

COMPREHENSIVE PLAN

Village of *Leawood*
Missouri

Adopted by the Village Board of Trustees
14 November 2000

Prepared by Ernie Trumbly

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STATE OF MISSOURI COUNTY OF NEWTON

IN THE RECORDERS OFFICE

I, PEGGY L. SPICER, CLERK OF THE CIRCUIT COURT & EX-OFFICIO RECORDER OF DEEDS, WITHIN AND FOR THE COUNTY OF NEWTON, STATE OF MISSOURI, HEREBY CERTIFY THE INSTRUMENT ATTACHED WAS FILED FOR RECORD ON THE 7th DAY OF June, 2001; AT 2:56 P.M. RECORDED IN BOOK 350 PAGE 5415 WHEREOF, I HAVE HEREUNTO SET MY HAND & AFFIXED THE SEAL OF SAID OFFICE, DONE IN NEOSHO, MO.

PEGGY L. SPICER
CLERK OF THE CIRCUIT COURT &
EX-OFFICIO RECORDER OF DEEDS

Lemora Hyder
DEPUTY RECORDER

RETURN TO: Robert Harding
12 Horseshoe Dr
Joplin 64804

CK# 1627 \$ 36.00
3.00 cash

RECORDED
COMPARED INDEXED

Village of Leawood Comprehensive Plan

Background on the Community:

The village of Leawood is a close-knit community located in north central Newton County, Missouri. Map 1 shows Leawood's location within the region. Affordable cost of living in a rural urban setting is offered by the village, which relies on local companies for trash pickup and electrical power services. Street lighting is provided. The village utilizes a system of individual septic tanks and wells. A portion of the village is connected to the local water company that also provides the village with fire hydrants. The Reddings Mill Fire District provides fire and rescue services while law enforcement services are provided by the Newton County Sheriff's Office. Both of these services maintain satellite stations within the village limits. All village roads are asphalt paved.

A Board of Trustees consisting of a Chairman, Vice Chairman, a Treasurer, a Clerk and a Secretary governs the village. Voters elect all of these positions that normally have a two-year commitment. A village collector is also provided. An attorney is on retention for legal assistance. Leawood is located in Shoal Creek Township and is in the 32nd State Senatorial District, the 129th State House of Representatives District, and the 7th US House of Representatives District. Educational services are provided by the Joplin R-8 School District.

Leawood suffers from problems endemic of most small communities. For instance, it is sometimes difficult to enforce some regulations due to the lack of village enforcement mechanisms. The village lacks the manpower to perform tasks and must hire out jobs such as snow removal and street maintenance. On the infrastructure level, the village needs to address street deterioration and storm water runoff in certain areas.

In terms of potential, the village is ideally situated on the south side of Joplin where residential and commercial growth continues to abound. Leawood has unlimited access to a good local collector street, two major state highways and an Interstate highway, the latter basically dividing Leawood and Joplin. However, Joplin's continued residential and commercial growth has begun to encroach around the village. Thus many commercial facilities are within easy and quick reach of Leawood residents. Moderate (to sometimes heavy) traffic on the two state highways brings a significant number of people by the community on a daily basis. Developable property is available to expand commercial growth on one of these highways. Map 2 shows the village of Leawood.

Leawood's 1990 population was 740. Of that number, there were 725 white, nine American Indian, Eskimo, or Aleut, four Asian or Pacific Islander and two other races. By age, there were 242 under the age of 18; 102 between the age of 18 and 30, 361 were between the age of 31 and 65, and 35 above the age of 65.

In 1990, Leawood consisted of 261 housing units with 218 families and 239 households. Household income ranged from less than \$5,000 a year to more than \$150,000. There were 21 households with only one person, 68 with two persons, 62 with three persons, 54 with four persons, 28 with five persons, four with six persons and two with seven or more persons.

Within those households, nine persons had less than a ninth grade education, 60 had 9th to 12th grade (no diploma) education and 96 had a High School diploma. Moreover, 155 people had some college (no degree) education, 34 had an Associates Degree, while 93 had a Bachelors degree and 51 had a Graduate or Professional degree.

Current Land Use:

Leawood is primarily a low density R-1 residential community. The village does, however, also incorporate M (trailer court) and C-1/C-2 (neighborhood/general commercial) zoning districts. Moreover, several large tracts of A-1 (agricultural) and smaller C-1/2 districts remain. (The latter may also be used to provide for R-2/3 residential or C-3 commercial districts.) There are also two churches, a permanently manned volunteer fire station and a county law enforcement sub-station. Additionally, a small federal Post Office and a convention center borders the village. Map 3 identifies the current land use within the village.

Why Leawood Needs a Plan:

A community, like an individual, grows when it is young and faces the prospect of deterioration and decline when it becomes old. It is essential that a person must plan for the future if one intends to achieve a full and satisfying life, and so it is with our village.

Therefore we must plan as a means for preparing for the future. It is a process of thinking ahead and considering all aspects of land use change with intelligent forethought for solving community problems. It is a science and art of promoting the physical growth and development of the community in harmony with its social and economic needs.

The objective of planning is to provide a framework for guiding the community toward orderly growth and development by relating, balancing and harmonizing the physical, social, economic and aesthetic features of the community as it responds to private sector initiatives.

A plan establishes community-wide policy and serves as the basis for making zoning decisions. No zoning laws or plan, however, can provide for the general public good and at the same time accommodate all individual interests so that everyone is satisfied. While there must be proper balance between the public good and individual interests, what is best for the community, as a whole must prevail. Zoning amendments that are based on the benefits to the individual rather than the community as a whole have usually been declared invalid by the courts.

The Planning Process:

Planning is a process through which a community evolves. Development techniques and community attitudes are continually changing and the plan must establish an evaluation process to consider new ideas and new concepts or the Plan becomes unworkable and, therefore, unusable.

The planning process provides the means for understanding existing conditions and accepted planning principles. It then permits an evaluation of these conditions with respect to the attitudes of the community (goals and objectives,) the need for support facilities and long-range growth patterns. As the Village considers each item of change, it should be carried through this process and the following questions asked:

- * What is the relationship of this proposed change to existing conditions?
- * Would the change be in conformance with established principles or current community policies?
- * Is the change in general agreement with the growth objectives as presented on the Future Land Use Plan?
- * What will be the implications of this change to the major thoroughfares system?
- * What will be the major impact of this change on the capacity of the Village to maintain and serve future development.

How the Comprehensive Plan Relates to Zoning:

By state law, zoning must be based on an adopted and up-to-date land use plan. Zoning decisions should include consideration of long-range community goals as well as short-range needs. The recommendations of the Comprehensive Plan should provide the public policy basis for zoning. Because of its importance in the zoning process, the Comprehensive Plan should be reviewed on a regular basis and amended as necessary to insure it remains current.

It is important to zone for land, not people. An error frequently made is approval of a rezoning to accommodate an applicant's personal circumstances without consideration of land use conditions and characteristics. Such zoning amendments are rarely in the public interest and, if challenged, can be held to be invalid. Instead, decisions should be based on whether the land is appropriate for the proposed zoning district. It is the village's prerogative to set standards for how zoning amendment applications are considered. Suggested standards for consideration of a rezoning application include:

- * The character of the neighborhood and the zoning and uses of properties nearby;
- * The suitability of the subject property for the uses to which it has been restricted;
- * The extent to which a zoning change or removal of the restrictions will detrimentally affect nearby property;
- * The length of time the property has remained vacant as zoned;
- * The relative gain to public health, safety and welfare by not rezoning the property as compared to the hardship imposed on the property owner;
- * The recommendation of the Zoning and Planning Committee, and;
- * Compliance with the Comprehensive Plan.

Future Land Use Planning:

Leawood is a matured village and thus has very limited space for future growth. A few empty residential lots remain for new homes. Privately owned A-1 zoned properties may one day be sold for development purposes. These properties offer the greatest future growth potential for residential and/or commercial development. Aside from these areas, there also remains several empty lots and strip parcels available for commercial development. However limited, these potential growth areas will ultimately require our attention.

Leawood Community Goals/Objectives:

Leawood's goals for the future are somewhat defined by the lack of developable land and the continuing encroachment of Joplin around the village. This encroachment basically feeds present and projected village needs thus eliminating the requirement for any further village developmental. Regardless, there are goals or objectives that need addressing. These are:

Street Improvements:

All of Leawood's streets are paved. The asphalt pavement, however, is rather old and is beginning to show need of repair and/or replacement. Some streets have suffered years of heavy construction related traffic during the building of Joplin's Highland and Wildwood subdivisions. In addition, years of increasing amounts of village related traffic and weather has taken its toll. Moreover, the width of the streets (although once adequate for village needs) has become of growing concern for safety especially as increasing numbers of larger cars and SUV's must pass each other. This "two seemingly cannot pass at once" interpretation is often exacerbated by placement of mailboxes on the streets edge.

Along with this issue is the future development, or at least improvement, of major roads around Leawood. Fortunately, this issue is being handled by the city of Joplin. New and expected commercial development and resultant traffic flow in and around the area bounded by 44th Street, I-44, Rangeline (Hwy. 71) and Connecticut Street has already required a new traffic control light at 44th and Rangeline. Moreover, in 2001, 44th Street will be resurfaced, slightly widened and have shoulders added. Again, depending on requirements, 44th may be widened to three, perhaps five, lanes within five years. Likewise, Connecticut Street is being looked at for upgrade into a three or five lane highway from 44th Street into Joplin within the next five or so years, once again, depending on traffic demands. This action, of course, will necessitate widening of the bridge over I-44.

Within the village, we should consider road improvements to Connecticut south of 44th to 50th Street and for 50th Street itself. In anticipation of increased traffic on Rangeline Road and the difficulty it is already imposing on Southern Hills residents for egressing that sub-division; consideration should also be given to working with Joplin for a connecting road between 50th Street and Valley View Drive.

Storm Water Runoff:

The village primarily relies on natural land slope for drainage of storm water. However, during periods of heavy rain, floodwaters produce destructive runoff that damages property. Even in lesser amounts of rainfall, this problem exists as some streets and/or driveways contribute by "focusing" the uncontained flow of water. In the coming decade, the village should install water runoff measures to include street gutters, drains, drainage pipes. Regardless, this issue may be forced upon the village as DNR environmental regulations may ultimately force the village to convert from septic systems to commercial sewer hook up. Moreover, within two years, DNR regulations (at least on new developments) will require storm water runoff to be controlled both in terms of quantity and quality. It would be wise for the village to be proactive in these matters and begin immediate financial preparations.

Park Construction:

There have been desires expressed to build a village park. However, land limitations and the spread out nature of the village makes this a difficult problem. Besides there are several parks within a very short distance of the village and there is the anticipated construction of a nature center with trails in one of these parks. Regardless, this is an issue that must be considered in areas of the village having a greater population of younger kids.

Storm Sirens:

Installation of a storm siren has been examined. It is felt a single siren could most likely serve the needs of the village. Cost estimates have been obtained but it is the hope of the Board of Trustees that Joplin's expansion of their siren system into the areas surrounding Leawood will negate the need to have one installed within the village.

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Increased Citizen Participation:

Many of the village's recurring needs and perhaps goals are wholly obtainable by increased citizen participation and acceptance of personal responsibility for the village's future. Increased citizen participation is required in a number of issues. These include:

- * The effective operation of the recently initiated Neighborhood Watch program. Village residents may enroll in the Joplin Citizen Police Academy (if you work in Joplin) and the Newton County Citizens Sheriff's Academy. Both are highly recommended for overall police familiarization and training.
- * Certain maintenance needs especially in areas such as upkeep of village street easement property, traffic control signs, and Leawood village signs.
- * Citizens should take pride in their community and a more effective means of communication needs to be established. To this end, the Leawood Ledger (the village newspaper) will be published every two months following the Board of Trustees meeting.
- * Points of contact are listed in the paper for residents to become more involved and thus have a more effective participation in village government. In addition, residents should attend the villages' regularly scheduled Board of Trustees meetings.
- * Residents should also attend village Zoning and Planning Committee meetings to be aware of continuing development in and around the village.

APPROVED for passage this 13th day of March, 2001.

Robert H. Harding
CHAIRMAN

ATTEST:

[Signature]
VILLAGE CLERK

On this 8th day of May, 2001,
before me, the undersigned notary public,
personally appeared Robert H. Harding,
known to me to be the person whose name
is subscribed to the within instrument and
acknowledged that he executed the same for
the purposes therein contained.



Richard M. Webster Jr.
Notary Public

Richard M. Webster Jr., Notary Public
State of Missouri, Jasper County
My Commission Expires June 22, 2001