



Agenda

City Council Study Session

Tuesday, February 21, 2023 - 7:00 PM
Council Chambers

- I. Call to Order**
- II. Attendance**
- III. Topics of Discussion**
 - A. COMPREHENSIVE PLAN UPDATE-DISCUSSION**
- IV. Summary**
- V. Adjournment**

**ADA Accessible entrance is available from Missouri Street at the Police Department entrance.
An elevator will provide access to the second floor – Council Chambers**

Comprehensive Plan Work Session #3

February 21, 2023

101 E. Kansas St., Liberty, Missouri 64068



**LEADING
LIBERTY
FORWARD**

OUR COMPREHENSIVE PLAN

Several overlapping rounded squares and diamonds in various shades of blue, light blue, and dark blue, some with thin outlines, are positioned in the top right corner of the slide.

Welcome!

ASK QUESTIONS AS WE GO



**LEADING
LIBERTY
FORWARD**

OUR COMPREHENSIVE PLAN

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A Quick Reminder.....

What is a comprehensive plan?

- A **vision for the future** at a community scale, created by the community and for the community.
- Records **shared goals** and desires.
- Examines where the city is, where it came from, and crafts a **coordinated road map** for the future.
- Guides **land use** growth and development of the city for the **next 10 years**.
- Revisit to ensure its relevance.



Engagement Reminder....

- Multiple in-person engagement events over the course of several months.
- Ongoing outreach to stakeholders via social media, the project website and e-blasts.
- Online survey responses resulted in **703 respondents**. 380 responses were needed to reach a statistically significant response rate based on Liberty's population - a 95 percent confidence level (industry standard) and a 4.51 percent margin of error (better than industry standard) were achieved.

The Draft Plan

Document Structure

Section 1: Introduction

Section 2: Liberty Forward! - Vision & Values

Section 3: Land Use Framework

Section 4: Mobility Framework

Section 5: Action Plan

Appendix A - Existing Conditions

Appendix B - Public Engagement Summary

Appendix C - Summary of Relevant Plans & Studies

Appendix D- Economic and Market Analysis



Liberty aspires to be a vibrant, connected community that considers the needs of all people, while celebrating its history and hometown feel.

Core Values



Strong Neighborhoods



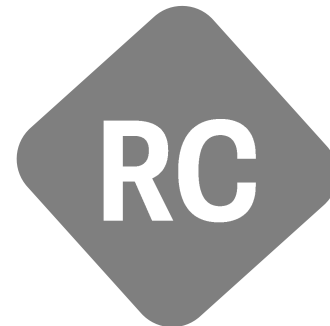
Connected Community



Lively Spaces



Vibrant Economy



Resilient Community

Vision

The vision depicts the long-term direction Liberty wants to head and paints a picture of the ideal future. The vision is designed to inspire commitment from all members of the community while providing a framework for future strategic planning.

Value

Building upon the vision, the values serve as broad philosophies that capture Liberty's values and guide the community throughout the Plan's lifetime, irrespective of changes in its goals, policies, or recommendations.

Goal

Just as the core values support the vision, the goals sustain the values. Goals are what Liberty would like to the city to accomplish. They are the big ideas that will move the community forward for the next 10 years. Goals are more qualitative than quantitative and answer the "what" rather than the "how."

Strategy

Strategies detail the "how" and can be broken down into tasks for individual organizations and/or responsible parties. Oftentimes, multiple strategies are used to accomplish each goal. Strategies are frequently reflected in resources allocations.

Framework Plan

Illustrate the strategies and the future of the community and are also helpful to the reader to understand how the strategies can be implemented.



Section 2

Goals + Strategies

Goal 1.

Develop and adopt a future land use plan that is flexible to market trends, guides future development, redevelopment, and revitalization projects, and appropriately balances a mixture of uses.

Strategies:

- 1.1 Review all adopted City of Liberty land use and zoning maps annually and update as needed to reflect existing conditions.
- 1.2 Align infrastructure improvements and future development and redevelopment opportunities as illustrated by *Figure x.x. Future Land Use*, *Figure x.x. Mobility and Connectivity* and *Figure x.x. Growth and Redevelopment Framework*.
- 1.3 Strike a balance between high-growth industries and small businesses to support economic growth and employment opportunities.



Goal 2. Promote downtown as the social, civic, and small business heart of Liberty

Strategies:

- 2.1 Reinforce the character of Downtown Liberty and the surrounding neighborhoods by encouraging the rehabilitation, restoration and adaptive reuse of existing structures and historic buildings while providing opportunities for complimentary infill, additions and redevelopment.
- 2.2 Continue to invest in improvements to facilities and amenities at Liberty's Historic Downtown Square, to expand opportunities for programmed community events, as well as informal community gatherings and day-to-day activities.
- 2.3 Utilize the adopted Liberty Historic Preservation Plan in association to this Plan as future development and redevelopment opportunities occur.
- 2.4 Discourage growth of commercial into existing residential neighborhoods downtown.

Goal 3. Balance the natural environment and built environment

Strategies:

- 3.1 Continue to enforce city policies regarding development requirements within floodplains, riparian corridors and stream buffers to safeguard natural features.
- 3.2 Update existing policies on solar and wind energy production to provide guidelines on implementing renewable energy generation on both commercial and residential scales where appropriate.
- 3.3 Encourage the use of natural stormwater management practices in new developments, such as using permeable surfaces and native plantings.
- 3.4 Encourage the retention of healthy mature trees in both established and developing areas to protect air quality, reduce stormwater flows, promote energy conservation, and enhance the character of the community.
- 3.5 Increase the availability of electric vehicle charging stations as opportunity provides.

Goal 4.

Diversify and expand housing stock to consider the needs of current and future generations.

Strategies:

- 4.1 Ensure that the *Future Land Use Framework (see Figure x.x)* and Unified Development Ordinance provide opportunities for a mixture of detached, attached, and multi-family housing options at varying densities and price points.
- 4.2 Allow development of small attached and detached units that provide young families, singles, and others an opportunity to reside in Liberty.
- 4.3 Concentrate higher density housing near services and amenities.



Goal 5.

Pursue strategic annexations *(if/when mutually beneficial to the property owner and city).*

Strategies:

5.1 Where appropriate, explore opportunities for property annexation in line ***with Figure x.x Growth Framework Plan***. Annexation allows formerly unincorporated properties to receive municipal services. Controlled annexation can yield a more logical land use development pattern, permitting additional variety of land uses and more efficient connectivity.

5.2 Compile a report that clearly summarizes the need for additional land within city boundaries to communicate the purpose, need and justification for growth.



Goal 6. Promote compatible economic and commercial development in key identified areas and corridors.

Strategies:

- 6.1 When appropriate, align growth and redevelopment as illustrated by *Figure x.x. Future Land Use*, *Figure x.x. Mobility and Connectivity* and *Figure x.x. Growth and Redevelopment Framework*.
- 6.2 Encourage a variety of retail development formats (neighborhood commercial, strip commercial, and single tenant development sites) at key corridor nodes.
- 6.3 Balance land uses along corridors to maximize the development of nodes.
- 6.4 Use the Economic and Market Analysis (see Appendix D) as a guide in development decisions and create incentives for target industries.

Goal 7.

Strengthen neighborhood health through revitalization of older neighborhoods.

Strategies:

- 7.1 Work with residents and property owners in neighborhoods experiencing signs of distress and promote stabilization and revitalization and assist at-risk populations. Prioritize infrastructure improvements (e.g., sidewalks, shared use paths, storm drainage, etc.) and other neighborhood enhancements that address safety, connectivity or other quality of life considerations.
- 7.2 Support and encourage residents, landlords, and building owners to provide routine property maintenance.
- 7.3 Review and/ or establish financial incentive programs to spur property owner investment that include eligibility and improvement review requirements.



Goal 8.

Create and maintain an accessible, safe, and efficient multimodal transportation system through strategic land use connections.

Strategies:

- 8.1 Require internal circulation and connectivity within development nodes and corridors that allow for a more cohesive and aesthetically pleasing streetscape design and safety for all.
- 8.2 Conduct a feasibility study for a future north south corridor connection in the eastern portion of Liberty.
- 8.3 Encourage dense development near major transportation nodes, including housing, commercial, and mixed uses.
- 8.4 Identify and strengthen key pedestrian crossings throughout the community to ensure better connectivity throughout the pedestrian network. While referencing the Liberty Parks & Rec *Imagine Liberty 2032 Plan* as an initial reference for infrastructure development and improvements.
- 8.5 Evaluate and update the current Municipal Code to ensure that future developments are required to use best practices (e.g., roundabouts) when full access along the transportation network is desired.

Section 3

Future Land Use Framework

The descriptions below are abbreviated Liberty land use categories. Each category is shown on the map on the following page.

FLOODPLAIN/STORMWATER MANAGEMENT

- 100-year regulatory floodplain
- 75-foot stream buffer to ensure proper stormwater management

PARKS & RECREATION

- Active and passive public recreation

RURAL RESIDENTIAL

- Large lot single family residential uses

SINGLE FAMILY RESIDENTIAL

- Single family detached residential use on a lot, typically in a subdivision; does not include attached units
- Variety of lot and home sizes with lots and homes in the same subdivision (being of same size)

MIXED RESIDENTIAL

- Residential neighborhood that allows a mix of single family detached housing lots, as well as single family attached and small-scale, low-density attached housing, including townhomes, row houses, duplexes, triplexes, and quadplexes on lots

MULTI-FAMILY RESIDENTIAL

- Residential units including single family attached housing (townhomes, row houses, duplexes, triplexes, quadplexes, and apartments)

MIXED USE

- Planned mix of uses at its inception, like a master planned development
- Regardless of the type of mixed use (horizontal, vertical, or hybrid), the mix of uses should complement one another in arrangement, design, and function to develop a cohesive place
- Allows many land use types- Parks & Recreation, Mixed Residential, Multi-Family Residential, Neighborhood Commercial, Commercial, Civic/Institutional, and Business/Employment

NEIGHBORHOOD COMMERCIAL

- Provides commercial, retail, service, and office uses to the immediate surrounding neighborhoods
- Often includes service uses mixed with convenience uses, and may include specialty, boutique, unique, one of a kind, or small office uses

COMMERCIAL

- Provides commercial, retail, entertainment, service, and office uses
- Community-wide draw for customers that may become regional depending on the specific use or business
- Provides retail uses, service uses, specialty, boutique, unique/one of a kind uses, lodging, office, and fast food/convenient food and other dining facilities

CIVIC/INSTITUTIONAL

- Public/private properties that have civic and/or cultural purposes, such as government buildings, schools, libraries, hospitals, post offices, museums, community buildings, courthouses, and other landmark buildings

BUSINESS & EMPLOYMENT

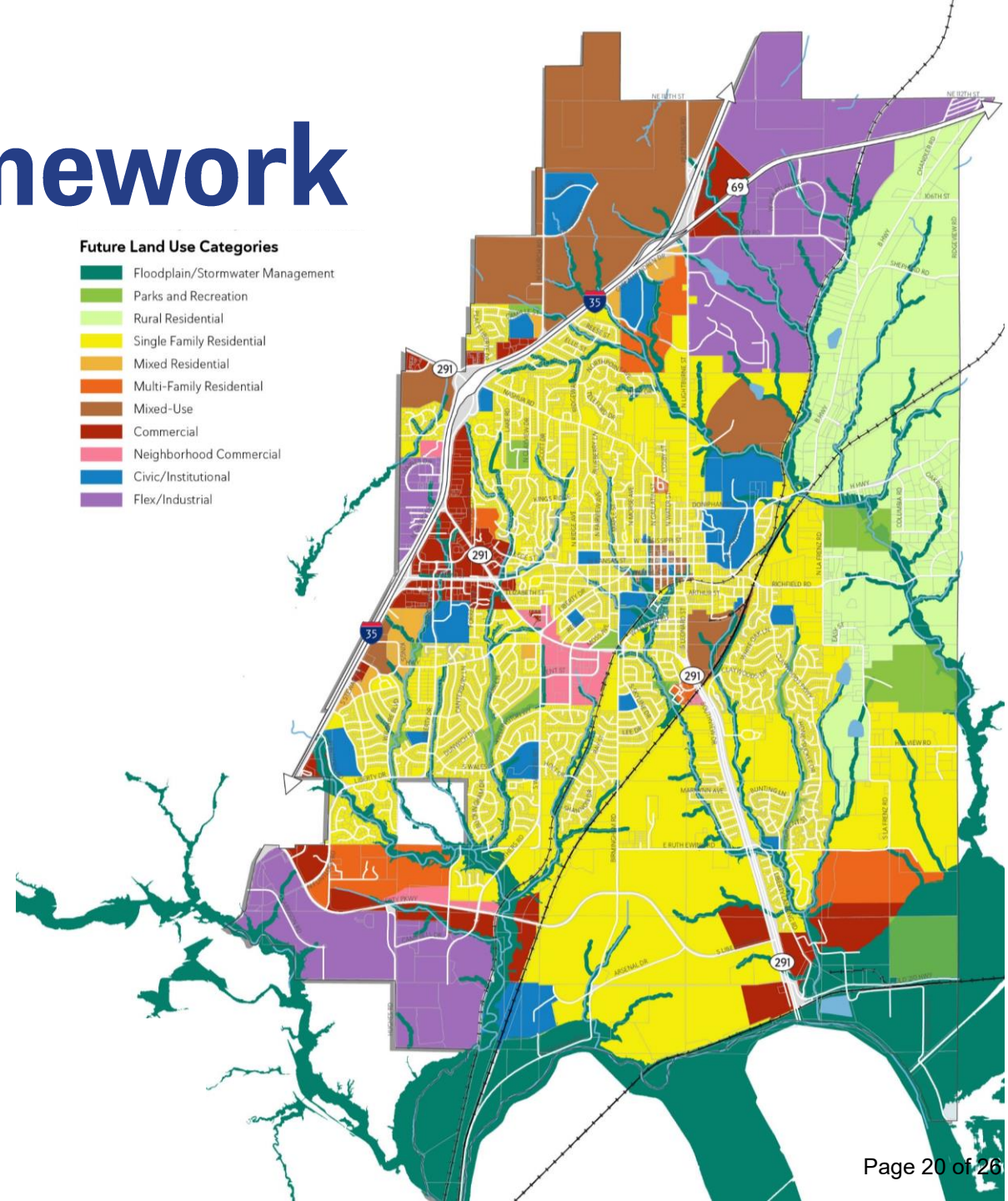
- Business parks, offices parks, and employment centers

FLEX/INDUSTRIAL

- Light industrial uses such as front offices, showrooms, research and development, light manufacturing, assembly, light material handling, green house/nursery operations, and indoor storage operations
- "Flex" includes innovation/flex uses and use that may require non-medical labs and testing facilities/workshops, but does not include assembly, material handling, and manufacturing
- Also accommodates employment centers

Future Land Use Categories

- Floodplain/Stormwater Management
- Parks and Recreation
- Rural Residential
- Single Family Residential
- Mixed Residential
- Multi-Family Residential
- Mixed-Use
- Commercial
- Neighborhood Commercial
- Civic/Institutional
- Flex/Industrial



Growth & Redevelopment



Major Opportunity Area

- Mixture of development, redevelopment, or infill
- Mixed use
- Established “district”/destination
- Could be master planned



Potential Development Area

- Developing underdeveloped or vacant land
- Use intensification
- Varying acreages



Potential Redevelopment/Reuse Area

- Repurpose, redevelop, or adaptive use varying acreages



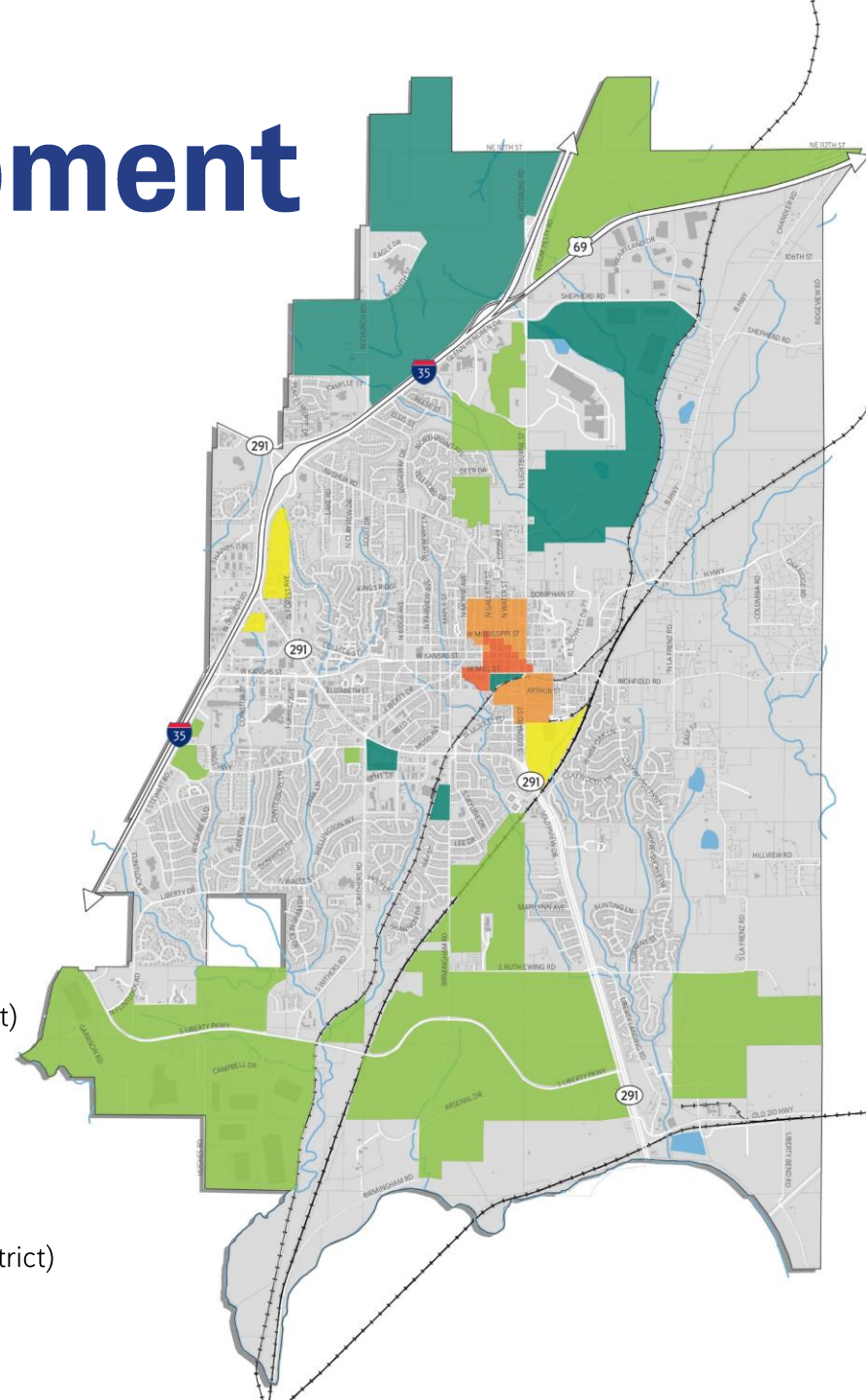
Potential Neighborhood Revitalization Area

- Targeted public improvements/investment
- More incremental/overtime
- Mixture of infill, reuse and redeveloped (as appropriate in the historic district)
- Programs, maintenance assistance, potential tax abatement, etc.



Potential Mixed Use Revitalization Area

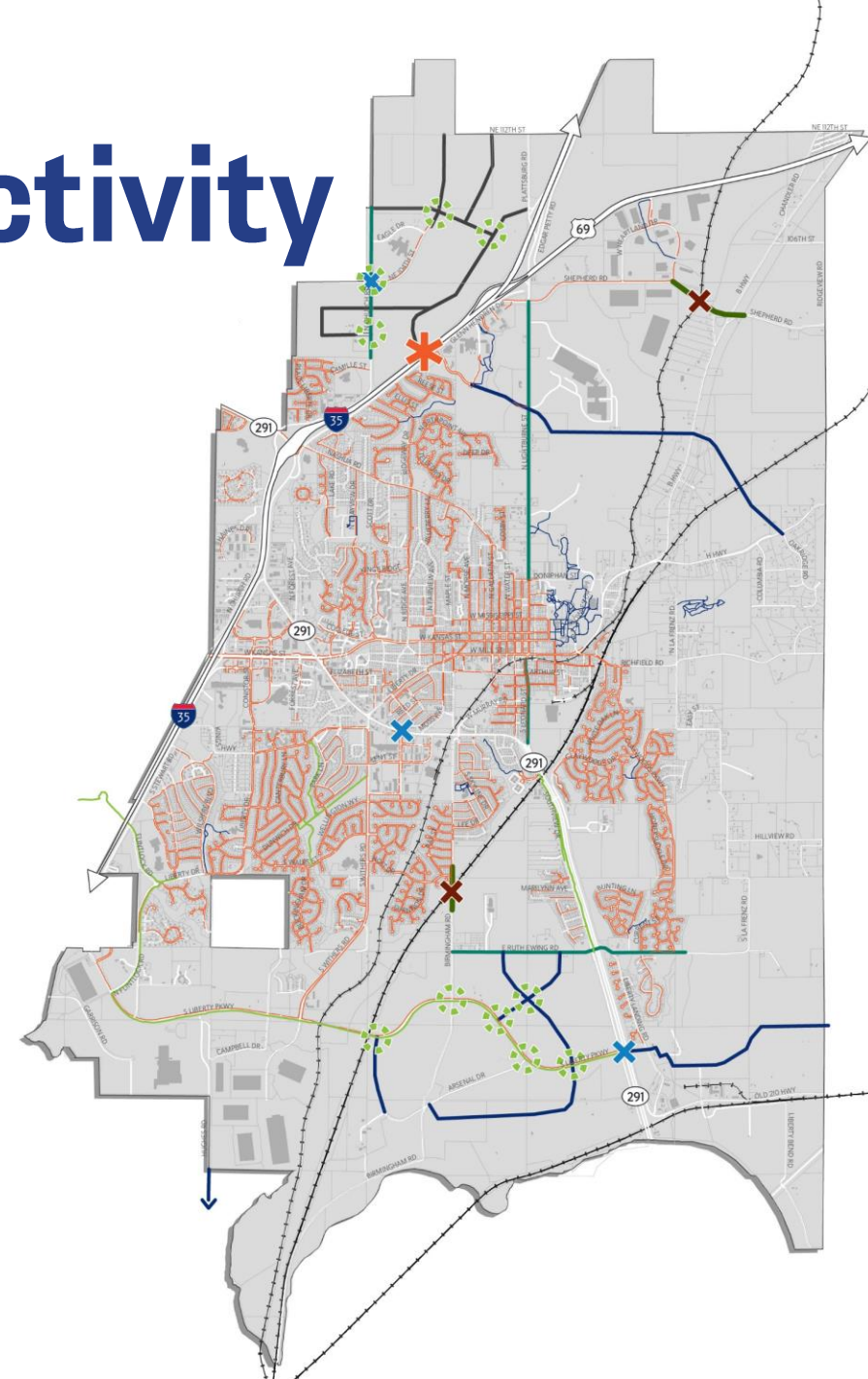
- Targeted public improvements/investments
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- Mixture of infill, reuse, and redevelopment (as appropriate in the historic district)
- Programs, maintenance assistance, potential tax abatement, etc.



Section 4

Mobility and Connectivity

-  Existing Sidewalk
-  Existing Paved Pedestrian Trail
-  Existing Greenway/Bicycle Trail
-  Recommended Pedestrian Crossing Improvement
-  Planned Flyover
-  Recommended Railway Crossing Improvement
-  Recommended Roundabout
-  Planned Roadway Connection
-  Recommended Roadway Realignment
-  Recommended Roadway Improvement
-  Recommended Roadway Connection



What's Coming Up

Final Refinement

Planning and Zoning Commission Public Hearing - March 14

Presentation for *Leading Liberty Forward Comprehensive Plan* recommendation for approval

City Council Meeting – March 20 and March 27

Presentation for *Leading Liberty Forward Comprehensive Plan* adoption

Additional Questions?



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Thank you!



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