

INTRODUCTION

Purpose of the Plan

The Pleasant Hope Comprehensive Plan is intended to serve as a policy guide for informed decision-making on the future growth and development of the city over the next decade. The Plan provides a framework for making decisions on public improvement projects and investments as well as private development proposals that may require actions by the Board of Aldermen. The Plan is not intended to be a rigid framework directing future development. Rather, the Plan is designed to be flexible and is intended for periodic review and update to ensure it continues to reflect community conditions, needs, aspirations, and goals for the future.

The purpose of the Comprehensive Plan is to realize Pleasant Hope's vision for the future and to guide growth in a manner that fosters orderly, coordinated, and sustainable community development.

Pleasant Hope Vision

Pleasant Hope will be a community which embraces the changing needs and expectations of our citizens through respect for people, preserving the friendly environment, and creating a prosperous and safe community.

The Planning Process

This document presents the first comprehensive plan developed for the City of Pleasant Hope, Missouri. In late 2007, the City of Pleasant Hope initiated the process of preparing a comprehensive plan to guide the community's future. Through discussion with planning faculty at Missouri State University, it was proposed that assistance be provided in the plan development by students in the University's Community Planning Practicum course during the spring 2008 academic semester. Working under the direction of the course instructor, the students met with the Planning and Zoning

Commission to discuss the project then engaged the public in a scheduled, community-wide visioning meeting in March, 2008.

Citizens were asked a question about their desires for the community's future: If it was within their power, what would they like to see in Pleasant Hope within the next five years? Ideas and comments expressed by those attending the visioning meeting were written on flipchart sheets and posted on the walls for all to see and review. Following the public meeting, the various ideas expressed by the participants were organized into four broad themes: (1) community character and image; (2) community facilities, services and infrastructure; (3) parks and recreation; and (4) economic development:

Community Character and Image

- Greater public involvement in civic affairs and community development
- Community newsletter/website to keep the public informed
- Use new urbanism design principles in downtown area infill and development
- Maintain small town character
- Improve appearance of Highway H – Gateway into the city
- Improve maintenance of rental properties

Community Facilities, Services and Infrastructure

- Community center
- Locate all city government facilities in one government center
- Road improvements
- Drainage upgrades
- Police/fire improvements
- Water and sewer systems expansion
- Recycling center
- Bookmobile
- Farmers' market
- Fairground
- Cell phone tower
- Grants for schools – fine arts improvements
- Increase pay for teachers
- Continuing education facility through Missouri State University or other area higher education and technical training institutions

Parks and Recreation

- Park improvements
- Greenways/walking trails
- Sports complex with basketball, tennis, skate park
- Water park
- Swimming pool
- Batting cages
- Golf course

Economic Development

- Market the community
- Improve the city website
- Improve and reestablish the town center (downtown area)
- Attract more manufacturing jobs
- Annex more land for commercial development
- Shopping center with a discount, variety retail store
- More businesses that will generate tax revenues
- Develop more upper end subdivisions to attract higher income residents
- Campground
- Community and tourism events
- Pharmacy
- Movie theater

During the remaining months of the semester, the students conducted research and field studies to collect and map information on land use, housing conditions, road conditions and environmental management issues. The findings of the studies of existing community characteristics and preliminary recommendations on future land use, transportation system needs, and sustainable practices for surface drainage management were discussed in a presentation to city officials.

Since the initial work carried out by the Missouri State University students for the development of a comprehensive plan for the community, city government and civic groups have taken action to address many of the needs and desired improvements noted by residents and business owners through the community visioning process. Some of these accomplishments include:

- Construction of a new municipal water system
- Current improvements to the wastewater treatment system
- Road and bridge improvements
- City park improvements and construction of a veterans memorial
- Farmer's market
- Development of a long-range Trails Master Plan and installation of Phase 1 trail improvements
- Improved and regularly maintained city website
- Participation with Polk County and other municipalities in the recently designated Polk County Enhanced Enterprise Zone

The city has invested in community facilities and infrastructure improvements necessary to serve the population and to attract new private investment and development. The city is taking a proactive approach to creating an environment that encourages public participation in civic life and community improvements, such as parks and trails, which will enhance community character and quality of life. It is actively engaged in promoting opportunities for business development that will create local jobs and increase local commerce options for residents.

As Pleasant Hope continues to move forward to meet the challenges as well as the opportunities to achieve its vision for creating a prosperous and safe community, the need for a comprehensive plan to guide decision-making on future development and public investment is more critical. This comprehensive plan builds upon the initial studies and recommendations prepared for the city by the Missouri State University Community Planning Practicum class. This work has been updated to reflect changing conditions, accomplishments, and activities undertaken since 2008.

Plan Elements

The Pleasant Hope Comprehensive Plan focuses on those sectors of the community over which the public has traditional purview, including the location and intensity of land development, transportation, public facilities and services, and environmental preservation. However, the Plan also identifies needs and recommends actions that will require collaborative efforts between the city government, civic organizations and the private sector to achieve the quality of life desired by the

community. The Plan forms the basis for future land use regulations and potential revisions to existing subdivision regulations and other regulatory controls or policy affecting future public and private sector investment in the community.

The Comprehensive Plan is organized in nine chapters that provide an overview of the physical, social, environmental and economic characteristics and conditions of Pleasant Hope. The goals, objectives and recommended actions presented in several of the chapters provide direction for decision-making on the future development of the city.