

LAND USE & DEVELOPMENT GOAL – To provide a framework for the future development of the Little Blue Valley (LBV) that will result in predictable, orderly development patterns; will create quality, compatible development that fits the neighborhood context and maintains the rural character of the area; and which integrates land use with the transportation and infrastructure systems.

A major asset of the Little Blue Valley area (LBVA) is its natural setting and rural environment. The plan proposes that these resources be preserved and enhanced and integrated in new development. Three objectives of the land use plan are as follows:

1. Preserve existing trees, streams, and topographic features of the study area.
2. Develop priority areas for public improvements and private investment.
3. Encourage compatible and quality development in the planning area.

Comment [gfw1]: From 1992 lbvap

RELATIONSHIP TO PLAN GOALS - The Land Use and Development chapter provides recommendations and strategies to guide future development and which promote the 4 Primary Objectives in the following ways:

- **Maintain the Area's Rural Character** –The Land Use and Development Chapter provides strategies to preserve the rural "feel" of the LBVA as development occurs by strategically preserving open space; encouraging compact, clustered development; utilizing compatible materials and site design ; and preserving historic sites.
- **Create and Maintain Desirable Neighborhoods** – The chapter provides guidelines for new development to ensure that development is of high quality and is compatible with existing developed areas.
- **Promote Sustainability - Create a Sustainable Community** - The Land Use and Development strategies promote sustainable building practices, reinforce alternative modes of transportation in new development and encourage sustainable economic development.
- **Foster New Development** – The Land Use and Development chapter recommends providing strategic public improvements to promote orderly, predictable development within development priority zones.

GUIDING PRINCIPLES

- **MAINTAIN THE RURAL CHARACTER OF THE AREA** - As stated above, this is a Primary Goal of the plan which is largely achieved through the land use policies and actions recommended within this chapter. The character of the Little Blue Valley is predominantly rural and open. Steep rolling hills, forested areas, and the Little Blue River set the tone for the area. New development can capitalize on that character, making for better development and enhancing the overall area. The following policies and actions will help maintain the rural and open character of the Little Blue Valley
 - o Preserve and enhance rural appearance and character through new development.
 - § Integrate and preserve natural features, streams, topographic features, scenic views and trees in Development Plans.
 - § Proactively apply zoning tools such as conservation development and open space development zoning overlay districts (as recommended in the Land Use Plan).

Comment [gfw2]: From 1992 lbvap

- The Land Use Plan (see page ???) identifies areas where this type of development is recommended, based on factors like proximity to streams and extent of vegetation and slopes. But open space/conservation development is not limited to these areas and is encouraged throughout the LBVA
 - § Minimize the footprint of new development (both residential and non-residential development) by clustering, maximizing open spaces and promoting compact development.
 - § Utilize “rural” materials and architectural styles that reinforce rural character in new development:
 - Primary materials include (but are not limited to) stone, wood, and brick
 - Avoid or minimize use of materials that detract from the rural character such as concrete, plastic, or metal.
- Preserve and enhance historic and cultural resources as development occurs (see Historic Resources map and recommendations on page ???)
- o Create a system of connected open spaces and trails and preserve scenic views.
 - § Strategically pursue the creation of conservation easements on private property to preserve and protect open space, historic sites, and scenic views
 - Conduct a study to identify critical/strategic sites for conservation.
 - Work with private property owners and provide information on potential tax benefits.
 - Partner with Missouri Department of Conservation for technical assistance.
 - Identify public land trust to partner with.
 - § Identify and protect important and scenic viewsheds.
 - Protect scenic views from development sites and consider views of the development from surrounding areas.
 - Consider views of rivers, historic landmarks, scenic vistas and hillsides.
 - o Create context-sensitive roads.
 - § Create roads that are the minimum width necessary. Create a system of interconnected through streets to provide route options and reduce the load on major streets.
 - § Preserve open space along the frontage of major streets and through streets in the LBVA to maintain rural appearance.
 - Utilize street sections in the Major Street Plan that allow a generous open space strip along roadway frontages.
 - Require preservation of open space in new development along roadway frontages.
- ENSURE COMPATIBLE DEVELOPMENT.
- o Implement the Land Use Plan and Development Guidelines (see page ???) in new development.
 - § New development should be consistent with the Development Guidelines (as applicable) and requests to change zoning or amend this plan should be weighed against the Decision Making Criteria.

Comment [gfw3]: Insert bnm image

Comment [gfw4]: Insert image

Comment [gfw5]: Revise and refine.

- § Strengthen area plan implementation. Explore ways to proactively apply new zoning tools and incorporate minimum development standards (based on the Development Guidelines) into the development code.
- Promote quality development and improve area appearance
 - § New development should incorporate a high level of architectural detail, innovative design and high quality materials (see Development Guidelines on page ???).
 - § Enhance the appearance of Primary Image Streets through streetscape improvements and development of gateway features at significant points of entry into the Little Blue Valley (see Public Spaces Chapter).
 - Implement improvements to public spaces, including streetscapes and gateways as development occurs.
 - Public investments to image streets should be also be made to lead private investment and encourage quality development.
 - § As development occurs along major streets and image streets ensure high quality, complementary, sustainable and visually pleasing buildings, materials, landscaping, and signage (see Development Guidelines).
 - Development along Primary Image Streets exhibit the highest quality and reflect a positive area image.
 - Avoid visual clutter (e.g. billboards, razor wire) and “sensitive uses” (e.g. cell towers, junk yards) along primary image streets. These items should be removed when possible as new development occurs.
 - § Preserve open space in new development adjacent to Major Streets and Through Streets.
- Ensure that new development is compatible and harmonious with the character of surrounding neighborhoods and provides appropriate transitions to adjacent properties (see Development Guidelines on page ??? for complete list of guidelines).
 - § Building design and orientation, site layout, density, massing and scale should be compatible with adjacent residential neighborhoods.
 - § Where higher intensity uses abut lower intensity uses transitions should be provided (see Transitions in Development Guidelines).
 - § Development should be well integrated with the natural environment.
- Low Density Residential and Open Space uses should be the predominant uses in the area and other more intense uses should be located along major streets.
 - § Prohibit multi-family or non-residential development within established single-family residential areas.
 - § Ensure activity centers and multi-family or non-residential development is located near major intersections
 - § Encourage compact development in all areas (see illustration)
- New development or expansions of existing uses that cause excessive noise or other nuisances such as adult oriented uses, mining, quarrying, rock crushing, landfills or racetracks (or similar uses) are discouraged. New industrial zoning or special use permits for such uses are generally not appropriate.
- New development should comply with the MODOT access management guidelines (where applicable).
 - § Avoid creating residential lots with driveway access on Major Streets or Through Streets (see Future Streets map page ????)

Comment [gfw6]: Insert bnim illustration – compact development

Establish guidelines to preserve rural character.

Gentle Transitions – From the rural areas to more dense areas.

Raise the bar for new development - Ensuring that new development maintains a higher-level of quality.

I support the idea of adopting stricter zoning ordinances and letting neighbors have some input into zoning codes.

Thoughtful development while ensuring Neighborhood Sustainability - Keep commercial and high density development at MAJOR intersections (i.e. Hwy 350/Noland) ONLY.....Keep the commercial development more neighborhood oriented.

More family oriented development.

Comment [gfw7]: Related public input

· REVITALIZE STRUGGLING COMMERCIAL CORRIDORS AND PROMOTE COMPACT “NODE” DEVELOPMENT.

- Create special districts (CID’s) and incentive areas to assist with revitalization efforts in struggling commercial areas
 - § Priority should be given to the 40 Highway Corridor and the Knobtown district.
 - § Organize businesses and property owners and build capacity through the creation of special districts, business associations, etc...
 - § Explore ways to provide incentives, or funding (loans and grants) for site improvements, particularly along primary image streets (Noland Road, 350 Hwy, 40 Hwy).
- Create sustainable land use patterns to ensure long term viability of commercial districts:
 - § Commercial or mixed-use development should be limited to nodes at major intersections (see Land Use Plan on page ???).
 - § Encourage mixed use development over single use commercial development.
 - § Strip commercial development should be strongly discouraged.
 - § Create and apply new zoning tools which require a more dense, compact mix of uses and support transit and pedestrians (see “Support Transit and Multi Modal Development” on page ???).
- Integrate LBVAP policies and recommendations into 40 Hwy Corridor Study currently underway.

Knobtown - We need whatever incentives possible to rid the blight.

Comment [gfw8]: Related public input

· PROMOTE SUSTAINABLE DEVELOPMENT

- Integrate “green” elements and sustainable approaches to storm water management, energy efficiency, alternative energy production, sustainable building materials (e.g. low embodied energy), and integrate transit, walking and biking in private development (see Development Guidelines).
 - § Emphasize storm water management approaches which enhance environmental stewardship and natural resource preservation consistent with the goals of the **Wet Weather Solutions Program**.
- Preserve open space and create additional open space and public spaces where feasible in new development.
- Avoid development in stormwater “depressional” areas (see **Infrastructure Chapter**) and floodplains.

Comment [gfw9]: Refer to specific map and page #

Green Space - Maintain the green space adjacent to the Little Blue River.

I would maintain the green space. It is a very unique country feeling in the city. It may even attract many people to the area.

When developing close to waterways make sure consideration is given not to pollute the river or streams

Require new development to contain green spaces

Native Tree Planting -

Comment [gfw10]: Related public input

SUPPORT TRANSIT AND MULTIMODAL TRANSPORTATION

- o Create Complete Streets (see Transportation Chapter) - Integrate transit, walking and biking in new development through site design and amenities.
- o Provide for pedestrian connections between new development and adjacent developments, trails, parks and other open spaces and transit stops.
- o Construct a system of collector and arterial streets as development occurs (see Transportation Chapter).
 - § Implement a system of connected streets and neighborhoods as the area continues to develop.
 - § Require a minimum distance between street connections in new development and implement a Connectivity Index requirement (see Transportation Chapter).
- o Provide trail connections from neighborhoods and mixed use districts to regional trails (see Trails and Bike Routes plan in Transportation Chapter) as development occurs.
- o Apply the concepts of Transit-Oriented Development (TOD) near future commuter rail stations and along the primary transit corridors (see Transportation Chapter page ??) at mixed use nodes:
 - § Prioritize areas near commuter rail stations (Knobtown) and prepare “Station Area Plans” to guide future development.
 - § Components of TOD include (but are not limited to) the following:
 - Mix of land uses - encourage a variety of uses and housing types. Development should be compact and denser than typical development. Prohibit low intensity uses that may detract from transit usage.
 - Provides transit supportive uses (those that cater to convenience goods and service needs of residents, employees, and transit stop users)
 - Emphasize pedestrian access to buildings, placing parking lots behind buildings and buildings near the street.
 - Reduce parking requirements and apply parking maximums.
 - Avoid Transit “Adjacent” Development - Development near transit that is not oriented to or connected to transit and has the same parking ratio, roadway design, density, mix of uses and auto usage as any other development.
 - Include a transit stop or station that is a center of activity. Ensure that transit stops are convenient, comfortable and secure.
 - Easily accessible via all modes of transportation. Create an environment that is designed for cycling and walking.
 - Provides a public place of activity.

Comment [gfw11]: Insert FOCUS Moving About the City graphics (typical vs. multi-modal development)

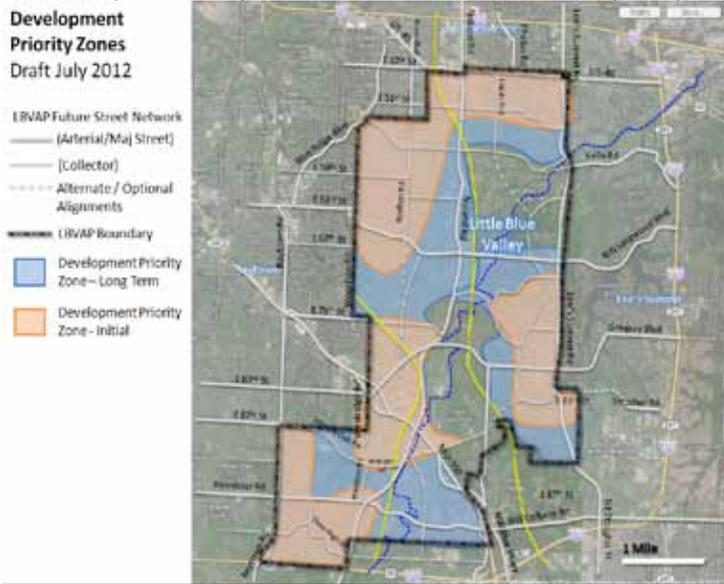
Transit Stations - Should be near the major highways in conjunction with mixed use properties.

Create vibrant, walk able, mixed use activity centers

Require new developments to connect to trail

Comment [gfw12]: Related public input

- PROMOTE ORDERLY, PREDICTABLE AND EFFICIENT GROWTH
 - New development should be targeted within “Development Priority Zones” (see map) or areas that are contiguous to existing development and that utilize existing infrastructure.
 - New development should provide adequate infrastructure, including streets, sewers, and water.
 - Public improvements and investment should be targeted to lead private investment in “Development Priority Zones,” and should be based on Citywide priorities.



- PROMOTE HOUSING CHOICE
 - Allow a diverse range of housing types and densities while preserving areas for traditional low density development.
 - Prohibit multi-family development within established single-family residential areas. Medium Density Residential land use should be used as a transition between low density residential uses and more intense uses.
 - Medium Density Residential should be located along major thoroughfares and near mixed use and employment areas.

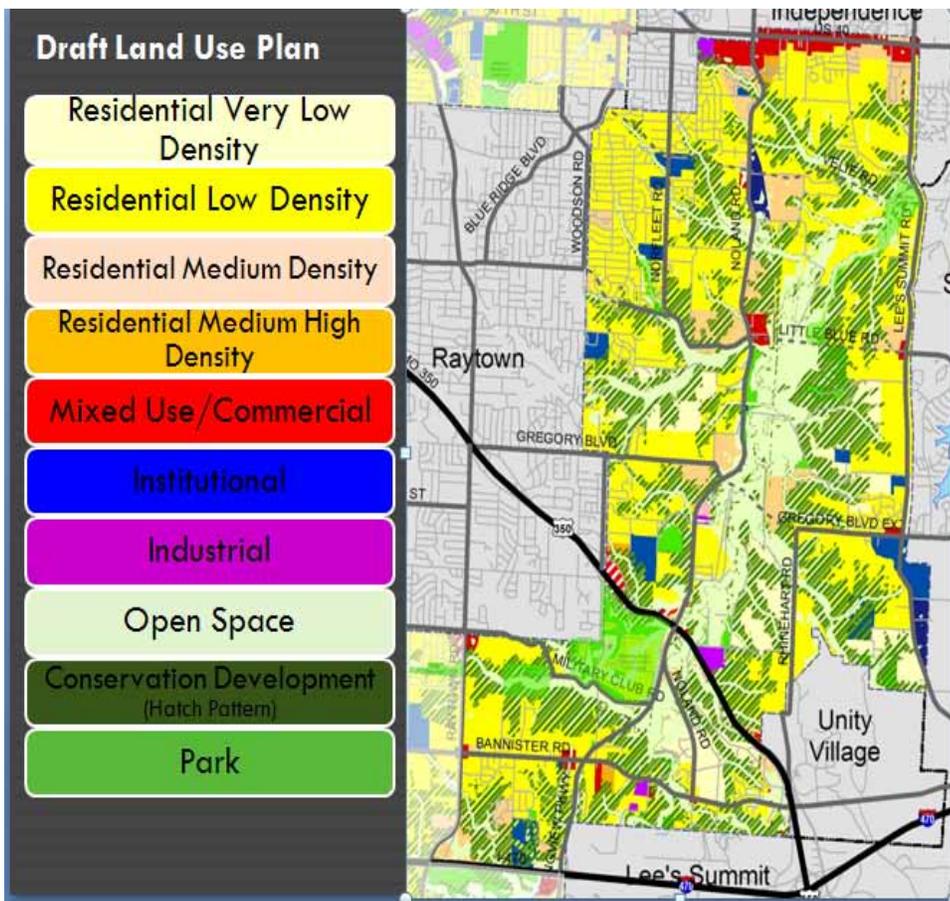
LITTLE BLUE VALLEY AREA PLAN – DRAFT LAND USE AND DEVELOPMENT CHAPTER 7-24-12

THE LAND USE PLAN - This plan provides a framework for future development decisions within the Plan area. The Land Use Plan, shown below, is based upon the values and aspirations of area residents, property owners, business owners and others who participated in the Plan Process. The land use categories and definitions are described on the proceeding pages.

The land use plan has two main features of importance: (1) the plan has low-density residential and agricultural open space as dominant land uses; (2) the plan focuses higher intensity uses to compact nodes along “density corridors”. Both of these features consider the probability of slow growth in the planning area, and maintain the existing rural character.

Comment [gfw13]: From 1992 lbvap

Land Use Plan Map



Land Use Categories

Residential Very Low – Primarily intended for single family detached residential development that allows up to .54 units per acre. This land use classification corresponds with the “R-80” zoning category and “AG-R” special purpose district in the zoning ordinance.

Residential Low– Primarily intended for single family detached residential building types up to 7.2 units per acre. This land use classification corresponds with the “R-6,” “R-7.5,” and “R-10” zoning categories within the zoning ordinance.

Residential Medium – Intended for a variety of single family, semi-attached, townhome, and two-unit building types that allow up to 8.7 units per acre. This land use classification corresponds with the “R5” zoning category within the zoning ordinance.

Residential Medium-High - Includes small lot single-family development, townhomes, two-unit houses, and multi-unit houses (3 to 8 dwelling units) up to 17.4 units per acre. This land use classification corresponds with the “R-2.5” zoning category within the zoning ordinance.

Residential High - Includes small lot single-family development, townhomes, two-unit houses, multi-unit houses, multiplexes, and multi-unit buildings up to 29 units per acre. This land use classification corresponds with the “R-1.5” zoning category within the zoning ordinance.

Comment [gfw14]: Delete any unused categories

Office – Primarily intended to accommodate professional, administrative and corporate office uses (uses that require a large public interface should be reserved for Commercial and Mixed-Use areas). This land use classification will correspond with the “O” zoning category within the zoning ordinance.

Mixed Use Neighborhood - Primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building's lower floors and residential uses on upper floors. This type of vertical, mixed-use development that includes a variety of business and residential choices should enhance the pedestrian environment of the community. Encouraging residential development in mixed-use areas provides increased housing choice and promotes higher density housing. This land use classification corresponds with the “B1” zoning category within the zoning ordinance.

Mixed Use Community – Primarily intended to accommodate and promote a variety of community-serving retail sales or service uses generally of a higher intensity and larger scale than what is allowed in Mixed Use Neighborhood areas. This category should include a mix of business and residential uses designed to enhance the pedestrian environment of the community and correspond with the “B2” zoning category within the zoning ordinance.

Commercial – Primarily intended to accommodate “heavier” commercial activities and/or operations that are not found in or compatible with mixed-use neighborhood oriented environments. Included are large-scale commercial development targeted in designated areas along major arterials with highway access. This land use classification corresponds with the “B3” and “B4” zoning category within the zoning ordinance.

LITTLE BLUE VALLEY AREA PLAN – DRAFT LAND USE AND DEVELOPMENT CHAPTER 7-24-12

Light Industrial –Primarily intended for industrial uses that might include light manufacturing, warehousing, wholesale storage, distribution centers, office parks and will allow on-site customers and other less intensive industrial uses. These areas are intended to promote the economic viability of industrial uses; encourage employment growth; and limit the encroachment of unplanned residential and other non-industrial development into industrial areas. This land use classification corresponds with the “M1” zoning category within the zoning ordinance.

Heavy Industrial - Primarily intended to accommodate “heavier” industrial (generally of a higher intensity and larger scale than what is allowed in Light Industrial areas) uses which may accommodate manufacturing, warehousing, wholesale and other industrial uses. The purpose of this district is to establish and preserve areas for heavy industrial and related uses; encourage employment growth; and limit the encroachment of unplanned residential and other non-industrial development into industrial areas. This land use classification corresponds with the “M2,” “M3,” and “M4” zoning categories within the zoning ordinance.

Institutional - Areas designated as Institutional include a variety of public and quasi-public uses and facilities including but not limited to: schools, churches, and public facilities that are government owned. More intensive uses like hospitals, and large government office buildings should be limited to appropriate non-residential areas. Institutional uses are allowed in a variety of zoning categories, depending on their specific use and intensity.

Parks - Public or private land reserved for parks and parkways that is intended to accommodate active and passive parklands, trails, recreational uses, or any other lands reserved for permanent park or recreation purposes.

Open Space – Consists of private or public lands that are in some way either temporarily or permanently reserved from development, including lands unsuitable for development. This includes but is not limited to creeks and stream buffers, floodplains, woodlands, severe slopes, and buffer zones around natural resources (areas difficult for development due to topography, hydrology, aged woodlands, archeological findings, etc.).

Conservation District – Conservation Districts are areas intended for conservation or open space developments. Conservation Districts are intended to encourage flexibility in design standards (example: reduced lot sizes or increased density) in exchange for 60% or 30% open space preservation. These areas will provide additional open space and recreational amenities for residents, preserve environmentally sensitive resources as well as reduce stormwater runoff and water pollutants. This land use classification corresponds with the Conservation Development option for “R” Districts within the zoning ordinance.