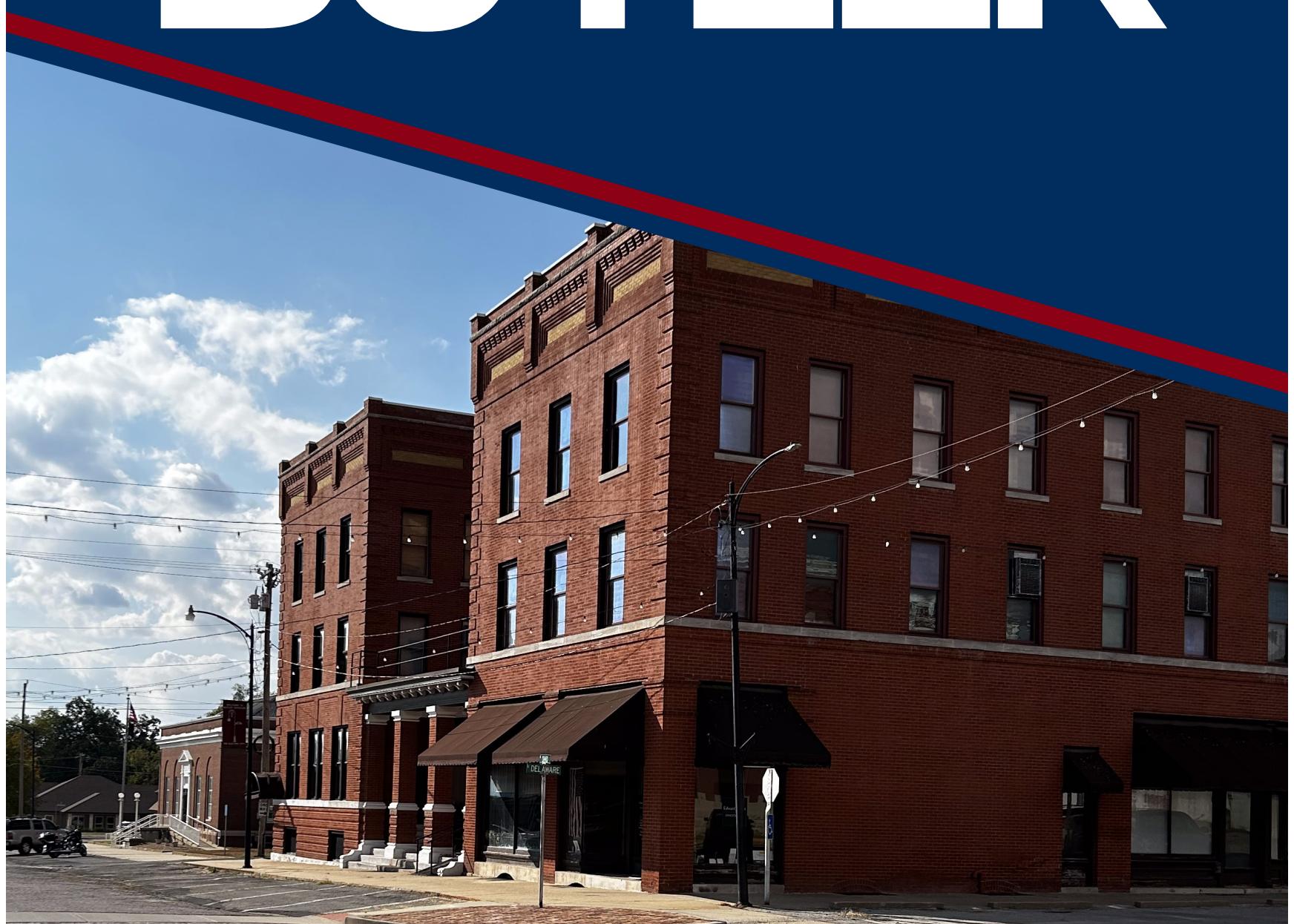


# Back to **BUTLER**



**Lighting Butler's Path to Tomorrow:  
A Comprehensive Plan for the Future**

**Adopted  
06.11.2024**



*Prepared by*

**Missouri  
State™**

**CENTER FOR  
RESOURCE PLANNING  
AND MANAGEMENT**

---

# ACKNOWLEDGEMENTS

---

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**RESOLUTION NO. 513**  
**RESOLUTION ADOPTING THE CITY OF BUTLER COMPREHENSIVE PLAN**

**WHEREAS**, it is in the best interests of the City of Butler to update the comprehensive plan to establish guidance for the future growth of the city and that promotes the health, safety, and welfare of the public, protection of the natural and man-made environment, and the efficient use of resources; and

**WHEREAS**, the City of Butler contracted with Missouri State University's Center for Resource Planning and Management (CRPM); which conducted extensive study and has developed this Comprehensive Plan for the City of Butler; and

**WHEREAS**, the report titled "Butler Comprehensive Plan", maps, charts, and content were discussed; and

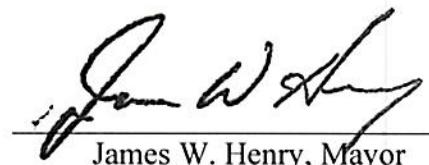
**WHEREAS**, the Butler Planning Commission passed Resolution NO. 2024-01 on June 11, 2024, approving the adoption of the Comprehensive Plan; and

**WHEREAS**, it was moved and seconded that the report titled "Butler Comprehensive Plan", maps, and charts contained therein, be approved as the Comprehensive Plan for the City of Butler, Missouri, and that copies be certified to the City Council and City Clerk, and that one (1) copy be made available in the office of the Bates County Recorder of Deeds; and

**NOW, THEREFORE, BE IT RESOLVED** by the Butler City Council of the City of Butler, Missouri, that said Comprehensive Plan and all maps and charts included therein are hereby adopted.

Passed and Adopted by the Butler City Council on this 18<sup>th</sup> day of June.

the motion carried with six (6) aye votes, zero (0) nay votes, and two (2) abstentions.



---

James W. Henry, Mayor

ATTEST:



---

Malachi Hoover, City Clerk

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# 1

## THE PLAN



## INTRODUCTION

In 2022, the City of Butler began the comprehensive planning process by collaborating with regional planning commissions and Missouri State University's Center for Resource Planning and Management (CRPM) to revise and provide a full update from Butler's 1982 Comprehensive Plan.

This process involved a comprehensive audit of the 1982 plan and to develop a useable guide that outlines the city's official plan for future growth, development, and projected land use. The comprehensive plan is a result of valuable input gathered from the community, businesses, and local government and various data sources.

It should be emphasized, this Comprehensive Plan is not a legally binding document, but rather serves as a supportive guide for policymakers. Its purpose is to promote and encourage the development that aligns with the community's aspirations and supports an enhanced quality of life for the next 20 years.

The comprehensive plan is designed as a living document in accordance with RSMo Chapter 89. As such this Plan, can be amended, portions updated, modified, or revised as needed to ensure the plan guides the needs of the community.

# THE PLANNING PROCESS

Throughout a 13 month planning process, CRPM worked with the comprehensive planning committee (CPC), city officials, and citizens of Butler to develop community surveys, goals, objectives, and strategies. These helped build the foundation for the future land use recommendations provided later in this Plan.

Creating a comprehensive plan involves a great deal of collaboration between planners, city staff, and community members and residents. All participation in this plan was voluntary and the community encouraged to take part in the process.

## Spring 2023

The City of Butler and Missouri State University began project discussions.

## September 20, 2023

The committee and CRPM met orientation, introducing the volunteer committee meetings to comprehensive, land use and long-range planning. Discussion items included the planning process, Butler's demographic profile, and services offered by Missouri State University.

This meeting helped to draft the community survey, as denoted later in this chapter, the community survey was tailored to entire Butler community not bound by city limits.

## October 20 to November 19, 2023

The community survey was open to the public and received online and paper submissions.

## May 2, 2023

Center for Resource Planning and Management (CRPM) staff presented comprehensive planning to the City Council at a regularly held public meeting.

## October 20, 2023

CRPM, City staff, and comprehensive planning committee volunteers participated in the City's Huckster's Day to encourage the public to participate in the community survey. The event had more than 60 participating vendors, including CRPM and city staff with a table located in front of city hall. CRPM took this time to conduct a windshield survey to take photographs and evaluate existing conditions.

## January 17, 2024

The community survey results were presented to the stakeholder group and CPC. CRPM facilitated this meeting in Council Chambers to provide insight into challenges and issues identified from the survey. Stakeholders were asked city needs regarding fire protection, law enforcement, City financial, operations, utilities, services, and infrastructure.

Both groups participated in a Strengths, Weaknesses, Opportunities, & Threats (SWOT) analysis providing key insights about the City of Butler.

### March 23, 2024

The draft goals and objectives were presented to the city council by City staff for discussion and comments.

### June 1, 2024

CRPM and CPC members conducted a community public open house during the Brick Street Bash on the Square with activity boards in tandem with the GO's survey. The draft plan along with the Goals and Objectives prioritization survey were made available to the public through the City's dedicated comprehensive plan webpage.

### June 11, 2024

The final plan was presented to the Planning and Zoning Commission for adoption.

### March 28, 2024

The draft goals, and objectives were presented to the City and planning committee for further recommendations and approval. These recommendations were provided by CRPM to address issues and challenges identified from data collection and all previous meetings and public outreach.

### May 1 to June 3, 2024

The final plan was open for public reading and comment. During this time, the comprehensive planning committee, city, and community were asked to review the plan and provide feedback.

### June 18, 2024

The adopted plan was also taken to the City Council for a supportive adoption.

# COMMUNITY ENGAGEMENT

## COMMUNITY SURVEY

Community surveys are a crucial tool for gathering information, opinions, and preferences from the planning area allowing for the public to be actively engaged with the process. Their key insights help provide community leaders, developers, and regional groups with the areas concerns, priorities, and needs. Surveys also provide the public a way to be a part of decision making process and to support the plan.

The City of Butler's community survey was determined to reach broad community tailored to all groups and demographics, not only for residents but those who live outside of city limits that rely on the city for their needs.

Collaboratively, CRPM and the comprehensive planning committee developed the survey to gather feedback to topics related to housing, Butler economy, city services and infrastructure, and how people perceive the city.

The survey was open from October 20, 2023, to November 19, 2023. Responses exceeded the ideal percentage survey rate which received a combined total of 675 online and paper survey responses.

The survey was designed in two parts specially for students and non-students. The student survey was administered by the school during school hours for the grades 6-12.

Access to the non-student survey, was made available on CRPM's dedicated website to Butler. It was advertised to the public through the city's website, flyers, supportive businesses, public meetings, and at the senior center.

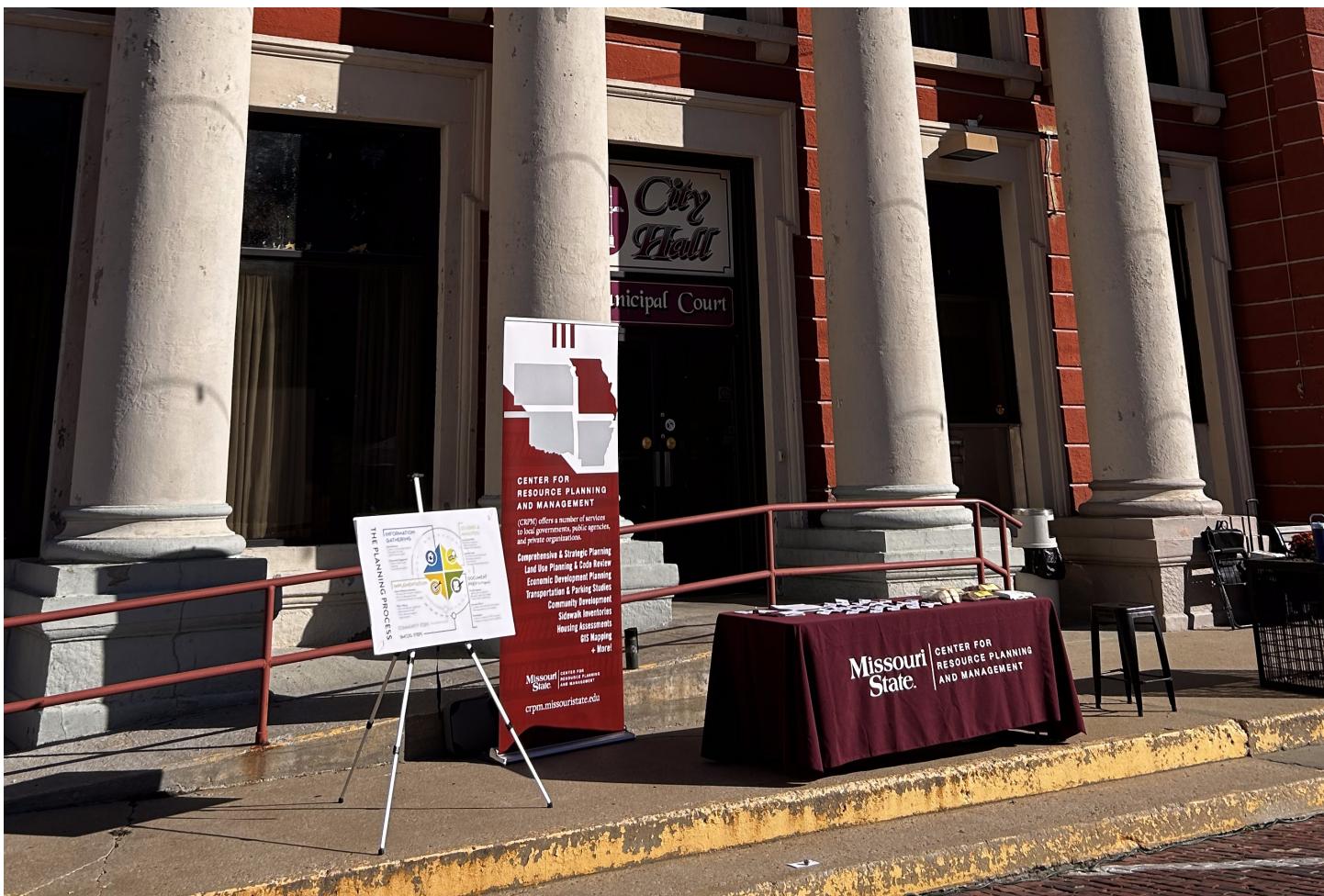
CRPM, City Staff, and CPC members participated in the City's Huckster's Day with a table located in front of city hall where valued input was received from residents, local business, owners, and locals outside of city limits.

The survey helped frame CPC discussions and led to the development of the plan's goals and objectives, using a SWOT analysis.

The results are distributed throughout this Plan and written responses can be found in the Appendix.



City of Butler hosts a business symposium event with local employers to discuss opportunities and constraints.



CRPM and the city staff set up in front of city hall for Hucksters Day.

## GOALS AND OBJECTIVES

The Goals and Objectives prioritization survey was available from May 1 to June 3, 2024. The survey was made available to the public through QR codes and links to the city's dedicated webpage for this Comprehensive plan. The site could be accessed through social media and links provided through public notices, flyers, and QR codes distributed throughout the city.

The purpose of this survey was to prioritize the goals and objectives of importance. Prioritization is important for community leaders when implementing policy and financial decisions. The intent of this public engagement is to help further aid the decision making process.

## PRIORITIZING ACTIONS

Goals and objectives were ranked by using a weighted scoring system. This allowed residents to score each objective, competitively with points. The total weight determined each objectives rank, while goals were ranked against themselves in a similar scoring.

Please consult the Implementation Matrix and appendix for the prioritization sequence. The plan indicates priority rankings for each goal and objective on their respective pages. Goals are designated with numbers 1 through 10 (e.g., GR1, GR2, etc.), while objectives are marked with numbers 1 through 20 (e.g., OR1, OR2, etc.). Lower numbers signify higher priority rankings.



City staff and students meet to discuss student involvement in local government

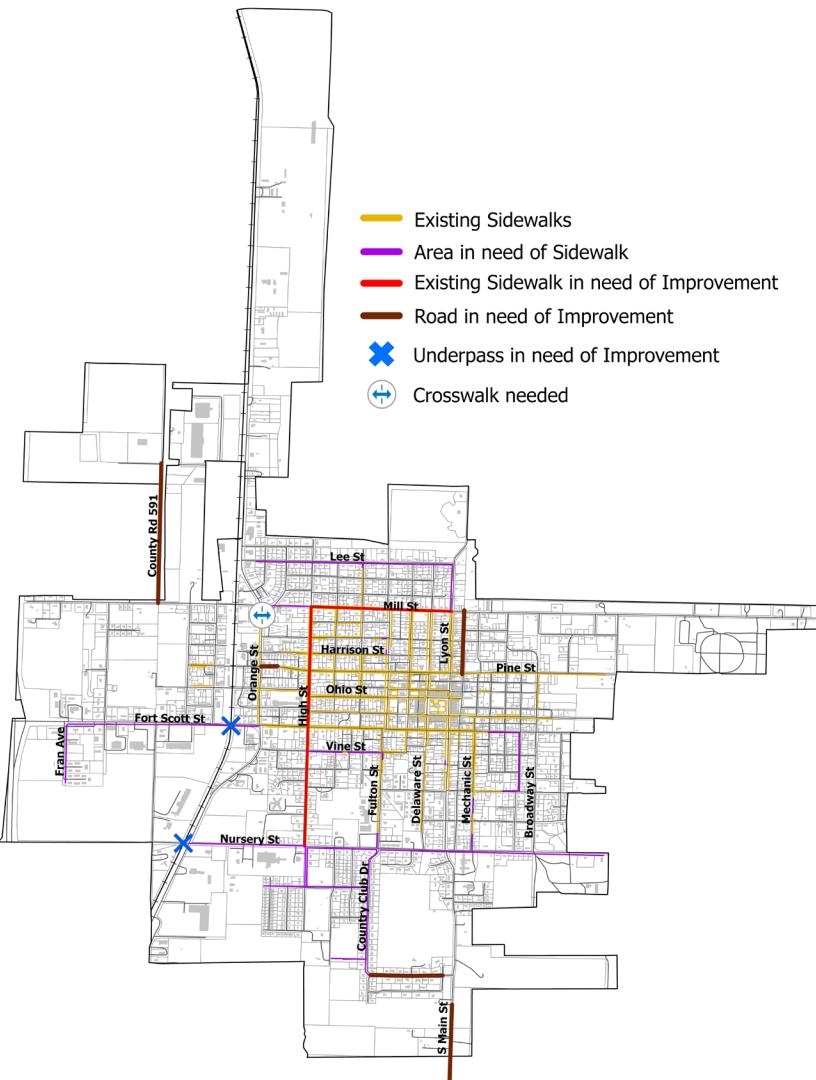
# PUBLIC OPEN HOUSE

The Open House provided an opportunity for the community officials, CPC, city staff, and CRPM project team to engage with the public. The open house was held during Butler's Brick Street Bash, an event organized by the Electric City Downtown Association on June 1, 2024.

During the evening event, CRPM and the City displayed easel panels, the future land use map, and planning materials to provide discussion and information for citizens. Participants were asked questions regarding local knowledge, issues, and additional comments they wanted to provide. The input from the open house was considered while drafting the final plan. The comments received were presented to the Planning and Zoning Commission during the adoption meeting.



# Transportation Improvement Area Comments



## Road & Bridge

- » "Improve the underpass at W Fort Scott. Road and sidewalk improvements needed, limiting access to food and reducing equality. This area is the main access point to fresh food and other services, while population is east of the railroad."
- » "Improve and increase height of the railroad underpass at Nursey Street crossing over BUS 72 – suggestions include the city conduct traffic counts to initiate process."
- » "Country Club Terrace"
- » "Country Club Terrace & S Main Street extending past city limits"
- » "Road improvements to NE Country Rd 3 leading to the Bates County Museum"
- » "Holes in the roads take forever to fix."

## Sidewalks & Pedestrian Crossings

- » "Sidewalk might go in along nursery connecting seniors, hospital, and school to parks, facilities, and the pool."
- » "Sidewalk on High Street for seniors with wheelchairs"
- » "Sidewalks on S Parkview"
- » "Sidewalks on S Country Club"
- » "Sidewalks near the senior living and health care facilities."
- » "Some sections of sidewalk have large hills and dips that also make it difficult for seniors to use. Gravel path to park which makes it difficult for seniors to walk to the park and the gravel is also difficult for people in wheelchairs to navigate."
- » "Sidewalks on Mill St to Main St – issues included sidewalks switch back from different sides of the street. Need a consistent sidewalk with pedestrian crossings."
- » "Sidewalk improvements on S Pine St."
- » "Crosswalks at N Orange Street and Mill St (BUS 49 & H)"
- » "Strong desire to improve existing sidewalk conditions"
- » "Supportive of all proposed sidewalks in the plan"

## “ General Community Comments

- » Need a grocery store (x5) to the east of the light, in the downtown square, just off of it. Ideal recommendations would be in an existing empty building downtown or located just off of the square in a vacant lot with sidewalk access to neighborhoods
- » Potential grocer location at Pine & Main, Sinclair gas station vending, fresh food, household items.
- » Potential for tiny home and co-housing/eco-housing development on east and south sides of the city. Ideas including smaller lots, houses, or eco-housing type with “horseshoe” type. – This area has tiny homes which have shared green space in the center which may include community garden allotments, seating areas, etc.
- » Desire for mixed used (commercial, office, residential uses or combination) buildings downtown with residential lofts above and businesses below.
- » Make development downtown easier
- » City needs to be consistent with approvals and processes. Over the years some residents weren't able to convert upper floors of downtown into lofts, while other applicants were granted permission later.
- » Need for more business on the square and around town.
- » Amenity oriented towards smaller children at the park a splash pad was specifically mentioned.
- » Upgrades to the park equipment
- » Chick-fil-a store, it was mentioned that a Chick-fil-a food truck regularly visits Butler, but a permanent store is desired as well.
- » Lack of affordable housing
  - » affordable means: fixed income vs. rent cost & housing prices
  - » Price= high Quality= low



# PRIMARY CONCERNS

The following topics represent the collected response of all input from various community engagement events, interviews, city, and committee meetings. While there may be our specific issues throughout the City to be addressed, these themes are the overall topics of concern as summarized below.

## GEOGRAPHIC POSITION

Butler's competitive position and external influences highlight its vulnerability to residents seeking amenities and entertainment in nearby Kansas City. While Butler's affordability attracts temporary residents, limited competition in entertainment and commercial sectors poses challenges.

Strengthening local support networks, encourage homeownership, higher cost rentals, and enhancing the city's appeal through improved amenities, and may foster economic competitiveness are essential to mitigate these threats.

## CITY SERVICES

Butler's infrastructure and services present opportunities for improvement in internet connectivity, to establish a community center, and preserving historic areas. Ensuring reliable and high-speed internet service can enhance connectivity and economic activity, while the community center's potential location near the hospital grounds could serve as a hub for social and recreational activities.

## ECONOMIC WORKFORCE

Butler is advantageous with transportation infrastructure and access to I-49, a railroad, and an airport. The city's low cost of living, industrial park, and medical care further attracts professionals, particularly those in technical fields.

However, people leaving for amenities in Kansas City poses a threat as the city offers little competition for entertainment and commercial ventures pose threats.

Opportunities may lie through establishing funding mechanisms, fostering local-business-school relationships for technical training, and encouraging specialty grocery development.

## CITY SERVICES

Butler's infrastructure and services present opportunities for improvement in internet connectivity, to establish a community center, and preserving historic areas. Ensuring reliable and high-speed internet service can enhance connectivity and economic activity, while the community center's potential location near the hospital grounds could serve as a hub for social and recreational activities.

## HOUSING & COMMUNITY

Challenges in housing quality and variety, dominance of rental housing, and a lack of neighborhood organizations present weaknesses for Butler's community development.

Opportunities arise in progressive zoning to diversify housing options by reducing eliminating single use family zoning and restrictive development requirements such as setback, lot sizes, building heights and types, and accessory uses.

As well as expanding senior housing and implementing youth development programs to engage with local government.

Moreover, addressing code enforcement issues and supporting local businesses can enhance community vitality and address housing concerns.



## STRENGTHS

- » Access to/from I-49
- » Railroad
- » Airport
- » Low cost of living
- » Industrial Park
- » The Square
- » City parks, pool, water parks, other recreational amenities
- » Continued interest from medical professionals seeking work

## WEAKNESSES

- » Housing (quality, missing middle, lack of housing styles and types such as tiny homes, duplexes, multi-family apartments, senior living facilities, and different market priced single family homes.)
- » Rental housing dominates and is over occupied.
- » Minimum code enforcement tools (policy and programs) and staff to administer code violations, fines, licensing to mitigate issues with landlords, tenants, and property maintenance.
- » Community doesn't support to shop at local businesses.
- » Lack of neighborhood organizations / established neighborhoods
- » No farmers market (tried but failed, lack of support) why?

## SWOT Analysis

- » Rebuild and establish a local school & business relationship training program. Help support the loss of specific technical jobs and careers in Butler like the early 2000s era of the COE School Program (local On-Hands-Training).
- » School to expand course options and exposure to other jobs/opportunities.
- » Expansion of the existing Senior Housing.
- » Establish a revolving loan fund, grants, or other funding opportunities to target home and efficiency improvement.
- » Improve internet service (quality, speeds, and reliability).
- » Establish a "Student Youth Development" pilot program to encourage the youth to participate in local government and act as the youth voice for desired developments and uses.
- » "Full service" apartments that have courtyards, green spaces, small specialty shops, laundry etc.
- » Potential development of a community center adjacent to the Hospital grounds.
- » Encourage the development of a small specialty grocery offering higher quality produce and locally sourced food.
- » Zoning could be more progressive and encourage diverse housing options
- » Historic preservation of the square and "the Strip"

- » People leave to visit Kansas City for amenities, goods, services, and entertainment Butler doesn't offer.
- » Butler is a destination for temporary living and cheaper rental costs because costs are higher in surrounding communities.
- » Local communities that support each other draw attention away from Butler.
- » Further education and job opportunities elsewhere.
- » Lack of entertainment and commercial ventures out competed by adjacent competitors.
- » Homelessness & drugs entering
- » Loss of businesses to other communities that are supportive.

## OPPORTUNITIES

## THREATS

## PAST PLANS, STUDIES, AND DATA REFERENCES

### 1968 COMPREHENSIVE PLAN

In 1968, a comprehensive plan for was prepared by Howard, Needles, Tammen and Bergendoff (HNT&B), and the Department of Urban and Regional Planning. The plan was contracted through the Missouri Department of Community Affairs and partially financed by an urban planning grant from the Department of Housing and Urban Development.



### 1970 CITIZEN ATTITUDE SURVEY

This survey was conducted by the City's Planning Commission in July. The survey aimed to gauge the extent to which households in the city relied on surrounding areas for household income.

### 1971 PRELIMINARY ENGINEERING REPORT, SEWERAGE, AND WATER WORKS IMPROVEMENTS

This report was conducted by Larkin and Associates. The report concerns the capacity of Butler's sewer systems, water consumption, water treatment, and storage of drinking water.

### 1979 LAND USE SURVEY

This survey was conducted for the Mount Pleasant Township in November 1979. Data from the survey was used to create two land use maps, a current land use distribution table, and a future land use projection for the 1982 Comprehensive Plan.

### 1982 WATER AND SEWER UTILITY PLAN

The 1982 utility plan sought to identify the capacity and demand for water and sewage utilities at the time.

### 1982 COMPREHENSIVE PLAN

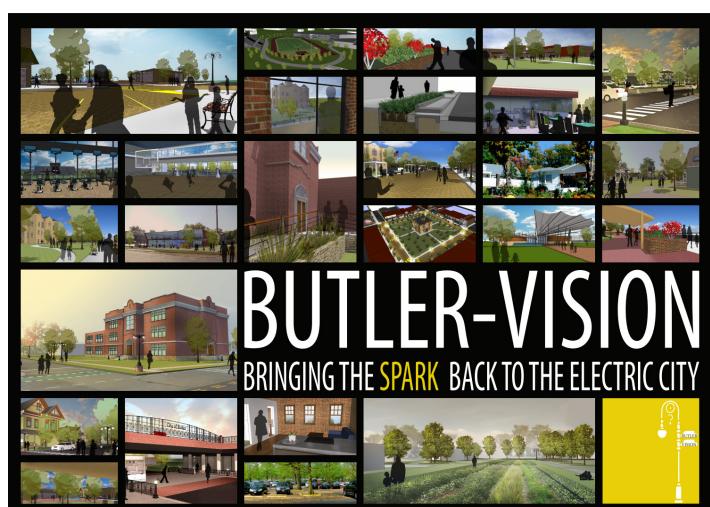
In 1982, the Butler City Planning Commission and the Missouri Office of Administration partnered with Kaysinger Basin Regional Planning Commission (KBRPC) to prepare an update to the comprehensive plan. The plan was funded by the Department of Housing and Urban Development, through funds authorized by Chapter 251.0 RSMo. 1973, and by local match funds from the City.

### 2001 CULTURAL RESOURCE SURVEY

The survey was prepared for the Bates County Preservation Society. The survey was funded in part from the Missouri Department of Natural Resources Historic Preservation Program. Its goal was to identify and evaluate architectural and historic cultural resources in the downtown area and determine potential properties for eligibility for the National Register of Historic Places.

### 2011 BUTLER-VISION

Butler Visioning Committee and Drury University Hammons School of Architecture collaborated on a visioning plan. The plan's mission was to reinvent the city of Butler's identity as the "Electric City" through aspects of socialization, active living, and sustainable practices. Design guidelines and recommendations for best planning practices are offered within the plan as well as strategies to address issues raised by the city's residents.



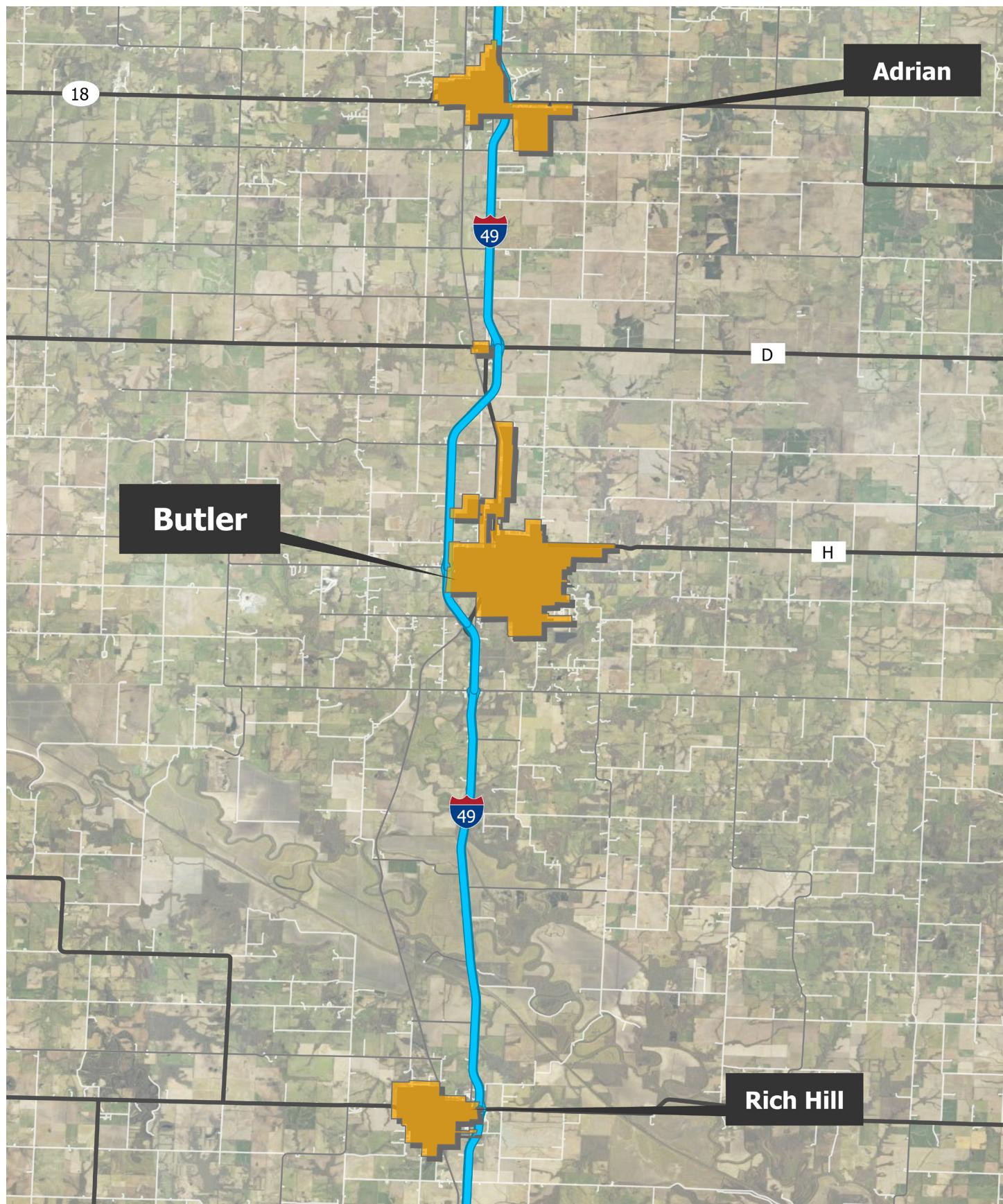


# 2

## COMMUNITY PROFILE

## REGIONAL SETTING

The City of Butler is situated along I-49 approximately 65 miles south of Downtown Kansas City, and 15 miles east of the Missouri-Kansas state border. The city is situated at the center of Bates County, as the county seat.



## HISTORY

By the middle of the 19th century, the site where Butler now resides was nothing more than a small trading post. It hosted a hotel, tavern, and cabins to accommodate passing "Forty-Niners" on their way to seek the opportunities of the American West (Rich in History | City of Butler, MO - Official Website, n.d.).

In 1853, the first plat for the town was drawn, and it was named the county seat of Bates County in 1856 (History – Bates County Missouri, n.d.). The newly formed town was named in honor of the famous general and politician William Orlander Butler.

The outbreak of The American Civil War brought havoc to Butler and the surrounding area. On August 25, 1863, General Thomas Ewing of the Union Army issued Order No. 11, declaring that Bates and Cass County be evacuated, and remaining property be destroyed (Neely, n.d.). The order resulted in a mass exodus of Butler's entire population; the few who returned following the end of the war would arrive to find an utterly devastated town with few surviving structures. However, returning residents would not be defeated, and they soon sought to restore their town to its former glory, starting with the resurrection of the county courthouse in 1869. A decade later, Butler would be officially incorporated as a fourth-class city on April 7, 1879 (Moser, n.d.).



*Butler Light Plant, City of Butler*

By the 1880s, the town of Butler had begun to flourish. Butler's ultimate act of progress took place on December 6, 1881; after the sun had set, the town's streets and buildings bloomed with the illumination of electric lights. With the help of the Brush Electric Light and Power Company of Butler, the town had become the first city west of the Mississippi to have electricity, forever bestowing it the title of "The Electric City."

In 1900, the city's Light Plant was constructed and remains in operation to this day. Currently, it is believed to be the oldest electric power system in continuous operation in the USA.



*Tom Lea, "Back Home, April 1865", 1939; mural of union soldier and family returning to their war-ravaged home. Presented in the post office of Pleasant Hill, Missouri.*



## DEMOGRAPHIC OVERVIEW

The historical population chart displays past population trends from 1900 to 2020 as reported by the U.S. Census Bureau. As represented in the figure, Butler's population has been fairly consistent with trends seen in similar communities near metropolitan areas, such as Kansas City. Communities like Butler remain stable because residents are attracted to rural town living while being within commuting distance and having access to desired amenities within larger metro areas.

After experiencing consistent moderate growth in the early 19th century, the city's population has remained stable after leveling off in throughout the 1980s.

## EDUCATION

Educational attainment is an important indicator of a community's well-being and is strongly connected to factors such as health, income, and job-market characteristics. According to data retrieved from the 2021 American Community Survey, (54.8%) of residents have received a high-school education.

This supports the assumption that post-secondary education in Butler and Bates County is lacking when compared to the state of Missouri. While (7.2%) of Butler residents have a bachelor's degree whereas (19.5%) of all Missouri residents have a bachelor's degree.

## POPULATION PYRAMID

A population pyramid is a graphical representation that shows the distribution of various age groups in a population. The shape of the pyramid can provide insights into the demographic characteristics and trends of a population. Here's an explanation of the different types mentioned:

*Rectangular shape:* This shape indicates a stable or stationary population where the birthrate is balanced with the mortality rate.

*Triangular shape:* A triangular shape suggests rapid population growth. This shape is characterized by a wide base, indicating a high birthrate driving population growth, and a narrowing top, representing lower mortality rates.

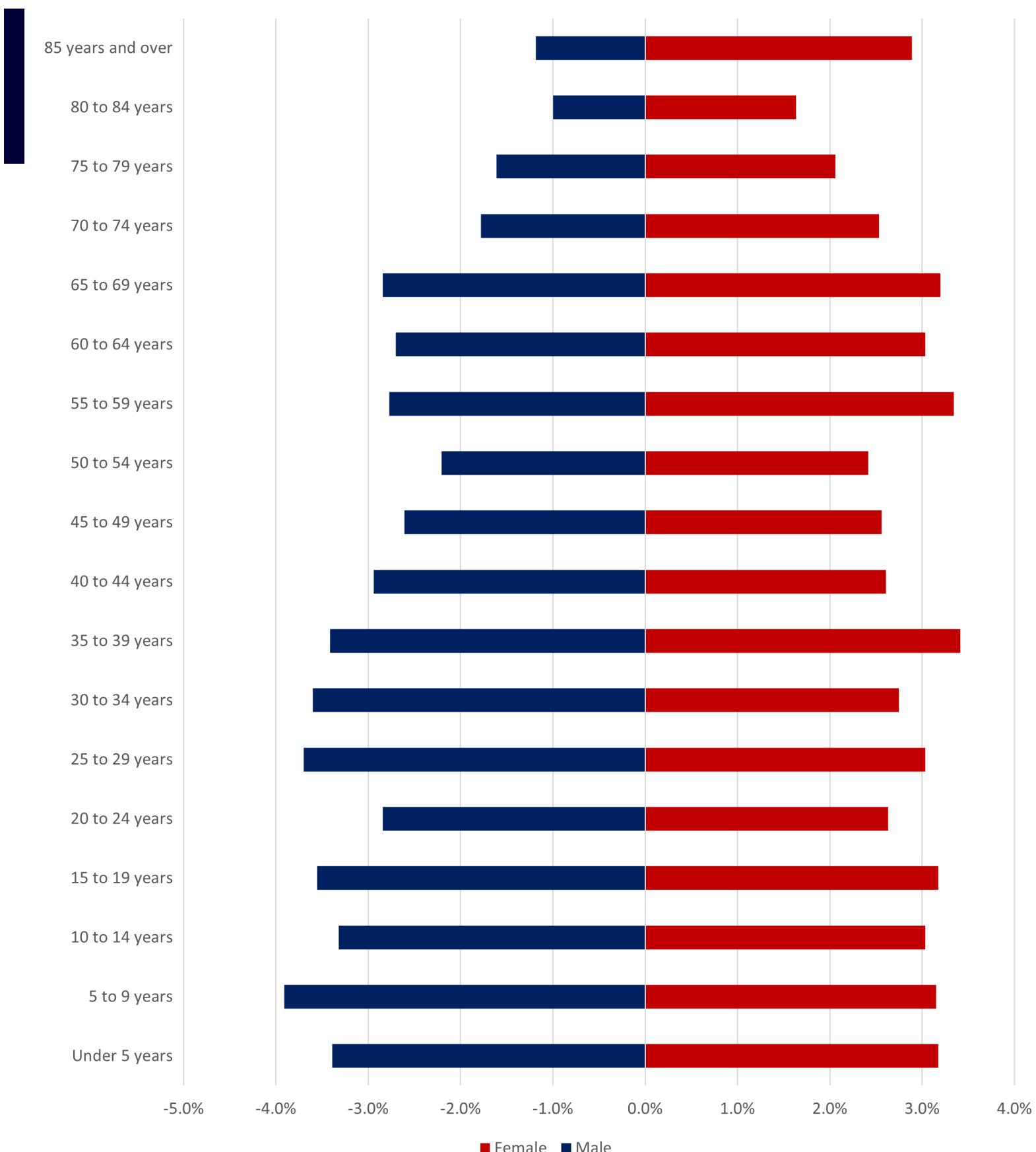
*Butler's population dispersion:* This aligns with that of a stable population, as mentioned. It suggests that the population is likely to remain near its present size with some steady, albeit relatively small, growth.

### Regarding Butler's population, the description highlights several key points:

- *The presence of the baby boom generation aged 55 to 79, which constitutes a significant portion of the population. This demographic trend indicates a potential increase in demand for elderly services as this segment ages.*
- *A family-oriented population, with a significant proportion falling within the 25 to 44 age bracket, typically associated with parents of young children.*
- *A decline in the population of young adults aged 20 to 24, suggesting they may leave Butler for higher education opportunities elsewhere.*
- *An anomaly where among the population over the age of 85, more than two-thirds are female, which is not uncommon as women tend to outlive men.*

Overall, the population pyramid and the accompanying analysis provide valuable insights into the demographic composition and potential future trends of Butler's population.

## Population Pyramid - Butler, MO, 2020 Census



## POPULATION PROJECTIONS

A population projection, also known as demographic projection or population forecast, refers to the estimation or prediction of future population sizes, compositions, and distributions based on current demographic trends, assumptions, and modeling techniques. These projections are typically used by governments, policymakers, planners, businesses, and researchers to plan for future infrastructure, services, resources, and policy decisions.

There are many methods to forecast a community populations, in this case two forecast were conducted the linear and exponential smoothing methods.

It should be emphasized; these forecasted projections do not assume the future can be predicated accurately; yet demonstrates potential.

The projections are broken down into three calculations being separated into a low, high, and most likely projection confidence levels.

The low confidence projection, shown in **YELLOW**, should be used to ensure economic stability and adequate community programs and services during budgeting discussions.

The high confidence projection, shown in **MAROON**, should be used when considering infrastructure expansion, transportation improvements, and community facilities. This projection is more to come to fruition following a new subdivision development availability of housing. For example, at the current household size, a 100 unit housing development of two to three bedroom single-family homes may increase the population by 250+/- . Similarly potential 350+/- for the average family size.

The most likely confidence projection shown in **GREEN**, should be used when deciding city updates to housing policies. This may include the city being proactive by encouraging infill development within existing neighborhoods, higher density housing, and limited infrastructure expansions.

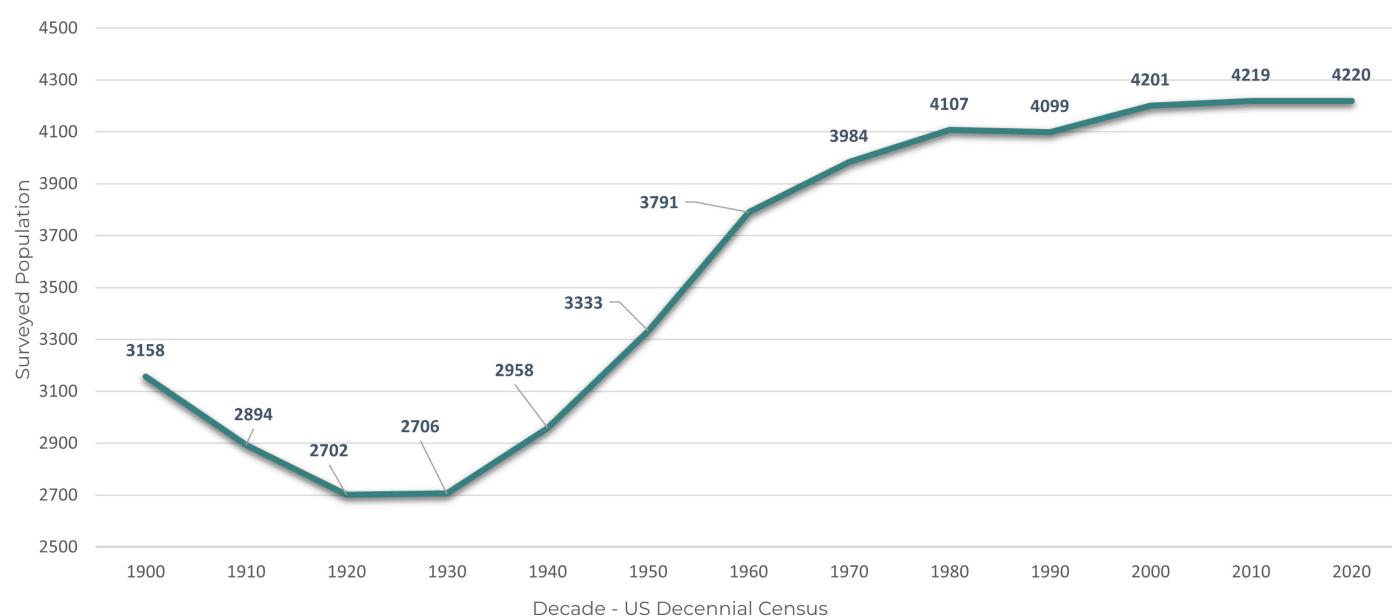
To accommodate this growth, the city would need to increase the number of housing units available, diversify the types of homes offered, and potentially expand its number of existing occupied homes. This could involve a combination of multi-family and single-family developments.

## HISTORICAL & REGIONAL TRENDS

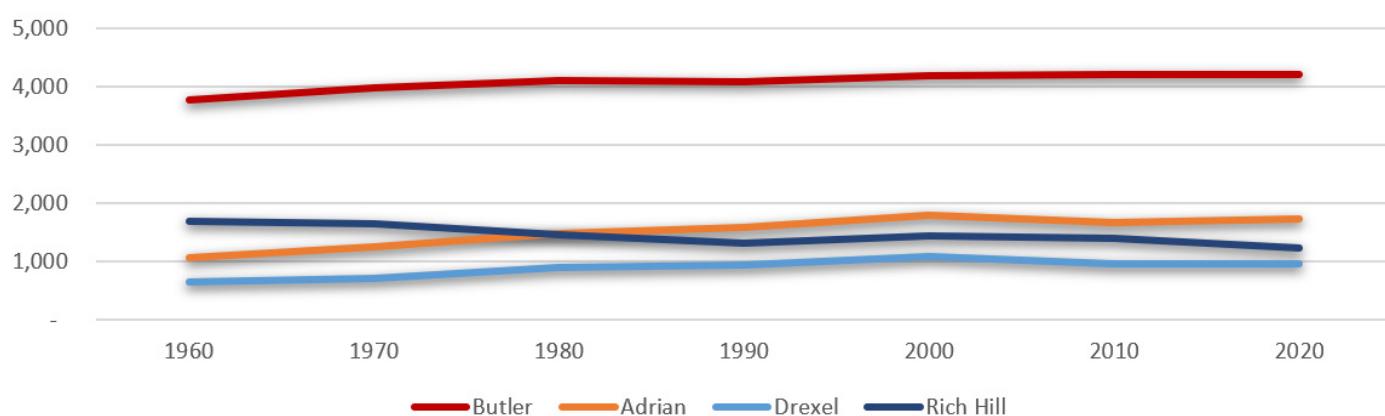
This city has experienced consistent population growth over the past century, albeit with varying rates. From the early 1900s to the mid-20th century, the population remained relatively stable, with minor fluctuations. However, starting around the 1950s, the city witnessed a significant uptick in population, likely due to factors such as urbanization, economic development, and infrastructure improvements.

This growth trend continued into the 21st century, with the city's population steadily increasing. While there were periods of slower growth or stabilization, particularly in the latter half of the 20th century, overall, the city's population has shown resilience and has maintained an upward trajectory, reflecting its attractiveness as a place to live, work, and invest.

### Butler's Historical Population US Census



### Regional Population Comparison



## LINEAR

The projection below is the change-over-time. Linear assumes that the population change observed over a certain period of time will continue at a constant rate.

Simply, this projection uses the historical trends, using a measured constant rate of change.

It should be emphasized that this assumption is based on Butler's population fluctuating at the same rate as it has over the previous 30 years.

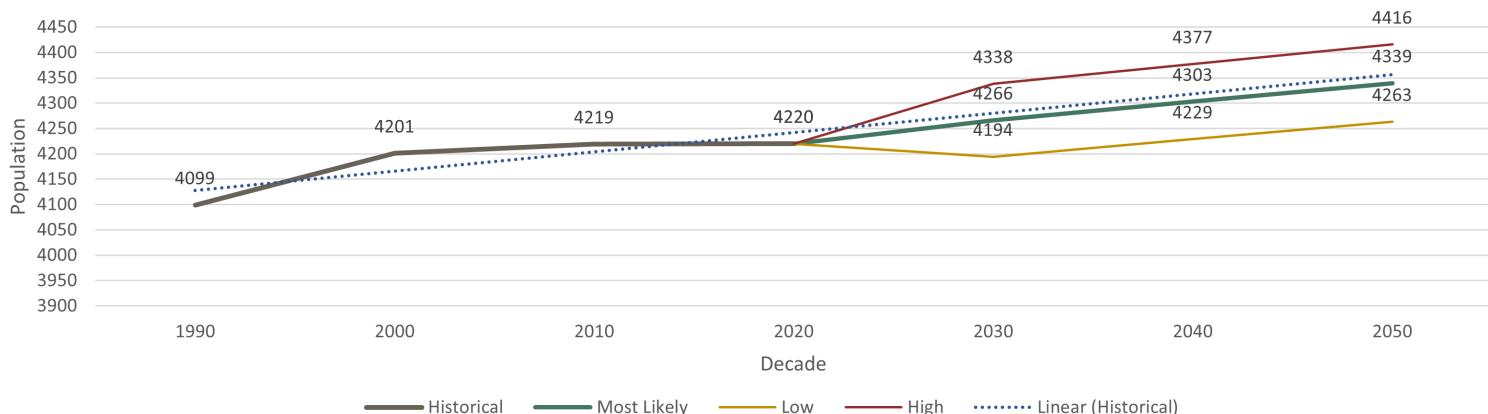
## EXPONENTIAL SMOOTHING

The exponential smoothing method views to analyze and predict time series data by assigning exponentially decreasing weights to older observations.

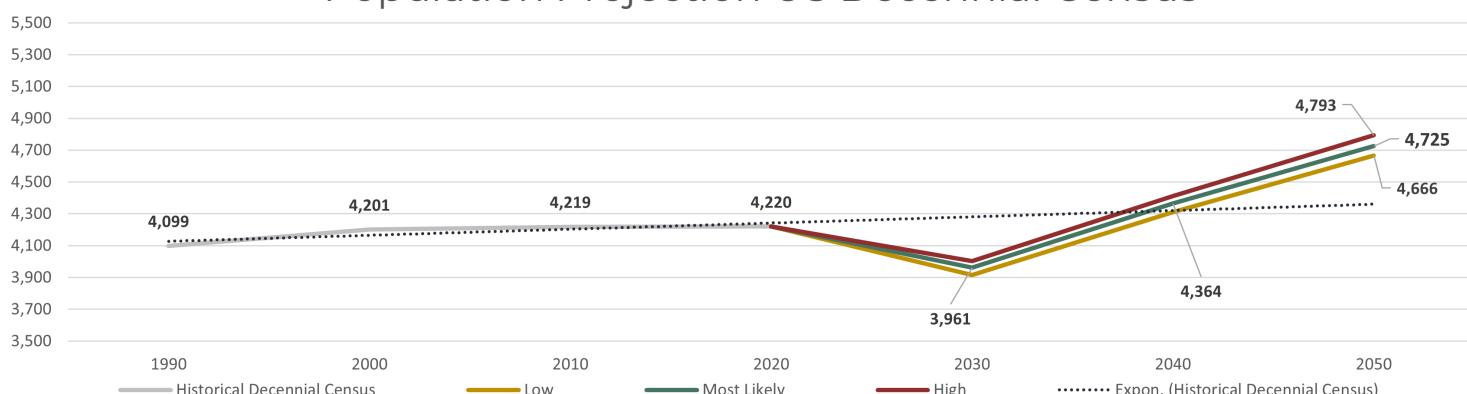
This means that the influence of those, older decennial census, records on the forecast decreases exponentially and have less impact on the current forecast compared to more recent observations.

This model, while slightly more aggressive, suggests a decrease of 250 population over the next few years, followed by an increase over the next 20 years. It should be noted that the historical trend aligns with the linear projection. As Butler begins to address existing and future housing issues, it would be proactive to anticipate population growth up to the most likely numbers in this progressive model.

### Linear Population Projection US Decennial Census



### Exponential Smoothing Population Projection US Decennial Census

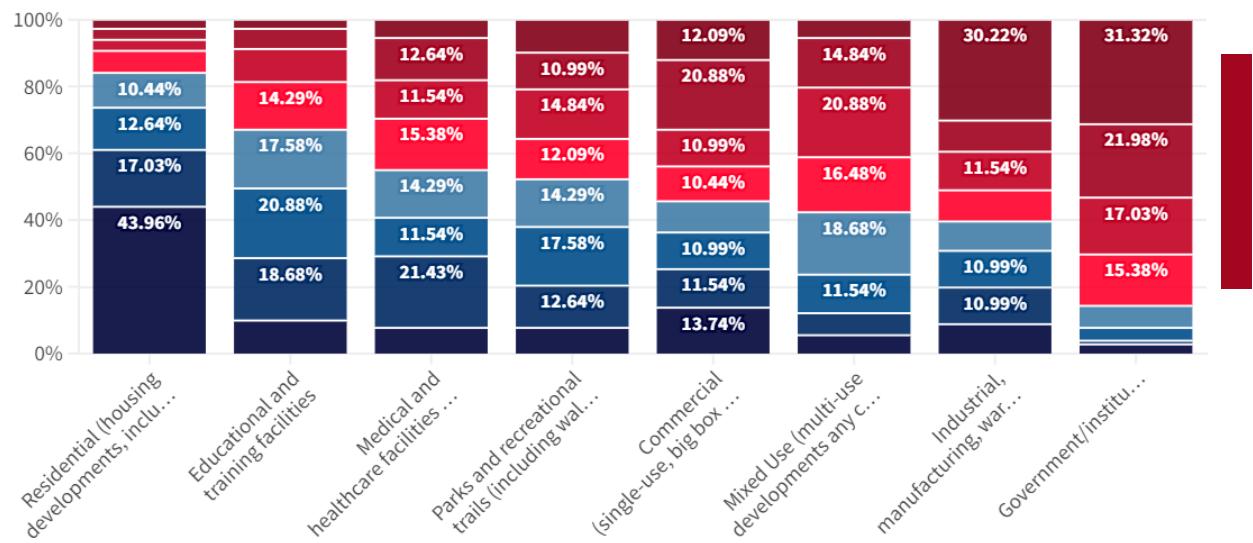


# 3

## LAND USE

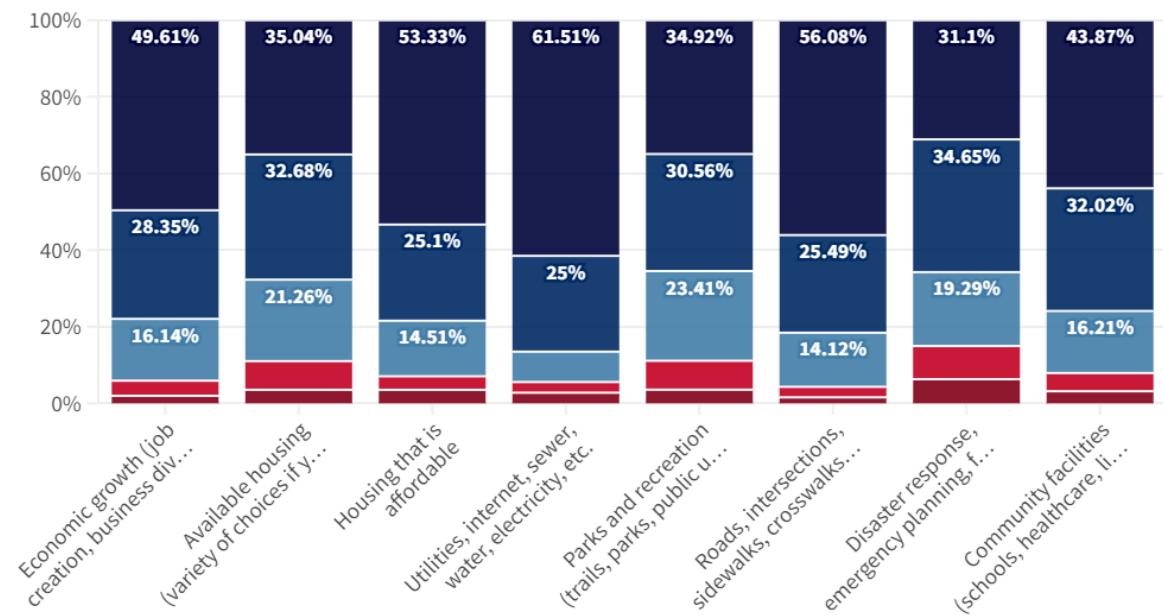
Please prioritize the following types of new or redevelopment, if any, that you would like to see, with the top having the highest priority and the bottom being least priority

■ 1st ■ 2nd ■ 3rd ■ 4th ■ 5th ■ 6th ■ 7th ■ 8th



In terms of new development, how important are the following items to you?

■ Extremely not important ■ Somewhat not important ■ Somewhat important ■ Important ■ Extremely important



# OVERVIEW

As a vital component of comprehensive planning, land use serves as the long-term vision for community development and is mandated by state statutes for analysis. By assessing both current and projected land use, municipalities can establish zoning codes and regulations that align with residents' needs and preferences, guiding future development decisions. It's crucial to distinguish between land use and zoning: while land use describes current property utilization and can evolve, zoning pertains to regulations set by municipalities governing permissible property use and necessitates specific procedures for modification.

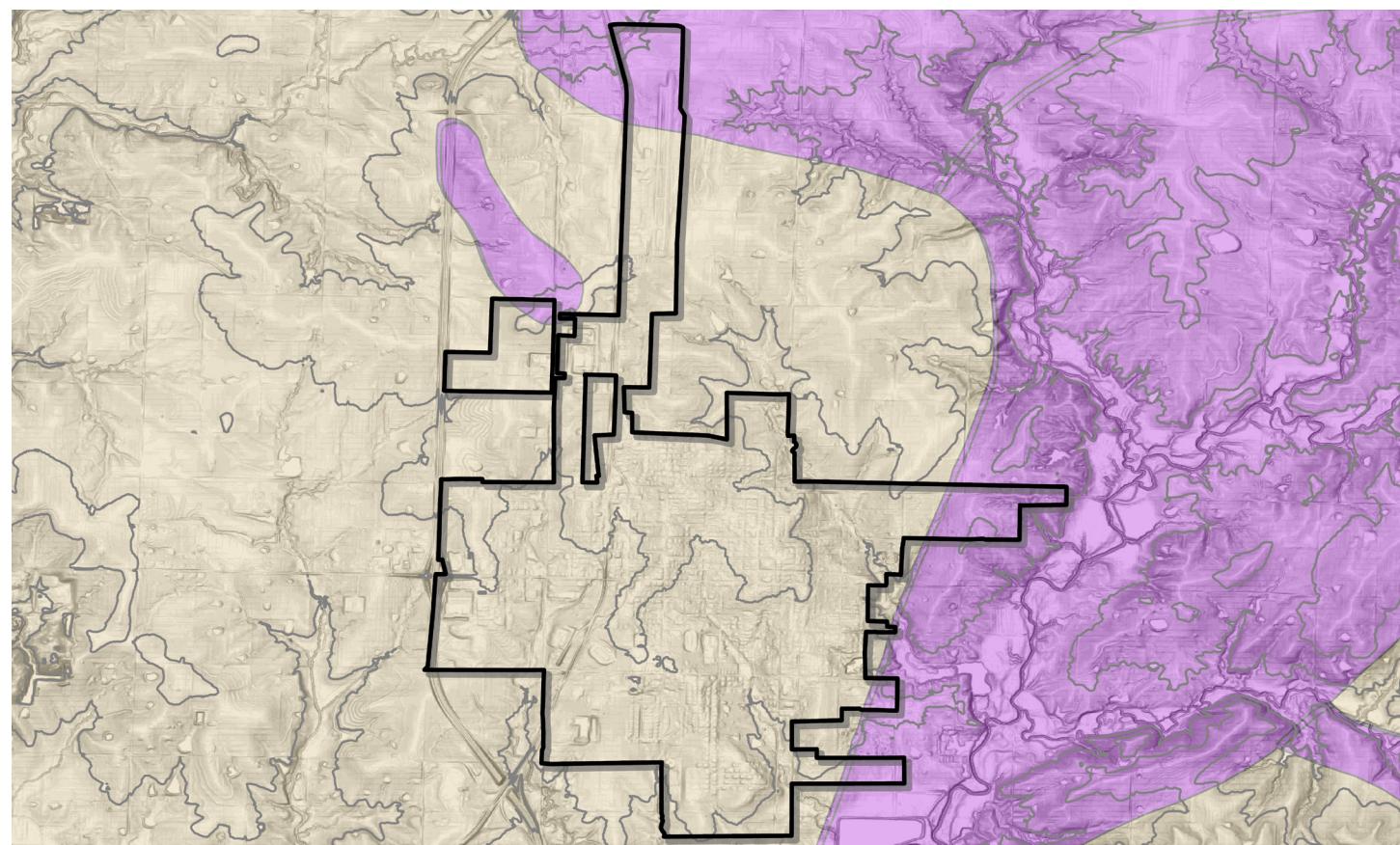
## GEOLOGY, TOPOGRAPHY, & ENVIRONMENT

The natural environment plays a crucial role in the prosperity of any community, influencing its growth and appeal to new residents. Therefore, it's

important for future developments in the city to consider their impact on the environment and strive for sustainability. This chapter will outline the key features of Butler's natural environment.

The City of Butler is located within the Osage Plains region according to the USGS and comprises of gently rolling hills and tall grass prairies. The climate in the Osage Plains region is classified as humid continental. The area experiences average levels of rainfall, receiving 29.81 inches of rainfall in 2023, and 36.18 inches in 2022 according to the Missouri Climate Center.

According to data available from the National Oceanic and Atmospheric Administration, over the previous 20 years, Bates County has maintained an average yearly temperature of 49.4 degrees Fahrenheit.



### City of Butler Geological Features

 Sedimentary, Clastic  
 Sedimentary, Undifferentiated

— Contour Lines  
150ft



0 0.5 1 Miles

## TOPOGRAPHY

This is a topographical map that shows contours, water sources, and the slope grade of terrain features. Slope grades are most intense to the south and east of Butler. The high slope grades also correlate to areas which may experience more intense flooding and runoff.

### Slopes:

**Less than 10%:** Considered a mild slope. Construction is relatively straightforward, and expenses are within the expected range.

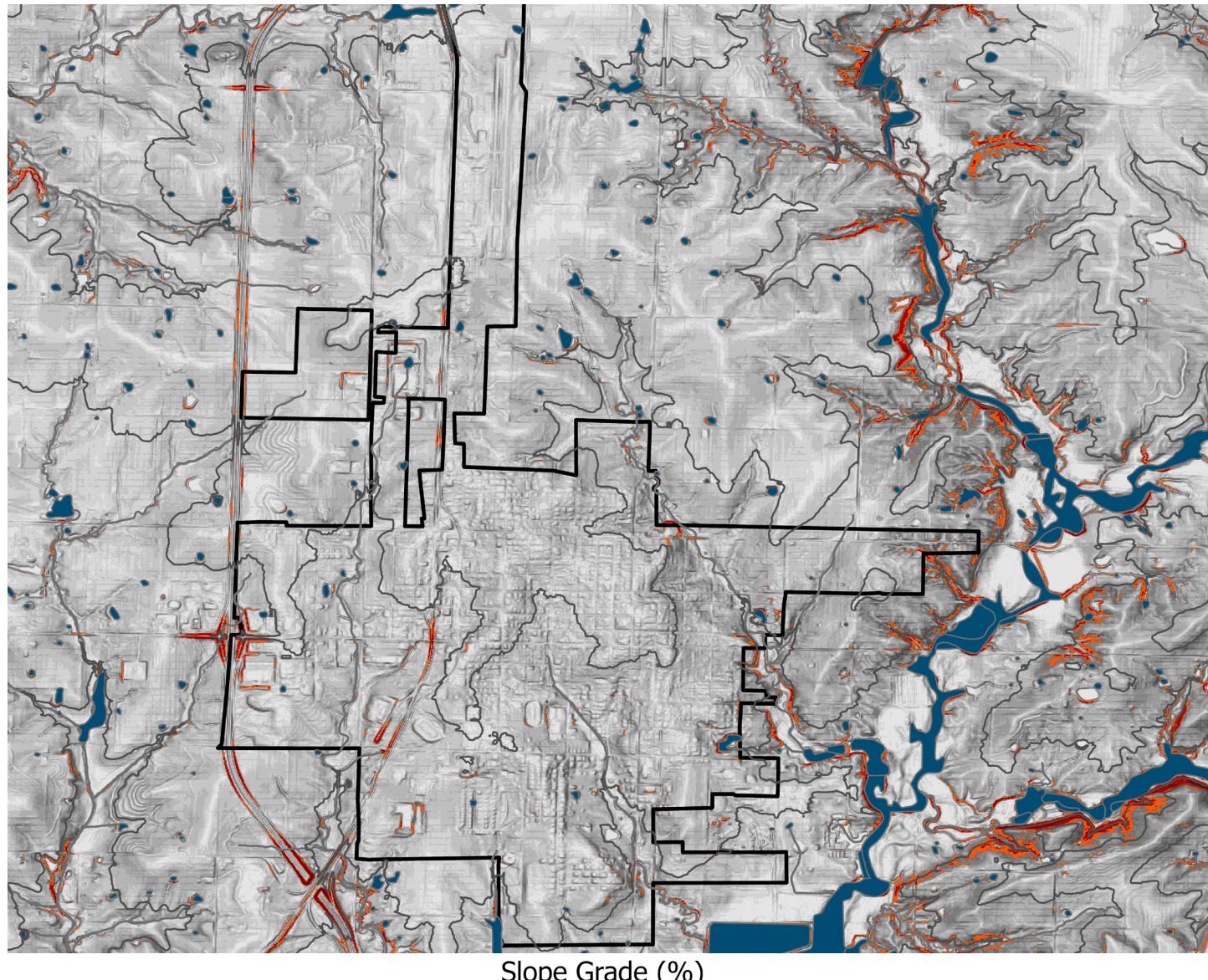
**10-15%:** Manageable but may require some additional considerations such as terracing or

retaining walls. Costs might start to increase slightly.

**15-20%:** Moderate slope. Construction becomes more complex, and costs are likely to rise. Retaining walls or other stabilization measures may be necessary.

**20-30%:** Significant slope. Construction becomes challenging, and costs increase substantially. Specialized engineering solutions, such as extensive retaining walls or foundation work, may be needed.

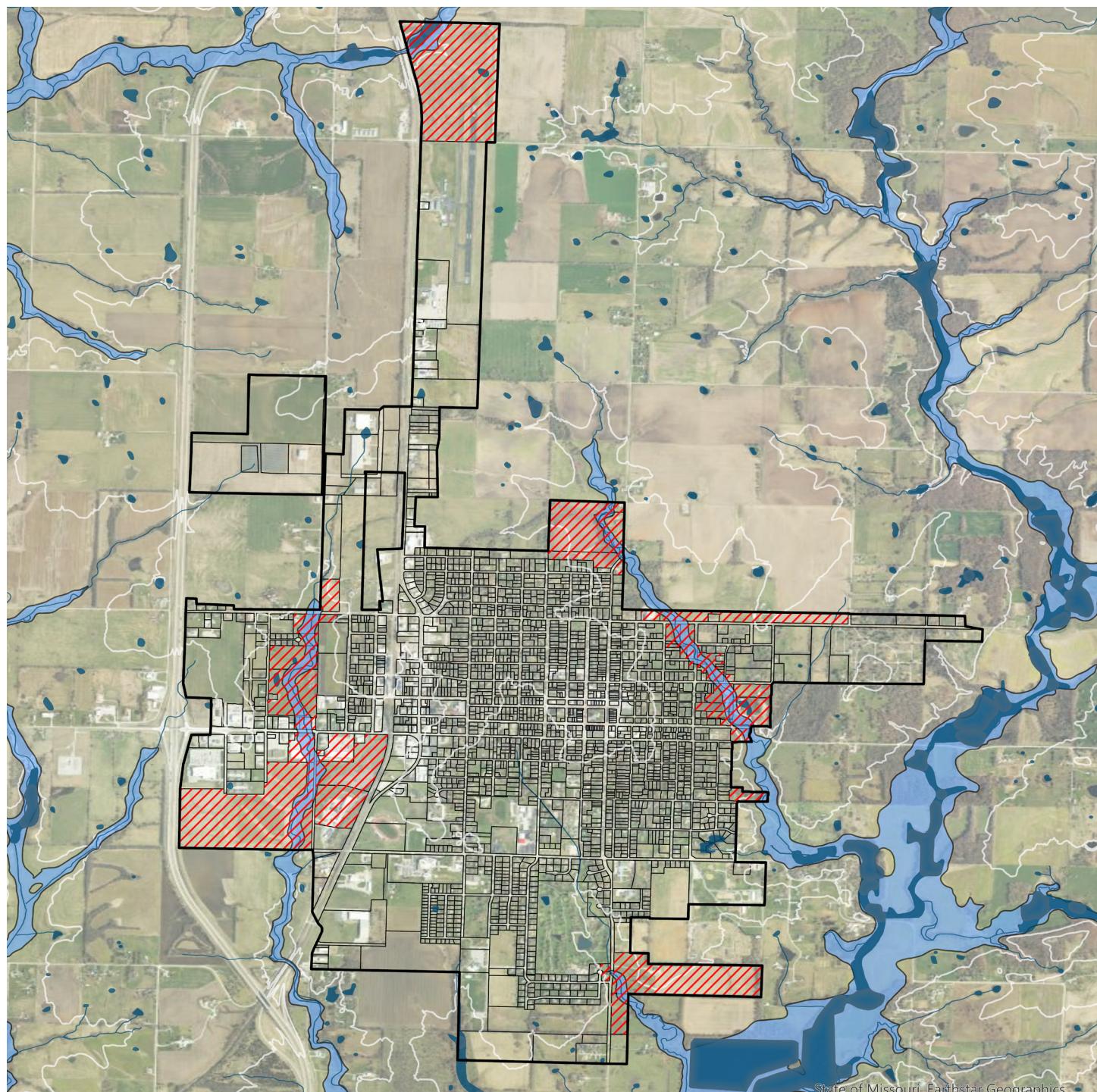
**30% and above:** Steep slope. Construction becomes highly challenging, and costs can escalate significantly. The need for retaining walls, soil stabilization, and other complex engineering solutions may make the project less economically feasible.



**City of  
Butler  
Topographical  
Map**

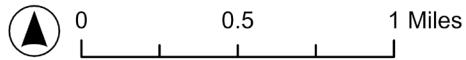
## FLOOD HAZARDS

The city has relatively been built outside of the floodway with the exception of the areas crossing near Bear Station to the west, extending from West Mill Street to the Outer Road, and the other area adjacent to the City's Electric Distribution building.



## City of Butler Floodplain and Water Features

- 100- Year Floodplain (1% Annual Chance)
- Streams, Ponds, Lakes and other Water Features
- Contour- 150 Feet
- Parcels Within the Flood Plain





## EXISTING LAND USE DESGINATIONS

The designations below summarize the land uses found in the City of Butler at the time of this Plan. The existing land use analysis was conducted to demonstrate and summarize the current uses found on the properties either as tracts, lots, and parcels of land which are being used to serve a specific purpose.

Uses may only present a small percentage of the land being used. These are associated with a building or structure where the main activity is conducted, the land is associated with that use due to ownership of that land and areas reserved for supportive uses.

The land use map displays the parcel for each of these uses identified.

### CITY & SUBURBAN AGRICULTURE

The Agricultural land use designation is comprised of land that was identified as being used for the production or having farming related activities such as livestock, grazing, row crops, livestock, hay cutting, forestry, and other related activities. This designation also includes large tract estate homes, single-family, and farmsteads.

Agricultural land is different from vacant land due to the active use for agricultural production. Butler has 292.4 acres of agriculture.

### VACANT

Vacant land makes up 417.1 acres of land more or less. These areas include land that were identified as having no clear evidence of use or building structures which may be dilapidated. These parcels represent an opportunity for infill development on existing platted lots.

### SINGLE-FAMILY

The Single-family land use designation is comprised of low intensity residential properties containing a single-family detached homes and duplexes or two-units. This designation makes up the largest land use in the city using 616.9 acres of parceled land.

### MULTI-FAMILY

This use is classified as any residential property with three or more housing units. Including triplexes, fourplexes, and apartment buildings. Multi-family accounts for approximately 30 acres.

### MANUFACTURED HOMES

Manufactured homes and mobile homes are structures which are constructed off-site for transport in one or more sections. These developments account for 8.9 acres of land.

### COMMERCIAL

The Commercial designation accounts for 151.2 acres. Existing uses identified included fast food chain restaurants, auto sales, vehicle repair shops, gas stations, pharmacy, professional and personal services, banks, grocery, fitness, and supply stores.

### INDUSTRIAL

The Industrial designation accounts for 124.2 acres of land. Uses identified in these areas included manufacturing, warehousing, storage, and processing for agricultural products.

### PARKS

This designation comprises of land set aside for city parks, dedicated open space, and water detention basins. Parks account for 62.6 acres of land. This figure suggests the city is meeting the recommended amount of 1.5 acres per 100 resident.

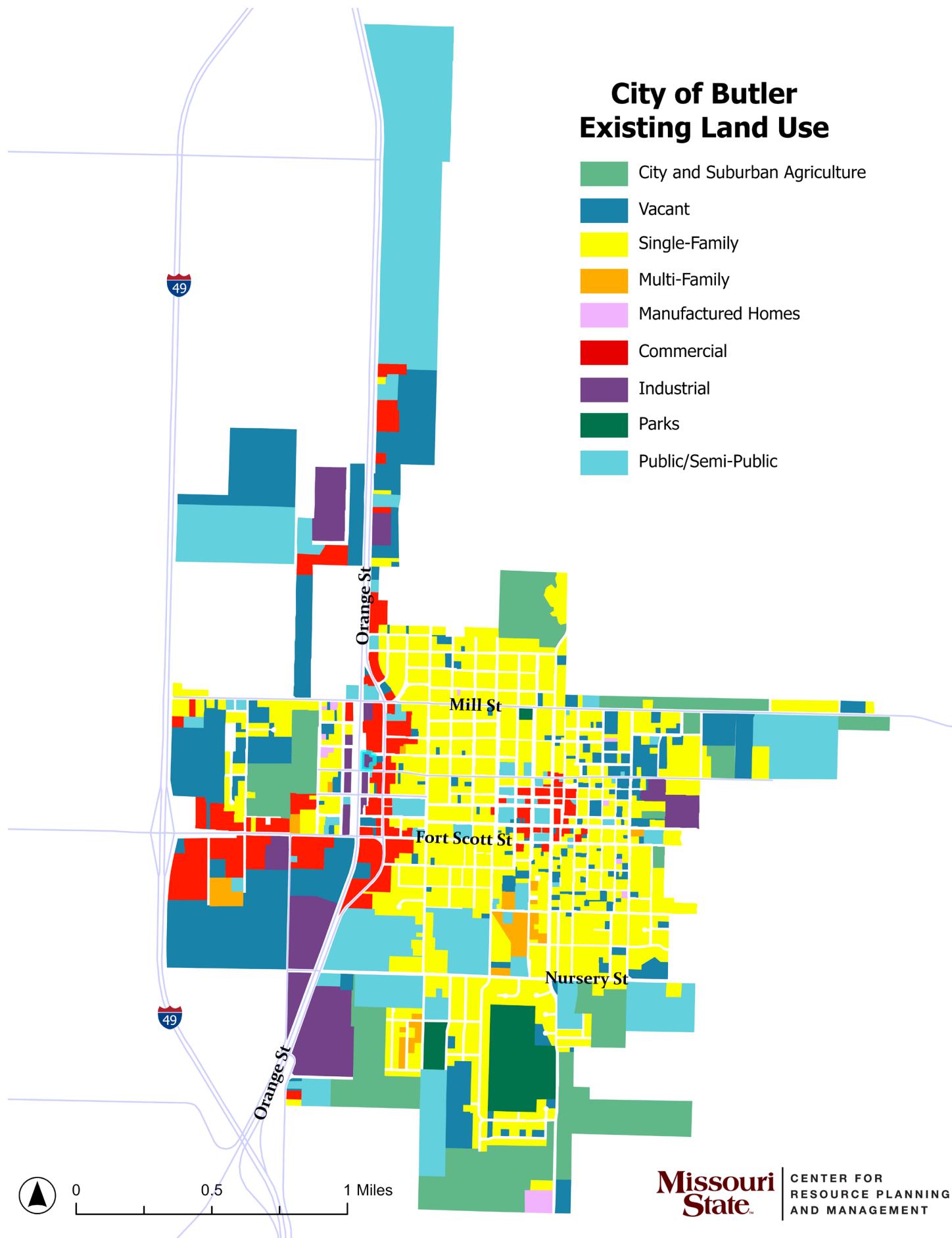


### PUBLIC/SEMI-PUBLIC

These areas include land government or institutional land uses including City Hall, schools, religious institutions, and areas utilized by utilities, or land use for the storage of materials and supplies for city maintenance. These uses account for 522.6 acres of land.

## City of Butler Existing Land Use

- City and Suburban Agriculture
- Vacant
- Single-Family
- Multi-Family
- Manufactured Homes
- Commercial
- Industrial
- Parks
- Public/Semi-Public



**Missouri State**

CENTER FOR  
RESOURCE PLANNING  
AND MANAGEMENT

## FUTURE LAND USE DESGINATIONS

The designations below are based on existing land uses outlined earlier. The future land use plan holds utmost importance in this Plan as it provides recommendations for managing the physical development and land utilization within the city. Serving as a guide for future land use and development, the plan identifies opportunities for developing vacant properties and suggests areas for potential growth should the city expand outward. The purpose of future land use guides is to offer direction for decision-making while remaining adaptable to unique and unforeseen circumstances. It is important to note that the Land Use Plan is constructed upon the chapters within this plan, which address housing, transportation, economic development, and the public realm.

### PARKS/OPEN SPACE (POS)

This includes the city's parks and open areas for recreational use. Specifically, Butler Municipal Park, Scout Park, Mill Street Park, and Butler City Lake. These locations offer a variety of amenities and activities. These spaces should be preserved, maintained, and updated when opportunity arises which may include park and playground access incorporating inclusionary equipment.

Preserving these areas will help mitigate future impacts while providing opportunity for multi-use paths and trail development.

The placement of future parks and green space can be challenging to predict. The city can plan accordingly during development phase of large residential subdivisions and mixed use developments to ensure the city continues to meet provide at least 1.5 acres per 100 resident.

### CITY & SUBURBAN AGRICULTURE (CSA)

The Agricultural land use designation is intended to continue supporting existing uses such as farming, livestock rearing, and large residential lots, including those half an acre or larger. Additionally, less intensive farming practices that do not require large equipment may permit uses such as micro-farming, small-scale farming, and high-yield sustainable farming.

Example activities may include community gardens, small plot and gardens on residential lots, the use of green houses, high tunnels, and residential scale low impact livestock such as chickens to produce fresh food.

### SINGLE-FAMILY (SF)

The Single-Family land use designation includes areas for both detached and attached single-family homes. These areas help define neighborhoods and street identity. These areas could support a variety of lots to support diversifying housing with front, side, and back yards with detached units or structures to behind the front yard of the primary residence.

Circumstances could provide opportunity to allow smaller lot sizes, shotgun style lots, and tiny homes with permanent foundations. While larger lots may support accessory dwelling units (ADUs), commonly known as mother-in-law suites.

It should be emphasized; the single-family areas should be considered when updating zoning and implement decreasing levels of density transitioning away areas with high commercial activities.

### MULTI-FAMILY (MF)

Multi-family housing land use areas should accommodate a variety of higher density lots and parcels to provide more housing units per acre. The intent of this designation is to offer a mixture of single-family homes, two- to four-unit buildings, row houses, low-rise apartments, and, where suitable, taller buildings surrounded by dedicated green space. These areas should be clearly defined through applied zoning regulations that identify medium to high density residential standards. Building types may include senior housing, condominiums, apartments such as triplexes, or larger developments. Additionally, this designation could support a permanent foundation tiny home community on a single parcel.

## MANUFACTURED HOME DISTRICT (MHD)

The Manufactured and Mobile Home designation is intended to continue supporting existing areas. The city's policy should accommodate a variety of housing types but could distinguish between manufactured and mobile homes based on whether they are built on permanent or semi-permanent foundations.

Manufactured homes, if built offsite, should adhere to standards similar to traditional single-family housing.

This designation could also support tiny homes, including those built on a steel chassis and designed to be mobile.

## OFFICE PARK (OP)

The Office Park is a designed area found suitable for a variety of uses which primarily conduct daily operations in office buildings. These areas typically include a cluster of low-rise to mid-rise office buildings surrounded by landscaping, parking areas, and sometimes amenities such as walking paths or recreational facilities.

Ideal uses in this park may include headquarters for corporations, regional offices, small business spaces. Specifically, examples may include law, accounting, consulting firms, medical specialists, and IT. This area can support hotels, restaurants or mixture of uses.

Due to the site location, it is recommended parking areas to be located adjacent to I-49 or within the center of the development to minimize the impact on nearby residences and uses.

## NEIGHBORHOOD COMMERCIAL (NC)

These areas are situated surrounding the established historic downtown "the square." These areas are intended to support the downtown while providing separation from unique uses and activities within the square.

These areas may be defined to service the day-to-day needs of nearby residents and may support retail, office, service based businesses, and high density residential.

These uses create separate business districts supporting adjacent neighborhoods while creating a distinct historical downtown district.

## HISTORICAL DOWNTOWN DISTRICT (HDD)

Butler has a unique downtown, known as the Square, which has opportunity for revitalization of its standing historic buildings, brick roads, and position within the city.

The historic downtown should flourish as an activity center bringing a mixture of residential, office, and commercial uses in the same building. The downtown should permit a variety of unique community activities and nightlife not found elsewhere which may include wine walks, beer gardens, and other similar special permissible uses.

Commercial uses such as cafes, and retail are recommended to be ground level and street facing with office and residential above.

The designated historic district should limit uses that have limited hours of operation such as religious institutions, personal storage, or cluttered store fronts.

## MIXED-USE (MU)

The Mixed-Use land use designation is intended to create opportunity and flexibility in which serve as transitional uses between residential and commercial areas. This allows some level of separation from heavy intensive uses found in commercial areas near areas of heavy traffic and less intense service based districts or residential areas.

These areas indicate opportunity where the mixing two or more uses is encouraged. Particularly this may include any combination of ground-floor commercial, or service based businesses with two to three story residential units above.

It may be advantageous in other areas indicated as mixed use to combine commercial and industrial uses. As development occurs the city should consider reevaluating zoning districts and further defining separate mixed used districts.

## **ENTERTAINMENT (E)**

Land in the designation include uses adjacent to Orange Street, locally known as “the Strip.” This area identified a need to diversify Butler’s commercial areas by creating unique districts encouraging uses in one area instead of all. This area, supported by additional studies and investment, may create a district offering family entertainment.

The ideal uses in this designation include bowling alleys, billiards, sit-down restaurants, retail, personal services, and indoor entertainment such as indoor playgrounds, laser tag, and other similar family activities. The strip has the potential to host outdoor entertainment and special events.

## **COMMERCIAL (C)**

The Commercial designation encompasses areas intended for various uses, including big-box retailers, fast-food chains, auto sales and repair shops, as well as local businesses or services that cater to both interstate travelers and residents.

These commercial areas may offer opportunities for small shopping centers, automotive centers, restaurants, and hotels. To encourage compactness and limit drive access, the density in these areas should be high, with restrictions on distances between drive accesses along W Fort Scott St.

## **INDUSTRIAL/MANUFACTURING/ WAREHOUSING (IMW)**

This designation should continue to support the existing uses with the while encourage the expansion of light industrial use activity to concentrate to the north.

Driving more focused uses including storage units, warehousing, and manufacturing to the north can reduce the impacts from the most land intensive uses. This may also ~~reduce~~ freight traffic from prime commercial corridors including W. Fort Scott St. and N Orange St. The city will need to collaborate with regional planning organizations to determine feasibility of creating an alternate route to I-49.

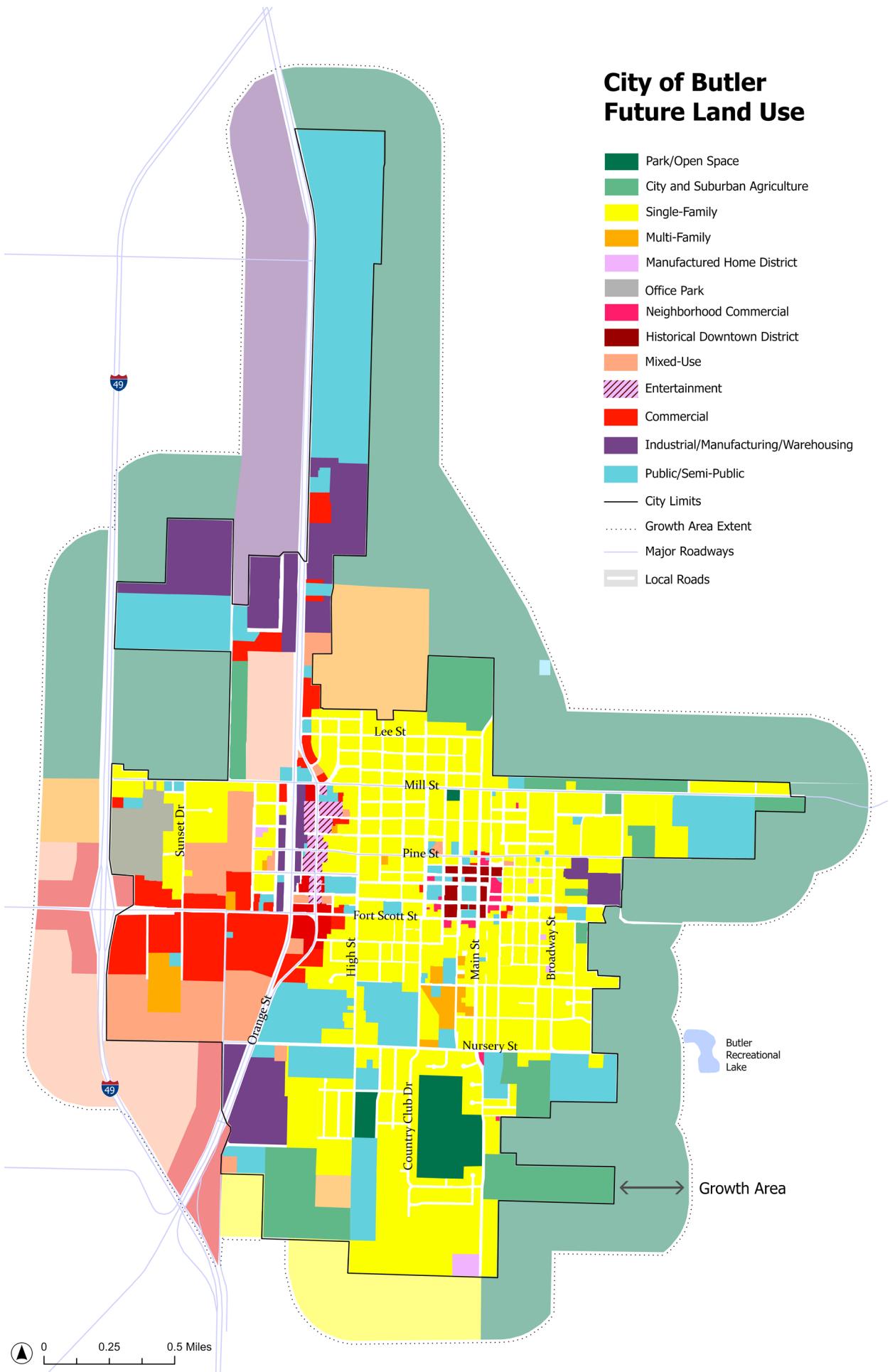
## **PUBLIC/SEMI-PUBLIC (PSP)**

The Public/Semi-Public land use designation will have little change as these uses include facilities for government services and other services providers. This designation includes the existing uses of the City, Public Schools, railroad, utilities including lift stations, water treatment, and storage, electric facilities, and land with planned for future improvements by these entities.

## **GROWTH AREA ...**

The growth area includes land within a  $\frac{1}{4}$  mile radius of the existing city limits. These lands should be clearly identified in the future land use map to anticipate future development. When land becomes available for annexation, or when a property owner decides to annex, the city should review the request. During this review, the city should consider adjacent land uses when making decisions regarding annexation, zoning classification, and the expansion of city services.

## City of Butler Future Land Use





## GOAL

*Encourage the appropriate use of space by deploying essential development strategies to facilitate smooth transitions between different areas by following the principle of “right use, right place” that are in alignment with the community’s envisioned objectives. GR10*



## **OBJECTIVE: EXAMINE, MODIFY, AND IMPLEMENT AN INCLUSIVE COMMUNITY ZONING CODE FRAMEWORK THAT CORRESPONDS WITH THE COMPREHENSIVE PLAN. OR19**

Create a zoning structure that reflects the diverse requirements and desires of the community. Zoning ordinances should possess the adaptability to accommodate housing needs while also upholding ethical workforce opportunities and economically feasible development principles.

**STRATEGY:** Initiate dialogue with planning consultants, regional planning commissions, and universities to undertake a thorough revision of the zoning code. Facilitate robust engagement with essential stakeholders such as developers, residents, students, and community organizations to gather a wide range of viewpoints.

It is advisable to ensure consistency within the zoning code and development terminology as closely as possible with International Code Council (ICC) standards, particularly those relevant to residential, commercial, and property maintenance development.

**STRATEGY:** Conduct workshops and meetings to identify the community's requirements and preferences to be incorporated into the revised unified development code. Utilize online platforms, social media, and off-site workshops, and traditional City Hall meetings to foster inclusivity and encourage participation by ensuring accessibility.

**STRATEGY:** Regularly assess changing needs and preferences and align with innovative planning and zoning practices. Update the zoning code when issues arise. Sometimes, despite good intentions, concerns may arise during the application of the code, hindering development and economic growth. In such cases, the code should be amended. Utilize findings to adjust zoning and development plans, fostering a dynamic and responsive approach that mirrors the town's evolving character. Establish a public feedback channel for ongoing communication, surveys, and focus group meetings to ensure continuous community understanding.

**STRATEGY:** Parking requirements should be reviewed to encourage maximums and the removal of minimum parking standards. Parking minimum policies can significantly increase the cost of development and reduce the overall quality of the development.

This principle demonstrates the city's ability to recognize the expertise of developers, architects,

and property owners. These experts often conduct assessments and have a general understanding of their clients and the anticipated market. Maximum parking standards provide site flexibility, as each site is unique with its own set of opportunities and constraints. Additionally, economic and market competition factors must be considered by developers to ensure the project is financially successful without overbuilding and maintaining a balance of adequate parking.

**STRATEGY:** Facilitate a citywide rezoning effort. This process needs to follow the state requirements for rezoning properties, including public meetings, resident notifications, and recordation. This process should be conducted after the full comprehensive plan update, which considers public feedback, collaboration, and strategies identified in this plan related to zoning updates and land use policy. Ideally, this should be achieved within at least 5 years of this Plan and at least within 10 years.

### **Residential Focused**

The city should emphasize residential scale and form of physical structures. During the comprehensive zoning code update, this should be considered and implemented where necessary creating guidelines for new construction. Promote increased density and clustered housing developments by implementing zoning reforms, simplifying permitting procedures, and offering incentives for developers to integrate sustainable building practices.

**STRATEGY:** Incorporate design guidelines based on form and scale. This is intended to be flexible within existing neighborhood infill, permitting a mix of housing while preserving the neighborhood's character. Such design guidelines should consider front porches equal to a percentage of the building front-facing wall, architectural style context, especially in the city's center, improvements to sidewalks, implementing street trees and residential tree requirements, siding and façade materials, etc. The city may require form-based guideline requirements through policy and regulation, while other design guidelines may be incentivized to encourage infill projects to harmonize with the existing built neighborhood.

**STRATEGY:** Expand the permitted uses and structure types in the existing single-family residential zoning R-1 and R-2. This should include a mixture of single-family detached and attached two-unit dwellings.

Single-family-only zoning currently occupies an overwhelming 75% of all residential land,

significantly impacting housing diversity and accessibility for different income levels. Current regulations limit the variety of residential structures and their locations. Emphasizing two-unit dwellings or duplexes and townhomes as complementary to single-family detached homes is crucial.

Issues with single-family-only zoning include the discouragement of middle housing developments such as townhomes and duplexes, which are ideal for infill development and housing variety. This district should be updated to reduce minimum lot area, setbacks, and increase building heights.

For example, the city should consider the following updates: Existing traditional 8,000 - 10,000 sq ft lots and large setbacks contribute to sprawl and reduce development opportunities.

### **Considerations:**

- Reduce minimum lot areas ranging from 4,000 to 5,000 sq ft
- Reduce front and side setbacks by 25-35% (i.e., Front existing 35 ft reduced to 25 ft)
- Reduce rear setbacks by 35-40%
- Review principal building vs customary accessory buildings vs permitted uses
- Reduce non-residential uses or compilatory uses being permitted in single-family. Conditional permits are recommended for uses such as funeral homes, religious institutions, modular housing, schools, and utility stations.

**STRATEGY:** Allow a variety of accessory dwelling units (ADUs) and accessory residential uses. ADUs support housing diversity, provide economic benefits through additional income to property owners, or offer housing to family members. These units are often referred to as mother-in-law suites, granny flats, cottage units, or garage apartments. The current code needs to be reviewed and revised with the goal of simplification and modern planning practices, permitting residential occupancy.

**STRATEGY:** Recommend residential or mixed-use zoning south of Walmart. This may open up opportunities for the development of higher-income rental units in a mixed-use development or provide additional housing units needed to accommodate the city's industry workforce.

## **Historic City Center Focused**

**STRATEGY:** Establish a mixed-use zoning district, including the areas for the city center and the square. The district should clearly define the boundaries and characteristics, incorporating guidelines intended to create a mixed-use city

center. The standards should permit a variety of commercial uses such as cafes, restaurants, live/workspaces, civic buildings, and mixed-use centers, specifically encouraging residential uses on the upper floors of buildings.

### **Zoning Considerations:**

- Allow for a mix of commercial, residential, office spaces within a single structure.
- Permitted building types may include multi-family, live/work, commercial, mixed use centers, offices, and hobby manufacturing which may be limited.
- Floor Area Ratios (FAR) requirements
- Adaptive Reuse Incentives
- Design standards for architecture, style, and materials of redevelopment or new development should complement the surrounding built form to ensure cohesive measures are in place.
- Parking and road improvement regulations should protect the areas historic character while supporting investment.

**STRATEGY:** Establish a historic preservation overlay zoning district for identified historic areas. This district should prioritize neighborhood commercial uses and serve as a transition from the square to residential areas. The intent is to maintain or revitalize the unique character, architectural integrity, and cultural heritage of these areas through preservation and protective policy.

Similar to the Square's mixed-use recommendation, overlays are intended to further enhance Historic overlay districts by overlaying additional zoning regulations and requirements on top of the existing zoning regulations for a particular area. These additional regulations typically pertain to things like architectural design standards, building materials, preservation of facades, and restrictions on demolitions or alterations.

### **Policy Considerations:**

- Preservation standards to ensure protection from uncomplimentary alterations.
- Design Review and special considerations during the application process of the identified area or structure.
- Historic Façades can be preserved, or similar architecture applied through policy or incentives to encourage similar built forms.
- Residential compatibility and incentives to revitalize and signify historic housing.
- Cultural heritage can create tourism and a desirable place to visit and live through signage, walking tours, and similar activities that highlight the historic presence.
- Multi-use building with two or more uses.

**STRATEGY:** Establish a mixed-use (MU) zoning district for other areas of the city. This district is intended to create flexibility, promote infill development, and revitalize certain areas. The MU district is designed to promote diverse and vibrant neighborhoods that integrate residential, commercial, and live/workspaces through a variety of building types and styles to support walkability, accessibility, and a sense of community.

#### **Building type Considerations:**

- Detached Single-Family (traditional, attached, or detached patio homes)
- Two-Unit Single-Family (duplexes, side-by-side or above and below)
- Attached Single-Family (townhomes and row houses)
- Multi-Family (Structure with three or more dwelling units)
- Live/Work Units (combine residential and commercial workspaces with some separation between sales and living spaces)
- Commercial
- Mixed-Use Centers (a focal point for community activity, offering a mix of residential, commercial, and recreational amenities)
- Accessory Dwelling Units (ADUs)

### **Commercial & Industrial Focused**

**STRATEGY:** Establish an entertainment commercial focused district for N. Orange Street.

**STRATEGY:** Establish strategic zoning regulations to guide the location and development of commercial areas in proximity to key trade centers. Introduce a dedicated highway-commercial zoning district tailored to accommodate a range of businesses essential for travelers and local commerce.

This district would permit establishments such as restaurants, motels, gas stations, tourist camper areas, and auto and farm implement shops. The intent is to optimize the placement of commercial activities along highways, facilitating convenient access for both travelers and residents while promoting economic vitality and enhancing the overall functionality of the city's trade corridors.

**STRATEGY:** As new development occurs; the city should review its regulations and policy regarding electric vehicle (EV) infrastructure and implementation for major commercial developments and improvements. These standards will need to align with parking space updates. The city may take an approach to conduct a study and identify specific locations for commercial charging stations as well as standards for site-specific

developments.

**STRATEGY:** Update, review, and evaluate restrictions within the current commercial zoning districts. Existing code limits commercial activities to specific users; therefore, it will be advantageous to increase the number of permitted uses, update site requirements, and include multi-family residential uses.

Specifically, to promote the concentration of multi-family housing in commercial and city centers, prioritize residential developments with three or more units while discouraging the construction of duplexes and single-family homes. This approach aims to rectify the current trend of pushing multi-family housing away from major activity centers, ensuring a more equitable distribution and fostering vibrant, mixed-use urban environments.

**STRATEGY:** Explore the feasibility of increasing lodging establishments within the city and implementing lodging taxes and other revenue sources. The city should aim to attract motel/hotel/nightly rentals development near the intersection of I-49.

**STRATEGY:** Conduct a comprehensive review of current industrial zoning and land use patterns to minimize future impacts. Update regulations to accommodate transitional zoning districts or site requirements, ensuring smoother transitions between industrial and adjacent land uses, specifically aiming to minimize future impacts on residential areas.

### **OBJECTIVE: REGULARLY EVALUATE THE COMPREHENSIVE PLAN THROUGH PERIODIC ASSESSMENTS. OR9**

**STRATEGY:** Develop a system to monitor the progress of goals and objectives outlined in the comprehensive plan. This involves defining key performance indicators (KPIs) and metrics to gauge goal attainment, thus establishing a transparent and accountable tracking mechanism.

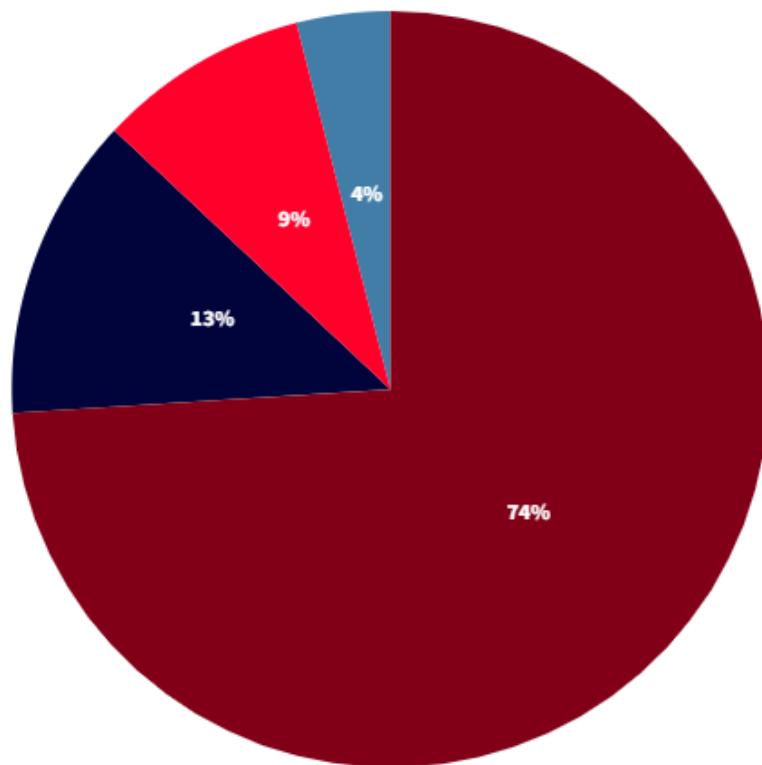
**STRATEGY:** Implement a comprehensive communication plan to regularly inform the public about the city's progress and successes resulting from the Comprehensive Plan. This includes highlighting specific projects, grants, or activities directly attributable to the plan's objectives. Additionally, organize celebratory events or ceremonies to recognize and showcase these accomplishments, fostering community pride and engagement.

**STRATEGY:** Set a timeline to review, update, and potentially replace the comprehensive plan in the future. Establish periodic reviews and updates, with consideration for potential replacements of the comprehensive plan. Alternatively, introduce a rolling review process, where specific sections of the comprehensive plan are updated on a staggered schedule, ensuring continuous relevance without the need for a complete overhaul. This approach can enhance adaptability and reduce upfront costs for the city.

**STRATEGY:** Enhance co-planning collaboration with neighboring municipalities, environmental agencies, and regional planning organizations to include coordinating comprehensive planning updates, other studies, and plans with the Comprehensive Economic Development Strategy (CEDS). This integrated approach ensures alignment across initiatives and maximizes the effectiveness of regional planning efforts.

What would be your top choice for how Butler should change in terms of building and development over the next 20 years?

- Remain the same (little to no change)
- Grow outward (expand city limits into rural, undeveloped areas)
- Grow inward (develop empty spaces or fix up old buildings)
- Grow upward (build more in existing neighborhoods and along big roads)





# GOAL

*Ensure sustainable growth and development practices are implemented, while preserving the small-town charm that defines the City of Butler. GR1*



## **OBJECTIVE: ENHANCE INFRASTRUCTURE OVERSIGHT TO GUIDE SUSTAINABLE GROWTH AND MAINTAIN THE UNIQUE CHARACTER OF BUTLER AS A SMALL-TOWN COMMUNITY. OR4**

**STRATEGY:** Create a digital inventory for public view and access to the locations of all public infrastructure, including water, sewer, electrical, broadband, trails, parks, and other related services. The intent is to encourage communication and knowledge-sharing for residents and developers.

**STRATEGY:** Guide development to vacant land with access to public infrastructure. Encouraging infill development helps improve underutilized lots within existing neighborhoods. Butler may provide incentives for developers to build new homes or community spaces in these areas. Incentives may include fee reductions or waivers, grants, tax abatements, density bonuses, as well as trading exemptions to zoning regulations for green space and additional affordable housing. In some cases, the city may fund limited infrastructure expansions to further encourage development by offsetting some of the costs.

**STRATEGY:** Adopt an Adequate Public Facilities Ordinance. The intent of this ordinance is to implement concurrency regulations to limit development in areas that have insufficient infrastructure and will have straining impacts on existing structures, residents, and city services.

This establishes a process for analyzing a proposed development's impact on public infrastructure, looking at certain elements such as roads, schools, and water and sewer capacity. The process should have conditions to resolve and guide development where infrastructure can be updated and already existing by deferring development for an amount of time until the city can provide those services, phasing development, redesigning the site, or consider impact fees from the developer.

**STRATEGY:** Adopt an Adequate Public Facilities Ordinance. The intent of this ordinance is to implement concurrency regulations to limit development in areas that have insufficient infrastructure and will strain existing structures, residents, and city services. This establishes a process for analyzing a proposed development's impact on public infrastructure, considering elements such as roads, schools, and water and sewer capacity.

The process should include conditions to resolve and guide development where infrastructure can be updated or already exists. Options may

include deferring development for a certain period until the city can provide those services, phasing development, redesigning the site, or considering impact fees from the developer.

### **A basic fiscal impact analysis should consider the following:**

1. *Estimate of population by development, which considerers new residents, children, or dependents.*
2. *The anticipated population should be translated into estimated public services costs of roads, the school district, and additional emergency service impacts.*
3. *Estimated projected taxes and revenues from the growth.*
4. *Finally compare all costs and revenues. If a cost deficit is determined, then the city will need to determine where the extra funding will come from.*

Some examples cities have used to bridge the gap of impact costs have either come from the developer through added building costs, through the donation of land, or paying off-site improvements elsewhere in the city. Each project scale will vary, including the intensity of impacts; therefore, each major project should be looked at individually.

## OBJECTIVE: INCORPORATE CONSERVATION FRIENDLY AND LOW IMPACT DEVELOPMENTS. OR16

**STRATEGY:** Minimize consumption of natural habitat by prioritizing infill development of vacant land and the redevelopment of dilapidated buildings or nuisance properties.

**STRATEGY:** Protect natural areas, including streams, lowlands prone to flooding, prairies, and steep slopes. The existing built environment may already impact these areas; therefore, the city should look to mitigate future impacts from developments and restore natural areas. This may include working with regional environmental agencies such as the Missouri Department of Conservation and Natural Resources, as well as watershed committees.

**STRATEGY:** Preserve open green space along corridors within commercial and multi-family developments for wildlife refuge, crossings, and recreational opportunities, utilizing native landscaping.

**STRATEGY:** Encourage water harvesting in the form of rain gardens, barrels, and vegetated swales. Structures, roads, driveways, and parking lots increase the city's impervious surfaces and inhibit water percolation. These methods aid in reducing the rate of water runoff, which impacts stormwater systems, yet provide the added benefit of natural irrigation during times of excessive heat, create areas of natural landscaping, and allow water to

be filtered through the soil more efficiently. These practices generally require less maintenance and are more cost-efficient than large stormwater improvements.

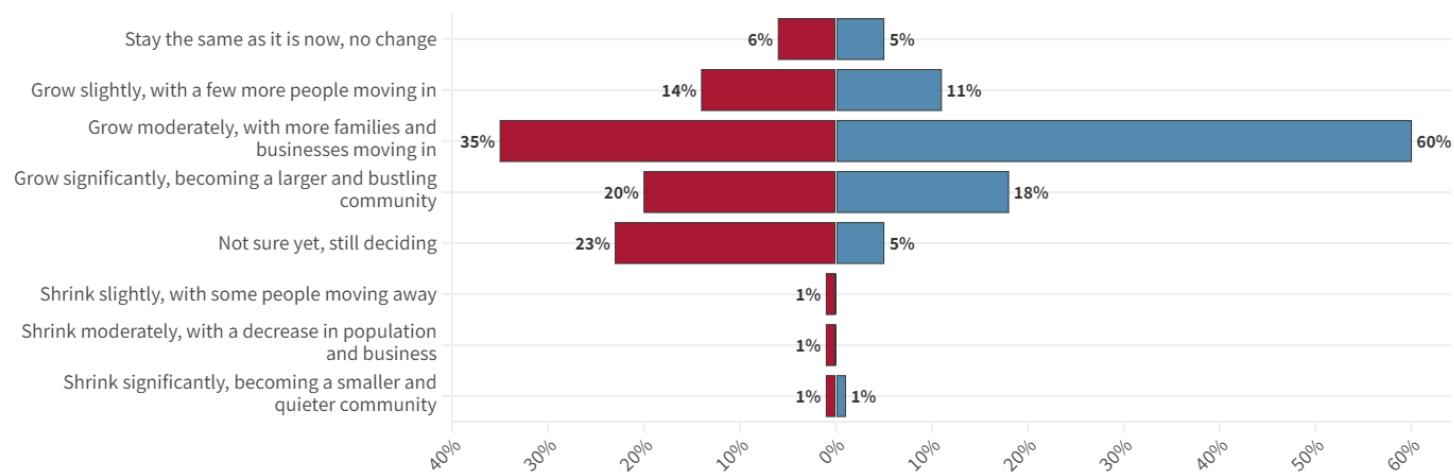
**STRATEGY:** Naturalize water detention basins and restore aged basins to a natural state. Historically, detention basins were engineered for the single purpose of retaining water during flooding events. Basins should be designed to serve as natural systems with native vegetation that not only increase the area's aesthetics, reduce mowing and maintenance, encourage wildlife, and improve water quality.

**STRATEGY:** Conduct an assessment of the city's tree canopy to determine the benefits, costs, savings, and strategic planning opportunities to incorporate native tree planting requirements. Studies have shown trees increase the quality of life and boost the economy. Studies conducted in Kansas City in partnership with the City's Parks department, MDC, USDA, and the Mid-America Regional Council (MARC) indicated millions of dollars in benefits by boosting real estate values. The City should collaborate with the USDA and conduct the assessment to create policy based on the recommended tree species, variety, and recommended scenario locations.

Potential funding may be available through the USDA's annual Urban and Community Forestry Program. This program aims at fully investing in communities to improve forest coverage.

## What size do you want the Butler community to be in 20 years?

■ Student ■ Non-Student

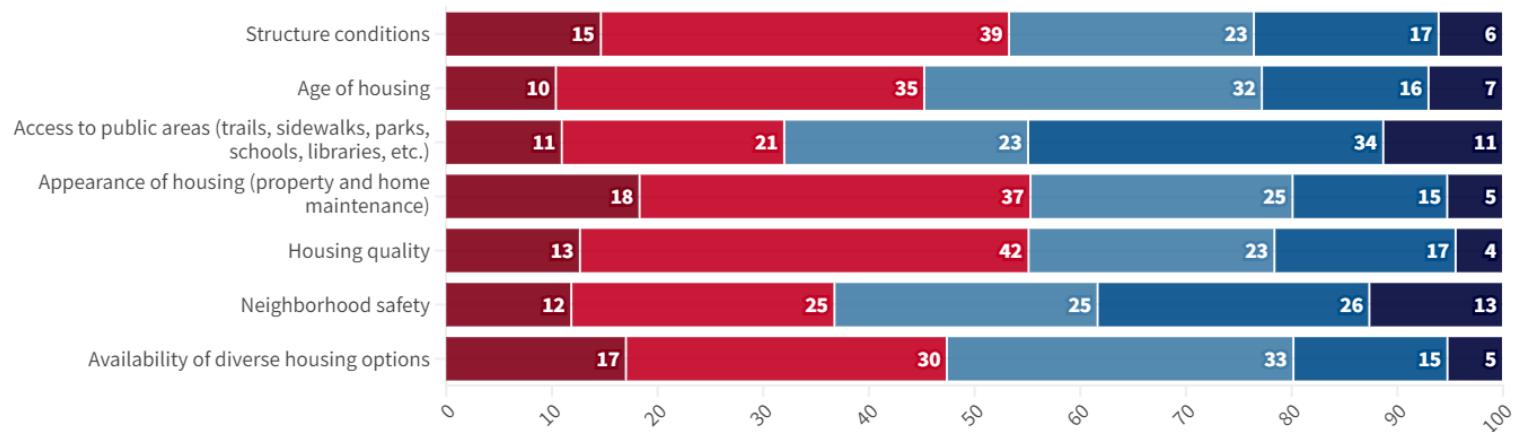


# 4

## NEIGHBORHOODS & HOUSING

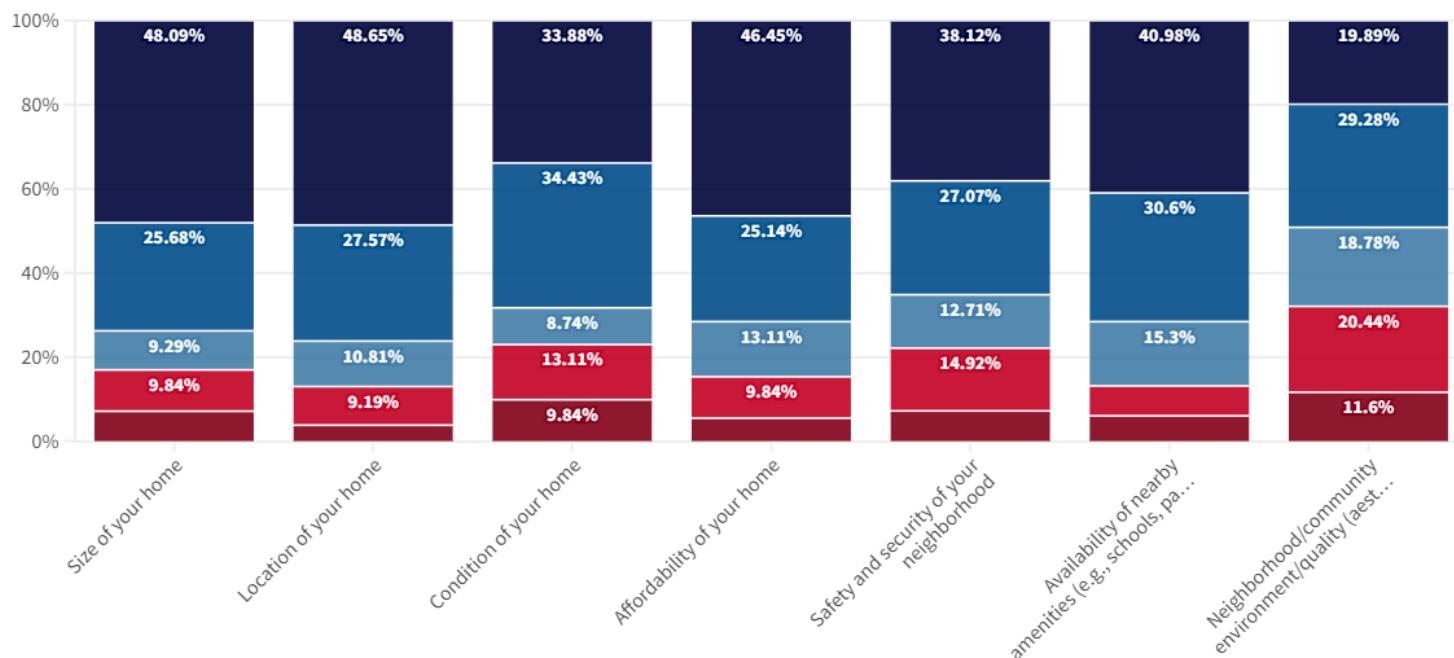
## Overall, how satisfied are you with the various aspects pertaining to housing inside the city limits?

■ Very dissatisfied ■ Somewhat dissatisfied ■ Neither satisfied nor dissatisfied ■ Somewhat satisfied ■ Very satisfied



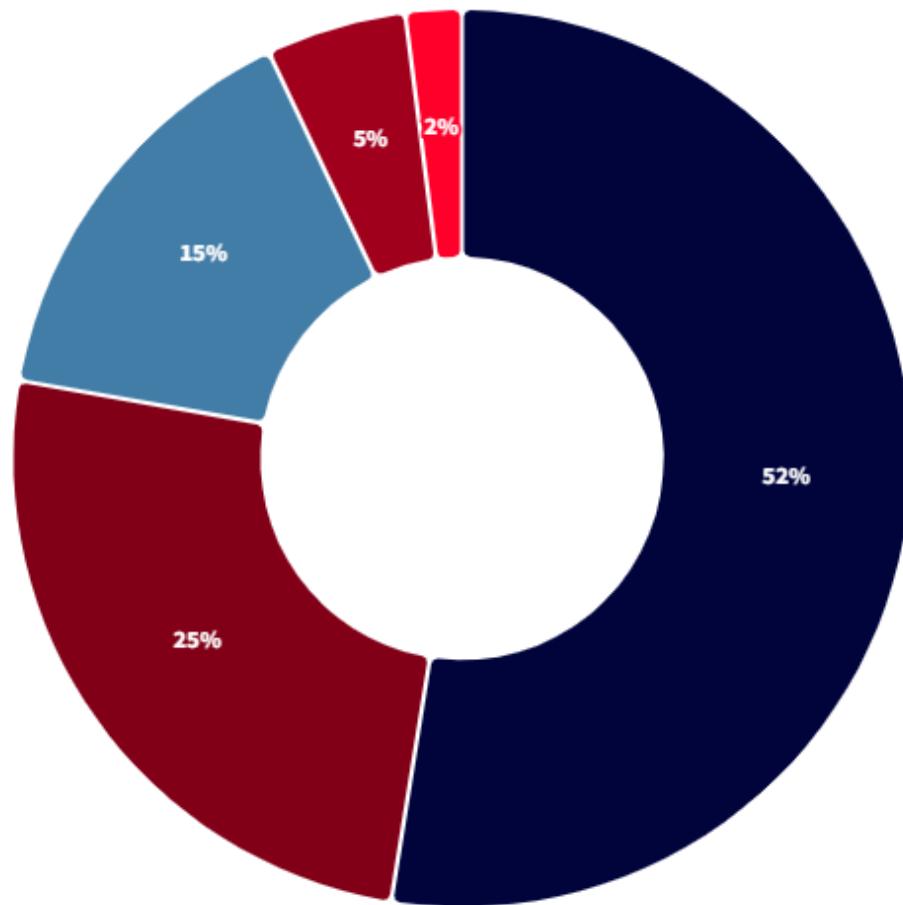
## For those who currently reside or previously resided within city limits, how satisfied were you with the following aspects of your housing situation?

■ Very dissatisfied ■ Somewhat dissatisfied ■ Neither satisfied nor dissatisfied ■ Somewhat satisfied ■ Very satisfied

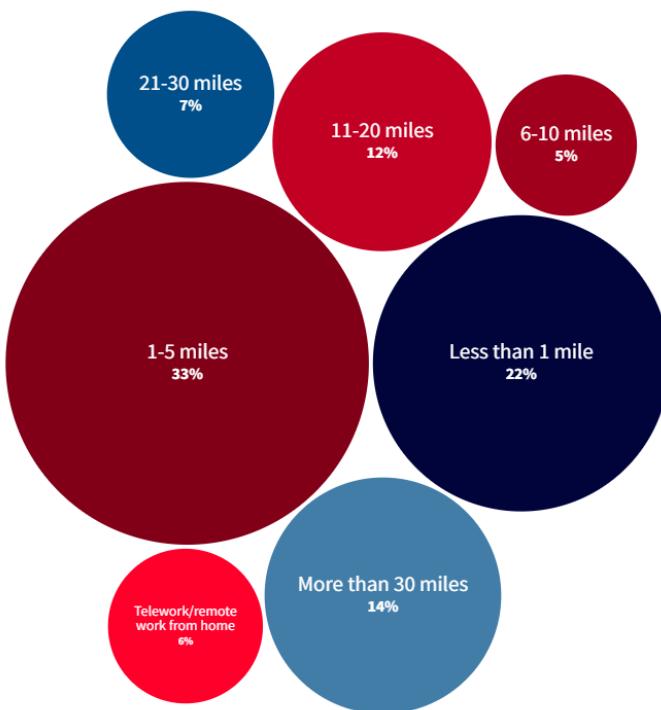


Please select the option that best describes your living situation while you were (or are currently) residing within city limits.

Own with a mortgage Own without a mortgage Rent Live with friends or family (no monetary contributions) Other

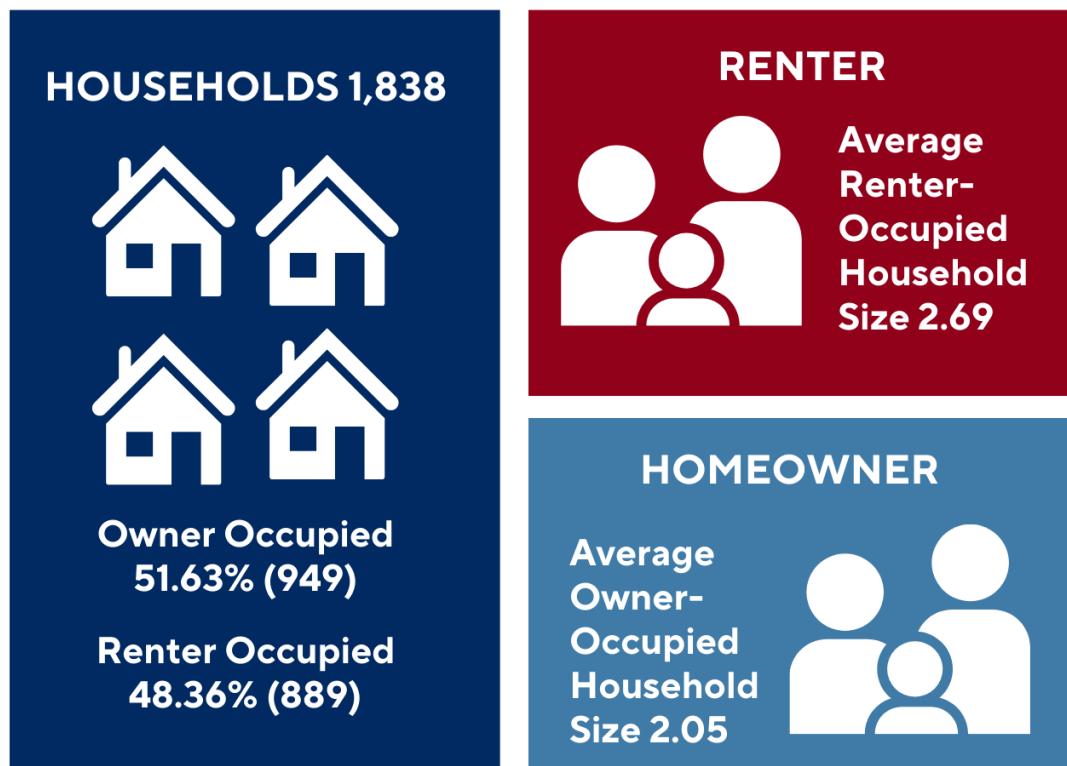


What is the approximate distance in miles that you commute from your residence to your place of work or study?



## EXISTING CONDITIONS

### 2023 HUD DATA - 5YR ACS 2016 BASELINE



\*GROSS DENSITY MEANS THE DENSITY OF A BUILDING SITE CALCULATED BY DIVIDING THE TOTAL NUMBER OF DWELLING UNITS BY THE TOTAL ACREAGE OF THE SITE WITHOUT REDUCTION OF ANY NONRESIDENTIAL USES, SUCH AS PARKS, WATERWAY, ROADS, ETC.

## BUTLER HOUSING FACTS

- » 2022 5YR ACS: Occupied Housing 1,630 (-208, 2016YR)
- » 57.31% of the population of Butler falls within the low to moderate income.
- » 49% of housing units in Butler were renter-occupied.
- » 44.5% of housing stock was built before 1959
- » 76% of housing units are single-family detached housing
- » Butler's median home value is \$91,900
- » 75.8% of housing units are valued below \$150,000
- » Median rent is \$642
- » 72% of renters are cost burdened

## VACANCY

Vacancy rates are a measure of the proportion of housing stock that are vacant and available to rent or for purchase. Butler's vacancy rates remain low when compared to State levels; as of 2022. Although it should be emphasized the homeowner vacancy rate of 17.4%, is considerably higher than the state rate of 1.1%.

According to the Federal Reserve Bank of St. Louis, the highest national vacancy rate was 2.9%, recorded in 2008 during the housing market collapse. It can be interpreted that the housing market across Missouri is limited with very few homes on the market available for sale, while, in Butler, the housing market is limited to homes that are desirable, lacking a variety of housing types, renter saturated, and available of homes for all income levels.

## LOW TO MODERATE INCOME

According to the Department of Housing and Urban Development (HUD), the area within city limits of Butler, 57.31% low to moderate income.

More specifically, HUD breaks down these areas into census block groups which divides the existing city limits into four block groups as follows (see HUD GIS for specific boundaries):

*Block Group 1* has an LMI of 45.10%. It is the east section of the city extending into the county following Mound Branch Creek. Specifically, the area can be defined as all land east of Main Street, extending to NE County Road 5004 to the north, and ending at the overpass of Mound Branch Creek and NE County Road 1003 to the south.

*Block Group 2* has an LMI of 55.56%. It is the northwest section of the city including the Butler Memorial Airport, separated by W Fort Scott Street to the south and west of Orange Street.

*Block Group 3* has an LMI of 44.97%. It is the southwest section of the city including the I-49 and MO 52 intersection. It can be specifically defined as south of W Fort Scott Street, west of High Street, extending to W Nursey Street, and west of Main Street.

*Block Group 4* has an LMI of 82%. It is the city center. Specifically, the area can be defined as south of E Pine Street, east of High Street, north of Nursey Street, and the west of Main Street.

## RENTAL DEMAND

Demand for rentals in Butler is comparable to that of the state. In 2022, Butler's reported rental vacancy rate was 5% while Missouri's was 5.3%, a slightly higher rate but negligibly different. That said, renting has become more popular in Butler according to the 2021 ACS and HUD data. In 2022, 49.2% of housing units in Butler were renter-occupied, which was an increase of 6% increase since 2011.

## HOUSING AGE

Estimates from the 2021 American Community Survey reveal that Bates County's housing stock is evenly distributed, with one-third constructed in the last 23 years, another third built between 1960 and 1989, and the remaining third built before 1959. In contrast, Butler's housing units present a different distribution, with only 17.9% constructed in the past 23 years. Nearly half (44.5%) of Butler's housing stock predates 1959, requiring extensive renovations for habitability. Older homes often necessitate significant upfront costs on potential homebuyers as they may require extensive renovations to remain habitable.

## HOUSING TYPES

In Butler, the housing market primarily comprises low-density, single-family detached houses, accounting for 76% of all structures. The next prevalent housing type is mid-density apartments. Among all housing structures in Butler, 20% feature between 3 and 9 units per structure, with 16.6% having 3 or 4 units and 3.4% having 5 to 9 units. In contrast, mobile home housing accounts for 13% of Bates County's housing stock, whereas only 1.8% of residential units in Butler are mobile homes.

## HOMEOWNER COST

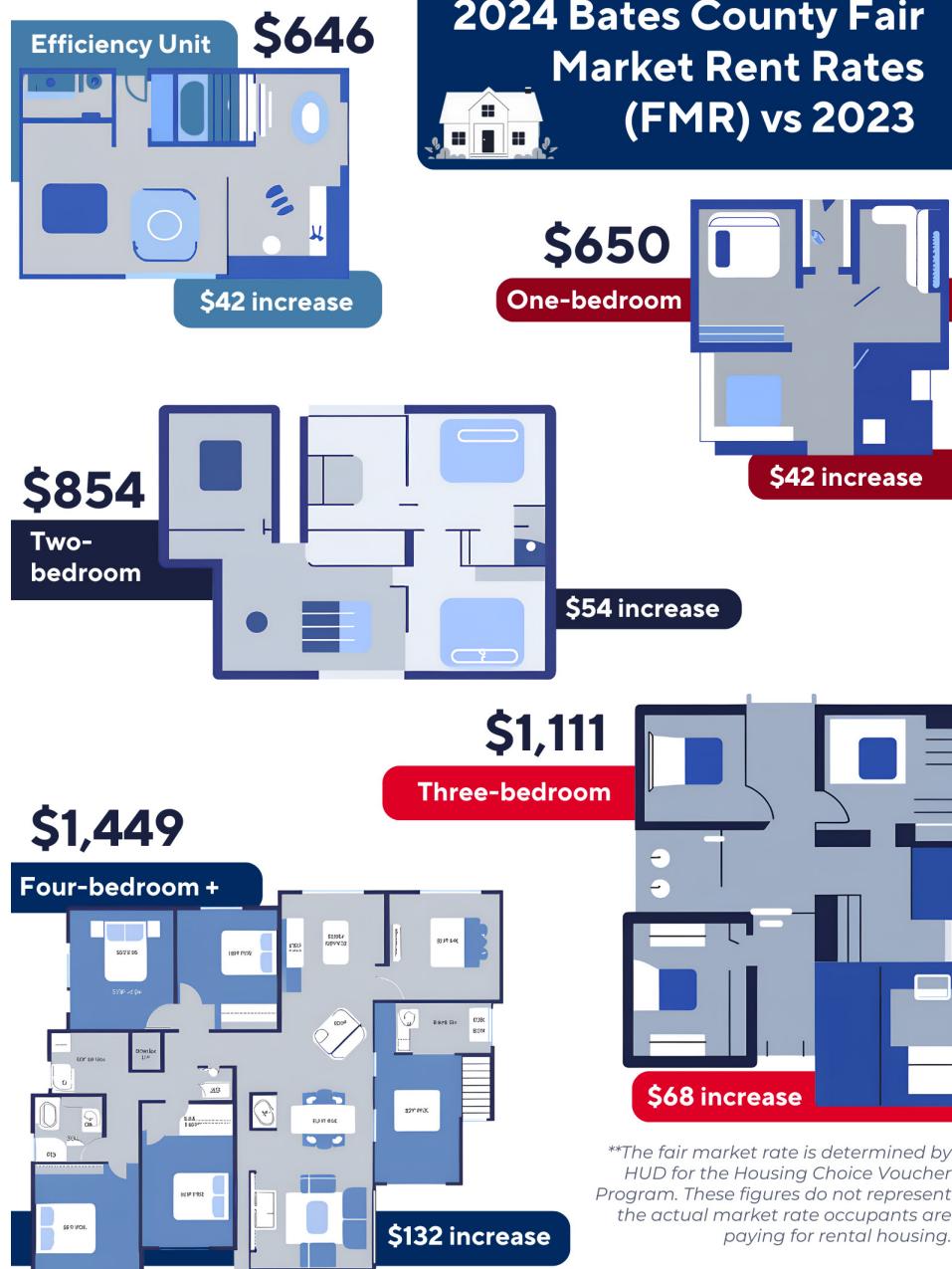
The median home value in Butler stands at \$91,900, which is lower than both the median value for Bates County at \$128,600 and Missouri's median value at \$198,300. Notably, 75.8% of homes in Butler are valued below \$150,000. Adjusted for inflation, the price of a home in Butler has declined by \$5,856 or -6% from 2011 to 2021. Conversely, during this period, the median home value for the state has increased by \$6,814 or 4.1%.

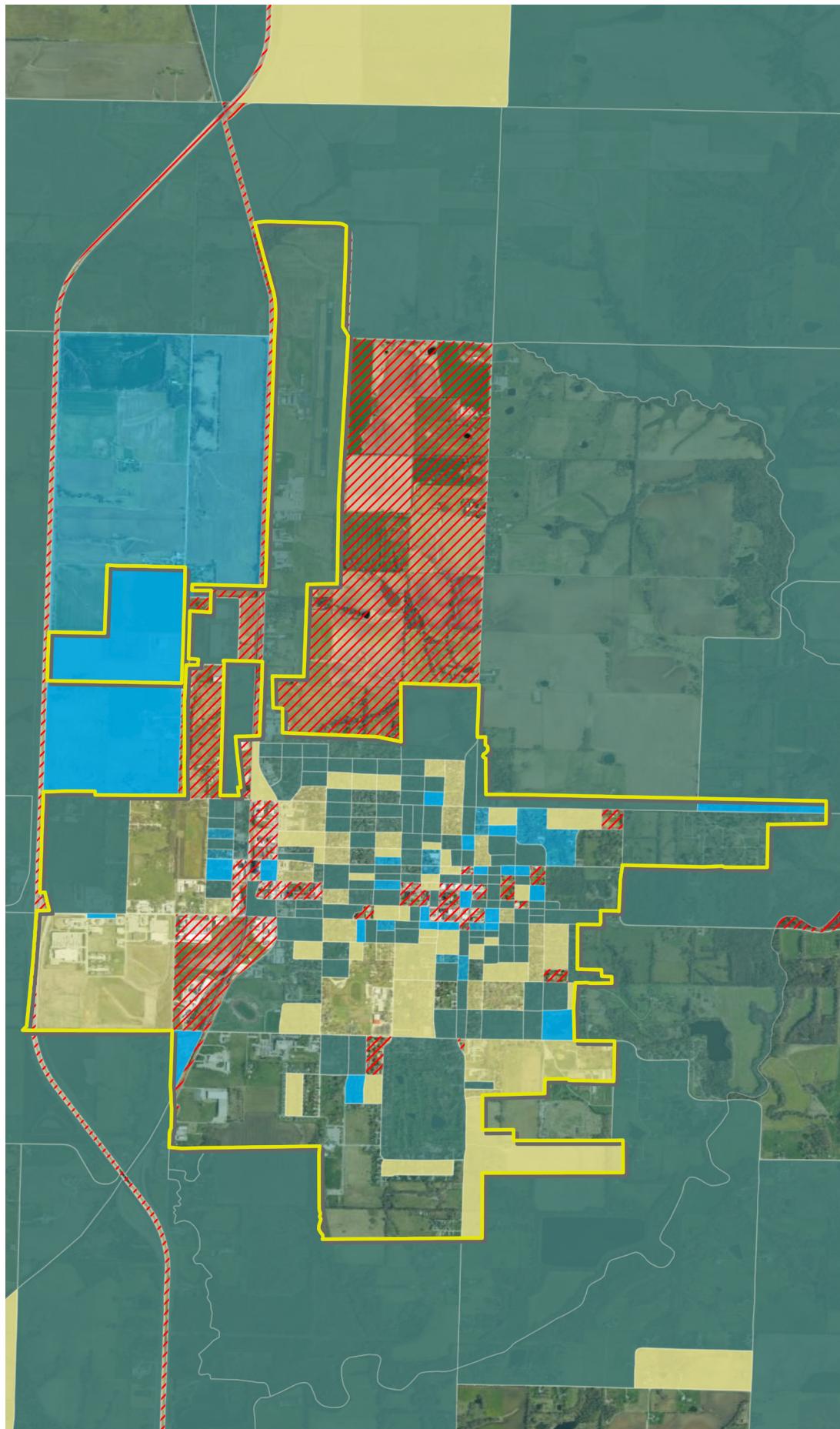
Approximately 30% of Butler's homeowners with a mortgage were cost burdened in 2021. While this rate has remained largely unchanged in Butler since 2011, the state percentage dropped by 8.1%, from 29.2% to 21.1%.

## RENTER-OCCUPIED

The median rent in Butler is \$642, comparably to the county's median rent of \$674, both of which were lower than the state median rent of \$882. The median rent in Butler has remained relatively the same since 2011.

A household that is cost-burdened means that they spend 30% or more of their household income towards housing costs. In 2011, 71.9% of renters in Butler were considered cost-burdened; that percentage dropped to 46.6%, closing the gap to the state rate of 44.8%. This rate could be influenced by supportive housing in Butler, social services, and increase in wages caused by inflation while rental rates have remained a steady rate over the past decade reducing household costs.





## City of Butler Housing Characteristic by Census Block

### Block Characteristic

Owner-occupied housing units

Renter-occupied housing units

Vacant housing units

Category tie

### Strength of Predominance

Low

High

0 0.25 0.5 Miles

## RURAL DEVELOPMENT HOUSING

The United States Department of Agriculture (USDA) offers various housing programs for the purchase, assistance, or construction of units. In the City of Butler, a multifamily supported housing organization named Butler Estates LTD operates. Managed by MC&W Management, LLC, it offers 13 subsidized units. The family complex, in total, provides 24 housing units, with 16 of those being one-bedroom units and the remaining 8 being two-bedroom units. Both the USDA and the property have moderate income limits based on family size. For further information about this type of housing or the expansion of USDA housing, inquiries can be made through the USDA's Rural Development Multi-Family Housing program.

## EXISTING HOUSING PERCEPTION

Survey participants were asked to share their level of satisfaction with their current housing situation and various aspects of the overall housing stock in Butler. Regarding their own homes, respondents expressed the highest satisfaction with the location and proximity to local amenities. However, they were least satisfied with the quality of their neighborhoods, citing concerns about nearby property maintenance and overall aesthetics. Notably, 32% of respondents expressed dissatisfaction with their neighborhood's environment, with 11.6% indicating they were "very dissatisfied."

In terms of housing overall within the city, respondents were less satisfied, particularly with the appearance, structural condition, age of housing structures, and the availability of diverse housing options in Butler. Nevertheless, respondents generally appreciated the access to public facilities and amenities provided by Butler's housing. Opinions were divided on the safety of Butler's neighborhoods.

## FUTURE NEEDS

Survey findings reveal that 60% of respondents desire moderate population growth in Butler, welcoming new families and businesses to the community. Addressing this growth necessitates ensuring adequate and suitable housing options for incoming residents. Quality housing development emerges as the community's top priority, with one-third of respondents ranking it as Butler's foremost developmental focus.

Notably, a significant majority 74% express a preference for future development to occur through infill and redevelopment of abandoned properties and blighted areas.

Views on the types of housing needed vary: while single-family homes are identified as lacking by non-student respondents, multi-family housing is seen as deficient by student respondents, reflecting a generational divergence in housing preferences. Despite this disparity, both groups agree on the shortage of tiny homes and duplexes in the area.

Anticipated growth 4,725 by 2050

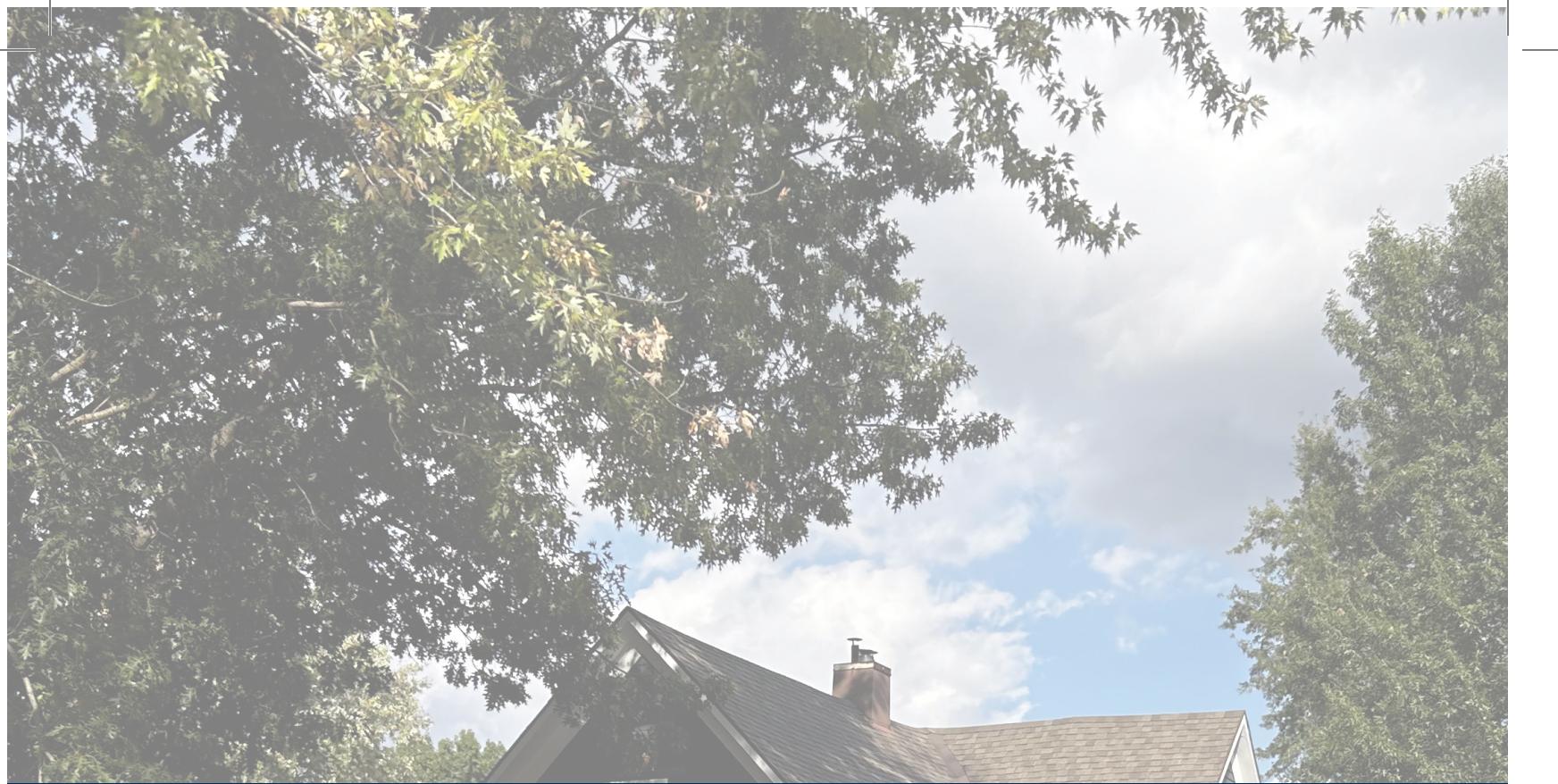
60% of survey respondents would like the city to grow at a moderate pace, with more families and businesses moving in, and 18% would like Butler to grow significantly, becoming a large and bustling community.

The following are representations of growth if the current household size for renters and owner-occupied remains the same:

To accommodate a **moderate growth** to 5,159 by 2050, Butler needs an additional 292 more or less households (owner and rental units).

To accommodate a **significant growth** to 6,995 by 2050, Butler needs an additional 975 more or less households (owner and rental units).





# GOAL

*Create a community of neighborhoods to encourage homeownership through improved housing conditions and a deeper connection to the City of Butler. GR4*



**OBJECTIVE: DEVELOP A STRONG SENSE OF COMMUNITY AND BELONGING THROUGH A SYSTEM OF ESTABLISHED NEIGHBORHOODS. OR14**

Neighborhoods are the foundation of the community; their makeup of individual properties and streets are the building blocks for the development of residents' sense of community. Organized neighborhoods channel day-to-day experiences to help identify key issues and service needs for the City. Neighborhoods preserve the small-town characteristics which should be safe, inviting, and full of engagement through local activities, strengthening the Butler community.

**STRATEGY:** Establish service areas that make up a quarter-square-mile neighborhood, covering approximately 0.25 square miles or slightly more or less. These boundaries are determined by roads, railroads, or non-residential areas.

**STRATEGY:** Guide neighborhoods within the established neighborhood service areas to become registered organizations with the city. The intent of developing neighborhood organizations and local leaders is to provide ground-up level communication. These connections can promote interaction with residents while creating a stronger sense of place for residents.

**STRATEGY:** Provide services and promote benefits to the neighborhoods. During policy updates and development of future programs, the city should offer services at the local level to establish trust and stronger communication. By doing so, the city may identify needs and issues pertaining to public safety and infrastructure and proactively plan to address them.

Potential services may include service reporting and data requests for the area, developing neighborhood improvement programs such as events and street cleanups, and providing guest speakers from the community, city departments, or local businesses to address concerns related to health, safety, home improvement programs, and job opportunities.

**OBJECTIVE: DEVELOP HOUSING IMPROVEMENT PROGRAMS FOR OWNER-OCCUPIED AND RENTER-OWNED UNITS. OR1**

**STRATEGY:** Offer innovative financing programs to establish a revolving low-interest loans fund, grants, or other funding opportunities to target home and efficiency improvement. The intent is to help residents repair and make improvements to older homes, as aged housing is typically associated with outdated construction methods and poor efficiency ratings.

The program could support existing energy consumption while improving residents' quality of life by replacing siding, insulation, doors, windows, appliances, and accessibility for persons with disabilities. The program should be developed to create a sustainable ongoing program aimed at continually offering home improvements as needed.

**STRATEGY:** Work with property owners to conduct home energy audits on a room-by-room basis. These audits are intended to inform property owners if their home is properly weatherized and protected against energy loss. This action will also support other city-supported programs to identify and validate home improvement projects. Through the Investing in American Plan, homeowners may be eligible for a tax credit until 2032. Homeowners can review this credit through IRS Form 5695.

The city will need to collaborate with funding agencies and provide information to homeowners, so they are knowledgeable about potential funding, including programs such as Healthy Homes and Weatherization, Greenhouse Gas Reduction Fund, Home Electrification and Appliance Rebates, and many more.

**STRATEGY:** Develop and expand the rental inspection program. This program should be tailored to hold property owners, landlords, and property management businesses more accountable than the occupant, creating responsibility to ethically manage and maintain Butler's housing.

Cities have required inspections conducted by a code enforcement officer and health department representative to ensure healthy living accommodations and safety. Inspection fees may be collected from an application fee, while violations must be addressed either before a change of occupant, approval of additional rental properties, or in extreme cases, liens have been placed on the property until all cited issues are resolved.



# GOAL

*Ensure equitable, attainable, sustainable, and inclusive housing for all residents, fostering a vibrant and resilient Butler. GR5*



## **OBJECTIVE: IDENTIFY HOUSING NEEDS THROUGH A COLLABORATIVE APPROACH FOR RURAL HOUSING SOLUTIONS TO INCREASE THE AVAILABILITY AND AFFORDABILITY FOR ALL INCOME LEVELS. OR2**

**STRATEGY:** Collaborate with HUD and the EDD. HUD offers a variety of resources and has launched a more direct approach to address housing in rural areas. Butler should take advantage of these resources offered by HUD, the EDD, USDA, and others through Rural.gov.

**STRATEGY:** Create accessible resources for potential homebuyers and homeowners. New allocations of funding and special programs are available to reduce the initial upfront cost of housing or for home improvements. Resources may include HUD's Homelessness Assistance, the Title Property Improvement Program, the 203(K) Rehabilitation Mortgage Insurance Program, and HUD's Good Neighbor Next Door Program, which offers a substantial 50% incentive discount from the listing price for law enforcement, teachers, firefighters, and emergency technicians, to name a few.

**STRATEGY:** Understand and evaluate home values through appraisal and track neighborhood sales for infill development potential. Collecting data and recommending housing type locations is influenced by the surrounding home values based on structure types, condition, location, and appraisal value.

**STRATEGY:** Conduct a housing needs assessments to identify key issues and actions to supply housing.

**STRATEGY:** Conduct a special needs assessment to understand underlying issues and develop strategies for homelessness, persons with disabilities, and at-risk populations. The city and partners will need to collaborate with disability and associated advocacy groups to develop universal design guidelines for housing and offer grants for retrofitting existing homes or require them in the building process.

**STRATEGY:** Establish a comprehensive housing strategy that encourages mixed-income developments and integrates affordable housing units into all new residential projects. The city will need to proactively work with local governments, non-profits, state, federal agencies, individuals, and faith-based institutions to expand and maintain its supply of affordable housing.

The city may explore several grants and funding opportunities for planning and implementation, including HUD's Choice Neighborhoods Grant,

which aims at replacing distressed housing and promoting high-quality mixed-income developments to address struggling neighborhoods with distressed public or HUD-assisted housing. Additionally, the Neighborhood Assistance Program (NAP) targets structural revitalization, community services, education, job training, and crime prevention.

**STRATEGY:** The city will need to collaborate with Kaysinger Basin Regional Planning Commission to align the Comprehensive Economic Development Strategy (CEDS) plans with housing issues identified through studies and local resources.

**STRATEGY:** Expand the existing senior housing stock. The city will need to collaborate with the community and senior housing representatives to determine the city's demand and feasibility of expansion.

## **OBJECTIVE: PROMOTE FRIENDLY HOUSING PRACTICES, TARGETED TOWARD QUALITY, SAFETY, AND ACCESSIBILITY, INCLUDING THOSE WITH DISABILITIES, THROUGH HIGHER DENSITY AND CLUSTER HOUSING DEVELOPMENTS, TO OPTIMIZE LAND USE AND MINIMIZE ENVIRONMENTAL IMPACT. OR8**

**STRATEGY:** Encourage mixed-use housing development south of Fan Avenue. Mixed-use housing may include micro-businesses and office space, creating a layer of functionality. Micro-businesses are small-scale and may include boutique shops, cafes, art studios, or small grocery and vendor spaces. Additionally, providing office space may help reduce commute characteristics by providing professionals with areas to work closer to home. These spaces may be individual offices or coworking and shared office spaces.

**STRATEGY:** Promote a mixed-use subdivision to support multi-family and higher density, small lots within the area that is east of N Orange Street and adjacent to County Road 4004.

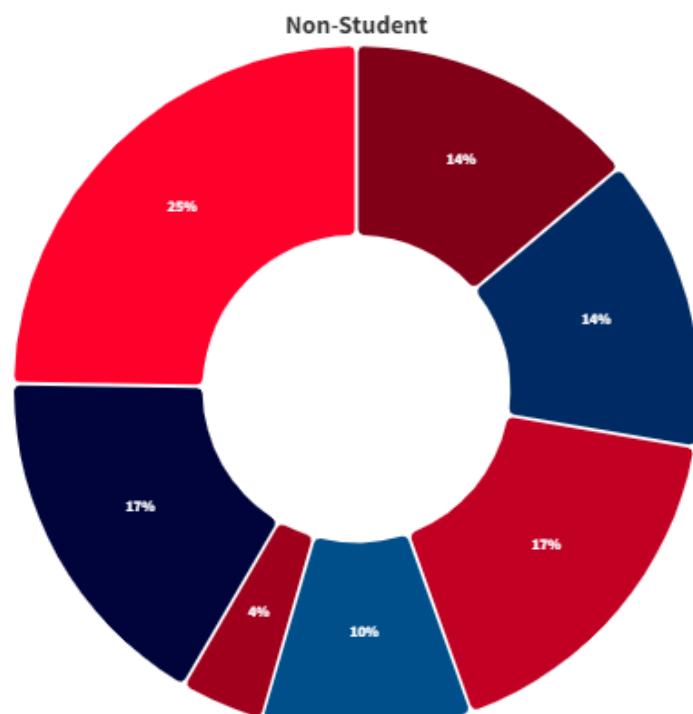
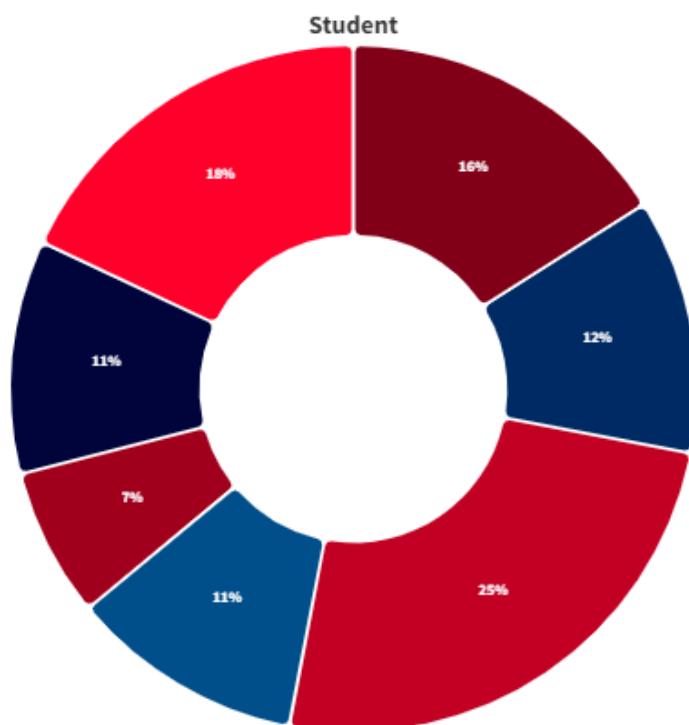
**STRATEGY:** Conduct a structural and environmental study of the Old High School with the intent to improve conditions and find funding for adaptive reuse of the high school. For example, the building could be converted into a mixed-use development supporting local businesses and offices on the first floor and adding apartments within walking distance to the square. The city will need to collaborate with partners and a developer to determine the best approach and financing options.

**STRATEGY:** Adopt minimum energy standards for sustainable housing to maximize design standards and include practices that help mitigate energy consumption and improve the quality of housing. Methods may include maximizing natural lighting with south-facing windows, properly equipped energy-saving shades, ceiling fans, low-flow water fixtures, insulation, and energy-efficient appliances.

Homeowners may be eligible for tax credits, federal rebates, and other financial strategies intended to reduce energy consumption and create more affordable housing.

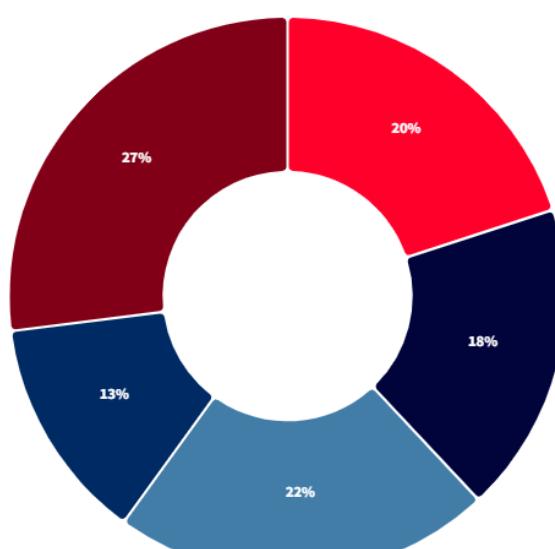
## Which types of housing developments do you feel are lacking within the city limits?

- Small homes/tiny homes (400 sq ft or less for a single story) ■ Duplex or two-units (attached or detached)
- Multi-family (apartments, triplex, quadplex, dwellings with three or more units)
- Manufactured or modular (built off site either in sections or complete, intended to sit on a permanent foundation)
- Mobile homes (Have a steel chassis with wheels and can be moved) ■ Senior living facilities ■ Single-family homes



If you currently live or have lived inside city limits, how many years you resided within the city?

- Less than 5 years ■ 5-10 years ■ 11-20 years ■ 21-30 years ■ More than 30 years

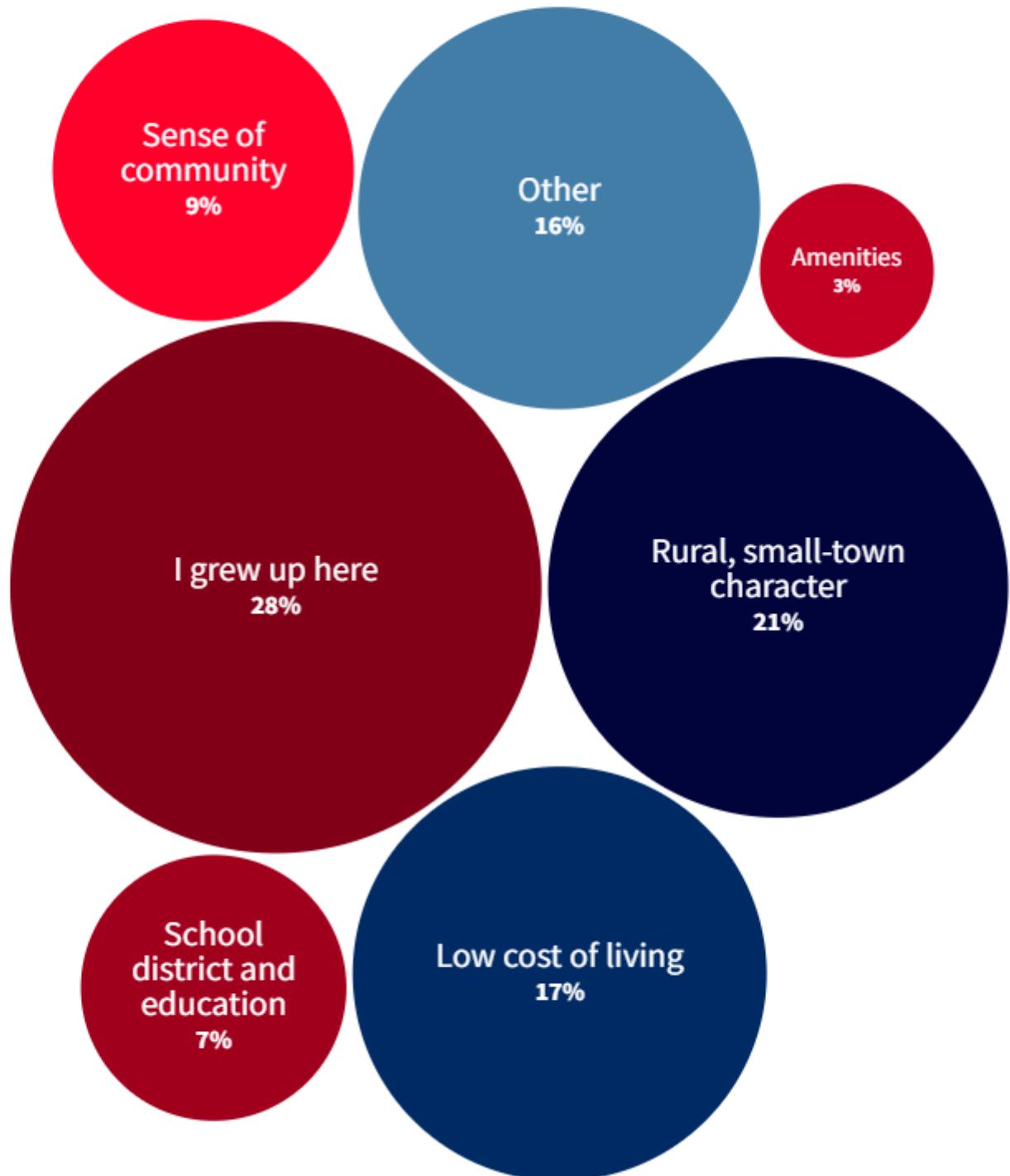




# 5

## TRANSPORTATION

Why did you choose to live inside the city limits?



## COMMUNTING CHARACTERISTICS

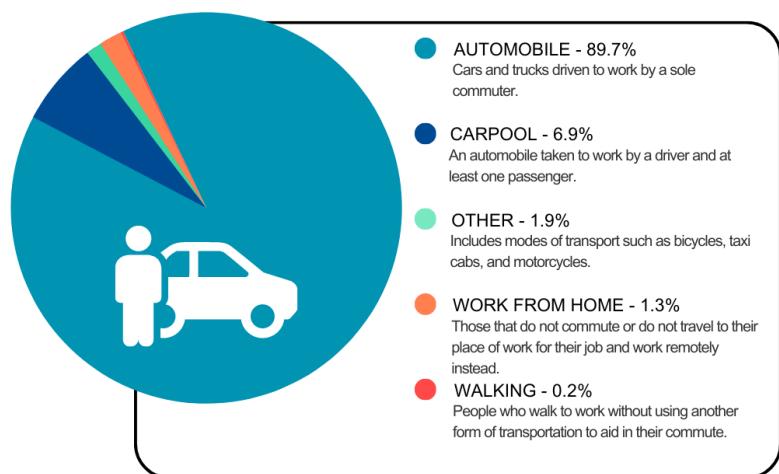
Shown in the diagram, 491 residents work within city limits, while another 1,043 leave the city to work elsewhere. While many residents commute to surrounding areas, 1,335 workers commute into Butler from residences outside of city limits.

Day time population is the number of people present in a city or geographic area during typical business hours (i.e., 9 a.m. to 5 p.m.). Butler's daytime population increases by 292 more or less.



## MODES OF TRANSPORT

Butler is a car dependent community with 89.7% of working residents aged 16 or older travel by car with 6.9% carpooling with at least one other commuter. While 0.2% walk to work, there is little travel done through bicycle and public transportation due to lacking infrastructure. It should be emphasized (1.3%) of the workforce work remotely.



## EXISTING NETWORK

Butler has several gateways in to the city. Gateways serve as the entrances into the city's major roadways which have different levels of use intensities. These areas are often an individual's initial perception of the area as they are generally the most travelled.

Butler's gateways are categorized as major, minor, and local. The areas are found south and east of city.

The first major gateway and most well-known is at the intersection of I-49 and W Fort Scott. This entrance provides travelers immediate access to a commercial corridor with fast food, retail, and auto services, but deficient in small town direction and feel.

The second gateway is Exit 130 from I-49 which is the city's southernmost entrance. This exit serves as a gradual entrance into the city and is most likely used by local residents than highway commuters as it offers fewer services but provides access to the football field and Bates County Memorial Hospital.

The third gateway is through Missouri State Route H to the east. This less traveled route gives access to the rural countryside and for travelers from MO 13.

# FUNCTIONAL CLASSIFICATION

Roadways within the City are given classification by the Missouri Department of Transportation (MoDOT) according to the service they are meant to provide dependent on various factors including traffic volumes and connectivity.

The City of Butler has five roadway classifications as described below:

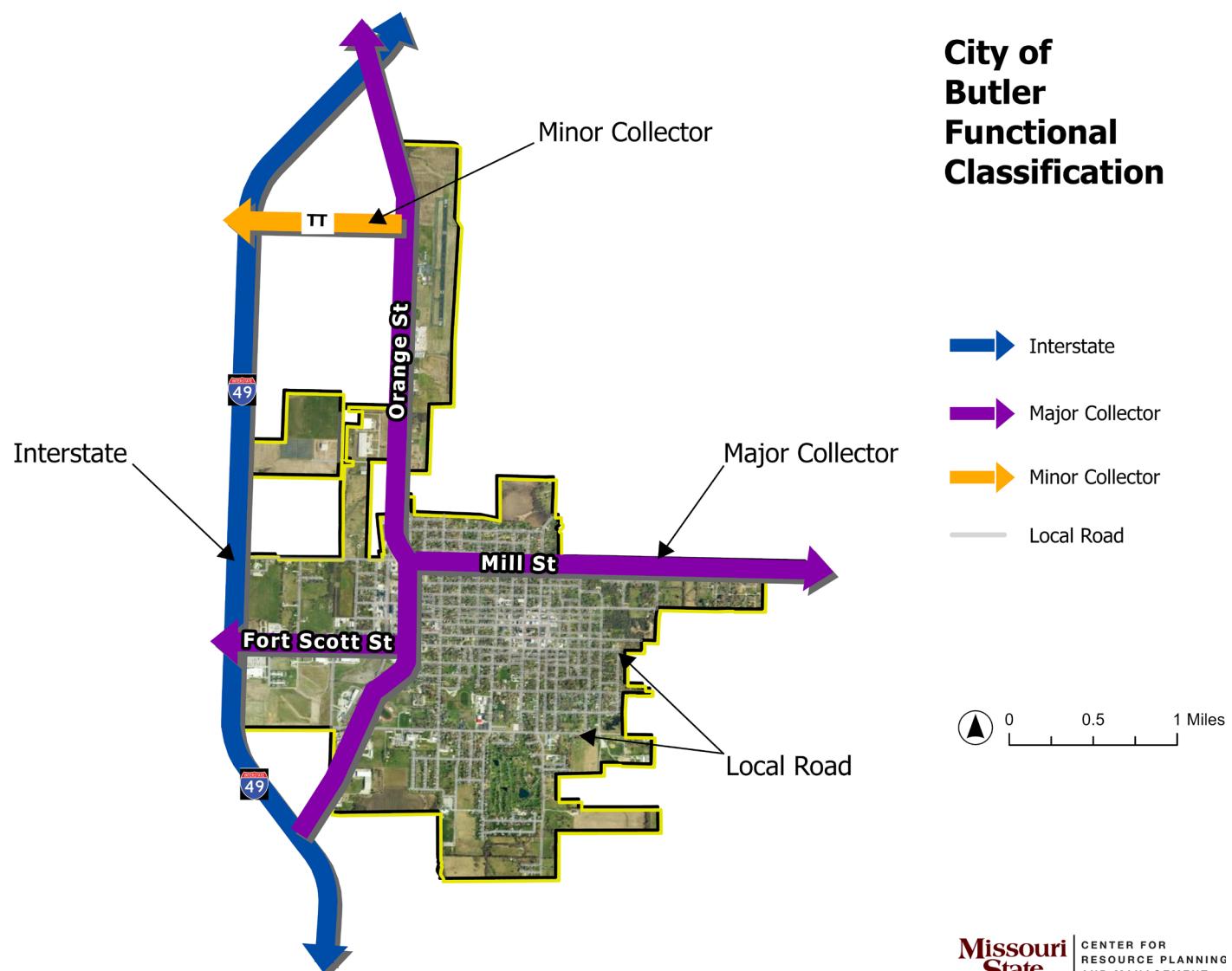
- **Local Road:** The primary purpose of local roads is to provide access between neighborhoods, parks, schools for residents and businesses. These roads typically have lower speeds and traffic volumes.
- **Minor Arterial:** A road whose primary purpose is to provide access between collectors and

roadways of higher functional classification provide local mobility. Minor arterials typically have limited and partially controlled access to adjacent properties.

**Minor Collector:** These collectors perform similarly to major collectors on a lesser scale, collecting traffic from local streets and roads distributing traffic to the major collectors and arterial roads.

**Major Collector:** A Major collectors collect and distribute traffic from local roads to principal or minor arterials. Collectors are intended to handle moderate traffic volumes.

**Interstate:** Interstates are the highest quality road designed for highspeed, high traffic volumes, and long-distance travel. These have multiple lanes, limited access, and important routes for commuters and freight traffic.



## WALKABILITY

Walkability is the ease with which an area can be traversed by foot and is measured by government agencies like the EPA by using the National Walkability Index. Walkability scores are determined by characteristics of the built environment which increase the likelihood of walking.

A scale of 1-20 was used, with 20 having the highest likelihood of people walking in an area. Butler has two areas that were influenced by a several variables including streets, density, and terrain.

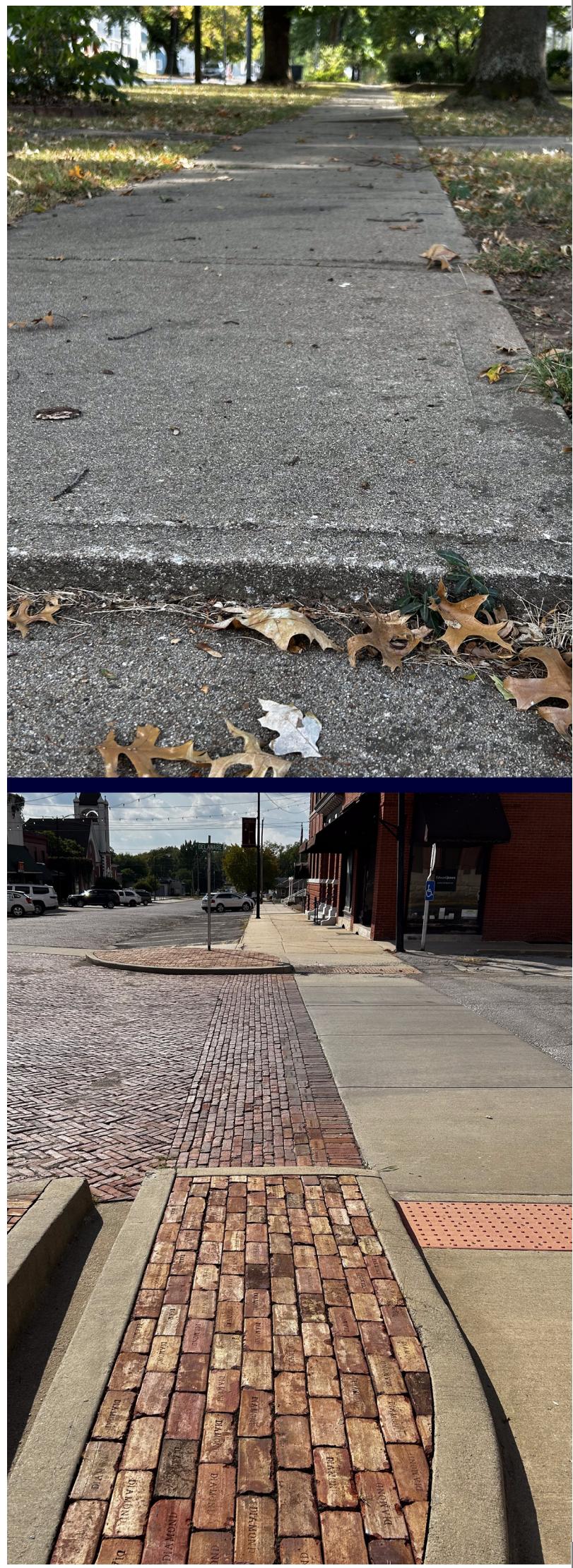
City center ranked the highest walkability score of above average, with a rating of 10.51 – 15.25. This area may be defined as south of W Pine Street to W Nursey, and east of S High Street to S Main Street.

All other portions of the city ranked a below average walkable score less than 10.50.

This can be attributed to a lack of quality, well-maintained sidewalks, crosswalks, or activity centers.

As suggested in the community survey, 66% of respondents reported being either very dissatisfied or dissatisfied with current roadway infrastructure, and 69% reported similar dissatisfaction with sidewalk conditions.

In addition, respondents suggested the city's top priority for should be maintaining existing road and sidewalks.



## PEDESTRIAN SHEDS

Pedestrian sheds were analyzed through various network analysis considering community activities centers as a destination for those mostly like to walk to.

Five areas were identified as potential social anchors where the community activity is most likely to occur including the city's center at the Square, High School, Library, Mill Street Park, Municipal Park and Pool.

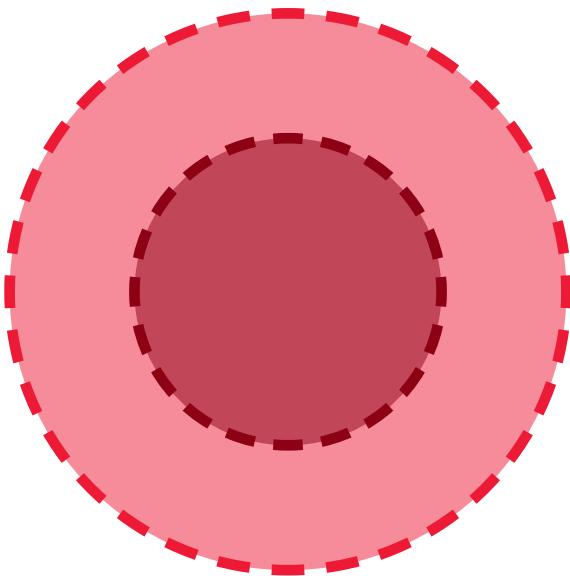
These areas are represented by the following graphics illustrating the average person's walking speed to reach these destinations within a 5 to 10 minutes walks.

It should be emphasized, this assumes individuals would be using sidewalks and roads, as necessary. While this analysis did not consider the conditions, user-friendly, access, or ADA compliance.

The following maps depict the residential areas that were classified as served or being within the 10-minute walking distance.

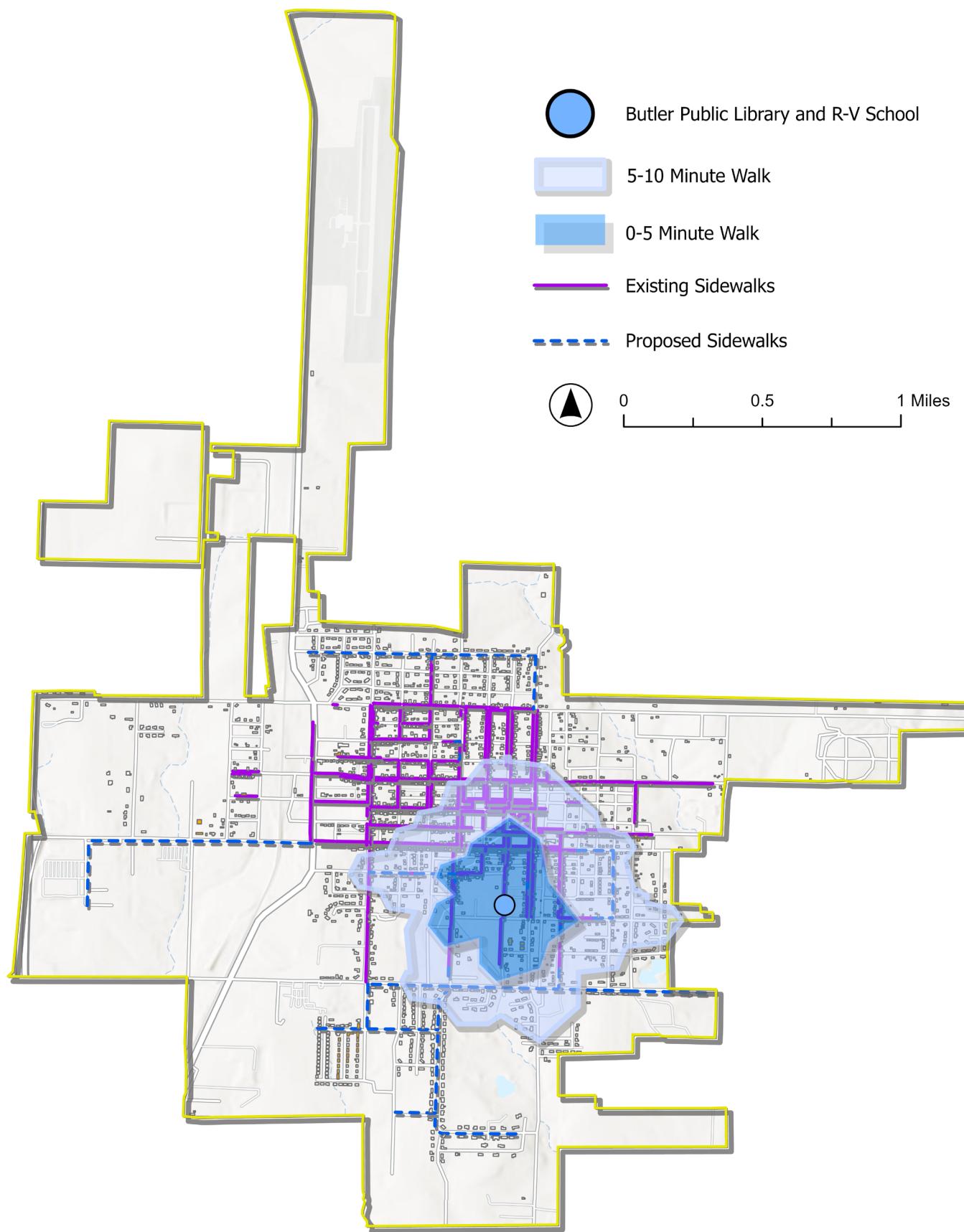
**5 minutes or less walk - *Interior area***

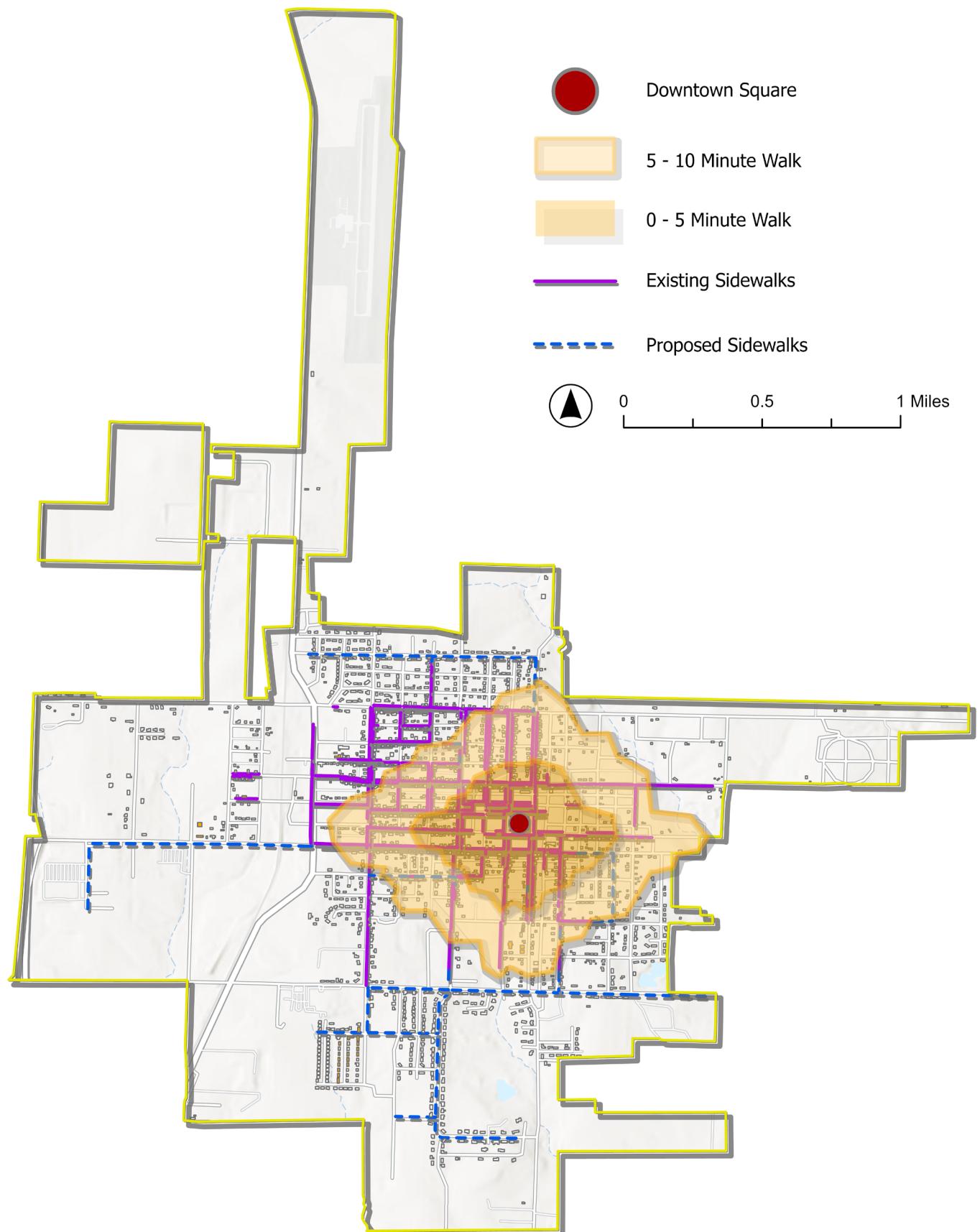
**Up to 10 minutes or more - *Outer most area***

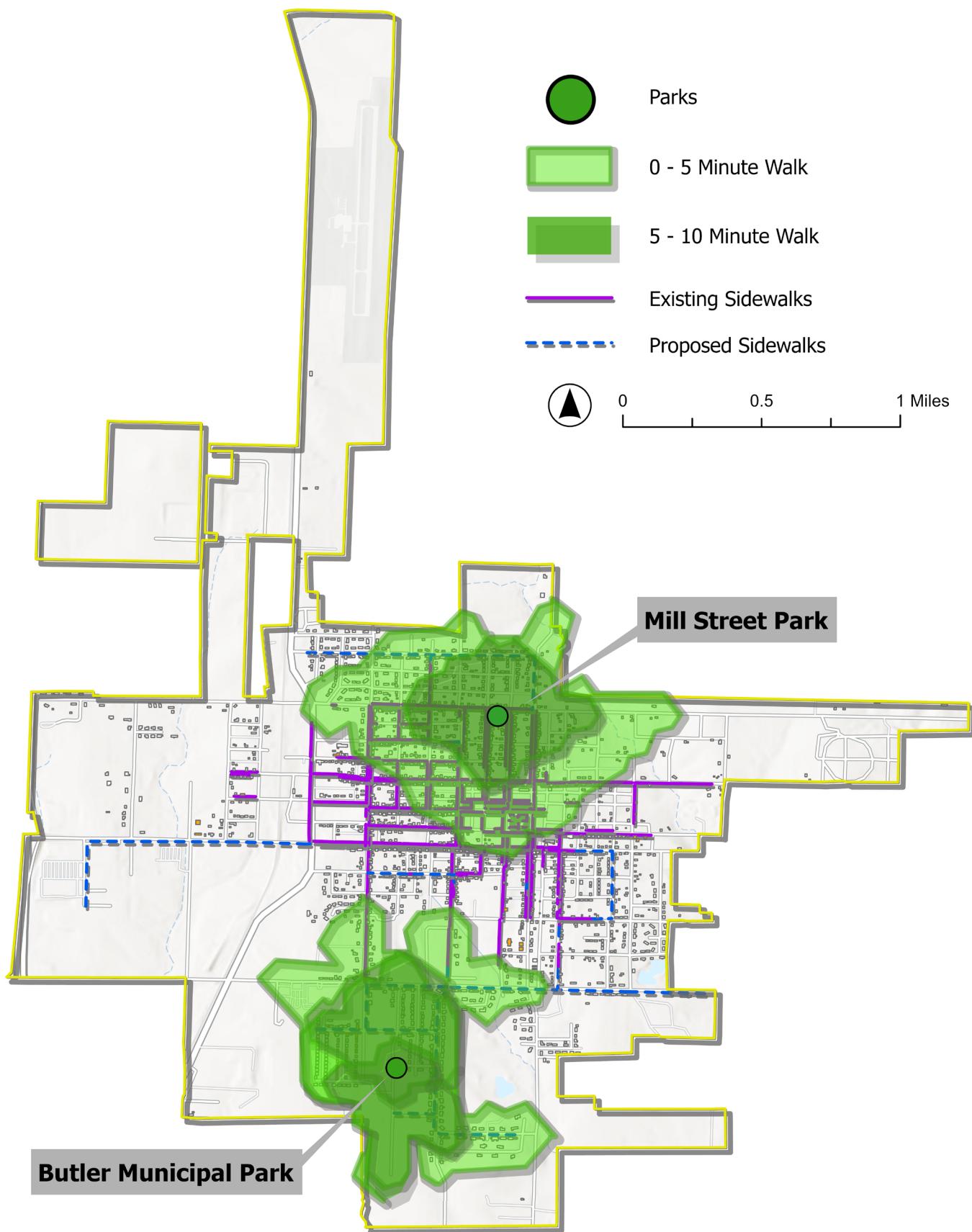


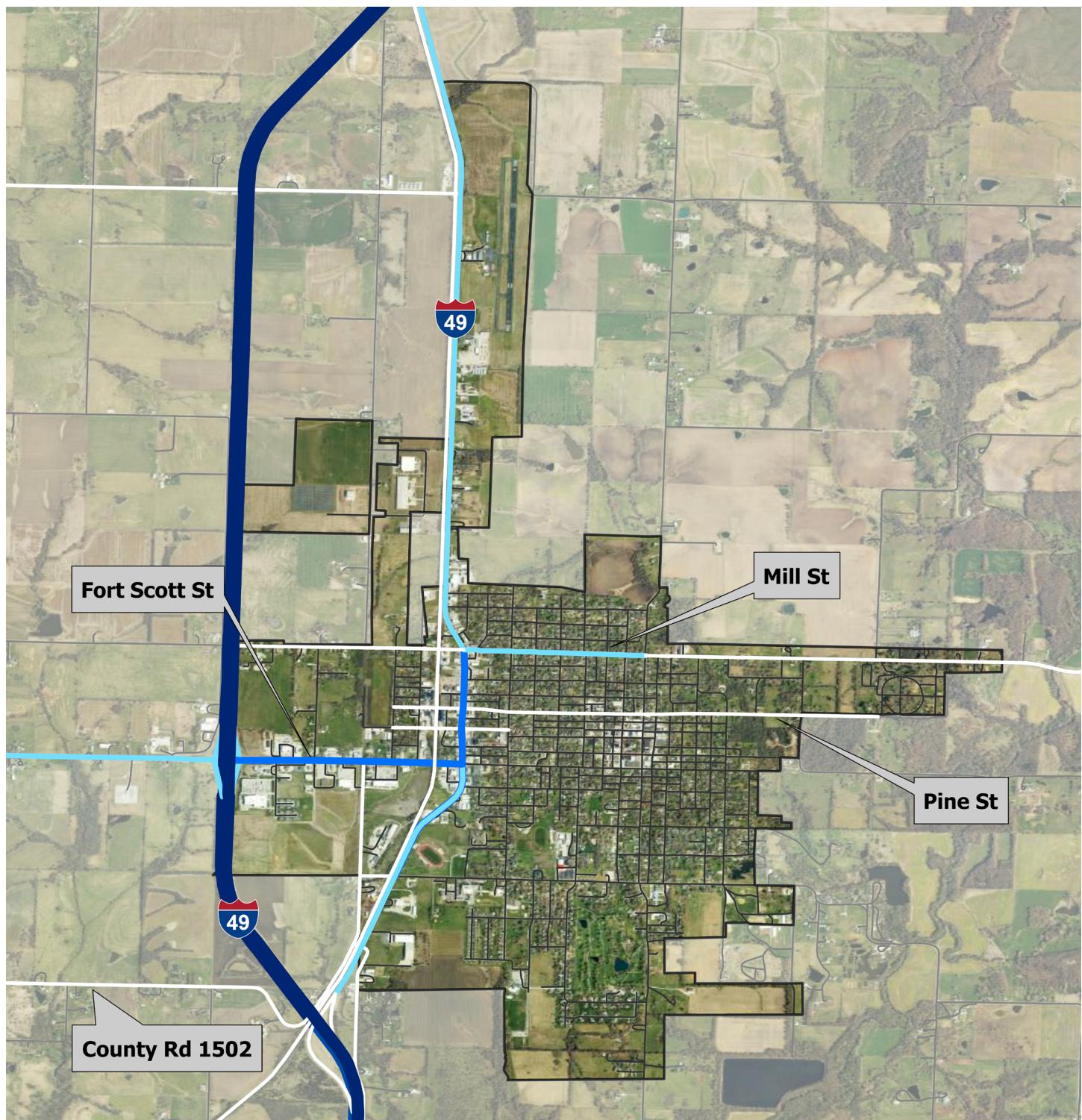
**EXISTING SIDEWALKS** were identified from an aerial analysis using latest imagery and windshield survey. It should be noted sidewalk conditions were not included; however, the City should inventory all sidewalks and the conditions during the recommended transportation planning proc

**PROPOSED SIDEWALKS** were identified to increase pedestrian connectivity and minimize dependency of roads. Improving access from the City's center into the residential areas to the northwest, along Fort Scott, and to the pool and municipal park. Future improvement should carefully consider crosswalks, signage, and reduced speed limits intersecting major roadways.

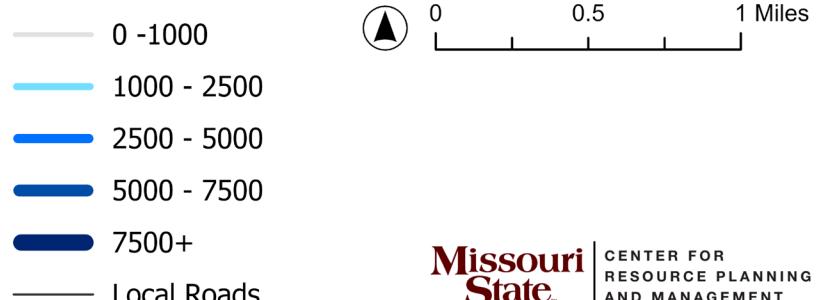








## City of Butler Average Annual Daily Traffic in 2022 (AADT)



**Missouri State** | CENTER FOR  
RESOURCE PLANNING  
AND MANAGEMENT

# GOAL

*Enhance transportation infrastructure and safety through the development and implementation of a comprehensive city-wide master transportation plan.*  
GR6

**OBJECTIVE: CREATE A CITY-WIDE  
TRANSPORTATION PLAN TO MAKE  
GETTING AROUND SAFER AND EASIER  
FOR EVERYONE. OR5**

**STRATEGY:** Adopt and implement policies to improve safety conditions and accessibility across the community's transportation system, as identified in the master plan, and update the city's 1967 Major Thoroughfare Plan.

**STRATEGY:** Plan to extend Fan Avenue and install infrastructure to encourage a mixed use residential development.

**STRATEGY:** Improve pedestrian connectivity between new residential developments. City code should require pedestrian connections by dedicating portions of land for entry into a neighborhood specifically designed for trails and sidewalks.

It should be emphasized these connections may be differentiated from roads and have separate entrances to minimize residents' interaction with roads and traffic. This can safeguard residents and their families, providing access to other sections of the city without requiring crossing streets and roadways.

**STRATEGY:** Conduct a walking audit of all local streets. A sidewalk inventory can be used to review existing conditions and prioritize future improvements based on conditions or lack of sidewalk connectivity and ADA standards.

**STRATEGY:** Adopt a complete streets policy to require bike, pedestrian, and supportive infrastructure on all new road expansions and major updates.

## OBJECTIVE: CONTINUE TO PLAN AND IMPLEMENT SUBAREA AND CORRIDOR STUDIES.

**STRATEGY:** Conduct a corridor planning study of Orange Street, Business 49. This area may be defined as beginning at the intersection of W Fort Scott Street extending to W Mill Street. The specific planning area and study will need to be determined while working with MoDOT, consultants, regional, and local experts to determine the costs. The city will need to budget for this process once costs have been determined. This corridor study is intended to provide specific market opportunities and street design recommendations to establish this stretch as an iconic roadway of Butler's history, encourage economic development, and future historic preservation.



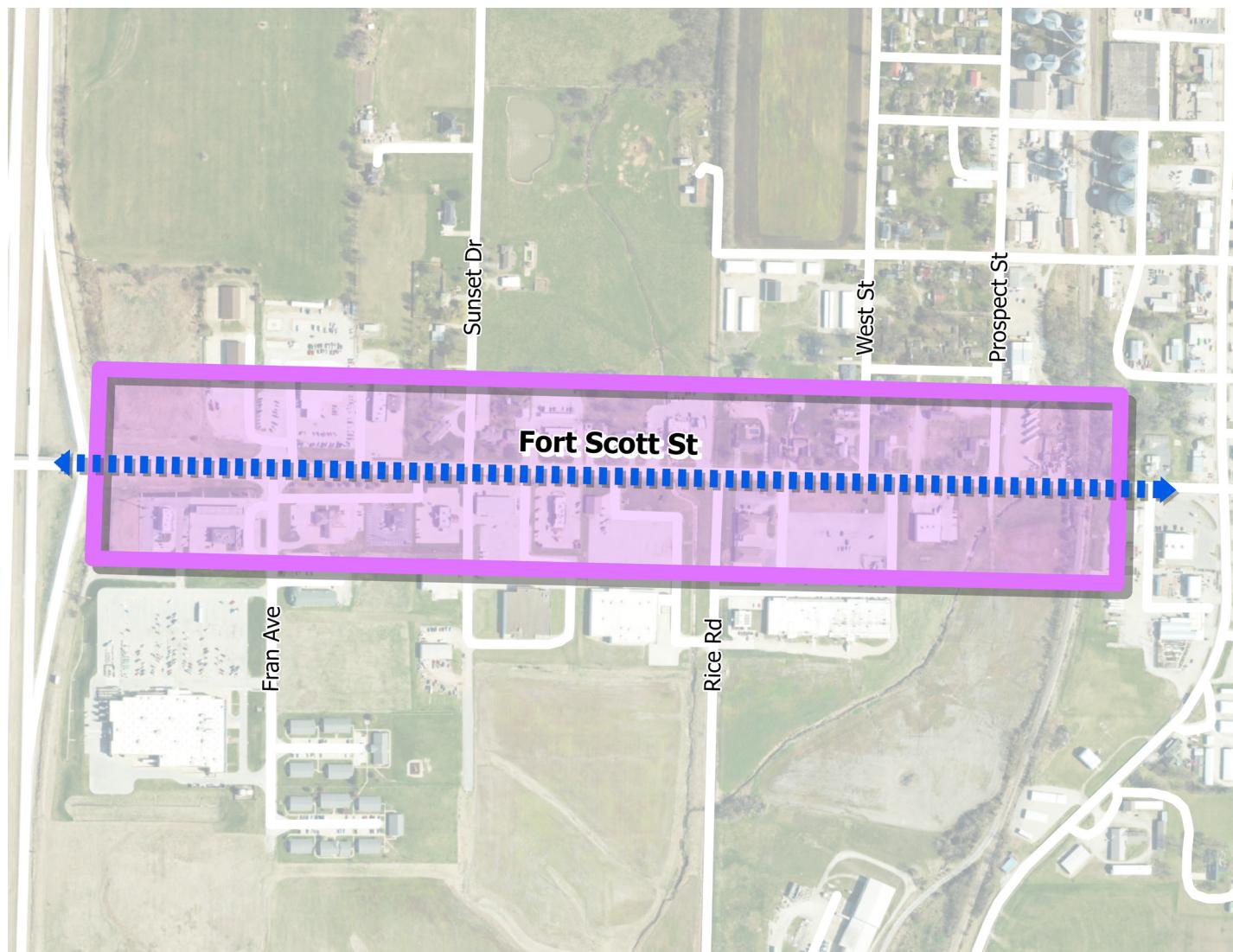
**STRATEGY:** Conduct a corridor planning study of W Fort Scott. Butler's primary commercial corridor has seen significant growth over the past several decades. Development of this corridor has been wide and sparse, creating large separation between businesses with large parking lots. This type of development can inhibit the city's ability to maximize commercial land uses. The intent of this corridor study is to provide recommendations for highway commercial zoning, including specific development standards for lighting, signage spacing and design, setbacks, streetscaping, green infrastructure, and minimum parking standards.

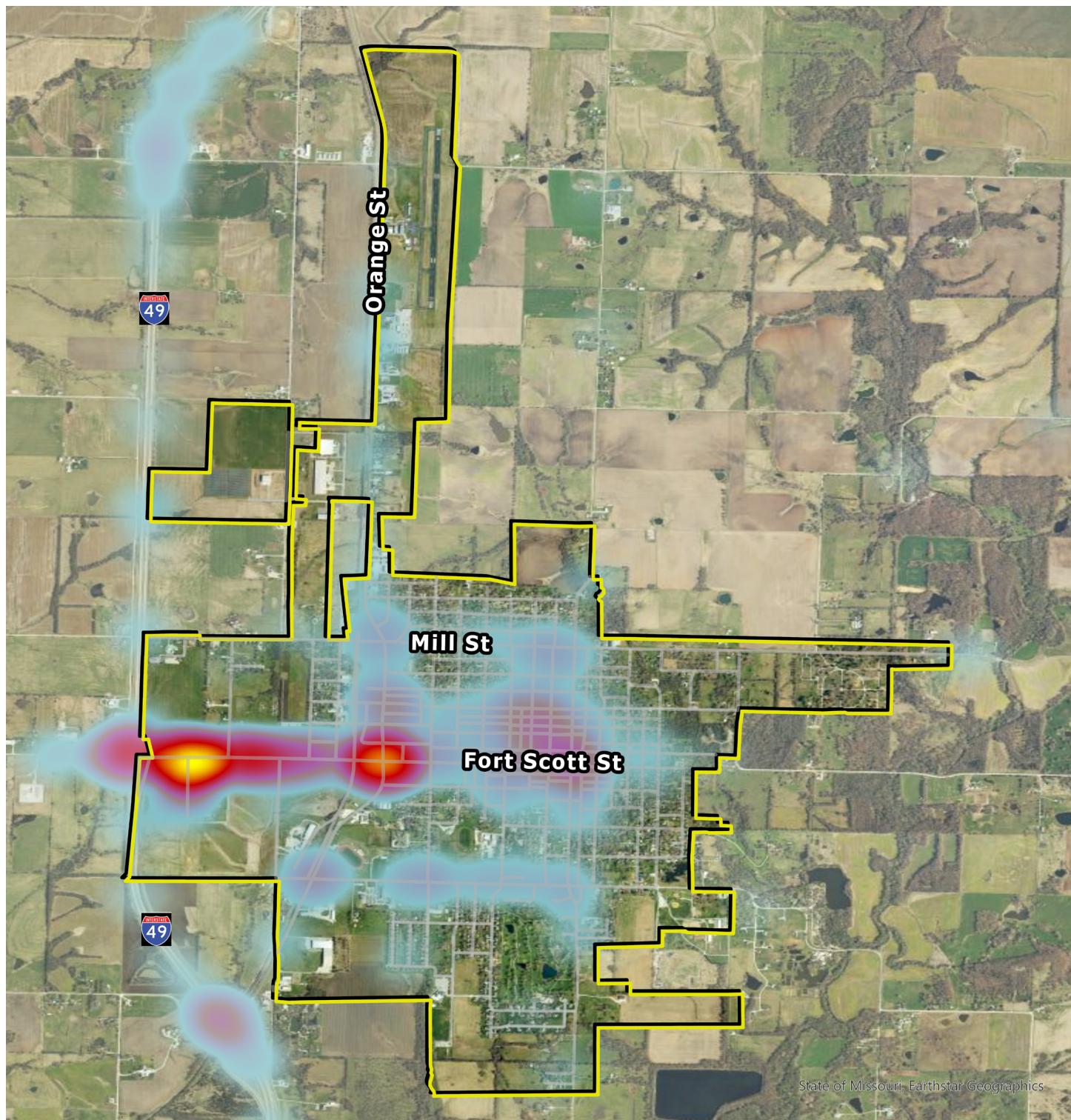
Funding may be possible to conduct and construct improvements to these areas depending on the scale and transportation improvements the city would be willing to do, including bicycle and pedestrian enhancements.

Potential funding may include the Active Transportation Infrastructure Investment Program (ATIIP), Highway and Bridge programs through the Federal Highway Administration, Railway Highway Crossing Program Overview.

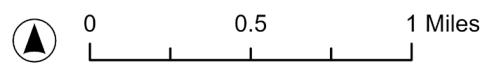
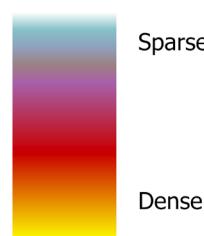
**STRATEGY:** Collaborate with neighborhoods and establish complete streets at focal points. These areas will help create local neighborhood commercial areas and minimize traffic and speeds.

**STRATEGY:** Develop a parking management plan for key commercial areas. The city should work to encourage joint-use parking lots, shared drives, and off-street parking providing internal access to reduce ingress and egress from the main roadways. Commercial businesses, subarea corridors, and public facilities should be required to have shared parking.

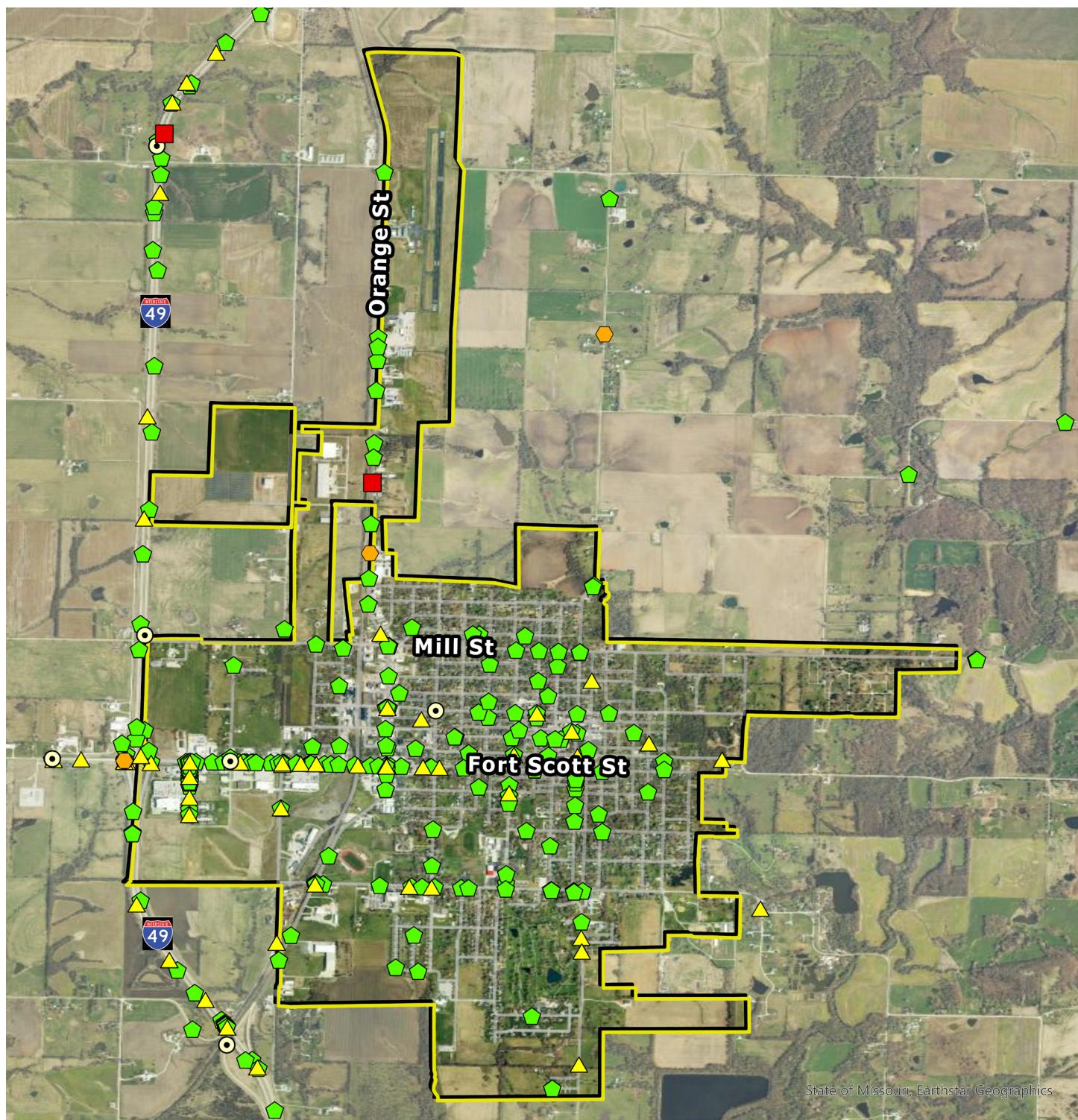




## **City of Butler Crash Points 2018-2022**



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RESOURCE PLANNING  
AND MANAGEMENT

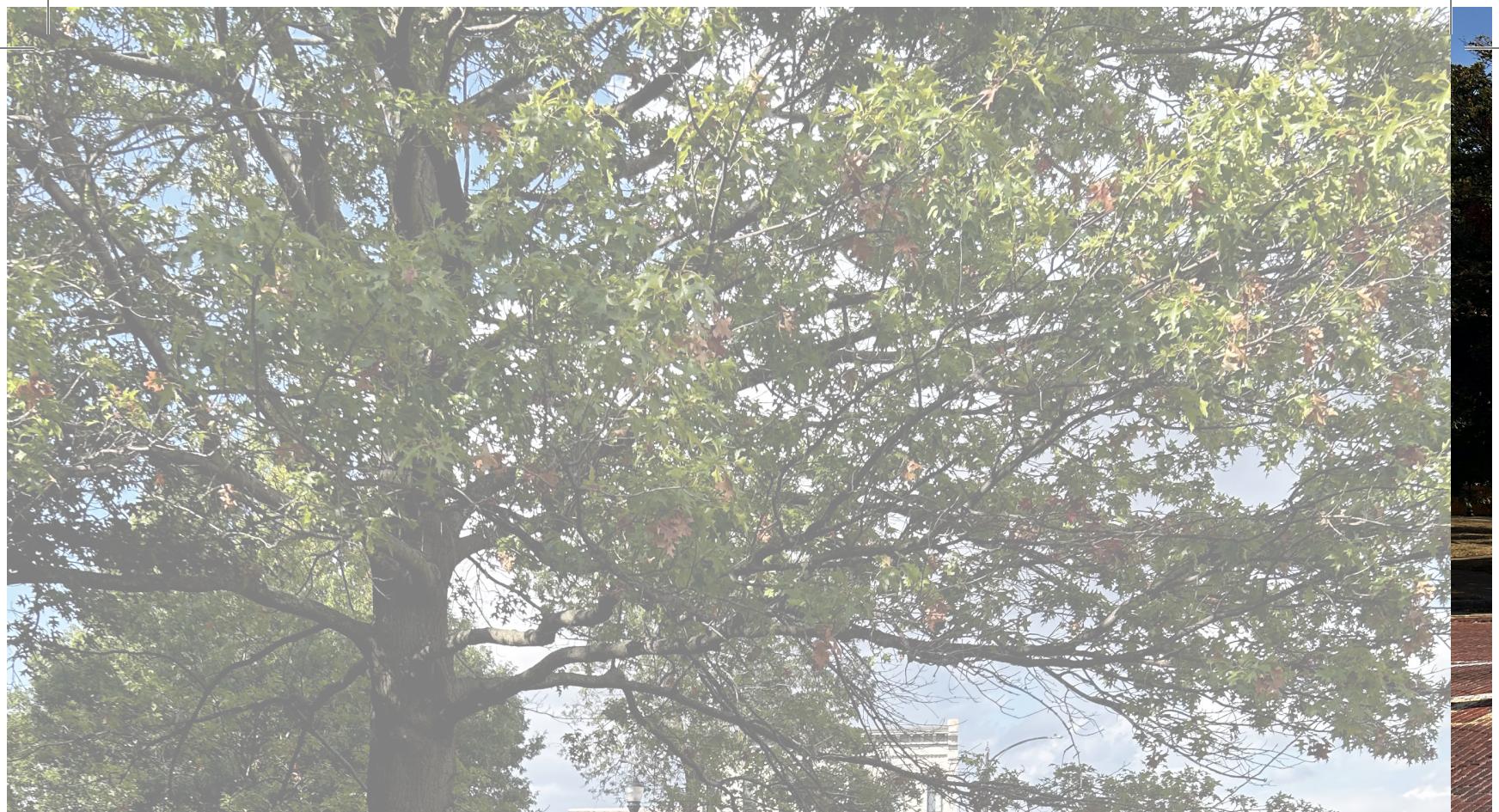


## **City of Butler Crash Points 2018-2022**

- █ Fatal
- █ Disabling Injury
- Suspected Serious Injury
- △ Minor Injury
- █ Property Damage Only

0 0.5 1 Miles

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RESOURCE PLANNING  
AND MANAGEMENT



# GOAL

*Collaborate with other planning partner agencies on transportation-related issues. GR2*



**OBJECTIVE: DEVELOP A STREET NETWORK THAT IS SAFE AND EASY TO ACCESS FOR ALL USERS, INCLUDING VEHICLES, PEDESTRIANS, AND CYCLISTS. OR3**

**STRATEGY:** Prioritize needs during Kaysinger Basin Regional Planning Commission's annual transportation prioritization process with Bates County. Collaborating with Kaysinger Basin Regional Planning Commission and Bates County gives the city a chance to communicate its needs to the county and to MoDOT. In addition to attending and filling out the appropriate forms and information, the meeting will provide the opportunity to elevate the city's needs higher on the county priority list.

**STRATEGY:** Work with MoDOT, Kaysinger Basin Regional Planning Commission, and engineers to evaluate the need for intersection improvements. Two intersections along W Fort Scott reported to have the highest recorded incidents including property damage and injuries. Specifically at the intersection of Fran Avenue and the intersection of S Orange, Fort, and BUS 49.

**STRATEGY:** Identify and implement "road diets" when feasible. Road diets minimize accidents and speeding by reducing lanes and portions thereof for landscaped medians, bike lanes, sidewalks, and unique areas. The city may prefer a sample road diet prior to city-wide implementation to monitor the effects and feasibility.

**STRATEGY:** Work with Bates County to acquire county roads and right-of-way for future annexations.

**STRATEGY:** The city will need to collaborate with regional planning commissions and universities for assistance with grant applications and administration. The city has the ability to apply to funding opportunities, including the Transportation Alternatives Program (TAP), to fund sidewalk improvement and extension projects. However, some funding can only be accessed through these channels, including grants from Community Development Block Grants (CDBG), which continue to support various projects from housing to downtown revitalization.

**STRATEGY:** Determine the feasibility of an on-ramp north of Butler to the west of the Airport. This is intended to create an alternative gateway into the City of Butler for freight traffic and support light industrial uses.

**OBJECTIVE: DEVELOP REGIONALLY RECOGNIZED AREAS OF THE SQUARE AND THE “OLD STRIP” TO PERSEVERE HISTORIC AESTHETICS. OR6**

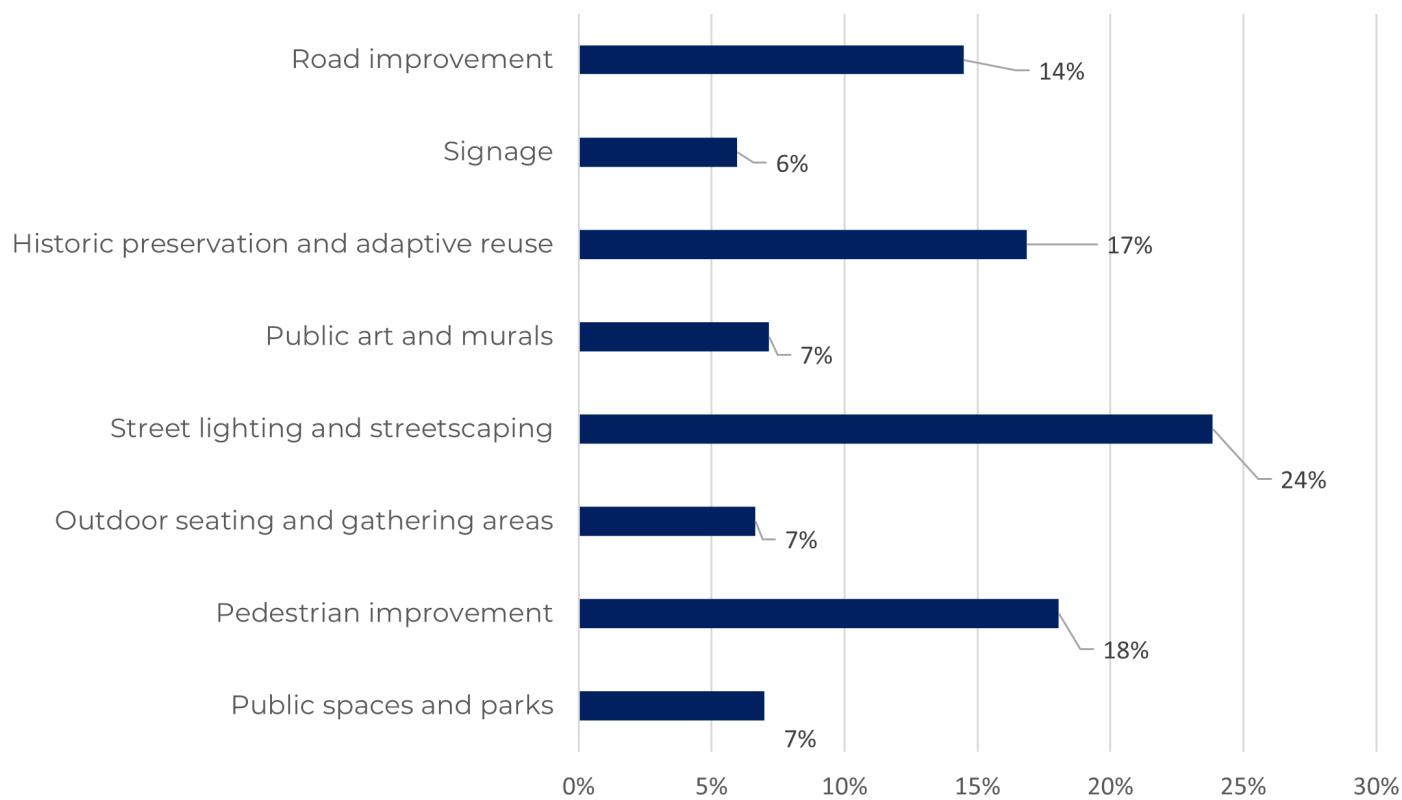
**STRATEGY:** Conduct a parking survey to count all available public and private parking spaces in the square and historic area. This strategy should realistically assess the amount and location of parking needed for the entire area. It will help minimize requirements for parking for residents and businesses and may provide recommendations for on-street parking and residential parking separation.

**STRATEGY:** Create bike and pedestrian routes from neighborhoods to the Square. This aims to establish consistent paths for residents and drivers to anticipate areas where cyclists and pedestrians may be more frequent. These routes should feature clearly marked signage, distributed to neighborhoods, and available on the city's website.

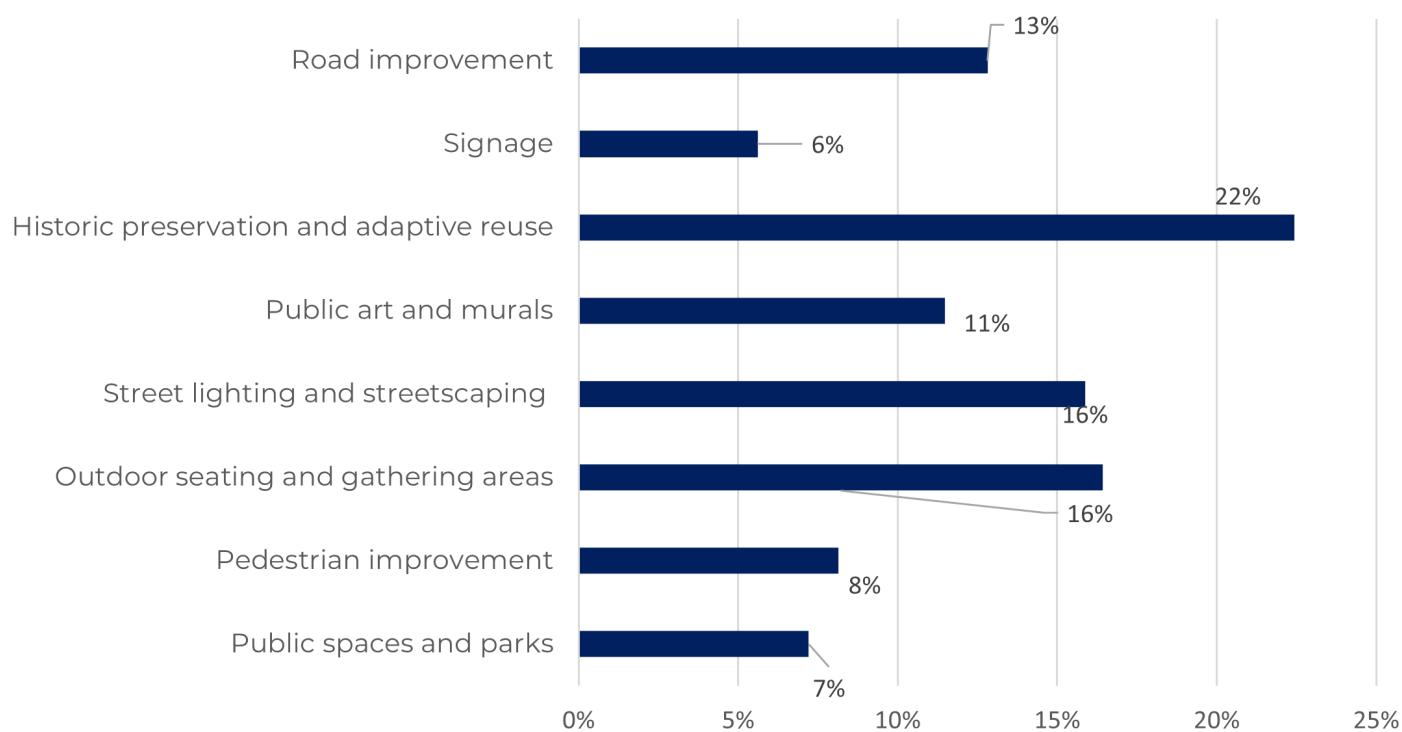
**STRATEGY:** Initiate a street tree planting program to cultivate a sense of place, enhance vehicle buffering, offer shade, and provide seasonal interest. Street trees have been shown to naturally reduce vehicle speeds while offering numerous health and economic benefits.



## Priority “Old Strip” Improvements



## Priority Square Improvements

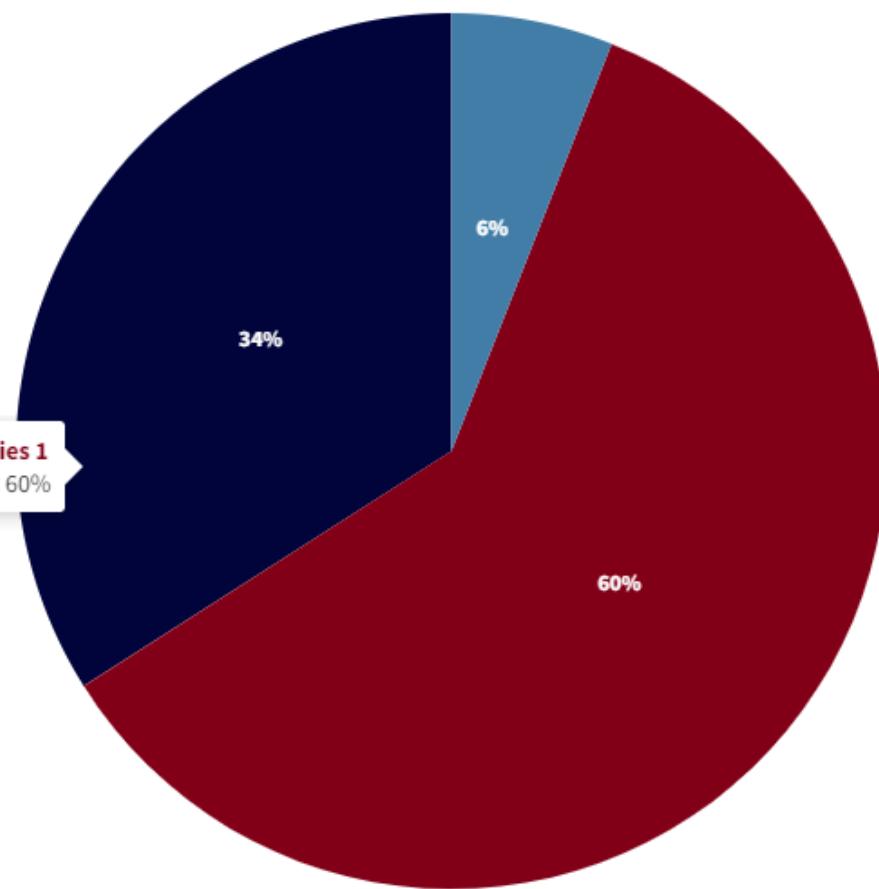


# 6

## COMMUNITY FACILITIES, INFRASTRUCTURE, & HEALTH

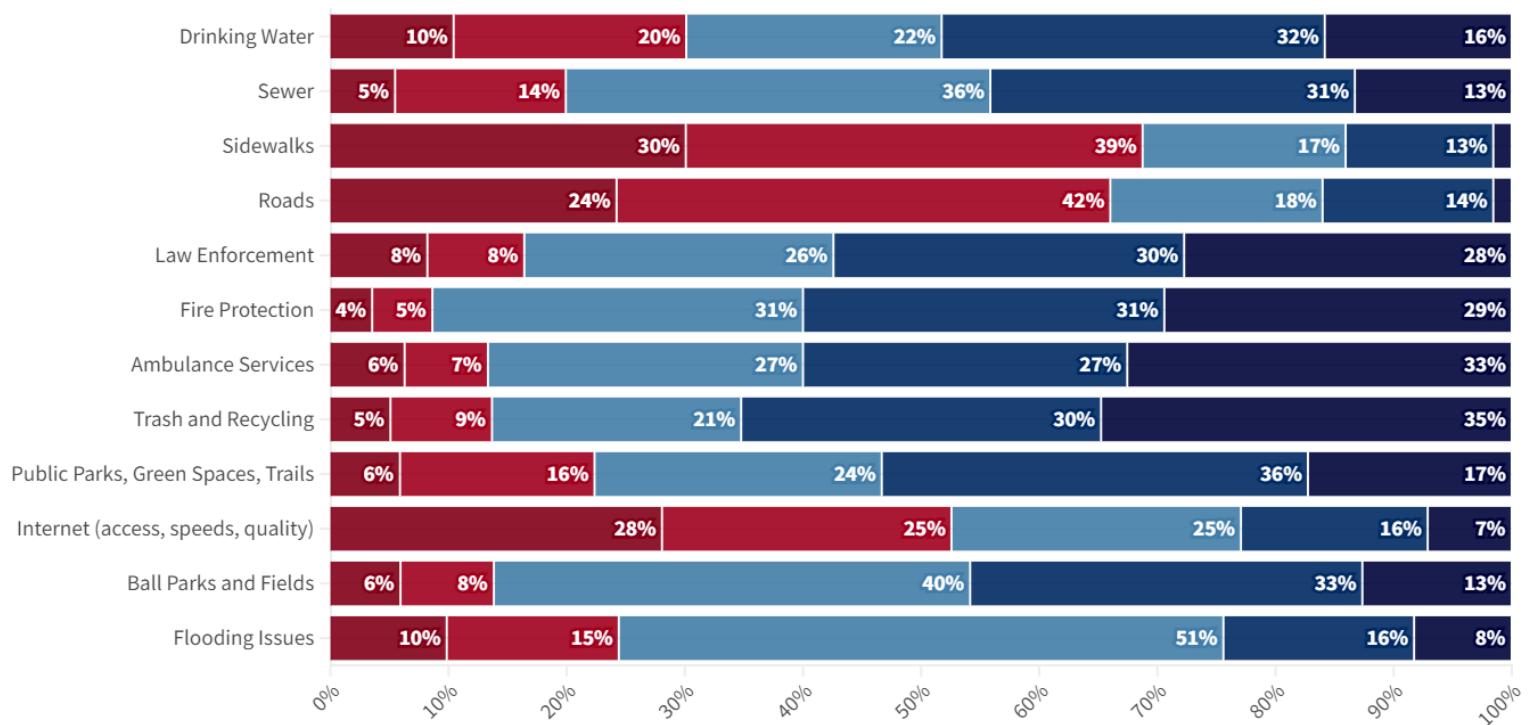
## Do you have any dependents in the Butler School District?

■ Yes ■ No ■ I will in the next 5 years



## How satisfied are you with the current infrastructure or service?

■ Very Dissatisfied ■ Somewhat Dissatisfied ■ Neither Satisfied nor Dissatisfied ■ Somewhat Satisfied ■ Very Satisfied



## CITY HALL

Butler City Hall is located at the corner of N Delaware Street and W Ohio Street on the city's downtown square. City Council meetings are held in the building on the first and third Tuesday of each month at 7 p.m. All eight city council members, the city clerk, and the mayor are present for these meetings. The City of Butler is governed by a mayor-council system of government.

## BUTLER LIBRARY

The Butler Public Library, located on W Atkison Avenue, offers various collections of print and digital media as well as three computers with access to the internet. The library also offers multiple afterschool and summer school programs for students as young as three years old.

## BUTLER MUSEUM

Butler is home to the Bates County Historical Society and Museum, a non-profit organization dedicated to celebrating and preserving the history of the community. The museum is located at the northeast corner of Butler, just east of I-49, on the former site of a county "poor farm," a tract of agricultural land worked by the needy and impoverished to gain public assistance and support.

## EMERGENCY SERVICES (FIRE, POLICE, EMS)

A city's emergency services play a crucial role in ensuring the safety, security, and well-being of its residents. The City of Butler is equipped with a comprehensive range of emergency services that serve as the front line of defense against crime, fire, natural disasters, and illness.

Preparedness for these emergencies is currently managed by the City of Butler, MO through Missouri Revised Statutes.

**FIRE** - Fire response in Butler is carried out by the Butler Fire Department, a team of salaried firefighters under the direction of the city's Fire Chief. The mayor of Butler appoints the fire chief and firefighters, including substitutes, pending majority approval from the city council.

As of now, Butler does not have officially designated storm shelters listed to the public. However, two locations, First Christian Church and Immanuel Baptist Church, volunteer their facilities for use as shelters in the event of a storm or tornado. Their

contact and location information are posted on the city's website; however, these facilities remain locked when not in service and require prior notification for use as a storm shelter.

**POLICE** - Established in 1995, the Butler Police Department (BPD) protects and serves the community. The BPD employs ten full-time and six reserve police officers, as well as eight emergency dispatchers. The BPD dispatch center provides dispatch services for the Butler Police, Butler Fire Department, Amsterdam Fire Department, and Amoret Fire Department. Additionally, animal control and building code enforcement operate out of the BPD station on North Fulton Street.

Headquartered in Butler, the Bates County Sheriff's Office serves more than 16,500 residents within its jurisdiction. The sheriff's office employs a patrol team of eighteen deputies, including a K9 unit. Two sheriff's deputies operate the local Drug Abuse Resistance Education (D.A.R.E.) Program, educating local students about the dangers of narcotics.

**EMS** - Emergency Medical Service (EMS) provided by the Bates County Memorial Hospital. Residents of Butler and the surrounding Bates County have access to 24/7 ambulance services, including emergency helicopter transport.

## HEALTH CARE

A healthy community begins with adequate access to healthcare facilities and services. Ongoing health monitoring and programs to support healthy lifestyles.

Public health in Butler is managed at the municipal level by the Bates County Health Center, established in 1975 and funded through a community-approved property tax. The center focuses on promoting and protecting the health and safety of residents.

Public outreach programs organized by the center are vital for informing the community about best practices in health and safety. One such program is People with Arthritis Can Exercise (PACE), which helps senior residents.

**HOSPITALS & CLINICS** – Butler is supported by the Bates County Hospital and five additional clinics.

## UTILITIES

**ELECTRIC** - The City of Butler's Public Utilities operates electrical utilities for the entire city and a portion of the surrounding county. Rates vary based on the intensity and type of use; residential structures can expect rates of \$0.1200 per kWh with decreased rates in winter for electric heaters. Commercial and industrial businesses have discounted electricity prices based on the intensity of the operation, beginning at \$0.1210 per kWh for small commercial operations and dropping to \$0.0559 per kWh for industrial operations.

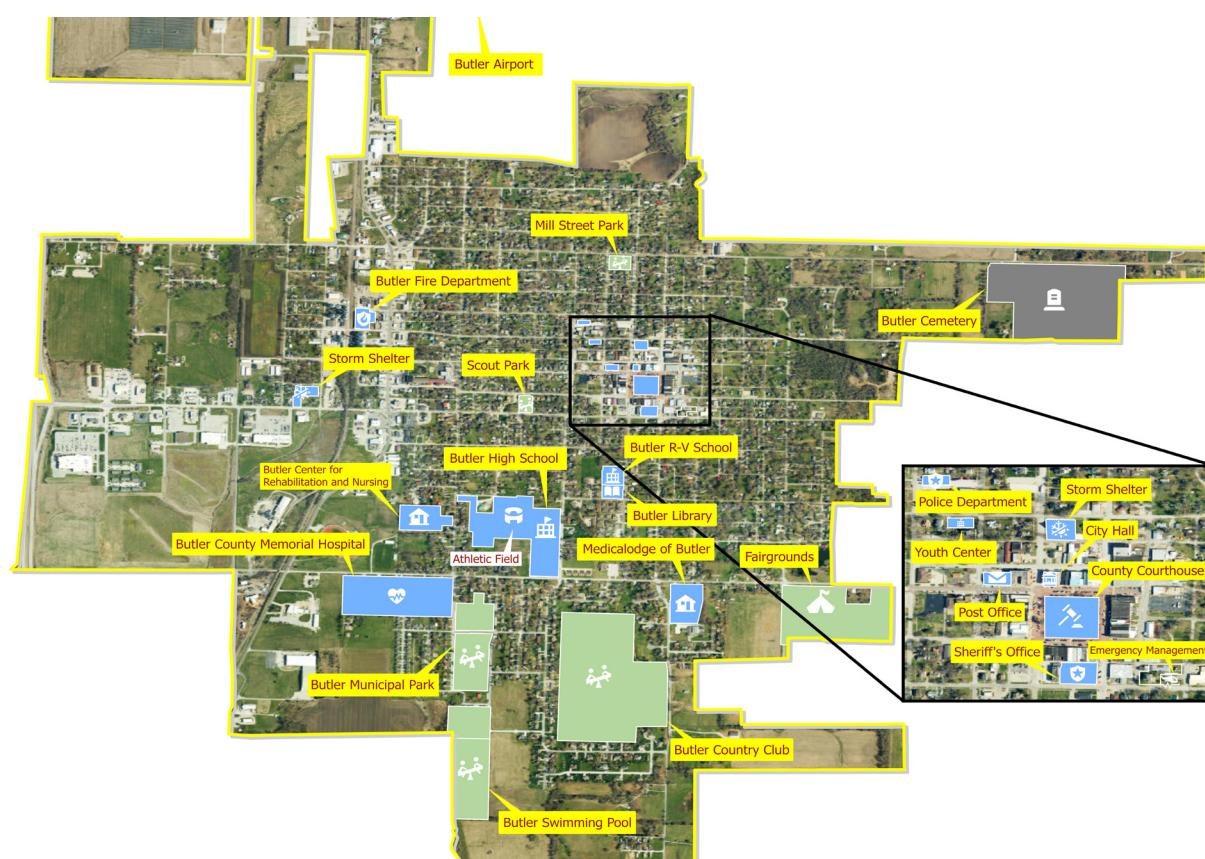
**WATER** - The City of Butler provides water utilities through Public Utilities and maintains facilities through the Public Works department. Drinking water is sourced from Butler Lake, Miami Creek, and the Bates County Drainage Ditch. For all properties within Butler city limits, water rates are \$14.00 for the first 1,000 gallons and \$5.81 for every 1,000 gallons thereafter. For all properties outside city limits, excluding those within Public Water Supply Districts, rates are \$19.00 for the first 1,000 gallons and \$6.81 for every 1,000 gallons thereafter. Butler Public Utilities also provides water to rural customers in Bates County Rural Water Districts 1,3,4, and 6. The average daily water consumption for all customers in the service area is 812,200 gallons, reaching up to 1.3 million gallons at peak hours. Drinking water is treated at a pumping station near

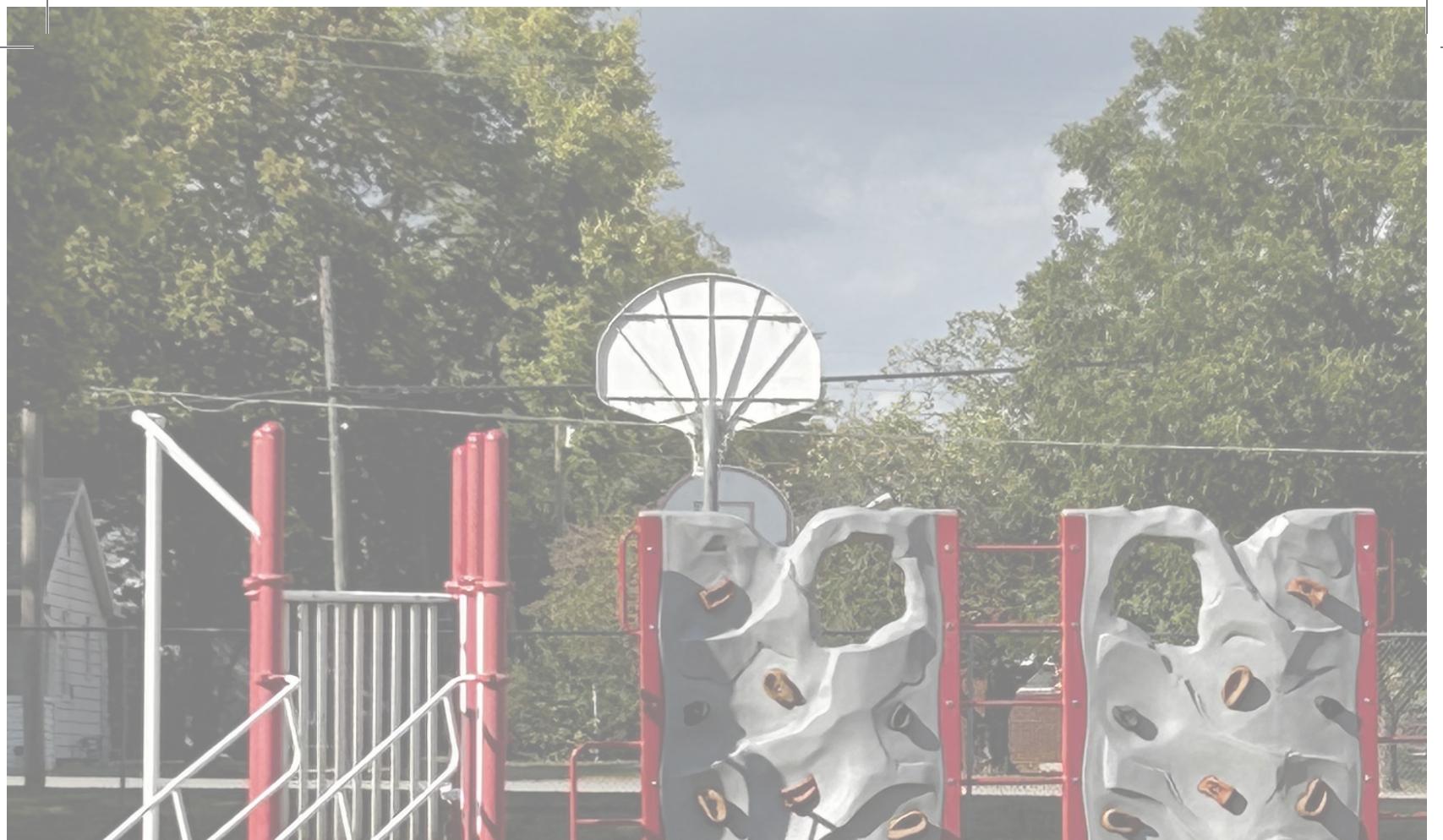
Miami Creek. Constructed in 1967, the treatment plant has the capacity to treat 1.4 million gallons of water per day.

**SEWER** - Sanitary sewer utilities are provided by Butler Public Utilities and maintained by the Public Works Department. Sewage rates start at \$5.30 per 1,000 gallons for properties within city limits and \$8.45 per 1,000 gallons for properties outside the city. Wastewater is treated at a facility south of Butler, located along Mound Branch River. The sewer system is designed to serve a population of 9,300 people and the treatment plant is designed to serve a population of 6,200 people.

## BUTLER SCHOOLS

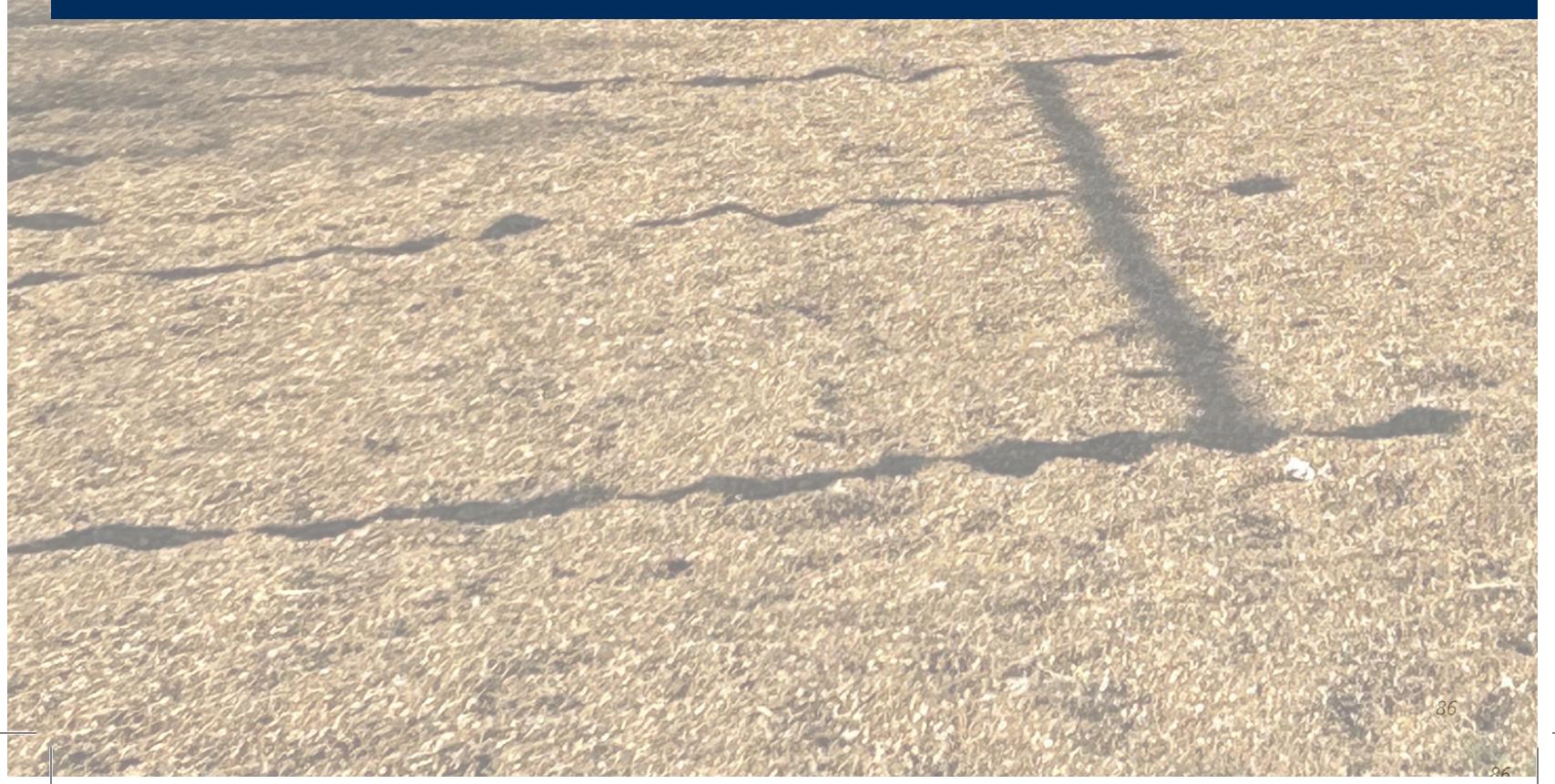
Butler R-V Public School District is the community's main education provider. The district offers K-12 classes as well as pre-school classes through its Early Education Center. According to the Missouri Department of Elementary and Secondary Education's findings, Butler R-V had approximately 925 students enrolled in K-12 classes during the 2022-2023 school year. The student to teacher ratio for classrooms was reported as 15:1, meaning that the average classroom size is 15 students. 95.4% of students graduate high school within four years of enrollment and 31% of those graduates go on to attend a four-year college.





# GOAL

*To develop a network of community-connected parks and trails, promoting community engagement, and well-being. GR7*



## **OBJECTIVE: CREATE A UNIFIED TRAIL AND PARKS SYSTEM CONNECTING NEIGHBORHOODS TO MULTI-USE GREENWAYS TO FACILITIES AND PUBLIC AREAS. OR12**

**STRATEGY:** Proactively plan parks and public open spaces through collaborative discussions with property owners and developers. Explore opportunities for land donation, purchase, or required green space during development processes.

**STRATEGY:** Explore the possibility of establishing a park near the I-49 intersection with amenities that cater to commuters and draw passerby off the interstate. This park could include spaces for small vendors to support commuters, as well as facilities for families and pet owners. Additionally, consider integrating features that would appeal to existing residents and attract visitors. This area could also be suitable for future high-density housing and mixed-use developments, providing convenient access from Fan Avenue and Sunset Drive.

**STRATEGY:** Proactively acquire land during the planning phases of development or set aside designated areas before development occurs to ensure sufficient space for parks and trails. This approach will help meet the recommended guideline of providing 1.5 acres of open space per 100 residents and users, ensuring adequate recreational opportunities for the community.

**STRATEGY:** Promote the establishment of neighborhood community gardens, whether public or semi-public, to provide residents with spaces for active engagement and resource sharing. These gardens can cultivate vegetables, herbs, and landscaped areas, fostering community interaction and improving both mental and physical health among residents.

**STRATEGY:** Enhance the inclusivity of park facilities by updating and maintaining park equipment to accommodate individuals with disabilities and attract a broader range of users. This initiative involves inventorying all park equipment and replacing outdated or inaccessible features as needed. Ensuring access to parks, trails, and playground equipment for individuals with disabilities may entail adhering to ADA standards, installing wheelchair swings, and incorporating sensory equipment.

**STRATEGY:** Develop a prominent park to serve as an iconic destination within the city. This park should be meticulously designed to offer diverse landscapes and accommodate various activities, including limited retail opportunities and events such as theater performances or temporary vendors. To explore this concept further, the city can reach out to similar communities that have successfully implemented comparable parks, such as Park Circle Playground in North Charleston, SC, and other award-winning parks known for their innovation and inclusiveness.

## **OBJECTIVE: SUPPORT COMMUNITY HEALTH THROUGH INNOVATIVE PROGRAMS AND PROCESSES. OR13**

**STRATEGY:** Ensure access to fresh food for Butler's residents by supporting and maintaining viable grocery operations. Grocery stores serve as essential community hubs, providing not only food but also social connection. Studies have shown that rural communities without access to fresh food are at higher risk for health issues. Therefore, the city should prioritize supporting existing grocery stores and exploring options to enhance access to fresh food.

One approach is to consider opening a grocery store near the Square, an area currently underserved in terms of food access. Various ownership models can be explored, including school-based enterprises, sole proprietorships, cooperatives, city-owned stores, and community-supported enterprises. To inform decision-making, the city can leverage resources such as Kansas State University's Rural Grocery Toolkit and the Center for Rural Affairs.

Funding opportunities for such initiatives may include city funds, Rural Business Development Grants, the Rural Energy for America Program, and Small Business Innovation and Research Grants. By investing in fresh food access, the city can promote community health and well-being while supporting local businesses and economic development.

**STRATEGY:** To support the establishment of a government-owned grocery store, the city can foster partnerships with local businesses and farmers. Collaborating with local grocers, manufacturers, and farmers can facilitate the sourcing of locally produced food for the grocery store. By promoting locally sourced products, the city can support local businesses and agriculture while providing residents with fresh and sustainable food options.



Additionally, the city should explore opportunities to collaborate with small businesses outside the city to bring new products and specialty items to the grocery store. This can enhance the store's offerings and attract customers from neighboring areas.

Furthermore, the city can seek assistance from the USDA's Farmers Market Promotion Program to support local farmers markets and ensure the sustainability of the market in Butler. This program can provide funding for marketing efforts, infrastructure improvements, and other initiatives to promote local produce and farming products. Collaboration with the USDA will be essential, and the city may need to allocate matching funds for the grant application.

By leveraging partnerships with local businesses and farmers, as well as seeking support from federal programs, the city can enhance access to fresh and locally sourced food for the community while stimulating economic growth in the region.

**STRATEGY:** To support families and alleviate financial burdens, the city should consider reducing or eliminating sales taxes on essential household goods. While sales taxes generate revenue for the city, reducing taxes on certain items can help residents afford basic necessities and encourage local shopping.

The city should assess the feasibility of reducing or removing taxes on essential items such as diapers, milk, formulas, fruits, vegetables, and other similar products. This initiative aims to ease financial strain on families and incentivize residents to shop locally, thereby supporting Butler's economy.

It's important to ensure that any tax policy changes align with Missouri laws, which already provide

exemptions for certain items like diapers, feminine products, and medical equipment. By implementing tax relief measures, the city can address the increasing cost burden on households and improve residents' quality of life.

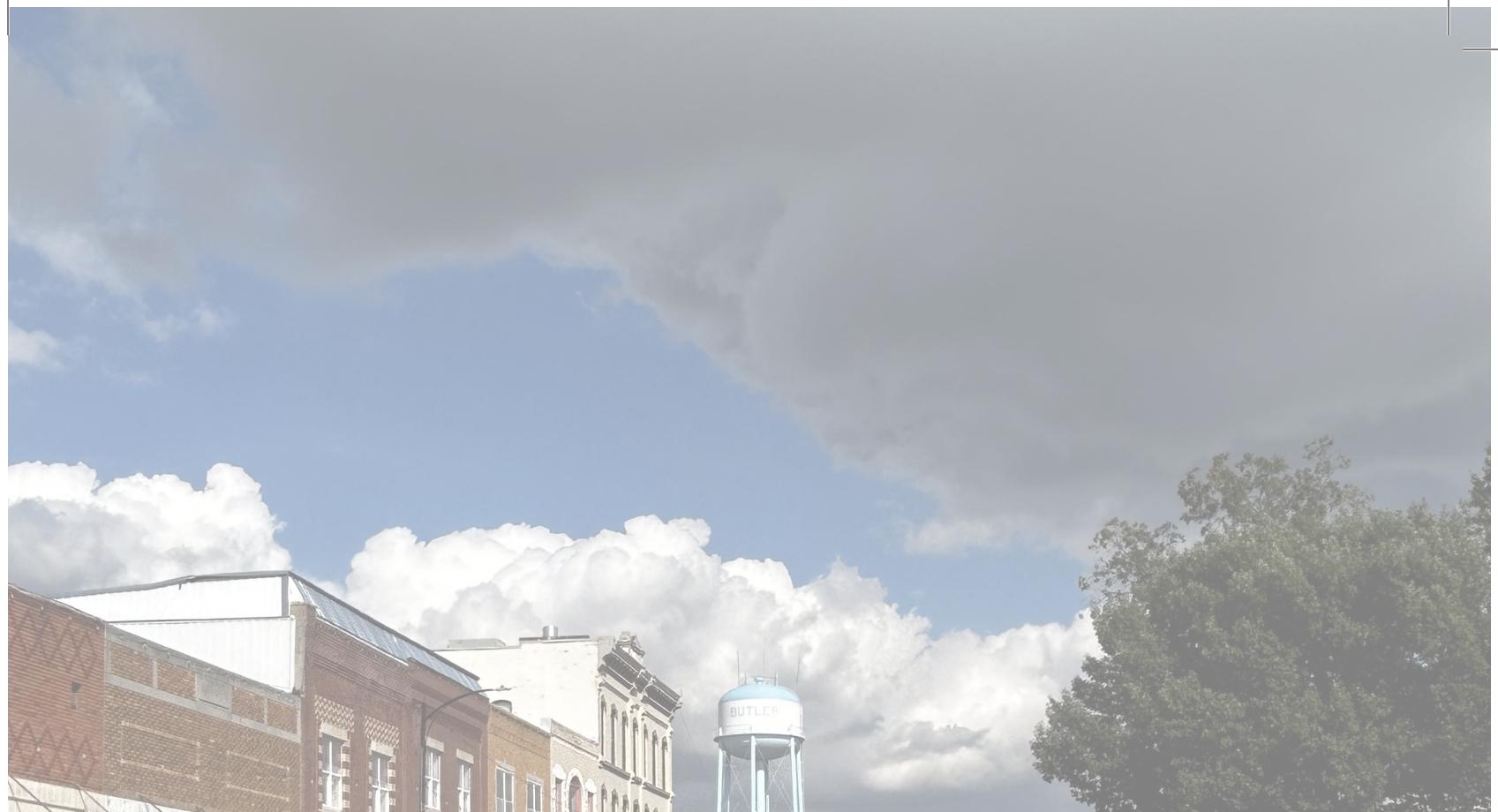
Additionally, the city should collaborate with local businesses and community organizations to raise awareness of these tax incentives and encourage residents to take advantage of them. This can contribute to a stronger, more resilient community by supporting families and fostering economic stability.

**STRATEGY:** Collaborate with the Health Department to assess the needs and address health-related issues within the community. Health Departments play a vital role in promoting public health and can provide valuable insights into community health concerns, resources, and recommendations.

The city should engage with the Health Department to identify priority areas for improvement, such as access to healthcare services, sanitation, nutrition, and disease prevention. By working together, the city can develop targeted interventions and initiatives to address these issues effectively.

Furthermore, the Health Department can provide support for neighborhood organizations, participate in public meetings, and offer guidance on health-related policies and regulations. Their expertise can inform decision-making processes and ensure that the city's initiatives are aligned with public health goals.

Collaborating with the Health Department demonstrates a commitment to promoting the well-being of residents and creating a healthier, more vibrant community overall.



# GOAL

*Anticipate growth as it occurs and have systems, programs, and services in place to accommodate future residential needs. GR9*



**OBJECTIVE: ENHANCE COMMUNITY ENGAGEMENT AND COLLABORATION TO IDENTIFY EMERGING RESIDENTIAL NEEDS, DEVELOP INITIATIVE-TAKING STRATEGIES, AND IMPLEMENT ADAPTABLE SYSTEMS, PROGRAMS, AND SERVICES TO SUPPORT SUSTAINABLE GROWTH AND MEET EVOLVING DEMANDS EFFECTIVELY. OR17**

**STRATEGY:** Implement a comprehensive system for tracking new occupants, tenants, and homeowners within the city. This information should be broad and non-specific and collect data on the number of individuals per household, their employment status, and the number of students entering the school district. Additionally, this data can inform future housing and development strategies as well as assisting the school district forecast facility and staff needs to accommodate enrollment needs.

**STRATEGY:** Expand broadband speed, capability, and service area by coordinating with utility providers and the Missouri Department of Broadband for infrastructure improvement costs and grant opportunities.

**STRATEGY:** Collaborate with the county to establish an urban service area, which identifies a specific land area where Butler anticipates growth. This ensures that development proposals within the growth areas are reviewed and approved by the city.

**STRATEGY:** Connect the school, businesses, and workforce groups to create a training program for students. The collaboration should establish a technical course program at the School District to introduce and prepare students for careers at the local level. This concept is not new to Butler but a revitalization of a similar program in years past with a focus on workforce sustainability. The program will provide local hands-on training to mitigate the loss of technical jobs in Butler and better prepare students exiting high school.

**STRATEGY:** The City can expand communication with the school and develop a "Student Youth Development" pilot program. This program is intended to educate and encourage youth participation in local government. Student responses to the community survey suggested there is an opportunity to improve youth perception of the city and value the youth's recommendations for future developments and uses.

**OBJECTIVE: ENHANCE THE RESILIENCE OF PUBLIC INFRASTRUCTURE AND SERVICES TO MITIGATE THE IMPACT OF NATURAL DISASTERS AND CYBER SECURITY THREATS WHILE ACCOMMODATING FUTURE NEEDS AND SUSTAINABLE DEVELOPMENT. OR10**

**STRATEGY:** Collaborate with regional experts, utility providers, and city staff to develop an Energy Action Plan. This plan should focus on developing practical, innovative, and measurable strategies for a sustainable Butler. It may include recommendations for the utilization of renewable energy at various levels, including commercial, industrial, and residential scales.

Funding opportunities may be available in the next 5 years for local governments to mitigate climate change through the Department of Natural Resources (DNR)'s Climate Pollution Reduction Grants (CPRG) Program. Administered through the U.S. Environmental Protection Agency (EPA), this program aims to assist local governments in developing climate action plans and potentially funding identified projects. Plans may encompass large-scale initiatives, potentially at the neighborhood and residential levels, such as solar installations, charging stations, electric vehicles, and neighborhood solar storage.

By proactively engaging with residents and businesses, potential projects can be identified for funding when available. The city will need to apply on behalf of residents or business owners, necessitating collaboration to ensure alignment with community needs and priorities.

**STRATEGY:** Initiate discussions with the Mid-America Regional Planning Council to develop a sustainable planning framework and establish recommendations for implementing sustainability practices. Utilizing the council as a resource, the city should focus on incorporating key characteristics of green infrastructure and integrating natural systems into its planning processes.

**STRATEGY:** Coordinate with RHSOC Region A, administered by Pioneer Trails RPC, to facilitate local, community-level engagement in grant funding priorities and other homeland security-related concerns. This coordination will assist the city in reviewing and evaluating existing infrastructure and service resilience to cybersecurity threats, including access to the State and Local Cybersecurity Grant Program.

**STRATEGY:** Utilize wastewater infrastructure practices to minimize the impacts of future development, safeguard existing systems, and protect the environment and watersheds. An inventory of water meters, water and sewer lines, septic tanks, and wells can inform the city and pinpoint necessary improvements for failing systems.

In rural communities, water detention areas are often designated during subdivision development, with management typically falling under the responsibility of developers. However, developers may move on, leaving these vital green spaces, detention areas, and water systems unattended, inadvertently burdening the city with maintenance responsibilities.

To address this issue, the city could implement maintenance agreements between property owners to ensure effective management. Additionally, methods such as maintenance guarantees, including performance bonds, land taxes, and impact fees, could be considered to provide further assurance of sustained upkeep.

**STRATEGY:** Establish a public education program and system management initiative to assist residents in monitoring and maintaining water lines extending from the right-of-way to their physical structures.

**STRATEGY:** Promote and authorize the implementation of rain gardens and other forms of green infrastructure to slow down, purify, and retain water while enhancing the greenery of the streets. Rain gardens and similar methods provide a landscaped area between the sidewalk and traffic lanes, serving as a buffer for pedestrians against the speed, noise, and hazards of vehicular traffic. Alternatively, they can be integrated into curb extensions at crosswalks.

**STRATEGY:** Apply for state and federal grants to enable emergency services to procure new and updated equipment and vehicles, as well as to expand staffing to necessary levels.

**Potential funding:**

- *Assistance to Firefighters Grant (AFG)*
- *Staffing for Adequate Fire and Emergency Response (SAFER)*
- *Missouri Officer Safety Equipment and Technology Grant (OSET)*

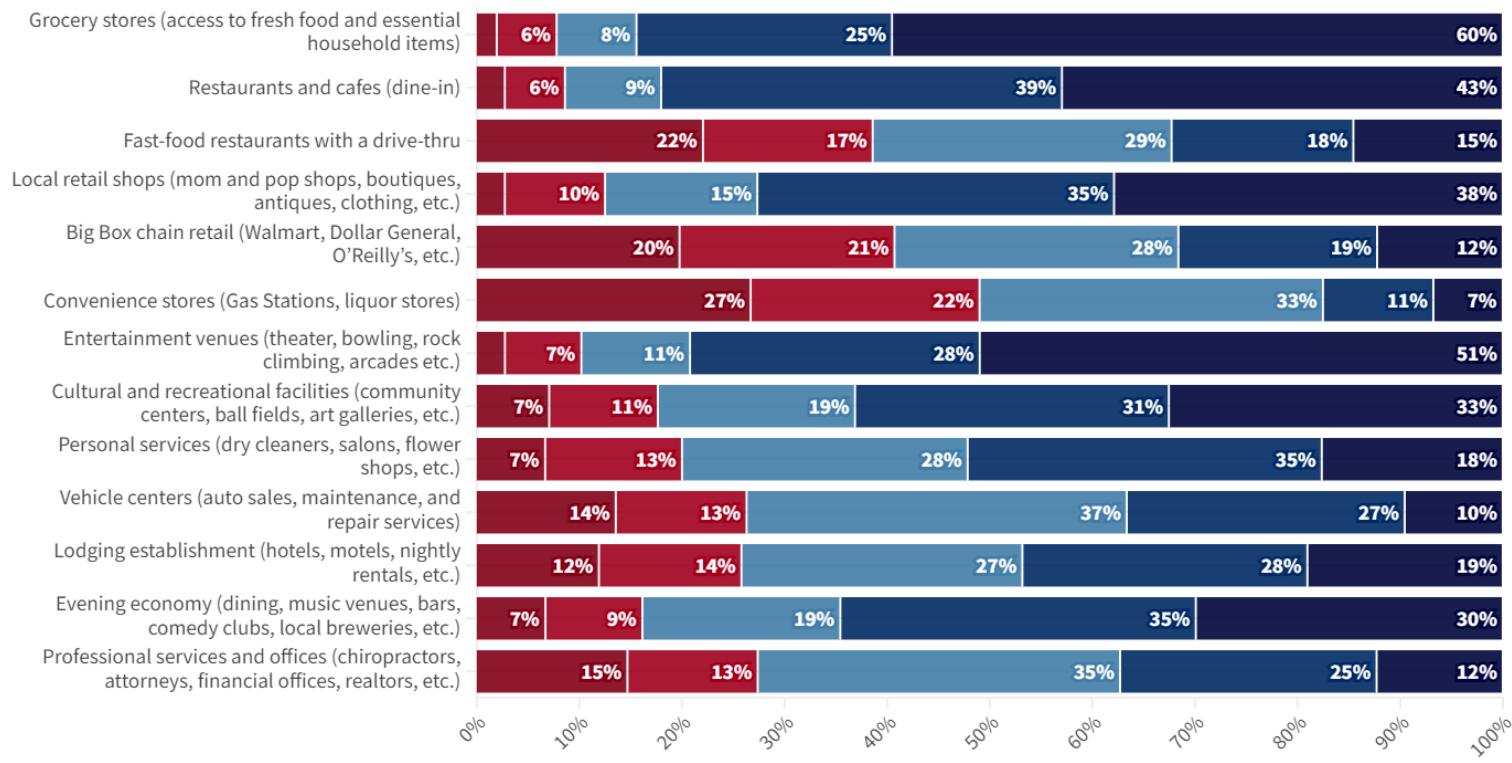


# 7

## ECONOMIC DEVELOPMENT

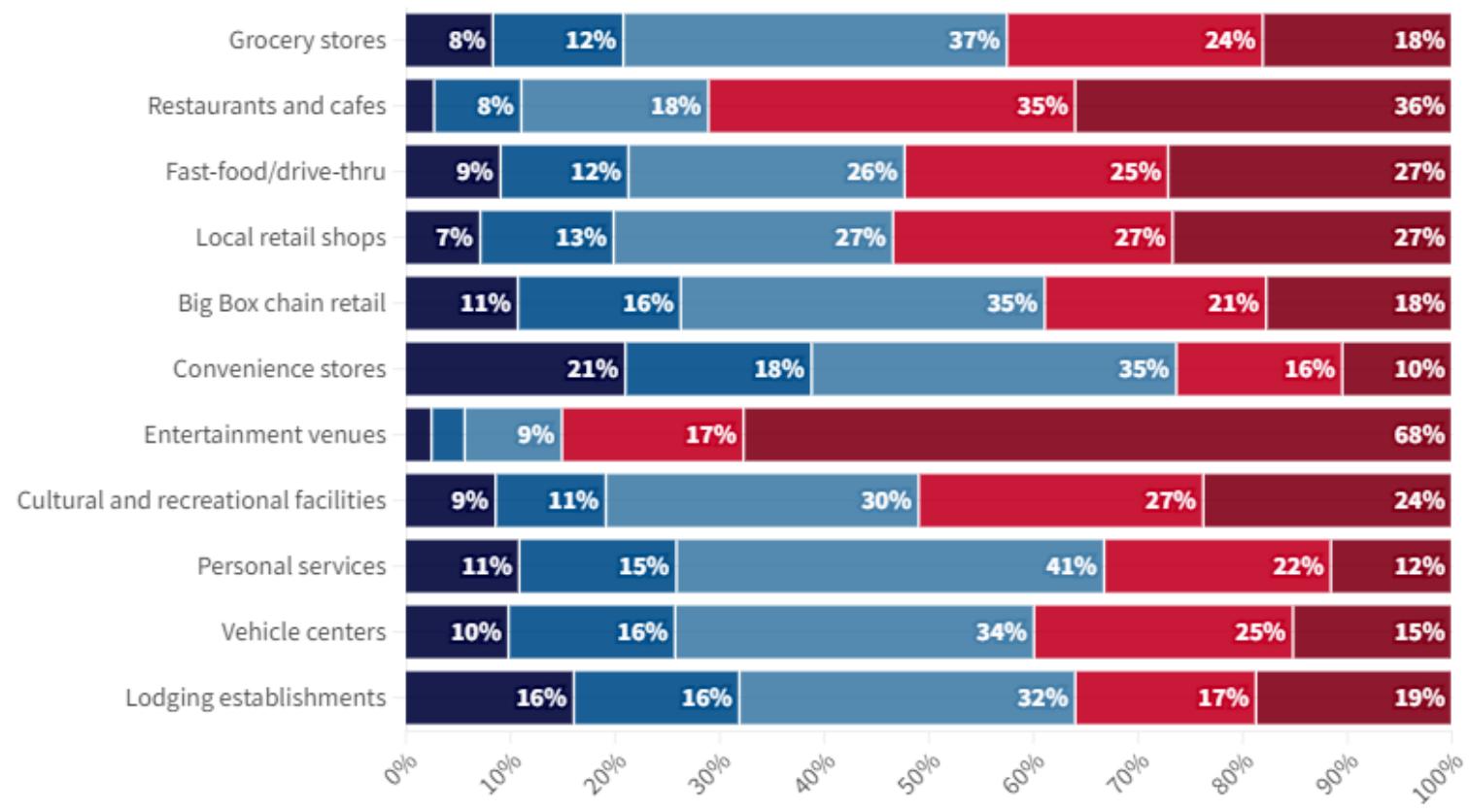
More specifically, please indicate how interested you would be in seeing the following types of new commercial development inside city limits. Please select all that apply.

■ Not Interested ■ Somewhat Interested ■ Neutral ■ Very Interested ■ Extremely Interested



Please indicate how interested you would be in seeing the following types of new commercial development come to Butler. (Student)

■ Not Interested ■ Somewhat Interested ■ Neutral ■ Very Interested ■ Extremely Interested



## PURPOSE

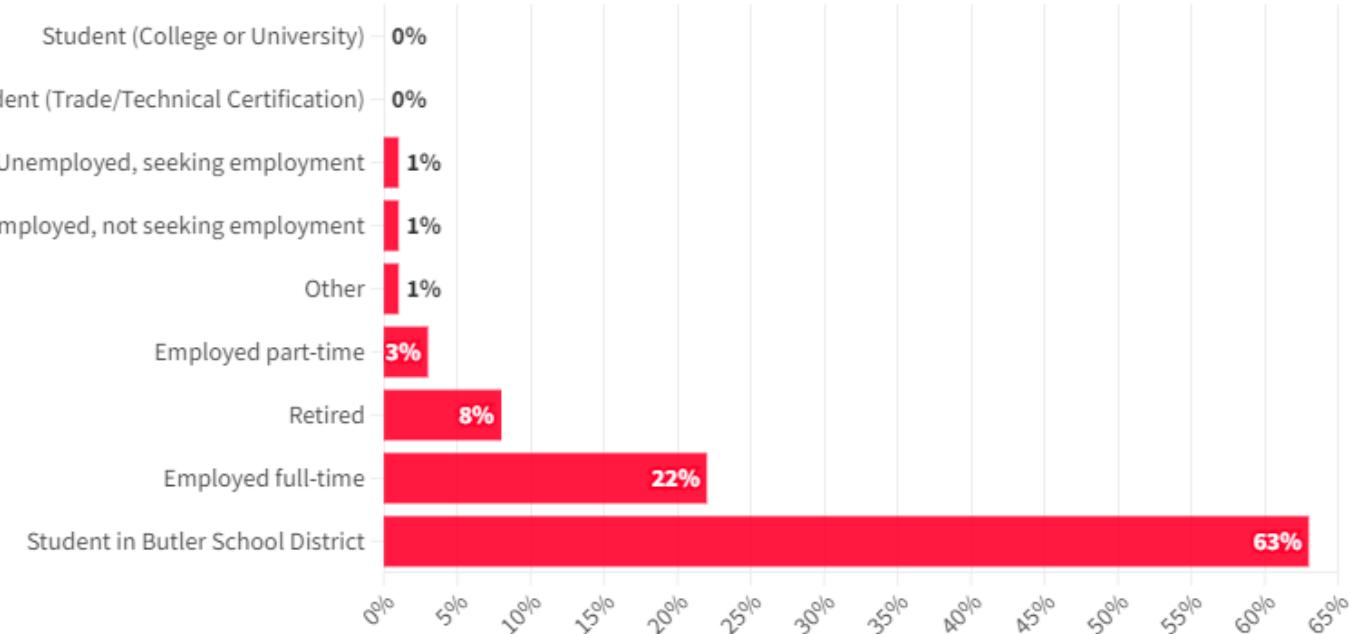
Economic development can be a difficult concept to define since it considers a wide variety of conditions from both the private and public sector in its evaluation. The International Economic Development Council (IEDC) defines the term as “programs, policies, and activities that seek to improve the economic well-being and quality of life for a community by creating and retaining jobs and providing a stable tax base.”

The intent of this section is to provide recommendations to city leaders, community stakeholders, and developers practices promoting the economic activity.

## DATA

Economic development data from public and private institutions are commonly collected and reported at a large geographic scale such as that of the metropolitan statistical area, county, or state level. The most granular data available for the purposes of economic analysis in this section is at the scale of the ZIP code or US Postal Code.

### What is your current employment status?



The boundaries of a ZIP code area are established by the United States Postal Service (USPS) and are traditionally used to calculate efficient travel routes for postal and delivery services. For the purposes of this analysis, ZIP codes will be used to define the geographical area of the data collected for the city of Butler and places within its immediate vicinity.

The ZIP code for Butler is 64730 which also contains the towns of Passaic, Pleasant Gap, and a portion of Spruce. This suggests Butler's economy is influenced by this ZIP code area. Data was collected from various sources including Lightcast™, ESRI, Bureau of Labor of Statistics, Department of Economic Development, the US Census.

## OVERVIEW

Situated along Interstate 49 between Joplin and Kansas City, the city is within the Kansas City-Overland Park-Kansas City Combined Statistical Area; this area has substantial employment interchange with the Kansas City, MO, Overland Park, MO, and Kansas City, KS metropolitan areas.

## INCOME

*The median household income in Butler is \$32,331*

According to ACS estimates from 2021, the median household income in Butler is \$32,331. This number is lower than the median incomes of the county, state, and nation which are \$52,093, \$61,847, and \$69,021 respectively.

From the period between 2011 and 2021, the median income for Butler fell by 1.1% while the median income for the county and state grew 8.2% and 15.1% respectively.

Bates County's distribution follows closely that of Missouri. Butler's distribution skews toward a higher concentration of lower income households; more than half (53.2%) of Butler's households makes less than \$35,000 a year.

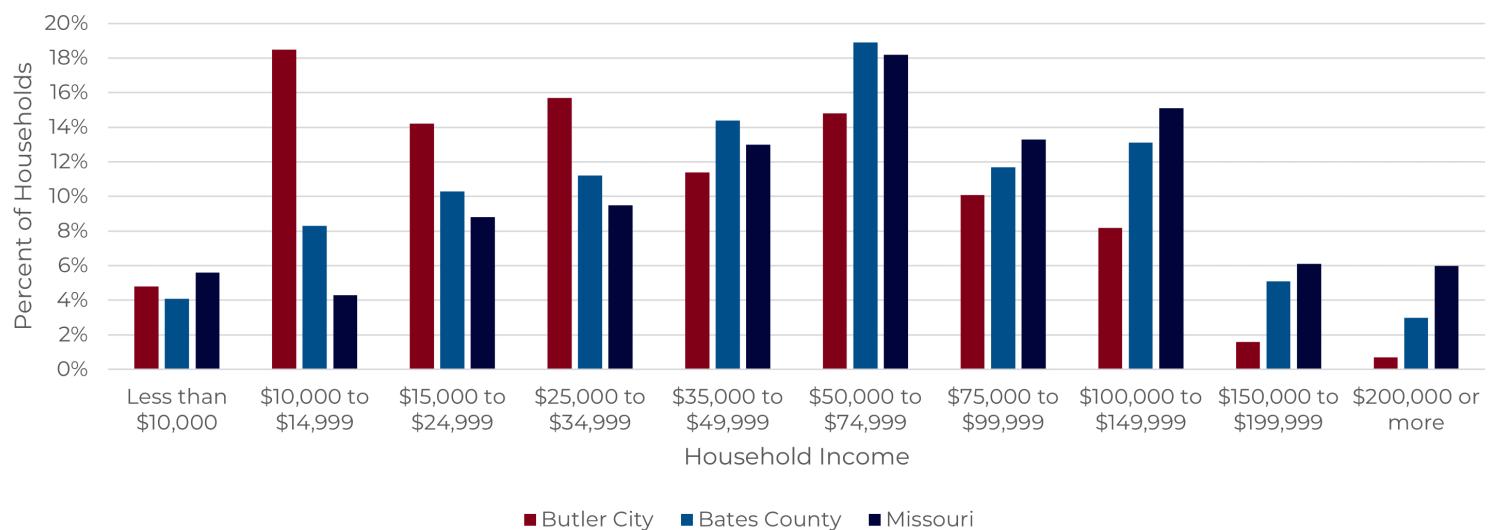
## POVERTY

The U.S. Census Bureau measures poverty by comparing a family and individual's income based on how many people are in the household.

The Federal Poverty Line (FPL) is the threshold by which a family or individual's poverty status is decided and determines eligibility for several financial assistance programs offered.

Based on 2021 ACS, 15.4% Butler's families have incomes below the FPL. However, this is an improvement from the 19.1% in 2011; yet is still considerably higher than the state poverty rate for 2021, 8.4%. The highest poverty rate is among families of single mother households. As of 2021, 64.7% of single mothers in Butler have incomes below the poverty level. In comparison, the state-wide poverty rate among single mothers is 34.9%.

### Household Income Distribution



## JOB GROWTH

The health of a community's economy greatly depends on its ability to grow its job market and provide its residents with adequate employment opportunities. Growth in the job market leads to a reduction in unemployment, increases activity for business and commercial districts, attracts residents in search of employment, and broadens opportunities for collecting tax revenue.

According to data from Lightcast, the job market in Butler's ZIP is expected to lose (153) jobs in the next 5 years, falling well below the statewide average growth rate of 1.6% during the same period. A loss in jobs is a strong contributor to rising unemployment, which also saw a steep rise during the same period; the unemployment rate increased by 3.1% from 2017 to 2021.

## INDUSTRIES

The job market of a community has a deep connection with the primary industries present in the area, which are often dependent on the community as a source of human capital, supply chain connections, and supporting infrastructure. Ideally, a job market should consist of a diverse array of industry sectors to prevent overreliance on one or a handful of industries.

All jobs in Butler's ZIP were separated into industry super-sectors, as defined by the Bureau of Labor Statistics.

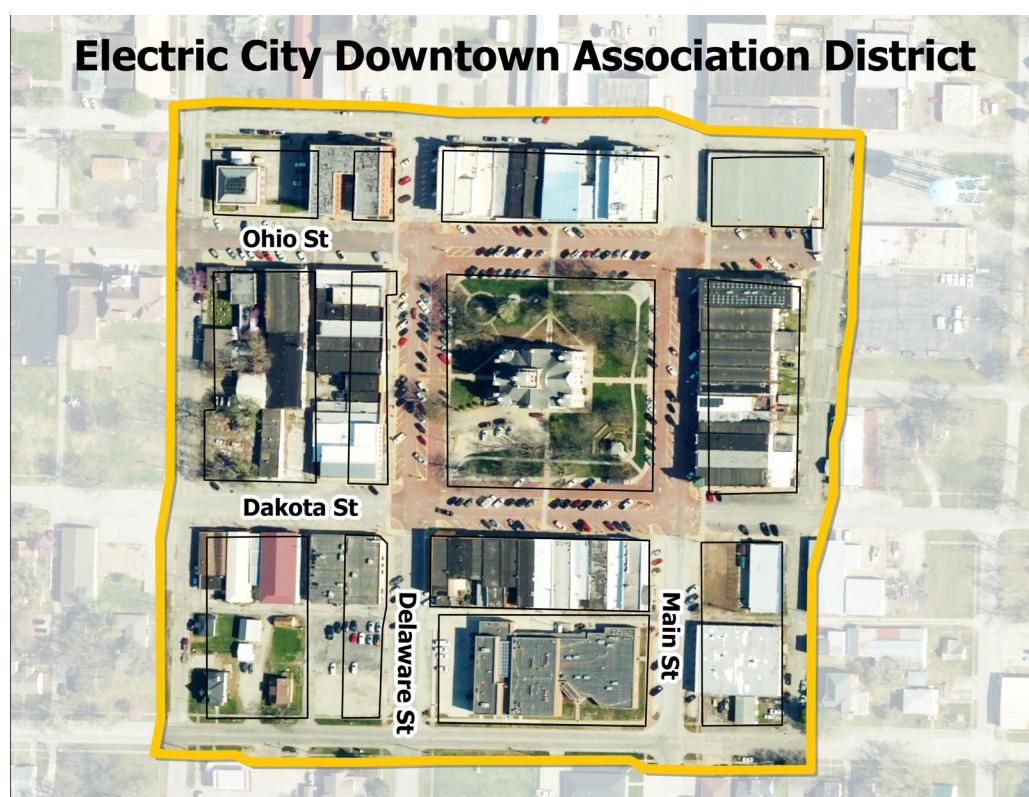
The top industry sector in terms of market share in 2022 was retail trade, contributing 391 jobs or a total of 22% of all jobs. It should be noted projected growth models of retail trade jobs in Missouri are expected to decline by 2% by 2032 however, Lightcast predicts a 21% increase in retail jobs within the Butler area.

## OCCUPATIONS

The occupational diversity in Bates County is typical of most counties with employment evenly distributed between the 13 occupational fields.

Regions with a higher diversity of occupations in the labor pool can signal economic stability and an ability to withstand economic downturns. Low diversity of occupations among residents can be a sign of economic instability and adversity in the face of economic uncertainty.

According to data from the 2021 American Community Survey, most of Butler's labor is in the service sector; this super-sector, as defined by the Bureau of Labor Statistics, consists of food-service workers, landscape and building maintenance positions, health-care support positions (i.e., registered nurses and healthcare technicians), protective services (i.e., police officers and firefighters), and personal care and service jobs (workers who attend to clients' beauty, fitness, and other needs). Most of the occupations in this sector only require a high school diploma or equivalent for an entry level position.



## EMPLOYERS

Using data from ESRI and DataAxle as well as GIS spatial analysis, all business operations within the City of Butler.

The 10 largest employers in Butler:

1. Bates County Memorial Hospital
2. Ward Paper Box Company
3. Walmart
4. Medical Lodge of Butler
5. Willow Lane Nursing Center
6. McDonald's
7. Bates County Sheriff
8. Butler Elementary School
9. Evergy Metro Inc.
10. Butler City Hall

## RETAIL DEMAND

**Butler has a Pull Factor ratio of 0.55.**

During the planning process, an analysis of Butler's

retail activity was conducted, including the calculation of the city's Local Retail Trade Pull Factor (PF). The PF measures the relative strength of a city's ability to attract retail shoppers by comparing the city and state's local sales tax revenue per capita. What results is a quantitative and easily interpretable ratio to use as a metric for the health of the community's retail sector.

### **The PF ratio is interpreted by:**

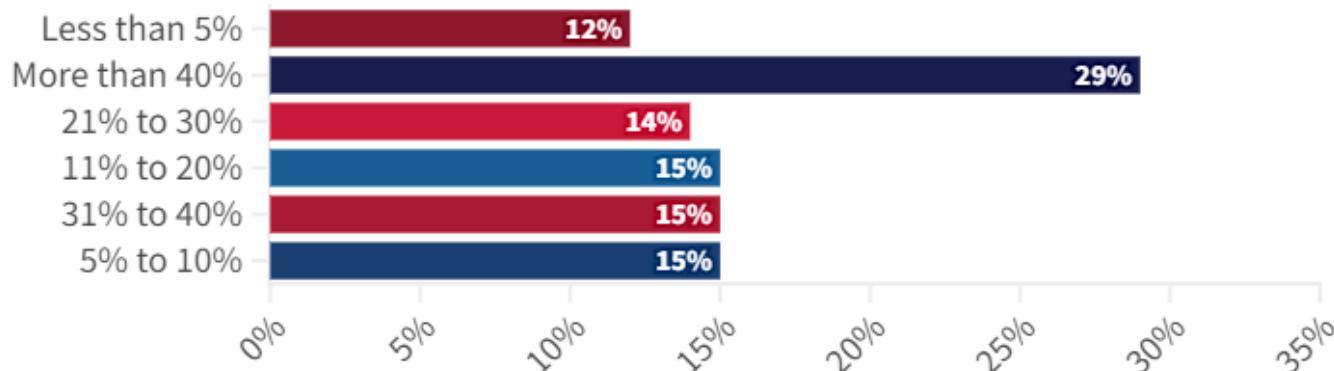
*PF < 1: The city is losing local retail shoppers to other surrounding communities.*

*PF = 1: The city is capturing retail shopping activity exactly equal to its population.*

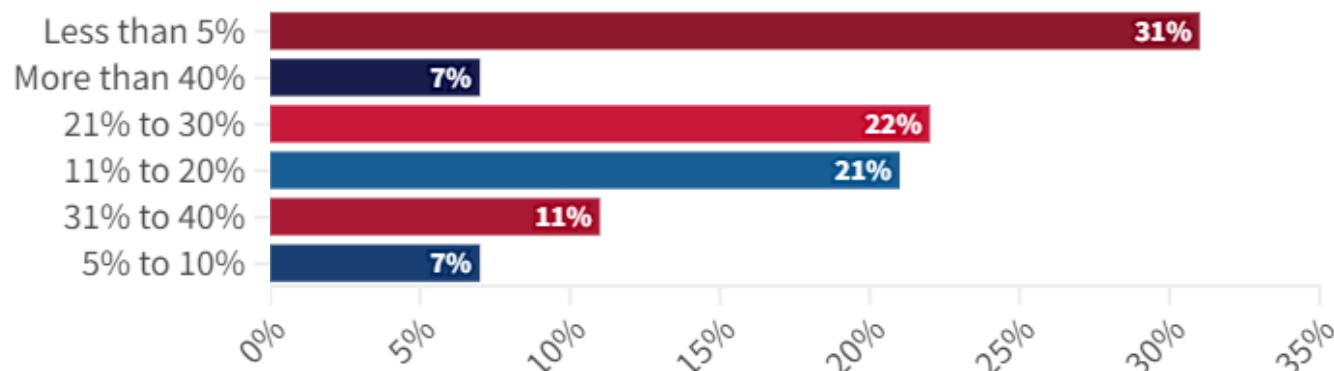
*PF > 1: The city is attracting non-resident retail shoppers (in addition to its own population) from the surrounding region.*

Based on sales tax revenues from 2022, Butler has a Pull Factor ratio of 0.55. This indicates that approximately 45% of retail purchases made by Butler's residents took place outside of the city.

In terms of your income, what percentage of your remaining money do you typically spend in the City of Butler?



In terms of your income, what percentage of your remaining money do you typically spend shopping online?



## CITY RESOURCES

Butler's main resource for economic development is its local chamber of commerce, which organizes community events like Huckster's Day, funds local scholarships, and promotes local businesses.

The City has an economic incentive policy, adopted in September of 2019. The purpose of the policy is to establish the City's perspective regarding the use of economic incentives and to present a well-informed path for businesses and developers to follow when seeking economic incentives.

The city also has organized commissions overseeing matters related to economic development.

*The Airport Commission* meets bi-monthly to discuss improvements, maintenance, and long-term opportunities for the Butler Memorial Airport.

*The Historic Preservation Commission* is responsible for overseeing the preservation of historical buildings and infrastructure throughout the city and cataloguing the community's history.

*The Industrial Marketing Commission* and the *Butler Industrial Development Authority* to promote industrial, commercial, and agricultural interests in the area as well as to facilitate the refurbishment and sale of relevant facilities.

## ***The incentive programs outlined in the policy are as follows:***

- *Tax Increment Financing (TIF)*
- *Community Improvement Districts (CID)*
- *Transportation Development Districts (TDD)*
- *Neighborhood Improvement Districts (NID)*
- *Chapter 100 Industrial Development Incentives*
- *Chapter 353 Urban Redevelopment Incentives*
- *Tax Reimbursement Incentives*

## REGIONAL RESOURCES

Regional economic resources like non-profits and Economic Development Organizations (EDO) are vital to the resilience and growth of rural communities. Close collaboration with regional partners can promote a healthy, active, sustainable economy through assistance with workforce development, project and business funding, networking, and technical assistance and advising.

New Growth is a rural community development corporation that fund and operate several community focused economic development projects across West Central Missouri, including Bates County.

The organization's goal is to support rural women in their endeavors to employ themselves, provide jobs for others, and build their local economies and communities. Through the New Growth Women's Business Center, a non-profit providing entrepreneurial resources to women in rural communities.

Microloans for small business startups can be obtained through the New Growth Capital program as well.

*START HERE* is a Business Acceleration Network (BAN) that works to advance entrepreneurship in the rural areas of West Central Missouri. The network provides business planning, technical assistance, credit building, and micro-enterprise financing among other services and serves as a vital connector to Missouri's entrepreneurial community.

MOSourceLink is a resource offered by the University of Missouri-Kansas City that seeks to connect entrepreneurs and small business owners with non-profit organizations that have the resources to accelerate their businesses.

*Kaysinger Basin Economic Development District (EDD)* coordinates economic development planning across a seven-county region. A key planning activity is the region's Comprehensive Economic Development Strategy (CEDS).

The CEDS regional economic development plan identifies the region's opportunities and needs through a collaborative approach of businesses, leaders, and interested partners to generate good jobs, diversify the economy, and spur growth.

Kaysinger Basin Regional Planning Commission (KBRPC) completed the region's CEDS in May of 2023. The Action Plan outlines recommendations for economic growth and resiliency.

The document's two goals for the region are:

1. Continue to improve regional transportation (including bike-ped and trails), broadband, and municipal infrastructure to support community and economic development.
2. Improve the region's economic vitality through business retention and expansion, tourism, small business development, new agricultural and "agri-preneur" opportunities, and workforce development opportunities.

## START HERE Business Acceleration Network





# GOAL

*Ensure that zoning and development strategies encourage economic growth at major activity centers and streets, while promoting local commercial at the neighborhood level. CR8*



## **OBJECTIVE: FACILITATE SUSTAINABLE GROWTH AND INNOVATION FOR BOTH EXISTING ENTERPRISES AND EMERGING VENTURES WITHIN THE LOCAL COMMUNITY. OR15**

**STRATEGY:** Identify areas at the corners and intersections of established neighborhoods suitable for local commercial development. Potential areas could include the strip of Fort Scott between downtown and Orange Street.

**STRATEGY:** Implement adequate physical site screening to serve as a buffer between commercial establishments and adjacent residential areas, ensuring harmonious coexistence and preserving neighborhood integrity.

**STRATEGY:** Ensure that residential neighborhoods are protected from declining property values resulting from limited zoning or the influx of undesirable commercial activities, thereby maintaining stability in property values.

**STRATEGY:** Introduce new city events to engage the public and offer year-round revenue potential through various activities.

## **OBJECTIVE: ADDRESS THE IMPACTS OF SPORADIC COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, AS WELL AS CHANGES IN LAND USE PATTERNS OVER TIME, THROUGH EFFECTIVE MITIGATION STRATEGIES. OR18**

### **Commercial Focused**

**STRATEGY:** Recruit or assign a City Events and Public Relations Coordinator. This role aims to alleviate existing staff responsibilities by dedicating time to engage with the community and business proprietors, coordinating and enhancing economic activities. Initially, the appointee may serve on a voluntary or part-time basis, with the potential to transition into a full-time position as economic growth generates additional funding and resources.

**STRATEGY:** Conduct a comprehensive city-wide market analysis to identify opportunities for attracting retail operations.

**STRATEGY:** Establish an independent Economic Development Corporation for Butler, responsible for developing strategic plans, programs, and activities to stimulate economic growth. This corporation

should be empowered to manage property, acquire and dispose of lots, and incur debt to advance its objectives.

**STRATEGY:** Identify community activity hubs (e.g., downtown square, "the strip") and formulate individualized plans for the future development of each area. Through the planning process, community aspirations for each area, including compatible businesses and developments, can be defined. Sub-plans for commercial areas can encourage local entrepreneurship and attract the interest of external developers.

### **Industrial Focused**

**STRATEGY:** Preserve industrial land areas within the zoning ordinance by establishing clearly defined districts that regulate specific performance characteristics related to noise, odor, dust, gas, glare, heat, fire hazards, industrial waste management, transportation, traffic, as well as aesthetic and psychological impacts.

**STRATEGY:** Ensure that access to industrial sites does not disrupt regular traffic flow. Designate appropriate truck and traffic lanes capable of handling this capacity to minimize intersections between industrial and residential traffic.

**STRATEGY:** Require industrial development to be situated in areas with adequate access to public utilities and proximity to the industrial park.

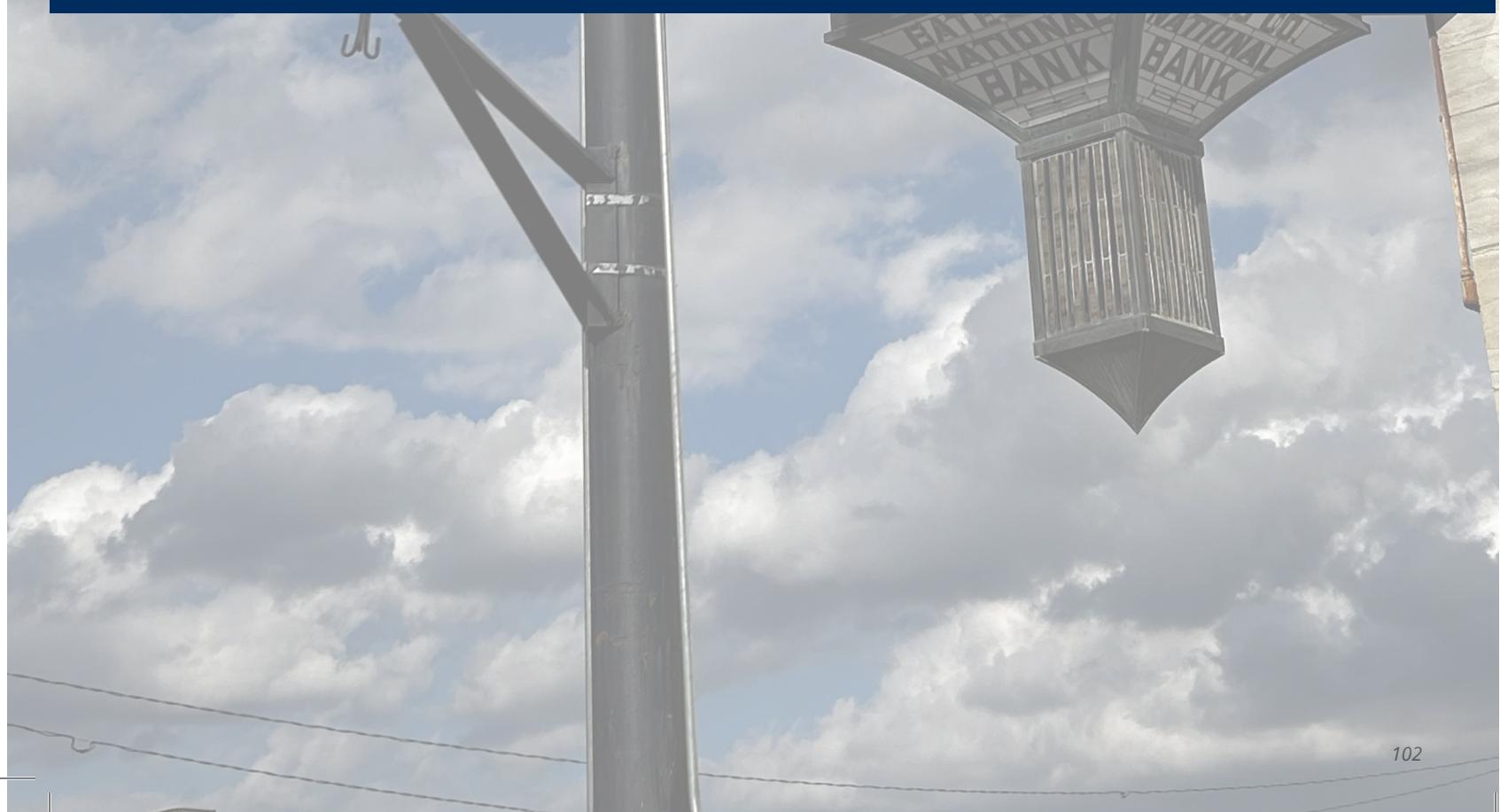
**STRATEGY:** Develop an airport plan that outlines a clear path for the area's expansion and economic development.

**STRATEGY:** Evaluate the anticipated demand for industrial and business park square footage, followed by the identification of large opportunity sites where public-private investment should be targeted. This process should be conducted in close coordination with the Chamber of Commerce and the Economic Development Department.



## GOAL

*Preserve and enhance the historic downtown area as a focal point for both commercial enterprises and community engagement. GR3*



## **OBJECTIVE: PRESERVE AND PROMOTE THE RESTORATION AND MAINTENANCE OF HISTORIC STRUCTURES. IT IS CRUCIAL TO SAFEGUARD BUTLER'S HISTORY AND THE ENDURING STRUCTURES THAT REPRESENT IT. OR11**

It is essential to preserve Butler's history and the structures that have remained throughout the years. The city can ensure policies do not inhibit revitalizing and remodeling but encourage it of these historic places.

Additionally, incentives may be available to the home-owners as well as rental properties to received tax credits for improving and preserving identified historic places.

**STRATEGY:** Collaborate with property owners and aid in the application of the 16 properties identified in the 2001 Cultural Resource Survey.

**STRATEGY:** Conduct an updated cultural survey to identify other historic sites. By establishing an inventory, the city will be able to maintain and update historical information while providing insight into the new area of study. This survey should look at the residential areas surrounding the square and provide recommendations for protection, revitalization, and steps to become registered with the National Register of Historic Places.

**STRATEGY:** Develop design guidelines to facilitate the restoration of historic structures. Encourage adaptive reuse of buildings where the original use or purpose is no longer feasible, preserving their historic external presence while contributing to the community in alternative ways. Public-private partnerships could provide incentives to developers and business owners who occupy and/or renovate a historic the square buildings.

**STRATEGY:** Partner with the Historic Commission, economic groups, and property owners to organize historic tours of the Square. This initiative serves as a simple yet effective method to showcase Butler's history while promoting local businesses through tastings, dinners, and shopping experiences.

**STRATEGY:** Implement a *Minimum Maintenance Ordinance* for structures within the square.

A *Minimum Maintenance Ordinance* goal is to preserve the structural integrity of buildings, and assures a clean, safe, and attractive the square.

**STRATEGY:** Implement a Vacant Building Ordinance to address existing issues and mitigate future concerns caused by nuisance properties caused by abandonment and deterioration.

This process may involve property owners submitting a vacancy application. If a building remains vacant for an extended period, typically six months to a year, the city will conduct an inspection for a fee paid by the applicant. However, reimbursement of this fee could be considered if the applicant can provide reasonable evidence for the vacancy.

**STRATEGY:** Evaluate the feasibility of implementing a Community Improvement District (CID) of the square district as determine in the future land use recommendations.

**STRATEGY:** Work with community members to create a non-profit and volunteer for the Square organization.

**STRATEGY:** Work with the school district to set up public art displays within the town square. Drawing inspiration from successful initiatives in rural communities, engage local donations—both monetary contributions and volunteer time—to improve the area through public art installations, landscaping projects, and community efforts to maintain cleanliness in the streets.

## **OBJECTIVE: IMPLEMENT BRANDING AND PLACEMAKING MEASURES IN COMMERCIAL AREAS TO ENCOURAGE ECONOMIC ACTIVITY. OR7**

**STRATEGY:** Utilize placemaking toolkits and organizations to cultivate a vibrant community and foster a sense of place in Butler. Placemaking involves engaging the community in events that temporarily transform neglected or problematic areas into usable spaces, showcasing improved function or appearance. Common demonstration types include traffic calming, enhancing connectivity, creating public spaces, and organizing pop-up programming such as music, food, games, and giveaways.

**STRATEGY:** Enhance Butler's Economic Incentive Policy to encompass a broader range of financial incentives and development programs. Current offerings are tailored primarily to individual property owners or startup businesses. The city can develop streamlined programs with seamless application processes that clearly outline the amount of assistance available and the expected return for applicants.

**STRATEGY:** Create a façade restoration program for historical buildings. Restoration of historical architectural elements can provide sense of place and positively impact property value.

**STRATEGY:** Develop branding criteria to create a cohesive sense of place for the community as well as to identify and promote local businesses. This can lead into a community approved logo, colors, and branding package for merchandise as well as a city flag.

**STRATEGY:** Limit uses, such as social services, warming or homeless shelters, and religious institutions, which can have a negative impact on commercial activities along highways and within the square.



# 8

## FUNDING

## POTENTIAL FUNDING SOURCES

To achieve several of the objectives and strategies identified in this Plan, the City of Butler may need to explore alternative funding options. These could include additional or expanded property and sales taxes, seeking state and federal grants and loans, or generating revenue from fees and licenses. Additionally, the city may consider implementing various local incentive programs or taxes as determined by the state.

<b>Sales Tax</b>	<b><i>State statute allows municipalities to collect several types of sales taxes.</i></b>
<b>General Revenue Sales Tax</b>	A general revenue sales tax may be imposed at a rate of 0.50 of a cent, .875 cent or 1 cent.
<b>Utility Tax</b>	A utility tax of 1% upon all sales within the City limits of metered water services, electricity, electrical current and natural, artificial or propane gas, wood, coal or home heating oil for domestic use, .06725% for commercial use and .025% on manufacturing use.
<b>Capital Improvements Sales Tax</b>	This tax may be imposed at a rate of .125, .25, .375 or .50 of 1 cent. Funds generated can be used for the operation or maintenance of a capital improvement and/or the repayment of bonds that financed a capital improvement project
<b>Economic Development Sale Tax</b>	A sales tax of up .50 cent can be used for the purpose acquiring land, installing and improving infrastructure and public facilities that relate to a long-term economic development project.
<b>Transportation Sales Tax RSMo 94.700-94.755</b>	This tax may not exceed .50 cent and is to be used solely for transportation purposes.
<b>Storm Water/Parks Sales Tax</b>	The tax may be used for storm water control, parks, or both. The tax may not exceed .50 of a cent.
<b>Local Use Tax</b>	A local use tax is applied in lieu of the local sales tax on transactions that individuals and businesses conduct with out-of-state vendors, including internet, catalog, and direct market sales. The rate of the use tax is applied at the same rate as the local sales tax.
<b>Parks and Recreation Property Tax RSMo 90.010 and 90.500-90.570</b>	Allowable uses for this tax include park acquisition and maintenance with maximum allowed up to two million and requires voter approval and revenue funds be separated out into another fund. A park or pleasure grounds referred to RSMO 90.010 can be levied as an amount of cent per \$100 and approved by voters.
<b>Foundation funding</b>	Varies by program
<b>Crowdfunding</b>	Varies by program
<b>Government Funds</b>	Varies by program and department

## **Potential Funding & Revenues**

<b>Business License</b>	Municipalities may charge a fee based on a percentage of gross receipts, number of employees, square footage of a business or a flat rate depending on the type of business.
<b>Liquor License</b>	Municipalities may charge up to one and one-half times the rate charged by the state to license liquor providers.
<b>Municipalities Utility Gross Re-ceipts Taxes</b>	Missouri municipalities may levy a utility tax based on gross receipts, but a few levy the tax by a flat fee arrangement. Five-percent is the most common rate, but many municipalities levy a higher tax. In addition, city-owned utilities often contribute either a percentage of gross receipts or a transfer from the utility fund to the general fund in lieu of taxes.
<b>Special Assessments</b>	Many types of special assessments are levied by boards, districts, and municipalities. Some special assessments are levied for construction or improvement projects administered by the boards, districts, or municipality and these assessments may be for a certain number of years.
<b>Special Business District (SBD)</b>	A separate political subdivision of the state that may impose additional property taxes and business license taxes to fund certain public improvements and services within the district.
<b>Community Improvement District (CID)</b>	A local special taxing district that collects revenue within designated boundaries to pay for special public facilities, improvements, or services. CIDs are created by ordinance of the local governing body of a municipality upon presentation of a petition signed by owners of real property within the proposed district's boundaries. A CID is a separate political subdivision with the power to govern itself and impose and collect special assessments, additional property, and sales taxes.
<b>Neighborhood Improvement District</b>	A special taxing district that collects revenue within designated boundaries to help pay for public infrastructure, facilities or other improvements that confer a benefit on property within the district. NIDs are created by election or petition of owners of real property within the proposed district's boundaries and typically generate funding for projects through the sale of municipal revenue bonds backed by the district's special property assessments which may be extended beyond retirement of the bonds to pay for maintenance and upkeep.
<b>Impact Fees</b>	Are payments required of new development for the purpose of providing new or expanded public capital facilities required to serve that development. The fees typically require cash payments in advance of the completion of development, are based on a methodology and calculation derived from the cost of the facility and the nature and size of the development, and are used to finance improvements offsite of, but to the benefit of the development.
<b>Franchise Fees</b>	A municipality can impose a fee on utility companies that use the public rights-of-way to deliver service. The village can determine the amount, structure, and use of collected franchise fees. Generally, they are structured in two ways: a flat rate per utility account or a percentage of consumption used by each utility account.
<b>Transportation Development Districts</b>	Missouri statutes authorize a city to create transportation development districts (TDDs) encompassing all or a portion of a city. The purpose of TDD is to promote, design, construct, improve, or maintain one or more transportation projects. Funding TDDs is accomplished through an add-on sales or property tax and/or real property special assessments.

## **Grants, Loans, & Bonds**

<b>On-Farm Labor Housing Loans</b>	It provides affordable financing to develop or rehabilitate affordable rental housing for very-low income, do-mestic, migrant, and seasonal farm laborers.
<b>Multifamily Preservation and Revitalization</b>	It restructures loans for existing Rural Rental Housing and Off-Farm Labor Housing projects to help improve and preserve the availability of safe affordable rental housing for low-income residents.
<b>Multifamily Housing Rental Assistance Program</b>	This program provides payments to owners of USDA-financed Rural Rental Housing or Farm Labor Housing projects on behalf of low-income tenants unable to pay their full rent.
<b>Multifamily Tenant Voucher Program</b>	This program provides vouchers to protect eligible tenants in Multifamily Direct Loan properties who may face hardship when the loan on the property is prepaid, or the property is foreclosed.
<b>Multifamily Housing Non-Profit Transfer Technical Assistance Grants</b>	USDA Rural Development awards grants to eligible nonprofit organizations and public housing authorities (PHAs) to provide technical assistance (TA) and other services to enable affordable housing preservation through the transfer of Multifamily Housing Direct Loan properties from current owners to nonprofits or PHAs.
<b>Off-Farm Labor Housing Technical Assistance Grants</b>	USDA Rural Development awards grants to nonprofit organizations to provide technical assistance to applicants for Farm Labor Housing (FLH) loans and grants. These loans and grants are used to increase the availability of affordable, decent housing for farm laborers.
<b>Missouri Linked Deposit Program for Multi-Family Housing</b>	Provides low-interest-rate loans to improve existing multi-family housing units or developing affordable housing in areas where it is needed.
<b>Good Neighbor Next Door Program</b>	With this program teachers, law enforcement officers, EMT's, and firefighters may be able to purchase a home at a 50% discount from the list price.
<b>CoC: Continuum of Care Program</b>	Designed to assist individuals (including unaccompanied youth) and families experiencing homelessness and provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability.
<b>ESG: Emergency Solution Grants Program</b>	Helps to engage homeless individuals and families living on the street; Improve the number and quality of emergency shelters; Provide essential services to shelter residents; Rapidly re-house homeless individuals and families; and prevent families and individuals from becoming homeless.
<b>Youth Homelessness Demonstration Program</b>	The Youth Homelessness Demonstration Program (YHDP) is an initiative designed to reduce the number of youth experiencing homelessness. The goal of the YHDP is to support selected communities, including rural, suburban, and urban areas across the United States, in the development and implementation of a coordinated community approach to preventing and ending youth homelessness. Additionally, HUD is committed to sharing the experience of YHDP communities and mobilizing communities around the country toward the same end.
<b>HUD-Veterans Affairs Supportive Housing (HUD-VASH)</b>	The HUD-VASH program combines HUD's Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs), community-based outreach clinics (CBOCs), through VA contractors, or through other VA designated entities.
<b>Home Energy Rebate Program</b>	Provide formula-based funds to states to offer rebates for home energy efficiency and electrification. Activities eligible for Home Efficiency Rebates will include efficiency upgrades that save at least 20% of a home's energy use. Home Electrification and Appliance Rebates will support purchasing and installing high-efficiency electric home appliances and equipment, potentially including heat pumps, electric load service center upgrades, and electric stoves, cooktops, ranges, or ovens.

## Grants, Loans, & Bonds

<b>Property Assessed Clean Energy</b>	PACE is a financing mechanism that allows property owners to pay for energy efficiency improvements or renewable energy systems, as authorized by Missouri state statute. PACE financing is a special assessment repaid on the annual property tax bill. This voluntary tax assessment is secured by a lien on the property, and, in most cases, the assessment and the lien are transferred upon sale. Unlike other financing options, PACE offers secured, fixed-rate, upfront financing for eligible improvements with repayment terms of up to 20 years. To be eligible for financing, a project must be located in a city or county that has approved an ordinance authorizing it to join a PACE district. Specific information regarding participating communities, eligibility and cost is available in the links below. For inquiries related to PACE in your area, the department recommends contacting the PACE district in which your community participates; the department does not administer or oversee any PACE programs. Legislation from the 2021 instituted additional oversight of PACE by the Department of Commerce and Insurance's Division of Finance.
<b>Healthy Homes and Weatherization Cooperation Demonstration Grant Program</b>	The purpose of the Healthy Homes and Weatherization Cooperation Demonstration Grant Program NOFO program is to provide housing interventions in lower-income households that are conducted jointly through the coordination of HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH)- funded by Healthy Homes Production (HHP) program and programs funded by the U.S. Department of Energy's (DOE) Weatherization Assistance Program (WAP).
<b>The Greenhouse Gas Reduction Fund</b>	The Inflation Reduction Act created a first-of-its-kind, national-scale program: The Greenhouse Gas Reduction Fund, a \$27 billion investment to mobilize financing and private capital to address the climate crisis, ensure our country's economic competitiveness, and promote energy independence while delivering lower energy costs and economic revitalization to communities that have historically been left behind.
<b>Pathways to Removing Obstacles to Housing (PRO Housing)</b>	Pathways to Removing Obstacles to Housing (PRO Housing) supports communities who are actively taking steps to remove barriers to affordable housing such as: Barriers caused by outdated zoning, land use policies, or regulations; Inefficient procedures; Gaps in available resources for development; deteriorating or inadequate infrastructure; lack of neighborhood amenities; challenges to preserving existing housing stock such as increasing threats from natural hazards, redevelopment pressures, or expiration of affordability requirements.
<b>Multifamily Housing Loan Guarantees</b>	This program provides competitive financing for affordable multi-family rental housing for low-income, elderly, or disabled individuals and families in eligible rural areas.
<b>Off-Farm Labor Housing Direct Loans &amp; Grants</b>	It provides affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers.
<b>Title V-Federal Surplus Property for Use to Assist the Homeless</b>	Title V of the McKinney-Vento Homeless Assistance Act, Public Law 101-645 (42 U.S.C. 11411), enables eligible organizations to use unutilized, excess, and surplus Federal properties to assist persons experiencing homelessness.
<b>Property Improvement Loan Program (Title I)</b>	The Title I program insures loans to finance the light or moderate rehabilitation of properties, as well as the construction of nonresidential buildings on the property. This program may be used to insure such loans for up to 20 years and 32 days.
<b>203(k) Rehabilitation Mortgage Insurance Program</b>	Section 203(k) insures mortgages covering the purchase or refinancing and rehabilitation of a home that is at least a year old. A portion of the loan proceeds are used to pay the seller, or, if a refinance, to pay off the existing mortgage, and the remaining funds are placed in an escrow account and released when the rehabilitation is completed. Section 203(k) offers: <ul style="list-style-type: none"> <li>A solution that helps both borrowers and lenders, insuring a single, long term, fixed or adjustable-rate loan that covers the acquisition and rehabilitation of a property.</li> <li>Affordability and flexibility of FHA-insured financing.</li> <li>The lender protection by allowing them to have the loan insured prior to completion of rehabilitation, even before the condition and value of the property may offer adequate security.</li> <li>The lender the opportunity to help address climate change by insuring the financing of cost-effective improvements.</li> </ul>

## Grants, Loans, & Bonds

<b>HUD's Choice Neighborhood Grant</b>	The Choice Neighborhoods program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhoods transformation. Local leaders, residents, and stakeholders, such as public housing authorities, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a plan that revitalizes distressed HUD housing and addresses the challenges in the surrounding neighborhood. The program helps communities transform neighborhoods by revitalizing severely distressed public and/or assisted housing and catalyzing critical improvements in the neighborhood, including vacant property, housing, businesses, services, and schools.
<b>Neighborhood Assistance Program (NAP)</b>	Implement community or neighborhood projects in your town that will strengthen economic development. This program can help fund projects in the categories of job training, education, crime prevention, community services, and physical revitalization.
<b>Active Transportation Infrastructure Program (ATIIP)</b>	The Active Transportation Infrastructure Programs (ATIIP) is a new competitive grant program created by Section 11529 of the Bipartisan Infrastructure Law (enacted as the Infrastructure Investment and Jobs Act (Pub. L. 117-58) to construct projects to provide safe and connected active transportation facilities in active transportation networks or active transportation spines. Both planning and construction grants are awarded through this program.
<b>Transportation Alternative Program (TAP)</b>	The transportation alternatives program provides funding for a variety of smaller-scale transportation projects such as pedestrian and bicycle facilities and trails. This program is administered through the Missouri Department of Transportation.
<b>Farmers Market Promotion Program (FMPP)</b>	FMPP offers four types of projects, 36-month Capacity Building, 36-month Community Development Training and Technical Assistance, 24-month Turnkey Marketing and Promotion, and 24-month Turnkey Recruitment and Training. Capacity Building projects range from \$50,000 to \$250,000, while Community Development Training and Technical Assistance projects range from \$100,000 to \$500,000. Each of the turnkey project options are available for a defined set of activities, with funding amount ranging from \$50,000 and \$100,000.
<b>Climate Pollution Reduction Grants (CPRG) program</b>	The Climate Pollution Reduction Grants (CPRG) program provides \$5 billion in grants to states, local governments, tribes, and territories to develop and implement ambitious plans for reducing greenhouse gas emissions and other harmful air pollution. Authorized under Section 60114 of the Inflation Reduction Act, this two-phase program provides \$250 million for noncompetitive planning grants, approximately \$4.6 billion for competitive implementation grants. Offers grants for planning, implementation, training, tools, and technical assistance related activities.
<b>Assistance to Firefighters Grant (AFG) program</b>	The objectives of the AFG Program are to provide critically needed resources that equip and train emergency personnel to recognized standards, enhance operational efficiencies, foster interoperability, and support community resilience. Eligible applicants: Fire departments, nonaffiliated emergency medical service (EMS) organizations, and State Fire Training Academies (SFTAs).
<b>Staffing For Adequate Fire and Emergency Response (SAFER)</b>	The Staffing For Adequate Fire and Emergency Response Grants (SAFER) was created to provide funding directly to fire departments and volunteer firefighter interest organizations to help them increase or maintain the number of trained, "front line" firefighters available in their communities.
<b>Officer Safety Equipment and Technology Grant (OSET)</b>	The Missouri Department of Public Safety (DPS) collaborates with state and local law enforcement agencies to provide a proactive approach for the public safety of Missourians.

# 9

## IMPLEMENTATION

## USING THE PLAN

After the plan is put into effect an official application process for development, proposed requests will follow the appropriate procedures. If a proposed development aligns with the permitted uses in the existing zoning district, the application can proceed for administrative review by city staff after all required documentation, such as site plans, building permits, and zoning reviews, has been submitted and reviewed.

However, if a proposed development does not fall under the permitted uses within the existing zoning or if there's a request for annexation or zoning change, the property owner must pursue an amendment to the current zoning.

Applications necessitating a public hearing before the Zoning Commission or City Council must first receive a resolution of recommendation from both bodies before approval and any necessary amendments to city records can be made. All requests should adhere to the guidelines outlined in this Comprehensive Plan and be presented to the governing bodies through detailed reports that clearly identify the area, land, and proposed uses.

Recommendations provided by the Zoning Commission should be specifically tailored to the zoning request in question. It's important to note that these recommendations are not approvals but rather suggestions to the Council or Board. For instance, a zoning change request might receive a recommendation to maintain the current zoning, to change it as requested by the applicant, or to shift to the next appropriate zoning district as determined by the Commission.

Any amendments and recommendations must be accurately recorded and identified in the minutes of the required public meetings. If the adopted amendments are found to be at odds with this Comprehensive Plan, adjustments should be made to the future land use map to reflect these changes.

It's crucial to emphasize that this Comprehensive Plan does not conflict with or alter the existing city processes for handling building requests, zoning changes, variances, or annexations. Instead, it provides a framework through the outlined recommendations to assess whether a request aligns with the Plan. Ensuring consistency with the Comprehensive Plan is vital to fair implementation and serves as a significant factor during regulatory and development review processes.

The concepts and recommendations laid out in this Comprehensive Plan should be carefully considered, and it should be emphasized that this Plan is a dynamic document meant to guide all aspects of land use management and development. Therefore, all maps and recommendations included should serve as advisory tools for the City Council, Zoning Commission, city staff, appointed officials, developers, and residents to evaluate whether a proposal aligns with the community's vision as outlined in the Plan.

## RESPONSIBLE ENTITIES

*Planning and Zoning Commission* is the sole authority of this Comprehensive Plan, as stated by Missouri Statues. The commission oversees requests regarding land use and zoning changes. The commission serves the city by providing recommendations for changes to the Board of Alderman.

*Board of Alderman* the legislative policy-making body for local governments. It has the power to pass, amend, and create local law, including zoning regulations, following consideration of recommendations from the Planning and Zoning Commission.

*City Staff* is responsible for the day-to-day operation of the city, which includes, but is not limited to, creating, and implementing a budget, making operations and personnel decisions, and planning for maintenance and improvements to community services and infrastructure.

*Other Commissions & Associations* are organizations or entities that provide unique skillsets for the community including services to enhance economic activity, are secondary funding sources through philanthropic or grant opportunities. These organizations support the city by focusing efforts to areas that are outside of the city staff capabilities as well as provide key insights during local and government meetings.

*Partner Agencies* are the partnerships with other levels of government including other municipal, county, and state governments. For example, regional planning commissions, economic development organizations, and MoDOT, who can offer technical expertise and funding opportunities.

TERM (On-going, Short Medium, Long)	OBJECTIVE Goal: Encourage the appropriate use of space by deploying essential development strategies to facilitate smooth transitions between different areas, following the principle of “right use, right place,” in alignment with the community’s envisioned objectives. OR10	PRIORITY RANK OR19	RECOMMENDATIONS	TRACKING - Completion Status (MM/ YY) / ORD #
<b>LAND USE CHAPTER</b>				
<p>Initiate dialogue with planning consultants, regional planning commissions, and universities to undertake a thorough revision of the zoning code.</p> <p>Conduct public workshops and meetings to identify the community’s requirements and preferences to be incorporated into the revised unified development code.</p> <p>Regularly assess changing needs and update to align with innovative planning and zoning planning practices.</p> <p>Parking requirements should be reviewed to encourage maximums and the removal of minimum parking standards.</p> <p>Facilitate a city wide rezoning effort.</p> <p>Incorporate design guidelines based on form and scale.</p> <p>Expand the permitted uses and structure types in the existing single-family residential zoning R-1 and R-2.</p> <p>Allow a variety of accessory dwelling units (ADUs) and accessory residential uses.</p> <p>Recommend residential or mixed-use zoning south of Walmart.</p> <p>Establish a mixed-use zoning district, including the areas for the city center and the square.</p> <p>Establish a historic preservation overlay zoning district for identified historic areas.</p> <p>Establish a mixed-use (MU) zoning district for other areas of the city.</p> <p>Establish an entertainment commercial-focused district for N. Orange Street.</p> <p>Establish strategic zoning regulations to guide the location and development of commercial areas in proximity to key trade centers.</p> <p>Review regulations and policy of electric vehicle (EV) infrastructure and implementation for major commercial developments and improvements.</p> <p>Update, review, and evaluate restriction with the current commercial zoning districts.</p> <p>Explore the feasibility of increasing lodging establishments within the city and implementing lodging taxes and other revenue sources.</p> <p>Conduct a comprehensive review of current industrial zoning and land use patterns to minimize future impacts.</p>				

TERM (On-going, Short Medium, Long)	OBJECTIVE	PRIORITY RANK	RECOMMENDATIONS	TRACKING - Completion Status (MM/ YY) / ORD #
<b>LAND USE CHAPTER</b>				
	<b>Goal: Encourage the appropriate use of space by deploying essential development strategies to facilitate smooth transitions between different areas, following the principle of “right use, right place,” in alignment with the community’s envisioned objectives (continued from previous page).</b>			
On-going	Regularly evaluate the Comprehensive Plan through periodic assessments.	OR9	<p>Develop a system to monitor the progress of goals and objectives outlined in the comprehensive plan.</p> <p>Implement a comprehensive communication plan to regularly inform the public about the city's progress and successes resulting from the Comprehensive Plan.</p> <p>Set a timeline to review, update, and replace the comprehensive plan in the future.</p> <p>Enhance co-planning collaboration with neighboring municipalities, environmental agencies, and regional planning organizations to include coordinating comprehensive planning updates, other studies, and plans with the Comprehensive Economic Development Strategy (CEDS).</p>	
	<b>Goal: Ensure sustainable growth and development practices are implemented while preserving the small-town charm that defines the City of Butler. GRI</b>			
Medium-term 2-5 years	Enhance infrastructure oversight to guide sustainable growth and maintain the unique character of Butler as a small-town community.	OR4	<p>Create a digital inventory for public view and access to the locations of all public infrastructure.</p> <p>Guide development to vacant land with access to public infrastructure.</p> <p>Adopt an Adequate Public Facilities Ordinance.</p> <p>Adopt a process for measuring long-term development impact utilizing the fiscal impact analysis for major projects.</p> <p>Minimize consuming natural habitat by prioritizing infill development of vacant land and the redevelopment of dilapidated buildings or nuisance properties.</p> <p>Protect natural areas including streams, lowlands prone to flooding, prairies, and steep slopes.</p>	
On-going	Incorporate conservation-friendly and low-impact developments.	OR16	<p>Preserve open green space along corridors, within commercial and multi-family developments for wildlife refuge, crossings, and recreational opportunities utilizing native landscaping.</p> <p>Encourage water harvesting in the form of rain gardens, barrels, and vegetated swales.</p> <p>Naturalize water detention basins and restore aged basins to a natural state. Historically, detention basins were engineered for the single purpose of retaining water during flooding events.</p> <p>Conduct an assessment of the city's tree canopy to determine the benefits, costs, savings, and strategic planning opportunities to incorporate native tree planting requirements.</p>	

TERM (On-going, Short Medium, Long)	OBJECTIVE	PRIORITY RANK	RECOMMENDATIONS	TRACKING - Completion Status (MM/ YYYY) / ORD #
<b>NEIGHBORHOODS &amp; HOUSING CHAPTER</b>				
<b>Goal: Create a community of neighborhoods to encourage homeownership through improved housing conditions and a deeper connection to the City of Butler. GR4</b>				
Long-term 5-10+ years	Develop a strong sense of community and belonging through a system of established neighborhoods.	OR14	<ul style="list-style-type: none"> <li>Establish service areas that make up a quarter-square-mile-neighborhood or approximately 0.25 more or less square miles.</li> <li>Guide neighborhoods of the established neighborhood service areas to become registered organizations with the city.</li> <li>Provide services and promote benefits to the neighborhoods.</li> </ul>	
On-going	Develop housing improvement programs for owner-occupied and renter-owned units.	OR1	<ul style="list-style-type: none"> <li>Offer innovative financing programs to establish a revolving low-interest loans fund, grants, or other funding opportunities to target home and efficiency improvement.</li> <li>Work with property owners to conduct home energy audits on a room-by-room basis.</li> <li>Develop and expand rental inspection program.</li> </ul>	
<b>Goal: Ensure equitable, attainable, sustainable, and inclusive housing for all residents, fostering vibrant and resilient Butler. GR5</b>				
Long-term 5-10+ years	Identify housing needs through a collaborative approach for rural housing solutions to increase availability and affordability for all income levels.	OR2	<ul style="list-style-type: none"> <li>Collaborate with HUD and the EDD.</li> <li>Create accessible resources for potential homebuyers and homeowners.</li> <li>Understand and evaluate home values through appraisal and track neighborhood sales for infill development potential.</li> <li>Conduct a housing needs assessments to identify key issues and actions to supply housing.</li> <li>Conduct a special needs assessment to understand underlying issues and develop strategies for homelessness, persons with disabilities, and at-risk populations.</li> <li>Establish a comprehensive housing strategy that encourages mixed-income developments and integrates affordable housing units into all new residential projects.</li> </ul>	<p>The city will need to work with Kaysinger Basin Regional Planning Commission to align the Comprehensive Economic Development Strategy (CEDS) plans and Housing issues that have been identified through studies and local resources.</p> <p>Expand the existing senior housing stock.</p>

TERM (On-going, Short Medium, Long)	OBJECTIVE	PRIORITY RANK	RECOMMENDATIONS	TRACKING - Completion Status (MM/ YYYY) / ORD #
<b>NEIGHBORHOODS &amp; HOUSING CHAPTER</b>				
Goal: Ensure equitable, attainable, sustainable, and inclusive housing for all residents, fostering vibrant and resilient Butler (continued from previous page).	Promote friendly housing practices, targeted toward quality, safety, and accessibility, including those with disabilities, through higher density and cluster housing developments, to optimize land use and minimize environmental impact.	OR8  Medium-term 2-5 years	<p>Encourage a mixed use housing development south of the Fan Avenue.</p> <p>Promote a mixed use subdivision to support multi-family and higher density, small lots within the area that is east of N Orange Street and adjacent to County Road 4004.</p> <p>Conduct a structural and environmental study of the Old High School.</p> <p>Adopt minimum energy standards for sustainable housing.</p>	
<b>TRANSPORTATION CHAPTER</b>				
Goal: Enhance transportation infrastructure and safety through the development and implementation of a comprehensive city-wide master transportation plan. GR6	Create a city-wide transportation plan to make getting around safer and easier for everyone.	OR5  Long-term 5-10+ years	<p>Adopt and implement policy to improve safety conditions and accessibility.</p> <p>Plan to extend Fan Avenue and install infrastructure to encourage a mixed use residential development.</p> <p>Improve pedestrian connectivity between new residential developments.</p> <p>Conduct a walking audit of all local streets.</p> <p>Adopt a complete streets policy to require bike, pedestrian, and supportive infrastructure on all new road expansions and major updates.</p> <p>Conduct corridor planning study of Orange Street, Business 49.</p> <p>Conduct corridor planning study of W Fort Scott.</p> <p>Collaborate with neighborhoods and establish complete streets at the focal points.</p>	
On-going	Continue to plan and implement subarea and corridor studies.	OR20  On-going	Develop a parking management plan for key commercial areas.	

TERM (On-going, Short Medium, Long)	OBJECTIVE	PRIORITY RANK	RECOMMENDATIONS	TRACKING - Completion Status (MM/ YYYY) / ORD #
<b>TRANSPORTATION CHAPTER (CONTINUED FROM PREVIOUS PAGE)</b>				
<b>Goal: Collaborate with other planning partner agencies on transportation-related issues. GR2</b>				
On-going	Develop a street network that is safe and easy to access for all users, including vehicles, pedestrians, and cyclists.	OR3	<p>Prioritize needs during Kaysinger Basin Regional Planning Commission annual transportation prioritization process with Bates County.</p> <p>Work with MoDOT, Kaysinger Basin Regional Planning Commission, and engineers to evaluate the need for intersection improvements.</p> <p>Identify and implement "road diets" when feasible.</p> <p>Work with Bates County to acquire county roads and right-of-way for future annexations.</p> <p>The city will need to collaborate with regional planning commissions and universities for aid with grant applications and administration.</p>	
Long-term 5-10+ years	Develop regionally recognized areas of the Square and the "Old Strip" to persevere historic aesthetics.	OR6	<p>Determine the feasibility of an on-ramp north of Butler to the west of the Airport.</p> <p>Conduct a parking survey to count all available public and private parking spaces in the square and historic area.</p> <p>Create bike and pedestrian routes from neighborhoods to the Square.</p> <p>Initiate a street tree planting program to cultivate a sense of place, enhance vehicle buffering, offer shade, and provide seasonal interest.</p>	
<b>COMMUNITY FACILITIES, INFRASTRUCTURE, &amp; HEALTH CHAPTER</b>				
<b>Goal: To develop a network of community-connected parks and trails, promoting community engagement and well-being. GR7</b>				
Medium-term 2-5 years	Create a unified trail and parks system connecting neighborhoods to multi-use greenways to facilities and public areas.	OR12	<p>Proactively plan parks and public open space through collaborative discussions with property owners and developers to look for opportunity for the donation of land, purchase, or required green space during development.</p> <p>Explore the possibility of establishing a park near the I-49 intersection with amenities that cater to commuters and draw passerby off the interstate.</p> <p>Proactively acquire land during the planning phases of development or set aside designated areas before development occurs to ensure space for parks and trails.</p> <p>Promote the establishment of neighborhood community gardens, whether public or semi-public, to provide residents with spaces for active engagement and resource sharing.</p>	
			<p>Enhance the inclusivity of park facilities by updating and maintaining park equipment to accommodate individuals with disabilities and attract a broader range of users.</p> <p>Develop a prominent park to serve as an iconic destination within the city.</p>	

TERM (On-going, Short Medium, Long)	OBJECTIVE	PRIORITY RANK	RECOMMENDATIONS	TRACKING - Completion Status (MM/ yyyy)/ORD #
<b>COMMUNITY FACILITIES, INFRASTRUCTURE, &amp; HEALTH CHAPTER (CONTINUED FROM PREVIOUS PAGE)</b>				
<b>Goal: Collaborate with other planning partner agencies on transportation-related issues (continued from previous page).</b>				
On-going	Support community health through innovative programs and processes.	OR13	<p>Ensure Butler's residents have access to fresh food and maintaining the viable grocery operations.</p> <p>To support the establishment of a government-owned grocery store, the city can foster partnerships with local businesses and farmers.</p> <p>To support families and alleviate financial burdens, the city should consider reducing or eliminating sales taxes on essential household goods.</p> <p>Collaborate with the Health Department to assess the needs and address health-related issues within the community.</p>	
Short-term in 2 years	Enhance community engagement and collaboration to identify emerging residential needs, develop initiative-taking strategies, and implement adaptable systems, programs, and services to support sustainable growth and meet evolving demands effectively.	OR17	<p><b>Goal: Anticipate growth as it occurs and have systems, programs, and services in place to accommodate future residential needs. GR9</b></p> <p>Implement a comprehensive system for tracking new occupants, tenants, and homeowners within the city.</p> <p>Expand broadband speed, capability, and service area by coordinating with utility providers and the Missouri Department of Broadband for infrastructure improvement costs and grant opportunities.</p> <p>Collaborate with the county to establish an urban service area, which identifies a specific land area where Butler anticipates growth.</p> <p>Connect the school, businesses, and workforce groups to create a training program for students.</p> <p>The city can expand communication with the school and develop a "Student Youth Development" pilot program.</p>	

TERM (On-going, Short Medium, Long)	OBJECTIVE	PRIORITY RANK	RECOMMENDATIONS	TRACKING - Completion Status (MM/ YYYY) / ORD #
<b>COMMUNITY FACILITIES, INFRASTRUCTURE, &amp; HEALTH CHAPTER (CONTINUED FROM PREVIOUS PAGE)</b>				
<b>Goal: Anticipate growth as it occurs and have systems, programs, and services in place to accommodate future residential needs (continued from previous page).</b>				
			<p>Collaborate with regional experts, utility providers, and city staff to develop an Energy Action Plan.</p> <p>Initiate discussions with the Mid-America Regional Planning Council to develop a sustainable planning framework and establish recommendations for implementing sustainability practices.</p> <p>Coordinate with RHSCOC Region A, administered by Pioneer Trails RPC, to facilitate local, community level engagement in grant funding priorities and other homeland security related concerns.</p> <p>Utilize wastewater infrastructure practices to minimize the impacts of future development, safeguard existing systems, and protect the environment and watersheds.</p> <p>Establish a public education program and system management initiative to assist residents in monitoring and maintaining water lines extending from the right-of-way to their physical structures.</p> <p>Promote and authorize the implementation of rain gardens and other forms of green infrastructure to decelerate, purify, and retain water while enhancing the greenery of the street.</p> <p>Apply for state and federal grants that would allow emergency services to purchase new and updated equipment and vehicles, as well as expand staff to necessary levels.</p>	
		OR10		
Enhance the resilience of public infrastructure and services to mitigate the impact of natural disasters and cyber security threats while accommodating future needs and sustainable development.	Short-term in 2 years			
<b>ECONOMIC DEVELOPMENT CHAPTER</b>				
<b>Goal: Ensure that zoning and development strategies encourage economic growth at major activity centers and streets while promoting local commercial at the neighborhood level. GR8</b>				
			<p>Identify areas at the corners and intersections of established neighborhoods suitable for local commercial development.</p> <p>Implement sufficient physical site screening to act as a buffer between commercial establishments and adjacent residential areas, ensuring harmonious coexistence and neighborhood integrity.</p> <p>Ensure residential neighborhoods are shielded from declining property values due to limited zoning or the influx of undesirable commercial activities, thus maintaining property value stability.</p> <p>Introduce new city events to engage the public and offer year-round revenue potential through various activities.</p>	
		OR15		
Facilitate sustainable growth and innovation for existing enterprises and emerging ventures within the local community.	Long-term 5-10+ years			

TERM (On-going, Short Medium, Long)	OBJECTIVE	PRIORITY RANK	RECOMMENDATIONS	TRACKING - Completion Status (MM/ YYYY) / ORD #
<b>ECONOMIC DEVELOPMENT CHAPTER (CONTINUED FROM PREVIOUS PAGE)</b>				
Goal: Ensure that zoning and development strategies encourage economic growth at major activity centers and streets while promoting local commercial at the neighborhood level (continued from previous page). GR8				
Long-term 5-10+ years	Facilitate sustainable growth and innovation for existing enterprises and emerging ventures within the local community.	OR15	<p>Identify areas at the corners and intersections of established neighborhoods suitable for local commercial development.</p> <p>Implement sufficient physical site screening to act as a buffer between commercial establishments and adjacent residential areas, ensuring harmonious coexistence and neighborhood integrity.</p> <p>Ensure residential neighborhoods are shielded from declining property values due to limited zoning or the influx of undesirable commercial activities, thus maintaining property value stability.</p> <p>Introduce new city events to engage the public and offer year-round revenue potential through various activities.</p> <p>Recruit or assign a City Events and a Public Relations Coordinator.</p> <p>Conduct a comprehensive city-wide market analysis to identify opportunities for attracting retail operations.</p> <p>Establish an independent Economic Development Corporation for Butler, responsible for developing strategic plans, programs, and activities to stimulate economic growth.</p> <p>Identify community activity hubs (e.g., downtown square, "the strip") and formulate individualized plans for the future development of each area.</p> <p>Preserve industrial land areas within the zoning ordinance by establishing clearly defined districts that regulate specific performance characteristics related to noise, odor, dust, gas, glare, heat, fire hazards, industrial waste management, transportation, traffic, as well as aesthetic and psychological impacts.</p> <p>Ensure that access to industrial sites does not disrupt regular traffic flow.</p> <p>Require industrial development to be situated in areas with adequate access to public utilities and proximity to the industrial park.</p> <p>Develop an airport plan that outlines a clear path for the area's expansion and economic development.</p> <p>Evaluate the anticipated demand for industrial and business park square footage, followed by the identification of large opportunity sites where public-private investment should be targeted.</p>	

TERM (On-going, Short Medium, Long)	OBJECTIVE	PRIORITY RANK	RECOMMENDATIONS	TRACKING - Completion Status (MM/ YYYY) / ORD #
<b>ECONOMIC DEVELOPMENT CHAPTER (CONTINUED FROM PREVIOUS PAGE)</b>				
Goal: Preserve and enhance the historic downtown area as a focal point for both commercial enterprises and community engagement. GR3				
Medium-term 2-5 years	Preserve and promote the restoration and maintenance of historic structures. It is crucial to safeguard Butler's history and the enduring structures that represent it.	OR11	<ul style="list-style-type: none"> <li>Collaborate with property owners and aid in the application of the 16 properties identified in the 2001 Cultural Resource Survey.</li> <li>Conduct an updated cultural survey to identify other historic sites.</li> <li>Develop design guidelines to facilitate the restoration of historic structures.</li> <li>Partner with the Historic Commission, economic groups, and property owners to organize historic tours of the Square.</li> <li>Implement a Minimum Maintenance Ordinance for structures within the square.</li> <li>Implement a Vacant Building Ordinance to address existing issues and mitigate future concerns caused by nuisance properties caused by abandonment and deterioration.</li> <li>Evaluate the feasibility of implementing a Community Improvement District (CID) of the square district.</li> <li>Work with community members to create a non-profit and volunteer for the Square organization.</li> <li>Work with the school district to set up public art displays within the town square.</li> <li>Utilize placemaking toolkits and organizations to cultivate a vibrant community and foster a sense of place in Butler.</li> </ul>	
Medium-term 2-5 years	Implement branding and placemaking measures in commercial areas to encourage economic activity.	OR7	<ul style="list-style-type: none"> <li>Enhance Butler's Economic Incentive Policy to encompass a broader range of financial incentives and development programs.</li> <li>Create a façade restoration program for historical buildings.</li> <li>Develop branding criteria to create a cohesive sense of place for the community as well as to identify and promote local businesses.</li> <li>Limit uses, such as social services, warming or homeless shelters, and religious institutions, which can have a negative impact on commercial activities along highways and within the square.</li> </ul>	



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## APPENDIX

## BUTLER OCCUPATION AUTOMATION INDEX

Description	2022 Jobs	Automation Index	Median Annual Earnings
Military-only occupations	13	N/A	\$30,271.87
Cooks, Fast Food	41	134.1	\$24,613.06
Construction Laborers	14	131.9	\$36,941.60
Fast Food and Counter Workers	48	130.8	\$25,439.74
Waiters and Waitresses	20	129.8	\$26,566.93
Landscaping and Groundskeeping Workers	21	129.1	\$36,511.76
Food Preparation Workers	17	129.1	\$25,158.82
Carpenters	15	125.9	\$47,507.23
Cooks, Restaurant	19	125.0	\$26,640.89
Maids and Housekeeping Cleaners	19	124.5	\$25,928.45
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	22	122.5	\$28,482.19
Paper Goods Machine Setters, Operators, and Tenders	28	119.8	\$48,870.23
Laborers and Freight, Stock, and Material Movers, Hand	19	117.2	\$30,502.50
Electrical Power-Line Installers and Repairers	12	114.0	\$81,144.39
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	21	113.0	\$30,663.85
Light Truck Drivers	11	112.9	\$37,586.12
Stockers and Order Fillers	66	112.3	\$29,714.71
Heavy and Tractor-Trailer Truck Drivers	55	110.1	\$45,955.98
Maintenance and Repair Workers, General	18	109.6	\$40,406.99
Driver/Sales Workers	11	109.1	\$37,506.32
Cooks, Institution and Cafeteria	15	108.3	\$26,412.35
First-Line Supervisors of Food Preparation and Serving Workers	25	107.7	\$32,051.84
Automotive Service Technicians and Mechanics	23	105.9	\$40,197.91
Cashiers	69	105.5	\$26,905.41
Bookkeeping, Accounting, and Auditing Clerks	15	103.6	\$42,976.55
Office Clerks, General	26	102.0	\$33,730.30
Hairdressers, Hairstylists, and Cosmetologists	14	98.0	\$30,874.86
Nursing Assistants	55	97.0	\$30,852.84

Source: Lightcast

## BUTLER OCCUPATION AUTOMATION INDEX (CONT.)

Description	2022 Jobs	Automation Index	Median Annual Earnings
Customer Service Representatives	25	96.4	\$34,076.06
Insurance Sales Agents	14	96.0	\$52,724.27
Home Health and Personal Care Aides	111	93.6	\$26,800.14
Farmers, Ranchers, and Other Agricultural Managers	43	93.5	\$33,490.43
Retail Salespersons	79	93.4	\$29,488.02
Accountants and Auditors	14	93.1	\$65,306.93
First-Line Supervisors of Office and Administrative Support Workers	14	91.8	\$55,241.49
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	23	91.4	\$34,674.99
Childcare Workers	13	88.0	\$24,683.10
First-Line Supervisors of Retail Sales Workers	30	87.8	\$38,816.13
Registered Nurses	35	85.3	\$67,735.87
Secondary School Teachers, Except Special and Career/Technical Education	13	84.9	\$48,536.80
Licensed Practical and Licensed Vocational Nurses	20	84.8	\$42,771.71
Middle School Teachers, Except Special and Career/Technical Education	13	84.5	\$52,801.74
Managers, All Other	12	84.5	\$56,291.03
Elementary School Teachers, Except Special Education	15	82.3	\$50,152.39
General and Operations Managers	40	82.2	\$76,122.15

Source: Lightcast

## BATES COUNTY OCCUPATIONAL CLUSTERS

Occupation Cluster	2022 Jobs	% of Total Employment	% of Typical County Employment
Semi-skilled service	1,494	32.8%	4.8%
Management & Finance	900	19.7%	5.0%
Occupational Employment Excluded From Knowledge Cluster	515	11.3%	24.4%
Legal, Clerical, Administrative, & Technicians	344	7.5%	0.7%
Construction & Specialized Mechanical	301	6.6%	0.8%
Education	293	6.4%	9.3%
Medical Science & Health Services	278	6.1%	17.3%
Production	159	3.5%	21.5%
Engineering & Architecture	90	2.0%	4.8%
Counseling, Specialized Education, & Therapy	82	1.8%	2.3%
Information Technology & Communications	58	1.3%	1.6%
Media and Entertainment	37	0.8%	3.6%
Agriculture, Life & Natural Sciences	7	0.2%	3.7%
<b>TOTAL</b>	<b>4,558</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Lightcast

## FASTEST GROWING OCCUPATIONS BY REGION

Top 5 Occupations (5 Digit) by Annual Growth Rate	Annual Growth Rate (2022-2032)	2022-2032 Change	Median Annual Earnings	COL Adjusted Median Annual Earnings	Automation Index (Low risk < 100 < High Risk)	Typical Entry Level Education
Butler	0.9%	188				
Farmworkers, Farm, Ranch, and Aquacultural Animals	6.3%	10	\$29,493.34	\$32,517.46	107.3	No formal educational credential
Miscellaneous Assemblers and Fabricators	4.7%	5	\$37,061.80	\$40,861.96	112.6	High school diploma or equivalent
Maids and Housekeeping Cleaners	3.9%	11	\$25,945.09	\$28,605.40	124.5	No formal educational credential
Laborers and Freight, Stock, and Material Movers, Hand	3.6%	7	\$30,536.90	\$33,668.03	117.2	No formal educational credential
Stockers and Order Fillers	3.4%	21	\$29,073.69	\$32,054.79	112.3	High school diploma or equivalent
Bates	1.2%	559				
Software Developers	6.8%	9	\$85,118.60	\$93,846.31	80.2	Bachelor's degree
Electrical Power-Line Installers and Repairers	5.9%	10	\$81,330.78	\$89,670.10	114.0	High school diploma or equivalent
Farmworkers, Farm, Ranch, and Aquacultural Animals	5.3%	14	\$28,658.10	\$31,596.58	107.3	No formal educational credential
Self-Enrichment Teachers	4.6%	6	\$46,984.90	\$51,802.53	89.0	High school diploma or equivalent
First-Line Supervisors of Production and Operating Workers	4.4%	5	\$55,881.91	\$61,611.81	88.6	High school diploma or equivalent

## FASTEST GROWING OCCUPATIONS BY REGION (CONT.)

Top 5 Occupations (5 Digit) by Annual Growth Rate	Annual Growth Rate (2022-2032)	2022-2032 Change	Median Annual Earnings	COL Adjusted Median Annual Earnings	Automation Index (Low risk < 100 < High Risk)	Typical Entry Level Education
KC MSA*	0.5%	61,688				
Home Health and Personal Care Aides	2.4%	5,247	\$27,626.08	\$29,327.04	93.6	High school diploma or equivalent
Cooks, Restaurant	2.9%	3,584	\$30,773.51	\$32,668.27	125.0	No formal educational credential
Laborers and Freight, Stock, and Material Movers, Hand	1.4%	2,825	\$36,696.93	\$38,956.40	117.2	No formal educational credential
Software Developers	1.7%	2,252	\$101,959.18	\$108,236.92	80.2	Bachelor's degree
Registered Nurses	0.8%	2,162	\$75,108.17	\$79,732.66	85.3	Bachelor's degree
Missouri*	0.7%	214,590				
Home Health and Personal Care Aides	2.3%	19,836	\$26,318.01	\$29,080.67	93.6	High school diploma or equivalent
Cooks, Restaurant	2.6%	9,035	\$29,219.33	\$32,286.55	125.0	No formal educational credential
Postsecondary Teachers	1.9%	6,561	\$78,810.23	\$87,083.13	86.6	Doctoral or professional degree
Software Developers	2.7%	6,280	\$101,375.41	\$112,017.02	80.2	Bachelor's degree
General and Operations Managers	0.7%	5,695	\$79,548.59	\$87,899.00	82.2	Bachelor's degree

## FASTEST GROWING OCCUPATIONS BY REGION (CONT.)

Top 5 Occupations (5 Digit) by Annual Growth Rate	Annual Growth Rate (2022-2032)	2022-2032 Change	Median Annual Earnings	COL Adjusted Median Annual Earnings	Automation Index (Low risk < 100 < High Risk)	Typical Entry Level Education
Nation*	1.1%	18,825,965				
Home Health and Personal Care Aides	3.2%	1,292,166	\$30,120.80	\$30,120.80	93.6	High school diploma or equivalent
Cooks, Restaurant	3.7%	513,837	\$34,059.31	\$34,059.31	125.0	No formal educational credential
Software Developers	3.1%	503,578	\$126,839.76	\$126,839.76	80.2	Bachelor's degree
Fast Food and Counter Workers	1.4%	471,335	\$27,928.17	\$27,928.17	130.8	No formal educational credential
General and Operations Managers	1.3%	454,073	\$97,764.93	\$97,764.93	82.2	Bachelor's degree
Nation†	1.1%	18,825,965				
Wind Turbine Service Technicians	4.5%	5,000	\$57,320.00	\$57,320.00	106.3	Postsecondary nondegree award
Nurse Practitioners	4.5%	123,600	\$125,900.00	\$125,900.00	83.2	Master's degree
Data Scientists	3.5%	59,400	\$103,500.00	\$103,500.00	83.4	Bachelor's degree
Statisticians	3.2%	10,600	\$99,960.00	\$99,960.00	90.1	Master's degree
Information Security Analysts	3.2%	53,200	\$112,000.00	\$112,000.00	86.4	Bachelor's degree

Source: Lightcast, BLS

\*Top results by 2022-2032 Change to eliminate outliers

† Results from BLS

