

**AGENDA ITEM**  
May 10, 2022

Subject: Amendments to the Comprehensive Plan

Department: Administration

This resolution will amend the 1984 Comprehensive Plan to allow commercial development along Austin Blvd from Adams Street to Chestnut 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.”*

**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. 2022-005-PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEVADA, MISSOURI, APPROVING AND RATIFYING AMENDMENTS TO THE COMPREHENSIVE CITY PLAN 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 10th day of May 2022 to hear public comment on the proposed Comprehensive Plan update to allow commercial development along Austin Blvd from Adams Street to Chestnut Street.

**WHEREAS**, the City Planning Commission of Nevada, Missouri, recommends the amendments to the Comprehensive Plan on the 10th day of May, 2022.

**NOW, THEREFORE, BE IT RESOLVED** that the action of the Planning Commission to recommend to City Council to amend the section of the 1984 Mater Plan approved in November 19, 2002 to amend the 2002 updates to the attached hereinto as Exhibit 'A'.

**PASSED, APPROVED AND ADOPTED** this 10th day of May, 2022.

---

Sim Miller, Chairman

Attest:

---

Planning Commission Acting Secretary

EXHIBIT "A"

## MASTER PLAN NOTES AND UPDATES

1. **The Interstate 49 (I-49) 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 will require consideration of an access point to Austin for a frontage road to parallel I-49 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.
2. **The Interstate 49 (I-49) 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. 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.
3. **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.