

Greene County Land Use Plan

April 2018



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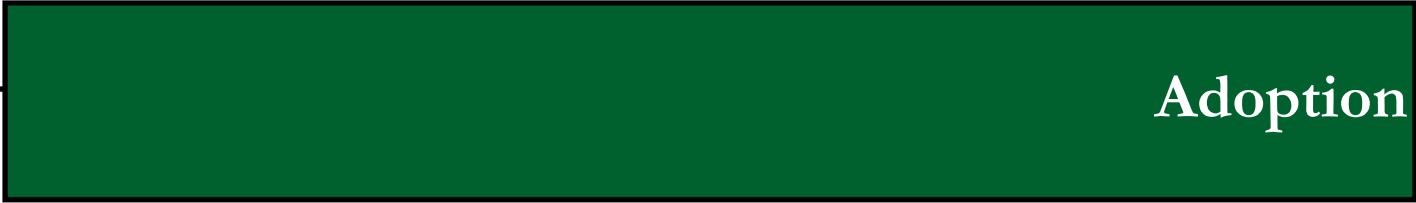
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This Land Use Plan, as a component of the Greene County Comprehensive Plan, for Greene County, Missouri

ADOPTED by the Greene County Planning Board

This 17th day of April, 2018

Paul Sherman

Chairman

Mike Scott

Vice-Chairman

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Plan Objective

Consider the natural and cultural resources, including ground water, air, wildlife, woodlands, agricultural areas, historic sites, and open spaces in Land Use

- Acquire detailed information about locations of natural and cultural resources
- Consider potential environmental impacts when reviewing applications for Rezoning, Conditional Use Permit, Subdivision Plats, Home Occupation Permit, and Building Permit
- Where possible, promote land preservation through conservation easements and sound development practices
- Collaborate with neighboring jurisdictions and coordinate efforts to assure best management practices as development occurs
- Encourage new development to be innovative and to protect natural and cultural resources
- Encourage land best suited for agriculture to remain agricultural
- Encourage more dense residential and commercial developments in urban areas

- Prioritize historic preservation efforts, evaluate the significance of historic resources, and seek joint designation of such as local, state and national sites, structures and/or districts on every recommended occasion possible.
- Locate industrial uses in urban areas with better transportation access
- Encourage developments to provide adequate open space
- Promote use of cluster developments in rural areas
- Require new development to provide connectivity to existing infrastructure
- Encourage urban development to occur closer to areas already served by public sewer and water systems
- Promote development of denser residential areas nearer to employment and business centers
- Identify and encourage urban modes of activity located in areas

People are drawn to Greene County for a variety of reasons: attractiveness of the natural scenery, rural ambience, opportunities for employment, and a low cost of living. The strong presence of agricultural resources is important to the regional economy, and the existing transportation network is efficient in moving people and goods within and out of the region. The City of Springfield acts as a central hub and place of interest for both suppliers and consumers of goods and services. Most importantly, the presence of planning and zoning ensures organized development.

Development in many areas is limited by building constraints such as sinkholes, flood zones, poor soils, and rough terrain; as such, these areas may not be suitable for development. Moreover, large portions of the County are not served by public sewer or water services, thus necessitating the need for expensive onsite private wells and wastewater systems.

The Comprehensive Plan will guide Greene County officials and staff as we address the complicated task of accommodating anticipated growth in an efficient and orderly manner. The Comprehensive Plan includes many policies and guidelines previously adopted by Greene County, including a Thoroughfare Plan, Land Use Plan of the unincorporated county, and the Land Use Plans adopted by other jurisdictions. Moving forward, the County should look towards establishing a stronger Growth Management Plan, an Economic Development Plan, a Water and Energy Management Plan, a Housing Affordability Plan, and a Historic Preservation Plan to create a well-rounded Comprehensive Plan that will help to address any issues of development as they arise. Previously adopted plans which form portions of the Comprehensive Plan are listed and described on the following pages for reference. Copies of these plans can be obtained at the Greene County Planning and Zoning office.

The Land Use Plan is only a guiding document. Development in the County must meet all requirements of all Zoning, Subdivision, and Building Regulations as well as all State and Federal Regulations. It is the responsibility of a developer/property owner to ensure that adopted regulations are adhered to.

The Land Use Plan (LUP) is the principal element of the Comprehensive Plan. This land use element is linked to the other components: Major Thoroughfare, Historic Preservation, and Community Facilities. The LUP includes discussions of many influences on land uses and recommendations for future land uses. The centerpiece of the LUP is the Future Land Use Map, which will be a guide for future rezoning decisions.

The Land Use Plan is made up of five sections:

Land Use Plan Introduction: should familiarize the reader with the goals of the plan, as well as providing an executive summary.

Existing Conditions: summarizes many of the current trends and conditions such as the presence of natural resources and building constraints which may affect future land uses.

Future Land Use: explains the desired future land uses throughout the county as well as the methods for achieving the land use goals.

Recommendations: summarizes the suggestions for implementing the plan.

Future Updates and Revisions: creates a strategy on revisions to the Land Use Plan.

The LUP is designed to guide density and land uses to provide for future growth, consider the effects on existing neighborhoods, the environment, and the County's rural character and agricultural base. Greene County does recognize that population growth will continue in the future, and any changes in land use will also impact surrounding counties. Greene County does not intend to shift "undesirable" land uses - industrial, commercial, or residential - to the surrounding communities.

The LUP will serve as a guide for future decisions; however, governmental agencies are not bound by the recommendations set forth in this Plan. The Planning Board, Board of Adjustment, Greene County Commission, and Greene County departments shall have the discretion and flexibility to interpret, implement, or, where appropriate, ignore the specific recommendations set forth in the LUP.

1981 Comprehensive Plan

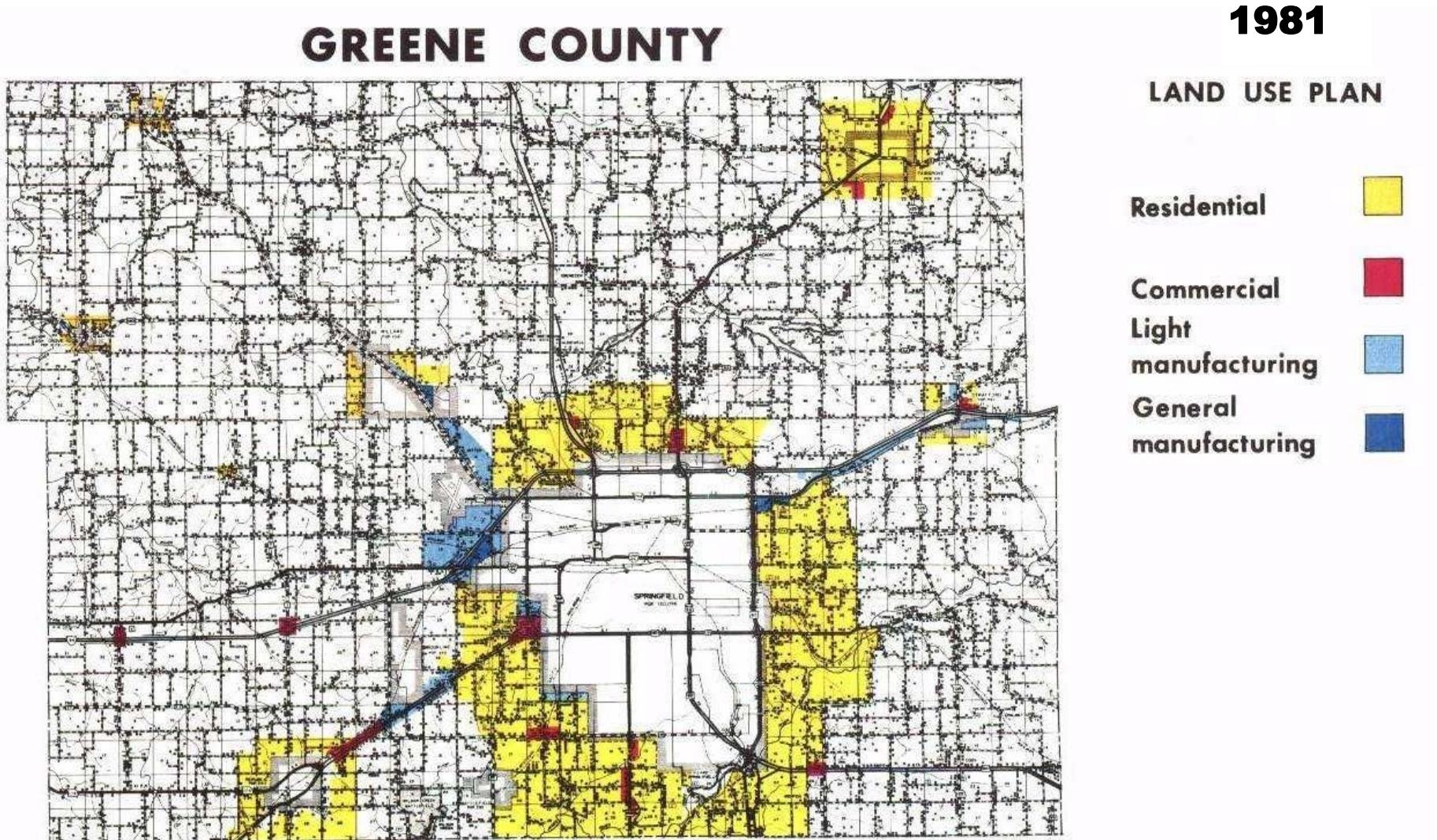
Greene County was granted authority to enact zoning regulations and develop a comprehensive plan in 1978 under Missouri Revised Statutes, Sections 64.211 – 64.295. The first Comprehensive Plan and first Land Use Plan were completed in 1981. In 1986, a Zoning Ordinance was passed which zoned the entire County as recommended in the Land Use Plan.

The 1981 Comprehensive Plan addressed a variety of issues, including land use, population, schools, economic activity, transportation, cultural resources, resource recovery, on-site sewage disposal, and physiographic conditions. The 1981 Plan made projections and assumptions only for a twenty year period. This is not unusual – most comprehensive plans are written for a twenty year window.

The 1981 land use plan map depicted areas most suitable for agricultural, residential, manufacturing, and commercial uses.



1981 Future Land Use Map



Vision 20/20

The Vision 20/20 Comprehensive Plan (2004) was developed through a collaboration between hundreds of citizen volunteers and several local government agencies. Its intended purpose is to guide development in Springfield and Greene County. Vision 20/20 incorporates several key elements including plans for transportation, land use, and parks and recreational facilities. The Vision 20/20 Interim Plan, the Growth Management Plan (2004), the Strategic Plan (2004), the Transportation Plan (1989), and the Parks, Open Space, and Greenways Plan (2001) have all been adopted by the Greene County Commission.

Greene County Land Use Plan

The Greene County Land Use Plan (2009) was created as a part of the overall Comprehensive Plan. This document serves as a means of updating that plan. The purpose of the Greene County Land Use Plan was to guide future land use and zoning decisions in the county to the betterment of the community. With the region ever growing and changing, it is necessary that these plans are routinely revised and updated.

East US 60 Corridor Study

In 2002, Greene County, the City of Springfield, and the Missouri Department of Transportation (MoDOT), with the Springfield Area Transportation Organization (now known as the Ozarks Transportation Organization), developed a joint plan for East US-60 from US-65 to the Greene County line. The purpose of the study was to develop a recommended land use and access management concept for East US-60. This plan also looked at improving US-60 into an expressway which allows for increased travel speeds, while also limiting the access to major access points. Improvements to US-60 are still on going as the growth of this area permits. Most of the land use considerations along US-60 have been adopted into the Greene County Land Use Plan.

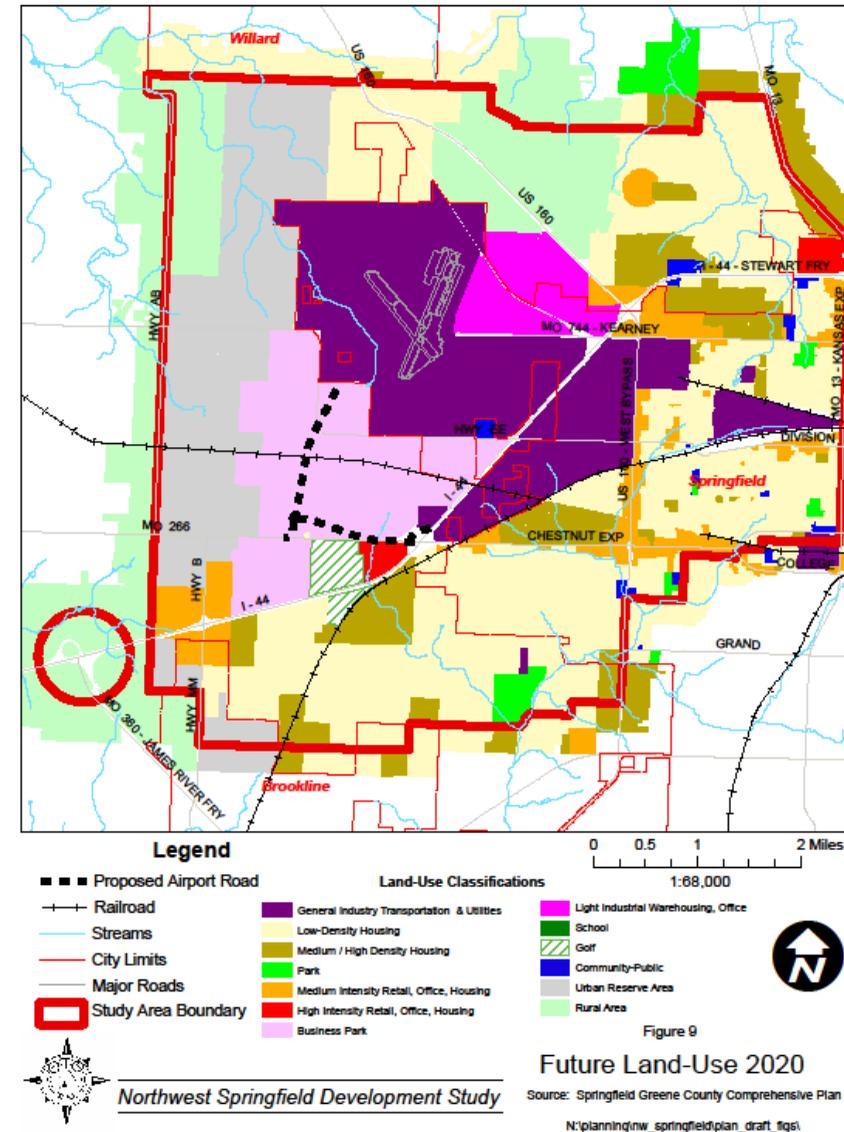
West Sunshine/US-60 Corridor Study

Developed in 2009, by Greene County, the City of Springfield, and the City of Republic. With the anticipated growth in the Springfield Metropolitan Area by 2030, the cities and the county wanted to prepare for its possible impacts. This study recommended the reclassification of US-60 from a primary arterial to an expressway, from West-Bypass to the City of Republic. This change has been adopted by Greene County and is shown on the major thoroughfare plan.

This study also looked at providing land uses that are compatible with the expressway and freeway classifications. The vision of the land use was to create a land use pattern that supports the vision of the West Sunshine/US-60 Corridor Study. This study looked to add activity centers along West Sunshine/US-60. The development of single-family, duplexes, and other similar low-density residential was not to be located within 700 feet of West Sunshine/US-60. This study has been adopted by each city and Greene County.

Northwest Development Plan

The Northwest Development Plan was adopted by the Ozarks Transportation Organization in 2005. The plan outlines goals for future development in the northwest portion of the Springfield Metropolitan Area as well as parts of Greene County. The plan focuses on development around transportation nodes and corridors and details development objectives around the airport terminal.



Major Thoroughfare Plan

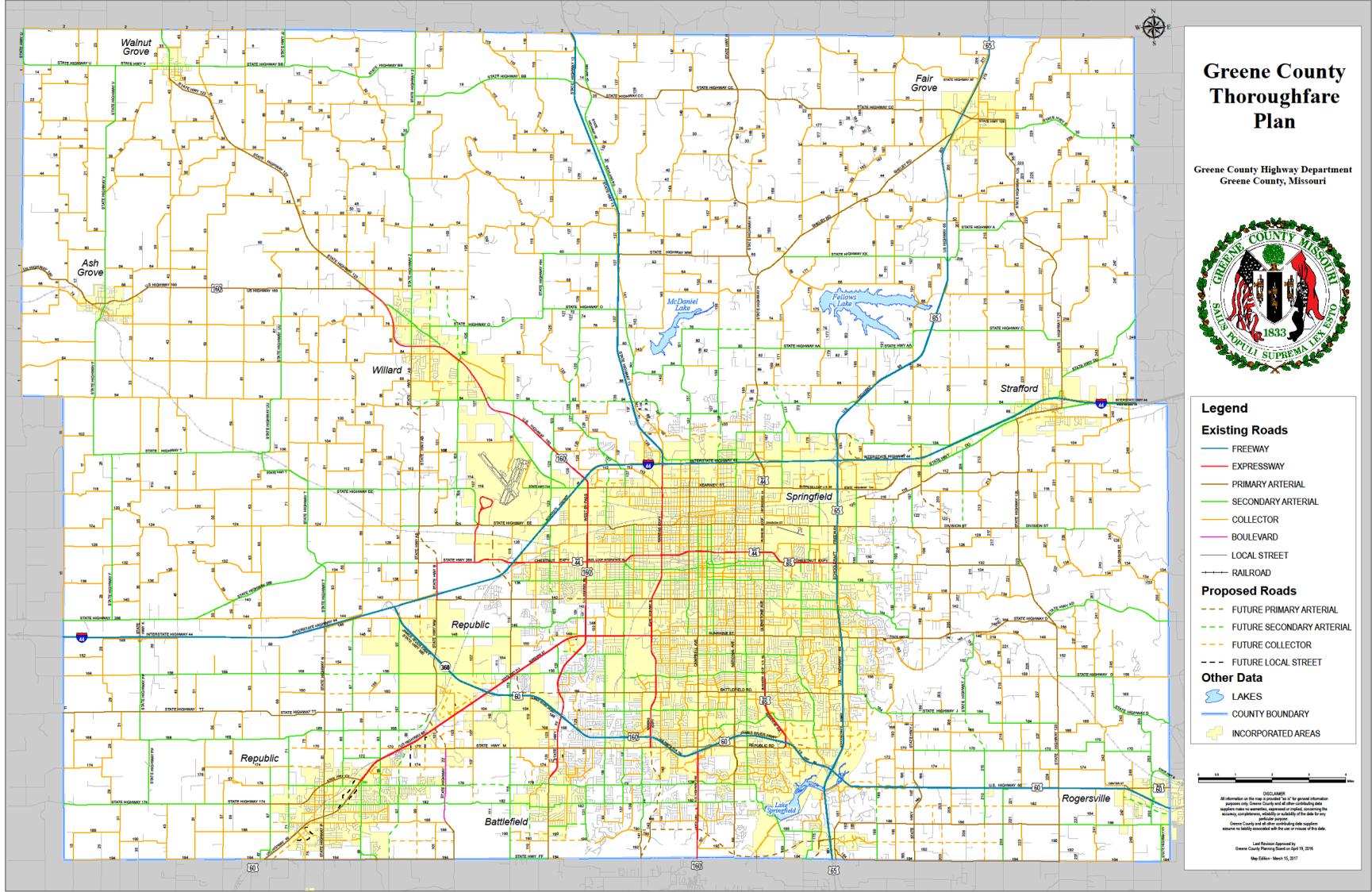
The Greene County Major Thoroughfare Plan (MTP) provides guidance for the anticipated growth of the county's transportation network. The purpose of the Major Thoroughfare plan is to classify each roadway according to its function and shows both existing and future roadways. The future roadway corridors serves as a general guide for the county in securing street right-of-ways, these locations are general in nature and could change depending on the final location study. The MTP is amended frequently to keep pace with the changing travel demands. The Ozarks Transportation Organization (OTO) is responsible for the MTP for the Springfield Urbanized Area. The OTO's MTP is incorporated into the Greene Counties MTP. Greene Counties tries to adhere to the design standards set forth by the OTO.

Street Classification

The Greene County Street Classification, from the *Greene County Zoning Regulations, Article I- 127*.

- Freeways- Have full access control and separation of all conflicting traffic movement, such as the interstate highway system or other freeways connecting large population centers carrying heavy volumes of traffic for long distances.
- Expressways- Are generally divided highways with some grade separated interchanges, some cross streets not carried across the median, and the other intersections controlled by signals or stop signs, such as primary state highways.
- Primary Arterials- Are facilities devoted entirely to traffic movement, performing little or no land service function and should have some access control.
- Secondary Arterials- Facilities which bring traffic to and from primary arterials and accommodate major movements and traffic not served by primary arterials. Designed mainly for through traffic, secondary arterials may also perform some land service functions, particularly in low density agricultural areas. Typical secondary Arterials are secondary state highways and primary county roads.
- Collectors- Streets which serve internal traffic movements within an area, such as a subdivision, and connect the area with the arterial system such as secondary county highways. They do not handle long through trips, but connect small communities and developed areas and also provide a land service function. Direct frontage of single-family lots on collectors is normally discouraged.
- Local or Land Access - have the sole function of providing access to immediately adjacent land, whether industrial, commercial, or residential.
- Minor Local or Land Access- Streets whose length is limited by design as a loop or cul-de-sac, which will not be extended into adjacent development, normally serving not more than fifteen (15) dwelling units on a cul-de-sac or thirty (30) dwellings units on a loop.

Major Thoroughfare Plan Map

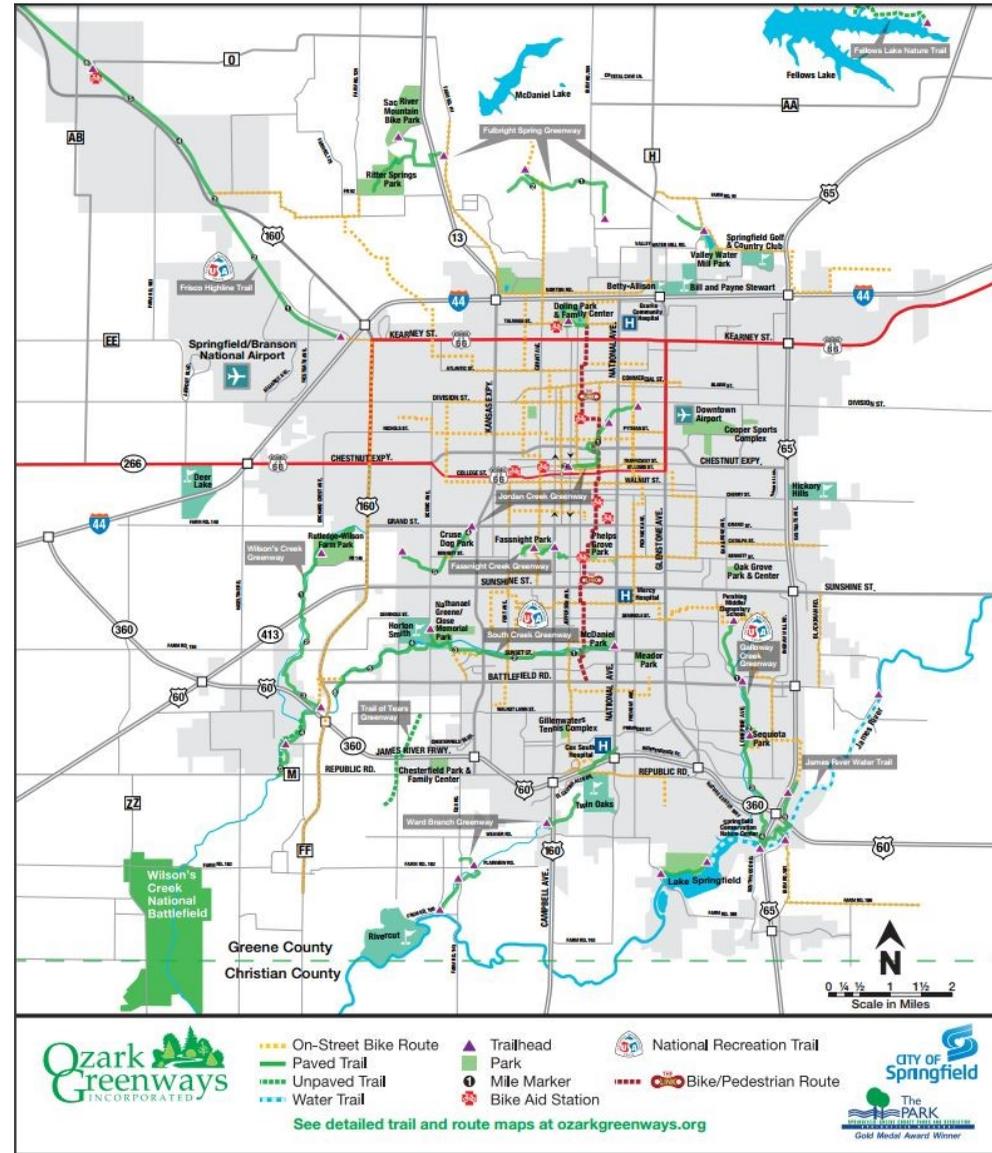


Greenway Trails and Bike Paths

With over 70 miles of Greenway Trails and 72 miles of on street bikeways Greene County's paths help alleviate the strain that is happening due to the growth and development within the County causing an increased demand on the county road network. The nationally designated cross-country TransAmerica (TA) Trail travels through the northern part of Greene County. An alternate TA route should be designated and promoted to attract the ongoing flow of touring bicyclists into the Springfield area as they make their way through this part of the Ozarks. When preserving, enhancing, or creating new roadways in the county, we encourage keeping long-term eco-tourism opportunities in mind. It is recommended that future development should avoid allowing the landscape to become so ordinary and the roadways so schematic that the natural features of the Ozarks become invisible to residents and indistinguishable to visitors. Greene County is our backyard, yet it is also a unique destination that can provide memorable experiences for residents and visitors alike. This special niche for Greene County with regards to eco-tourism/geo-tourism and bicycle destination tourism will continue to be developed by community leaders, as well as the Ozarks Transportation Organization and the non-profit Ozark Greenways Trail Incorporation. Greene County highly encourages cooperation with these organizations to promote the further development of current and future trails and bike paths for the economic and health benefits to this community



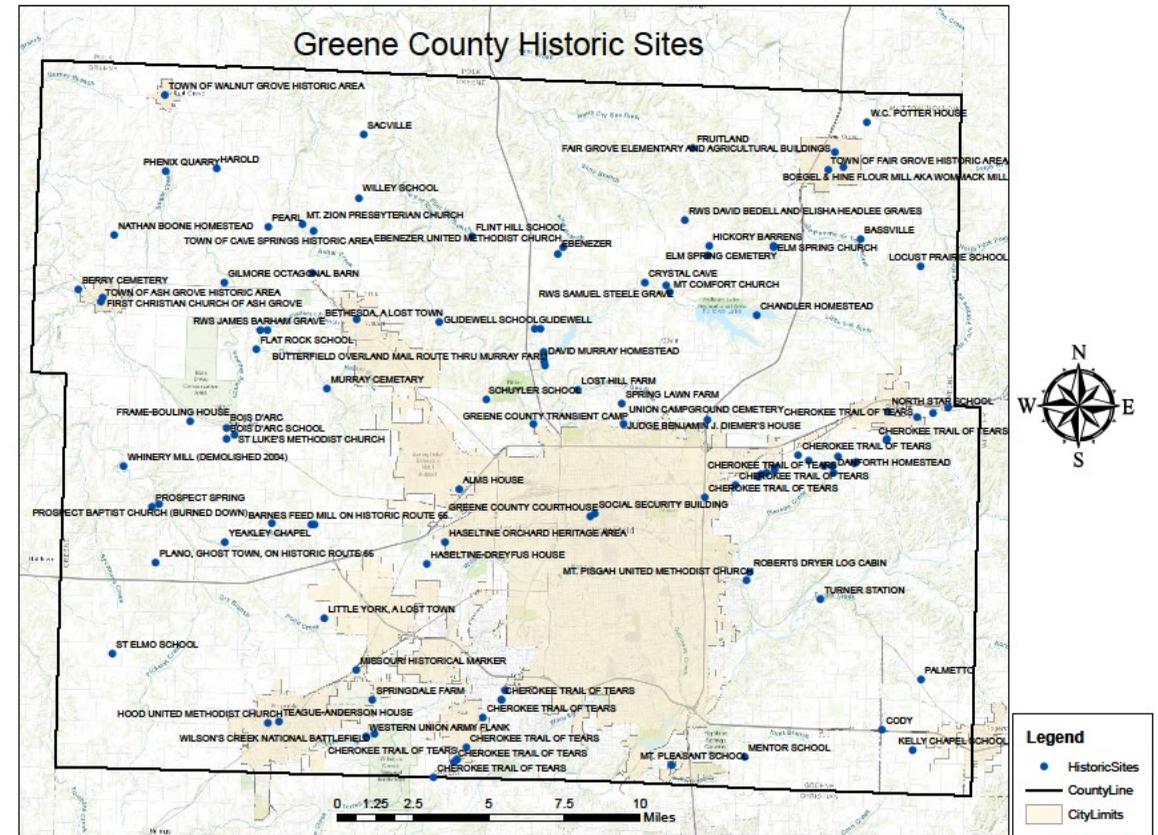
Greenways Map



Historic Preservation

The Greene County Historic Sites Board is appointed by the County Commission to identify and encourage the preservation of important historical and cultural sites in unincorporated Greene County. Currently, the Board is also working to develop a website so the public will have easy access to information about the Board and many historic and cultural sites. This Board provides recognition, encourages historic preservation, and educates the public. The Greene County Historic Sites listing is the first step for a site to be included on the National Historic Sites Register. The Board also researches every zoning case to ensure that historic and cultural sites are considered. Greene County should consider developing a Historic Preservation Plan and adopting regulations to protect historic assets.

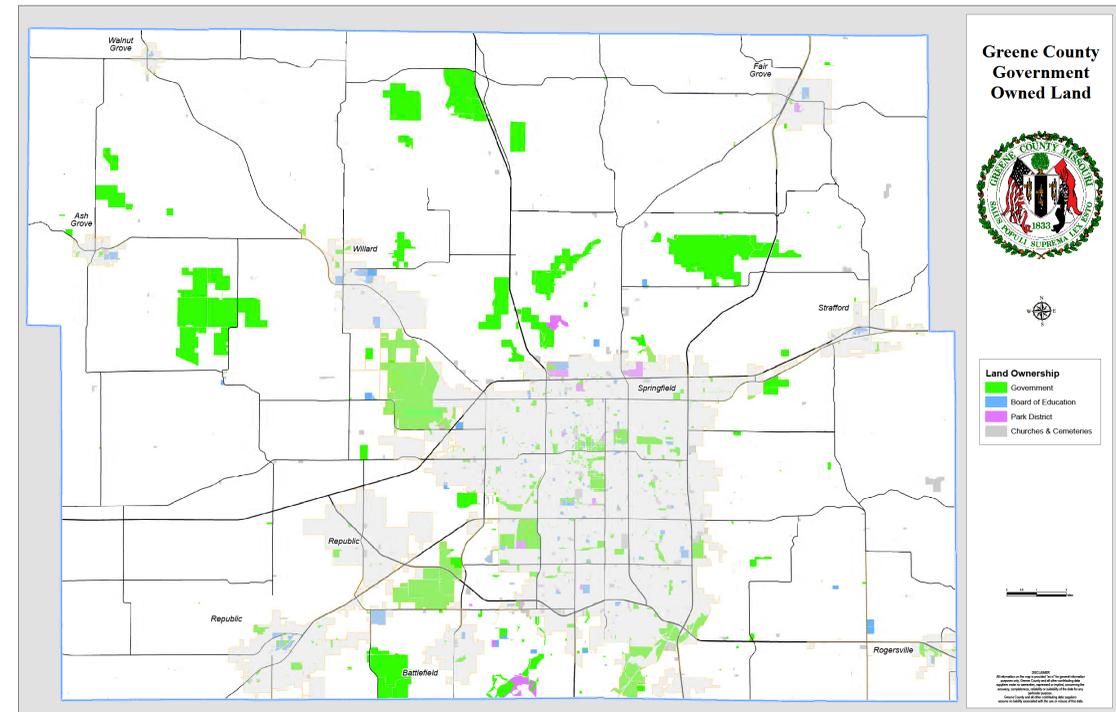
Please note: recognition by the Greene County Historic Sites Board is strictly an honorary title. The Board does not exercise any control over any listed properties, and preservation efforts by the property owner are voluntary.



Community Facilities

Community facilities include schools, parks, fire stations, trails, churches, etc. Most community facilities located in unincorporated Greene County are administered by other agencies besides the County government. For example, all school facilities are administered by their respective school districts. Most parks and greenways are administered by the Springfield-Greene County Park Board. Fire protection districts are independent units of government and oversee their properties.

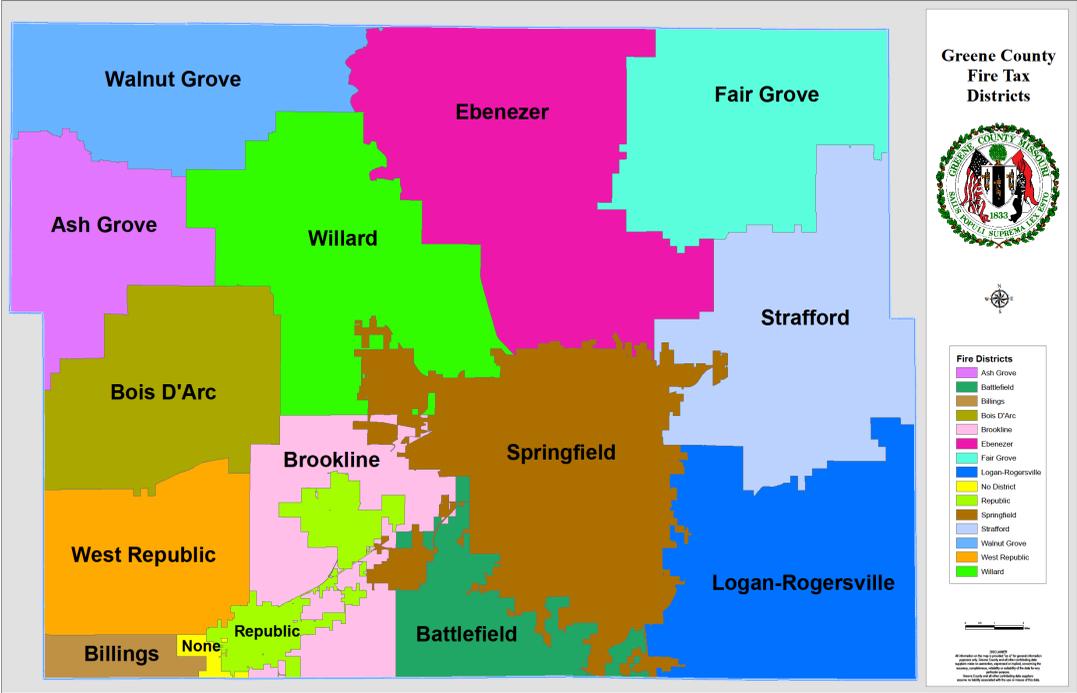
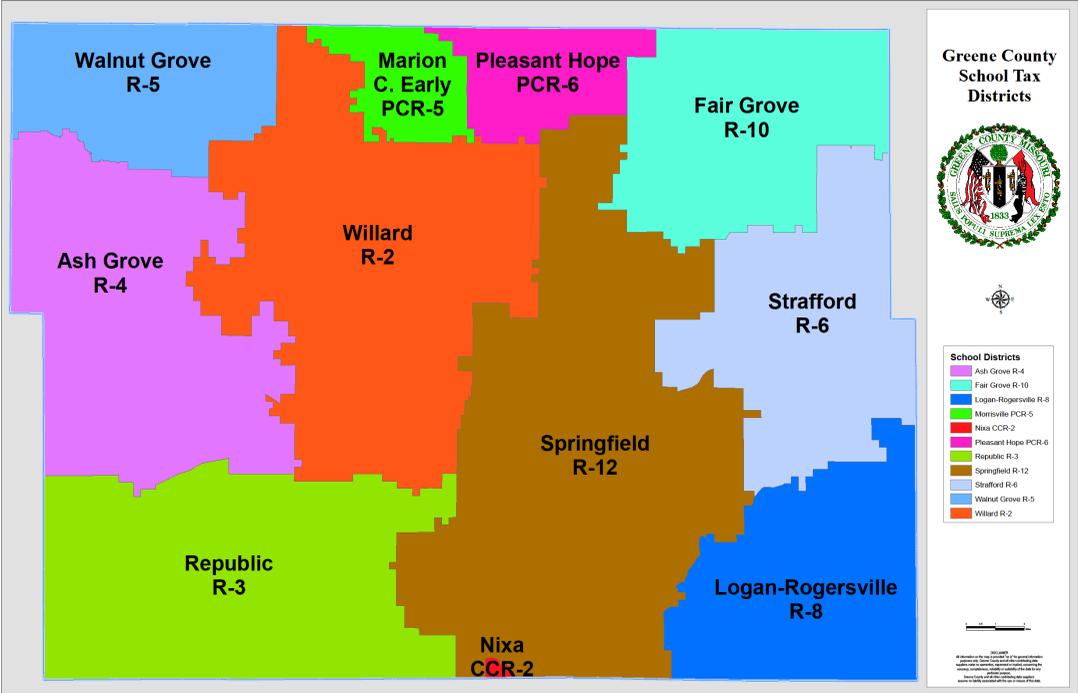
Although most community facilities are not operated by the County, they do provide vital services for Greene County citizens. County officials and staff work in conjunction with these agencies to plan community facilities which ensure adequate amenities.



School and Fire Districts

School Districts

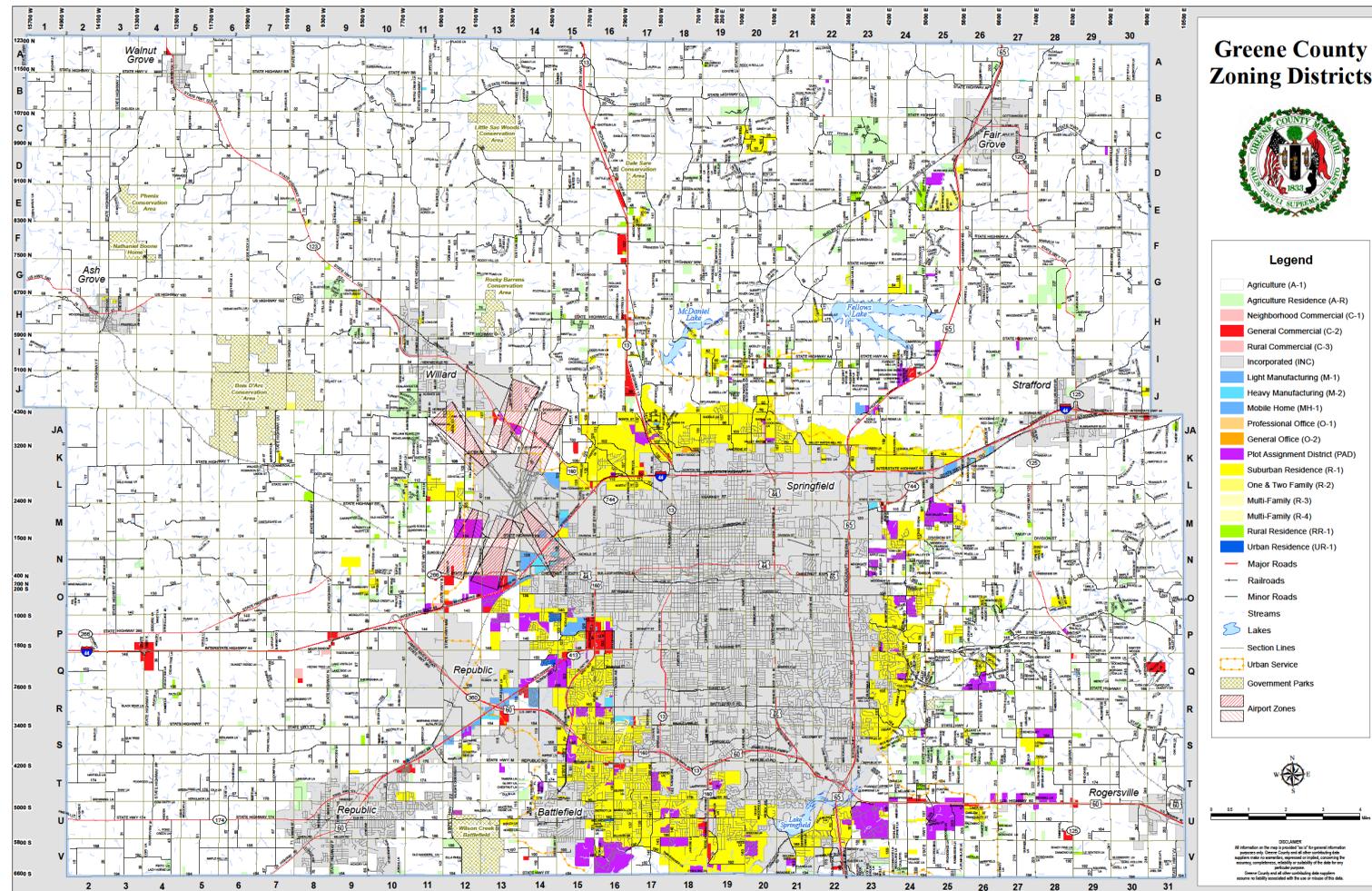
Fire Districts



Current Zoning

The Existing Conditions section of the land use plan will give background on current land uses, zoning, and environmental factors that may need to be considered before development.

Current Zoning Map of Greene County



Current Greene County Zoning Ordinance allows for many zoning districts:

- A-1, Agriculture
- A-R, Agricultural-Residential
- RR-1, Rural Residential
- U-R, Urban Residential
- R-1, Suburban Residential
- R-2, One and Two Family Residential
- R-3 and R-4, Multi-family Residential
- C-1, Neighborhood Commercial
- C-2, General Commercial
- C-3, Rural Commercial
- O-1, Professional Office
- O-2, General Office
- M-1, Light Manufacturing
- M-2, General Manufacturing
- PAD, Plot Assignment District
- CDD, Conservation Development District

Each district allows differing land uses, required setbacks, and other regulations. Additionally, some ‘non-conforming’ zoning dating from prior to the development of current zoning regulations also exists.

Current zoning does not necessarily match the current land use: the Future Land Use Map depicts what zoning changes may occur in the future. The Planning Board and County Commission will use changes in zoning to achieve the land uses as specified in the Land Use Plan.

Current Land Uses

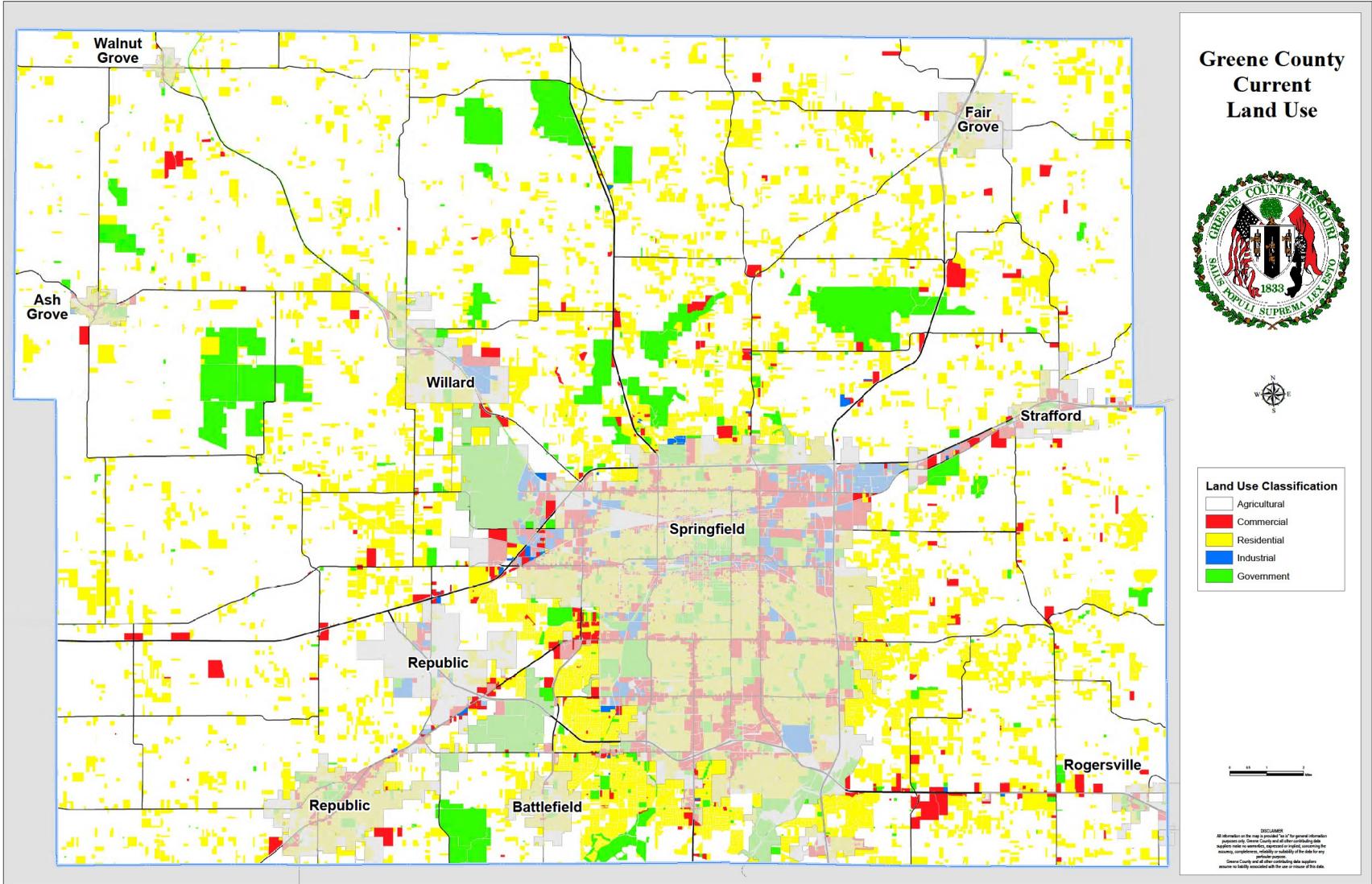
The Current Land Use Map (next page) differs from the Current Zoning Map. In particular, the Current Land Use Map depicts how property owners are actually using their properties at this time. In contrast, the Current Zoning Map defines how property could be used. Many properties (and subsequent land uses) have been "grandfathered:" that is, they were in existence - and in use - before any zoning regulations were enacted. As such, these properties generally do not conform to the regulations. Nonetheless, owners of "grandfathered" properties are allowed to continue their current use, unless one of the following criteria is met: 1) the use is discontinued for more than one year, 2) the use increases in intensity, or 3) the property is rezoned.

The Current Land Use Map also shows many different trends: for example, much of the southeast and north-central portions of the County are becoming residential while northwest, northeast, and western areas are generally used as agricultural. Large areas of the County are used for residential purposes, but most residential, commercial, and industrial uses are concentrated within incorporated areas. Additionally,

schools, parks, utilities, and other government-held properties account for a significant part of the County as well.

Unfortunately, Greene County is not a "blank slate" on which we can sketch a simple plan for development over the next twenty years. Instead, it is imperative to tailor a Land Use Plan that not only acknowledges previous development patterns but also anticipates future needs, population growth, and construction trends. In the end, our primary goal is to promote and monitor favorable development patterns.

Current Land Use Map



Endangered Species

Endangered Species

Greene County is host to 6 endangered species on State and Federal lists or both. The species endangered are the following: Black-tailed Jackrabbit, Geocarpon, Gray Bat, Missouri Bladder-pod, Niangua Darter, and the Ozark Cavefish.

The Black-tailed Jackrabbits live in open plains, pastures, hay fields and cultivated areas, especially before crops are more than 2 feet tall. They are only listed as threatened on a State level. The Missouri Department of Conservation attributes the reason for decline as the loss of native tallgrass and the trend of capturing or shooting rabbits around crops and gardens. They recommend to build rabbit fences that are “Woven wire or poultry netting, with the bottom turned out and buried at least 6 inches deep and 3 feet high,” and to “Loosely wrap young orchard trees with trunk protectors made of plastic, cardboard, paper, aluminum or poultry netting.” See full report at the Missouri Department of Conservation’s website.

The Missouri Department of Conservation states that the Geocarpon is a small succulent plant that grows to about 1.5 inches tall. It is listed as threatened on a Federal level and endangered on a State level.

They are threatened by the conversion of glade habitat to non-native species such as cool season pasture grasses. Nitrification from grazing of sandy depressions and crowding out by other species. The invasion of woodlands and leaf litter also have detrimental effect on the Geocarpon. Some recommendations are as follows: maintain native vegetation on sandstone glades by cutting to control woody invasion and by prescribed burning, avoid herbicide use on glades except during the period of July through September when Geocarpon exists only as a seed bank, limit construction activities to deeper soil areas, away from sandstone exposures, avoid heavy use of glades by grazing livestock. See full report on the Missouri Department of Conservation’s website.

Gray bats live in different caves during the year. They are endangered on a Federal and State level. In winter the bats hibernates in three caves, all of which are located the southern part of Missouri. In the spring, usually in April and May, they move to over 50 other caves throughout the Ozarks. If the bats are disturbed while hibernating they can use up all their fat reserves and will not survive into the spring. Missouri Department of Conservation recommends to “Avoid human entry into gray bat caves during the season in which the bats are present. This is dependent upon whether the cave is a maternity or hibernation cave.

Maternity and bachelor caves should be closed to human entry April 1 through October 1. winter hibernacula should be closed to human entry October 1 through March 31,” It also helps to retain corridors of mature trees between bat caves and waterways to provide protection from avian predators between roosts and foraging areas. See full report on the Missouri Department of Conservation’s website.

Missouri Bladder-pods are a species of flowering plant found mostly in open limestone glades in southern Missouri and northern Arkansas. The Missouri Bladder-pod is listed as threatened on a Federal level and endangered on a State level. The Missouri Bladder-pod is found in only six counties in Missouri and Arkansas. In Greene County, only four areas are known to host the plants. Fortunately, much of this territory is within the protected lands of Wilson’s Creek National Battlefield, the Rocky Barrens Conservation Area, and the Phoenix Access Area. See the full report on Missouri Department of Conservation’s website.

The Niangua Darter is a fish that lives in clear, shallow pools in medium sized gravel bottom streams. The Darter is listed as threatened on a Federal level and Endangered on a State level. Dam construction, pollution, highway and bridge construction, gravel dredging and

streamside construction have each contributed to disrupting the fish’s habitat. The Niangua Darter is primarily found in the Pomme De Terre River watershed, although local studies indicate that it can be found in the North Dry Sac watershed as well. See the full report on the Missouri Department of Conservation’s website.

The Ozark Cavefish is a small, colorless, blind fish that lives in springs, cave streams, and underground waters. It is found throughout Greene County and in other counties in southwest Missouri. The Ozark Cavefish are susceptible to factors that degrade the quality of groundwater and block underground movement corridors. The Ozark Cavefish is Threatened on a Federal level and Endangered on a State level. See more at the Missouri Department of Conservation’s website.

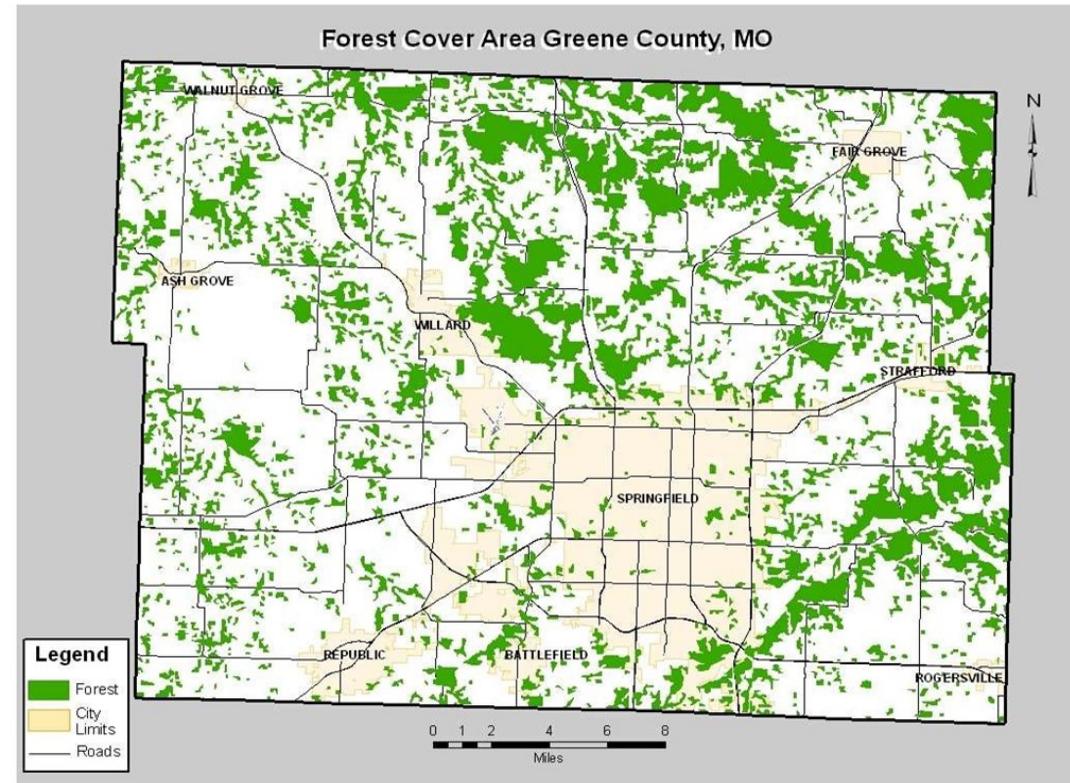
The Missouri Department of Conservation recommends that caves, springs, and sinkholes be protected from disturbance. Missouri Department of Conversation recommends a twenty (20) acre forest area should be maintained around the entrance to caves known to have hibernating or roosting bats. These are in accordance with the guidelines of this plan.

Forest Cover

Much of Greene County was forested in the days before the area was settled; today, few intact stands of forest remain. Statewide, forests cover about 14 million acres. About two million acres are owned by federal, state, or local governments: the remainder (approximately 85%) is privately owned. Some areas to the north and east still remain mostly forested, and large scale removal of trees should be discouraged in these areas.

The use of conservation easements, conservation subdivisions, and Rural Residential District zoning can have a positive impact on preserving forested areas. Encouraging programs such as the Forest Stewardship Program, offered by the Missouri Conservation Department and the US Forestry Service, may also help landowners protect and manage their forests.

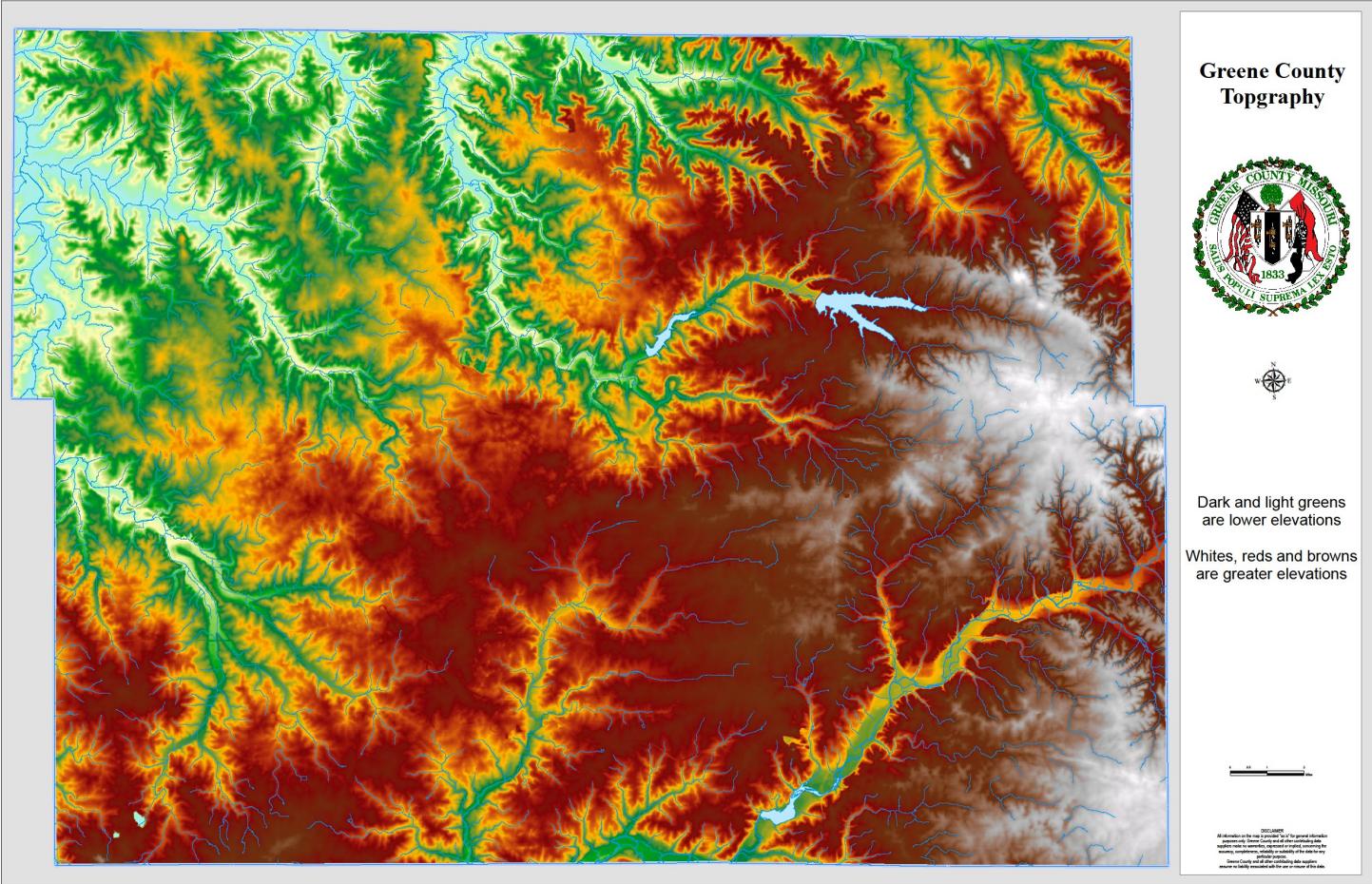
The topography of Greene County includes rolling hills and valleys, floodplains and ridges, and lakes, rivers, and streams. Elevations range from 910 feet to 1,510 feet.



Topography

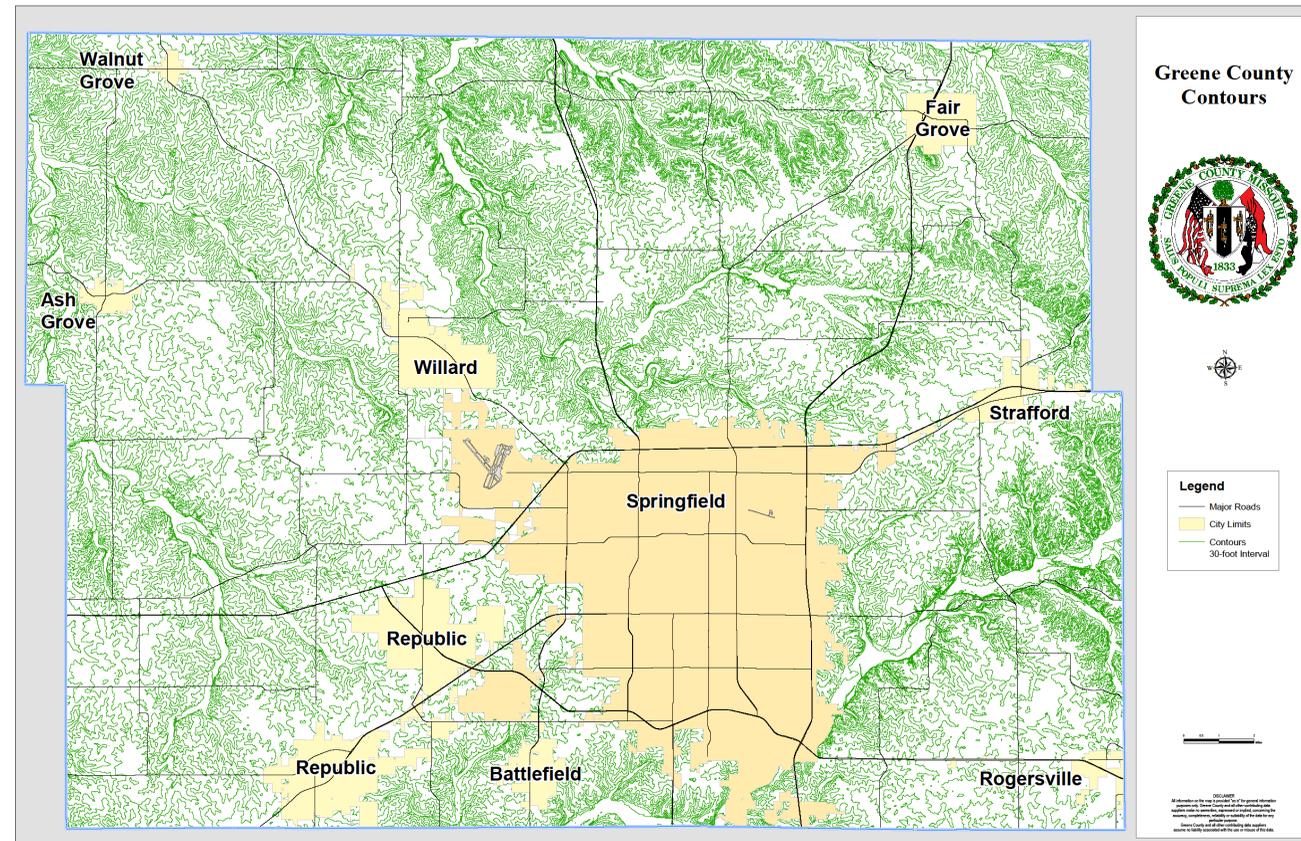
Topography

Topographical features, such as slopes and streams, must be considered in making land use decisions.



Slopes

Greene County has a variable terrain. Some areas are relatively flat, while other areas are extremely rugged with steep slopes. Rugged, steep areas pose unique engineering difficulties for developments. Steep slopes also impact the ability to rely on septic systems for wastewater disposal. Flat areas may allow for development but may not provide adequate drainage.

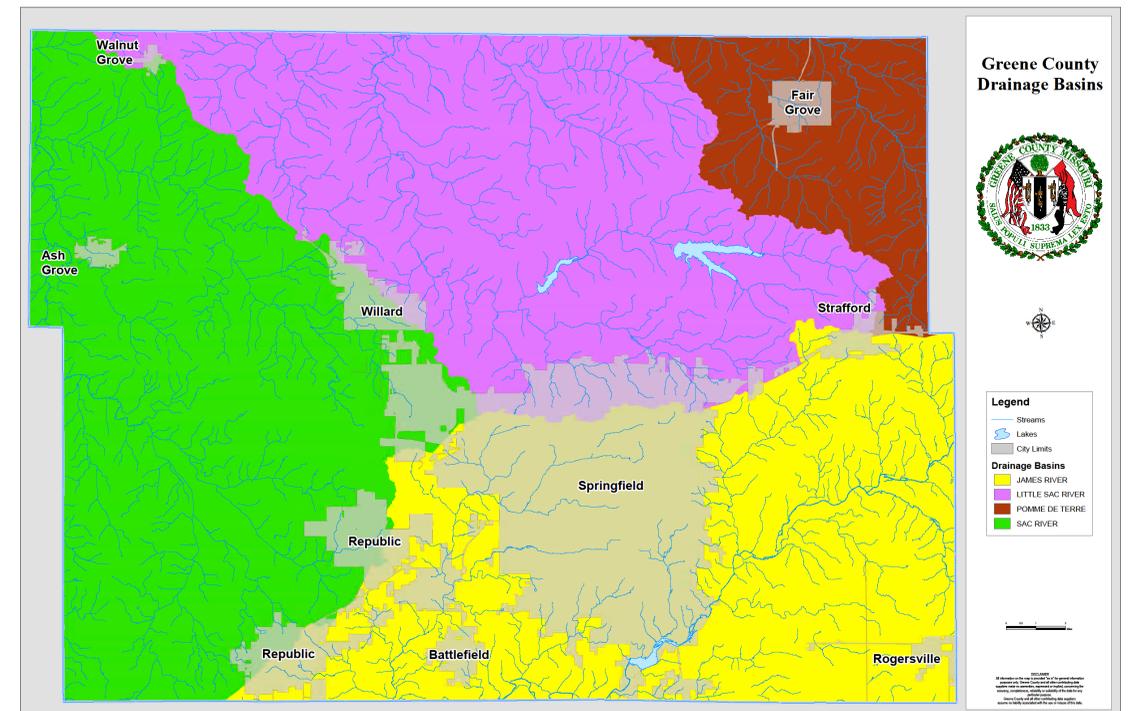


Drainage Basins

Four major drainage basins divide Greene County. The Sac River Basin drains much of the western portions, including areas near Republic, Willard, Ash Grove, and Walnut Grove. The Little Sac River Basin drains much of the north central part of Greene County. The Pomme De Terre Basin drains the northeast corner, including areas near Fair Grove. The

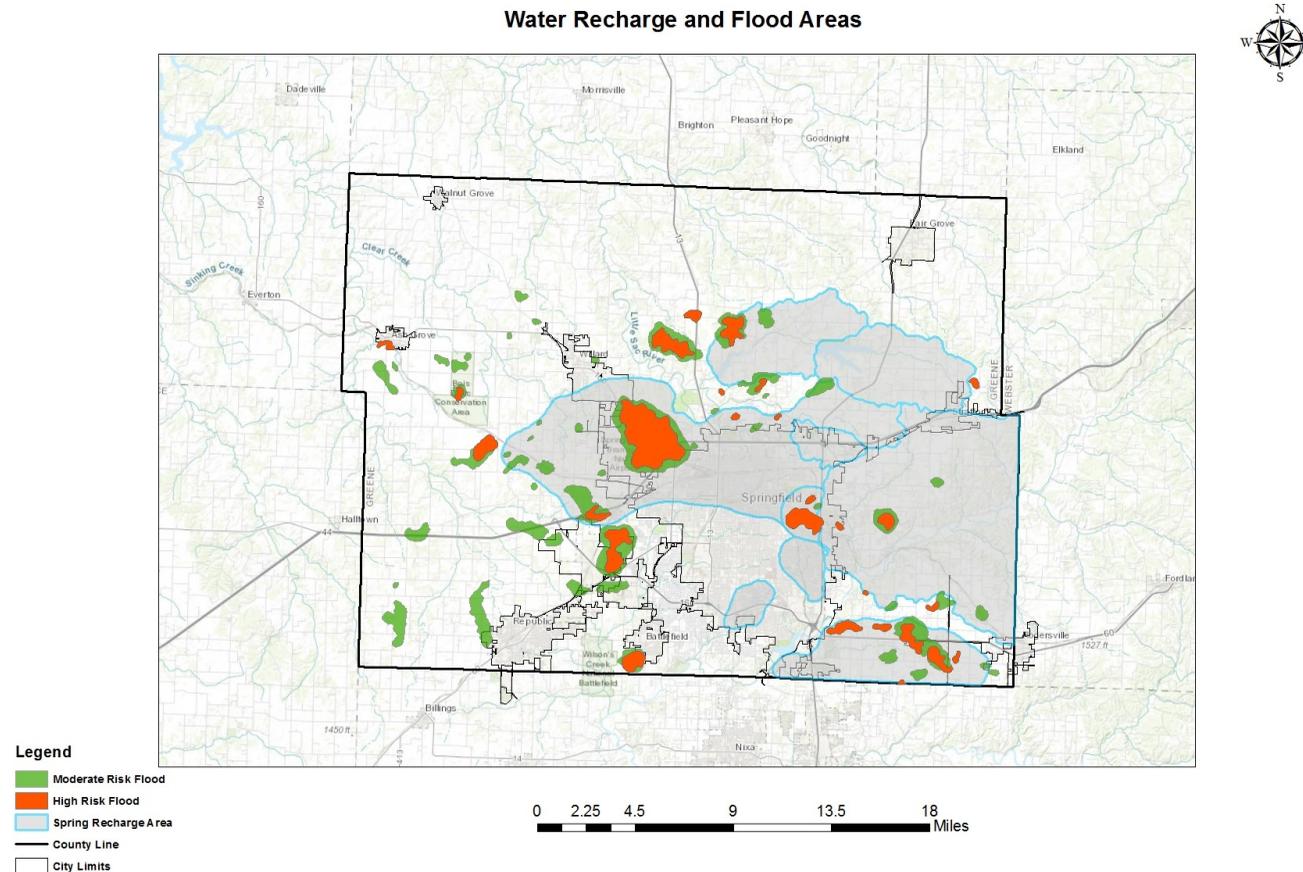
James River Basin drains much of the southeast portion, including areas near Strafford, Battlefield, Rogersville, and most of Springfield. The James River Basin is of most concern for water quality, because most development in Greene County is occurring within its boundary.

Greene County is located in an area where many important waterways begin, but no major waterways flow through the County. Residents must rely heavily on groundwater sources for consumption and irrigation, and most water recharge to the groundwater reserves come from within the County.



Water Recharge Areas

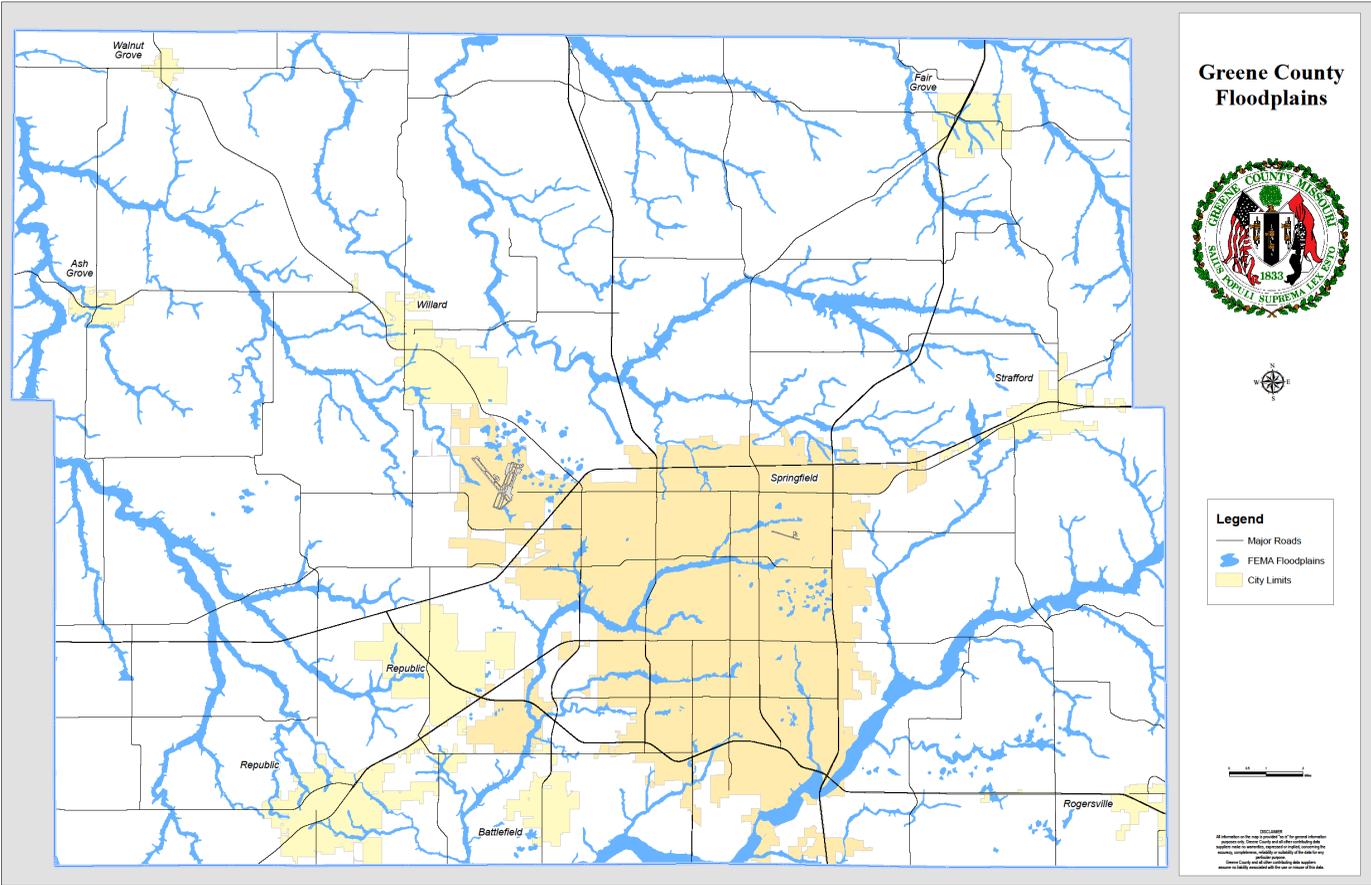
Some surface water drainage areas must be closely monitored. Drainage areas that collect into municipal water supplies need to be protected so water supplies do not become polluted. Drainage areas for important springs must also be safeguarded from pollution. Development in the municipal watersheds needs to be closely examined to prevent or minimize ground water pollution.



Floodplains

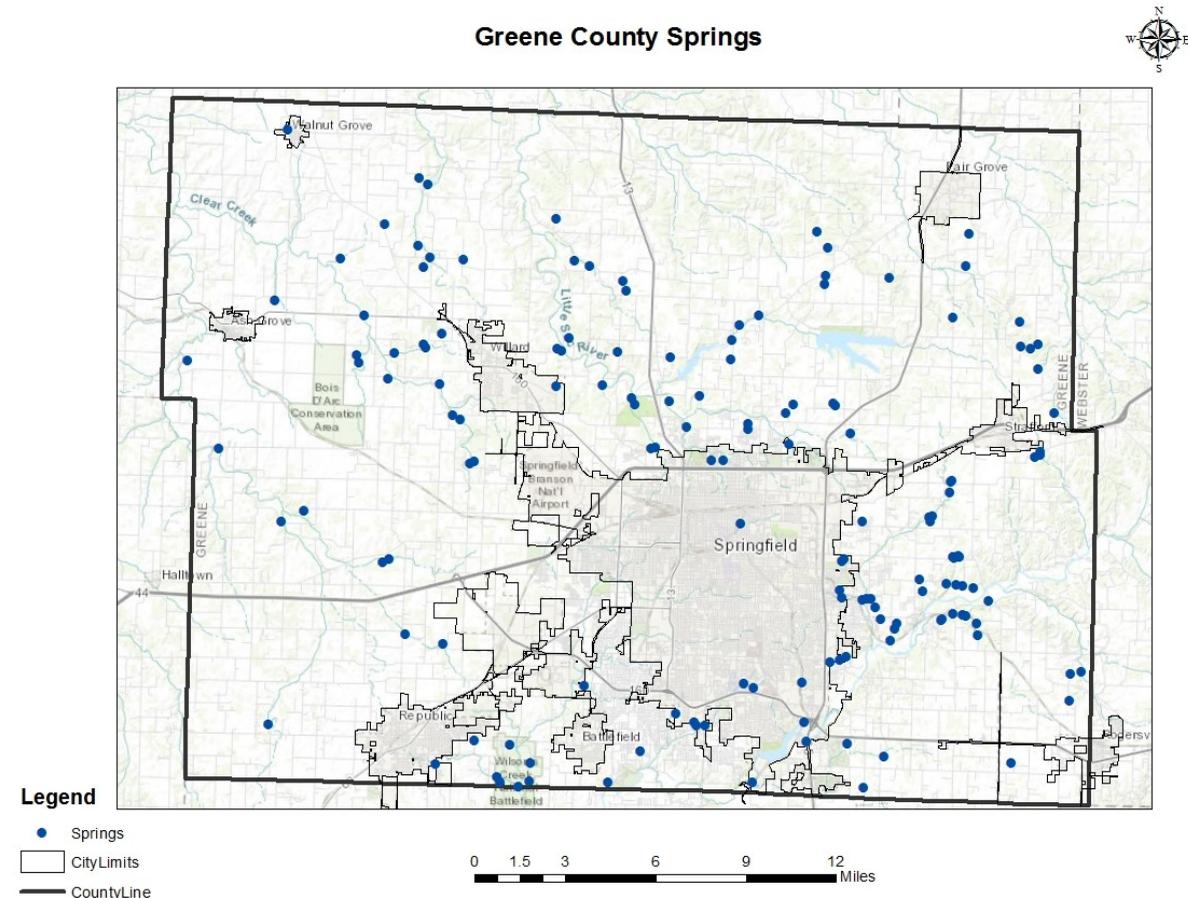
Floodplains

Floodplains are areas subject to periodic flooding. Major floodplains are identified on Flood Insurance Rate Maps published by the Federal Emergency Management Agency (FEMA). Construction in these areas must comply with FEMA regulations as well as Greene County Regulations.



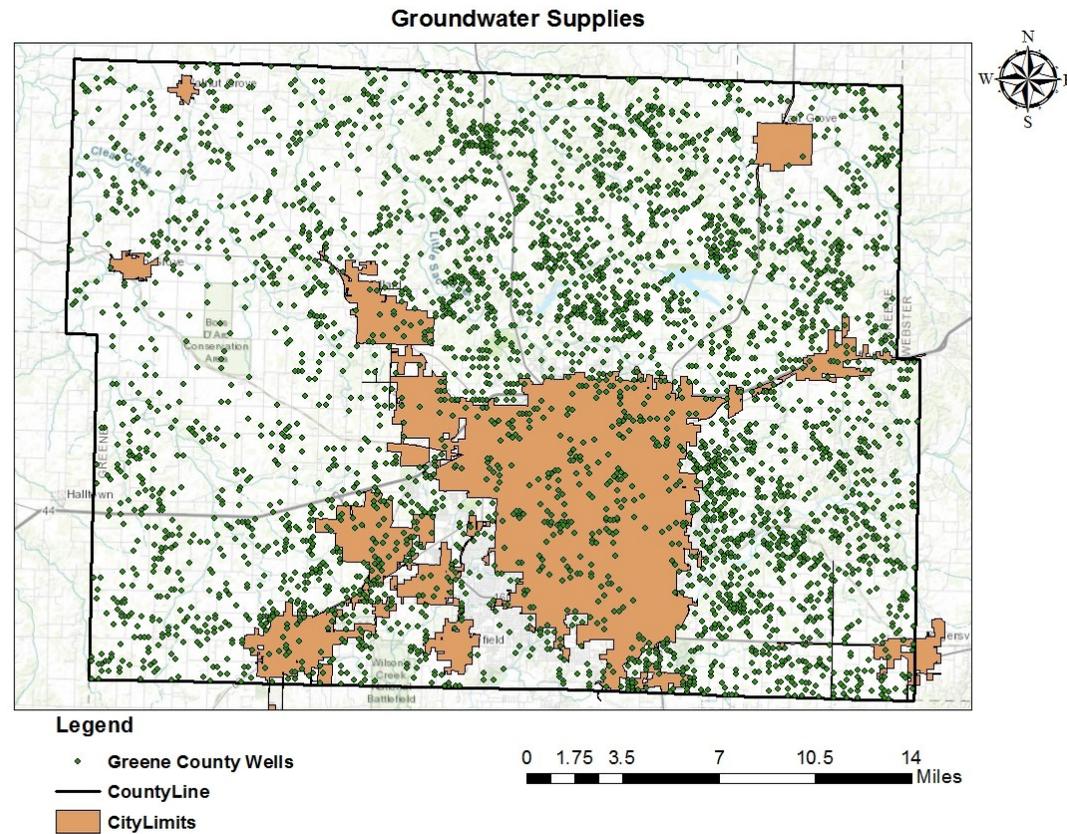
Springs

A spring is a point where the ground water comes to the surface, and many natural springs are found throughout the County. Springs are very important to the ground water system and must be protected. Greene County Building Regulations establish minimum set back requirements for all buildings from any spring, and all on-site waste water systems.



Ground Water Supplies

Greene County relies heavily on groundwater resources. Most residents get their drinking water from either community and public wells or private wells. Although City Utilities utilizes surface water resources from McDaniel Lake, Fellows Lake, and Stockton Reservoir, much of that water is used by residents in the City of Springfield. Other County municipalities rely exclusively on deep wells. A study on groundwater supplies, launched in 2006, will provide a greater understanding on how the groundwater resources will impact future growth in the County.



Geological Conditions

Each Geologic rock unit has characteristics which must be addressed on a site-by-site basis. Most of Greene County is composed of Burlington-Keokuk Limestone - a material which is particularly prone to dissolve - allowing for sinkholes and conduits whereby surface water reaches the ground water supply.

Mbk: Burlington-Keokuk Limestone

Mc: Compton Formation

Me: Elsey Formation

Mnv: Northview Formation

Mp: Pierson Formation

Mw: Warsaw Formation

Oc: Cotter Dolomite

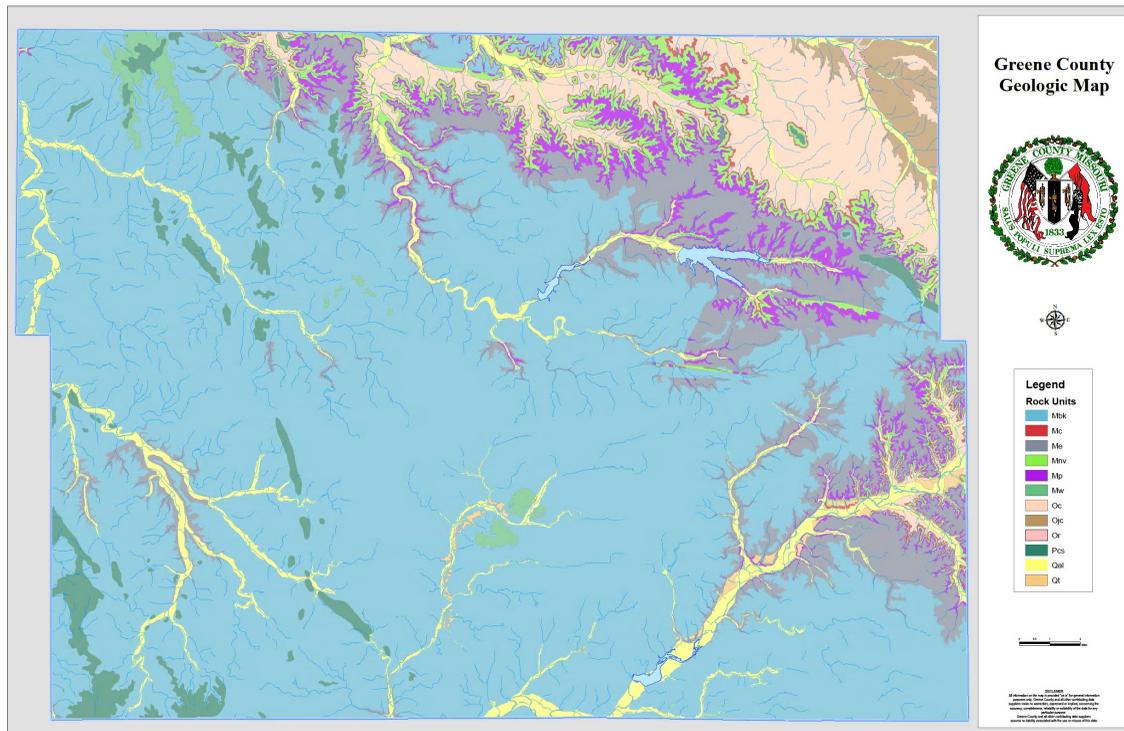
Ojc: Jefferson City/Cotter Formation

Or: Roubidoux Formation

Pcs: Pennsylvania Sandstone

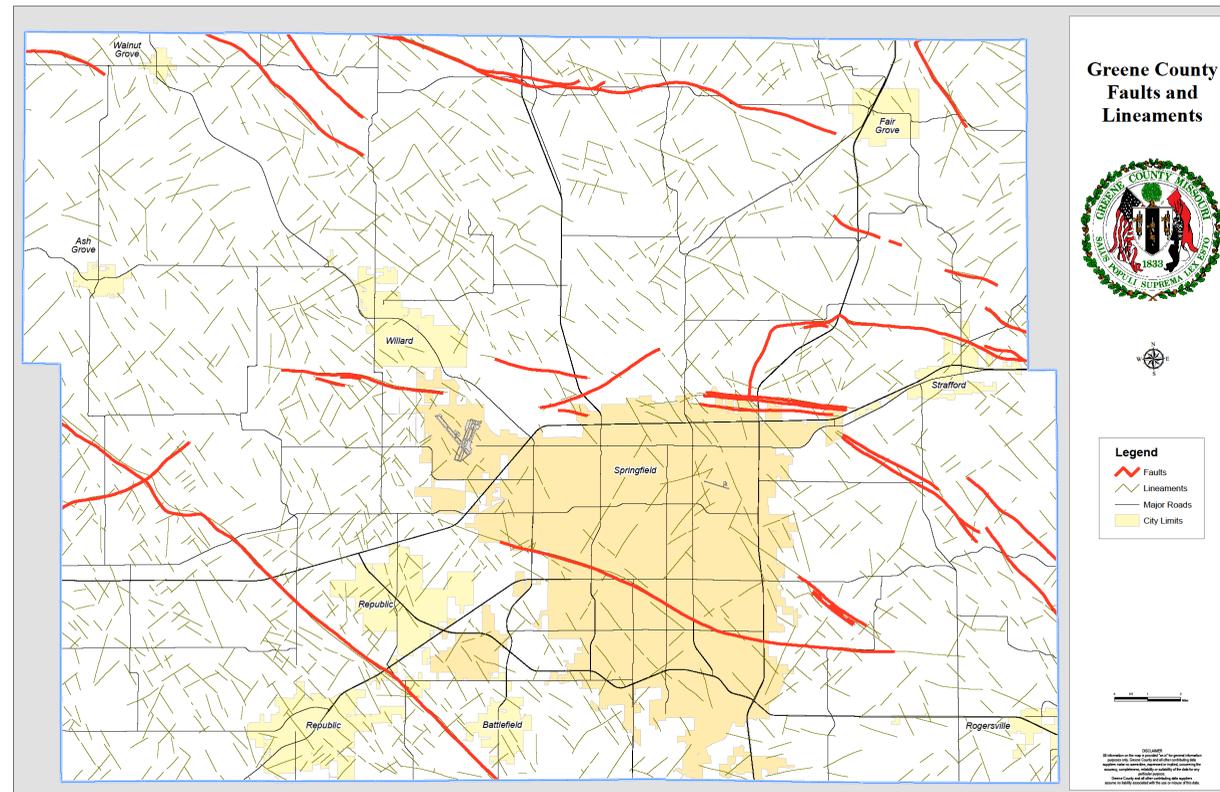
Qal: Alluvium

Qt: Terrace Deposits



Fault Lines and Lineaments

Although Greene County is not in an area prone to earthquakes, faults and lineament regulations establish minimum set back requirements for buildings and on site waste water systems from any mapped fault or lineament feature in accordance with Greene County Building Codes. Much like a sinkhole, fault and lineament features provide avenues for surface water to reach the groundwater without being filtered by the soil. Areas surrounding these features should be monitored to protect the groundwater quality.



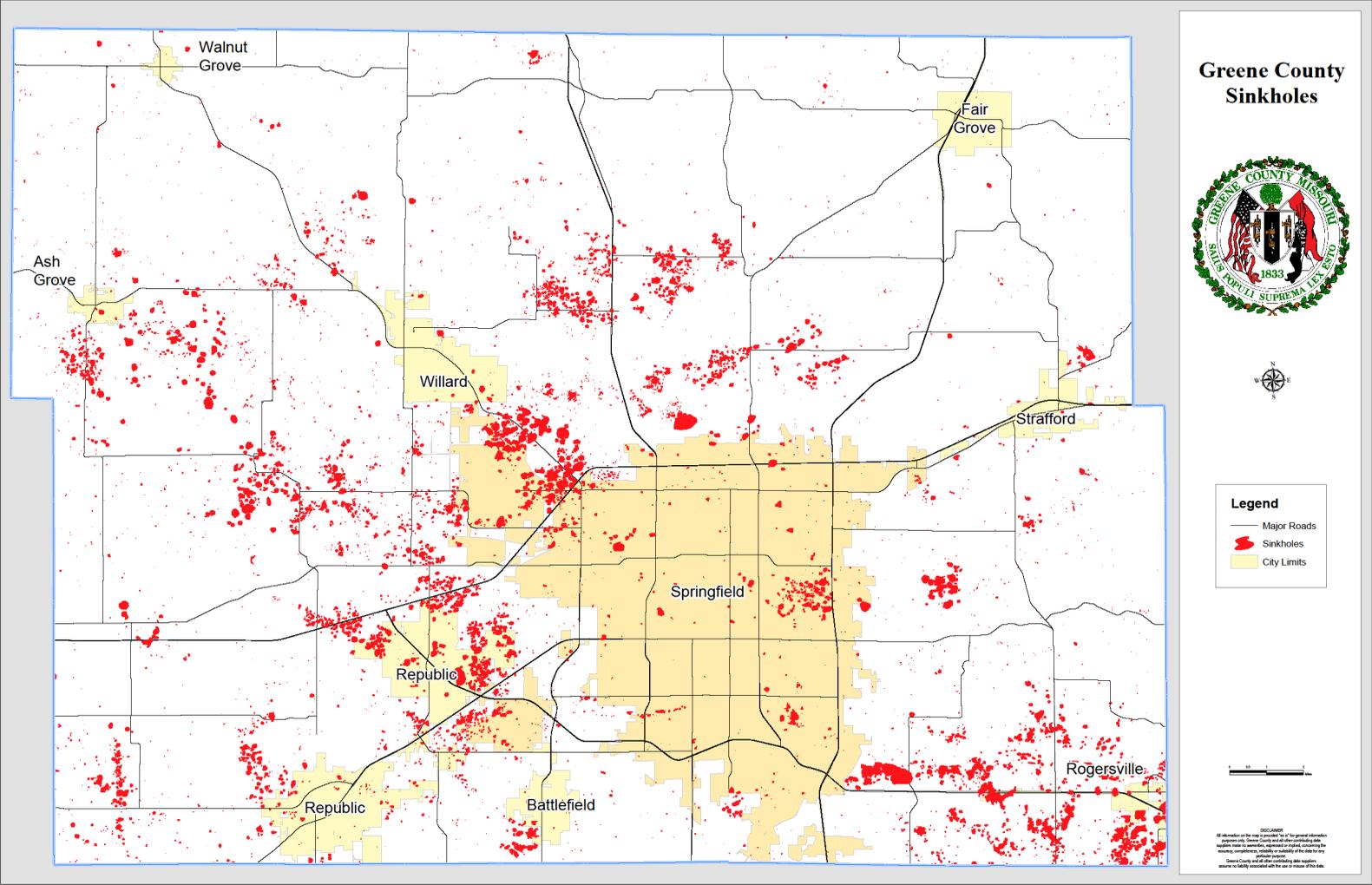
Sinkholes and Caves

Sinkholes and caves are present in many areas throughout the County: currently, over 2,500 sinkholes and 245 caves are known to exist. These karst features are the result of the limestone bedrock being slowly dissolved by surface and ground waters.

Use of careful development designs may overcome limitations posed by the sinkholes. Detailed soil analyses are required for some zoning changes and many building permits for properties with known or suspected sinkholes. Because sinkholes act as a gateway for surface water to reach the groundwater supply, they should be protected to prevent contamination. Greene County Building Regulations establish minimum set back requirements for buildings and on site waste water systems from known sinkholes. The best way to manage a sinkhole is to simply leave the area alone, unless a collapse is endangering safety or property.

Sinkholes and Caves Map

Sinkholes and Caves Map



Environmental Features Determining On-Site Waste Water Suitability

On-site wastewater system suitability is one of the most important determinants of land use in the rural areas. Factors such as the presence of sinkholes, poor soils, floodplains, streams, springs, lineaments, faults, and geologic conditions all affect placement of on-site wastewater systems. An on-site wastewater system must meet stringent setbacks from property lines, wells, springs, sinkholes, floodplains, buildings, etc. A failing on-site wastewater system can seep into the groundwater supplies used as drinking water.

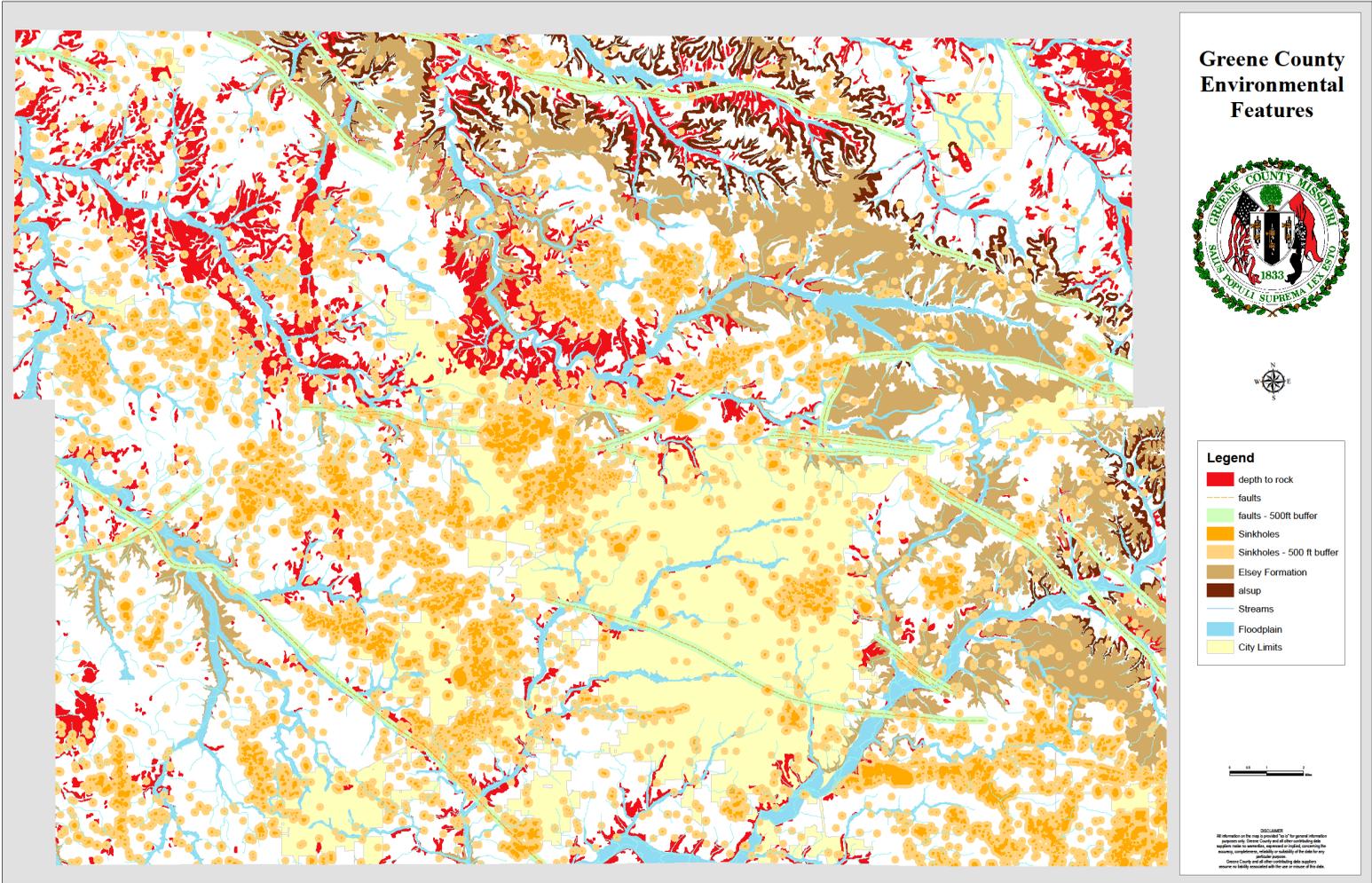
On-site wastewater system suitability is also examined during administrative subdivision review, rural subdivision plat review, or when applying for a building permit.

The following map summarizes factors which affect site suitability for on-site wastewater systems. Factors include:

- Shallow depth to rock
- Faults
- Sinkholes
- Geologic Conditions
- Floodplains
- Soil Conditions
- Streams and floodplains

Environmental Features Map

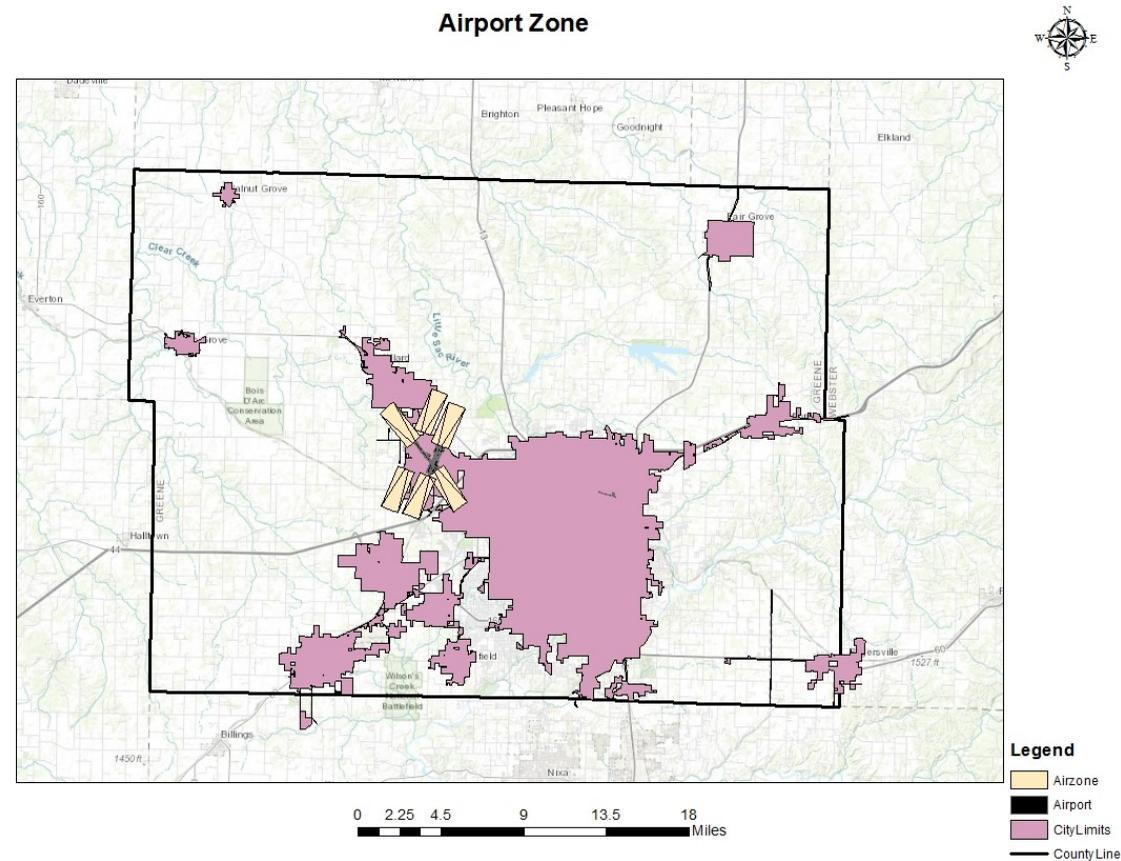
Environmental Features Map



Airport Zone

Airport Zone

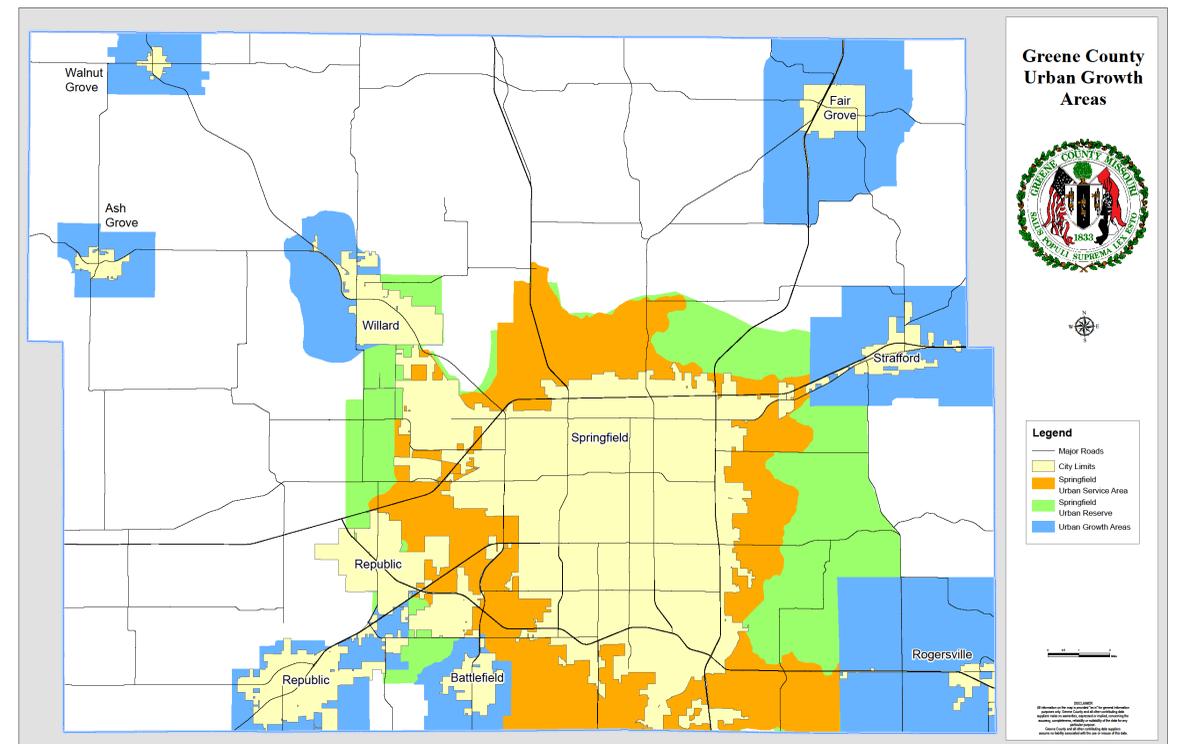
The airport zone is a special overlay zone which protects the airplane flight paths at the Springfield-Branson National Airport and was mandated by Missouri Revised Statute 305.400-305.405: it consists of six large areas, including existing and planned runways. The zone restricts the height of all buildings and limits the amount and type of development.



Urban Growth Areas

Urban Growth Areas shown on the Land Use Plan are those areas which have been designated by each municipality as their desired area for future growth. Future growth in these areas will occur as public water, sewer and roads are provided. It is anticipated that the municipalities will annex their respective growth areas. The County should encourage urban density development in these areas.

The Urban Services Area around the City of Springfield is an area where extension of sewer service is planned. This area will be regulated in the same manner as the Urban Growth Areas. The City of Springfield has also designated an urban reserve area, beyond the Urban Services Area. This was to set aside additional land for future urban growth beyond the Urban Services Area. Any expansion of the Urban Services Area will require the agreement of both the City and County as provided in Article IV, Section 33 of the Zoning Regulations. The County has not adopted the Urban Reserve Area and the county will regulate land use in this area in the same manner as it does other areas in the County.



Rural Development Patterns

Since the adoption of the Urban Service Area in 1984, it has been the policy of Greene County Planning and Zoning to permit the subdivision of properties into three and five acre lots anywhere throughout the County. Greene County's ability to regulate subdivision is limited to a degree by State law which does not grant authority over the subdivision of properties into parcels ten acres or greater in size (RSMo. 64.211-64.295).

We do recognize, however, that there is and will continue to be a strong demand for large suburban lots. It is also recognized that over-restricting this type of development within Greene County will have the undesired effect of pushing this type of development into the surrounding counties, thereby adding to development sprawl.

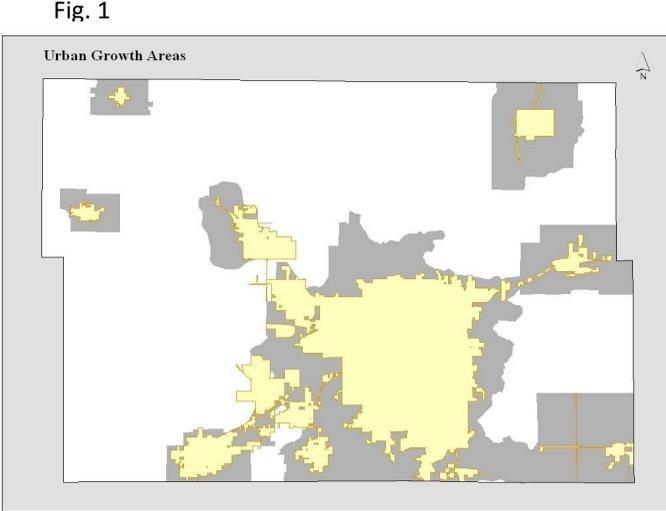
The Land Use Plan designates areas which are recommended for residential development with a minimum of three acres as designated in the RR-1 zoning district. These areas were developed by analyzing existing patterns of land subdivision and depict areas where tracts of

three and five acres were the predominant existing land use.

It is important to recognize that there are existing large tracts and farms within these areas. This plan does not suggest or require that these be rezoned nor does it restrict the areas denoted as agricultural from future rezoning to A-R or RR-1. This is the choice of the property owner and each application for zoning will be considered upon the merits and factors pertinent to that property.

The following pages depict the development of the areas recommended for rural development. This was done by identifying all existing parcels of less than ten acres outside the reported Urban Growth areas of each Municipality in the county and the Urban Services area around Springfield. A radius of 1,000 feet was scribed around these parcels to identify those areas where the existing land use is predominantly large lot residential and accordingly would be anticipated that it would develop as residential.

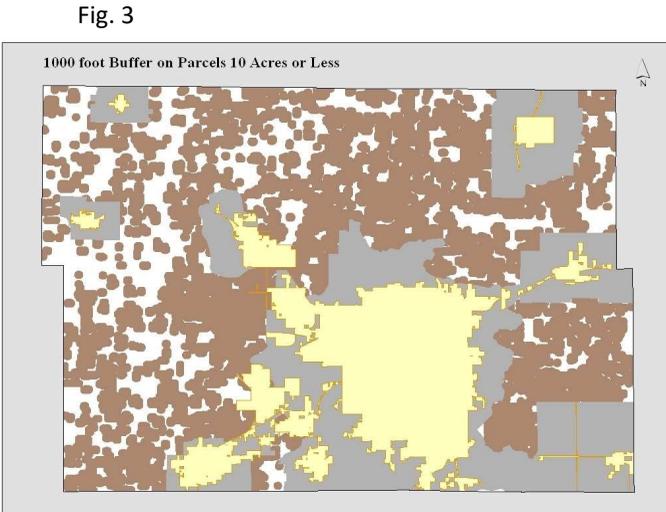
Rural Development Patterns Map



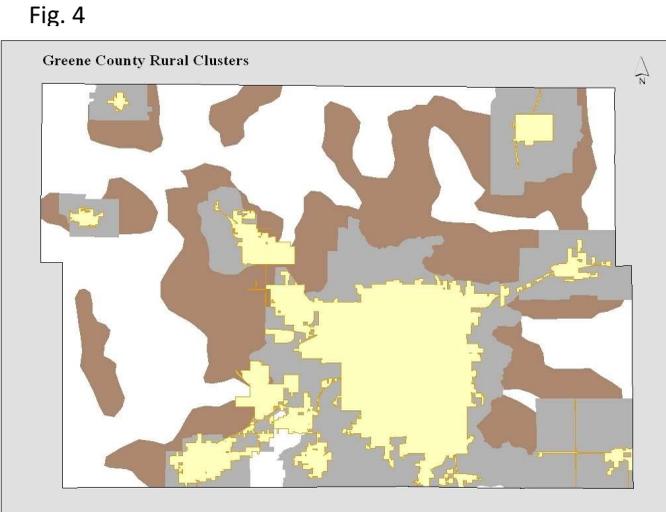
Urban Growth Areas as reported by municipalities



Parcels of ten (10) acres or less



1,000 ft. buffer surrounding parcels of ten (10) acres or less



Rural Clusters

Environmental Goals



After reviewing the current conditions and present environmental factors in Greene County there are a few goals we can aim for using the land use plan and our available planning tools in the future.

- Preservation of agriculture and farmland
- Water quality preservation
- Green space conservation and connections
- Promotion of sustainable building
- Promotion of urban infill
- Promote conservation of resources

Community education

These environmental goals will help us promote a better quality of life for Greene County residents. They will guide decision making for development and zoning changes in a way that not only improves quality of life but keeps the natural environment in mind. These goals aim to provide positive contributions to Southwest Missouri and the Ozarks as a whole and align with larger goals for sustainability including environmental responsibility and promoting equitable resource management.

Preservation of Agriculture and Farmland

Importance: Agriculture is not only important for the livelihood of many Greene County residents but is important to the local economy as well. Preserving these lands can also be valuable to the environment but to be fully effective we must promote sustainable agriculture and be mindful of agricultural areas and how the runoff from them will affect local water sources including creeks, aquifers, etc. This is where the land use plan comes into play.

Implementation:

- Using maps to evaluate locations of water sources, soil types, and floodplains, to decide which areas are best to preserve for agriculture and which should be considered for other uses in the future based in part on situational environmental factors.
- Listening to community feedback on localized issues as a tool to determine best areas for preservation.
- Stress the recognition of decided urban growth boundaries in the county so it doesn't interfere with land best suited for agriculture in both small and large communities.

- Promoting development in areas that are already zoned for development and working with developers and citizens to find solutions and encourage them to follow that pattern as well.



Water Quality Preservation

Importance: Addressing water quality is especially important in Greene County. There are many lakes, rivers, creeks in the area that are valuable resources to the community. We also have multiple drainage basins that we are, in part, responsible to help protect. The karst geology present in the area means that much of our ground is porous and will allow contaminants into the water easily. We also have many sink-holes and springs which are vulnerable to being polluted and contaminating water.

Implementation:

- Look for opportunities to preserve and restore natural hydrologic features and their functions, as well as, provide opportunities for people to experience and connect with natural water features.
- Utilize land use planning to reduce the impact of urbanization on stormwater quality and quantity.
- Use land use planning to help ensure the safety and security of the community's water supply.
- Help to ensure that water supply and demand is balanced and sus-

tainable both for the community's long term needs, and in consideration of potential climate change impacts.

- Making land use and development decisions with location of water resources in mind.
- Working with developers and the community to decrease runoff and unnecessary water waste through education as well as available regulatory tools



Environmental Objectives and Strategies

Green Space Conservation and Connectivity

Importance: Importance: Conserving green space and increasing the connectedness of green spaces provides many benefits. Keeping valuable green spaces in communities better the quality of life and increases livability and desirability of that community. This can help to bolster property values and add to appeal for potential and current citizens alike. Promoting green space naturally helps to increase biodiversity and can even help negate the effects of runoff by allowing for filtration of water passing over that area. Increasing connectedness of green spaces aligns with goals to protect biodiversity by creating corridors for biodiversity to exist within. Using these corridors to connect parks that will also be a part of the growing greenways system creates a safe place for bicyclists and other pedestrian traffic and a clear, established, and connected route is more practical for all uses.

Implementation:

- Develop a green infrastructure plan to create interconnected, multi-functional open space throughout the community.
- Apply principles of connectivity, multi-functionality, equitability and accessibility, health and safety, ecological functionality and integrity, feasibility and stewardship promotion

- Choosing previously undeveloped areas to set aside for greenways and other green spaces in order to further preservation of natural habitats and resources.
- Focusing growth and development in specific areas avoiding destruction of current green space.
- Encouraging inclusion of green space in new developments.



Promotion of Sustainable Building Practices

Importance: Sustainable building consists of environmentally conscious construction methods as well as including sustainable features into new construction. Buildings certified by a “green building” ratings system (such as LEED or Energy Star®) are resource efficient. They use less water and energy and reduce greenhouse gas emissions. As an added bonus, they save money. Promoting such projects and other means of sustainable development are not only good for the earth and community, but can save money in the long run. Promotion of sustainable building practices helps maintain the quality construction in Greene county by informing builders and the general public on why and how to abide by building codes and other regulations to the mutual benefit of both. The citizens of Greene county should be protected through ethical enforcement of adopted construction codes, zoning regulations, and construction safety standards.

Implementation:

- Zoning Inspection
- Implementation of energy efficiency standards
- Building Final Inspection
- Certificate of Occupancy
- Designate environmentally sensitive areas in the county. Upon further research, if sustainable construction practices and/or sustainably designed buildings could help to preserve these environmentally sensitive areas, considering favoring these types of developments should be encouraged.
- Adopt incentives for following best practices and certification by a nationally recognized “green building” ratings system.

Promotion of Urban Infill

Importance: Encouraging redevelopment of underused and/or obsolete commercial and industrial development sites. In supportive environments, include medium-and high density urban residential development as a preferred component of redevelopment projects. Promotion of urban infill helps limit sprawl. Therefore, preventing increased runoff and pollution. It will also help to conserve natural resources and allow important natural environments to stay undeveloped.

Implementation:

- Create a balanced transportation infrastructure that supports transit oriented development neighborhood connectivity, high density residential settings, and high-intensity, mixed use central corridor.
- Study the use of a fixed guideway system as a catalyst to generate a high-density mixed use central corridor between downtown and the Missouri State University.
- Encourage a value -added trade association connecting developers who have developed or are interested in developing urban redevelopment and mixed use projects .

- Organize a series of Smart Growth Conferences to present the economic rewards of mixed use development.



Promote Conservation of Natural Resources

Importance: Promote and ensuring the availability of resources for our present needs as well as for future generations is a cornerstone of creating a sustainable community. Air and climate, water and energy, material and human resources are all fundamental to supporting our daily lives. Inefficiencies in consumption of resources and the processes used can create scarcities and result in waste and pollution needing containment or disposal.



Implementation:

- Promoting conservation and recycling.
- Improving efficiency in the use of energy saves money in the long term. Diversity in energy sources can improve the stability of supply by hedging against changes in one sector.
- Waste reduction can conserve resources, reduce pollution and help cut waste disposal and handling costs because it avoids the cost of recycling and disposal in a landfill
- Adopting incentive programs for energy efficient practices that promote the principles of reduce, reuse, and recycle to give people a reason to participate in sustainable practices.

Environmental Objectives and Strategies

Community Environmental Education

Importance: Including and teaching diverse groups of people in the community about the importance of environmental awareness and how they can be active in promoting those ideals in their homes and communities is one of the most important tools we have to help us meet our environmental goals as a community. By educating and raising awareness we can change the landscape of our community and get people active and engaged.

Implementation:

- Community events
- Sending out public notifications and surveys relating to environmental concerns in their area
- Advertising public meetings well and setting up times that include the most people possible. Another potential way to increase participation and education is localizing meetings making it more accessible for the local community to participate.
- Use already advertised and popular events to educate on environmental issues

- Increase efforts to work with local schools to help kids learn about environmental issues to support a future with more involved and informed citizens.

Preservation of Endangered Species

Importance: Keeping the environment undamaged and not disrupting the native species is important for our ecology and is responsible. The state and federal agencies have great records on how to make sure this is avoided. These recommendations can be incorporated into the plan for the county to make sure and growth is done responsibly.

Implementation:

- Make sure that best practices for the environmental habitat of endangered or threatened species are reviewed when looking at development.
- Making sure locations of endangered species are noted and any development in these area be directed to other areas if it will interfere with the endangered population



Black-tailed jackrabbit



Niangua Darter

Responsible Run-off and Floodplain Management

Importance: This area’s geological conditions make it especially susceptible to contaminating ground water and run-off from any kind of pollution needs to be taken into consideration; so that, there is no pollution of our ground water sources. This management also ties into restricting floodplain development and making sure these areas are kept free of any development that could be adversely affected by water.

Implementation:

- Ensure that areas most susceptible to run-off or flooding are free of contaminants and structures that could be damaged by water.
- Educate those near problem areas about keeping this area free of pollutants and structures.



Future Development Trends

The composition of development is largely determined by the market forces of supply and demand. Greene County has many acres of open, undeveloped land, and all future development will be dependent on this supply of developable land. Land supply is restricted by the ability to provide utilities and transportation services. Current development trends have produced many residential lots of three to five acres. Many large parcels are being divided into ten acre tracts, which require no Planning and Zoning review.

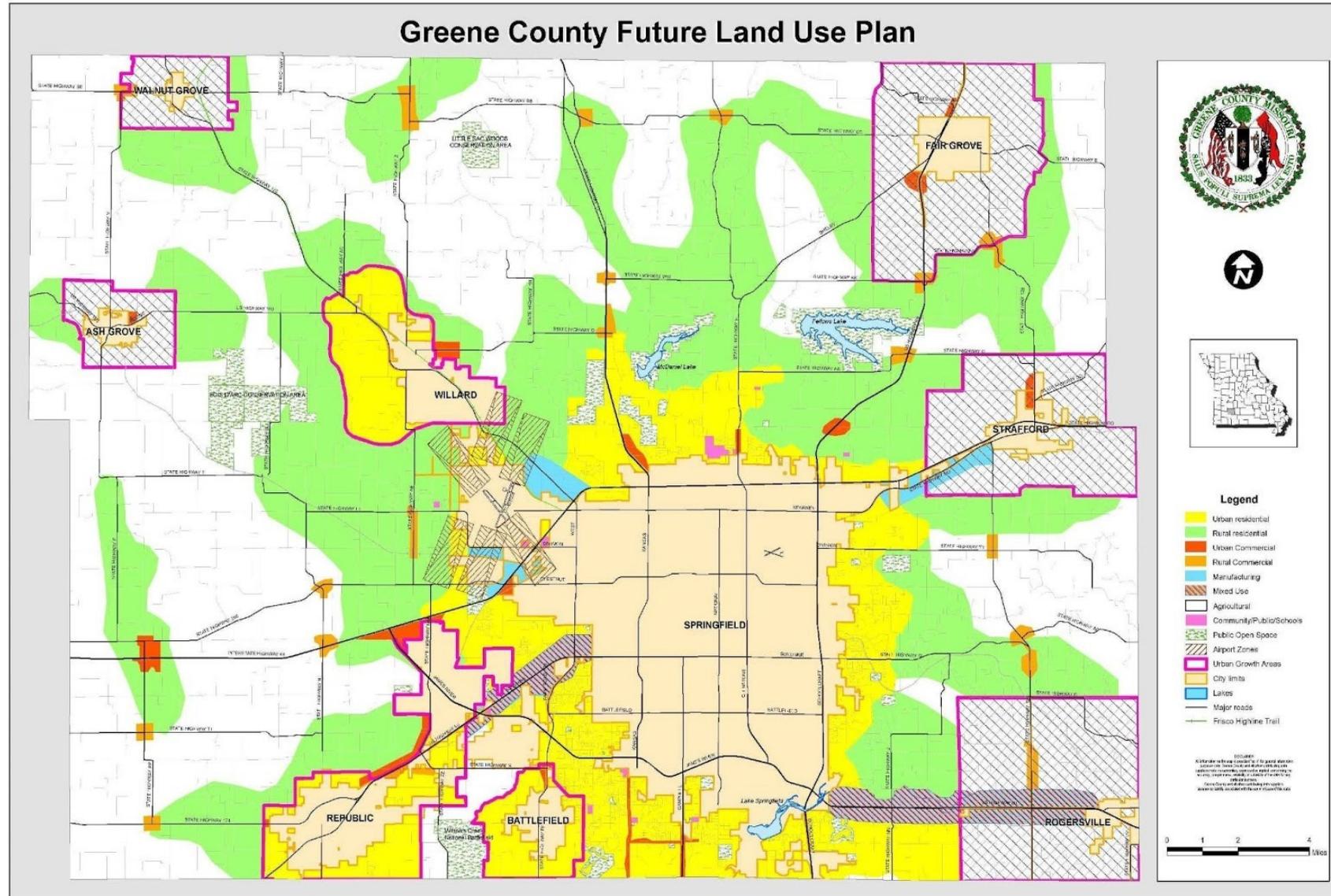
Many new concepts in development are only beginning to emerge in Greene County. ‘New Urbanism,’ ‘Neo-Traditional Development,’ and ‘Green Development’ are growing trends. New Urbanism focuses on compact, smart development with close proximity to transit systems and encourages mixed uses. Neo-Traditional Development emphasizes a compact, connected neighborhood design. Green Development encourages sustainable living, using renewable resources, minimizing environmental impact, and maximizing efficiency.

In Greene County, these trends mean the forces of development may be much different than in the past. Greene County should remain competitive with other real estate markets by encouraging developments which are responsive to these trends. Mixed use, such as commercial and residential either shared within the same building or in close proximity, may become more common.

Future Land Use Map

The Future Land Use Map is the result of the goals, land use analysis, and policies set forth in this document. Rural Development Patterns Analysis defined which areas may be more suitable for rural density development. The Urban Growth Areas delineate which areas are planned for future urban developments. The recommendations of area municipalities’ land use plans are generally followed within the Urban Growth Areas. Other areas of potential residential, commercial, or industrial development are designated in key locations.

Future Land Use Map



The Future Land Use Plan is divided into a few broad land use districts:

- urban and rural residential
- urban and rural commercial
- manufacturing
- mixed use
- agricultural
- community and public lands

The Urban Growth boundaries are also defined.

Urban Residential:

The areas within the Springfield Urban Service Area and immediately near the surrounding municipalities should be encouraged to develop at urban and suburban densities. These areas are those most likely to be served by public sewer, water and improved transportation systems within the next twenty years. In the zoning regulations, the Urban Residential areas correspond as R-1 - Suburban Residential, R-2, One and Two Family Residential, R-3 and R-4, Multi-family Residential, UR-1, Urban Residential Districts.

Rural Residential:

The areas most appropriate for rural residential developments (three to five acre lots) are determined by surrounding lot sizes and land uses. These areas were determined by conducting a rural clusters analysis. Rural clusters comprise about 18% of the County. Rural Residential areas correspond to the A-R - Agricultural Residence and RR-1 - Rural Residential Districts in the zoning regulations.

Urban Commercial:

Potentially commercial areas served by public sewer, water, and improved transportation systems were determined to mostly follow the major transportation corridors. East and West US 60 should develop as a mixture of commercial, office, industrial, and residential as defined by the proposed East and West US 60 Corridor Plan being prepared by the Ozarks Transportation Organization, city of Springfield, and others. Other potential commercial nodes include James River Freeway and Interstate 44, US 65 and Farm Road 102 area, and US 65 and Farm Road 94. Areas near Ash Grove, Willard, Fair Grove, Republic, Battlefield, and Strafford may also be appropriate. In the zoning regulations the Urban Commercial areas correspond to C-1 - Neighborhood Commercial, C-2 - General Commercial, O-1 - Professional Office, O-2 - General Office Districts.

Rural Commercial:

Potential rural commercial nodes are at intersections of major roads. Rural commercial uses are much more limited than their urban counterparts. A rural commercial use could include markets, small shops, storage facilities, convenience stores, or any other use specified in the C-3, Rural Commercial District zoning regulations.

Manufacturing:

The areas designated for manufacturing are those which are close to major roadway, air, and rail transportation systems. Areas near the Springfield/Branson National and along State Highway OO (from Springfield to Strafford) are appropriate for manufacturing and industrial uses. The East and West US 60 Corridor may also be appropriate for some industrial uses as the East and West US 60 Corridor Plans designates. Manufacturing areas correspond to the M-1 - Light Manufacturing and M-2 - General Manufacturing/Industrial Districts in the zoning regulations.

Mixed Use:

Areas designated as mixed use are currently being reviewed as part of the East and West US 60 Corridor Studies. The plan has not been completed at the time of this writing. Early drafts indicate the areas were to be outlined as a mixture of commercial, industrial, office, and

residential land uses. Greene County will follow the final draft of the corridor plans in making land use decisions in these areas.

Agricultural:

These areas are recommended to remain rural for agricultural uses. Large tract family farms and the majority of the prime agricultural soils are located in the areas designated as Agricultural.

Community, Public, and Schools:

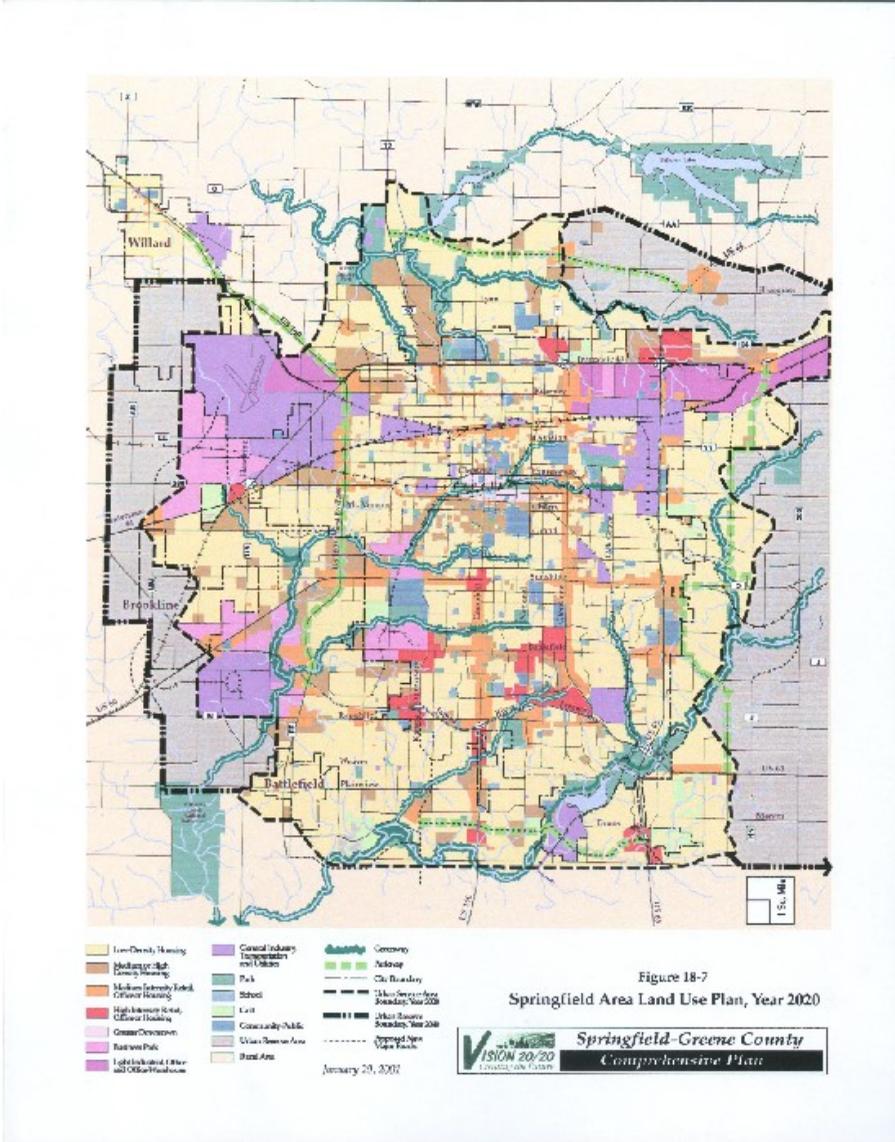
Schools and other public facilities may locate in any zoning district, subject to regulation.

Public Open Space:

Greenway trails, public golf courses, conservation areas, and other park facilities. Public spaces may be provided in any zoning district.

Incorporated Places Land Use Plans

Greene county will use the comprehensive plans of the surrounding communities as a guide when making land use decisions within the Urban Growth Areas of each community.



Polices

Decisions regarding the zoning of property are considered to be “legislative” in nature; that is they are made by comparing the facts of the case to the land use plan, other elements of the comprehensive plan, and the provisions of the Zoning Regulations. The policies listed in this section explain how these factors are considered in making land use decisions.

Land use decisions are intended to establish only the allowable uses of the property. The final development of a particular property must also comply with the County’s Subdivision Regulations, Building Regulations as well as other applicable Federal and State laws. Though these regulations may greatly affect the final development of a property they do not govern the land use decision.

Neighborhood Consistency and Character

Any requested change in land use should be substantially consistent with the character of the existing area or the direction in which the area is developing, in relation to the general density and land uses. In some cases, adequate screening and buffering may be required to protect neighborhood character.

Traffic and Street Networks

Each new development creates additional traffic demand upon the existing road system as well as a need to expand the road system to serve the area within the development. Given the estimated amount of tax revenue generated by the public, it is not financially feasible to upgrade the existing road system prior to allowing development. Development cannot be denied on the basis of the existing road system unless it can be proven the capacity of the existing road will be exceeded by the additional traffic attributed to that new development. Evidence may be supplied in the form of traffic studies. Within each new development, the developer must provide at their cost: a system of streets and roads necessary for proper traffic circulation and capacity, access to each property created within the development, access to the existing road system, and access to adjoining undeveloped properties in order to allow for expansion of the street system as those properties develop. Each property owner wishing to develop their property may be required to make improvements to roads adjoining the development provided the need for such improvements can be reasonably attributed to that development. The Greene County Highway Department and or the Missouri Department of Transportation (MoDOT) may provide an opinion about the effect of proposed land uses.

Access

Adequate and safe access to a site must be provided; access can be granted through easements, private drives, or public right-of-way. An easement or private drive may serve only a limited number of tracts. Certain land uses may require upgraded access. Access to public right-of-way is subject to approval and requirements from the Greene County Highway Department and/or MoDOT, who may also provide opinion about the adequacy of the proposed access.

Stormwater Runoff

When land is developed, accompanying construction and alteration of the natural landscape impacts the area in many ways; with addition of roof surfaces and impervious areas, the rate and volume of stormwater runoff increases. In addition, water quality is affected by sediment from construction sites and pollutants in runoff from lawns, streets, and parking areas. Drainage patterns are also altered by the construction of streets and roads. Therefore, use of detention basins may be required to regulate the rate of flow of stormwater runoff from a development. New developments are required to address changes in water quality in three ways: 1) provide control of erosion and discharge of sediment during and after construction, 2) provide Best Management Practices to reduce levels of pollutants discharged in runoff, and 3) provide measures to reduce and pro-

tect against the velocity and erosive force of concentrated stormwater flow where discharged from the development.

Surface and Ground Water Contamination

Surface and ground water contamination can originate from many sources, including septic systems, wells, sinkholes, and runoff. Special conditions such as shared wells and special wastewater systems may be required for protection of surface and ground water. In addition to Federal and State regulations, the Greene County Resource Management Department is responsible for adopting regulations to protect surface and groundwater resources.

Public Water and Sewer Services

Urban development requires access to public water and sewer systems. In urban growth areas where public water and sewer service are not available, properties may be rezoned in accordance with the recommended Land Use Plan. However, uses will be limited to rural development standards until public water and sewer service with adequate capacity to serve the development becomes available.

Environmental Concerns

Water pollution, air pollution and odors, light pollution, or other environmental and aesthetic concerns may be associated with a

proposed use. Any potential impact shall be investigated, and the scope of potential effects on surrounding properties shall be determined. Special conditions may be required to mitigate negative effects, and such conditions are subject to the approval of the Greene County Resource Management Department as well as any other agencies having jurisdiction.

Planned Infrastructure Requirements

Developments can be required as part of the platting process to dedicate land for planned infrastructure, such as roads, and the Greene County Highway Department and MoDOT may make recommendations for those dedication requirements. If the applicant is also required to provide easements for water, sewer, or drainage improvements, Greene County Resource Management Department and public utility companies will make recommendations for those easement requirements.

Schools

The proposed LUP will be made available to school districts within the County for their use in facilities planning. Currently, it is the policy of school districts to provide facilities in response to development as it occurs. Therefore, capacity of school facilities is generally not used as a significant factor in land use decisions in accordance with the LUP.

Fire Protection

The proposed LUP will be made available to fire protection districts in the County for their use in facilities planning. Currently, it is the policy of fire protection districts to provide facilities in response to development as it occurs. Therefore, capacity of fire protection facilities is generally not used as a significant factor in land use decisions in accordance with the LUP.

Land Use Plan

In general, land use plans are designed as guides when making future land use decisions. However, situational circumstances as well as recommendations of surrounding municipalities may also be relevant factors.

Existing Non-conforming Uses

An existing use at the time zoning ordinances were adopted may continue at the same location at the same intensity until the use is discontinued for a specific amount of time as specified in Greene County regulations. Documentation of existing non-conforming status and continued use may be required. Any expansion or change in use will require the approval of the Planning Board and County Commission.

Civil Disputes

Property line, road easement, well agreement, or other private contractual matters or disputes are not decided by the Greene County Planning Board, County Commission, or Board of Adjustment. These are legal matters to be settled by the parties or in civil court.

Validity and Completeness of Application

A valid and complete application for any rezoning, variance, or conditional use permit request must be provided by the applicant. The Greene County Planning Board, County Commission, and Board of Adjustment may define the required documentation. Applications must be signed and notarized by the property owner or their representative. A notarized letter of release must be provided by the property owner to their representative. All required fees must be paid. Any request may be tabled indefinitely until a valid and complete application is received.

Public Input

The community may provide letters, petitions, public testimony, or evidence. Evidence and sworn testimony may be considered when making land use decisions, but sworn testimony may be required to be supplemented by evidence. Unsworn testimony and non-professional opinions on matters of fact, such as impact to real estate value and traffic, shall not be considered.



In essence, the LUP provides guidance for the Planning Section in making recommendations to the Planning Board during the rezoning process. The Plan also provides information for potential investors, helps determine the locations of public improvements, foster cooperation among many interested parties, and provides the public with an opportunity to see how the community may grow in the future.

Greene County will have to work with various agencies such as the city of Springfield, surrounding communities, County, State, and Federal Highway Departments, various local interest groups, and, most importantly, the citizens of Greene County to implement this Plan. This plan can be implemented using the following tools.

- Non-regulatory
- Voluntary
- Incentive-Based
- Regulatory

Non-regulatory Tools

Education is one of the most important, albeit overlooked, tools for Plan implementation. The LUP is the publicly available document that explains how future land use decisions will be made. Plans from other jurisdictions will also help in the implementation. Many detailed neighborhood or corridor plans are prepared by other agencies and can be valuable sources of information. Communication among agencies will result in a cooperative approach to land use decisions.

The Land Use Plan will be utilized in making public investment decisions. The expansion of utility and transportation systems is indirectly linked to expected development and growth. Public investment can be programmed and budgeted when future land use patterns are established.

Voluntary Tools

Long-term conservation of agricultural and scenic land is important to retaining the unique character of the Ozarks that draws many new residents each year. Land conservation can be achieved voluntarily through awareness programs and incentives.

Conservation Easements

Conservation easements are a common implementation tool that has proven successful across the country: a conservation easement allows landowners to permanently limit the future development on their property. It is a voluntary legal agreement between the landowner and a public agency or a nonprofit organization, and the landowner retains ownership and the right to use the land as stipulated. In some instances the donated conservation easement may be tax deductible.

In Greene County, conservation easements may be held by organizations such as the Ozarks Regional Land Trust, Ozark Greenways, the American Farmland Trust, and other national land trusts. Greene County will assist in any voluntary efforts to set aside such easements when requested.

Regulatory Tools

Regulatory tools for implementing a LUP are the most common aspects of planning and zoning. The ability to zone land has the single greatest impact on land uses. Subdivision regulations determine how tracts are divided into smaller parcels. Site plan review and design standards are also methods to guide development.

Zoning is a relatively easily understood principle of planning: it is simple and has been used in our country for nearly a century. Zoning differentiates separate land use districts and depicts them on a map. The Planning Board and County Commission have the ultimate responsibility of regulating changes of zoning districts by making the decisions for rezoning, variance, and conditional use permit cases. Several overlay districts may further regulate areas of the County. Floodplain, sinkhole, and airport zone overlay districts already exist in Greene County. Overlay districts are generally static and determined by another agency, i.e. FEMA, Springfield-Branson National Airport, etc.

Land subdivision must be approved through the administrative subdivision process. Administrative subdivisions regulate all unplatted land splits involving transactions of less than ten (10) acres. The Administrative Subdivision process ensures that only buildable tracts are

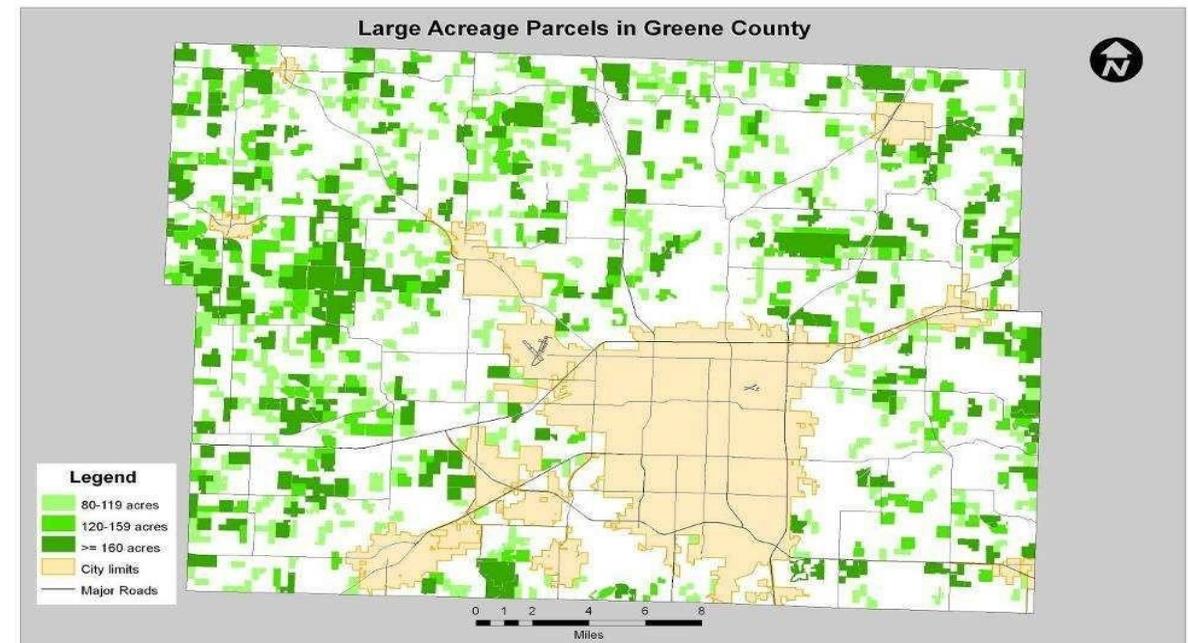
created in an orderly fashion. Administrative Subdivisions also restrict the number of lots to two (2) from a parent tract. Subdivisions of more than three lots less than ten (10) acres are required to be platted. Platting closely examines points such as access, covenants, and utilities.

Commercial and residential developments are required to submit engineered plans for streets, utilities, and other required infrastructure as a part of the subdivision and building process. Site plans are reviewed for zoning compliance.

Incentive-Based Tools

Incentives may be provided to achieve the land use goals proposed by the LUP; for example, density bonuses are a simple way to encourage open spaces. A density bonus allows a parcel to accommodate additional building units beyond the maximum for which the parcel is zoned in exchange for the preservation of an amenity at the same site or another location. For example, by clustering the lots of a subdivision, a larger portion of open space remains.

Greene County zoning regulations have a provision for clustering lots in a residential subdivision. Lots may be smaller than the minimum requirement for the zoning district, but the density may not exceed the maximum limit. County zoning regulations also have a provision for a Conservation Development District, which allows lots to be clustered and smaller than ordinarily required; it also provides a density bonus of additional lots. Additional incentives may be developed in the future.



Implement Goals set forth in the Land Use Plan

Greene County Planning and Zoning must find ways to implement the Land Use Plan. Various regulatory, incentive-based, voluntary, and non-regulatory tools will aid in implementation. The LUP should act as a guide for future land use decisions.

Develop detailed Land Use Plans for subsections of the County

Land Use Plans of certain areas such as Highway 60 corridors may be developed and adopted to address unique circumstances. The Future Land Use Map is very general, does not follow property boundaries, and does not comment on specific land uses or densities. Detailed studies would best determine the most appropriate land use and density for each property.

Provide additional information to the public

Educating the public is one of the best ways to implement planning goals. The public may choose to follow good planning principles voluntarily. ‘Green’ developments and cluster developments may become common if the public is informed as to the benefits. Press releases and mass residential mailings are among the tools for public education. The Resource Management Department needs to ensure information reaches the public. The Planning and Zoning website needs to be updated and expanded to include more information helpful to the public.

Develop a residential and commercial development guide

A residential and commercial development guide to help the public in developing their properties needs to be written. This guide would outline the required and desired elements of residential and commercial developments in a readable format and pave the way for better planned developments.

Develop plans for major corridors

Major corridors, such as the future Kansas Expressway extension, the East and West US Highway 60, I-44, State Highway 13, and US Highway 65 are under intense development pressure. These corridors need to be studied in depth to determine appropriate land uses.

Review the zoning regulations for the Conservation Development District

Regulations for the Conservation Development District should be reviewed and revised to promote the acceptance of the zoning district by staff and the public. To date, very little interest has been expressed by the developers of Greene County. The district may need to be amended to accompany a greater density bonus and promote the use of combined wastewater treatment facilities.

Promote low-impact and innovative developments

Innovative water quality measures are beginning to be introduced in

Greene County. These innovative measures need to be encouraged through additional public education and incentives in the development regulations.

Consider alternative strategies for wastewater treatment in rural areas

Greene County should consider the possibility of developing standards and regulations for centralized facilities for rural developments. Such systems could be encouraged in rural areas so cluster subdivisions and Conservation Development Districts may develop.

Coordinate land use planning with other communities and agencies

Interagency cooperation is key to the success of the Land Use Plan and Comprehensive Plan. Greene County should continue working with other communities and agencies to ensure sustained communication and collaboration among all parties involved. Annual meetings involving all pertinent parties would provide an excellent opportunity for each to express their challenges and goals.

Future Updates and Revisions

The Land Use Plan should be reviewed every five years to ensure the goals, objectives, and policies still apply. A report summarizing the progress of the recommendations and achieving the goals should be prepared once every five years. As new plans are introduced by other agencies, their impact may need to be reflected in a revision to this plan.