected though this is difficult to discern.

Table 6 compares the Village of Raymond to Lancaster and the State of Nebraska with respect to incomes received in the year of 1989.

Income in 1989	Raymond	Lancaster County	Nebraska
<u>Households</u>	83	82,836	602,858
Less than \$5,000	6	4,084	33,706
\$5,000 to \$9,999	3	7,234	61,896
\$10,000 to \$14,999	13	8,184	64,661
\$15,000 to \$24,999	25	16,062	128,454
\$25,000 to \$34,999	9	14,628	108,560
\$35,000 to \$49,999	23	16,446	107,111
\$50,000 to \$74,999	4	11,290	68,479
\$75,000 to \$99,999	0	2,866	16,607
\$100,000 to \$149,999	0	1,309	8,307
\$150,000 or more	0	733	5,077
Median household income (dollars)	20,417	28,909	26,016
<u>Families</u>	54	53,360	418,471
Less than \$5,000	0	1,262	11,794
\$5,000 to \$9,999	0	1,965	21,616
\$10,000 to \$14,999	9	3,276	33,491
\$15,000 to \$24,999	13	8,375	83,885
\$25,000 to \$34,999	9	10,251	85,580
\$35,000 to \$49,999	19	13,863	92,981
\$50,000 to \$74,999	4	9,950	61,904
\$75,000 to \$99,999	0	2,579	15,119
\$100,000 to \$149,999	0	1,166	7,476
\$150,000 or more	0	673	4,625
Median House hold income (dollars)	31,250	36,467	31,634

Source: 1990 Census of Population and Housing.

The Village of Raymond compares favorably to Lancaster County and the State of Nebraska with respect to the largest number of families in the mid-range income brackets. The Village of Raymond is slightly higher in the median family income when compared to Raymond County and Nebraska but on the other hand, median household income is slightly lower.

NET TAXABLE RETAIL SALES

Still another way of measuring the viability of the local economy is by researching the Net Taxable Sales of the planning area. Comparing the Net Taxable Sales of the Village of Raymond with Lancaster County and the State of Nebraska along with other communities in the county gives one a sense of how Raymond have retail sales changed. Table 7 compares Net Taxable Sales for the years 1996 to 1998.

TABLE 7
NET TAXABLE SALES
1996 TO 1998

	1996	1997	1998
BENNET	\$2,551,546	\$2,273,854	\$2,315,587
DAVEY	\$930,133	\$979,595	\$1,130,238
DENTON	\$706,823	\$748,762	\$865,839
FIRTH	\$2,644,472	\$3,246,829	\$3,209,354
HICKMAN	\$2,750,449	\$2,936,729	\$3,236,507
PANAMA	\$853,569	\$1,181,569	\$979,471
RAYMOND	\$1,026,239	\$1,096,142	\$1,348,957
LANCASTER COUNTY	\$2,166,460,719	\$2,288,138,350	\$2,452,913,052
NEBRASKA	\$8,735,050,508	\$8,148,604,330	\$16,588,327,724

Source: Nebraska Department of Revenue, March, 2000.

HOUSING ASSESSMENT ELEMENT

The size and characteristics of the population play a major role in shaping the details of plans to meet the needs of the Raymond residents. The ability to provide facilities, employment, utilities employment, commercial services, housing, and the amenities residents want depend somewhat on the current housing conditions. From TABLE 8 the total housing units available in Raymond is 84. Village officials expect housing within Raymond to continue to increase on the average of two to four housing units per year. Over the planning horizon of twenty years that would be an increase of approximately forty to eighty new homes. Community services and amenities should reflect this anticipated demand. TABLE 8 reflects the building stock of Raymond to Lancaster County for the year 1990.

TABLE 8
HOUSING
RAYMOND/LANCASTER COUNTY
FOR THE YEAR 1990

	RAYMOND	LANCASTER
Total housing units	84	86,734
YEAR STRUCTURE BUILT		
1989 to March 1990	0	2,274
1985 to 1988	5	5,837
1980 to 1984	6	6,719
1970 to 1979	11	21,852
1960 to 1969	6	13,355
1950 to 1959	5	13,017
1940 to 1949	0	5,536
1939 or earlier	51	18,144
BEDROOMS		
1 bedroom	8	13,471
2 bedrooms	43	26,793
3 bedrooms	23	30,931
4 bedrooms	10	11,735
5 bedrooms or more	0	2,450
SOURCE OF WATER		
Public system or private	80	82,127
Individual drilled	2	4,310
SEWAGE DISPOSAL		
Public sewer	84	81,464
Septic tank or cesspool	0	5,022
Other means	0	248

Source: Census of Population and Housing, 1990

HOUSING SUMMARY

The demand for additional housing units in Raymond over the next five years, should meet the needs of families with varying income levels, as well as the needs of both the elderly and disabled. An inventory of existing owner and renter occupied housing stock in Raymond revealed a number of housing units are in need of modernization and a few are rapidly approaching a state of replacement. To increase the number of rental units and homes which are affordable, would require a commitment of the local municipality to encourage the replacement of older homes.

LAND AND USE ELEMENT

The Land Use Element addresses: (1) existing land useages, specific development patterns, and (2) the future land use requirements in and around the community.

Land Use Plan Objectives

1. Identify past trends in demand for various land use categories (residential, commercial, industrial, public).
2. Combine community goals with estimated future demands to project future land use needs.
3. Establish policies and land use suitability standards to:
 - a. protect and enhance current and future building/land use;
 - b. provide reasonable alternatives and locations for various land uses; and
 - c. promote efficient use of public facilities and utilities.

Development Guidelines

To achieve these objectives, the Raymond Land Use Plan recommends that new development be guided to:

Agriculture District (A-1)

This District is intended to help conserve good farming and to prevent the uncontrolled and uneconomical spread of residential development. Allowable uses in this District are:

- Raising of field crops
- Nurseries, paddocks and truck farms
- Feedlot enterprises
- High intensive farming practices

Agriculture Residential District (A-2)

This District is reserved for traditional agricultural uses around the perimeter of the community. This District is a transitional zone between high intensive agriculture and residential development. Uses in this District include:

- Raising of field crops
- Nurseries, paddocks and truck farms

Residential (R-1)

This Land Use District is intended to accommodate residential development. The density level of these districts are to be from 3 to 30 housing units per acre, or less. Allowable uses in this District are:

- Single-family housing, including accessory uses
- Some small multi-family units; i.e., duplexes and triplexes
- Apartment buildings
- Multi-family dwellings
- Multiple building complexes
- Support services; i.e., churches, parks, etc.

Downtown Commercial District (C-1)

This Downtown Commercial district is intended to provide a location for smaller retail and office uses. This is the original Central Business District and is the heart of the retail community in Raymond. Allowable uses include:

- Businesses and services supplying retail products
- Offices for professional employment
- Government facilities
- Retail and service operations supplying goods and services to residents in need of fast transactions, including Laundromats, and small restaurants

Highway Commercial (C-2)

The Highway Commercial District is intended to accommodate commercial uses which are related specifically to the motoring public. This District will include:

- Motel/Hotel establishments
- Service stations and convenience stores
- Larger commercial production facilities and office establishments requiring on site parking
- Restaurants and drive-through style restaurants
- Government facilities

Mobile Home Residential (M-1)

This District is designated in order to allow for mobile home development within a specific location rather than scattered throughout the community. These residential units have different needs than the typical stick built residential unit. These needs can be accommodated by placing these units in a clustered area (Mobile Home Park).

- Maintain a quality residential living environment
- Intended for the location of mobile homes, as defined by Nebraska Statutes.

Industrial District (I-1)

This District is intended to accommodate smaller, less intensive manufacturing companies. These facilities will act as a buffer between high intensity industrial plants and the remaining community. Allowable uses include the following:

- Small scale production
- Production with minimal odors, noise and other pollution and water usage
- Full scale wholesaler/distributors.

Parks and Recreation (P-1)

This District accommodates the existing Parks and Recreational facilities. Furthermore, the development of suitable recreation areas should be encouraged to provide adequate amenities for the residents. Allowable uses include:

- The existing Village Parks
- Future Village park expansion

Land Use Suitability Criteria

The major assumption of this plan is that the Village will develop specific development criteria to help builders, investors and community leaders in making good decisions concerning Raymond's future.

These criteria will be specific statements that:

1. Describe the relationship between/among land uses
2. Establish criteria or design standards that new development must meet.

Land Use Transitions

New development should provide, if needed, any screening, buffers, or extra setback when located next to existing uses. Screening or buffers can be plant material, low earthen berms, solid fences, or any combination of the above. Boundaries between different land uses are best done along alleys or natural features (streams, railroads, etc.). This is particularly important for the Highway Commercial corridor along Raymond Road and Highway 79.

Community Growth

New development should be as contiguous as possible to existing development or services. This would allow for the logical and cost efficient extension of streets and utilities. The Village may authorize non-contiguous development if the following criteria is met: (1.) the developer pays the “gap” costs of extending services from existing connections to the proposed development, or (2.) the extension would open up needed or desired areas of the community for additional growth.

Community Entrances

First impressions are significantly affected by appearances. New development should have a larger set back and higher landscaping standards when located at either of Raymond’s entrances. This is the reasoning behind the Future Land Use Highway Commercial corridor.

Extraterritorial Jurisdiction

The one mile area beyond the Village limits has and will continue to play a significant role in Raymond’s future. Existing quasi-public/ recreation uses along Raymond Road and Highway 79 should be protected from any development that would negatively impact its use. Moreover, any new development should be compatible with the floodplain and have a positive contribution to the Village’s entrance.

The development of land in the extraterritorial area should be developed in low intensity uses. As a “transitional area”, agricultural activities should be limited (i.e. no animal confinement or major feeding operations). Outlying tracts should be rezoned to low density in order to avoid possible land use conflicts. Large lot or acreage developments should be located so as to be compatible with long range transportation and land use plans.

FUTURE LAND USE

In an attempt to develop the community in the most efficient and orderly manner possible, the Village should continue to focus on the development of suitable vacant land within the Raymond Village limits which are outside the designated flood plain. The development of infill lots and other vacant land areas within the corporate limits would allow for the manageable growth and utilization of the existing infrastructure, including streets, electrical, water and sewer systems and recreational facilities. The Future Land Use management should reflect the greenbelt considerations of Lancaster County.

TRANSPORTATION ELEMENT

Street Classification

Land derives significant value from access. The public dollars spent to build streets, roads, and highways increase each property owner’s ability to use and sell land. Therefore, what type of streets and where they are built will directly influence a community’s growth potential. Primary emphasis is given

to the improvement and development of both motor vehicle and pedestrian traffic systems. The implementation of this Plan, throughout the planning period will result in the continued safe movement of people and vehicles within the Village of Raymond.

When planning for Raymond's future, it is essential that our network of streets and highways accomplish the following:

- * provide a network to integrate places of work, commerce, residence and public services;
- * insure safe and adequate design to allow for regular and emergency access; and
- * coordinate with land use objectives to support levels of activity and expected traffic volumes.

To achieve these and other specific goals we try to organize the street system into categories based on "USE" and DESIGN". The following classifications come from the National Committee on Urban Transportation (1958):

Expressway

This class is devoted entirely to traffic movement with little or no land service function. Thus, it is characterized by at least some degree of access control (limited access). Except in rare instances, this classification should be reserved for multi-lane, divided roads with few, if any, intersections at grade. Expressways serve large volumes of high speed traffic and are primarily intended to serve long trips.

Arterial

This class of streets brings traffic to and from the expressway and serves those major movements of traffic within or through the urban area that are not served by expressways. Arterials interconnect the principal traffic generators within the city as well as important rural routes. Arterials handle trips between different areas of the city and should form a reasonably integrated system. The length of the typical trip on the system should exceed one mile.

Collector

This class of streets serves internal traffic movements within an area of the city, such as a subdivision, and connects this area with the arterial system. Collectors do not handle long through trips and are not, of necessity, continuous for any great length. In gridiron street patterns, however, a street of several miles in length may serve as a collector rather than as arterial if the predominant use is to reach the next junction with an arterial and there turn off.

Local

The sole function of local streets is to provide access to adjacent land. These streets make up a large percentage of the total street mileage of the city but carry a small proportion of the vehicle miles of travel. In and around the central business district local streets may carry traffic volumes measured in thousands, but this is the exception. Local residential streets in most cases carry daily volumes of 1,000 vehicles or less.

Future Street System

The most important step a community can take in achieving a viable transportation system is to set and follow a clear plan. By setting the location and type of future roads, the community can help guide new growth to achieve safe and efficient circulation. The following are the major streets in Raymond's future street system:

Arterials:

- a. U.S. Highway 79 from U.S. Highway 34 to U.S. Highway 92;
- b. Raymond Road from U.S. Highway 79 to 14th Street

Collector:

- a. Second Street from Raymond Road east to the Village's corporate limits.

The future circulation system in Raymond is based on the Goals and Policies, future population and the Future Land Use Plan of the Comprehensive Plan. In the process of implementing the Land Use Plan, specific roadway projects will be needed to accommodate the transportation needs arising from planned development, both pedestrian and vehicular movement should be addressed. Land Use changes which are not included in the Future Land Use Plan may cause the Transportation Plan to be evaluated and possibly revised.

The Future circulation system in Raymond is outlined in the Village's One and Six Year street improvement program. There are no projects scheduled on the Village One and Six Year Street program..

The Village's ONE YEAR PLAN includes the following street improvements;

1. General maintenance of all Village streets

The Village's SIX YEAR PLAN includes the following street improvements;

2. General maintenance of all Village streets

Sidewalks

All new or improved collectors or arterials need to have sidewalks planned for both sides of the street. Also, sidewalks should be provided along both sides of all streets in new subdivisions. All new or sidewalk repair projects should include handicapped accessibility at corners. Furthermore, a program to develop sidewalks along one side of other existing streets should be initiated.

Railroads

The Village of Raymond is served by the Union Pacific Railroad. The Union Pacific's line connects Omaha and Lincoln. The amount of traffic changes as demand changes during different seasons. On the average five trains travel through Raymond on any given day.

COMMUNITY FACILITIES AND UTILITIES

Introduction

Public facilities are provided to insure the safety and well-being of the citizens of Raymond. Public facilities provide citizens with cultural, social, educational, health care, public safety, and recreational facilities designed to meet the needs of the area. Public utilities provide water sanitary sewer, and solid waste disposal for the residents of Raymond.

Park and Recreation Planning Recommendations

Based on an inventory of park and recreational facilities, the general park areas should be adequate to serve Raymond for the planning period. Continuing maintenance of parkland and continued improvements to playground equipment should be a priority of the Village.

Schools

The Raymond is part of the Raymond Central Schools District. This consolidated school system covers approximately 126 square miles. Currently the elementary in Valparaiso services students from K through the 6th grades. The 7th through 12th grades are bused to the Raymond Central High School located on Agnew Road in Lancaster County.

Public Safety

The Village of Raymond is currently policed by the Lancaster County Sheriff's office out of Lincoln and the Nebraska State Patrol. It may become necessary for the Village to recruit a police department of its own in the further as the need dictates. Future improvements in police protection may be necessary to decrease response time.

Fire Protection and Ambulance Service

Fire protection and ambulance service for the Village is provided by the Raymond Rural Fire District. Fire protection and ambulance service is provided by active volunteers, of which 17 are EMT trained. Training for the Fire Department includes Fire School held once a year, which volunteers are required to attend at least once. Volunteers also attend EMT conferences to learn emergency medical techniques.

LIBRARY AND COMMUNITY BUILDINGS

Library

Raymond does not have a library facility and may consider providing one in the future to adequately serve the community needs and citizens.

Senior Center

Raymond does not have a Senior center and may consider locating one within the Village for the Senior citizens of the community.

Health Facilities

Raymond currently is being served by Lancaster County health facilities in Lincoln Nebraska.

PUBLIC UTILITIES

Sewer System

The Village of Raymond is currently using an activated sewer plant. Planning for future needs may be warranted as the Village continues to grow.

Water System

It appears that the water supply and distribution system is adequate to supply the needs of the Village during the planning period. This assumption is made based on the current update of the Village's water system which includes a new water tower and the repairing of some water mains. It is recommended that the Village:

1. Closely monitor the future development of the Safe Drinking Water Act requirements as they become available from the regulatory agencies and evaluate the effect on needs for capital improvements and the effect on system operating costs.
2. Monitor the nitrate levels in all wells and develop operating procedures to assure that water with nitrate levels in excess of maximum contaminate levels is not provided to the system users.
3. The Village should adopt a policy that nothing less than 6" mains be permitted in future water mains, which is the minimum size necessary to deliver water to residential areas without undue friction loss. Larger mains should be installed where necessary to serve new developments and provide adequate fire flow. As the water distribution system continues to age, the Village should implement a plan to replace mains, valves, and fire hydrants in the system as needed.

4. The Village should continue in it's efforts with respect to the Well Head Protection Area. The Natural Resource District Lower Platte South has contacted the Village with respect to this project. The Village should actively pursue this project to insure the future drinking of the Village will remain contaminate free.

SOLID WASTE DISPOSAL

Refuse is collected by private firms and is disposed of at a licensed landfill. The Department of Environmental Quality monitors and licenses the landfills. New stringent state requirements will be placed on all landfills. New regional landfills are being encouraged, as well as the development and implementation of community recycling programs.

ELECTRICITY

The Village of Raymond owns the power lines within the community and leases them to the Norris District of Nebraska Public Power. Raymond contracts with Norris to provide electricity to the community and maintain the system. Raymond is hooked up to the transmission grid system and has one substation.

Annexation Policy

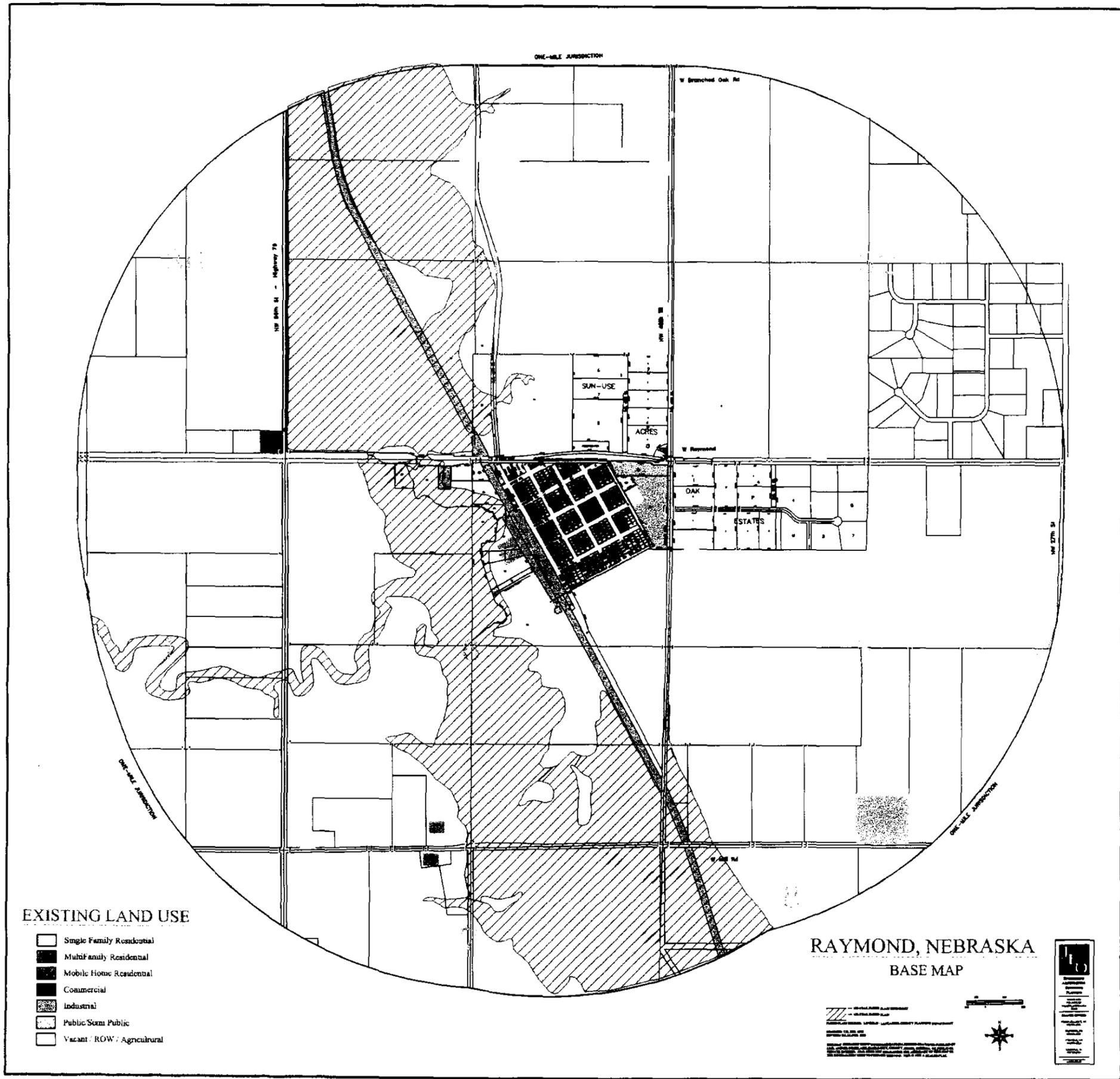
The Village of Raymond should annex newly developed areas, within the guidelines of the Nebraska State Statutes. This should occur as development becomes urban in nature, rather than rural. State Statutes allow for the immediate annexation of subdivisions which develop contiguous to a city.

The Village should establish subdivision improvement agreements and non-contested annexation agreements with future Sanitary Improvement Districts (S.I.D.'s). Through this agreement, the Village has an understanding that the S.I.D. can be annexed at the discretion of the Village, and the S.I.D. will not contest the annexation action.

FUTURE ANNEXATIONS

Presently, there is one subdivision which the Village of Raymond should review for possible annexation. The subdivision is Sun-Use Acres. Currently, this Subdivision is not served by the Village water or sewer systems. In order to annex this subdivision the Village will need to establish a plan to provide water and sewer services to these lots.

When additional subdivisions are designed, each should be required to connect to the Village's water and sanitary sewer system. In addition, any new subdivisions should be required to voluntarily annex themselves to the Village once the necessary services are in place. This action can be achieved through Subdivision Agreements with the developer.



EXISTING LAND USE

-  Single Family Residential
-  Multi-Family Residential
-  Mobile Home Residential
-  Commercial
-  Industrial
-  Public/State Public
-  Vacant / ROW / Agricultural

**RAYMOND, NEBRASKA
BASE MAP**

 UNDESIGNATED LAND

 UNDESIGNATED LAND

 UNDESIGNATED LAND



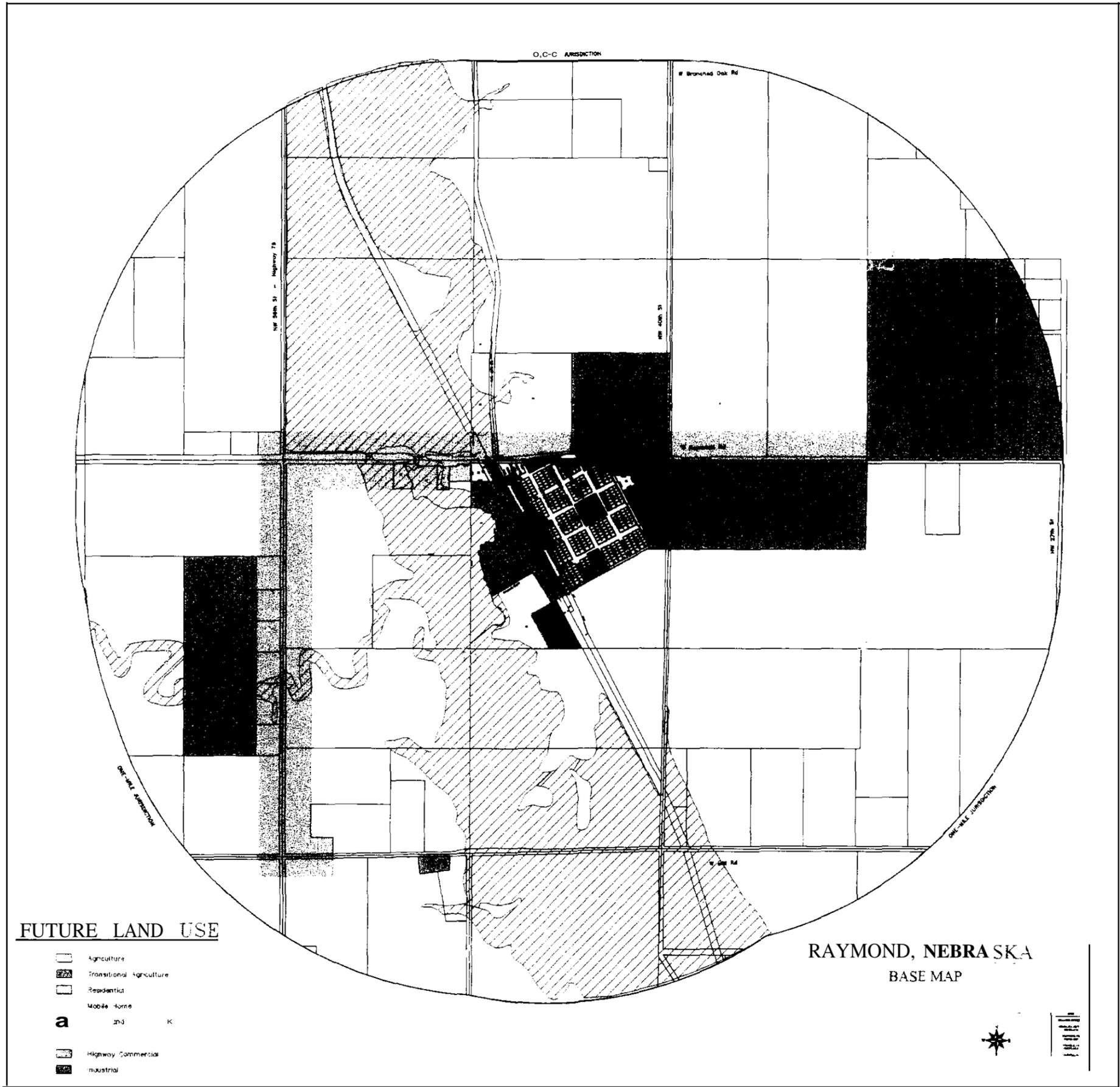










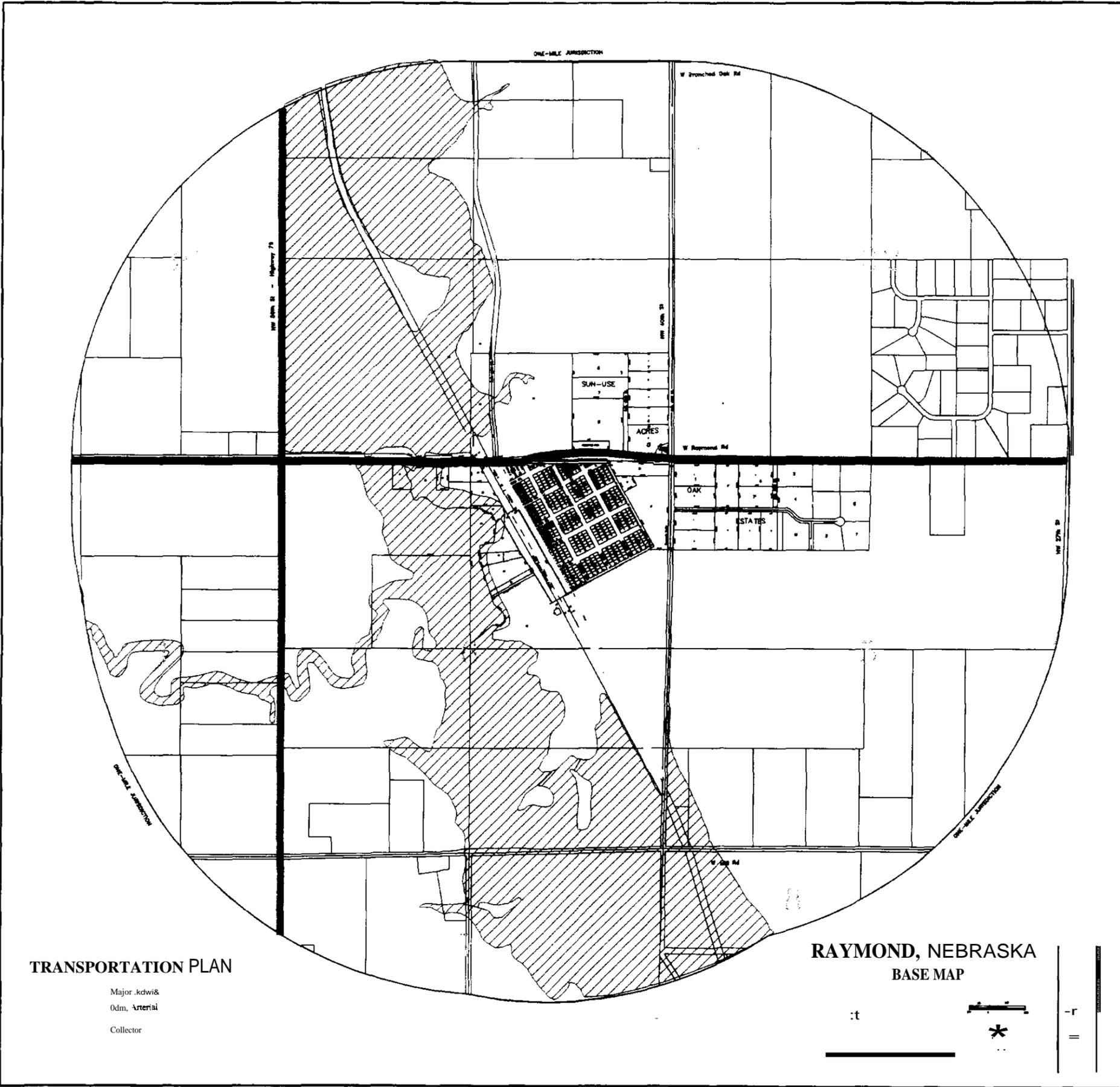


FUTURE LAND USE

-  Agriculture
-  Transitional Agriculture
-  Residential
-  Mobile Home
- a**  **K**
-  Highway Commercial
-  Industrial

RAYMOND, NEBRASKA
BASE MAP





TRANSPORTATION PLAN

Major, Arterial
 Collector

**RAYMOND, NEBRASKA
 BASE MAP**

