

**Date:** April 27, 2022

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**Subject:** Comprehensive Plan Implementation Update Q2-Y2

The City of Smithville adopted zoning ordinances in the 1960's, and state law set out the requirements of adopting the first Comprehensive Plan. Comprehensive plans are updated every 10-15 years to account for growth and changes to the community. The 2006 plan was ready for an update in 2019. To gauge the community and citizens' priorities, the Board started a public engagement process to create a Strategic Plan. That process resulted in the 2019 Strategic Plan, which was formally adopted by the Board of Aldermen in November 2019.

<https://lab.future-iq.com/wp-content/uploads/2019/11/Smithville-Vision-Report.pdf>

This plan created five strategic Pillars for the City to use as a basis for its' decisions about the future of Smithville. One of the first tasks identified in this Strategic Plan was to Update the 2006 Comprehensive Plan using these five Pillars.

The City began the Comprehensive Plan update process with a kick-off meeting in January of 2020. For the next 10 months, the City's consultant coordinated numerous public meetings with stakeholders. Each of the five Pillars were used to create separate Task Forces that included Aldermen, Planning Commissioners, interested citizens, stakeholders from other city committees and commissions, school district representatives, as well as city staff. Using the work from these task forces, the consultant consolidated their recommendations into a draft plan and then began the final public input process, including public hearings before the Planning Commission. In October 2020, the Planning Commission adopted the Smithville "Comprehensive Plan 2030" and sent it to the Board of Aldermen to formally adopt the plan as their Policy. This adoption occurred in November 2020.

<https://www.smithvillemo.org/files/documents/2030ComprehensivePlan1313123356102021PM.pdf>

This plan includes a comprehensive Implementation Matrix for each of the five pillar format, and this memo is to update the Board of Aldermen on the progress of those actions in the matrix. Staff reviews the progress of this plan quarterly and created the attached dashboard document for easier reference. This report is to update the progress on the actions taken on the listed implementation actions from the Comprehensive Plan.

The complete implementation Matrix is at Page 72 of the Comprehensive Plan (available in the link above)

Each implementation action was designed to support one or more focus areas from the five pillars from the 2019 Strategic Plan and are abbreviated here as follows:

HN – Diverse Housing and Neighborhood Options

BE – Strengthened Business and Economic Development

ST- Small-Town Feel and Sense of Community

RC- Enhanced Recreation and Connectivity

ED – Continued Commitment to Education

Each pillar has either 4 or 5 focus areas. Each area includes one to seven implementation actions. In addition to the implementation action hierarchy, there exists an additional priority hierarchy (high 1, moderate 2 and low 3) and timeframe hierarchy (Near 0-3 years, Mid 3-7 years, Long 7-10 years and Ongoing 0-10 years) for each item as well.

To provide an update on the progress of the Implementation of the Comprehensive Plan, we are providing a partial list of the actions in Appendix B.3 Implementation Actions by Time Frame from the Comprehensive Plan. The full appendix can be found at Page 102 of the Comprehensive Plan 2030 linked above.

For this update, you will see the Near Term (0-3 Years) actions in the plan first, followed by the Ongoing (0-10 Years) actions in the plan. Each goal is identified in **Bold letters**, followed by the listed Action for that goal.

Near Term (0-3 Years) Actions – All Priorities:

***HN.1 Continue to Increase the Supply of Housing Units to Meet Growing Residential Demand***

HN.1.1 Support providing additional housing stock throughout the city of Smithville to meet current and future residents' needs by encouraging new residential development in areas identified in the Future Land Use Map. *Moderate Priority. Discussion with developers are ongoing. Currently 47 residential permits have been issued in 2022.*

HN.1.2 Revise and update local ordinances to mandate park impact fees for all residential unit types to support the growing demand on parks and recreation spaces as the residential population increases. Evaluate increasing the impact fees. *High priority. The Board of Aldermen adopted Ordinance 3115-21 on September 7, 2021 that included R-3 land into the Site Plan Review process. These changes require any new*

*construction to meet the parkland dedication provisions of the subdivision ordinance, which includes park fees.*

### ***HN.5 Provide Housing Options for All***

HN.5.4 Adjust, and consider removing, maximum floor area requirements in the R-3 Zoning District to allow a market-driven variety of unit sizes, particularly in new multi-family development. **High Priority.** *The Board adopted these changes with amendments to the zoning code on June 1, 2021 by passing Ord. 3108-21.*

### ***BE.2 Leverage Smithville Lake as a Tourism Asset and Economic Driver***

BE.2.1 Explore measures to expand municipal boundaries closer to Smithville Lake via strategic annexation of Smith's Fork Park. **High Priority.** *Legal has worked out a final process with USACE attorneys and the final process of annexation should be completed in Summer 2022.*

### ***BE.3 Target and Attract Key Industry Niches***

BE.3.1 Identify appropriate industry types and priorities/metrics (such as jobs, tax revenue, etc.) for utilizing economic development incentives to attract key industry niches. **High Priority.** *Initial discussions of economic incentives have occurred over the last year with the EDC. The EDC will complete its recommendation process next month, with a Board work session scheduled in late summer*

BE.3.2 Establish a Zoning Overlay in the 169 South Character Area on the west side of Hwy 169 for which commercial uses are allowed if they meet the key priority industry criteria or metrics. **Moderate Priority.** *To create a zoning overlay district, surveyors, architects, engineers, or other consultants will be necessary. As a result, this item is recommended to be included in the discussion on budgetary priorities for the coming budget.*

### ***BE.4 Promote and Allow for Industrial Growth within a Dedicated Industrial Zone***

BE.4.1 Increase the acreage of industrial zoned land in and near the 169 Industrial Character Area to ensure adequate land supply for Smithville's additional industrial development. **Moderate Priority.** *Staff is in regular discussion with potential developers and stakeholders to address this need.*

### ***ST.1 Establish Intentional Gateways and Buffers at Key Locations in Smithville***

ST.1.1 Consider creating a Gateway Strategy to establish similar initiatives and visuals, synergizing the city's various gateways and Highway 169 experience. **High Priority.**

*The draft Transportation Master Plan was presented to the Board in February and includes discussion on gateway locations. This plan will be presented to the Board on May 17, 2022 for final review and approval. This item is recommended to be included in the discussion on budgetary priorities for the coming budget.*

ST.1.3 Establish a visual landscape buffer at the southern municipal boundary along Highway 169 to preserve and introduce the character of Smithville while transitioning between Kansas City and Smithville. **High Priority.** *This item is recommended to be included in the discussion on budgetary priorities for the coming budget.*

#### ***ST.4 Foster Enhanced Social Infrastructure and Community Connections in Smithville***

ST.4.3 Foster the development of quality-of-life amenities that bring community members together. **High Priority.** *Continue progress with Missouri Main Street and implementation of the Parks Master Plan.*

*In addition to several parks upgrades in 2021, more upgrades are set to be completed in the coming months. The Parks Masterplan includes a large list of items to complete so staff is working with the Parks Legacy Fund to assist in fundraising for these amenities.*

#### ***RC.1 Create a Unified Approach for Parks and Trails in Smithville***

RC.1.1 Develop a Parks, Recreation, and Trails Master Plan. **High Priority.** *A Parks and Recreation Master Plan was approved by the Board on July 19, 2021. The proposed Transportation Master Plan incorporates a significant Trails portion and is set for Board approval on May 17, 2022.*

RC.1.2 Develop a Transportation Master Plan emphasizing multimodal transportation opportunities and connections. **High Priority.** *The proposed Transportation Master Plan incorporates a significant Trails portion and is set for Board approval on May 17, 2022.*

#### ***RC.4 Continue to Leverage Smithville Lake as a Recreational Asset for Residents and Visitors, and as an Economic Driver to the local Economy***

RC.4.1 Annex Smith's Fork Park into Smithville's municipal boundaries. Create a new Zoning District specifically for Smith's Fork Park. **High Priority.** *Legal has worked out a final process with USACE attorneys and the final process of annexation should be completed in Summer 2022.*

#### ***ED.1 Work with College system to bring higher education opportunity to Smithville***

ED.1.1 Work with Metropolitan Community College (MCC) to initiate study of their capacity to provide services meeting Smithville community needs. **High Priority.** *While*

*some initial discussion occurred with MCC prior to its' ballot measure, more in-depth discussion must occur to better coordinate priorities and measures on the ballot.*

### **Additional Ongoing Items**

The following 19 **High Priority** items are a part of the Ongoing (0-10 years) Category which contains 53 total items in all priorities:

### **HN.2 Celebrate and Preserve Existing Housing and Neighborhoods**

HN.2.3 Maintain existing quality vegetative buffers and minimize disturbances of ecological features in new residential developments. *Since the adoption of the Comprehensive Plan in 2020, the first new residential developments to go through the subdivision process have completed their initial meetings with staff and are under design at this time. This item will be a priority when these items come for review and approval in late spring.*

### **HN.3 Strengthen Neighborhoods Across the City**

HN.3.1 Encourage additional residential units near existing residential uses to strengthen the neighborhoods of Smithville. *Currently two subdivisions are under construction adjacent to existing subdivisions (Eagle Ridge, Diamond Creek), with two more anticipated shortly (west of downtown, Lakeside Farms).*

### **HN.4 Encourage Walkability and Connectivity in and Near Residential Areas**

HN.4.2 Mandate pedestrian connections in new residential developments to adjacent existing or prospective neighborhoods to further strengthen Smithville's pedestrian network.

HN.4.4 Continue to require sidewalks in all new residential developments to create and strengthen existing pedestrian networks.

### **HN.5 Provide Housing Options for All**

HN.5.1 Encourage housing options that promote a range of aging-in-place opportunities, including smaller units, accessory dwelling units (ADUs), shared housing arrangements, and independent or active adult communities. *Lot and dwelling unit sizes were reviewed and the Board approved Ord. 3108-21. Which incorporated those changes in June, 2021. The remaining items will be presented to Planning Commission for discussion in the near future.*

### **BE.1 Prioritize a Vibrant Downtown.**

BE.1.4 Continue to annually dedicate city funds to support Smithville's Main Street program. Consider earmarking designated funds to enable sustained administration and operations. Consider earmarking additional funds for programmatic activities such as business assistance, events, and placemaking. *The City continues to dedicate funds for Smithville Main Street, which hired a full time director in 2021.*

BE.1.5 Continue to provide Small Business Resources, such as the city's Business Startup Checklist, the Smithville Area Chamber of Commerce, and Main Street programming and assistance.

BE.1.7 Encourage and attract commercial establishments that foster a vibrant Main Street to locate in Smithville's Downtown. *Significant private rehabilitation is completed or underway in 10 locations downtown.*

### **BE.3 Target and Attract Key Industry Niches**

BE.3.3 Determine criteria for using available incentives to attract key priority industries for the options detailed in Smithville's Economic Development Programs Incentive Policy. *The EDC reviewed the available economic development incentives throughout 2021. The EDC will complete its recommendation process next month, with a Board work session scheduled in late summer.*

### **BE.4 Promote and Allow for Industrial Growth within a Dedicated Industrial Zone.**

BE.4.4 Ensure industrial uses are well buffered through vegetation and visual barriers, particularly between industrial and non-industrial uses.

BE.4.5 Continue to require traffic impact assessments for development proposals of significant scale, particularly with industrial uses, to ensure appropriate infrastructure capacity and mitigate negative traffic impacts. *Staff continues to require impact assessments, and the proposed Transportation Master Plan includes provisions to assist in this process.*

### **BE.5 Continue To Strengthen Partnerships**

BE.5.1 Leverage partnerships with Smithville Main Street, the Chamber of Commerce, and the KC Area Development Council to create impactful and collaborative efforts pertaining to business attraction, retention, and technical assistance.

### **ST.4 Foster Enhanced Social Infrastructure and Community Connections**

ST.4.1 Encourage walkable and multimodal connections to and between social institutions in Smithville. *The Main Street Trail was completed last year, and Streetscape Phase II is now complete. Streetscape Phase III is in design now for the north extension of Bridge Street and a new Commercial Street Sidewalk from the School District property to downtown for next year.*

### **RC.1 Create a Unified Approach for Parks and Trails**

RC.1.3 Continue collaboration between Smithville's Public Works and Parks and Recreation Departments to ensure recreational assets, residential areas, and employment centers are well-connected through multimodal paths and trail networks. *The Parks Master Plan and the Transportation Master Plan have collaborated on trails network discussions.*

## **RC.2 Strengthen Smithville's Trail Network as the City Continues to Grow**

RC.2.2 Encourage new developments to provide access and pathways to existing and proposed trail networks.

## **RC.3 Distribute Recreation Opportunities and Amenities Across the City**

RC.3.4 Establish a committee/working group of private, public, and nonprofit sector stakeholders to identify and implement innovative solutions to meet recreational needs in the community. *The Parks Legacy fund has engaged in a fundraising process to meet the community's recreational needs.*

## **RC.4 Continue to Leverage Smithville Lake as a Recreational Asset for Residents and Visitors, and as an Economic Driver to the local economy**

RC.4.3 Support promoting Smithville businesses and marketing efforts at Smith's Fork Park to strengthen local businesses' customer base, particularly downtown establishments.

## **ED.1 Work with College system to bring higher education opportunity to Smithville**

ED.1.2 Once capacity is identified, leverage community need with school personnel as well as MCC resources.

## **ED.2 Coordinate funding and planning activities between School and City**

ED.2.1 Smaller action group of both Boards work to identify guiding principles that both entities agree upon, and work toward achievement of mutual plans and goals.

2030 Comprehensive Plan: Implementation		% Planning Goal Complete	% Pillar Complete
<b>Diverse Housing and Neighborhood Options</b>			26%
<b>HN.1</b>	Continue to Increase the Supply of Housing Units to Meet Growing Residential Demand.	22%	
<b>HN.2</b>	Celebrate and Preserve Existing Housing and Neighborhoods.	15%	
<b>HN.3</b>	Strengthen Neighborhoods Across the City.	9%	
<b>HN.4</b>	Encourage Walkability and Connectivity in and Near Residential Areas.	54%	
<b>HN.5</b>	Provide Housing Options for All.	29%	
<b>Strengthened Business and Economic Development</b>			22%
<b>BE.1</b>	Prioritize a Vibrant Downtown.	44%	
<b>BE.2</b>	Leverage Smithville Lake as a Tourism Asset and Economic Driver.	21%	
<b>BE.3</b>	Target and Attract Key Industry Niches.	10%	
<b>BE.4</b>	Promote and Allow for Industrial Growth within a Dedicated Industrial Zone.	25%	
<b>BE.5</b>	Continue To Strengthen Partnerships.	11%	
<b>Small Town Feel and Sense of Community</b>			8%
<b>ST.1</b>	Establish Intentional Gateways and Buffers at Key Locations in Smithville.	0%	
<b>ST.2</b>	Foster an Engaging Hwy 169 Corridor Experience.	2%	
<b>ST.3</b>	Enhance the Vibrancy and Classical Character of Downtown Smithville.	14%	
<b>ST.4</b>	Foster Enhanced Social Infrastructure and Community Connections in Smithville.	18%	
<b>Enhanced Recreation and Connectivity</b>			28%
<b>RC.1</b>	Create a Unified Approach for Parks and Trails in Smithville.	72%	
<b>RC.2</b>	Strengthen Smithville's Trail Network as the City Continues to Grow.	2%	
<b>RC.3</b>	Distribute Recreation Opportunities and Amenities Across the City.	4%	
<b>RC.4</b>	Continue to Leverage Smithville Lake as a Recreational Asset for Residents and Visitors, and as an Economic Driver to the local Economy.	36%	
<b>Continued Commitment to Education</b>			0%
<b>ED.1</b>	Work with College system to bring higher education opportunity to Smithville	0%	
<b>ED.2</b>	Co-ordinate funding and planning activities between School and City	0%	
<b>ED.3</b>	Development strong connection between employers and educational institutions	0%	
<b>ED.4</b>	Enhance community spaces as adult learning hubs	0%	

**Overall Comp  
Plan  
Completion  
2022 Q1**

**17%**