

CHAPTER ONE: INTRODUCTION

Pleasant Hill has long established and maintained public improvements that support a full service community in northeast Cass County, which is the southern end of the Kansas City, Missouri Metropolitan Statistical Area (MSA). Its recent past has been characterized by steady progress as illustrated by healthy trends in sales tax receipts, housing starts and real property assessed value.

One of western Missouri's oldest communities, Pleasant Hill has experienced, and survived, several periods of "boom and bust". As of the 2000 Census the population of Pleasant Hill was 5,580 people. The City of Pleasant Hill has added about 2,300 people in the last three decades. Pleasant Hill's current population of 5,582 is an increase of 1,724 people (about 44.7%) from the 1990 Census (**Ref. Table 3.1, Chapter 3**). In comparison, Cass County grew by 28.7% and the State of Missouri grew by 9.3%. The Kansas City Metropolitan Statistical Area (MSA) registered a population increase of 12.2%. These are significant increases compared to the average rate of growth for the Midwest and the Nation as a whole.

The Comprehensive Plan (the "Plan") calls for the City to manage growth to achieve policy objectives: high-quality, planned residential and commercial districts served by urban infrastructure. At the same time the City must promote regional improvements as it is on the "edge" of the Kansas City MSA in a fast-growing region. To establish goals and objectives, a "Planning Charrette" Workshop was conducted in 1998 (**Ref Appendix C**) and then a MOCAP planning process was held (**Ref. the MOCAP summary Appendix B**), which emphasized the need to strategize locally to plan for development. Finally, a citizen survey was conducted (**Ref. Appendix D**). The Plan establishes goals and objectives in two critical areas that must be advanced by many groups and not just the City government:

- Growth and Development; and
- Land Use.

The Plan adopts a Future Land Use Plan map for guidance in future zoning decisions, and a Major Thoroughfare Plan which includes standards for corner clearance, drive and intersection spacing and frontage road enhancement. A formal Capital Improvements Program (CIP) ranks projects in phases for a five-year period into the future. Implementation of the plan is critical. Pleasant Hill must plan the financing of growth so that public resources can support the "dual" infrastructure demands and opportunities: maintaining what is here now, while extending services in response to growth. Financing programs and incentives are summarized in the CIP.

In summation, the Plan calls for cooperation and strategic investment by the City and public/private partners within the City of Pleasant Hill in relation to its key position within the south Kansas City metropolitan region. It is the product of community input throughout the 18-month process (**Ref. the MOCAP Program summary**), including Pleasant Hill residents, land owners and business leaders.

CITY OF PLEASANT HILL COMPREHENSIVE PLAN

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