

RESOLUTION NO. 1488

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI, APPROVING AND RATIFYING AMENDMENTS TO THE COMPREHENSIVE CITY PLAN-1984 OF THE CITY OF NEVADA, MISSOURI.

WHEREAS, under RSMo Chapters 89.300 to 89.490 and Section 2-47 of the Code of the City of Nevada, Missouri, this municipality is authorized to make, adopt, amend, and carry out a city plan for the physical development and uses of land within the corporate limits; and,

WHEREAS, the City Planning Commission of Nevada, Missouri, made a determination that amendments to the City's Comprehensive Plan were needed; and

WHEREAS, the City Planning Commission of Nevada, Missouri, recommended the amendments to the Comprehensive Plan on the 23rd day of May, 2017.

NOW, THEREFORE, BE IT RESOLVED that the action of the Planning Commission recommending amendments to the Comprehensive Plan-1984, is hereby approved and ratified by the City Council of the City of Nevada, Missouri.

PASSED, APPROVED AND ADOPTED this 6th day of June, 2017.


Brian L. Leonard, Mayor

(Seal)
ATTEST:



Johnna Williams, Deputy City Clerk

AGENDA ITEM

June 6, 2017

Subject: Amendments to the Comprehensive Plan

Department: Planning/Zoning

This resolution will amend the 1984 Comprehensive Plan by adding the addendum related to Land Use Coordination and Cooperation with the Camp Clark National Guard Training Center. This document incorporated into the Comprehensive Plan will help with communication between the City of Nevada and Camp Clark.

The Planning Commission held a special meeting on May 23, 2017 and voted unanimously to send a positive recommendation to approve the Resolution amending the Comprehensive Plan.

RESOLUTION NO. 052317

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEVADA, MISSOURI, RECOMMENDING AMENDMENTS TO THE COMPREHENSIVE CITY PLAN-1984, OF THE CITY OF NEVADA, MISSOURI.

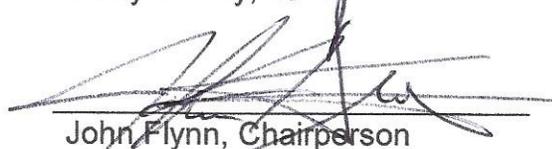
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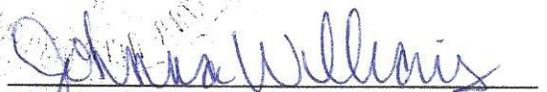
WHEREAS, the City Planning Commission of Nevada, Missouri, held a public hearing on amendments to the Comprehensive Plan on the 23rd day of May, 2017.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Nevada, Missouri recommends the attached amendments to the Comprehensive Plan be incorporated into the Comprehensive City Plan and that a copy of the same be certified to the City Council and the City Clerk for review and approval action by the Council.

PASSED, APPROVED AND ADOPTED this 23rd day of May, 2017,


John Flynn, Chairperson
Planning Commission


(Seal)
ATTEST:


Johnna Williams, Recording Secretary

CITY OF NEVADA, MO
ADDENDUM TO THE 1984 "NEVADA COMPREHENSIVE PLAN UPDATE"
RELATED TO
LAND USE COORDINATION AND COOPERATION
WITH THE
CAMP CLARK NATIONAL GUARD TRAINING CENTER

Introduction

Joint Land Use Studies (JLUS) are land use planning programs related to the local military and National Guard installations and the surrounding civilian community. These studies recommend actions the communities and the installation can take to encourage compatible land uses around the installation, in order to protect its mission and sustain its presence in the community.

The Camp Clark JLUS, completed in October 2014, was the result of a collaborative effort between the City of Nevada, Camp Clark, Kaysinger Basin Regional Planning Commission (KBRPC), Vernon County, and other affected stakeholders. Local Policy and Technical Committees, which included representatives from the City, oversaw the study. The JLUS and related documents may be found online at the KBRPC website (http://kaysinger.com/?page_id=92).

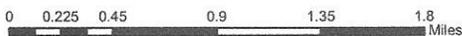
The 2014 JLUS recognized that incompatible land uses within designated impact areas in the vicinity of Camp Clark may impede the mission of Camp Clark and threaten the safety of base personnel and citizens.

Although the City and Camp Clark have a long history of cooperation on matters related to land use and public services, the City Council elected to adopt this Addendum to its Plan, as recommended in the 2014 JLUS, to ensure the long-term sustainment of Camp Clark's mission and the protection of the quality of life of nearby City residents and businesses.

This Addendum to the City's Comprehensive Plan identifies the "Camp Clark Military Influence Area," which includes all civilian lands within one mile of the Camp Clark National Guard Training Center. It is these lands that are most likely to experience impacts *from* National Guard training operations and are most likely to have a potential impact *on* Camp Clark operations. While only a portion of these lands were within the jurisdiction of the City of Nevada at the time this Addendum was adopted, the Military Influence Area included unincorporated lands that could one day be annexed into the City of Nevada.

The Camp Clark Military Influence Area is indicated on the following map.

Camp Clark Military Influence Area



Legend

-  Camp Clark Installation Boundary
-  Camp Clark Military Influence Area



Date: 11/2/2016

Purpose

The purpose of this Addendum is to set forth informal policies to protect the safety and quality of life of residents and employees in the City of Nevada Military Influence Area (as amended); to protect the safety of personnel training at Camp Clark; to accommodate the ongoing mission at Camp Clark; and to promote the public health, safety, and welfare of the citizens of the City of Nevada.

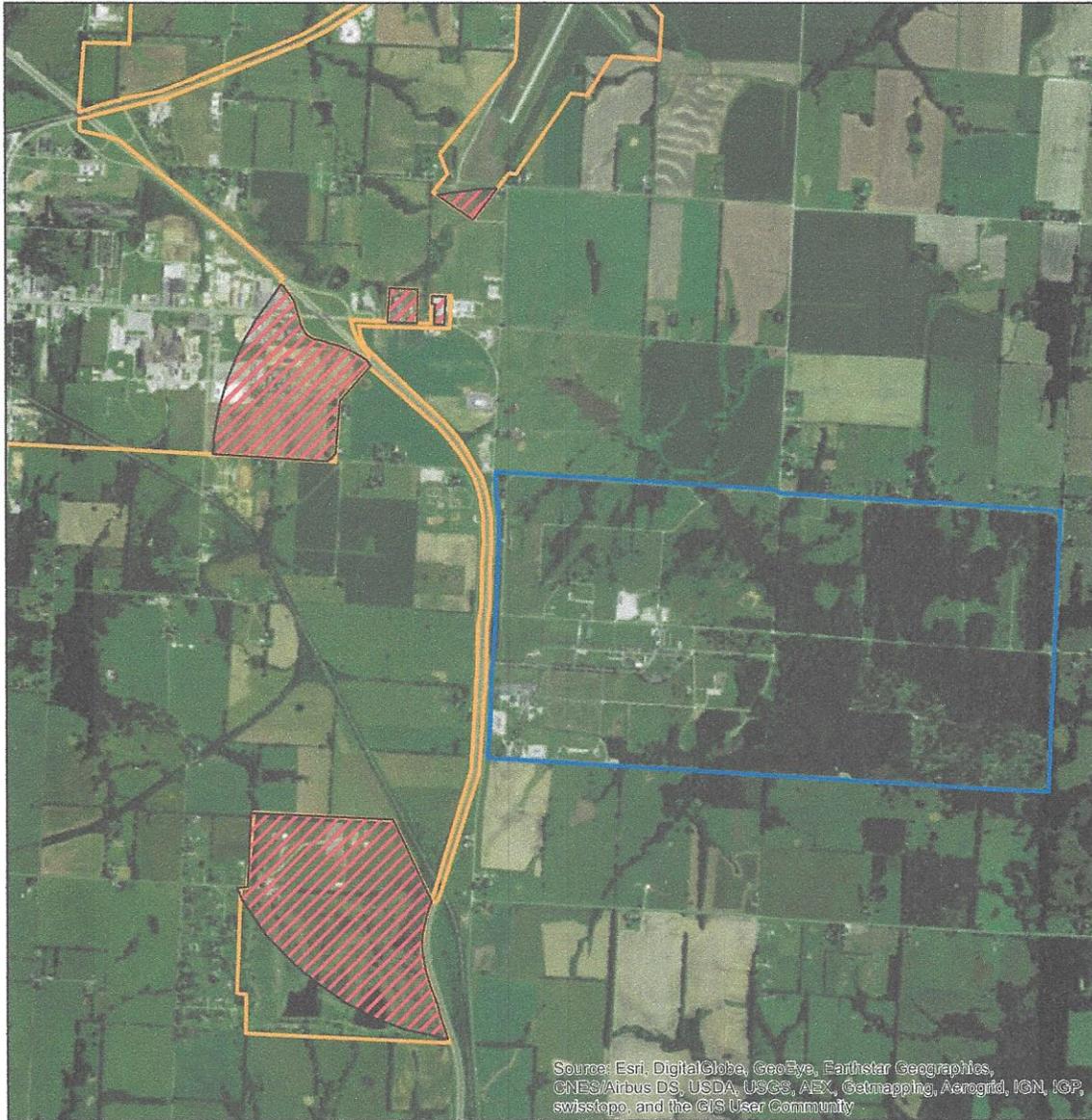
This Addendum establishes three (3) specific policies to guide coordination between the City and Camp Clark as to land use activities impacting or impacted by National Guard training activities. It is anticipated these policies will protect against incompatible land uses in the vicinity of Camp Clark, and will lessen the impacts of National Guard training on the citizens of Nevada.

While not binding in the sense that the City's zoning code is on proposed new developments, these policies reflect the City's good faith intention to coordinate early and often with Camp Clark and the National Guard on major land use decisions before they happen.

The City of Nevada Military Influence Area

The City of Nevada Military Influence Area, which includes only those lands within the full MIA that were within the City of Nevada at the time this Addendum was adopted by the City Council, is indicated on the map below. References in this Addendum to the "City of Nevada Military Influence Area" include lands shown on the following map, as well as any unincorporated lands within the Camp Clark Military Influence Area annexed into the City after the date of this Addendum. This map may be updated during regular updates to the Comprehensive Plan.

City of Nevada Military Influence Area



0 0.175 0.35 0.7 1.05 1.4 Miles

Legend

-  Nevada City Boundary
-  Camp Clark Boundary
-  City of Nevada Military Influence Area



Date: 3/28/2017

I. Coordination with Camp Clark

So that communication between Camp Clark and the City remains fluid and open, the City will designate a staff member to serve as a single point of contact with Camp Clark (the “City Coordinating Official”). The City Coordinating Official should regularly meet with the Camp Clark Base Operations Supervisor – or other Guard representative – in order to remain abreast of any changes in mission or training operations that could have off-post impacts on the City, its residents, or businesses.

In addition, the City Coordinating Official will endeavor to notify the Base Operations Supervisor at least thirty (30) days prior to any hearing by the City to consider any of the following land use decisions within the Camp Clark Military Influence Area:

1. Annexation;
2. Special Uses;
3. Zoning and rezoning of property, including establishment of or revisions to planned districts;
4. Preliminary Plats;
5. Appeals to the Board of Adjustment;
6. Adoption of or amendment to the Comprehensive Plan; and
7. Adoption of or revisions to the Capital Program.

Comments received, if any, from the Camp Clark Base Operations Supervisor – or his or her designee – will be provided to the City Council or Planning Commission, as applicable, for consideration prior to a final decision. If Camp Clark does not submit comments for consideration prior to the City’s decision on the matter, there is a presumption the proposed land use application does not have any adverse effect on Camp Clark. Comments received from Camp Clark are advisory only and are simply recommendations for the City Council or Planning Commission to consider.

II. Notice to Property Owner/Applicant

For approvals of the land use decisions listed above within the Military Influence Area, the City will include a notification statement on the approval documentation that:

the property and its subsequent occupants could experience military training impacts, including impacts related to noise, vibration, odors, flight safety hazards, and other impacts related to operations associated with Camp Clark.

The City may also consider implementation of other notice provisions, such as (i) providing notice to property owners/applicants via a notification statement on building permits issued in the City of Nevada Military Influence Area, or (ii) requiring Preliminary and Final Plats to both graphically depict the boundary of Camp Clark and the Military Influence Area and provide the notification statement identified above.

III. Voluntary Night Lighting Guidelines

In order to protect Camp Clark's ability to conduct effective night training exercises, the City will encourage new developments within the Camp Clark Military Influence Area to shield outdoor light fixtures so that light emissions project below the horizontal direction and contain shielding permanently affixed to the fixture for these purposes. Property owners may also elect to follow these guidelines:

1. Utilizing vacancy/motion sensors when continuous lighting is not needed for safety or operational purposes;
2. Illuminating only the outdoor areas where exterior light is needed; and
3. Limiting outdoor lighting to that which is no brighter than necessary to accommodate the principal use of the property.