

## Chapter 9: Plan Implementation

The Rockaway Beach Comprehensive Plan is a guide for assisting public officials and private citizens in establishing policy and making decisions for the growth and development of the community. The goals, objectives, strategies and recommendations made in this Comprehensive Plan will take effect when the City of Rockaway along with its businesses, residents and community organizations decide to do so. The Plan identifies strategies and methods to employ through a combination of regulatory and voluntary programs to take steps towards achieving the community vision and goals set forth within it.

Successful community development requires meaningful citizen involvement in concert with local government actions and policies. The Plan is intended to express the desires of the residents and other stakeholders in the community. The support and involvement of the public is necessary to achieve successful implementation. The Plan recommends several strategies to be undertaken that require citizen and business participation and support. Examples include promoting and supporting community cleanup campaigns, the creation of community betterment associations and cooperative marketing of revitalization efforts to promote increased tourism and community appeal.

### Implementation Priorities

Many of the goals and recommendations of the Plan require long term action and cannot be reasonably accomplished in only one or two years. Short term priorities are actions that can be undertaken and completed or maintained within the first year. Short term priorities should require very little or no capital expenditure but instead take advantage of voluntary actions or regulatory means already in place. Among the highest priorities for implementing the Plan are:

1. It is imperative that the community begin to present the image of change to visitors and potential investors. Promoting communitywide cleanup campaigns and enforcing current nuisance abatement ordinances should take effect right away to increase cleanliness and safety in the short term.
2. It is important for the City to capitalize on the successes in community appearance in presenting an image of change. Creation and maintenance of a City website can be achieved at relatively little expense and used to market and present a positive image of the community.

In addition to priority actions to improve upon the aesthetic quality of the community; thereby, reinforcing the value and quality of life for existing residents and businesses and promoting the community for new private investment in Rockaway Beach, the following are also considered high priorities for implementation.

## Development Review and Regulation

The Plan provides objectives, strategies and recommendations for land development standards and evaluation criteria for future development in Rockaway Beach. Decisions affecting land development should be consistent and supportive of strategies and recommendations presented in the Plan. Development standards, including zoning, subdivision and other related regulations, are the primary regulatory tools available to implement policies of land development.

### Zoning

Zoning principally regulates the use of land by establishing the density and bulk of development and providing for open space, adequate light and air. Zoning regulations include three components; zoning district regulatory controls, administrative procedures, and the zoning district map. Upon adoption of the Plan, the Planning and Zoning Commission should review all components of the existing zoning regulations to ensure conformity with the requirements of the Missouri Revised Statutes and consistency with the Plan.

Updating the administrative procedures of the zoning regulations should include a review of governing body and advisory board responsibilities and procedures as well as incorporating a site plan review process for new development. Priorities for the possible modification and location of zoning classifications include:

- Establish suitable areas for multi-family developments
- Restructure commercial zoning without permitting single family uses
- Developing a resort overlay district that preserves and permits resort enterprises outside of the downtown district

### Subdivision Regulations

Subdivision regulations govern the process and procedures for converting raw land to building sites and set forth standards for the provision of infrastructure necessary to serve the development. The subdivision regulations should also be reviewed to ensure

that the regulatory controls, procedures for development approval, and public infrastructure standards ensure due process and promote the compatibility of new development with surrounding neighborhoods and public infrastructure investment.

#### Storm Water Management Regulations

Currently there are no storm water management regulations in Rockaway Beach. Standards should be incorporated into the subdivision regulations and site plan review for new developments. If it is possible to coordinate with Taney County regulations, this should be done in the short term.

Until storm water management regulations can be established, residents and property owners can be encouraged to use natural methods for slowing and holding runoff on the property through rain gardens and landscaping techniques.

#### Street Standards

Street standards should be revised in coordination with the future land use recommendations, functional use, and zoning classifications to ensure that future development/redevelopment is adequately served by the local transportation network. Pedestrian accommodations should be added to the design standards of higher order roads.

### Capital Improvements Program (CIP)

The investment in public infrastructure is a key factor shaping future development patterns and revitalization efforts in the downtown lakefront. Public infrastructure includes streets and pedestrian accommodations, drainage, water, sewer, public buildings and parks and trails. Capital Improvements programming provides a process for balancing public infrastructure needs with available and projected resources.

It is recommended that the City establish a five year capital improvements program for essential infrastructure improvements. Priorities should be identified and the CIP updated annually. The CIP should also identify costs and sources of funding. The first year of the CIP should be incorporated into the annual budget.

### Comprehensive Plan Review and Amendment

The Plan is a long range guide to the City's future. The Plan should be responsive to changing community needs, conditions and desires. Elected and appointed officials should use the plan to prioritize the strategies so that they can direct implementation

efforts and review progress on an annual basis. Because this is the first comprehensive plan for Rockaway Beach, the whole Plan should be reviewed and updated after the first three years and then every five years or sooner if need be. The plan should be treated as a living document and evaluated periodically to ensure consistency with conditions and the preferred future development of the community. Criteria that should be included in a review include:

- Progress in Implementing the Plan
- Any changes in community conditions or needs
- Changes in public support for the Plan
- Any changes in state or federal law that would impact the ability to implement the Plan
- The ability of the City to fund public improvements and services recommended in the Plan

Amendments to the Plan should be considered at such time if it is determined that the Plan no longer expresses community desires and needs or if the Plan's policies are not providing the guidance necessary in decision making. The Plan may be amended according to the procedures of state law. Major amendments to the Plan should also be coordinated with the review and appropriate amendment to related land development regulations.