

Chapter 7: Land Use

Existing Land Use

An inventory of land use in Rockaway Beach was completed using a “windshield” survey of all parcels of land within the city limits and ancillary data from the Taney County GIS parcel database. The “windshield” survey was conducted on July 23, 2010. The inventory of land use depicts a snapshot on this date and does not account for vacancies or otherwise unoccupied development. Each parcel was categorized based on its best identified, most recent use. The land use types used to classify parcels are mutually exclusive and account for all land use activity in the city. A summary of land use types by acreage and percent in Rockaway Beach is presented in Table 7-1 below.

Table 7-1: Existing Land Uses in Rockaway Beach, Missouri

Land Use	Parcels	Acres	% of Total Acres	% of Developed Acres
Single Family Residential	348	111.4	23.4	53.4
Duplex	3	0.4	0.1	0.2
Multi-Family	63	5.1	1.1	2.4
Commercial Mixed Use	5	1.1	0.2	0.5
Commercial Recreation & Amusement	3	1	0.2	0.5
Retail; eating & drinking	6	1.3	0.3	0.6
Retail; general trade	10	1.2	0.3	0.6
Services & General Offices	3	1.4	0.3	0.7
Motels; Cabins; Resorts	49	16	3.4	7.7
Public	8	2	0.4	1.0
City Park	3	4	0.8	1.9
Civic	2	3.4	0.7	1.6
Utilities	8	7.6	1.6	3.6
Developed Streets & Right of Way	--	52.9	11.1	25.3
Undeveloped Open Space	230	141.9	29.8	--
Undeveloped Right of Way	--	27.9	5.8	--
Lake Taneycomo	--	98	20.6	--
Total	741	476.6	100	100

Residential Uses

Single family dwellings comprise 23.4% of the total acreage in the city limits and 53.4% of all developed acres. Three parcels were identified as duplexes consisting of one structure divided into two units with independent addresses. This type of residential use occupies 0.2% of developed space in the City. Multi-family residential land use in Rockaway Beach is dominated by a multi-storied complex on the lakefront as well as single structures divided into more than two units. Multi-family land use makes up 2.4% of developed acres covering 5.1 acres within the city limits. In total, residential land use in Rockaway Beach is 56% of all development in the City.

Commercial Land use

Commercial land uses in Rockaway Beach are concentrated along Highway 176 or Beach Boulevard, its local route name, near the lakefront. The orientation of commercial activity towards the lakefront reflects Rockaway Beach's established development as a recreation and resort community on Lake Taneycomo. Commercial land uses in Rockaway Beach occupy 22 acres and make up 10.5% of development. Motels, cabins and resorts are the most dominant commercial land use type making up 72.7% of all commercial land uses in terms of acreage. Other commercial land uses include, Retail; general trade, Retail; eating and drinking, Services and Offices and Recreation and Amusement. Each of these uses make up less than 1% of all development. A few parcels along the lakefront contained multi-storied structures with a storefront at street level and an additional level of either office or living space. These parcels were classified as Commercial Mixed Use.

Public Land use

Public land use includes city-owned property housing government offices and departments. The Leonard Stevens Community Center on Beach Boulevard serves as City hall. The police department is located on Benton Avenue proximate to the community center. Other Public spaces in the city include the area inside of Oak Circle and City yard occupied in part by Well Tower #2. Public land use occupies two acres and accounts for 1% of all developed land.

Civic Land use

Civic land uses consist of not for profit community organizations providing services like a church or school. Civic land use in Rockaway Beach is made up of two churches on 3.4 acres of land.

City Park

The Rockaway Beach City Park includes an area along the lake shore and a man-made isthmus connected to a small earthen fishing pier in Lake Taneycomo. A portion of the

park serves as a Missouri Department of Conservation public access ramp on Lake Taneycomo. Rockaway Beach owns this area and is responsible for all facilities and maintenance. The park area is 4 acres equaling 1.9% of developed acreage.

Utilities

The City of Rockaway Beach provides sewer and water services. Utilities include the Rockaway Beach regional wastewater treatment facility and Well Tower #3. Utilities sit on seven acres of land and comprise 3.6% of all developed acreage.

Developed Streets & Right of Way

Developed streets and dedicated right of way make up 25.3% of all developed acres within Rockaway Beach.

Undeveloped Open Space and Undeveloped Right of Way

Undeveloped open space comprises the largest area of all land use types. There are 141.9 acres of vegetated or otherwise unimproved land within the city limits of Rockaway Beach. The large amount of this land use type is partly dictated by terrain and reserves of land owned by the Empire District Electric Company around inlets to the lake in the southwestern portion of the city. In addition, there are 27.9 acres of platted, undeveloped right of way within the city limits.

Lake Taneycomo

The city limits of Rockaway Beach extend at least 100 yards out into Lake Taneycomo in most places. Total water surface area within the city boundary accounts for 98 acres of the total 476.6 acres encompassed by the City, or 20.6%. See Figure 7-1 for the mapped distribution of existing land use in Rockaway Beach.

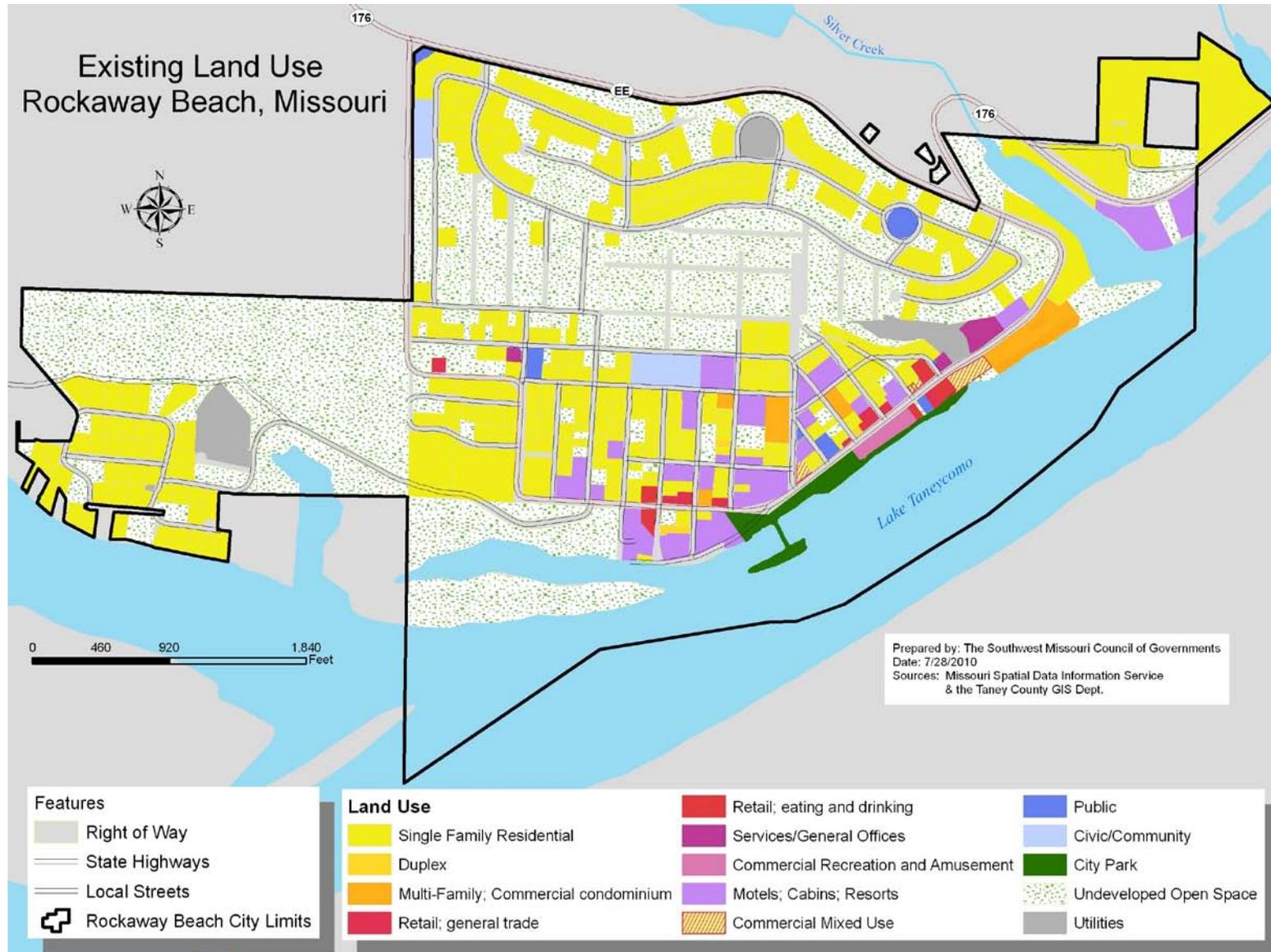


Figure 7-1: Existing Land use in Rockaway Beach Missouri

Land Use Objectives and Strategies

Objective 7.1:

Retain and preserve the town of Rockaway Beach's small town character and related quality of life.

Strategy 7.1.1:

Manage and direct future growth to ensure that the primary use of land in the town relates to residential, lakeshore and recreational lifestyles. Other uses may be considered, provided they are not incompatible with the primary uses in the City.

Strategy 7.1.2:

Develop or amend ordinances that regulate nuisances, noise, and aesthetic standards as identified by the city and reflect a high priority for environmental concerns.

Strategy 7.1.3:

Revise the city's water rates to charge a higher fee for non-city customers to encourage annexation into the City.

Objective 7.2:

Provide citizens in the community with a range of affordable housing choices consistent with a decent standard of living.

Strategy 7.2.1:

Ensure that the existing housing stock remains desirable through code enforcement.

Strategy 7.2.2:

Identify areas where housing conditions indicate that structures are in need of maintenance, and develop programs to address maintenance needs.

Strategy 7.2.3:

Encourage housing infill development on vacant parcels that is compatible with the surrounding neighborhoods.

Objective 7.3:

Ensure that the development of the urban environment is compatible with the natural and man-made features within the City of Rockaway Beach.

Strategy 7.3.1:

Establish a unified open space and greenways network that connects city parks and the Lake front corridor with all areas of the community.

Strategy 7.3.2:

Pursue state and federal funding programs which can aid in the purchase and development of parks and trails.

Strategy 7.3.3:

Continue cooperation with the Empire District Electric Company to make Empire properties available for public enjoyment.

Strategy 7.3.4:

Encourage building, site and road designs that enhance the natural landscape and preserve scenic view sheds.

Objective 7.4:

Ensure that future commercial land is developed on land that is suitable in location, character, and size to serve the residents and visitors in the community.

Strategy 7.4.1:

Encourage desirable, productive commercial land development by creating sites with access to major roads and water and sewer services that can be developed in harmony with surrounding land uses in the area.

Strategy 7.4.2:

Encourage attractiveness by incorporating standards within the development process that will result in well-designed commercial areas, integrating parking, shops, landscaping, and adequate buffering.

Strategy 7.4.3:

Permit commercial enterprise that will stabilize and diversify the economic base while maintaining the downtown/lakefront as the focus of commercial activity.

Future Land Use

The patterns of recommended future land use are structured in a “stepped down” approach to ensure that the downtown/lakefront remains the focal point of activity within the community. Stepping down indicates a lowering of intensity of activity and population density away from the downtown/lakefront core. The downtown/lakefront should be maintained as the hub of commercial and tourist activity. Resort properties, the next step down in land use intensity, should be allowed adjacent to the downtown/lakefront followed by areas suitable for multi-family housing and then duplexes and single family homes.

This approach should not be followed in a strict sense but should be used as a basic concept to achieve a more efficient use of land and a compatible transition in differing land use intensities in Rockaway Beach. The Future Land Use Map depicted in Figure 7-2 reflects this approach while taking into consideration existing land use patterns, sensitive environmental features and resources, the Local Street Plan, and the visions for the City’s future expressed through the goals and objectives of the Comprehensive Plan.

The Future Land Use Plan is intended to promote development/redevelopment that protects and enhances the quality of the City’s natural environment, that supports a quality living environment, and that affords opportunity for sustaining and growing Rockaway Beach’s tourism and recreation economy. The Comprehensive Plan is the blueprint for the future and the Land Use Plan serves as a key guide to public and private sector decision-making on investment in Rockaway Beach.

To achieve this future, application of the land development ordinances, rules and regulations and policies adopted by the City and enforced on a daily basis will be essential. Consistency between the Plan and the community’s zoning, subdivision and other land development regulations is also essential. It is the intent that these regulations be modified as warranted following review and due process to ensure consistency with the Comprehensive Plan.

