



**PURPOSE & INTENT**

The Comprehensive Plan (also referred to as “the Plan”) indicates, in general, how citizens want the City to improve and grow in both the near term as well as the next 10-15 years and beyond. The Comprehensive Plan is an official document adopted by the Planning Commission as a policy guide. The plan helps direct decisions about the physical development of the community. The Comprehensive Plan is the legal and conceptual foundation for the City’s Zoning Code and all other land use regulations in the City. The Comprehensive Plan should be recognized and utilized as a flexible document to be interpreted within the broad spectrum of land development possibilities and ever-changing conditions. This document addresses the planning elements defined in Missouri Revised Statutes Chapter 89 Section 340, which sets forth the legal foundation for the authority, objectives, content and adoption of the Comprehensive Plan. The Statue states:

*RSMO Chapter 89.340. The commission shall make and adopt a city plan for the physical development of the municipality. The city plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land, and may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned, the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; the general character, extent and layout of the re-planning of blighted districts and slum areas. The commission may also prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density, but the adoption, enforcement and administration of the zoning plan shall conform to the provisions of sections 89.010 to 89.250.*

This updated Comprehensive Plan reviews and updates Arnold’s 2011 Comprehensive Plan. The essential characteristics of the plan are comprehensive, general, and long range. “Comprehensive” means that the plan encompasses all geographic parts of the community and all functional elements which influence the physical development of the community. “General” means that the plan summarizes policies and proposals, but does not necessarily indicate specific parcels or detailed regulations related to future land use and development. “Long range” means the plan looks beyond the foreground of pressing current issues to the perspective of problems and possibilities, 10 to 15 years in the future. The City’s Zoning Ordinance and Subdivision Ordinance are much more specific with regards to regulating land use and are the key legislative tools for implementing the Comprehensive Plan.

**ROLE OF THE PLANNING COMMISSION**

Pursuant to State Statute, the preparation and adoption of the Comprehensive Plan is the responsibility of the Planning Commission. Additionally, State Statute empowers the Planning Commission to be an advisory body to the City Council on zoning matters. Under the Zoning Ordinance, a primary duty of the Planning Commission is to hold public hearings where public



opinion can be expressed. In this sense, the Planning Commission is a sounding board for community attitudes toward development. The Commission provides recommendations to the City Council regarding rezoning, subdivisions, conditional use permits, and text amendments to the Zoning Ordinance. Such recommendations should be based upon good planning practices and consistency with the Comprehensive Plan and the Zoning and Subdivision Ordinances.

**ROLE OF THE MAYOR AND CITY COUNCIL**

As opposed to the Planning Commission, the City Council does not have a direct role in developing the Comprehensive Plan. However, decisions by the City Council should be consistent with the Comprehensive Plan. Therefore, it is good practice for the City Council to adopt a resolution of support of the Comprehensive Plan, thereby memorializing their support for the policies of the Plan.

As alluded to above, the Mayor and City Council are responsible for enacting and amending the Zoning Ordinance and Zoning Map after consideration of the recommendations of the Planning Commission. This responsibility includes amendments to the City’s Official Zoning Map. The role of the City Council in the subdivision process is to accept or reject record plats, easements, dedications of rights-of-way, establishing financial guarantees or financing mechanisms to ensure construction of all public improvements, and approval of engineering drawings. Additionally, the Mayor and Council appoint the members of the Planning Commission and the Board of Adjustment.

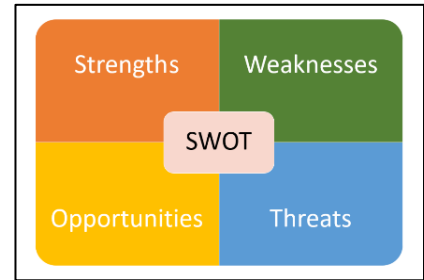
**CITY OF ARNOLD 2035 COMPREHENSIVE PLAN OVERVIEW**

The intention is to utilize a “values-driven” planning approach to replace the City’s *2011 Comprehensive Plan*. This approach will integrate both the traditional “data-driven” and “vision-planning” approaches. A key component is the development of a public participation program designed to identify community values and build consensus. The public participation program is needed to provide first-hand knowledge of the citizens’ perspective of Arnold’s strengths, weaknesses, opportunities and threats. The public participation program includes open meetings of the Planning Commission, public workshops, meetings with stakeholder groups, and an online survey. The following is a brief summary of the key Comprehensive Plan components.

- 1) The *Existing Conditions* chapter includes an executive summary of the comprehensive planning process, the resulting plan, and an analysis of Arnold’s socio-economic conditions and description of existing zoning and land uses. It also includes discussions of environmental constraints and major initiatives. As this chapter includes a great deal of background information and data, this chapter will primarily be crafted by Staff for your review and comment, thereby enabling you to focus on the goals, policies, and action steps as it is those components that will help shape the future development of Arnold.



2) The Critical Issues chapter is a summary of the most important concerns expressed by the community. Feedback from the workshops, stakeholder interviews, and survey data provided the basis for the development of the critical issues contained in this chapter. This chapter is in SWOT Analysis format and the goals and objectives developed for the Comprehensive Plan are directly informed by the citizen-identified critical issues facing the City of Arnold.



3) The Vision, Goals and Objectives chapter is the heart of the Comprehensive Plan. This section will include policy statements and development recommendations that emerge during the public participation process and Commission discussion, and should reflect the community’s values and sense of what constitutes a reasonable quality of life. This chapter includes specific, measurable and attainable goals and objectives as well as recommendations for future land use, growth, transportation improvements, open space preservation, and potentially more. The intent of this chapter is to provide the focus and direction needed to make well informed future land use and zoning decisions.

**COMPREHENSIVE PLAN SUMMARY**

The local government is the primary body with jurisdiction to coordinate the overall pattern of physical development of the community. As growth and development occurs, elements of the Comprehensive Plan should be substantially adhered to. Therefore, the local government should review the planning documents periodically and implement its objectives as needed to meet the growing demands of the community. Over time, the 2035 Comprehensive Plan may need to be supplemented with additional, more focused planning studies that address the ever-changing climate of a growing, prospering community. By taking careful steps to create a long-range plan and listening to community feedback, Arnold is taking positive steps to plan for the future, protect investments and to preserve Arnold’s rich heritage.

This comprehensive plan update comes at a critical juncture when the City is poised for continued infill development, and renewed commitment to serving growth where redevelopment may be accommodated, as well as in potential annexation areas. The Plan’s underlying purpose is to preserve and enhance investment by all citizens while providing the foundation for quality economic growth and stability. Such actions will result in a safe and healthful environment for future generations; a city that is sustainable.