



# WARRENSBURG COMPREHENSIVE CITY PLAN UPDATE



APRIL 3, 2017



RESOLUTION # 2017-01

**A RESOLUTION APPROVING THE COMPREHENSIVE CITY PLAN UPDATE**

WHEREAS, the City of Warrensburg has seen continued residential and commercial growth since the existing Comprehensive City Plan was adopted in 2007; and

WHEREAS; planning best practice recommends updating the comprehensive plan every 5 to 10 years; and

WHEREAS, an update to the 2007 Comprehensive City Plan has been developed that includes a revised Future Land Use Map; Zoning Compatibility Matrix; Zoning Recommendations; Transportation Recommendations; Public Transit Recommendations; Growth Management Recommendation; Implementation Plan and Matrix; and Appendix; and

WHEREAS, Steering committee meetings open to the public were held on May 2, 2016, July 20, 2016, and December 12, 2016; and

WHEREAS, a Public Workshop was held on June 9, 2016 that used various strategies to gain public input; and

WHEREAS, a Public Open House was held on January 9, 2017 to give the public another opportunity to review the recommendations of the plan update and provide their thoughts and feedback to the consultants; and

WHEREAS, the City Council of the City of Warrensburg recommended approval of the Comprehensive City Plan Update on February 13, 2017; and

WHEREAS, a public hearing concerning the Comprehensive City Plan Update was held at the Municipal Center in Warrensburg, Missouri at the hour of 5:30 p.m. on March 6, 2017 and on April 3, 2017; and

WHEREAS, notice of said Public Hearing was given by publication of notice thereon on February 16, 2017, in the Daily Star Journal; and

NOW THEREFORE, be it resolved by the Planning and Zoning Commission of Warrensburg, Missouri, as follows:

Section 1. The Planning and Zoning Commission accepts and approves the attached Comprehensive City Plan Update for the City of Warrensburg, Missouri.

Section 2. The Commission directs staff to record the passage of this resolution on the adopted Comprehensive City Plan Update and file a copy of the Comprehensive City Plan Update in the Office of the Commission and with the Johnson County Recorder of Deeds and certify a copy of the Comprehensive City Plan Update to the City Council and the City Clerk for the City of Warrensburg, Missouri.

Section 3. This resolution shall be in full force and effect from and after the date of its passage.

Passed by a majority vote of the full membership of the Planning and Zoning Commission of the City of Warrensburg this 3<sup>rd</sup> day of April, 2017.

  
Chair



# ACKNOWLEDGEMENTS

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# 1 CHAPTER 1: INTRODUCTION

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# 1 INTRODUCTION

## BACKGROUND

The City of Warrensburg is updating its comprehensive city plan in response to the prospective growth and development of the community. The Update serves as a supplement to the existing 2007 Comprehensive City Plan and provides guidance in addressing future land use decisions and infrastructure development. Planning incorporates the involvement of the public and key community stakeholders; the Planning and Zoning Commission; Mayor, and City Council, in order to gain feedback on the opportunities and challenges that currently face Warrensburg.

## PROGRESS SINCE COMPREHENSIVE CITY PLAN ADOPTION

Since the adoption of the Comprehensive City Plan, there has been several elements implemented or developed. Below is a list of what has been completed since the plan was adopted in 2007.

### INFRASTRUCTURE

- Construct a new Public Works maintenance facility.

### EDUCATION

- Begin site selection process for new educational facilities.
- Develop an action plan to attract and retain talented teachers.
- Identify an achievable student-teacher ratio.
- Establish a partnership between the school district and UCM in support of a student-teacher program.
- Eliminate all mobile classrooms.

### SAFETY AND WELLNESS

- Research and develop a property/building maintenance code for rental properties.
- Construct a new police department facility.
- Begin site selection process for new public safety and public health care facilities.

### AMENITIES, CULTURAL ACTIVITIES, RECREATIONAL OPPORTUNITIES, AND COMMUNITY ENRICHMENT

- Construct a skate park facility.
- Renovate / upgrade Nassif Pool to include updated facilities and features.
- Remodel and upgrade City Hall to provide more adequate office, meeting, and storage space.

## STUDY AREA

The study area is comprised of approximately 4,700 acres and is divided into six land use categories:

- Commercial
- Industrial
- Institutional
- Open Space
- Residential
- Undeveloped



Figure 1.0: Existing Conditions, Warrensburg, Missouri

## EXISTING CONDITIONS

Warrensburg, MO is located in Johnson County and has a population of approximately 19,927 residents (2013). The median resident age in Warrensburg is 24 years old, compared to the Missouri median age of 38.1 years and native-born citizens in this area are found to be younger than foreign born citizens. Roughly 97.2% of the population in Warrensburg, MO are US citizens, which is higher than the national average of 92.9%. It is home to The University of Central Missouri along with its history which dates back to the 1800s.



**DEMOGRAPHICS**

The median household income in Warrensburg is approximately \$38,290 (2013) with the median house or condo value around \$141,367 (2013). Additionally, median gross rent in the area was \$702 in 2013. Racially, the area is made up of a predominantly white population with Whites accounting for 83.6% of residents.

The University of Central Missouri is located in Warrensburg, 50 miles southeast of Kansas City. Student enrollment at UCM is roughly 14,000, with students from 42 states and 61 countries. It is within close proximity to both the City's historic downtown, a train depot with a stop on the River Runner, and Kansas City, making it a desirable place for students to live.

In addition to its University atmosphere, Warrensburg has a vibrant downtown filled with history. Warrensburg Main Street is both accredited by the National Main Street Program and Missouri Main Street Program, as well as one of six state accredited Main Street programs in Missouri. Events are held year-round and attractions in the area bring residents from all walks of life together. These attractions include both the Farmer's Market and a variety of dining and shopping.



**STUDY GOALS**

With public and key stakeholder input playing a vital role in the future development of the community, workshops were facilitated to identify key issues, priorities, and land use preferences in Warrensburg that will be used to guide the direction of the Warrensburg Comprehensive City Plan Update. A public visioning workshop was facilitated on June 9, 2016 to aid in the identification of opportunities and challenges currently facing the community.

The public visioning workshops were carried out as a way to bring residents together to assess the scope of Warrensburg's existing conditions while identifying their core values and vision for the City's future. An articulated and shared vision by community members acts as the basis for the planning process, guiding what the community should look like physically, environmentally, and socially in the future.

**IDENTIFICATION OF KEY STAKEHOLDERS**

At the first kick-off meeting, identification of key community stakeholders took place. Through input and discussion, the following list of entities were identified for potential impactful feedback as it relates to the Comprehensive Plan Update:

MoDOT, University of Central Missouri, Johnson County Commissioners, Warrensburg R6 School District, Whiteman Air Force Base, Union Pacific Railroad, Amtrak, Warrensburg Senior Center/Care Connection, Greater Warrensburg Area Chamber of Commerce, Warrensburg Main Street, and Johnson County Missouri Economic Development Corporation.

In addition to the identification of key stakeholders, a brief Planning 101 overview was provided to explain the purpose and importance of a comprehensive plan along with a review of the current plan.

Acquisition of feedback was then obtained as part of a SWOT analysis to determine what characteristics they value and what aspects they view as potential problems or setbacks requiring improvement.

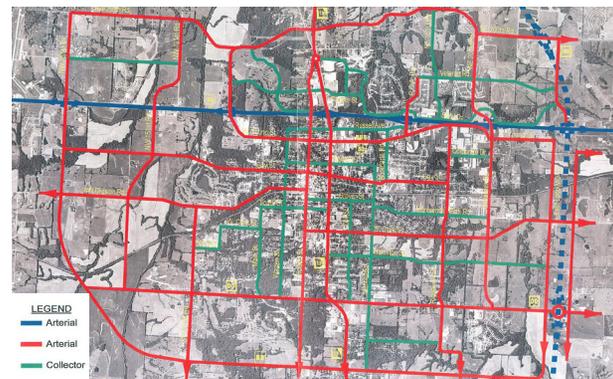


Figure 1.1: 2007 Major Streets Plan

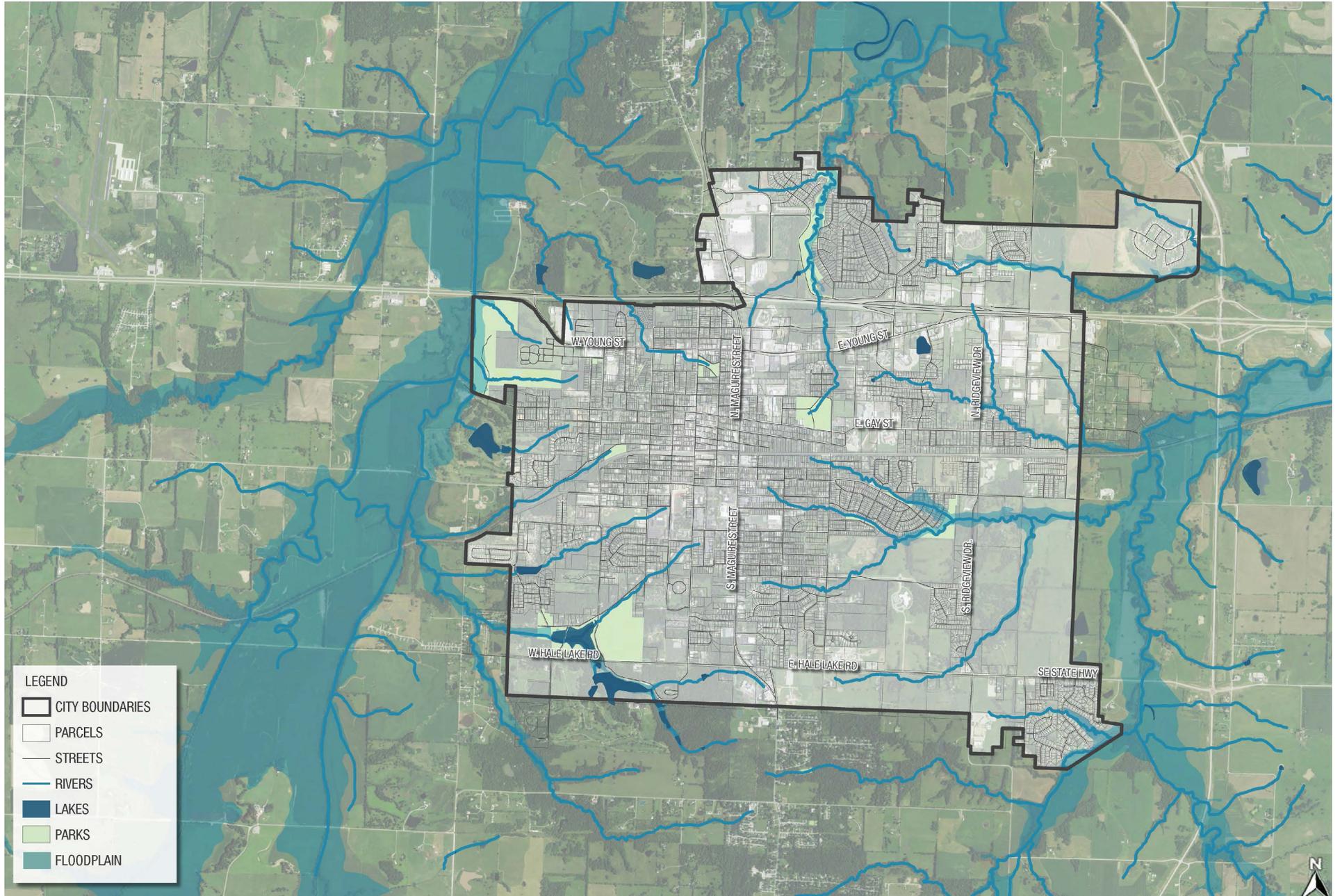


Figure 1.2: Warrensburg Lakes, Parks, and Floodplain

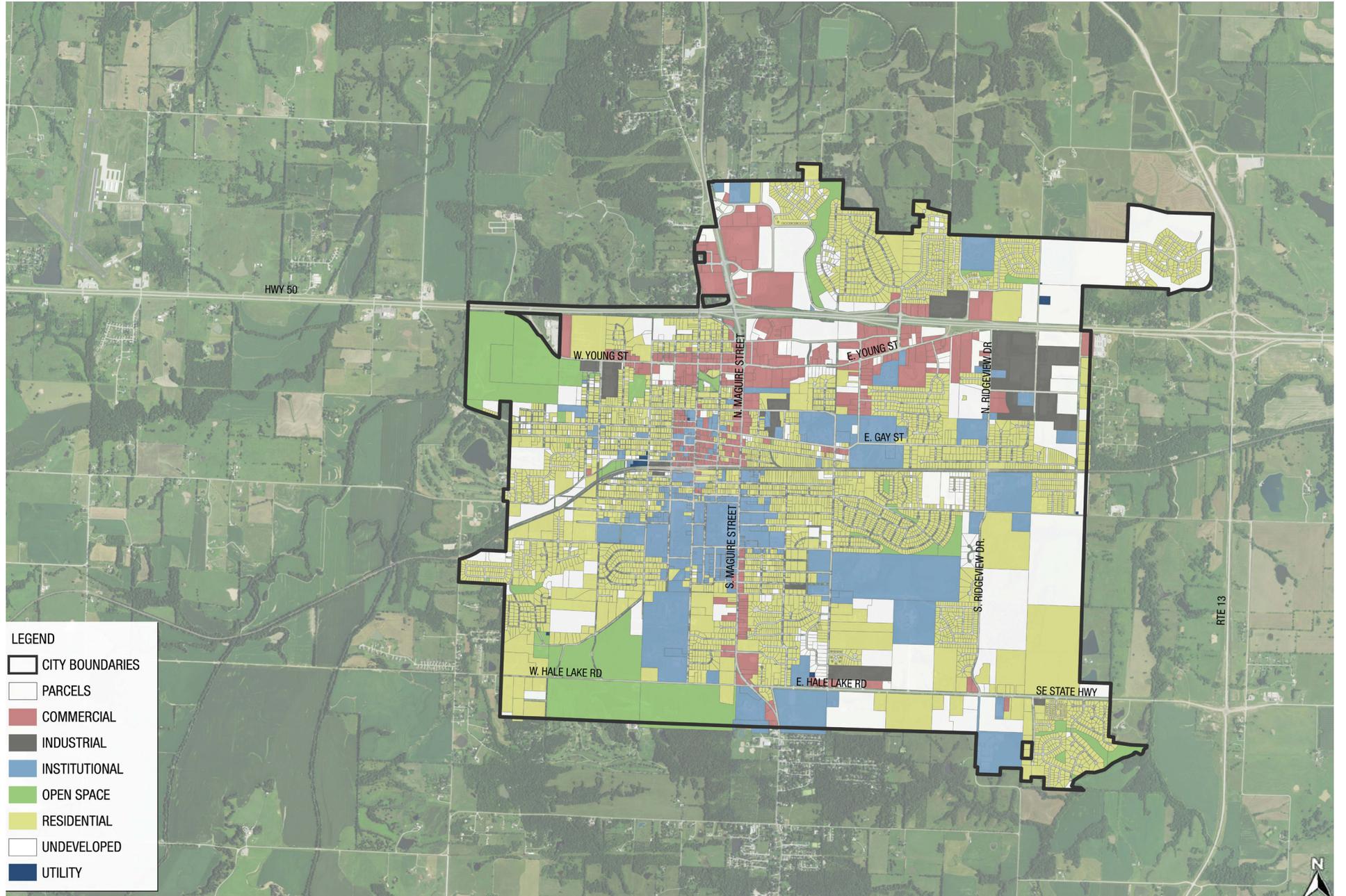


Figure 1.3: 2016 Existing Land Use

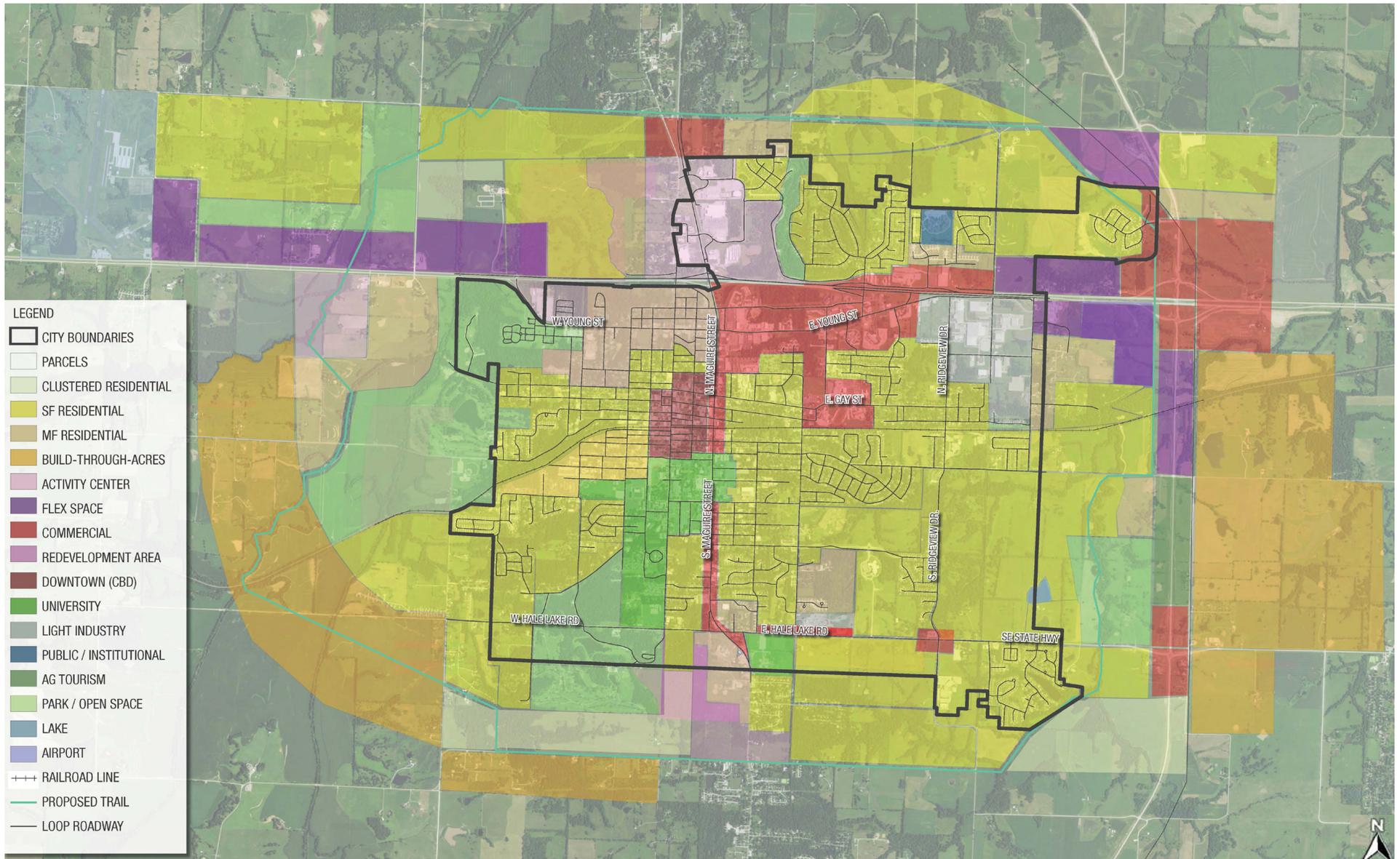


Figure 1.4: 2007 Future Land Use Concept Map

# 2 CHAPTER 2: PLANNING PROCESS

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## 2 PLANNING PROCESS

### PLANNING AND PUBLIC OUTREACH PROCESS

During each of the workshops, a review of the project scope and schedule were presented. These included deliverables such as an update to the Future Land Use Map set to incorporate mixes of land uses; updated street standards regarding pedestrian and bike elements along with a Supplemental Major Streets Plan; plans for new implementation; policy recommendations for redevelopment, commercial development, and traffic impact study requirements; zoning ordinance recommendations; and an analysis of City/University bus system opportunities.

Upon completion of the project review, the project approach was covered in detail, addressing components such as the basic elements of comprehensive planning, recommended focus areas within the study area, a plan for implementation, and review of potential catalyst sites for future design.

Additionally, an explanation of the planning and public outreach process was provided in detail. The entire process took place during a nine-month project schedule and included scheduled dates for the following engagements:

- Kick-Off Meeting - May 2, 2016
- Stakeholder interviews - May 2016
- Public Visioning Workshop - June 9, 2016
- Joint Workshop #1 - July 20, 2016
- Joint Workshop #2 - December 12, 2016
- Public Open House - January 9, 2017
- P&Z Public Hearing - February 6, 2017
- Council Public Hearing - February 13, 2017

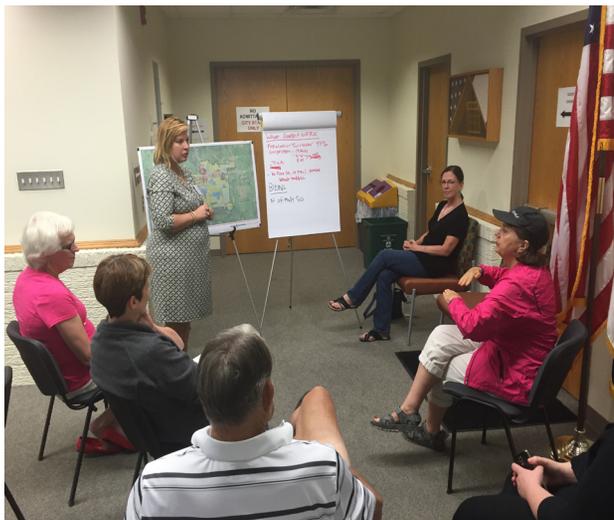
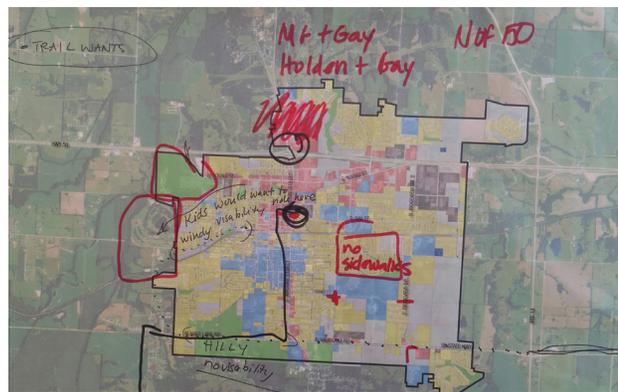
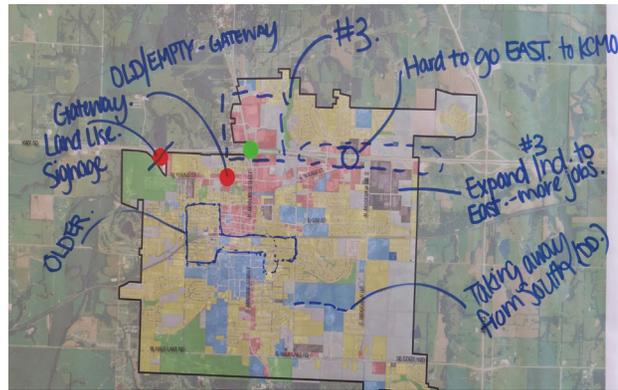


Figure 2.0: Planning Process Images

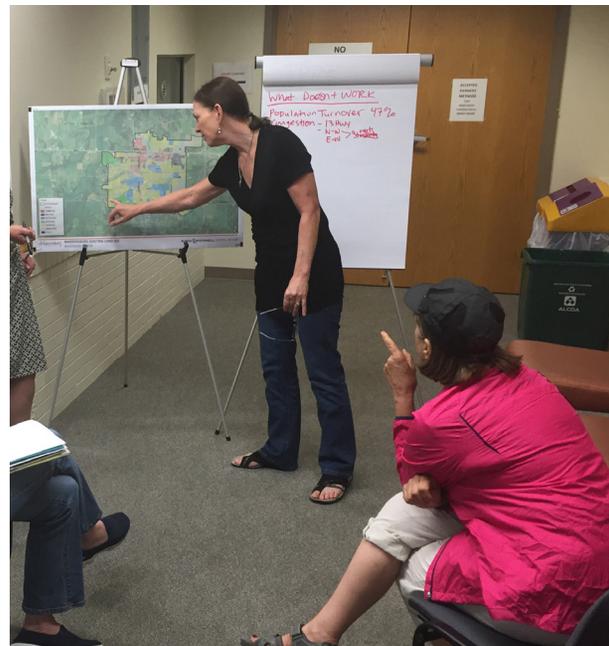


### PUBLIC INPUT STRATEGIES

Strategies to obtain feedback from the community were carried out through various group exercises. These exercises included:

#### VISUAL PREFERENCING

Upon conclusion of the public outreach process review, attendees were asked to participate in a digital preferencing exercise using key pad voting in which they voted on their preference of a variety of residential mixes and uses (Single family, multifamily, townhouse/rowhouse, mixed use, and student housing). This was used to gain insight regarding the direction of future development residents would like to see moving forward.



#### TODAY/FUTURE

To acquire additional details about how they view their community, participants engaged in a notecard activity in which they were asked to write three words describing Warrensburg today, on one side of an index card, and three words describing their hopes for the future of Warrensburg on the reverse side of the index card.

#### SWOT ANALYSIS

Additionally, a SWOT analysis was carried out in which breakout groups were formed to identify the Strengths, Weaknesses, Opportunities, and Threats facing Warrensburg. Groups formed lists within each of the four categories detailing specific issues, locations, thoughts, or ideas they felt pertained to prospective growth.

#### INTERACTIVE DOT MAP

Attendees were given yellow and blue dot stickers and using a large scale map, were asked to identify where they lived by placing a yellow dot on the map, and where they worked or went to school by placing a blue dot on the map. If they lived/worked/went to school outside of Warrensburg, they were asked to place their dot in a square representing locations beyond the City's boundary.

#### INTERACTIVE COMMENT MAP

Large-scale maps were printed for each group and participants were given the opportunity to write on the maps in order to indicate their comments, concerns, or ideas regarding specific locations in Warrensburg.

Figure 2.1: Planning Process Images

## 2 PLANNING PROCESS

### ADVISORY COMMITTEE INVOLVEMENT

The advisory committee was selected to provide input regarding the Warrensburg Comprehensive City Plan Update to help guide the process based on their knowledge of the area. They were asked to identify key elements that should be given more careful attention as well as potential opportunities that they felt would be beneficial to the community as a whole. Members of this group provided their feedback through interactive comment maps, SWOT analysis questions, as well as large-scale interactive maps.

### KEY STATEHOLDER INVOLVEMENT

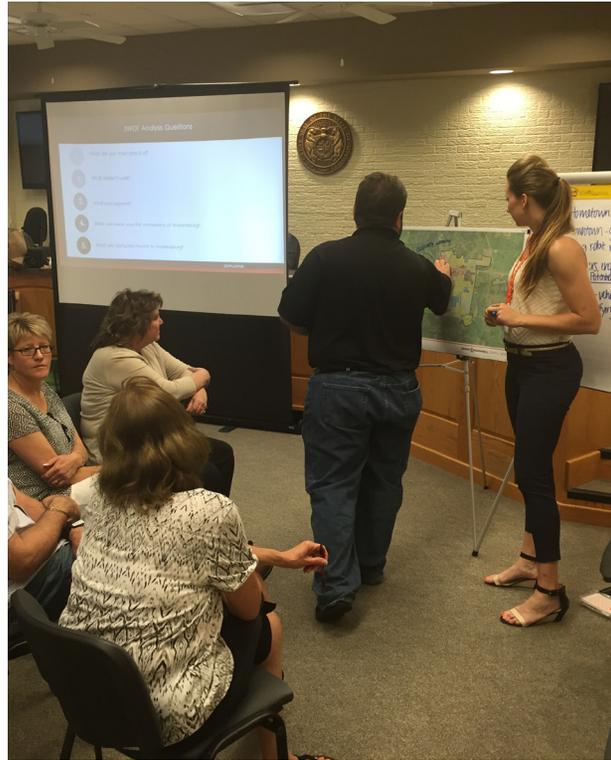
Key stakeholders throughout Warrensburg were selected due to their impactful roles and interactions within the community. This group provided feedback on issues and opportunities within the community they felt were most notable and made suggestions in regard to the direction they thought planning in Warrensburg should follow in the future. Members of this group participated in digital preferencing and SWOT analysis exercises along with providing input through discussion using large-scale maps of the study area.



Figure 2.2: Planning Process Images

### COMMUNITY INVOLVEMENT

A public visioning workshop was facilitated in order to allow residents and community members the opportunity to collectively and individually share their thoughts, ideas, and comments regarding the Warrensburg Comprehensive City Plan Update. During this meeting participants engaged in digital preferencing using keypad polling, a Today/Future notecard activity, a SWOT analysis exercise, an interactive dot map, and providing feedback through large-scale comment maps of the study area.



### DATA ANALYSIS AND COMPILATION

Feedback from all five exercises was carefully assessed and reviewed in detail before being compiled into a comprehensive list. After all responses had been input from the public workshop SWOT analysis, the data was sorted according to response frequency. The results can be seen below:

**1.) What Are You Most Proud Of?**

- Education
- AFB
- Lions Lake
- Dog Park
- Lots of manufacturing jobs
- Low crime
- Quality of life
- Old Drum story
- History
- University

- Strong relationship with base & University (3)
- Downtown (3)
- Trails and potential connections (2)
- Parks (2)
- Hometown feel
- Tourism potential
- Engaged volunteers (students and residents)
- Largest employer- workers live in L.S.
- Whiteman
- Friendly Sedalia businesses
- Centrally located



**2.) What Doesn't Work?**

- Traffic (vehicular, ped, & bike) (3)
- Zoning (3)
- De-densifying from downtown
- Sewer & water- need to annex- out of industrial park
- Walkability
- Sidewalks
- Communications tower by courthouse
- Lack of affordable housing- low income housing close to services

- High population turnover
- Congestion
- Biking- North of Hwy 50



**3.) What Can Improve (Opportunities)?**

- Attracting jobs and services (3)
- Communication/Marketing of activities (3)
- South part of town: aesthetics and quality (2)
- ROW (2)
- Identity (2)
- West entry
- Walmart
- Lack of art
- Park on East side
- Access to recycling
- Signage

- Zoning
- Technology
- Infrastructure
- Sense of community
- Commuter community
- Demographic information
- Create new industrial park
- Access to Highway 50
- Utilities
- Sports tourism
- Storefront appearances
- Bus 50 entrance
- Lions Lake
- AFB
- Identify future trail connections
- Big business
- Rock Island Trail
- Train from University to downtown
- Having a more focused bike plan
- Getting kids to school



**4.) What Are/Were Your First Impressions of Warrensburg?**

- Small feel (2)
- Proud people
- Neighborly
- Safe
- Good streetscaping efforts
- Sulfcase campus
- Pine street
- Poor city entrance
- Beautiful University
- Great downtown/civic complex

- Not great
- Confusion on the location of historical district
- Needs signage



**5.) What Are Obstacles/Threats to Warrensburg?**

- Lack of job opportunities (2)
- Proximity to Metro & Sedalia
- Highway 50 traffic
- Pride Ave.- access to East
- 13th North to 70
- Transient population
- Bus 50 entrance
- Lack of historic preservation
- Changes to AFB
- Loss of existing SFR housing
- Old thinking
- Changes to the base



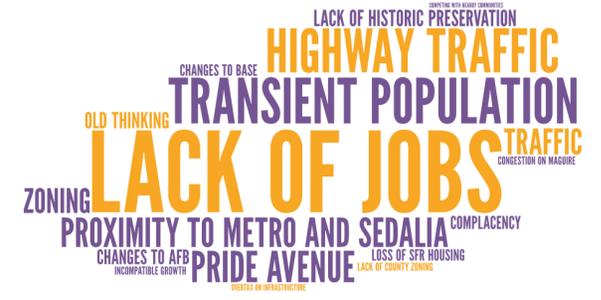
WHAT ARE YOU MOST PROUD OF?



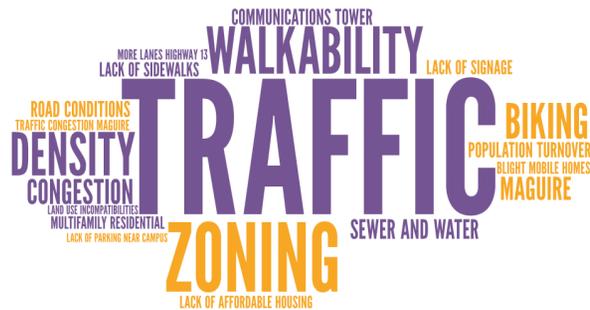
WHAT CAN IMPROVE?



WHAT ARE OBSTACLES/THREATS?



WHAT DOESN'T WORK?



WHAT WERE YOUR FIRST IMPRESSIONS?



### PARTICIPANT INPUT SUMMARY

Evaluation of public responses revealed that people are most proud of the strong relationship the City of Warrensburg has with the Whiteman Air Force Base and the University of Central Missouri. They also value the park and trail connections as well as the small-town feel Warrensburg provides.

Residents feel that the current traffic, zoning, transient population, and walkability are all areas that do not currently work and need greater focus when it comes to future planning. Responses also stated that there is a lack of affordable housing close to services in Warrensburg.

Overall the community feels that the most significant potential improvements include the attraction of more jobs and services to the area, better communicating and marketing of activities; improving the aesthetics and quality of the community; increasing the amount of, and implementing place-making strategies to give Warrensburg a greater sense of identity.

When asked about their first impressions of Warrensburg, participant responses included but were not limited to: small-town feel, proud people, safe, poor city entrance, and beautiful University. There was also note that Warrensburg was neighborly with a welcoming atmosphere.

Regarding obstacles and threats to Warrensburg perceived by the public, people noted the lack of job opportunities available, proximity to the Kansas City Metro and Sedalia; Highway 50 traffic, the transient population, and a lack of historic preservation among others factors.

### KEY TAKE AWAYS AND FOCUS AREAS

Upon careful review and evaluation of all public feedback, a set of recommendations was formed to help guide the future planning and development of the community. The recommendations were identified based on resident concerns as well as the existing nature, scope, and severity of the current conditions facing Warrensburg. Details regarding each specific recommendation can be found below.

#### FOCUS AREA #1

##### RENTAL HOUSING INSPECTION PROGRAM

The implementation of a rental housing inspection program would help to ensure that all rental housing is up to code and meets city requirements. It would also encourage interior and exterior maintenance of the buildings resulting in more aesthetically pleasing facades. Additionally, maintaining quality rental housing will preserve the friendly nature of the community and prevent deterioration of residential areas.

#### FOCUS AREA #2

##### UPDATE ZONING CODE, LAND USE MAP, AND ZONING MAP TO STOP SINGLE FAMILY RESIDENTIAL CONVERSIONS TO MULTIFAMILY

Updating the zoning code, land use map, and zoning map to prevent Single Family Residential (SFR) conversions to multifamily is recommended as a preventative measure against small-scale rental housing that eventually becomes unkempt and run-down over time. It also limits the areas in which rental housing can exist and therefore preserves the nature of Single Family neighborhoods. It also allows for residents of SFR neighborhoods peace of mind, knowing that their community won't be converted to multifamily housing.

#### FOCUS AREA #3

##### CREATE A NEW HIGH DENSITY RESIDENTIAL/MIXED USE LAND USE DESIGNATION AND ZONING DISTRICT FOR USE IMMEDIATELY AROUND THE UNIVERSITY FOR STUDENT HOUSING

With a growing student population living in Warrensburg and a lack of student rental housing, there is an emerging need for increased housing options aimed toward University students in the area. By creating new high density residential land uses and zoning designations around the University, larger-scale rental housing will be feasible in future planning efforts to accommodate population growth.

#### FOCUS AREA #4

##### VARIOUS LAND USE MAP CHANGES

To adapt and plan for projected growth and development in Warrensburg, various land use map changes are recommended to better suit the wants and needs of the community. It is recommended that these land use changes be based on an analysis of current conditions and future projections for all land use categories.

#### FOCUS AREA #5

##### RECREATE MAJOR STREETS MAP IN GIS IN ORDER TO UPDATE AND ADJUST AS NECESSARY

As Warrensburg continues to develop, the transportation network must expand as well. To carry out expansion and restoration most efficiently, a major streets map must be recreated for evaluation of current conditions and prospective planning improvements. An updated GIS map of this network will allow for ease of changes as needed adjustments are identified.

# 3 CHAPTER 3: RECOMMENDATIONS + NEXT STEPS

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### SUMMARY OF RECOMMENDATIONS

The following chapter provides for specific recommendations based upon the input received during the public input phase and expands upon the identified focus areas. This chapter includes a new future land use map, updated land use designations and definitions, as well as a zoning compatibility matrix to assist with the zoning decision making process. Also included are recommended changes to the zoning code and details for two (2) new potential zoning districts. Completing this chapter are traffic impact study recommendations, updated street cross-sections, transit recommendations, and an implementation matrix for the recommendations identified in the 2007 City Comprehensive Plan.

### LAND USE PLAN

#### FUTURE LAND USE MAP PURPOSE

Future land use maps serve as a guide, helping to direct where certain land uses should occur within the city. Land use classifications provide a means for describing the preferred land use within the community and serve as the basis for zoning decisions.

#### FUTURE LAND USE MAP CREATION

Throughout the comprehensive planning process, several issues that Warrensburg faces have been identified by the community. Many strengths of Warrensburg have also been identified during this process. This map has been created in order to pro-actively address these issues and expand the benefits of living in Warrensburg. The Future Land Use Map helps us determine where different types of growth should occur and where changes to the existing layout should be encouraged as the city continues to grow and evolve. It also helps identify where public infrastructure investments should be made.

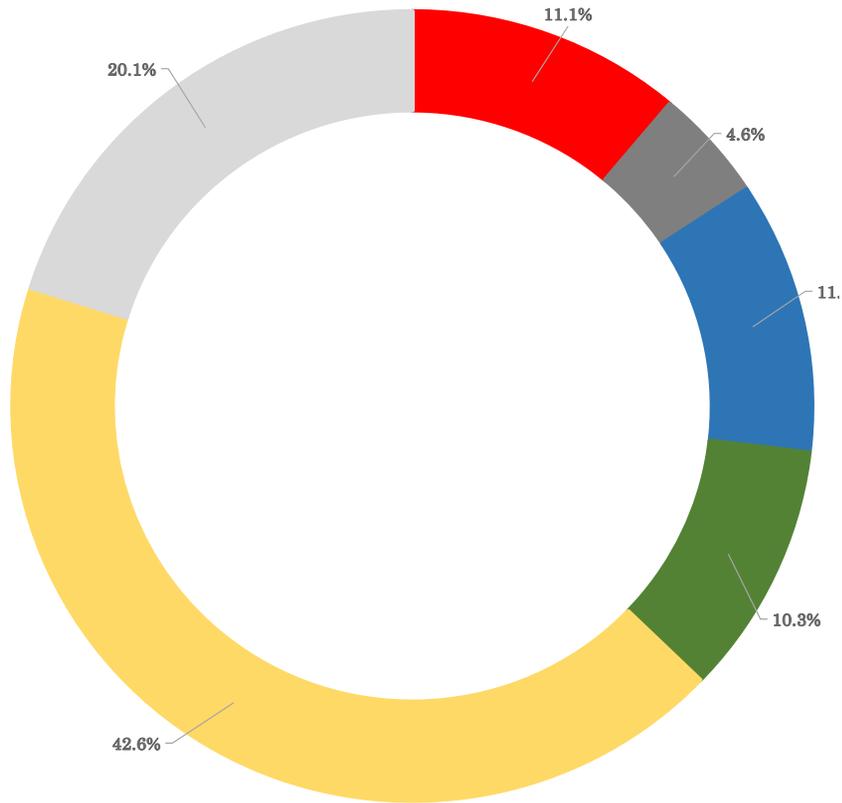
Elements that were taken into consideration as this map was developed include:

- Community Needs and Desires
- Utility and Sewer Service
- Existing Land Uses
- Existing Zoning
- 2007 City Comprehensive Future Land Use Map
- Accessibility/Existing Roadways
- Floodplain Boundaries
- Annexation Boundaries
- Landforms
- Streams, Rivers, and Natural Habitats
- Current Growth Patterns

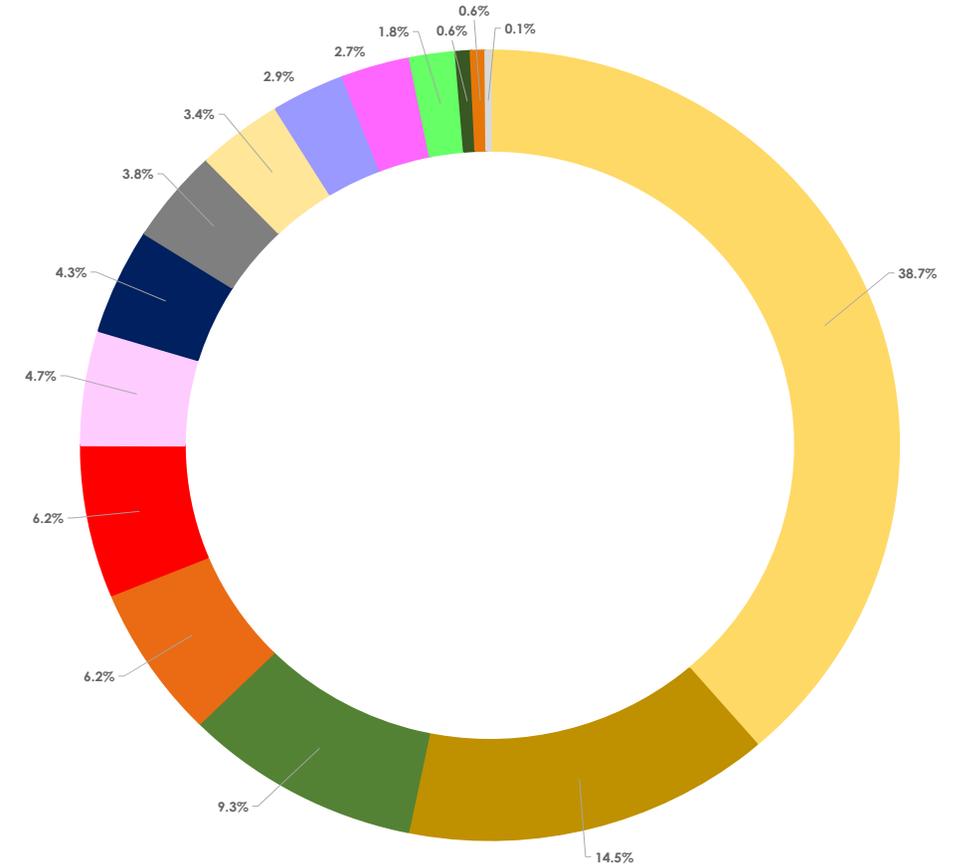
#### LAND USE CATEGORIES

Categories for the future land use map are:

- Agricultural/Open Space
- Neighborhood Commercial
- Community Commercial
- Neighborhood Mixed Use
- Mixed Use
- University Mixed Use
- Industrial
- Single family Residential
- Medium Density Residential
- High Density Residential
- Office/Business Park



■ COMMERCIAL = 560 ACRES   
 ■ INDUSTRIAL = 232 ACRES   
 ■ INSTITUTIONAL = 560 ACRES  
■ OPEN SPACE = 519 ACRES   
 ■ RESIDENTIAL = 2,144 ACRES   
 ■ UNDEVELOPED = 1,013 ACRES



■ SF RESIDENTIAL = 6,422 ACRES   
 ■ BUILD-THROUGH-ACRES = 2,410 ACRES   
 ■ PARK/OPEN SPACE = 1,551 ACRES  
■ MF RESIDENTIAL = 1,036 ACRES   
 ■ COMMERCIAL = 1,029 ACRES   
 ■ REDEVELOPMENT AREA = 776 ACRES  
■ FLEX SPACE = 717 ACRES   
 ■ INDUSTRY = 635 ACRES   
 ■ CLUSTERED RESIDENTIAL = 564 ACRES  
■ AIRPORT = 438 ACRES   
 ■ ACTIVITY CENTER = 451 ACRES   
 ■ UNIVERSITY = 299 ACRES  
■ AG TOURISM = 98 ACRES   
 ■ DOWNTOWN = 95 ACRES   
 ■ INSTITUTIONAL = 24 ACRES

Figure 3.2: Existing Land Use Acres

Figure 3.3: Future Land Use Acres (2007 Comprehensive City Plan)

### 3 RECOMMENDATIONS + NEXT STEPS

In creating the future land use map, the current percentage of existing land use types and the percentage of each type determined during the 2007 future land use map were considered. The different percentages are shown in the graphs.

One key feature of Warrensburg is the abundance of natural land and flood plains that surround the city. To help ensure this resource is protected, a significant amount of the future land use was categorized as Agriculture/Open Space. Of the 16,362 acres in the planning area, 4,784 acres have been designated as Ag/Open Space. At nearly 30% of the total acreage, this is a dominant future land use in the plan, second only to Single Family Residential.

Single Family Residential land accounts for 5,652 of the 16,362 acres present in the planning area. This land use category is predominant plan with more than 34% of the total acres. The high amount of the Single Family Residential land use is in line with the historic and current character of the town and is typical for similar communities. By designating such a significant portion of the future land use to this land use, it will serve to help preserve the atmosphere of Warrensburg.

In the public input phase of the comprehensive city plan, the number of industrial jobs located in the area was listed as a strong positive for Warrensburg. To remain competitive in the market, this plan increased the number of acres dedicated to Industrial future land use. While the 2007 land use plan had 635 acres of Industrial land use, the 2017 plan has 2,146 acres. This represents an increase of approximately 238%.

The new land use plan has refined the residential land use categories to include medium density as well several new designations that have a residential component: High Density Residential, Neighborhood Mixed Use, Mixed Use, and University Mixed Use. The Medium Density future land use accounts for 1,374 acres, or 8% of the total future land use in the planning area and is intended for higher density single family uses such as townhomes and row houses.

The new High Density land use category designates areas for apartment buildings or condominiums. Given the single family nature of the community, only a small percentage of the total acres in the planning area, approximately 3%, was designated for this more intense use.

Mixed Use and Neighborhood Mixed Use are two new future land use categories for this land use plan. These multi-function categories allow for more flexibility in the land use of a parcel. Given the density usually associated with mixed use, they too represent only a small portion of the total future land use acres, with less than 1% of the total plan area.

Another new future land use category in this plan is the University Mixed Use category. This category also represents only a small percentage of the total acres of the planning area with approximately 1%. The 203 acres placed in this future land use category are meant to provide a denser commercial and retail environment around the University of Central Missouri campus to cater to the student population nearby.

Another new non-residential future land use category is Office / Business Park. In an effort to incentivize further office and business park jobs in Warrensburg, this plan provides 673 acres, approximately 4% of total acres in the planning area, within this land use category.

Commercial space in this land use plan has been divided into two different types of land use that cater to different commercial environments. The first is Neighborhood Commercial, which was assigned to 146 acres representing less than 1% of the planning area. The larger commercial category is Community Commercial which provides amenities to a wider service area. The Community Commercial future land use was assigned to 799 acres, representing around 5% of the total future land use.

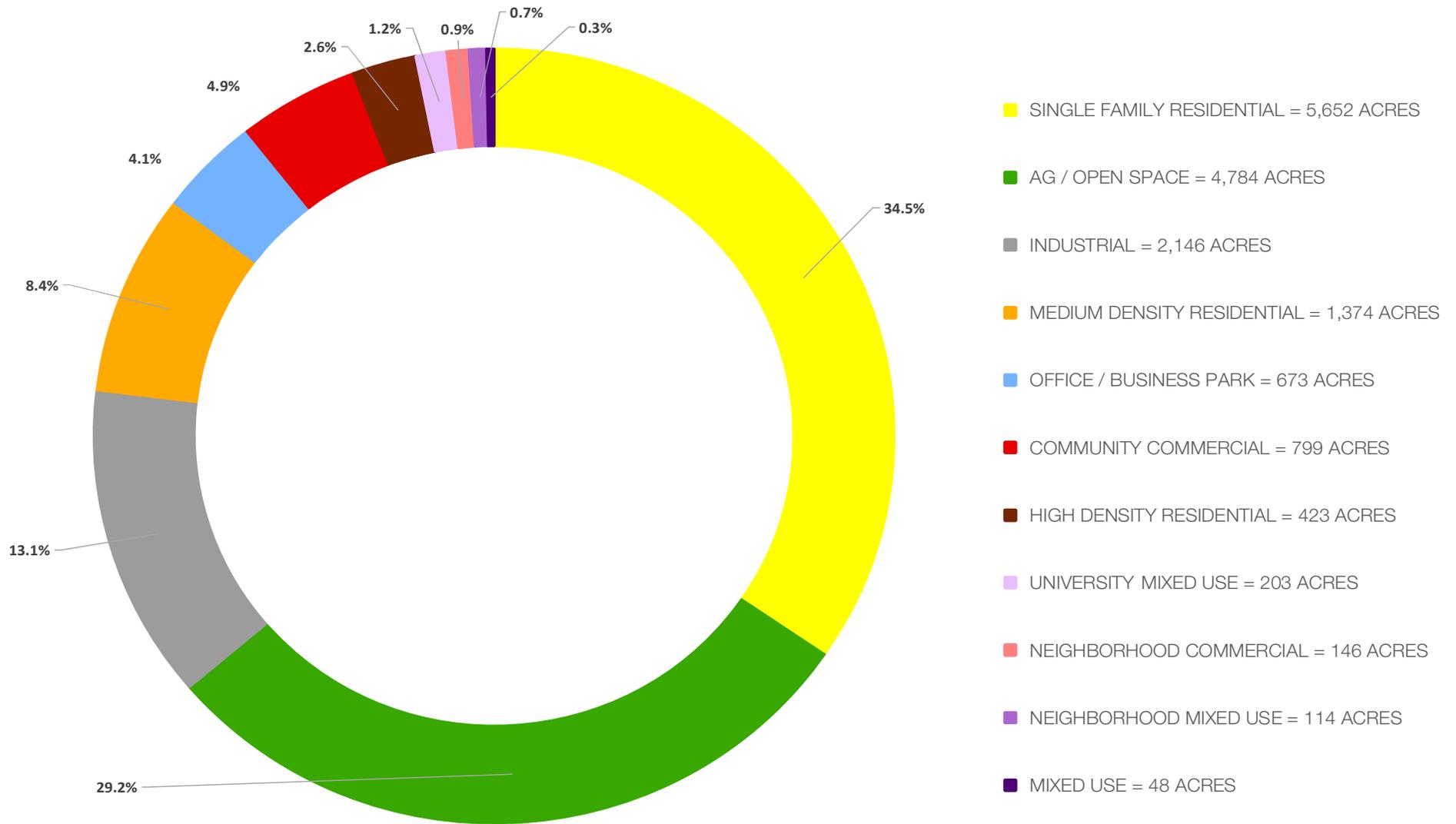


Figure 3.4: Future Land Use Acres (2017 Comprehensive City Plan)

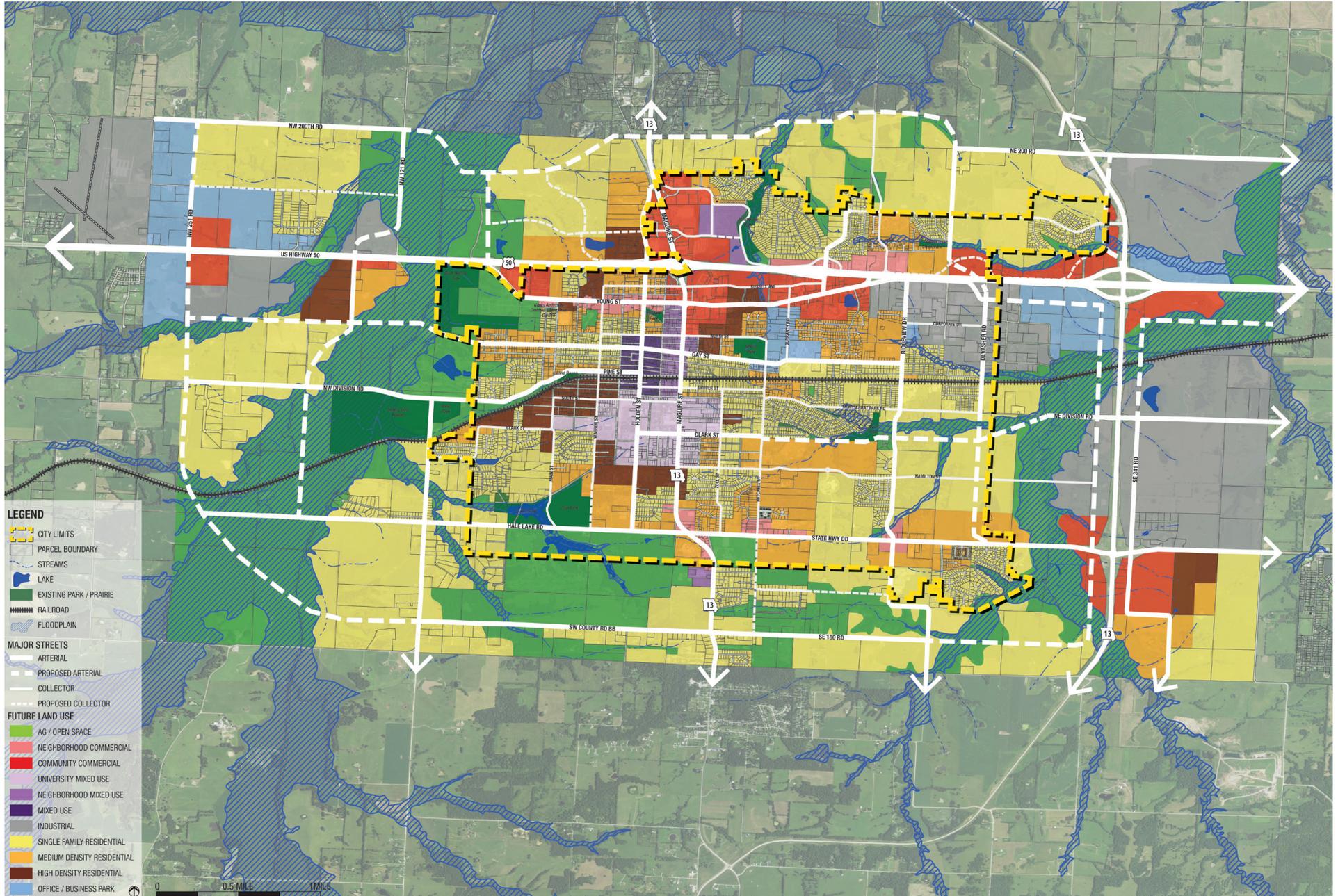


Figure 3.5: Future Land Use Plan (2017)

**LAND USE DEFINITIONS**

**AGRICULTURAL / OPEN SPACE**

This land use category includes the land lying in the rural portions of Warrensburg. Typical Uses include land devoted to agricultural use or crop production, land set aside for parks and open space, areas of land significantly impacted by wetlands or floodplain, areas of steep topography or natural tree cover, and recreational areas for activities such as hunting and fishing. Residential dwellings should be limited to no more than 1 dwelling unit per 20 acres.



*Agricultural / Open Space Examples*



**SINGLE FAMILY RESIDENTIAL**

This land use category is dominated by single family detached dwellings with a typical density of 1-6 dwelling units per acre of land. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include religious uses and structures, educational uses and structures, parks, and areas or structures for community recreation.



*Single Family Residential Examples*



### 3 RECOMMENDATIONS + NEXT STEPS

#### MEDIUM DENSITY RESIDENTIAL

This land use category is designated for single family dwelling units that are attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and row-houses. Densities range from 6-12 dwelling units per acre of land. Uses may also include single family detached dwellings, 'tiny home' developments (planned communities with single family detached homes that are generally less than 500 square feet in total floor area), religious uses and structures, educational uses and structures, parks, and community recreational centers.



#### HIGH DENSITY RESIDENTIAL

This land use category is for multifamily dwelling units attached both horizontally and vertically with two or more dwelling units, typically referred to as apartments or condominiums. Densities should range from 8-18 dwelling units per acre of land. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include manufactured home park development, religious uses and structures, educational uses and structures, parks, and community recreational centers.



**NEIGHBORHOOD MIXED USE**

In contrast to the other mixed use land use categories, Neighborhood Mixed Use is intended to allow for greater flexibility in uses and building design to allow either mixed use or single-use buildings and developments. Allowable uses include multifamily residential, office and retail as well as convenience stores, fast-food restaurants, and other uses with vehicle drive-up and drive-thru service. Buildings may be one to three stories in height with shared off-street surface or structured parking.



Neighborhood Mixed Use Examples

**MIXED USE**

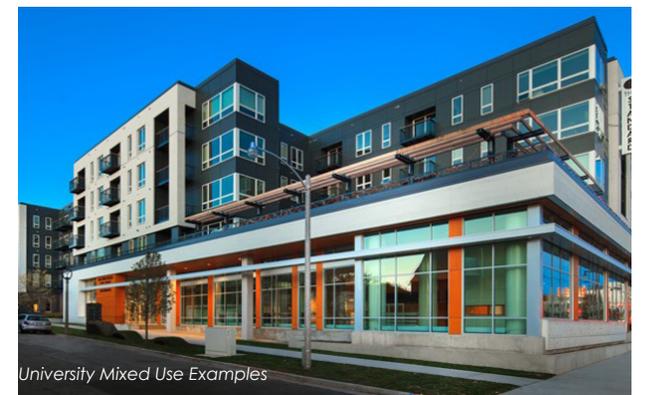
Land that is developed at a higher, urban density with multi-story buildings including a combination of residential, retail, and office uses. Retail and office uses are typically located on the first floor (street level) with multifamily residential dwelling units located on the upper floors equating to approximately 14 to 18 dwelling units per acre. Buildings should be 2-4 stories in height with parking shared among uses and provided on-street and in-structure parking located within, under, or to the rear of the building.



Mixed Use Examples

**UNIVERSITY MIXED USE**

Land developed at high urban densities with multi-story buildings that may include single or multiple university based uses such as classrooms, auditoriums, common spaces, bookstores, and residences with densities of 30+ dwelling units per acre of land. This area will accommodate the growing student population generated by the University and will include a combination of residential, retail, and office uses. Parking should be addressed through provided on-street parking as well as in-structure parking located within, under, or to the rear of the building.

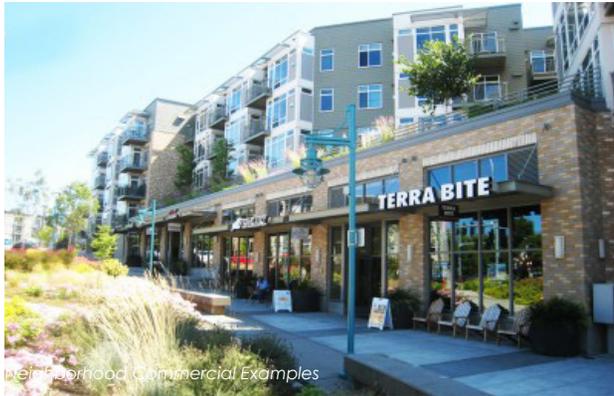


University Mixed Use Examples

### 3 RECOMMENDATIONS + NEXT STEPS

#### NEIGHBORHOOD COMMERCIAL

Smaller scale retail and office uses located in close proximity to residential areas intended to serve the daily retail needs for the residents. Retail buildings are typically 1 story tall and less than 40,000 sq. ft. in size. Retail uses are intended to serve the local residential area, the community, and /or the regional area. Sites are 5-20 acres in size with a building floor area ratio of 0.20.



#### COMMUNITY COMMERCIAL

Large-scale retail located along high traffic corridors intended to serve the entire community and motoring public. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres and building structures have an approximate floor to area ratio of 0.25



**OFFICE / BUSINESS PARK**

Land developed to accommodate and promote employment opportunities as the City continues to grow and prosper. The area is made up of professional office uses consisting of single or multi-tenant buildings that are 1 or more stories tall. Site sizes can range from small single user building lots to large corporate campuses with a floor to area ratio of 0.30. Retail uses are typically not allowed within office districts.



**INDUSTRIAL**

Professional office, indoor warehousing, and light manufacturing uses including professional office and business park, corporate campuses, and industrial space. Industries are generally located away from urban residential areas. Areas reserved for industry are typically not compatible with other areas of lower intensity use.



**WARRENSBURG ZONING**

A zoning compatibility matrix has been developed to assist with the decision making process when evaluating rezoning requests. The matrix identifies the specific zoning districts that are compatible with each of the future land use categories. Should it be desirable to zone a property with a zoning district that is not identified as compatible with its current future land use designation, it is recommended that the land use designation for that property be changed to a compatible land use category. In addition, several recommended modifications to the zoning code and zoning districts have been identified as a result of this comprehensive plan update process.

**ZONING COMPATIBILITY MATRIX**

Below is a list of existing and proposed zoning districts. Figure 3.6 is the existing Warrensburg Zoning Map and Figure 3.7 shows the zoning compatability with future land use.

**ZONING DISTRICTS**

- AO Agricultural/Open Space District\*
- R-1 Single Family District
- R-2 Two-Family Residence District
- R-3 Low-Density Residence District (Medium Density Residential District\*\*)
- R-4 Medium-Density Multifamily Residence District (High Density Multifamily Residential\*\*)
- R-MH Manufactured Home District
- NB Neighborhood Business District
- BO Business/Office District
- CB Central Business District
- GB General Business District
- U-MU University Mixed Use District\*
- AE Adult Entertainment District Overlay
- LI Light Industrial District
- HI Heavy Industrial District
- PUD Planned Unit Development Overlay
- FH Flood Hazard Area Overlay
- H Historic District

\*New Zoning District  
 \*\*Proposed New Name

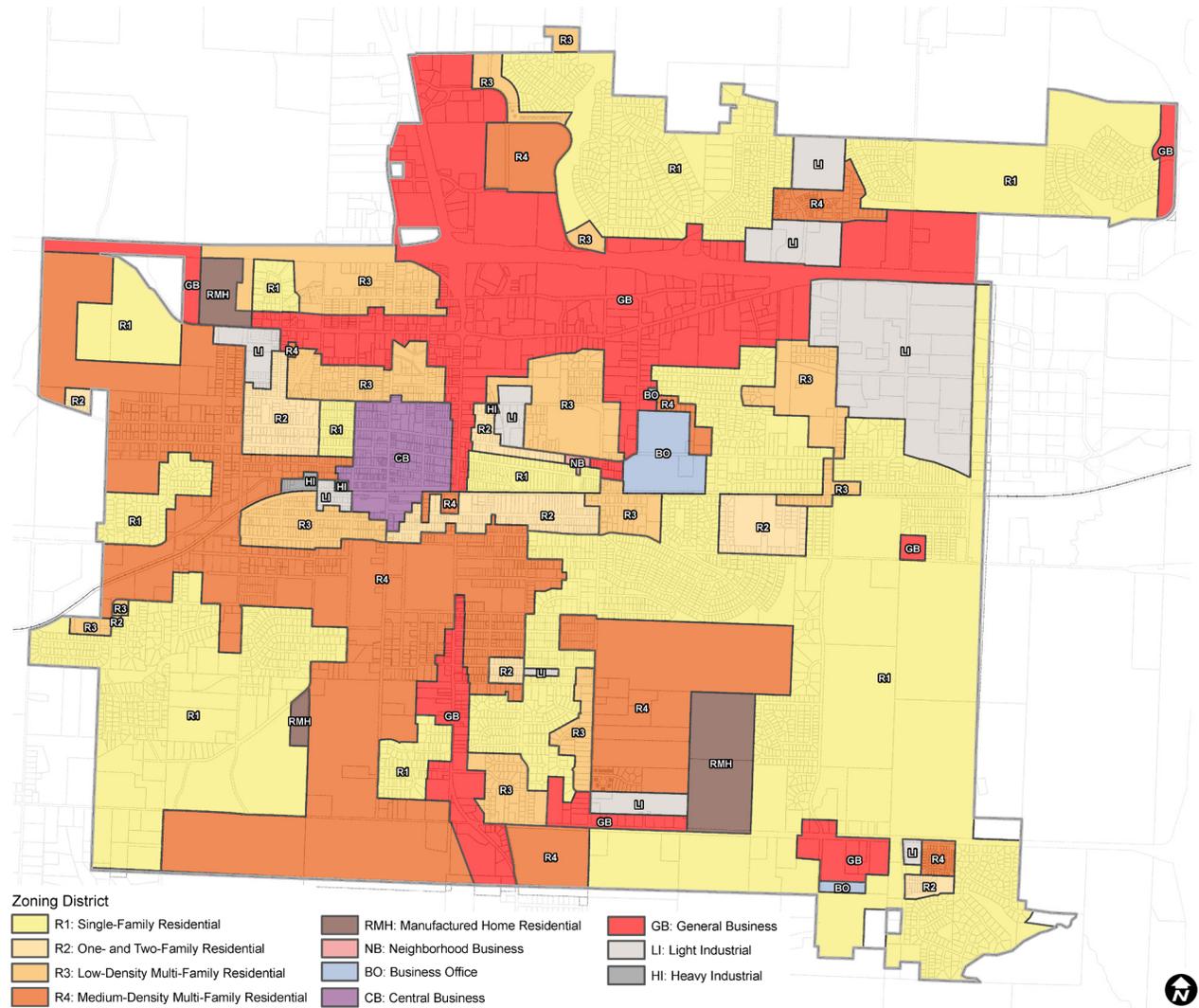


Figure 3.6: Warrensburg Zoning Map

	AGRICULTURAL/ OPEN SPACE	SINGLE FAMILY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	NEIGHBORHOOD MIXED USE	MIXED USE	UNIVERSITY MIXED USE	NEIGHBORHOOD COMMERCIAL	COMMUNITY COMMERCIAL	OFFICE / BUSINESS PARK	INDUSTRIAL
AO*	●	●									
R-1		●	●								
R-2			●								
R-3			●	●							
R-4				●	●						
R-MH				●							
NB					●			●	●		
BO					●			●	●	●	
CB					●	●	●		●		
GB									●	●	
U-MH*					●	●	●				
LI											●
HI											●
PUD		●	●	●	●	●	●		●	●	
FH	●										
H		●	●	●	●	●					
AE									●		

\*New Zoning District

Figure 3.7: Zoning Compatibility Matrix

ZONING CODE RECOMMENDATIONS

Based on the input and analysis of the update to the Comprehensive City Plan for the City of Warrensburg, the following updates and modifications are recommended for the City's Zoning Code.

ZONING DEFINITIONS

1. Definitions for bars and restaurants should be added to specify when a restaurant should instead be classified as a bar.

2. Definitions for convenience stores, liquor stores, and tobacco stores should be added to clarify the intended use and the threshold by which a retail establishment becomes a tobacco or liquor store. This can help address the concern of older gas stations and convenience stores



Bar. Any establishment devoted primarily to the selling, serving or dispensing and drinking of malt, vinous, or other alcoholic beverage by 50% or more of total gross sales, and where such beverages are consumed on the premises. (May also be referred to as "Cocktail Lounge," "Tavern," or "Saloon")



Restaurant. An establishment that prepares and serves food and beverages to persons for immediate consumption. Any establishment with 50% or more of total gross sales in alcoholic beverages shall be defined as and considered a bar and not a restaurant.



Convenience Store. Any retail establishment offering for sale food products, household items and other goods commonly found in grocery stores and may include automotive and truck fuel sales. Any such business with 50% or more of its gross sales in alcohol and/or tobacco shall be considered a liquor store or a tobacco store



Liquor Store. A retail shop or establishment that primarily sells prepackaged alcoholic beverages, including wine, beer, and alcoholic liquors, intended to be consumed off the store's premises, and where 50% or more of total gross sales are derived from the sale of alcohol and tobacco.



Tobacco Store. A retail shop or establishment primarily engaged in the sale of tobacco and tobacco related products, including nicotine products and supplies such as electronic cigarettes and other devices capable of providing an inhalable dose of nicotine, for off premise consumption and where 50% or more of total gross sales are derived from the sale of tobacco and nicotine products or a combination of tobacco products and alcohol. These establishments may also be known or referred to as an E-Cigarette, E-Hookah, Vape or Vapor Store or Shop.

**3. A definition for check cashing, payday loan, and car title loan businesses as well as pawnshops should be added so that these uses can called out when permitted, permitted conditionally, or not permitted. It may be desirable to set a minimum separation requirement to limit the saturation of these uses in a given area.**



Delayed Deposit Services Business. A person or individual, group of individuals, partnership, association, corporation, or any other business unit or legal entity who for a fee does either of the following:

- A. Accepts a check, draft, share draft, or other instrument for the payment of money dated after the date it was written.
- B. Accepts a check, draft, share draft, or other instrument for the payment of money dated on the date it was written and holds it for a period of time prior to deposit or presentment pursuant to an agreement with, or any representation made to, the maker of the check, draft, or other instrument whether express or implied.

The above are typically referred to as Check Cashing, Payday Lending, or Car Title Loan establishments.



Pawnshop. An establishment wherein the business of a pawnbroker is conducted. A pawnbroker shall be any person who lends or advances money or other things for profit on the pledge and possession of personal property, or other valuable things, other than securities or written or printed evidences of indebtedness; or, who deals in the purchasing of personal property or other valuable things on condition of selling the same back to the seller at a stipulated price. A pawnshop shall not be deemed a retail sales establishment except for the purposes of determining off-street parking.

**4. The definitions for the various “Dwelling” types should be expanded to clarify use and when attached units are vertically or only horizontally attached. For example:**



Dwelling, Two-Family. A residence designed for or occupied by two (2) families only, with separate entrances, housekeeping and cooking facilities for each.



Dwelling, Townhouse. A dwelling unit attached horizontally to 2 or more other dwelling units by party walls, but no single unit shares party walls with more than two other units, and where each unit maintains an individual entrance from the exterior of the building.



Dwelling, Multifamily. A building with three (3) or more dwelling units designed for or occupied by three or more families with separate cooking and housekeeping facilities for each, where either the units share a common entrance from the exterior of the building or any single unit has common walls or floors with more than two units. Said buildings have dwellings units that are both vertically and horizontally attached to one another.

ZONING DEFINITIONS, CONTINUED.

5. The definition for “Family” should be expanded to define the communal living arrangements to remove any loophole allowing the conversion of a single family dwelling into a multifamily dwelling that does not otherwise comply with City Code. An exception for legally permitted and licensed group homes or Family Home may be necessary.



Family. One (1) or more individuals occupying a dwelling unit and living together as a single, nonprofit housekeeping unit, and sharing common living, sleeping, cooking, and eating facilities. The definition of Family does not include any society, club, fraternity, sorority, association, lodge, combine, federation, coterie, or like organization; any group of individuals whose association is temporary or seasonal in nature; and, any group of individuals who are in a group living arrangement because of criminal offenses. The definition of Family may include licensed group homes or family homes as may be otherwise permitted. more than two other units. Said buildings have dwelling units that are both vertically and horizontally attached to one another.

6. The definitions for hotels and motels should be expanded to clarify what triggers their conversion to an apartment building.



Hotel or Motel. A building containing guest rooms in which lodging is provided and offered to the public on a temporary basis for compensation, and which is open to transient guests, in contrast to a bed and breakfast inn, boarding house, or rooming house. For establishments to be considered a hotel or motel, versus an apartment house/building, all rooms must be available for rent for as little as one (1) night and no more than 30 days, no rental contract or similar agreement is involved, and the establishment must be licensed as a hotel and collect and pay hotel/motel tax.

**7. Definitions for “Hookah Lounge” and for “Smoking Lounge” should be added and the use matrix updated to identify in which zoning districts these uses are permitted, permitted conditionally or not permitted. For the purposes of zoning, these uses should be considered consistent with bars and night clubs.**



Hookah Lounge. An establishment where patrons are provided shisha (flavored tobacco) in a hookah or nargile water smoking pipe or where customers use an electronic smoking or other apparatus to deliver an inhaled dose of nicotine or other substance within the establishment. These establishments may also be known or referred to as an E-Hookah Lounge or Bar.



Smoking Lounge. An establishment where patrons can purchase and consume tobacco products on site or where customers use an electronic smoking or other apparatus to deliver an inhaled dose of nicotine or other substance within the establishment. These establishments may also be known or referred to as an E-Cigarette, Vape, or Vapor Lounge or Bar.

**8. A definition for “Tiny Homes” should be added including a provision that any development with tiny homes require approval of a Planned Unit Development (PUD) in order to establish necessary design standards and regulations. Tiny homes should be restricted to areas designated for Medium Density Residential.**



Tiny Homes. A single family detached residential dwelling that is less than 500 sq. ft. in total livable floor area. The dwellings are either constructed on site (site-built) or modular (factory-built) and set on a permanent masonry foundation. This definition does not include manufactured homes. See “modular home” for complete definition of factory-built and the relevant standards.

#### NEW ZONING DISTRICTS

1. To address uses to be permitted within the land designated as open space or agricultural, it is recommended that a new zoning district be established. The district can be labeled, "Agricultural/Open Space (AO)." Consistent with the land use definition, this district should be limited to agricultural use or crop production, land set aside for parks and open space, areas of land significantly impacted by wetlands or floodplain, areas of steep topography or natural tree cover, and recreational areas for activities such as hunting and fishing. Residential dwellings should be limited to no more than 1 dwelling unit per 20 acres.

2. The University of Central Missouri has a significant impact on the City of Warrensburg and brings a variety of student and university focused land uses. To address the specific land use, it is recommended that a new zoning district be established for university owned or university impacted land. This district can be labeled, "University Mixed Use (U-MU)." This district should focus on higher densities with multi-story buildings that may include single or multiple university based uses such as classrooms, auditoriums, common spaces, bookstores, and residences with densities of 30+ dwelling units per acre of land. This district can help to accommodate the growing student population generated by the University and should include a combination of residential, retail, and office uses. Parking should be addressed through provided on-street parking as well as in-structure parking located within, under, or to the rear of the building.

#### ZONING DISTRICT UPDATES

1. To create a clear separation and transition between single family residential, townhomes/rowhouses, and apartments, the R-3 Low-Density Multifamily Residence District should be modified to only permit single family dwellings and horizontally attached multifamily dwellings (typically considered townhomes and rowhouses) and prohibit vertically attached multifamily dwellings (typically referred to as apartments or condominiums). This will give the City options to transition between single family dwellings and apartments with townhomes and provide greater predictability for property owners as to what types of buildings can be built on neighboring properties.

It is further recommended that a maximum dwelling unit per acre be established in lieu of the current minimum lot area per dwelling unit. This may allow for greater clarity on the ultimate density limit. Typical densities for low/medium density residential range from 8 to 12 dwelling units per acre. The R-3 zoning district currently appears to allow up to 36 dwelling units per acre for efficiency apartments and up to 12 dwelling units for non-efficiency style apartments.

The name of this zoning district should be changed to "R-3 Medium Density Multifamily Residence" to reflect its relative place among the zoning districts.

2. To further provide a transition between residential uses, the R-4 Medium Density Multifamily Residence District should be modified to prohibit single family detached residential dwellings to prevent potential future conflicts between apartments and single family homes.

Consistent with the R-3 district changes, a maximum dwelling unit per acre be established in lieu of the current minimum lot area per dwelling unit. This may allow for greater clarity on density limit. Typical densities for medium/high density residential range from 10 to 24+ dwelling units per acre. The R-4 zoning district currently appears to allow up to 36 dwelling units per acre for efficiency apartments and approximately 40 dwelling units for non-efficiency style apartments.

The name of this zoning district should be changed to "R-4 High Density Multifamily Residence" to reflect its relative place among the zoning districts.

## SIGN CODE REGULATIONS

3. The City may further find it beneficial to separate Restaurants, Bars, and Night Clubs uses in the Table of Permissible Uses so that places appropriate for restaurants can be defined distinctly from places appropriate for bars and night clubs. This same consideration may be desired to separate where liquor and tobacco stores may be located versus general retail.

4. Similar to the permissible use matrix, the City may wish to consider creating a building bulk regulations matrix to summarize the building setback and height limits.

5. In order to preserve and enhance the mainstreet character of Warrensburg's historic downtown, the City should consider modifying certain elements of the Central Business District (CB). In particular, this zoning district should establish certain building minimums and maximums including a minimum 2-story height requirement and a maximum 10 ft setback from the street right of way. Requirements for appropriate and compatible building architecture should be established. Parking should be required to be located behind or to the rear of the building and uses should be restricted to those commonly found in a healthy, traditional mainstreet. Although solely retail buildings may be permitted, mixed use buildings with first floor retail or office uses and upper story residential should be encouraged. Single-story buildings, storage or sales lots, uses with drive-thrus, and auto-oriented uses should be prohibited.

1. Based upon the recent Supreme Court ruling, the City may wish to consider reviewing the Sign Code to verify if any sections need to be updated to ensure compliance with the content-neutral provision of the ruling. Particular attention should be placed on the Temporary Signs, Directional Signs, and Electronic Message Centers regulations.

### 3 RECOMMENDATIONS + NEXT STEPS

#### TRANSPORTATION RECOMMENDATIONS

##### DEVELOPMENT PLAN TRIP RATES

A general trip analysis was performed for four potential proposed residential land use developments to provide an estimate of total daily and peak hour trips generated by each potential development site. The estimated daily trips of a potential development are used to determine if a Traffic Impact Assessment (TIA) will be required. In cities like Warrensburg, the Planning Department typically requires a Traffic Impact Assessment when the volume of estimated daily trips is in the range of 100 trips in the peak hour or a total of 1,000 daily trips.

For these estimates, detached residential housing was evaluated as ITE Land Use 210. Apartments and multifamily duplex or fourplex units were evaluated under land use 220. Multifamily units were evaluated under two separate independent variables – per unit and per person. Comparing the average trip rates generated by unit versus person, it was determined that detached single family units generated at the same daily rate for the equivalent of 3.7 persons per household, and apartments generated at the rate of about 2 persons per unit. The number of persons (correlating to the number of beds) may be a more accurate representation to use for the variable, since the apartments may house more than an average of two occupants in the college town setting. In this analysis, the code 210 apartment and multifamily uses were also analyzed at the rate of 3 persons per unit, unless the actual number of beds was known.

The total daily, morning, and afternoon peak hours were estimated by the average ITE rates and tabulated on sample worksheets by application of densities listed either on the plat or other information provided in the development report. The worksheets are provided in the appendix of this document.

Based on this general and high level analysis applying average ITE trip rates for the independent variable 'per unit', one of the four proposed sample developments would trigger a detailed traffic analysis. However, applying the 'per person' variable for either the actual number of beds, or an average of three per unit, three of the four sample developments would trigger analysis.

This highlights the significance and importance of data related to number of beds or occupants when evaluating residential land uses in the college setting of Warrensburg.

##### CLOVER CREEK REZONING | 100 Single Family Detached Units; 56 Multifamily Units

Total trips were estimated as 1,324, 108, and 140 for the daily, morning peak hour, and evening peak hour respectively. These estimated volumes exceed the stated trigger volumes for a TIA and would typically require an evaluation of the local traffic at the points of connection to the local street network. The trips generated by the multifamily units were estimated based on the 'per unit' variable. If the 'per person' unit variable was applied using an average of three occupants per unit, the site generated traffic is estimated to be higher at 1,528, 127, and 170 for the daily, morning peak hour, and evening peak hour respectively. This result suggests a need for a detailed traffic assessment for the development.

##### 722 MAIN STREET | 118 Multifamily Apartment Units

Total trips based on the 'per unit' variable were estimated as 789, 65, and 79 for the daily, morning peak hour, and evening peak hour respectively. These estimated volumes fall below the trigger volumes for a TIA. However, application of the 'per person' variable and an assumed occupancy rate of 3 persons per unit yields trip volumes of 1,172, 106, and 142 which would suggest the need for further study if the units were constructed to house up to three occupants each on average.

##### GAY STREET GROUP | 20 Apartment Units

Preliminary assessment by the Planning Department assumed three potential uses for the 20 proposed units: Apartment (Land Use 220); Residential Condo/Townhouse (Land Use 230); and Senior Adult Housing – Attached (Land Use 252). Based on Use 220, which of the three uses is shown to generate the most traffic, trip volumes of 200, 18, and 24 were estimated for the daily, morning peak hour, and evening peak hour respectively based on the more conservative 'per person' variable and three occupants per unit. These estimated volumes fall below the trigger volumes for a TIA.

##### MAGUIRE STUDENT HOUSING ANNEX | 87 Apartment Units/324 Beds

Since this plan specifically included the total number of beds (potential persons) with the unit count, trips were estimated for both variables. Interestingly, the complex in total averages 3.7 beds per unit, which was previously estimated as the average occupancy rate for single family detached units based on current ITE rates for total daily trips in comparing both variables. Based on the 'per unit' variable, trips were estimated at 578, 48, and 59—below the trigger volumes requiring a TIA. However, applying the 'per person' variable at 324 persons resulted in significantly higher estimated rates of 1073, 96, and 131 for the daily, morning peak hour, and evening peak hour respectively, which would trigger a study.

**UPDATED STREET CROSS-SECTIONS AND BIKE ROUTES**

Updated street cross-sections for arterial roads in Warrensburg were created that outline requirements for several street types present in Warrensburg.

The categories of arterial cross-sections that are provided are:

- 4 or 5 lane arterial
- 4 or 5 lane arterial with shared lane
- 4 lane arterial
- 3 lane arterial with bike lanes
- 2 lane arterial with parking lane and bike lane
- 3 lane arterial
- 2 lane arterial with buffered bike lanes
- 2 lane rural arterial

The arterial roadway sections can also relate to the collector street types which have the same roadway section as the arterial but are narrower on the right of way. The roadway cross-sections can be found on pages 38-41.

The roadway sections determined to be 'arterials' in the 2008 City Wide Traffic Study are still appropriate for the street plan given the proposed future land uses, see Figure 3.9 for the Major Streets Plan. The City has flexibility to decide which type of arterial street section layout they believe is most appropriate for each street.

The updated roadway cross-sections include shared or dedicated bike lanes as well as trails for the various street types. All of the streets identified on the City's existing bike route map, shown in Figure 3.8, should be considered and evaluated for expanded on-street bike lanes. Evaluation should be consistent with the AASHTO standards, specifically in regards to lane widths and sizing bike facilities within the existing street footprints.

Priority should be given to improving bike facilities on Holden Street, Gay Street, and Mitchell Street to provide a basic backbone for bicycle circulation within the center of the City.

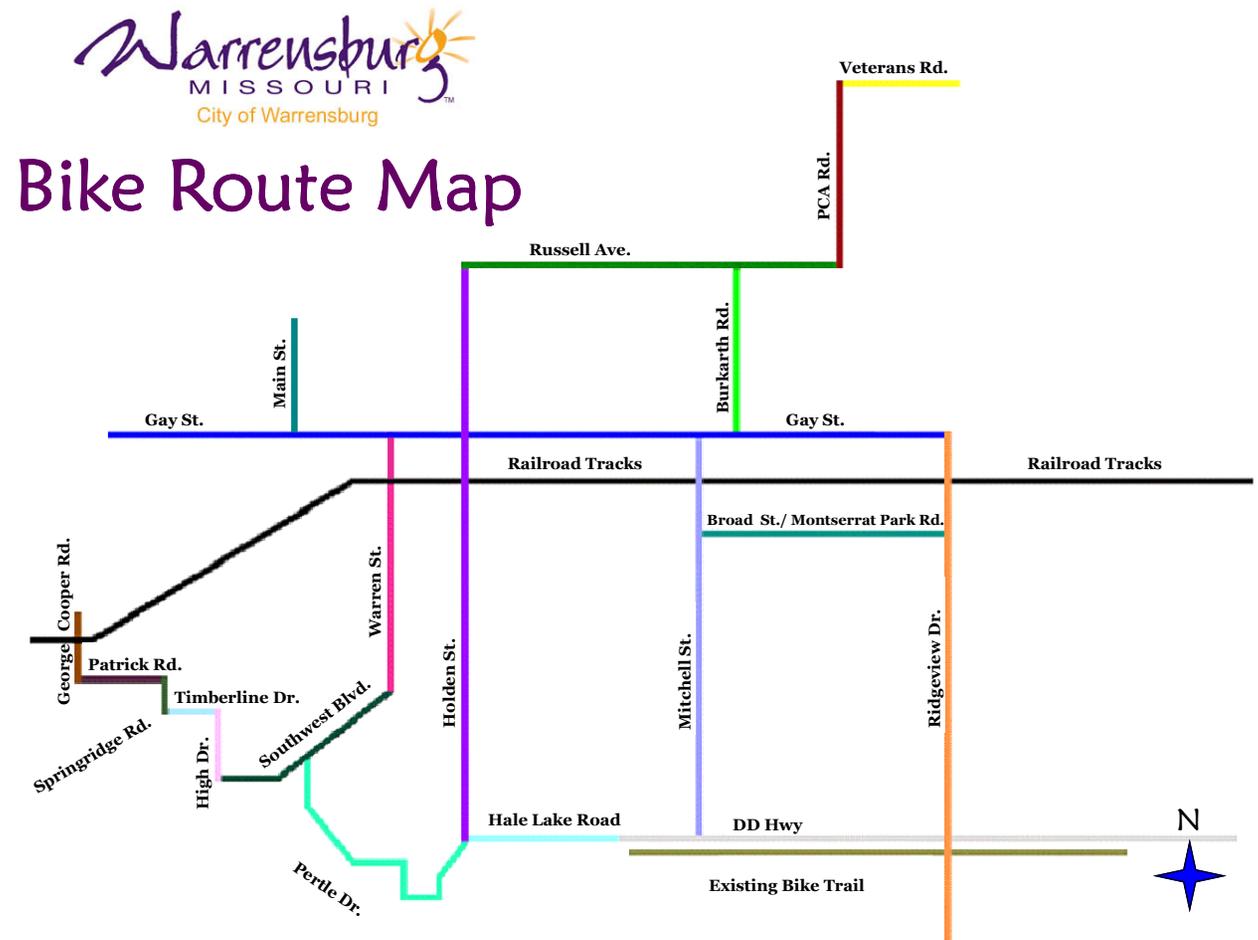


Figure 3.8: Warrensburg Bike Route Map

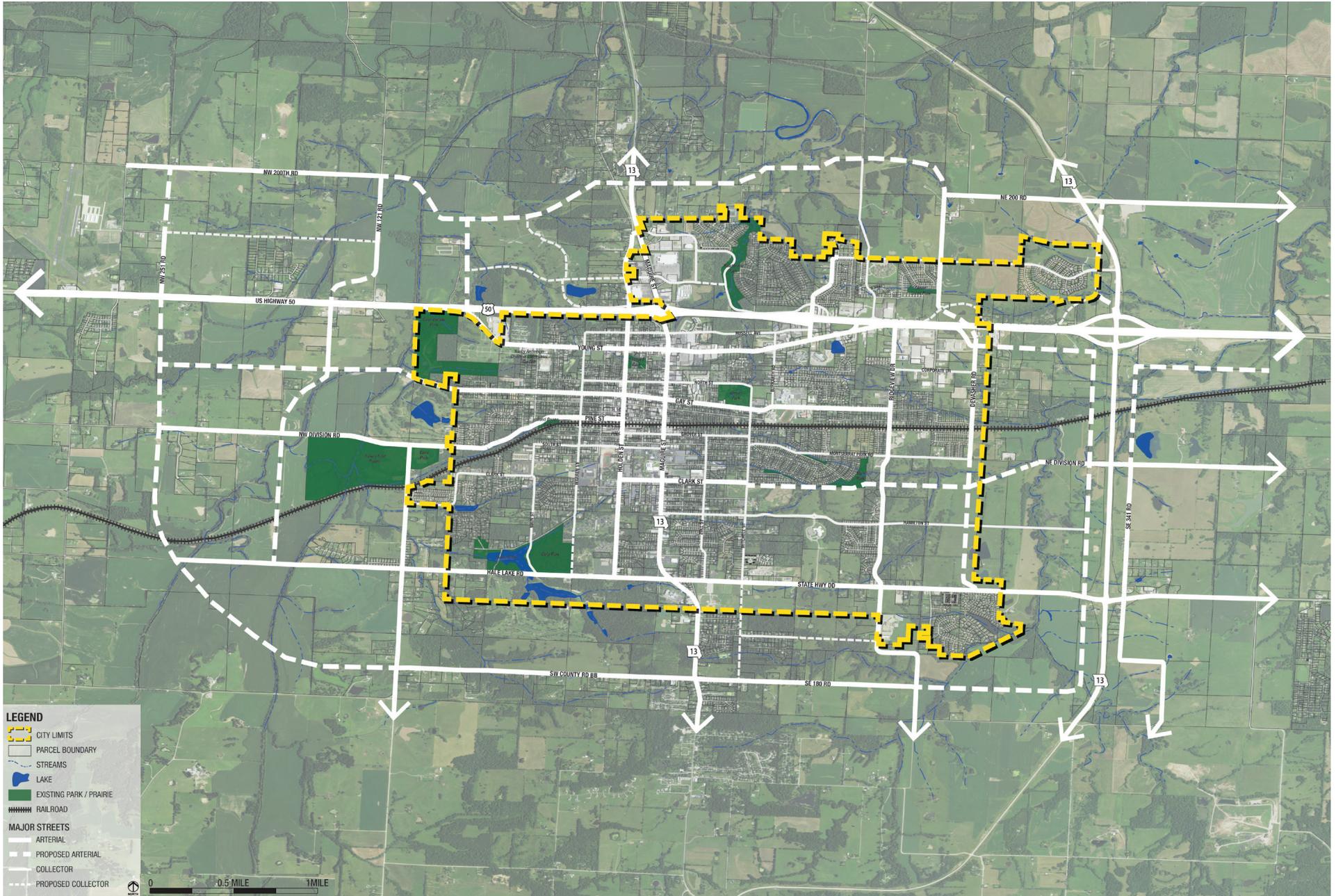
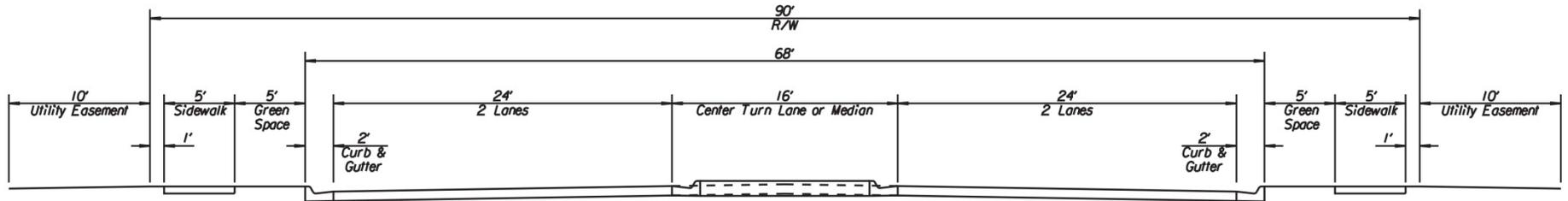
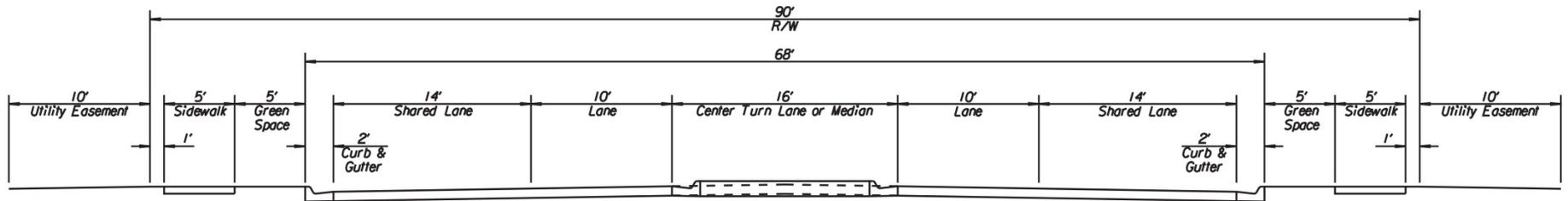


Figure 3.9: Major Streets Plan

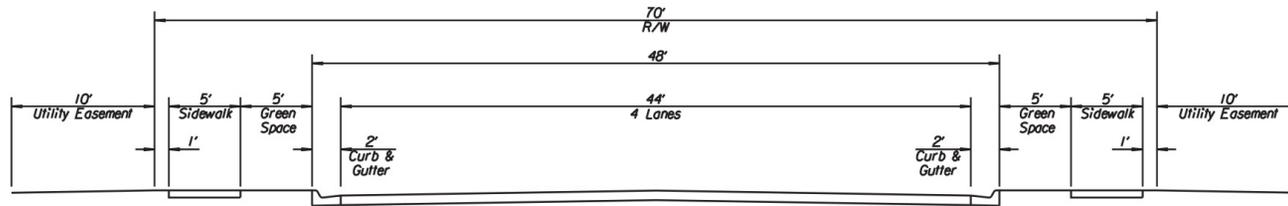


4 OR 5 LANE ARTERIAL

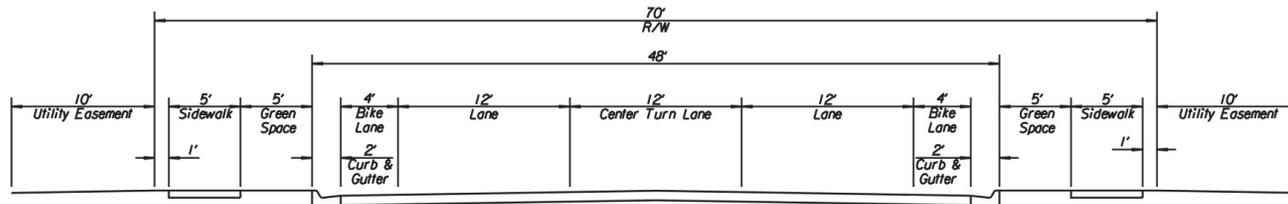


4 OR 5 LANE ARTERIAL WITH SHARED LANE

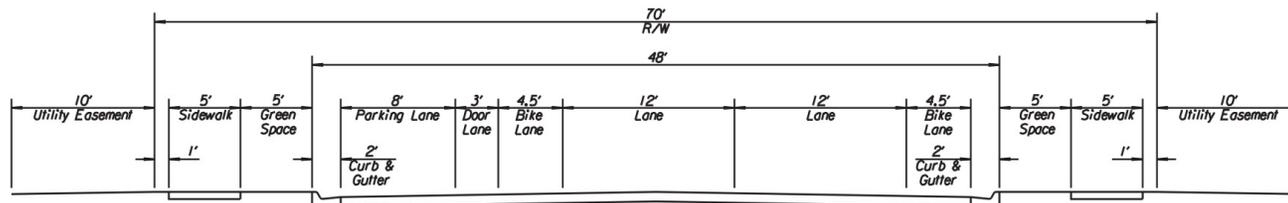
Figure 3.10: Four or Five Lane Arterial with Bike Options



4 LANE ARTERIAL

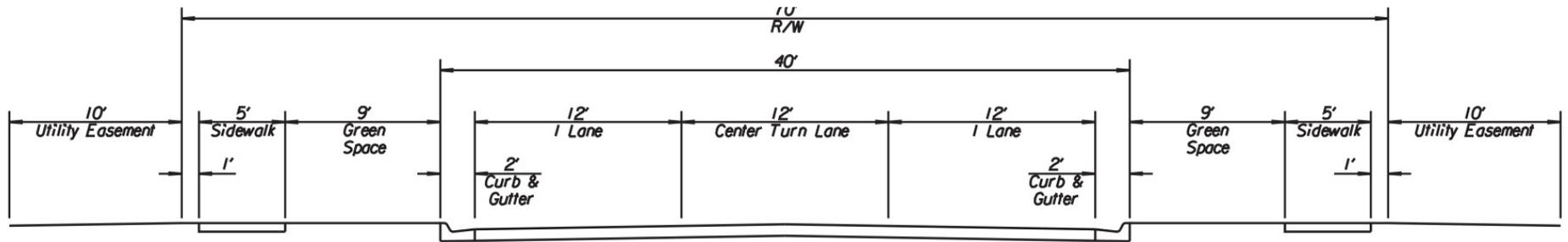


3 LANE ARTERIAL WITH BIKE LANES

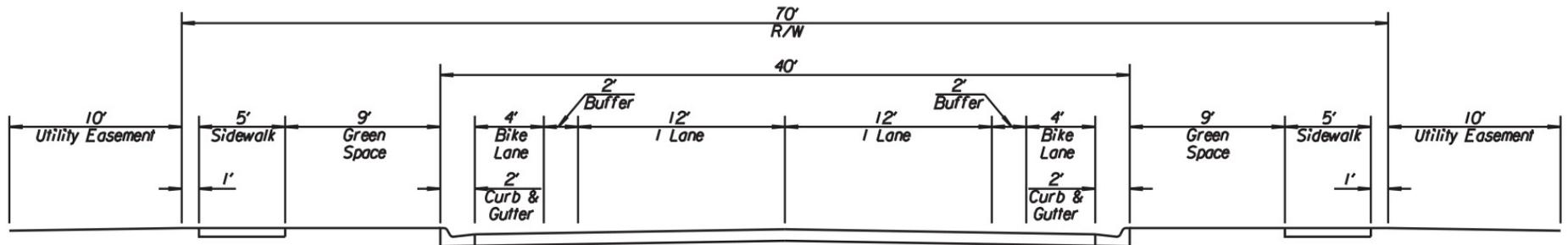


2 LANE ARTERIAL WITH PARKING LANE AND BIKE LANES

Figure 3.11: Four Lane Arterial with Bike Options



3 LANE ARTERIAL



2 LANE ARTERIAL WITH BUFFERED BIKE LANES

Figure 3.12: Three Lane Arterial with Bike Options

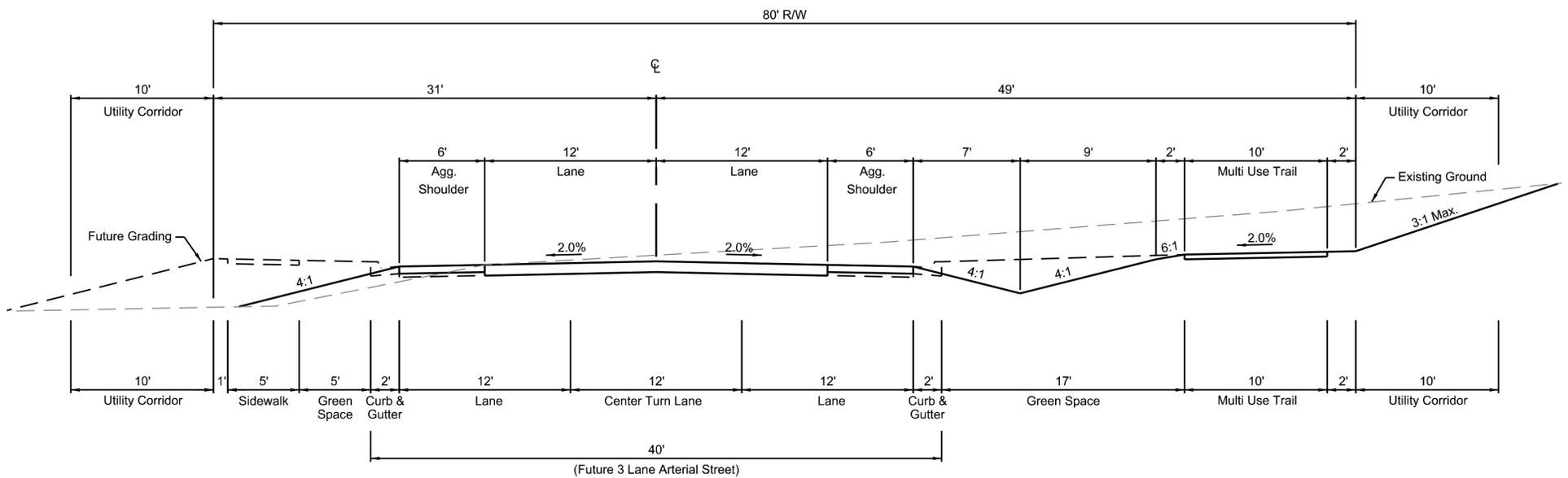


Figure 3.13: Two Lane Rural Arterial

## PUBLIC TRANSIT

### EXISTING TRANSIT CONDITIONS

Warrensburg is currently served by a federally funded deviated fixed route service operated by OATS. A transit route is considered a deviated fixed route if passengers can request that the route deviate up to ¼ mile off the route for a pick up or a drop off. This allows the transit operator to negate the federal requirement of offering a separate paratransit service because the deviated fixed route provides both services with one vehicle. The Warrensburg OATS service, called the Old Drum, covers the larger generators in Warrensburg with the single route one-hour headways. The service, because of its long and circuitous route and time between headways, is only used by the most transportation disadvantaged in Warrensburg. More information about the OATS Old Drum service can be found at the following website: <http://www.oatstransit.org/warrensburg-old-drum>

In addition to the federally funded Old Drum service, a for-profit taxi service called the ETS Taxi provides local and regional service to those needing transportation. The University of Central Missouri also provides service to their students who attend classes in Lee's Summit.

### FUTURE CONSIDERATIONS

The demographics of the city of Warrensburg and its regional conditions warrant additional study regarding enhanced transit service, both locally and regionally. These conditions include:

- **University of Central Missouri (UCM)** is a large draw for transportation-disadvantaged individuals including college aged students without access to automobiles and foreign students. In discussions with school administrators, trends in enrollment have shown a rise in foreign students over the past five years. Those students have a higher demand for public transportation. Specific to UCM, a satellite campus is located in Lee's Summit, Missouri and UCM provides a bus service to shuttle students between the two campuses.
- **New development on the north-east portion of town:** with new development occurring north of Highway 50,

transportation-disadvantaged individuals will need another way of accessing these locations.

- **Whiteman Air Force Base east of Warrensburg** is a large traffic generator of both soldiers and their families. Having a regional service that connects the base with an enhanced service in Warrensburg would support transportation-disadvantaged residents (generally spouses and families) at the Air Force Base.

## PUBLIC TRANSIT RECOMMENDATIONS

### IN-TOWN SERVICE OPTIONS:

Based on the existing service and current and future traffic generators, a Warrensburg transit service with three routes as shown below would be worth future study:

- **N Maguire Corridor** - From University to Walmart/Aldi development north of Hwy 50 (N/S service).
- **Northern E/W Service** - Starting in the downtown, traveling north to E. Young via Holden, hitting the E. Young commercial corridor and then continuing to the VA Clinic, then circling back to downtown via the medical center and community center.
- **Southern E/W Service** - This would focus on the University in the middle with the major apartment complexes on either side.

The key to success of this system is higher frequency and interlining of the routes so that the coverage is maintained with easy transfers. Route deviation could be maintained, but travel time performance (and the ability to successfully interline) is challenged with deviated routes and therefore a real fixed route with complementary paratransit should be vetted.

### REGIONAL SERVICE

To connect with the Warrensburg transit network, regional service connecting destinations such as the Whiteman Air Force Base (focused on job access, shopping and services for soldiers and families), Lee's Summit (in partnership with

UCM) and Sedalia, KCI Airport and Columbia Airport (for regional needs).

### FUNDING PARTNERS

The transition to a higher level of transit service will require local investment from both the City and other partners. One option for identifying funding is seeking service contracts. Service contracts are annual contracts with entities that pay for service on behalf of their constituents. Unlike a user paying a fare, which is considered project income (which in turn reduces the amount of federal funding an agency can receive), project income is considered local match. Potential service contracts could include:

- University of Central Missouri
- Whiteman Air Force Base
- Mental health service organizations
- Disability organizations
- Senior service organization
- Shopping destinations
- Downtown organization
- Chamber of Commerce
- Parks and Recreation

### NEXT STEPS

In order to implement enhanced transit service in Warrensburg, the following steps should be implemented:

- Develop a transit service plan.
- Identify the capital cost and plan for funding.
- Identify the transit operator (OATS or another operator).
- Identify the availability of federal and state funding.
- Develop an implementation strategy.

## GROWTH MANAGEMENT RECOMMENDATION

### 2-MILE FRINGE AREA PLAN

In order to properly manage the growth and development within areas just outside of the corporate limit of the City of Warrensburg and to ensure the provision of adequate public services within those areas, it is recommended the City work with Johnson County to develop a joint fringe area plan. This plan should cover the area generally 2-miles outside of the City and address the following topics:

- Land uses
- Preservation of greenspace
- Protection of the flood plain
- Storm water management
- Erosion/sediment control
- Subdivision plat review
- Extension of municipal services including sanitary sewer and water, and
- Public street construction and improvements.

The ultimate goal of this fringe plan, shown in Figure 3.14, is for the City and County to work together to ensure that development that may occur within this 2-mile area is appropriate based upon the location and available public infrastructure and does not over-burden City and County services or otherwise negatively impact the future growth and development of the area.

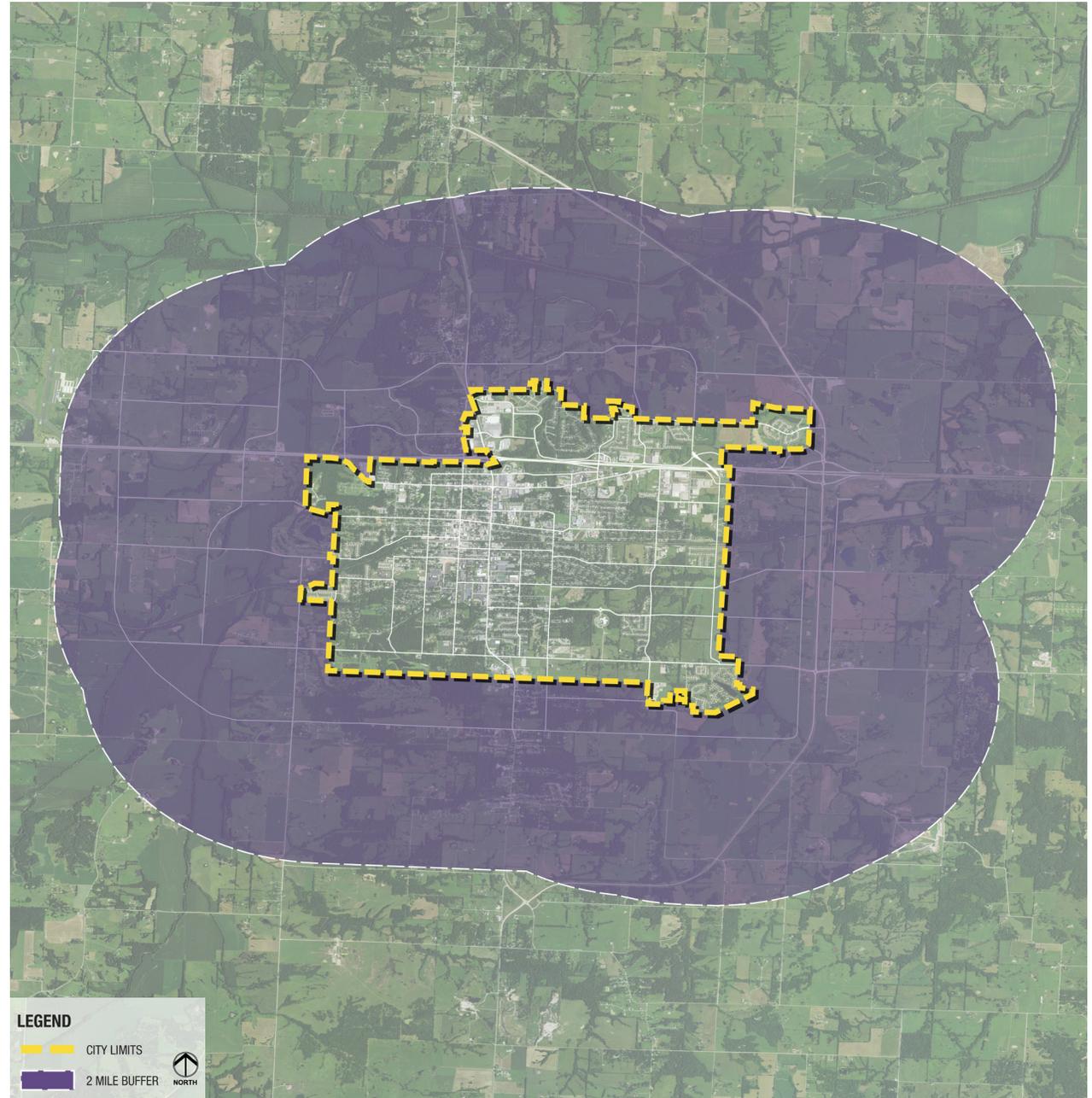


Figure 3.14: 2-Mile Fringe Area Plan

**IMPLEMENTATION PLAN AND MATRIX**

The following table summarizes the recommendations as identified in the 2007 City Comprehensive Plan and the 2017 update. The following details have been included:

**LEAD:**

The department or agency primarily responsible for implementation of the recommendation.

**PERFORMANCE MEASURE:**

The means by which the success of implementing the recommendation may be measured.

**PRIORITY LEVEL:**

The general ranking or importance of the recommendation measured against all other recommendations, staff priorities, and budgetary needs (carried over from the 2007 Comprehensive Plan)

**TIMEFRAME:**

The period of time following plan adoption that time recommendation should be completed or commenced. Short-term is 0 to 5 years, Mid-term is 6-15 years, and Long-term is defined as 15+ years.

**STATUS:**

Where the recommendation is at in regards to implementation and completion.

Details for all of the recommendations may not be apparent and may require future analysis and review. Priorities are further likely to change overtime as opportunities or new needs are identified. This implementation matrix should be regularly reviewed and updated and should serve as a reference during budgeting and when setting City goals and work priorities.

RECOMMENDATIONS	LEAD	YEAR OF RECOMMENDATION	PERFORMANCE MEASURES	PRIORITY LEVEL	TIMEFRAME	STATUS
<b>Infrastructure</b>						
Implement a citywide GIS system to better enhance City services.	Public Works / Community Development	2007	Performance measured on project completion	High	Short-Term	In Progress
Develop a comprehensive storm drainage program and impact fee ordinance that includes alternatives to traditional methods.	Public Works	2007	Performance measured on project completion	High	Short-Term	In Progress
Enhance Old Drum Transportation as an available transportation alternative.	City Clerk	2007	Performance measured on addition/new routes	Medium	Mid-Term	In Progress
Establish neighborhood improvement districts that provide better connectivity through the installation of sidewalks; work with residents to help alleviate the costs as appropriate.	Public Works	2007	Performance measured on sidewalk conditions / walk index	High	Mid-Term	In Progress
Work with appropriate providers to ensure all sections of the community have superior Internet, cable, and cellular service.	Public Works	2007	Performance measured on complaints received	High	Long-Term	In Progress

RECOMMENDATIONS	LEAD	YEAR OF RECOMMENDATION	PERFORMANCE MEASURES	PRIORITY LEVEL	TIMEFRAME	STATUS
<b>Economic Development</b>						
Pursue the assemblage of vacant lots for redevelopment.	Community Development / City Manager	2007	Performance measured on number of lots / acres of land	Medium	Short-Term	
Establish a partnership between the City of Warrensburg and the University of Central Missouri in support of a new business incubator.	City Manager	2007	Performance measured on program established	High	Short-Term	
Develop and administer an annexation program that addresses rural properties on the fringe of the community.	Community Development	2007	Performance measured on program developed	High	Short-Term	
Help interested stakeholders establish a Community Development Housing Organization (CHDO).	Community Development	2007	Performance measured on organization developed	Medium	Short-Term	
Establish first-time buyer housing program through a cooperative with the City, local banks, and developers.	Community Development	2007	Performance Measured on Program Established	Medium	Short-Term	
Create city-initiated housing program to acquire and distribute vacant parcels of land.	Community Development	2007	Performance measured on program established	Medium	Mid-Term	
Develop a housing rehabilitation assistance program, in conjunction with neighborhood associations, to preserve and rehabilitate Warrensburg's housing stock. Strive to rehabilitate 10 homes per year.	Community Development	2007	Performance measured on program established	Medium	Mid-Term	

RECOMMENDATIONS	LEAD	YEAR OF RECOMMENDATION	PERFORMANCE MEASURES	PRIORITY LEVEL	TIMEFRAME	STATUS
Provide incentives to developers to construct affordable housing.	Community Development / Admin	2007	Performance measured on incentives created	High	Mid-Term	
Work with a Community Development Housing Organization (CHDO) to develop housing for lower-income households.	Community Development	2007	Performance measured on quantity of low income housing per year	Medium	Mid-Term	
Work with stakeholders to utilize low income (LITHC) and historic preservation (HP) tax credits to develop new housing units or to renovate properties.	Community Development	2007	Performance Measured on Quantity of low income housing per year	Medium	Mid-Term	
Consider the utilization of TIF (tax increment financing) and other innovative financing tools to develop infill housing opportunities.	Community Development	2007	Performance Measured on Program Established	Medium	Mid-Term	
Establish a brownfield redevelopment program to focus redevelopment on sites such as old gas stations, railroad areas, and industrial sites.	Community Development / City Manager	2007	Performance measured on program established	Medium	Long-Term	
Work with Johnson County to establish an Extraterritorial Zoning Jurisdiction (ETJ) for rural areas.	Community Development / City Manager	2007	Performance measured on zoning jurisdiction formed	Medium	Long-Term	
<b>NEW!</b> Identify "shovel-ready" business park and industrial lots/certified sites with utilities and services.	Community Development	2017	Performance measured on sites identified	High	Short-Term	In Progress
<b>NEW!</b> Establish policies and codes to protect existing single family residential neighborhoods from being converted to multi-family.	Community Development	2017	Performance measured on policies established	Medium	Mid-Term	

RECOMMENDATIONS	LEAD	YEAR OF RECOMMENDATION	PERFORMANCE MEASURES	PRIORITY LEVEL	TIMEFRAME	STATUS
NEW! Provide a range of multifamily densities to attract developers.	Community Development	2017	Performance measured on sites provided	Medium	Mid-Term	
NEW! Create a program that promotes preservation, visibility, and enhancement of existing retail centers.	Community Development	2017	Performance measured on retail centers improved/saved	Medium	Long-Term	
NEW! Promote the development of city-owned Hawthorne site.	Community Development / Admin	2017	Performance measured on site developed	High	Short-Term	In Progress

RECOMMENDATIONS	LEAD	YEAR OF RECOMMENDATION	PERFORMANCE MEASURES	PRIORITY LEVEL	TIMEFRAME	STATUS
<b>Safety and Wellness</b>						
Encourage the formation of neighborhood associations.	Community Development	2007	Performance measured on increase in neighborhood associations	Medium	Short-Term	
Identify standards to evaluate and measure the effectiveness of local health care facilities.	Community Development	2007	Performance measured on improved effectiveness of facilities	Medium	Mid-Term	
Begin to develop a third fire station.	FIRE	2007	Performance measured on construction started on third station	Low	Long-Term	
<b>NEW! Establish a Rental Housing Inspection Program and Permit Program.</b>	Community Development	2017	Performance measured on increased code compliance	Medium	Mid-Term	

RECOMMENDATIONS	LEAD	YEAR OF RECOMMENDATION	PERFORMANCE MEASURES	PRIORITY LEVEL	TIMEFRAME	STATUS
<b>Amenities, Cultural Activities, Recreational Opportunities, and Community Enrichment</b>						
Initiate Recreation Trail community awareness and marketing effort.	Community Development	2007	Performance measured on construction of greenway	Low	Short-Term	
Initiate Recreation Trail fundraising campaign.	Community Development	2007	Performance measured on funding goals met	Medium	Short-Term	
Begin construction on trail segments that are considered a high priority.	Parks	2007	Performance measured on construction started	High	Short-Term	
Expand and remodel the Park Maintenance Facility.	Parks	2007	Performance measured on facility updated	Medium	Short-Term	
Amend the subdivision regulations to include dedications for new park land or required fees-in-lieu of land dedications.	Community Development / Parks	2007	Performance Measured on Increased park land and revenue from fees	High	Short-Term	
Consider the establishment of a historic district designation for the areas adjacent to downtown that contain the most significant buildings and pursue this designation at both state and national levels.	Community Development	2007	Performance measured on historic district designation approved	High	Short-Term	In Progress / Draft Sent to SHPO / Approved by Missouri ACHP
Develop additional services, facilities, and amenities to accommodate an aging population.	Public Works / Community Development / Parks	2007	Performance measured on improved quality of life for seniors	Medium	Mid-Term	

RECOMMENDATIONS	LEAD	YEAR OF RECOMMENDATION	PERFORMANCE MEASURES	PRIORITY LEVEL	TIMEFRAME	STATUS
Encourage the Missouri Department of Transportation (MoDOT) to expand the trail system to Knob Noster State Park, Whiteman Air Force Base, and surrounding areas.	Johnson County	2007	Performance measured on trail improvements	Low	Long-Term	Bidding in Progress
NEW! Update the Comprehensive Trail System and Parks Plan	Parks	2017	Performance measured on plan completed	High	Short-Term	

RECOMMENDATIONS	LEAD	YEAR OF RECOMMENDATION	PERFORMANCE MEASURES	PRIORITY LEVEL	TIMEFRAME	STATUS
<b>Aesthetics</b>						
Continue efforts to update the nuisance ordinance.	Community Development	2007	Performance measured on decreased nuisance violations	Medium	Short-Term	
Develop an aesthetic/historic overlay zoning district for Historic Warrensburg and/or the downtown area, which includes guidelines on the character and use of buildings.	Community Development	2007	Performance measured on guidelines established	High	Mid-Term	
Develop a coordinated entryway program that builds on the success of the wayfinding program, which includes signage, landscaping, and decorative lighting.	Community Development	2007	Performance measured on program established	Medium	Mid-Term	In Progress / Design Complete, 1st Entry Sign Installed
Develop extensive design guidelines for all future development.	Community Development / Public Works	2007	Performance measured on guidelines established	Low	Long-Term	

RECOMMENDATIONS	LEAD	YEAR OF RECOMMENDATION	PERFORMANCE MEASURES	PRIORITY LEVEL	TIMEFRAME	STATUS
<b>Administrative</b>						
Perform Comprehensive City Plan review annually and update the document every two to five years.	Community Development	2007	Performance measured on review performed	Medium	Short-Term	
Establish relationships between other area municipalities, Johnson County, and Whiteman Air Force Base (AFB) with the intent of better regional planning.	Community Development	2007	Performance measured on relationship developed	Medium	Short-Term	
Utilize the Historic Preservation Commission to administer design review criteria and assist in reviews for historic districts and structures.	Community Development	2007	Performance measured on improved historic preservation efforts	High	Mid-Term	
Evaluate the potential of a joint City of Warrensburg/Johnson County Planning Department.	Community Development	2007	Performance measured on organization developed	Low	Long-Term	
<b>NEW! Create a GIS layer for the Major Streets Map</b>	Community Development	2017	Performance measured on map created	Medium	Short-Term	
<b>NEW! Create building bulk regulation matrix</b>	Community Development	2017	Performance measured on matrix created	Medium	Short-Term	
<b>NEW! Create a new U-MU University Mixed Use zoning district and rezone property adjacent to UCM campus.</b>	Community Development	2017	Performance measured on zoning district created	High	Short-Term	

RECOMMENDATIONS	LEAD	YEAR OF RECOMMENDATION	PERFORMANCE MEASURES	PRIORITY LEVEL	TIMEFRAME	STATUS
<b>NEW!</b> Create a new Neighborhood Mixed Use zoning district.	Community Development	2017	Performance measured on zoning district created	High	Short-Term	
<b>NEW!</b> Create a new AO Agricultural/Open Space zoning district to preserve agricultural land and open space, as well as limit development in floodplain areas.	Community Development	2007, updated 2017	Performance measured on zoning district created	High	Short-Term	
<b>NEW!</b> Elevate R3 Low-density Multi-Family Residence district to Medium-density Multi-Family Residence District and adopt recommended code revisions. (2017)	Community Development	2017	Performance measured on revisions adopted	High	Short-Term	
<b>NEW!</b> Elevate R4 Medium-density Multi-Family Residence district to High-density Multi-Family Residence District and adopt recommended code revisions.	Community Development	2017	Performance measured on revisions adopted	High	Short-Term	
<b>NEW!</b> Update zoning definitions and permissible use table for Restaurants, Bars, Hookah Lounge, Convenience Stores, Liquor Stores, Tobacco Stores, Delayed Deposit Service Business, and Pawnshop.	Community Development	2017	Performance measured on zoning definitions updated	High	Short-Term	
<b>NEW!</b> Update definitions for Hotel and Motel.	Community Development	2017	Performance measured on zoning definitions updated	High	Short-Term	
<b>NEW!</b> Expand on definitions of dwelling types.	Community Development	2017	Performance measured on zoning definitions expanded	High	Short-Term	
<b>NEW!</b> Create a definition for Family.	Community Development	2017	Performance measured on definition created	High	Short-Term	

RECOMMENDATIONS	LEAD	YEAR OF RECOMMENDATION	PERFORMANCE MEASURES	PRIORITY LEVEL	TIMEFRAME	STATUS
NEW! Explore regulations for Tiny Homes.	Community Development	2017	Performance measured on regulations created	Medium	Short-Term	
NEW! Update Central Business District regulations to establish building minimums and maximums, and other recommended code revisions.	Community Development	2017	Performance measured on revisions adopted	High	Short-Term	
NEW! Update the Major Streets Plan and Map, including re-evaluation of the need for arterial roads in the southwest quadrant of the City's planning area.	Community Development / Public Works	2017	Performance measured on map reviewed / updated	Low	Mid-Term	

ONGOING RECOMMENDATIONS	LEAD	YEAR OF RECOMMENDATION	PERFORMANCE MEASURES	PRIORITY LEVEL	TIMEFRAME
<b>Infrastructure</b>					
Promote appropriate areas of growth by providing municipal infrastructure and services	Public Works	2007	Performance measured on building permit activity	High	Short-Term
Work with the Missouri Department of Transportation to ensure that U.S. Highway 50 is maintained in excellent condition.	Public Works	2007	Performance measured on road condition	Medium	Short-Term
Continue to expand the sewer capacity of the community.	Public Works	2007	Performance measured on sewer capacity	Medium	Mid-Term
<b>Economic Development</b>					
Develop economic opportunities sectors that complement the local economy, such as research and development, warehousing, aviation, and other businesses.	City Manager	2007	Performance measured on business growth	Medium	Mid-Term
Ensure all future Capital Improvements Program recommendations are in compliance with the Comprehensive City Plan.	Community Development	2007	Performance measured on projects in compliance	High	Short-Term
<b>Aesthetics</b>					
Increase code enforcement efforts.	Community Development	2007	Performance measured on improved code conformance	High	Short-Term
<b>Administrative</b>					
Identify and plan for future staffing needs.	Admin	2007	Performance measured on improved staff productivity	Medium	Mid-Term

