

Memorandum

To: Board of Aldermen

From: David Mitchem **DDM**

 City Administrator

Date: January 6, 2022

Subject: City of Lake Ozark – Large-Scale Development

Development occurring over the next fifteen years will change the character of Lake Ozark. Change will happen, without regard to how the city operates.

We can respond/react to development as it occurs: making changes to planning, zoning and building codes only as needed. This approach may results in delays, frustration and additional cost for developers and builder, as well as inefficiencies among city staff. If we wait and respond to development as it occurs; we will not be in control of the City’s future.

Or, we can prepare the City for large-scale development, by intentionally changing planning, zoning and building codes in advance of development. This proactive approach affords the City an opportunity to have a strong influence over the changing character of Lake Ozark. Being proactive also saves time and costs for developer and builder. It is better to be a full partner with developers and builders, within the boundaries of well thought out planning, zoning and building codes.

If the Board wishes to position the City in a manner that facilitates development, we should make changes now that add value for our citizens and businesses. Now is the time to enhance our ways of doing business. Specific areas that are ripe for attention/review include:

1. Updating planning and zoning codes to ensure the City is prepared for the types of development that are about to happen.
	1. Development being proposed will include more stories (height) than addressed by the current code. Therefore, an update of the height restriction with input from the Lake Ozark Fire Protection District should be considered.
	2. Evaluate current parking requirements for large footprint developments.
	3. Better definition of mixed-use development – should not be tied to waterfront activity.
	4. Refine signage standards: height and size – business needs taken into consideration.
	5. Consider architectural review as a tool to enhance the City’s appearance.

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Areas Ripe for Attention/Review (cont.)

1. Review of TIF benefits and pitfalls. Reconstitute TIF Commission membership.
2. The City should consider adopting a more recent version of the International Building Code (i.e.: the 2018 IBC). The City’s current standards are the 2012 Building Code Series and 2011 National Electrical Code. If the decision is to implement the newer codes, it is recommended that this update be done in partnership with the Lake Ozark Fire Protection District.
3. Greater infrastructure (water, wastewater and electric) capacity must be considered prior to, or along with, large-scale development. Many cities have exposed themselves to duplicate infrastructure construction costs by not planning for growth. Let’s size it right the first time.
4. Street cuts, to add infrastructure, are a major factor in reducing street pavement life. Therefore, infrastructure improvements (water, wastewater, gas and electric) should be completed prior to street repaving.
5. Storm water retention and drainage must be addressed as new development occurs. This is particularly important when considering large footprint developments.
6. The City should review its current standards for street development/improvement, including thickness of both base and paving material. Standards in place when many of our streets were constructed have resulted in premature decay. Many of our side-streets are not built to handle heavy vehicles or heavy traffic.
7. Currently, the City’s staff does not have the required experience to properly review large-scale development/building plans, or to conduct on-site inspections during construction. To be proactive, the City should establish a contractual agreement with an engineering company that has experience reviewing plans and on-site inspection of large-scale developments.
8. Public infrastructure improvements are part of large-scale development projects. To ensure these improvements are completed properly and in a timely manner, the City should consider requiring developer performance bonds for major developments.

I would like to discuss these points with the Board during our work-session on January 11th.