

AGENDA ITEM
January 18, 2022

Subject: Amendments to the Comprehensive Plan

Department: Administration

This resolution will amend the 1984 Comprehensive Plan by extending commercial development along Austin Blvd from Adams Street to Clay Street.

The Planning Commission by Resolution No. 1 on November 12, 2002 and approved and ratified by the City Council by Resolution No. 1021 on November 19, 2002 updated the 1984 Comprehensive plan to include: *“The Hwy, 54 corridor from Adams Street west to the Cottey College is one of our few remaining residential frontages along the highway. Although high traffic counts and excellent visibility makes this corridor attractive for commercial and retail development, the community and adjacent neighborhoods place a high priority on preserving the residential character of this area as a unique gateway to Nevada that reflects the quality of life in our community.”*

Currently there are two commercial properties between Adams & Clay Streets:

- Pete’s, 402 W Austin (zoned C-3), has been operating as a Convenience Store since the 1980’s.
- Mac’s Corner Drugs, 200 S Adams (zoned C-1), closed in 2003 (the above update was approved in 2002). Domino’s began operating in 2004 and is moving to a new location in 2022.

We have received some inquiries concerning the property south and west of the current Domino’s building (220 S. Adams). The South parcel is zoned R-3 (212 S. Adams). The parcel directly west is zoned C-1 and the two west lots going toward Clay Street are zoned R-3. *See attached Map*

We haven’t received any inquiries about the north side of Austin Street by Pete’s Convenience Store.

Manager’s Notes:

- A Master Plan or Comprehensive Plan is a policy document that guides the current and future development of a community. A zoning ordinance is law. It regulates things including land use; building form, placement, size, spacing, parcel area, width, depth; types of land uses allowed in a district. Because an ordinance is law, it includes consequences for violations.

RESOLUTION NO. 2022-002-PC

A RESOLUTION OF THE PLANNING COMMISSION 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, held a Public Hearing on the 11th day of January, 2022 to hear public comment on the proposed Comprehensive Plan update to extend commercial development along Austin Blvd from Adams Street to Clay Street.

WHEREAS, the City Planning Commission of Nevada, Missouri, <recommended> the amendments to the Comprehensive Plan on the 11th day of January, 2022.

NOW, THEREFORE, BE IT RESOLVED that the action of the Planning Commission <recommending> amendments to the Comprehensive Plan-1984, is hereby approved.

PASSED, APPROVED AND ADOPTED this _____ day of January, 2022.

Jerry Haggard, Chairman

Attest:

Planning Commission Acting Secretary

RESOLUTION NO.

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, held a Public Hearing on the 11th day of January, 2022 to hear public comment on the proposed Comprehensive Plan update to extend commercial development along Austin Blvd from Adams Street to Clay Street.

WHEREAS, the City Planning Commission of Nevada, Missouri, <recommended> the amendments to the Comprehensive Plan on the 11th day of January, 2022.

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 _____ day of January, 2022.

(SEAL)

George Knox, Mayor

Attest:

Stephanie M. Martin, City Clerk

The following Master Plan Notes and Updates were recommended by the Planning Commission by Resolution No. 1 on November 12, 2002 and approved and ratified by the City Council by Resolution No. 1021 on November 19, 2002.

MASTER PLAN NOTES AND UPDATES

1. The Hwy. 54 corridor from Adams Street west to the Cottey College is one of our few remaining residential frontages along the highway. Although high traffic counts and excellent visibility makes this corridor attractive for commercial and retail development, the community and adjacent neighborhoods place a high priority on preserving the residential character of this area as a unique gateway to Nevada that reflects the quality of life in our community.
2. The Hwy 71 interchange at Austin and KK is an important retail location due to its traffic counts, excellent highway visibility, and the presence of regional retail destination attractions and highway service facilities including food, fuel and lodging. Future upgrade of Hwy 71 to interstate standards will enhance these attributes, and will require consideration of an access point to Austin for a frontage road to parallel Hwy 71 south to Hwy BB. In addition, a "backage" road may be required to consolidate and minimize access points to facilitate traffic circulation between Barrett and Johnson Streets south of Austin.
3. The Highway 71 interchange at Highland is an important employment location for service and manufacturing industries due to its proximity to industrial building and industrial parks to the east, and educational facilities to the west. Industrial facilities to the east have direct access to rail service to support heavy industry. In addition, future residential development to the east of these facilities that would be incompatible with heavy industry its limited by the adjacent 100-acre prairie and wildlife habitat area. To the west of the Highland interchange, future development of Joe Kraft Boulevard is predicated upon development of light manufacturing and service industries that would be compatible with adjacent residential areas and proximity to North Campus educational facilities.
4. The Vernon County courthouse square is the historic heart of Nevada that has transitioned over the past thirty years from a retail center to a governmental services and employment center that has attracted associated professional, commercial and retail support businesses. The community places a high priority on preserving the extensive inventory of historic buildings and enhancing the character and identity of this area.



City of Nevada .110 South Ash. Nevada, Missouri 64772

Date Submitted: Tuesday December 28, 2021

Publication Request: Run in legal section for one (1) publication on Friday, December 31, 2021

Proof of Publication: e-mail proof to mmitchell@nevadamo.gov

<-----**COPY BEGIN**----->

NOTICE OF PUBLIC HEARING

The Planning Commission will hold a public hearing at 5:15pm on Tuesday, January 11, 2022 at the City Council Chambers, 120 S Ash, Nevada, MO to hear public comment on the proposed Comprehensive Plan update to extend commercial development along Austin Blvd from Adams Street to Clay Street.

Following a short presentation, the Planning Commission will open the public hearing to accept public input. You are encouraged to attend the public hearing and to offer your comments.

<-----**COPY END**----->

Publication Date: Friday, December 31, 2021

Sent To:

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DATE PREPARED
January 10, 2022

ROUTE Austin Blvd STATE MO

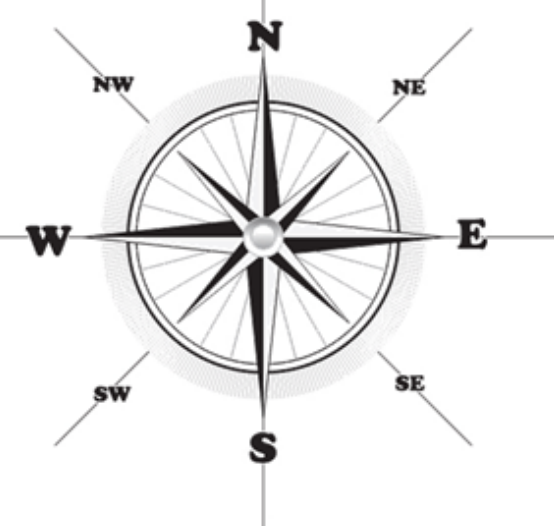
CAD BY MM SHEET NO. A1

COUNTY VERNON

JOB NO. PC-01

PROJECT NO.

DESCRIPTION	DATE



Not to Scale



Proposed Amendment to Master Plan

Domino's Pizza