

APPENDIX C: COMMUNITY PLANNING CHARRETTE REPORT

ISSUES IDENTIFICATION

The City of Pleasant Hill held a "Planning Charrette" in fall of 1998 to provide an opportunity for residents and business leaders of the County to identify issues that are critical to the immediate, as well as the long-term, future of the community. The session was open to the public and invited stakeholders. Approximately 40 members of the community participated in ranking the most important issues facing the City of Pleasant Hill.

The method for *Issues Identification* used was a structured idea-sharing process that expanded on statements developed at a previous series of planning meetings. "Break-out" groups were formed to further discuss the issues that were identified by the entire group. The breakout groups discussed the following series of issues:

1. **Community Development** to discuss issues relating to the location, type and quantity of land uses as Pleasant Hill grows.
2. **Economic Development** to discuss issues relating to business and industrial growth in Pleasant Hill and the surrounding communities.
3. **Public Works** to discuss specific issues that influence the planning and budgeting for public infrastructure.

Participants then prioritized the identified issues through a group ranking process.

ISSUE DEVELOPMENT

The ranked issues are listed below. Information from the "Focus Session" was used as a basis for the follow-up "Policy Charrette" workshop held in November 1998. The policy planning workshop was attended by approximately 40 residents and was used to develop community policies and "action steps" that address the critical issues facing the Pleasant Hill community—both in terms of immediate needs and long-term plans.

The following goal statements and planning objectives are based on a summary of the ideas expressed at the planning charrette session. Responses to each objective are identified in a column entitled "Policy Step." The plan allows the City to formulate goal statements and policy objectives, then policy steps to take in an action agenda. For each issue and goals/objectives statement, a policy step identifies the entity or group—public or private—that is the appropriate agent for action to implement the plan objectives.

COMMUNITY DEVELOPMENT

Growth Issues / Development Regulations

Plan Objective and Action Steps	Action Agenda
<p><i>Objective: The community needs to maintain its existing infrastructure while extending infrastructure to support future growth.</i></p>	
<p><i>Action Steps:</i></p> <p>Storm water master plan is needed to resolve flooding problems <u>by districts</u>.</p> <ul style="list-style-type: none"> • Detention/retention of storm water is needed on-site and district-wide. • The city needs to provide for maintenance of structures. • Ownership of structures needs to be resolved. • Standards should be adopted following adoption of master plan. <p><i>Action Steps:</i></p> <p>Industrial expansion should be planned in the southeast growth areas east of Walker Street, and south of the railroad, outside of the Middle Big Creek floodplain.</p> <ul style="list-style-type: none"> • New industrial park land should have access to the rail line. • Road access should extend north to Broadway and to Richland. <p><i>Action Steps:</i></p> <p>An east-side bypass road—at Francy/Graham Roads—should be planned.</p> <ul style="list-style-type: none"> • The bypass road planning should include linkages between Broadway and Country Club Road. • Bypass should extend north though the Hickory Hills and Hunter Ridge Areas to State Route VV. <p><i>Action Steps:</i></p> <p>Annexation plans should be strategic and comprehensive.</p> <ul style="list-style-type: none"> • Annex to the west along Rock Island Lake Road, to BB Highway and to northwest to Pleasant Hill Lake. • Annex north to County Line Road. • Annex east to the new by-pass road along Scott/Francy/Graham Road alignments. • Annex south to 203rd Street. <p><i>Action Steps:</i></p> <p>The City and county should cooperate in regulating fringe growth:</p> <ul style="list-style-type: none"> • Coordinate with the county on development standards, sanitary sewer extensions to future growth areas, etc. 	<p align="center">City Commission City Staff</p>

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Parks and Recreation / Youth Activities

Plan Objective and Action Steps	Action Agenda
<p>Objective: <i>The City should set aside land for parks and invest in recreation programs.</i></p>	
<p><i>Action Steps:</i></p> <ul style="list-style-type: none"> • Bike trails and/or bike lanes (painted along the right curb line of the street) are needed to loop the city on Sugarland Road at the north, along new north/south linkage, along Cedar to the south and along Lexington Road to the east. • A Civil War Historic Park should be improved northwest of the city at Wilson Creek. • Parks should be added: in northeast areas and near Willow Creek. • The abandoned Rock Island rail line should be improved as a rails-to-trails linear park. • Expand recreation services and youth activities. • Capture park fees through subdivision plat conditions. 	<p>City Commission City Staff</p>

Small Town Character / Culture / Heritage

Plan Objective and Action Steps	Action Agenda
<p>Objective: <i>Pleasant Hill should retain its small town character as it grows.</i></p>	
<p><i>Action Steps:</i></p> <ul style="list-style-type: none"> • Strategically annex growth areas to preserve small town character as urban growth occurs. • Zone for lower-density residential development to the northwest, with planned open space. • Improve bike trails. • Delineate bike lanes on minor arterial roads. • Provide services for the elderly so that residents are not forced to move from the city. • Institute mandatory trash pick up. 	<p>City Commission City Staff</p>

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Improve Transportation Flow

Plan Objective and Action Steps	Action Agenda
<i>Objective: Pleasant Hill must create north/south and east/west arterial roads as it develops.</i>	
<p><i>Action Steps:</i></p> <ul style="list-style-type: none"> • Plan for a railroad overpass at Cedar on the west side to Big Creek bridge. • Create a north/south passage on the west side to link into the future overpass. • Investigate light rail for commuter traffic, to Lee’s Summit. • Plan for future bypass of 58 Highway to the west to maximize local linkages and land use development at future interchanges. 	<p>City Commission City Staff</p>

Public Involvement

Plan Objective and Action Steps	Action Agenda
<i>Objective: Increased citizen involvement is a community value that needs to be marketed and emboldened.</i>	
<p><i>Action Steps:</i></p> <ul style="list-style-type: none"> • Create brochures that communicate public issues and seek input. • Use the public information channel more: Regular broadcast by the Mayor. • Relate the results of the Planning Policy workshops to the public. • Diversify appointment to public boards; hold joint meetings. 	<p>City Commission City Staff</p>

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ECONOMIC DEVELOPMENT AND OUR COMMUNITY

Marketing Campaign and Awareness

Plan Objective and Action Steps	Action Agenda
<p>Objective: Improve the image of the Downtown and promote opportunities to strengthen and attract local businesses</p>	
<p><i>Action Steps:</i></p> <p>Attention should be given to the Downtown image</p> <ul style="list-style-type: none"> • Initiate a cleanup campaign could focus on enhancing the entrances to the city. • Form neighborhood cleanup programs. • Use the local access channel to showcase the positive developments that have occurred such as the Plaza 7 Shopping Center, the Save-A-Lot Center and the Highway 7 stop light. • Conduct an advertising campaign directed at promoting the Downtown image. <p><i>Action Steps:</i></p> <p>Promote opportunities to strengthen or attract local business.</p> <ul style="list-style-type: none"> • Promote local shopping through a Chamber of Commerce Internet site, local access TV station programs and a local radio show. • Conduct a large local trade show. • Encourage local businesses to maintain uniform hours. • Establish a “coffee shop” for carriage rides. <p><i>Action Steps:</i></p> <p>“Awareness programs” should be initiated and then participated in by both the public and private sectors.</p> <ul style="list-style-type: none"> • Involvement should be encouraged from The Mayor, the Chamber, the newspaper, the schools and the media in promoting community awareness. • Use the local access TV channel, a Chamber of Commerce Web site and a local radio show to promote community awareness. • Develop a promotional video. • Initiate a community betterment scheme that will coordinate the efforts of the above mentioned groups with the efforts of other local organizations (i.e. youth groups, senior associations, etc.). 	<p style="text-align: center;">City Commission City Staff</p>

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Public Services Extension

Plan Objective and Action Steps	Action Agenda
<p>Objective: Public services should be extended.</p>	
<p><i>Action Steps:</i></p> <p>Public services should be extended. However, the City should not partner with, or provide incentives to the private sector for economic development, as growth is currently occurring at a desirable rate.</p> <ul style="list-style-type: none"> • Extend services to the north on either side of Highway 7. • Extend services to the southeast on either side of Highway 58. • Develop the Katy Trail along the railroad. • Expand the ball park area 	<p>City Commission City Staff</p>

Integrate Newcomers

Plan Objective and Action Steps	Action Agenda
<p>Objective: Initiate programs to integrate new residents</p>	
<p><i>Action Steps:</i></p> <p>Programs are needed to integrate new residents.</p> <ul style="list-style-type: none"> • A welcome wagon that would include a list of local organizations and churches. • A tour bus to give new residents orientation tours. • Provide information on the local access television show that is geared towards new residents. • Establish specific community improvement programs for newcomers to become involved in (i.e. centralized food pantries, meals on wheels and latchkey kids). • Encourage strong ministerial alliances in order to promote church recruiting of new residents. <p><i>Action Steps:</i></p> <p>The City and Developers should provide parks and recreation programs to help integrate new citizens.</p> <ul style="list-style-type: none"> • Conduct a fall festival or local fair. • Establish a community theatre group. • Develop a city pool or city lake recreation area. <p><i>Action Steps:</i></p>	<p>City Commission City Staff</p>

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<p>New businesses should be encouraged and local commerce emphasized.</p> <ul style="list-style-type: none"> • Display an information rack featuring local businesses and services in local shops. • Hold a trade shows featuring local businesses. • Utilize the local newspaper to showcase local business and convey local commerce information to new residents. 	
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Residential Development

Plan Objective and Action Steps	Action Agenda
<p>Objective: Encourage new residential development and downtown residential development.</p>	
<p><i>Action Steps:</i></p> <p>New residential development should be encouraged.</p> <ul style="list-style-type: none"> • To the north of downtown; west of Sugarland Road, west of Campbell Road, north of Kellogg Road, and northeast of State Route VV and Lexington. • At the western area of the city, north of Highway 58. • At the eastern area of the city, north of Country Club and east of Trail Ridge. <p><i>Action Steps</i></p> <p>Downtown residential development should be encouraged.</p> <ul style="list-style-type: none"> • Promote affordable housing. • Promote rental housing such as apartments. • Encourage infill housing in older Downtown areas. • Introduce a cleanup initiative to focus on hazardous waste and bulk recycling. • Enforce the property maintenance code. 	<p>City Commission City Staff</p>

Industrial Development Strategy

Plan Objective and Action Steps	Action Agenda
<p>Objective: Encourage new residential development and downtown residential development.</p>	
<p><i>Action Steps:</i></p> <p>Industry should be attracted.</p> <ul style="list-style-type: none"> • Attract labor intensive and environmentally sound industries. • Locate industry east of downtown, north of the Highway 58/railroad corridor and to the north, along Highway 7. • Encourage more businesses like Taco Bell and Wal-Mart. <p><i>Action Steps:</i></p>	<p>City Commission City Staff</p>

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<p>Methods to attract industrial development include:</p> <ul style="list-style-type: none"> • Develop access to industrial sites, particularly along railroads. • Pursue relationships with utility companies to target the community. • Economic networking with state government officials. • Provide a good school system that will attract a decent work force. • Provide affordable housing and target specific properties for annexation. • Fill in the old lagoon on the east side of 7 Highway. 	
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PUBLIC WORKS

North/South Collector Street

Plan Objective and Action Steps	Action Agenda
<p><i>Objective: Pleasant Hill must create north/south and east/west arterial roads as it develops.</i></p>	
<p><i>Action Steps:</i></p> <ul style="list-style-type: none"> • Connect 7 Highway with County Road at Old Cemetery Road. • Use Campbell and “T” into Old Cemetery Road. • Add traffic lights at Sugarland, Mathes, County Club Road and Broadway. • Zone for future business development. 	<p>City Commission City Staff</p>

Funding/Financing of Improvements

Plan Objective and Action Steps	Action Agenda
<p><i>Objective: There should be a balance between private investment and public investment.</i></p>	
<p><i>Action Steps:</i></p> <ul style="list-style-type: none"> • Coordinate with Cass County: consider impact fees for major roads. • Coordinate with Lee’s Summit: consider excise tax for major roads. 	<p>City Commission City Staff</p>

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Annexation

Plan Objective and Action Steps	Action Agenda
Objective: Pleasant Hill should take pro-active steps to annex land in growth areas.	
<p><i>Action Steps:</i></p> <ul style="list-style-type: none"> • Annex to the west along Rock Island Lake Road, to BB Highway and to northwest to Pleasant Hill Lake. • Annex north to County Line Road. • Annex east to the new by-pass road along Scott/Francy/Graham Road alignments. • Annex south to 203rd Street. • Coordinate with Cass County so that they will support annexation plans. 	<p>City Commission City Staff</p>

Railroad Overpasses/Light Rail

Plan Objective and Action Steps	Action Agenda
Objective: Pleasant Hill should take pro-active steps to plan for and secure state funding an overpass.	
<p><i>Action Steps:</i></p> <ul style="list-style-type: none"> • Consider overpass east of Walker Estates off of 58 Highway northeast to County Road (Boardman). • Actively pursue extension of the KC/Lee's Summit line. 	<p>City Commission City Staff</p>

Stormwater Improvements

Plan Objective and Action Steps	Action Agenda
Objective: Study storm water plan comprehensively.	
<p><i>Action Steps:</i></p> <ul style="list-style-type: none"> • Create and adopt a Stormwater Master Plan. • Address stormwater problems at the district level, rather than lot-by-lot. • Examine the following areas: <ul style="list-style-type: none"> ○ Woodlawn and Lexington; ○ Country Club Road at Lexington and south of Baldwin Lake; ○ Broadway at Benton and at the railroad tracks; ○ U.S. 58 Highway; ○ Front Street at Harrison; and ○ Southwest of Loch Leonard Lake. 	<p>City Commission City Staff</p>

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