

Rolla Comprehensive Plan Update, 2005

COMMUNITY ISSUES MEMORANDUM 11/1/2004

Introduction

Throughout the planning process, but particularly during the early phases of the update, various individuals and groups will be asked to identify and verify key issues and conditions that will form the foundation for the updated plan. This memorandum provides an initial summary of identified community issues by category to be used as a starting point for discussion and discovery.

Community Issues

A summary of key issues was prepared to help appreciate the diversity and complexity of issues and conditions that might have an impact on the future of Rolla. The issues summary also focused the process on the relative key issues for each of the major elements of the proposed Comprehensive Plan Update. *Please rank the issues in terms of importance, as follows:*

Low Priority	1
Medium Priority	2
High Priority	3

LAND USE AND GROWTH MANAGEMENT

- _____ Potential impact of BRAC 05 on development in Rolla, need to employ strategies to capture a reasonable share of this growth following realignment;
- _____ Limited amount of developable and available land for commercial use in Rolla/lack of shopping opportunities;
- _____ Limited amount of land suitable for industrial use inside the corporate limits;
- _____ Underutilization of prime commercial locations due to blight/lack of access;
- _____ Re-confirm the appropriate land use pattern for the Southside area, need for future commercial and service use locations;
- _____ Protection of residential neighborhoods from the encroachment of incompatible uses, particularly large commercial uses;
- _____ Plan for the annexation of land that can be serviced by the planned expansion of City road/utility systems and is cost effective in terms of needed infrastructure upgrades in existing developed subdivisions;
- _____ Passed-over sites for infill development...efficient use of existing infrastructure in Rolla;
- _____ Conflict with Water District territory adjoining Rolla... development discouraged due to inadequacy of District service, cost disadvantage for City to extend service;
- _____ Imbalance between zoning designation and actual land use, particularly in Rolla's center city neighborhoods;
- _____ Sufficient expansion room for major center city institutions, particularly UMR and PCRMC, the direction of growth;
- _____ Avoid vehicular congestion along new arterial road corridors;

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- _____ Continue downtown revitalization efforts, expand program to Rolla Street;
- _____ Encouragement of commercial development to the Northwest of I-44;
- _____ The impact of City regulations on development costs;
- _____ Obsolete permitted uses in the zoning ordinance... add new uses, shift as necessary;
- _____ Rolla's form of government – limits flexibility in the application of some land development regulations.

NATURAL RESOURCES AND ENVIRONMENT

- _____ Preservation and enhancement of the natural environment in Rolla – open space, flood plain, wooded areas, etc.;
- _____ Expand the hiking/biking trail system throughout Rolla... "lineal" parks;
- _____ Reduce flooding during heavy rain storms resulting from new development;
- _____ Keep development from occurring in environmentally sensitive areas, such as flood plains and areas with excessive slope (above 10-12 percent slopes);

PUBLIC FACILITIES AND SERVICES

- _____ Lack of developed neighborhood level parkland in the Southside;
- _____ Parkland needs north of I-44;
- _____ Undeveloped parkland currently throughout the system;
- _____ Use open space resources efficiently... share open space by collocating schools and neighborhood parks;
- _____ Additional athletic fields: specifically a full size soccer field, dedicated baseball field, and an adult/youth softball field;
- _____ Maintain a tourist-oriented visitor's park off of I-44 and Bridge School Road;
- _____ Accommodate need for educational space (elementary school) in the Southside;
- _____ Lack of coordination of urban expansion planning;
- _____ Extension of fire protection services in the Southside;
- _____ Fire protection services needed north of I-44;
- _____ Additional public library space/ land and new building;
- _____ Lack of adequate space for senior activities/services;
- _____ Need for a community cultural center... possibly collocated with senior center;
- _____ Consider a second recreation center or gymnasium facility in the south side... possibly collocated with a new school;
- _____ Improve the reliability of electrical service delivery system-relocate and construct a bulk power station in North Central Rolla area;
- _____ Aging electrical infrastructure;
- _____ Reduce/eliminate flooding;
- _____ Need facility for consolidated maintenance of City vehicles, training, and storage of materials;
- _____ Existing solid waste transfer station is deteriorated.

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TRANSPORTATION

- _____ Improve I-44 through Rolla, eliminate the dangerous “tunnel” effect between Vichy Road and U.S. 63 Highway;
- _____ Replace/rebuild obsolete bridges;
- _____ Better connections to I-44 for traffic now flowing through Rolla;
- _____ Complete Southside arterial system/extend Lions Club Drive from State Highway CC to V;
- _____ Traffic congestion along U.S. Highway 63;
- _____ Extend the hiking/biking trail throughout Rolla as development occurs;
- _____ Vehicle/pedestrian conflicts around UMR;
- _____ Parking congestion on streets around UMR;
- _____ Upgrade, straighten and widen U.S. Highway 63 north of Rolla;
- _____ Acquire proposed arterial street right-of-way in advance of development;
- _____ Confusing public directional signage for visitors and residents;
- _____ Public parking in the downtown with landscaping;
- _____ Inadequate arterial roads as to width, open drainage ditches/no shoulder, lack of turning lanes, site distance problems... 10th Street, Highway O, Little Oaks Road;
- _____ New interchange for I-44 west of the Kingshighway/I-44 interchange.

HOUSING AND NEIGHBORHOODS

- _____ Non-local traffic traveling through neighborhoods;
- _____ Affordable housing threatened by commercial encroachment;
- _____ Use zoning to protect established neighborhoods more effectively;
- _____ Lack of property maintenance in some areas of Rolla;
- _____ Need to maintain a balance of available housing...for executives, multi-family, low income;
- _____ Encourage new single-family construction in the \$ 90,000 to \$ 125,000 price range;
- _____ Housing stock is aging, encourage preservation targeted to older center city neighborhoods;
- _____ Need for more dedicated seniors housing as the baby boomers age/more retirees move to Rolla;
- _____ Too much density permitted in R-3 (multi-family) zoned areas, not enough off-street parking.

COMMUNITY DESIGN

- _____ Preserve and develop greenbelts throughout the City, connecting subdivisions and preserving natural drainage areas and open space;
- _____ Upgrade the appearance of Rolla, specifically its entryways and arterial road corridors;
- _____ Consider site plan review requirement when re-zoning residentially zoned property to commercial and /or for all commercial development;
- _____ More pedestrian friendly development;

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- _____ Improve UMR campus integrity for pedestrian use...consider street closings;
- _____ Incorporate design elements that assist seniors and other individuals with mobility issues in new development;

- _____ Consider stricter sign ordinance, more aggressive enforcement ...too many billboards!;
- _____ Infill development that is compatible with and enhances the surrounding neighborhood character;
- _____ Too many overhead utility lines, should be placed underground along arterials for safety and aesthetic reasons;
- _____ Protect residential areas that abut corridors using screening and other devices like landscape berms and walls;
- _____ Screen parking lots when they abut residential neighborhoods.

ECONOMIC DEVELOPMENT

- _____ Lack of a diversified economic base;
- _____ Keep pace with the demand for industrial land by zoning a sufficient amount of land in advance of industrial/commercial development needs;
- _____ Lack of available industrial/warehouse building space in Rolla;
- _____ Build on the advantages of UMR as a contributor to economic development, particularly for technology-related development;
- _____ Opportunity to expand conference-related activity in Rolla at the Havener Center;
- _____ UMR's impact on downtown revitalization... school expansion toward downtown;
- _____ Recognize and support the contribution of the arts to economic development;
- _____ Assist existing businesses with planned expansions of their buildings and related facilities;
- _____ Changing work patterns, more people working from their homes...regulatory issues?;
- _____ Keep a balance between employment growth and housing demand;
- _____ Recognize the critical relationship between economic development and community quality of life issues;
- _____ Potential for Rolla to attract retirees.

Please add and rank any additional issues not mentioned above:

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