

Land Use

Land use refers to the activity systems or development pattern of a particular parcel of land. All land is used in some fashion, whether developed for urban or agricultural use or left in a natural state. How Pleasant Hope develops is important to the community's future and quality of life desired by its citizens. Some of the primary variables influencing the direction and intensity of land use patterns include the transportation network, environmental features, and the location of public facilities and infrastructure.

Existing Land Use

An existing land use inventory provides a base from which current and long-range planning recommendations and decisions can be made. Existing land use information for Pleasant Hope was collected through field surveys conducted during 2008 and updated in 2012. Table 5-1 shows the breakdown of acreage total of the various land uses in Pleasant Hope and Figure 5-1 displays this information graphically.

Table 5-1: Pleasant Hope Existing Land Use Acreage, 2012

| Land Use | Total Acres | Percent of Developed Land | Percent of City Total Acreage |
|--|-------------|---------------------------|-------------------------------|
| Total Residential | 152.5 | 30.9 | 15.2 |
| Single Family | 140.6 | 28.5 | 14.0 |
| Two Family | 7.0 | 1.4 | 0.7 |
| Multi-Family | 4.9 | 1.0 | 0.5 |
| Commercial | 17.2 | 3.5 | 1.7 |
| Industrial | 207.2 | 42.0 | 20.6 |
| Public/Semi-Public | 86.2 | 17.5 | 8.6 |
| Parks and Recreation | 4.5 | 0.9 | 0.4 |
| Transportation, Communications & Utilities | 0.5 | 0.1 | 0.0 |
| Streets & Rights-of-Way | 25.8 | 5.2 | 2.6 |
| Agriculture, Undeveloped & Vacant | 510.3 | | 50.8 |
| Total Developed | 493.9 | 100.0 | 49.2 |
| Total Undeveloped | 510.3 | | 50.8 |
| Total Acreage | 1,004.2 | | 100.0 |

Source: Missouri State University, Field Surveys, 2008; updated February 2012.

Pleasant Hope covers slightly over 1,004 acres. Of this total, industrial land use occupies the largest percentage of land, accounting for over 200 acres or 20 percent of total land area within the city. While it may appear as if the city has an unusually high percentage of land used for industrial activity in comparison to other similar sized communities, the industrial acreage in Pleasant Hope is land annexed to the city with portions initially developed for the processing custom pork food products. As of spring 2012, this facility is vacant.

Residential uses account for slightly over 15 percent of total acreage and 30 percent of developed land within the city. Single family residential is the predominant residential use, with limited acreage developed in two-family or multi-family uses. The majority of residential land is located in the middle of the city along Main Street. The southeast section of Pleasant Hope has the second largest concentration of residential development. Manufactured homes are located around the downtown area and in the north part of the city.

Approximately 17 acres are devoted to commercial uses, representing 3.5 percent of developed land within the city. Commercial activity is concentrated in the downtown area, at the intersection of Highway 215 and Main Street, and in the southern section of the city along Main Street.

Public/semi-public land uses cover over 86 acres. The majority of this land is devoted to educational activities, including the Pleasant Hope grade school, middle school, high school and related facilities. Other uses in this category include city government buildings and facilities such as churches or civic organization buildings. Pleasant Hope has one community park, located in the downtown area on the eastern side of Main Street.

Approximately 50 percent of the land area within the city is currently used for agricultural activity or is in a natural, undeveloped state. Most such acreage is located on the fringes of the city, with substantial parcels located in the southern section of the community.

Goals, Objectives and Actions

The following land use goals, objectives have been developed with consideration of existing patterns of development within the city, the transportation network, and environmental characteristics which may constrain development or serve as assets for future development. These goals reflect input from the citizens on their desires and visions for the future. The goals, objectives and actions provide the framework for the location of future land uses within the city and the recommendations contained within the following Future Land Use Plan section of this chapter of the Comprehensive Plan.

Residential Uses

Goal 1

Provide suitable areas for residential development that offer housing choice and that meet the needs of the various segments of the population.

Objective 1

Residential development should be compatible with the existing and planned street system.

Actions

- 1.1 Residential uses of differing intensities should be located and designed to take access from streets that have adequate capacity to handle the traffic that will be generated by the development.
- 1.2 Design neighborhoods to include linkages for pedestrian and bicycle traffic through the neighborhood and to surrounding neighborhoods and major activity nodes. The city should encourage planned development of interconnected greenways or other pathways.
- 1.3 Design neighborhoods to provide access to the major street system while limiting the flow of commercial traffic through the neighborhood.

Objective 2

Provide areas zoned for two-family and multi-family housing that are compatible with surrounding development and that increase opportunities for housing choice.

Actions

- 2.1 Encourage residential infill development in existing neighborhoods. The type of housing permitted should be compatible with existing residential uses.
- 2.2 Use higher density two-family and multi-family housing as a transitional land use buffer between single family residential areas and higher intensity commercial and industrial uses.
- 2.3 Use natural buffers, such as landscaping and berms, to reduce the impact of higher density housing on adjoining lower density residential uses. Natural buffers also have the added benefits of reducing noise intensity, air pollutions, and long term maintenance and replacement costs of structural screening (fencing) while creating a more aesthetically pleasing environment.
- 2.4 Encourage planned residential development that incorporates housing of differing densities and types to create alternative housing choices for different segments of the population.
- 2.5 Consider the use of flexible zoning techniques to promote residential developments that incorporate innovative design and provide a range of housing choice.

Objective 3

Promote continuous public and private investment in established neighborhoods to ensure that they remain attractive places to live.

Actions

- 3.1 Provide high quality public services to all neighborhoods, including well-maintained streets, water and sewer services, and storm water management.
- 3.2 Ensure proper maintenance of residential neighborhoods through enforcement of building codes and nuisance abatement codes for control of litter, trash, weeds and inoperable vehicles.

- 3.3 Encourage the rehabilitation of deteriorating older housing in established neighborhoods.
- 3.4 Encourage infill development on vacant lots in existing neighborhoods.
- 3.5 As resources permit, use tree plantings, landscaping, sidewalks and lighting improvements to create and identifiable image and distinct sense of place.

Commercial Uses

Goal 1

Provide for convenient locations for commercial uses that are well designed, accessible, and compatible with surrounding development.

Objective 1

The functional design of the roadway system should be compatible with the location and intensity of commercial development. Commercial activities that are high traffic generators should locate on arterials.

Actions

- 1.1 Encourage the location of commercial uses in clusters along arterials or near arterial road intersections.
- 1.2 Commercial areas should be designed to encourage shared vehicular access to major streets and internal pedestrian and vehicular circulation.
- 1.3 On larger parcels of land, encourage planned developments that incorporate a mixture of housing types and densities as well as commercial uses serving the neighborhoods.
- 1.4 Ensure that adequate public infrastructure is available to meet the needs of future commercial development.

Objective 2

Minimize negative impacts of commercial development on adjoining lower intensity residential developments.

Actions

- 2.1 Commercial areas should be designed to limit the flow of commercial traffic through adjoining neighborhoods.
- 2.2 Use buffering to reduce negative impacts of commercial development on adjoining neighborhoods. Buffering may be accomplished through natural or green buffers, or by using a less intensive land use, such as two-family or multi-family residential, to buffer between commercial and lower density single family uses.
- 2.3 Encourage the development of planned commercial centers or mixed use developments (planned unit developments) as a preferred alternative to free-standing strip commercial development.

Planned developments promote the effective use of site location and common design of lighting, landscaping and buffering, internal vehicular and pedestrian circulations, utilities, and storm water management. Although current development patterns in the city are such that future free-standing commercial development will likely occur, planned commercial development should be encouraged where possible.

Objective 3

Encourage the maintenance and enhancement of existing commercial uses in the city.

Actions

- 3.1 Provide high quality public services and infrastructure maintenance to current commercial areas.
- 3.2 Encourage adaptive reuse of any vacant or underutilized commercial structures in the downtown area.

Industrial Uses

Goal 1

Provide appropriate locations for environmentally clean industrial uses that will create local employment opportunities.

Objective 1

Locate industrial development in areas with adequate transportation access and utilities service and that are compatible with adjoining uses.

Actions

- 1.1 Industrial uses are generally not compatible with residential uses and, if possible, should not locate adjacent to residential areas. If other alternative locations do not exist, limit such industrial uses to light industrial activity that does not involve outdoor storage or create excessive noise, glare or traffic through residential areas.
- 1.2 Use lower intensity commercial or office development as transitional land use buffers between industrial and residential uses.
- 1.3 Require industrial activities that generate excessive noise, glare, odors or visual clutter to provide adequate buffering and screening to minimize negative impacts on adjoining properties.
- 1.4 Industrial uses that may pose a hazard to the environment should not be permitted to locate in the city.
- 1.5 Locate industrial uses in areas that are free from environmental hazards.

Parks and Recreation Uses

Goal 1

Provide parks and recreation opportunities that meet the needs and interests of differing segments of the population and that serve as desirable amenities to attract new private investment in the city.

Objective 1

Pleasant Hope should provide suitable locations for public parks and encourage the development of recreation and leisure amenities in private development to enhance quality of life amenities in the community.

Actions

- 1.1 As the population grows and resources permit, provide for the development of a community park on the western side of the city.
- 1.2 Encourage developers to provide usable park land and recreation facilities in their developments.
- 1.3 As the city develops zoning regulations, incorporate flexible development techniques such as open space subdivision development and planned residential developments, as an incentive for developers to provide park land, walking trails or other recreational areas within their developments.

Objective 2

Utilize natural environment assets to provide recreation opportunities to help create a community sense of place and identity that will serve the local population and attract new private development.

Actions

- 2.1 Continue to implement the city's Trails Master Plan as resources permit. The city should continue to seek state and federal funding, as well as private donations, to assist in the development of the trail system.

- 2.2 Ensure existing and future trails, greenways and parks are safe for users by designing and landscaping areas to provide for maximum visibility from surrounding areas.

Future Land Use Plan

Overview

The Future Land Use Plan is basically a guide for the future physical development of Pleasant Hope. It takes into consideration locational, demographic and environmental characteristics of the city that may serve as assets or possible limitation to future growth, and translates community values and visions for the future into a scheme that describes where to build or preserve the community. Figure 5-2 illustrates the proposed pattern of future land use development in Pleasant Hope. The patterns of land use depicted on this map should be considered generalized and not exact. As the city moves forward, the Future Land Use Map will likely be modified as conditions change and circumstances warrant.

The Future Land Use Map should be used in conjunction with the goals, objectives and actions contained in the various chapters of the Comprehensive Plan for decision making on public and private sector investment in the community. The Future Land Use Plan should also influence the development of zoning regulations and other public actions and programs that will affect the future growth and development of the city.

The city contains substantial undeveloped land within its current boundaries to accommodate development over the next decade. Not all land will or can be expected to be developed due to environmental constraints or private land ownership patterns and development interests. However, the overall goal is to ensure that community resources are used wisely and that decisions made on public and private investment will promote sustainable development that protects the environment, preserves the historic fabric of the community, and enhances the best features of Pleasant Hope's small town character and quality of life.

Northern Area Land Uses

At present, it is anticipated that development in the northern section of the city will remain limited, with possible residential infill development along Main Street. The reuse or redevelopment of the property owned by Tai Shin Foods for industrial uses is proposed. While the city seeks to attract new industrial uses to this area, it is recommended that the city utilize its authorities to require the property owner to adequately maintain the facility and grounds so that they do not become an eyesore and disincentive to future developers.

Downtown Area Land Uses

The downtown area is presently developed in mixed uses and it is recommended that future zoning district regulations for this area should be designed to accommodate mixed land use activities. The downtown area can accommodate additional commercial/office activity as well as infill residential uses in appropriate locations, such as residential infill between Lewis Street and Cowden Street.

Central Area Land Uses

Commercial uses are located along the intersection of Highway 215 and Main Street and future compatible commercial development is appropriate in this area. Additional multi-family development could be accommodated and would be compatible with existing multi-family residential uses along Rush Street. The location of a future park in the central west area is also recommended to provide for recreation opportunities that do not require residents in this area to cross Main Street to reach the current city park.

Southern Area Land Uses

For much of southern Pleasant Hope, continued single-family residential development is appropriate, particularly in the southeastern area along Rodney and Grand Brooke. Future commercial development is proposed to cluster near the existing commercial development along Main Street. Large parcels of undeveloped land are

located west of Main Street. This area may remain undeveloped for some time. However, it would be suitable for a planned residential development or a planned mixed use development incorporating a variety of housing densities and commercial/office activities in appropriate locations.