

DOWNTOWN
REVITALIZATION &
ECONOMIC
ASSISTANCE FOR
MISSOURI

APRIL 2011

MAP REFERENCE HANDBOOK

LAND USE,
BUILDING
& INFRASTRUCTURE
SURVEY

Cassville, Missouri



PGAV **PLANNERS**

ACKNOWLEDGMENTS



DOWNTOWN REVITALIZATION AND ECONOMIC ASSISTANCE FOR MISSOURI (DREAM)

PROGRAM SPONSORS:



Strength, Dignity, Quality of Life
MISSOURI HOUSING
DEVELOPMENT COMMISSION

PLANNING CONSULTANT

PGAV**PLANNERS**

MAP REFERENCE HANDBOOK

The series of maps contained herein illustrates the results of the Land Use, Building and Infrastructure Survey conducted by PGAV Staff during March, 2011. PGAV Staff coded the results of the Survey into Cassville's Geographic Information System ("GIS") to create the maps, which illustrate a number of factors within the DREAM Study Area (the "Area"), including, but not limited to, existing land use, building conditions, infrastructure conditions, on and off-street parking, vacancies, and residential units. The DREAM Area is comprised of approximately 27 city blocks, and 197 parcels covering nearly 56 acres. One hundred and twenty-two primary buildings are located within the Area.

The Survey is the foundation upon which more in-depth future analysis will be conducted as a part of the DREAM Program. The Strategic Plan, Retail Market Analysis, Financial Evaluation and other planning tasks of the DREAM Initiative rely on the elements of the data and mapping contained within this booklet.

The collection of maps has been organized into several categories for ease of use:

1. **Boundary Map (Exhibit 1)** – An aerial photo of the Area with the DREAM Study Area Boundary illustrated.
2. **Land Use (Exhibits 2a-2e)** – Land Use Maps exhibit existing land uses per building and per floor as noted during the field survey. This is intended to provide the reader with information regarding the distribution of land uses throughout the Area.
3. **Building Conditions (Exhibit 3)** – The Building Conditions Map illustrates buildings which may be in need of restoration or repair.
4. **Commercial Inventory (Exhibit 4a-4b)** – Commercial Inventory Maps illustrate commercial units and vacancies per building in the Area in order to give City staff information on buildings that could accommodate new tenants and businesses.
5. **Residential Inventory (Exhibit 5)** – The Residential Inventory Map shows the numbers of residences per building in the Area. PGAV will utilize this information in the Housing Market Analysis, to ascertain residential units in mixed-use buildings and single-use, multi-family or single-family dwellings.
6. **Parking Inventory (Exhibits 6a-6e)** – Parking Inventory Maps illustrate the number of parking spaces available on and off the street, in stand-alone parking lots, or in lots associated with businesses.
7. **Infrastructure Conditions (Exhibits 7a-7d)** – Infrastructure Conditions Maps illustrate the conditions of streets and sidewalks in the Area. The maps also illustrate where utility lines predominate. Infrastructure Conditions Maps show locations of amenities such as decorative lighting, benches, and other streetscape elements.

8. **Zoning (Exhibits 8a-8b)** – These maps illustrate the current zoning within the Area as provided by the City along with non-conforming land uses.
9. **Liquor Sales (Exhibits 9a-9b)**- These illustrate the area in downtown within 300' of Churches and schools where liquor sales are restricted pursuant to the City's Zoning Ordinance.

Other community-wide planning efforts will benefit from the collection of the data provided herein. Included with this booklet is a compact disc containing digital copies of all maps presented in the handbook. The disc also contains the GIS data which the City of Cassville staff may utilize for future projects.

PGAV Staff appreciates the cooperation of the City of Cassville, Barry County and others who were instrumental in the assemblage of the data for the Map Reference Handbook.

MAP EXHIBITS

Exhibit 1 DREAM Boundary

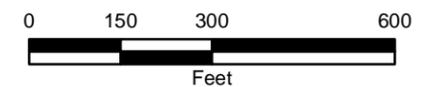
Downtown Study Area
City of Cassville, Missouri

Legend

 Study Area Boundary



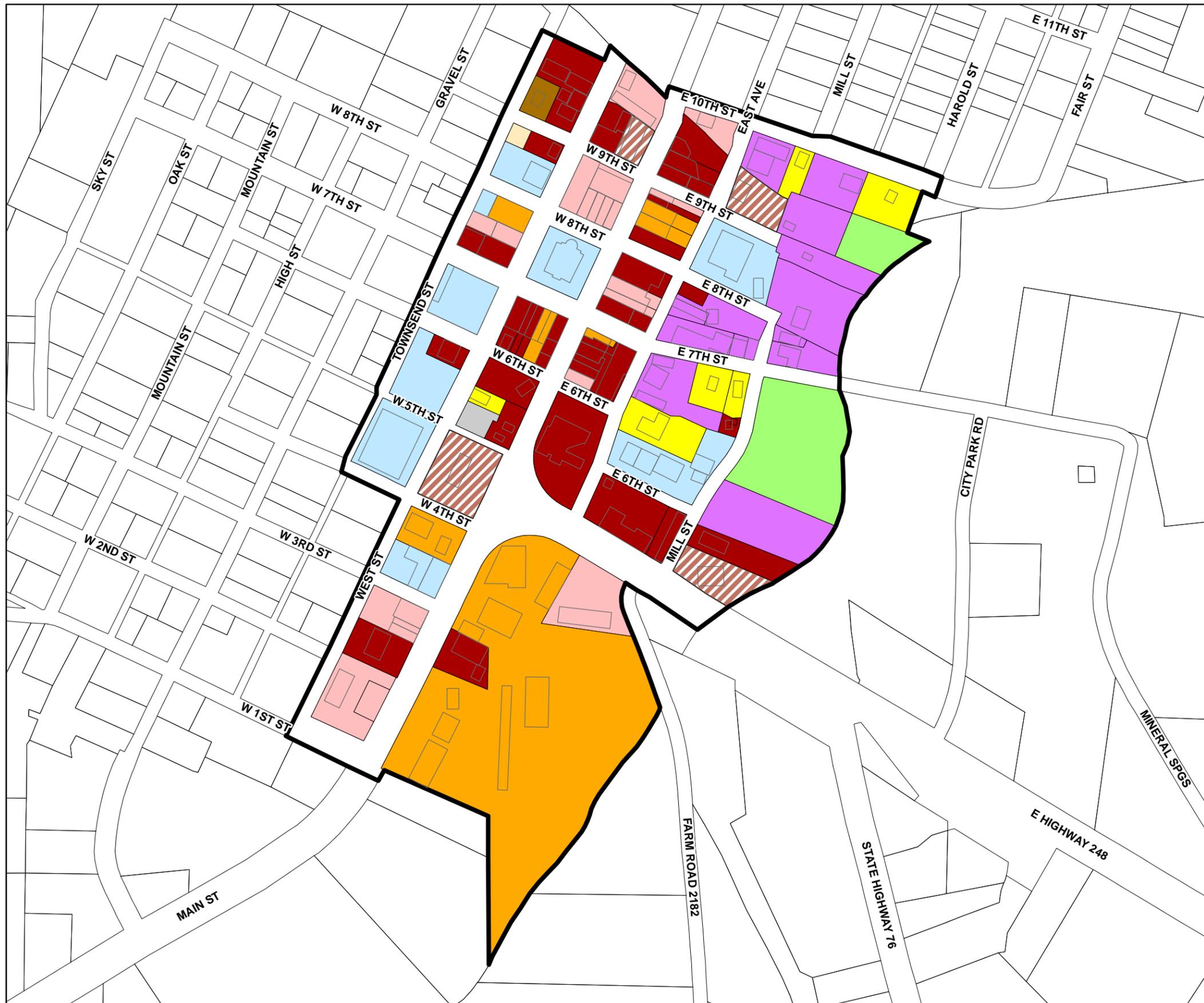
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Exhibit 2-a Existing Land Use

Downtown Study Area
City of Cassville, Missouri

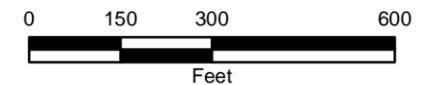


Legend

-  Study Area Boundary
-  Single-Family
-  Multi-Family
-  Mixed Use
-  Commercial
-  Retail
-  Restaurant / Bar
-  Industrial
-  Public / Institutional
-  Park / Recreation
-  Public Parking Lot
-  Vacant Lot



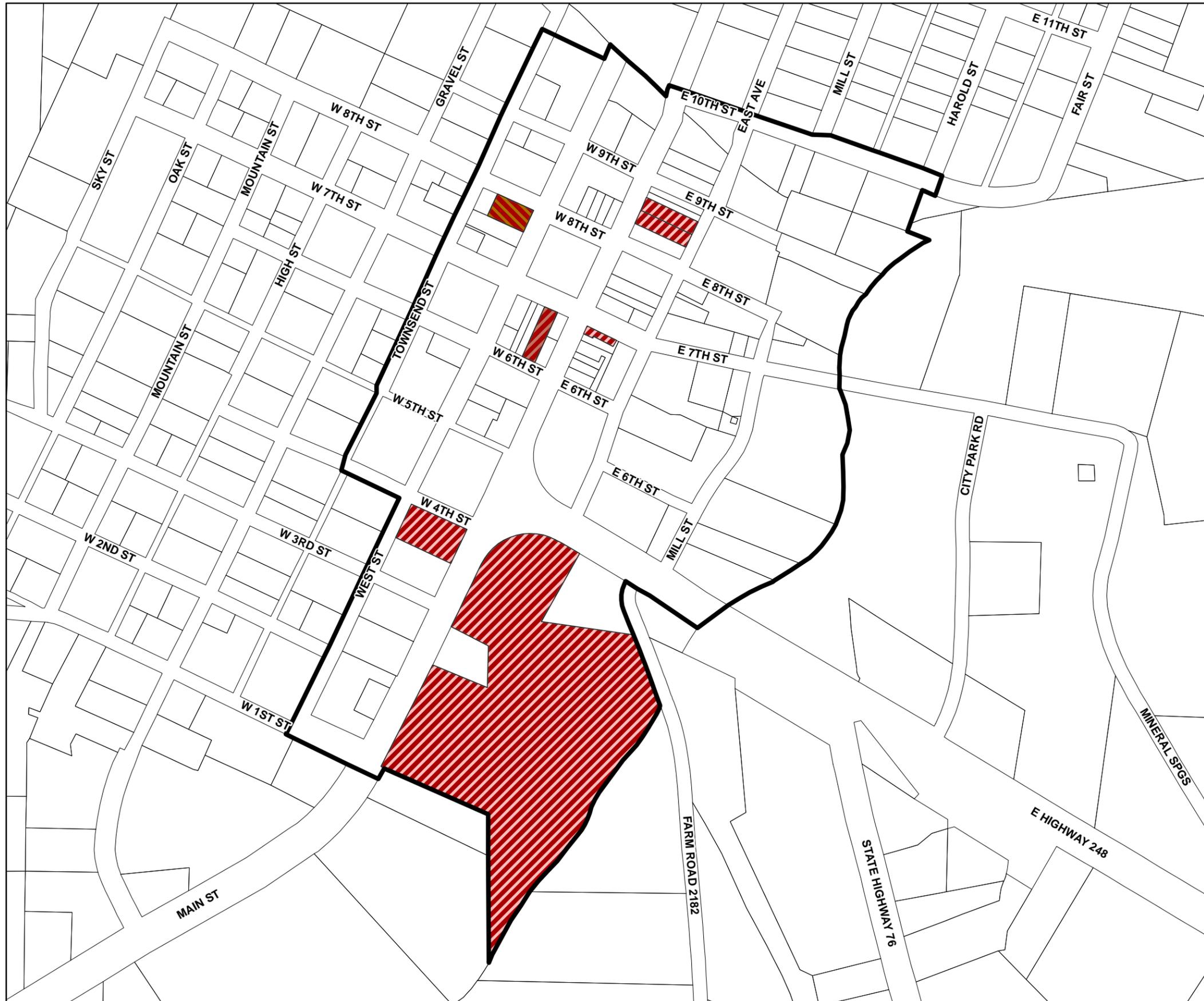
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Exhibit 2-b Mixed Land Use

Downtown Study Area
City of Cassville, Missouri

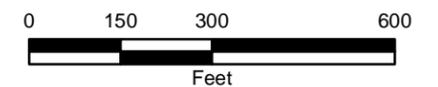


Legend

-  Study Area Boundary
-  Commercial / Restaurant
-  Commercial / Retail
-  Commercial / Retail / Multi-Family



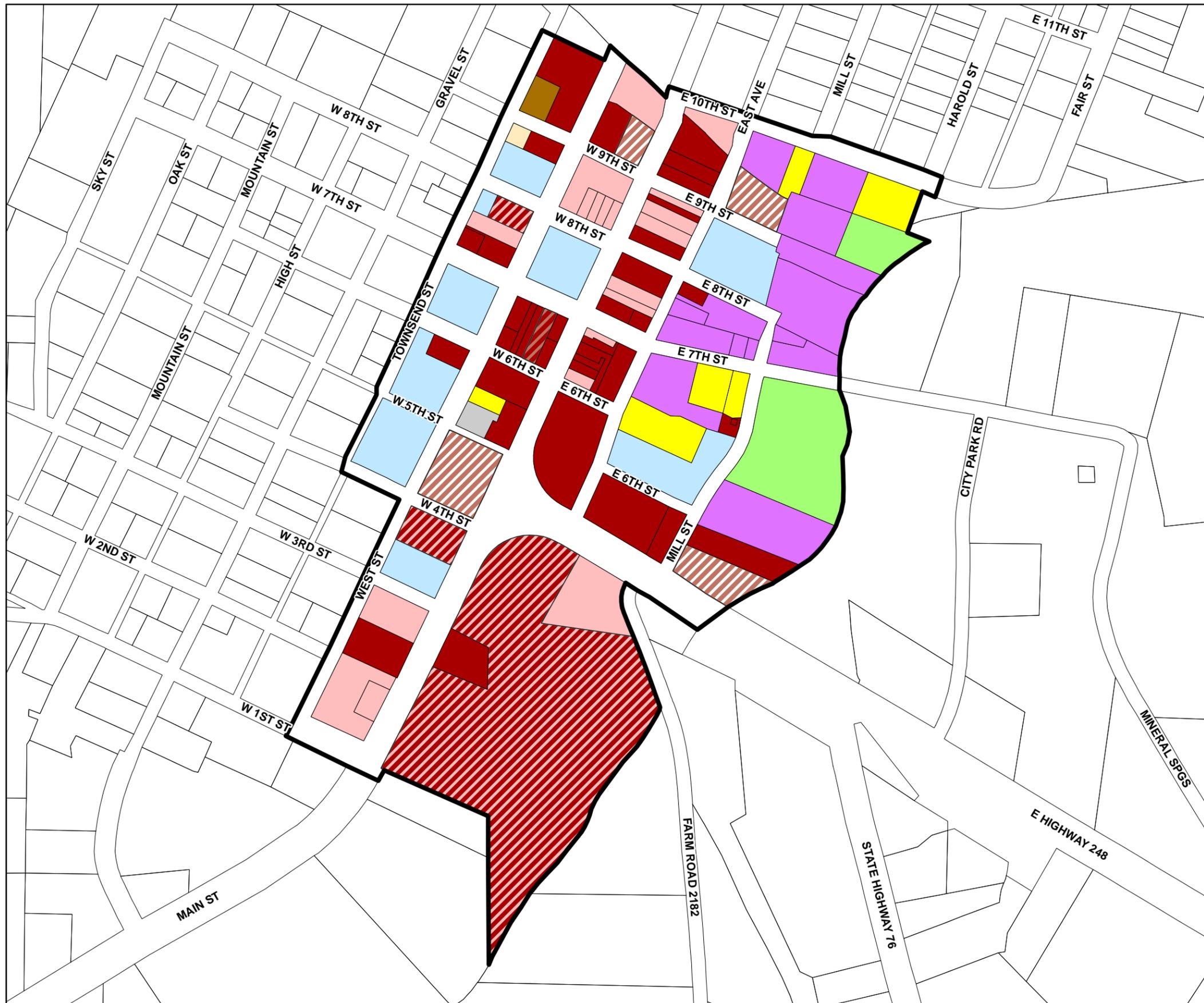
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Exhibit 2-c 1st Floor Land Use

Downtown Study Area
City of Cassville, Missouri

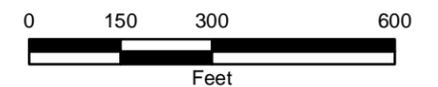


Legend

-  Study Area Boundary
-  Single-Family
-  Multi-Family
-  Commercial
-  Commercial / Retail
-  Retail
-  Commercial / Restaurant
-  Restaurant / Bar
-  Industrial
-  Public / Institutional
-  Park / Recreation
-  Public Parking Lot
-  Vacant Lot



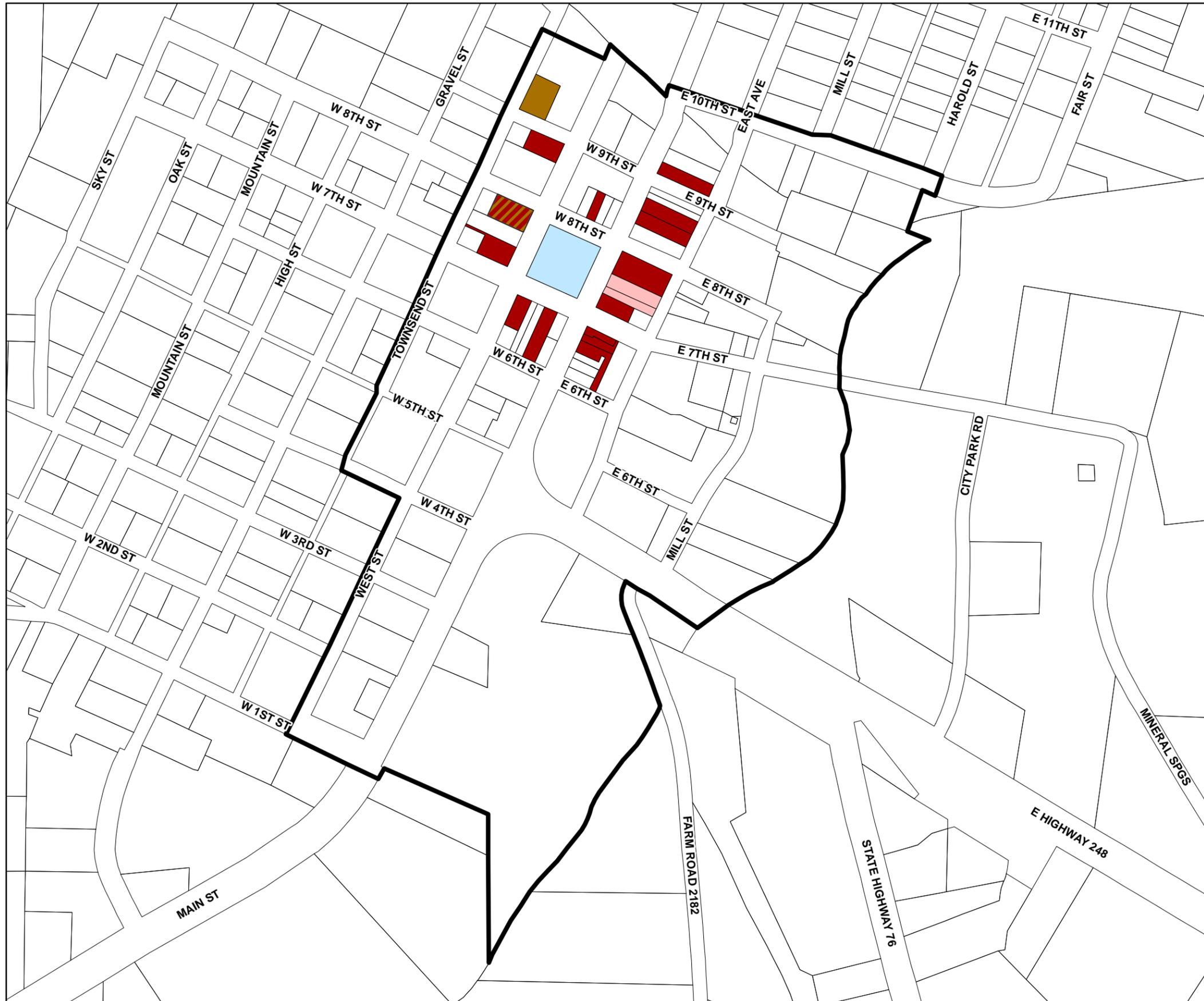
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Exhibit 2-d 2nd Floor Land Use

Downtown Study Area
City of Cassville, Missouri

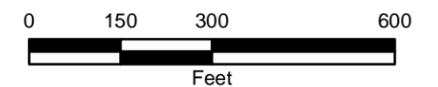


Legend

-  Study Area Boundary
-  Multi-Family
-  Commercial / Multi-Family
-  Commercial
-  Retail
-  Public / Institutional



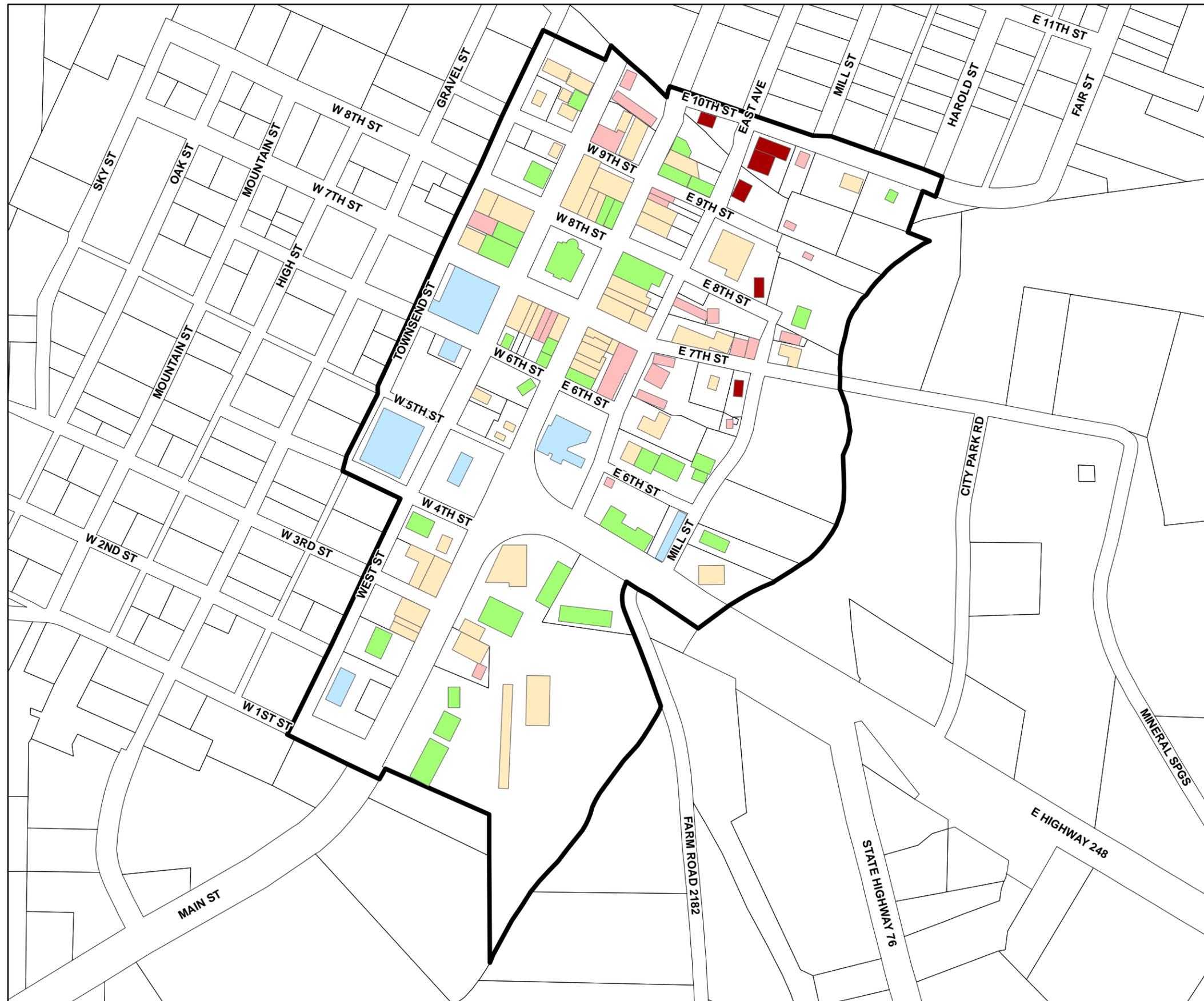
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Exhibit 3 Building Conditions

Downtown Study Area
City of Cassville, Missouri

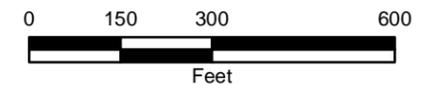


Legend

-  Study Area Boundary
-  Excellent
-  Good
-  Fair
-  Poor
-  Dilapidated

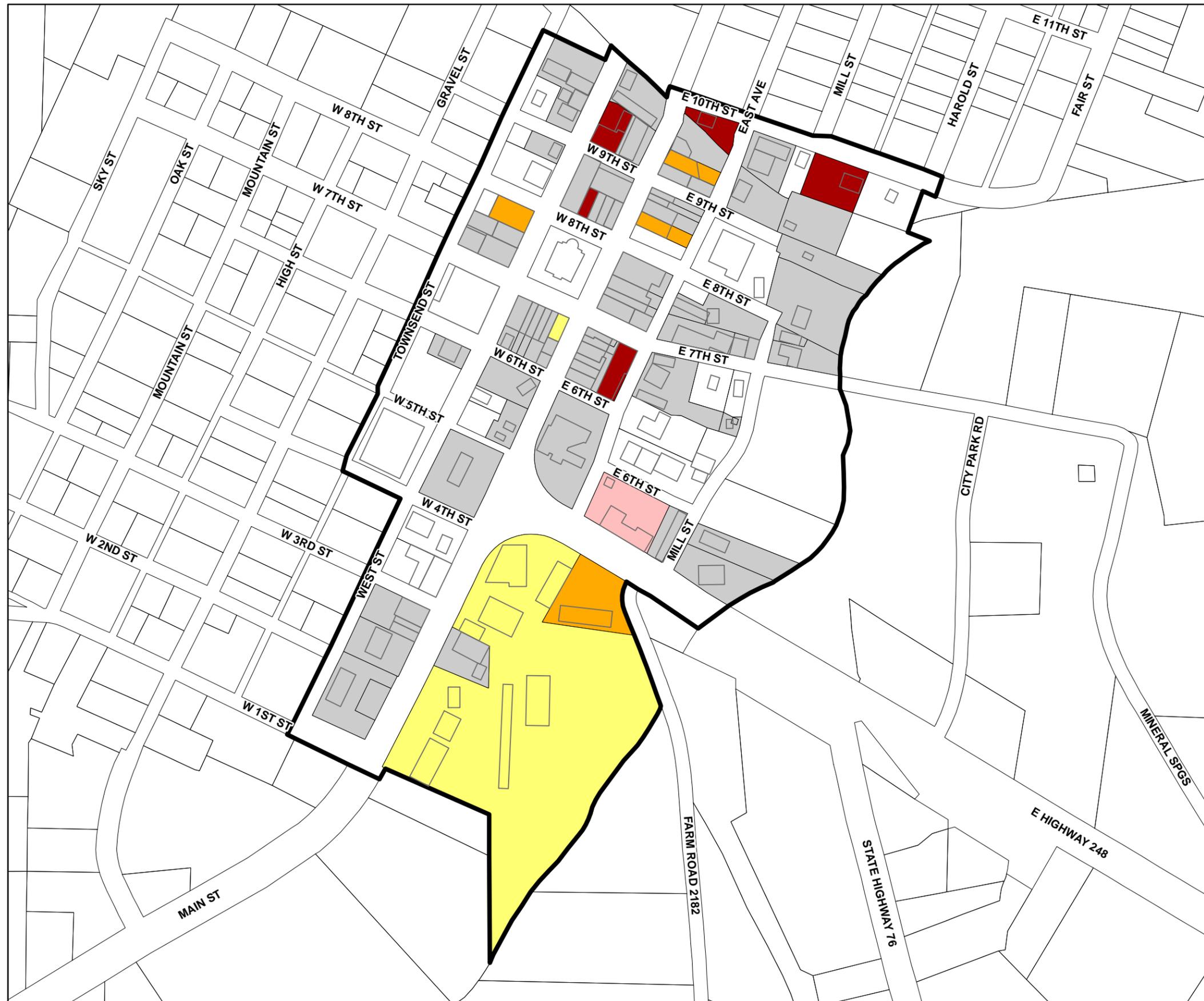


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Exhibit 4-a 1st Floor Commercial/ Retail Vacancies Downtown Study Area City of Cassville, Missouri

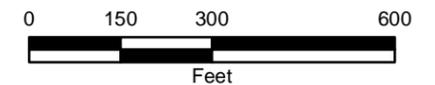


Legend

-  Study Area Boundary
-  0%
-  1%-25%
-  26%-50%
-  51%-75%
-  100%

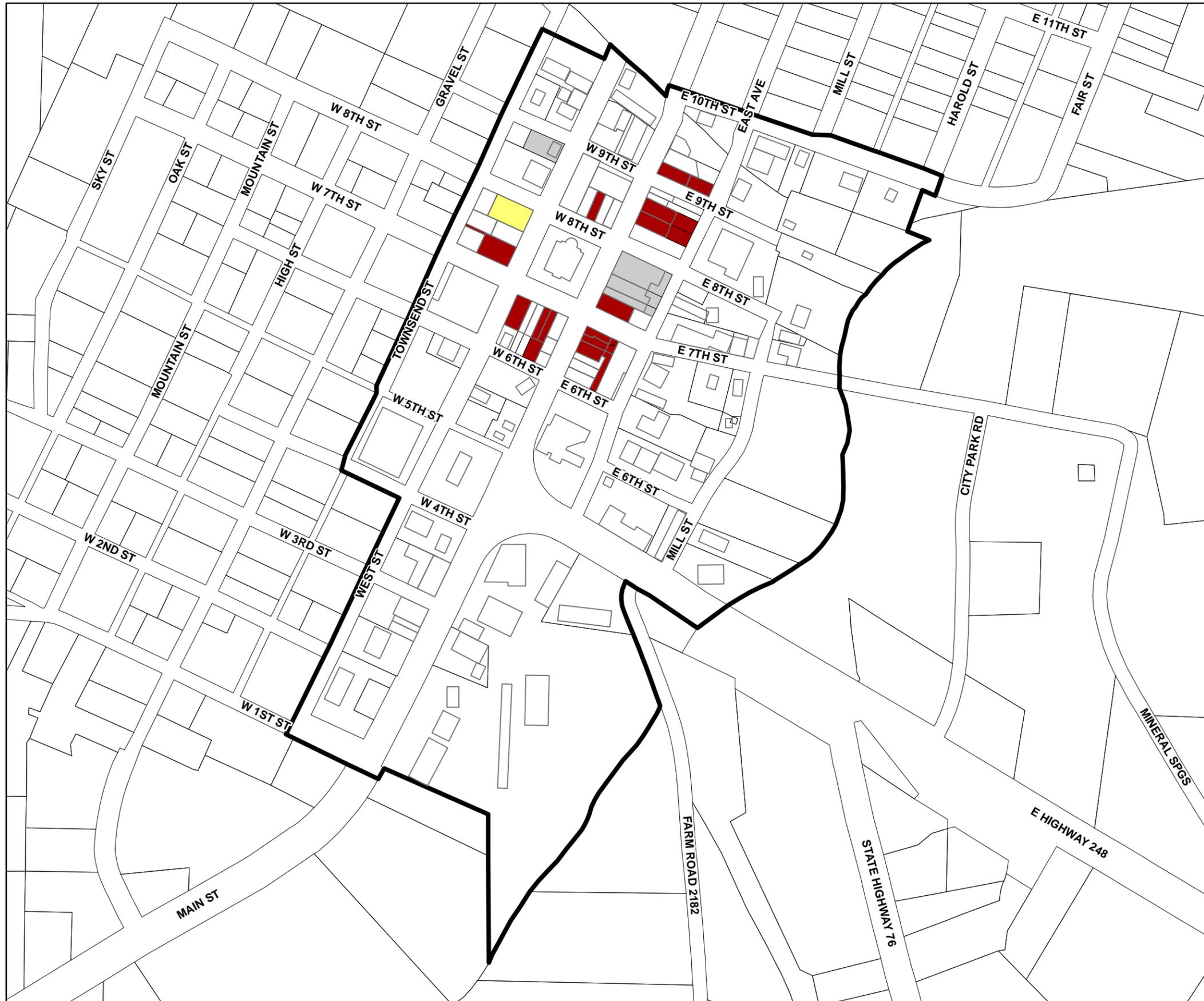


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Exhibit 4-b 2nd Floor Commercial/ Retail Vacancies Downtown Study Area City of Cassville, Missouri

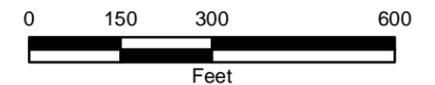


Legend

-  Study Area Boundary
-  0% Vacant
-  26%-50% Vacant
-  100% Vacant



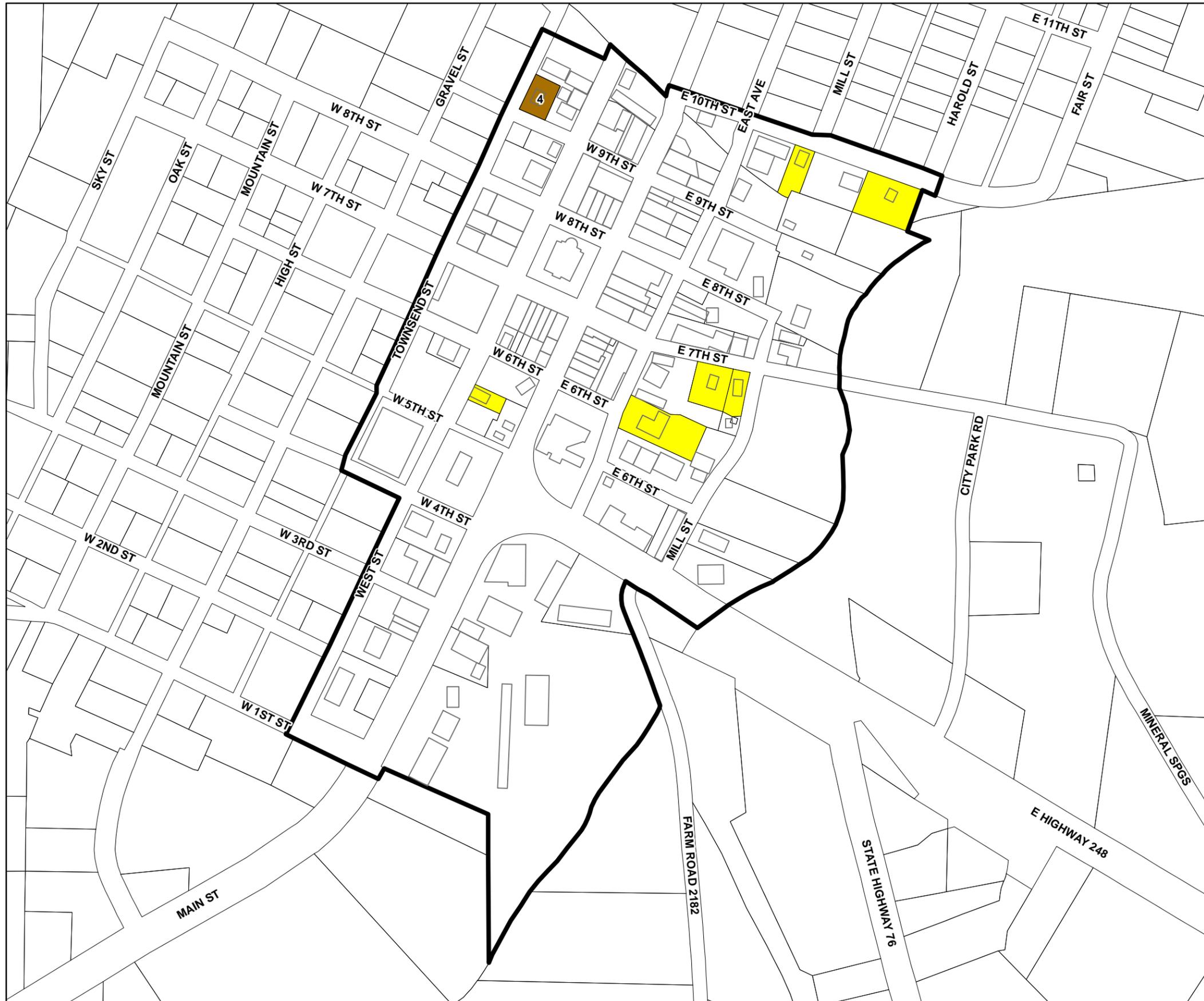
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Exhibit 5 Residential Inventory & Units

Downtown Study Area
City of Cassville, Missouri

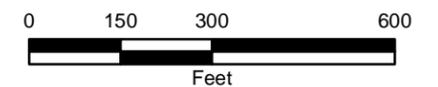


Legend

-  Study Area Boundary
-  Number of Residential Units
-  Single-Family
-  Multi-Family



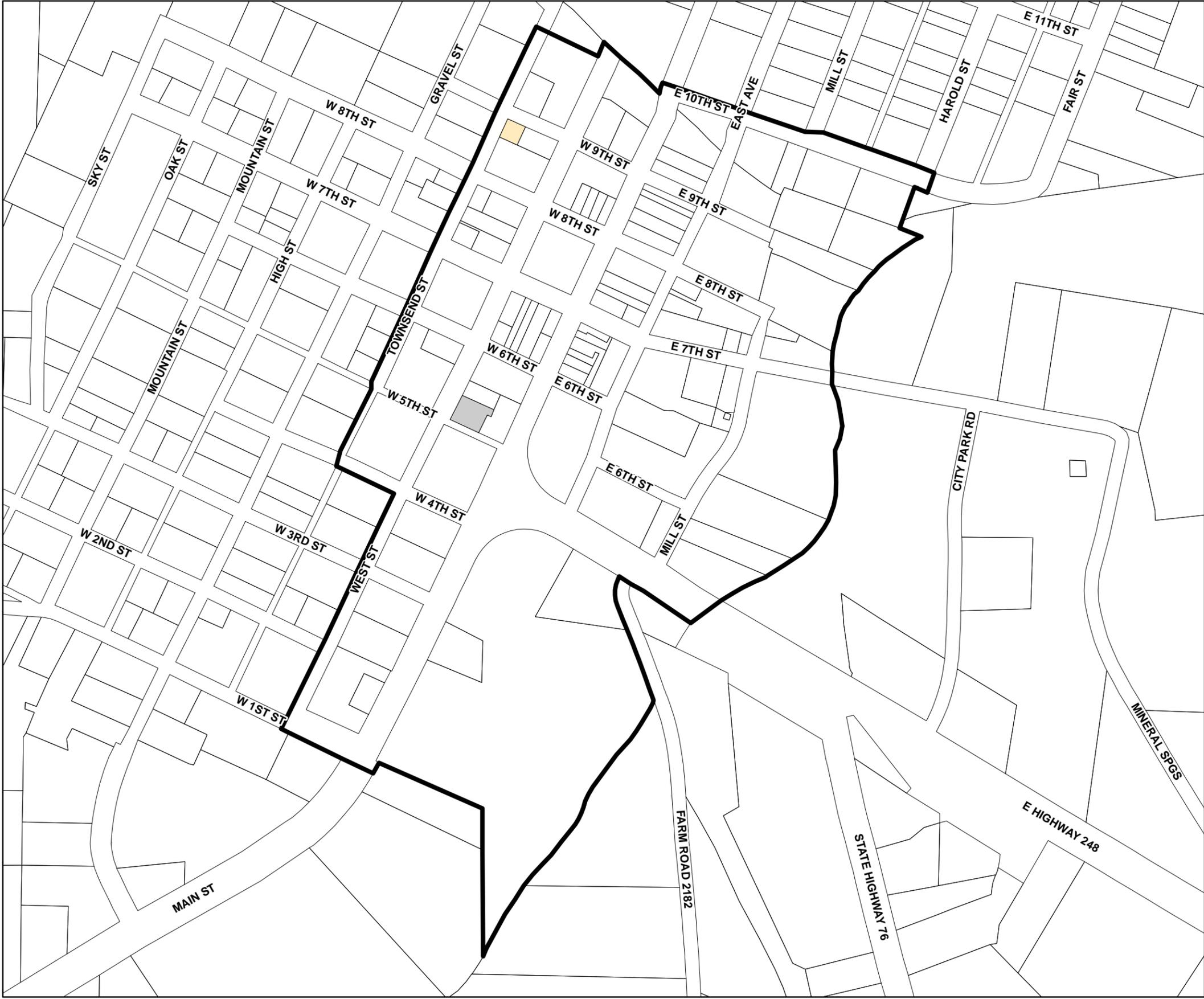
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Exhibit 6-a Parking & Vacant Lots

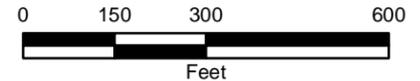
Downtown Study Area
City of Cassville, Missouri



- Legend**
- Study Area Boundary
 - Public Parking Lot
 - Vacant Lot



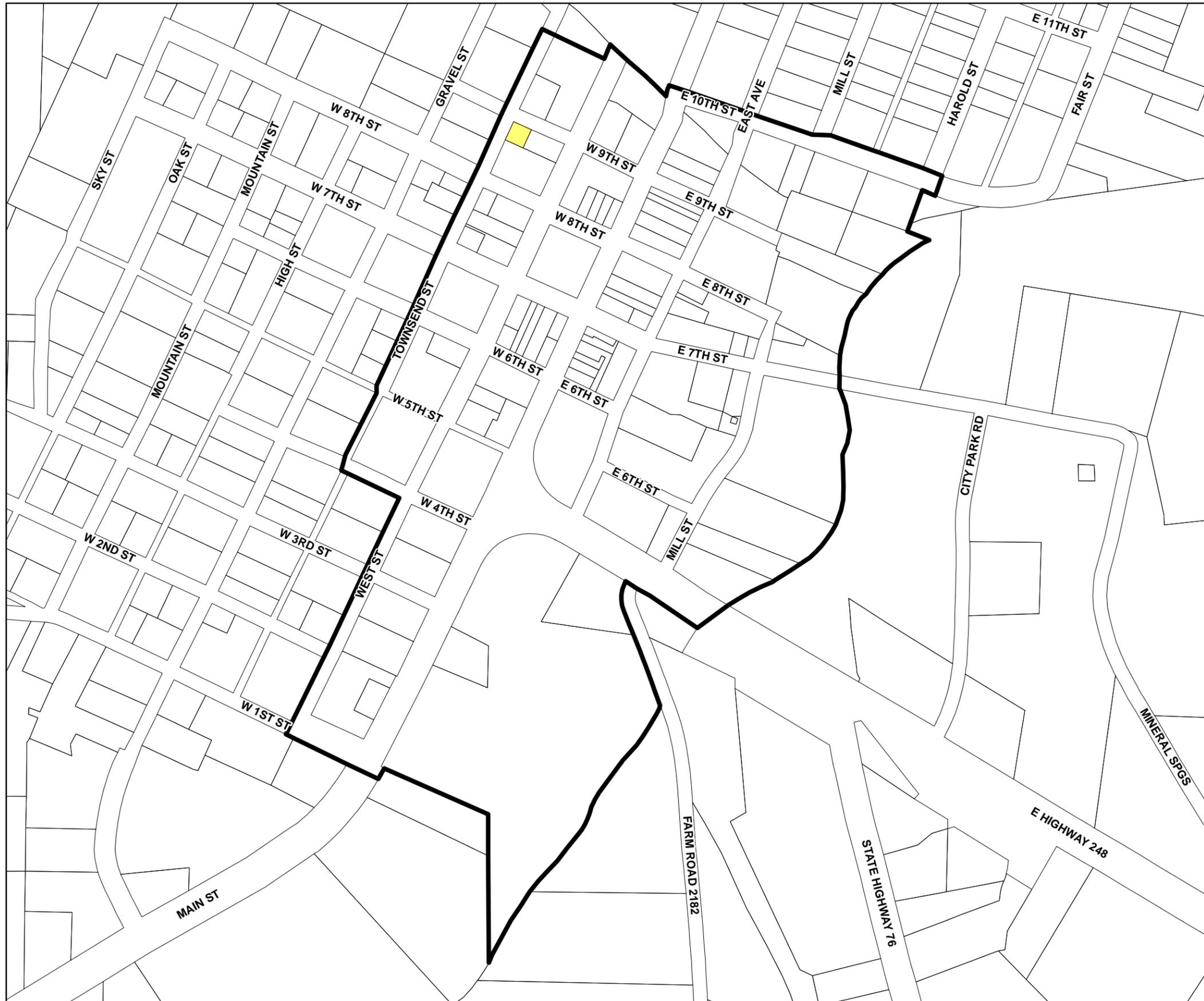
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Exhibit 6-b Parking Lot Conditions

Downtown Study Area
City of Cassville, Missouri

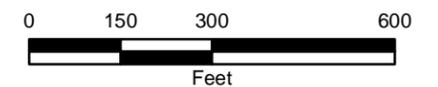


Legend

-  Study Area Boundary
-  Fair



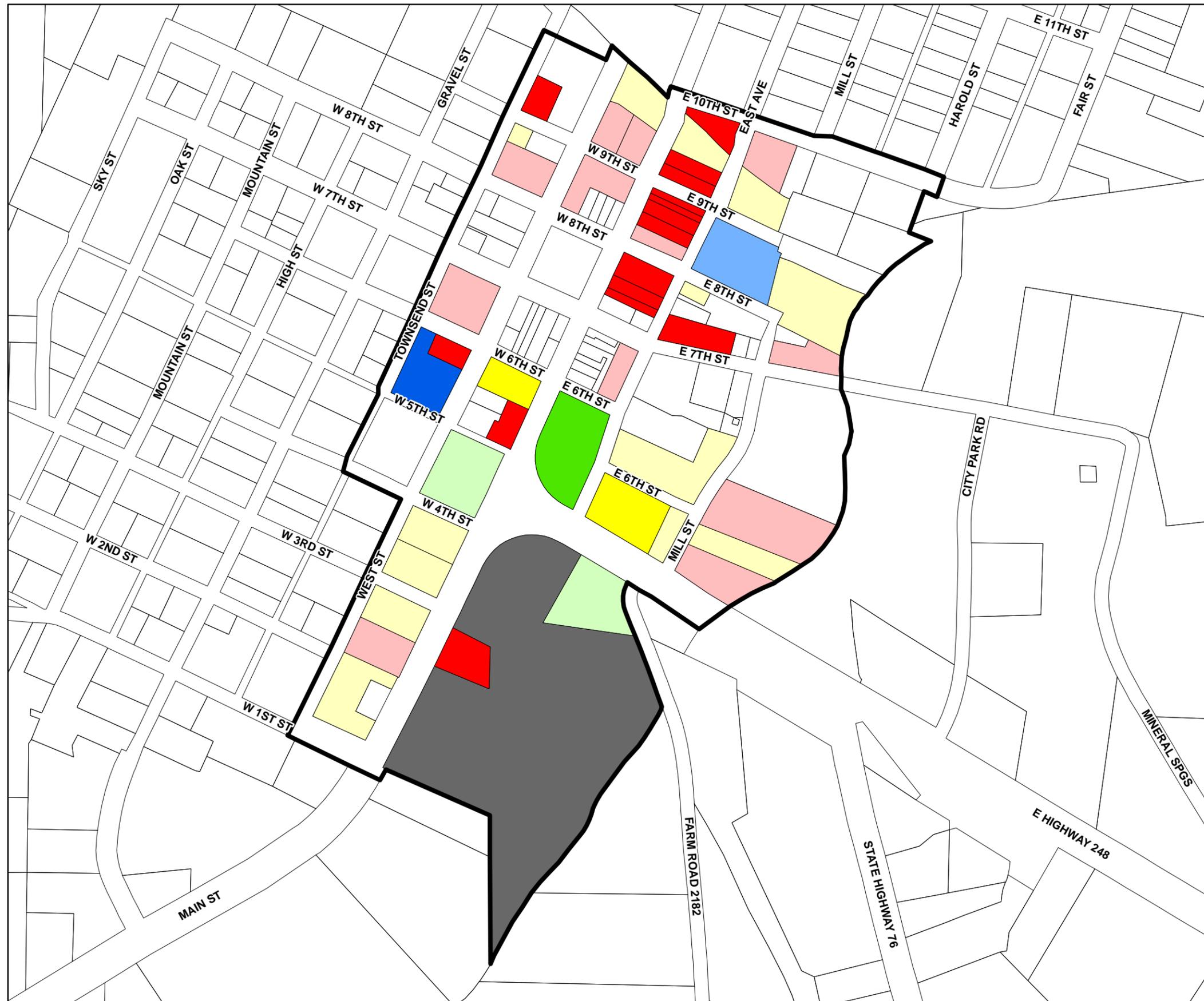
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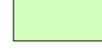
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Exhibit 6-c Off Street Parking

Downtown Study Area
City of Cassville, Missouri

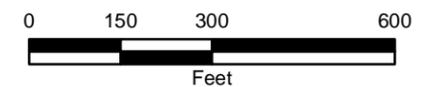


Legend

-  Study Area Boundary
-  1-5
-  6-10
-  11-20
-  21-30
-  31-40
-  41-50
-  61-70
-  71-80
-  100 or more

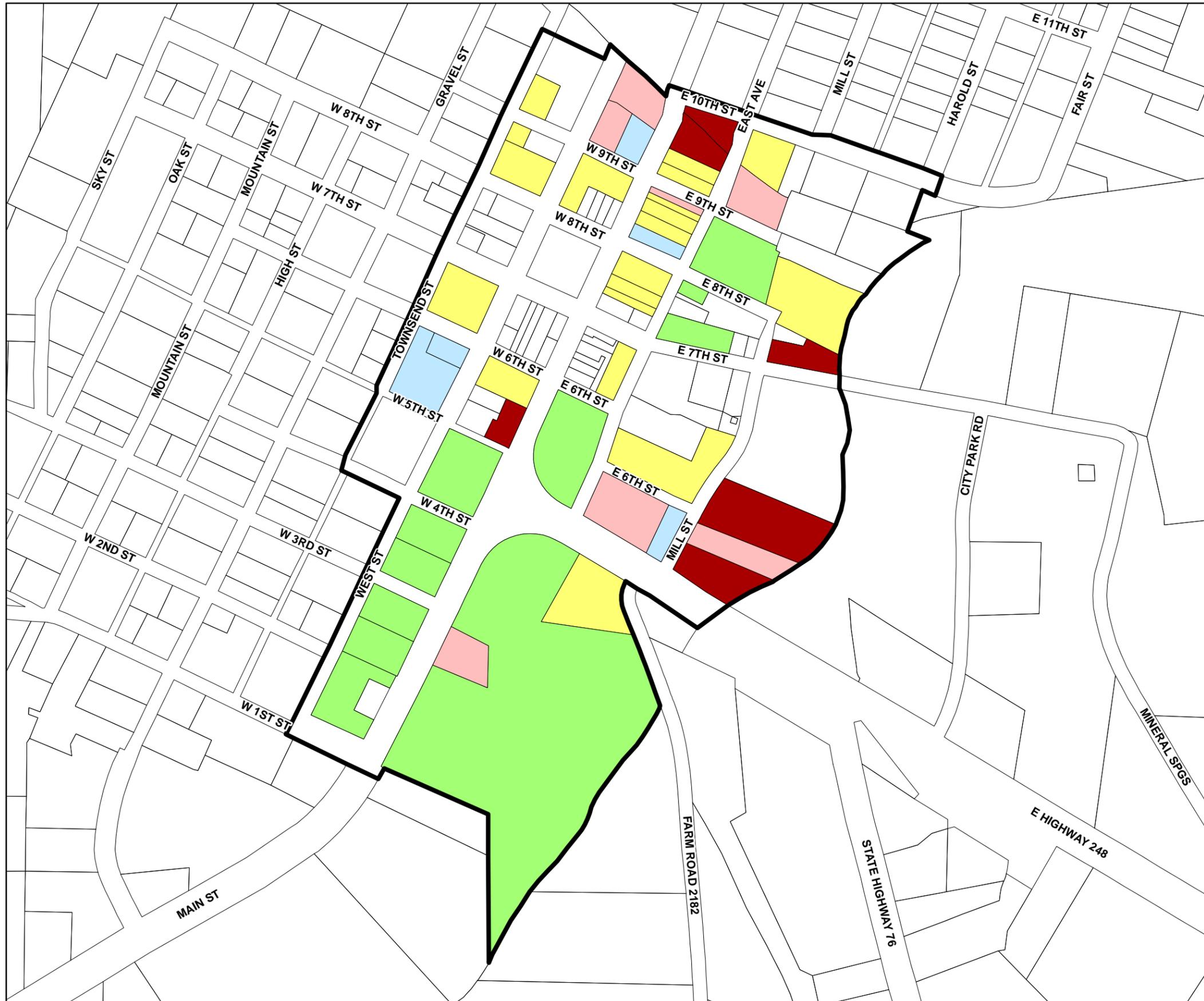


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Exhibit 6-d Off Street Parking Conditions Downtown Study Area City of Cassville, Missouri

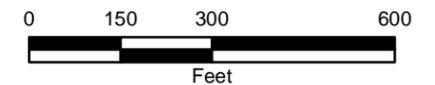


Legend

-  Study Area Boundary
-  Excellent
-  Good
-  Fair
-  Poor
-  Dilapidated



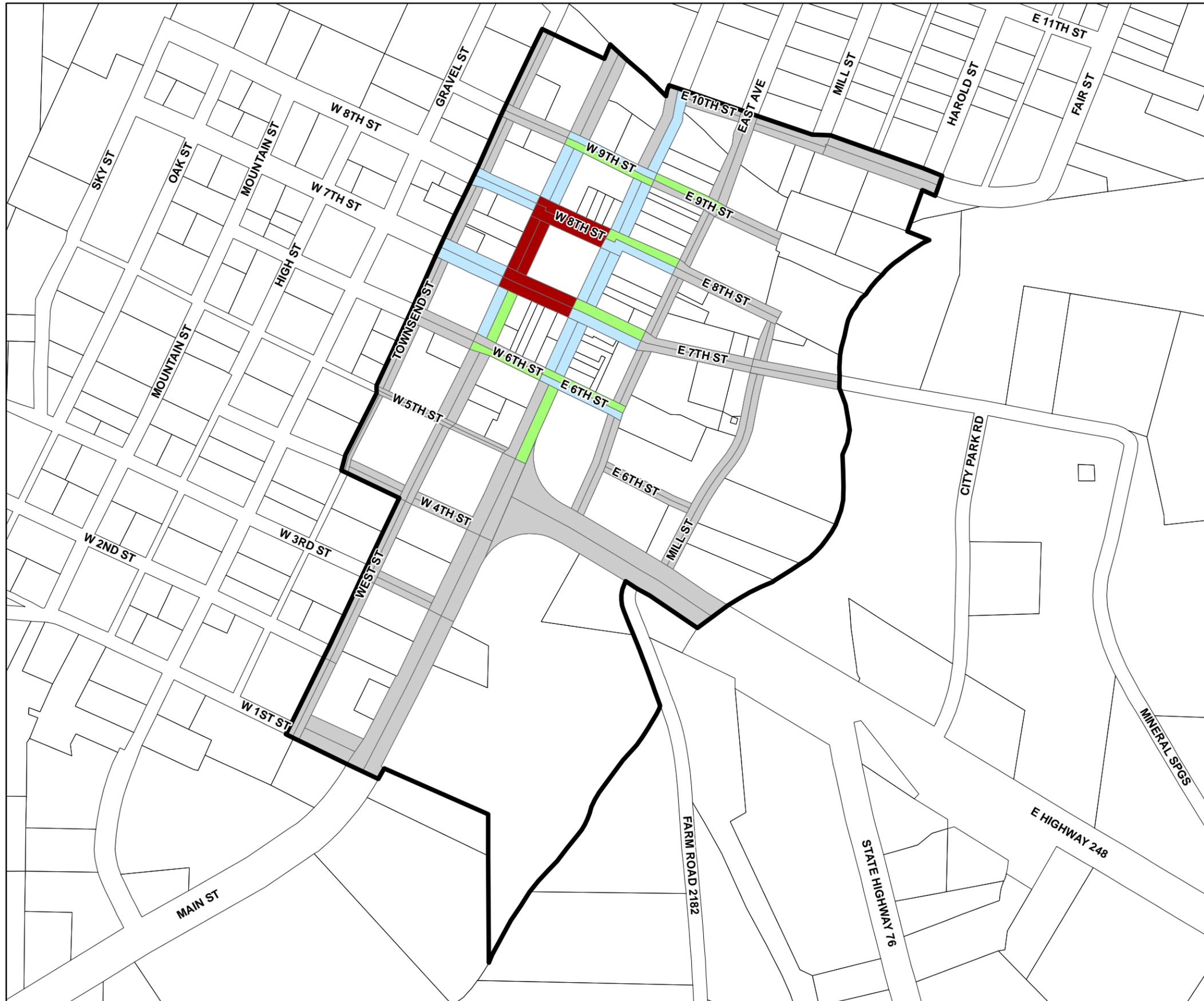
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Exhibit 6-e On Street Parking

Downtown Study Area
City of Cassville, Missouri

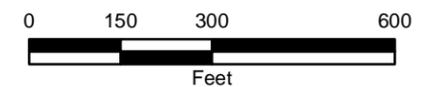


Legend

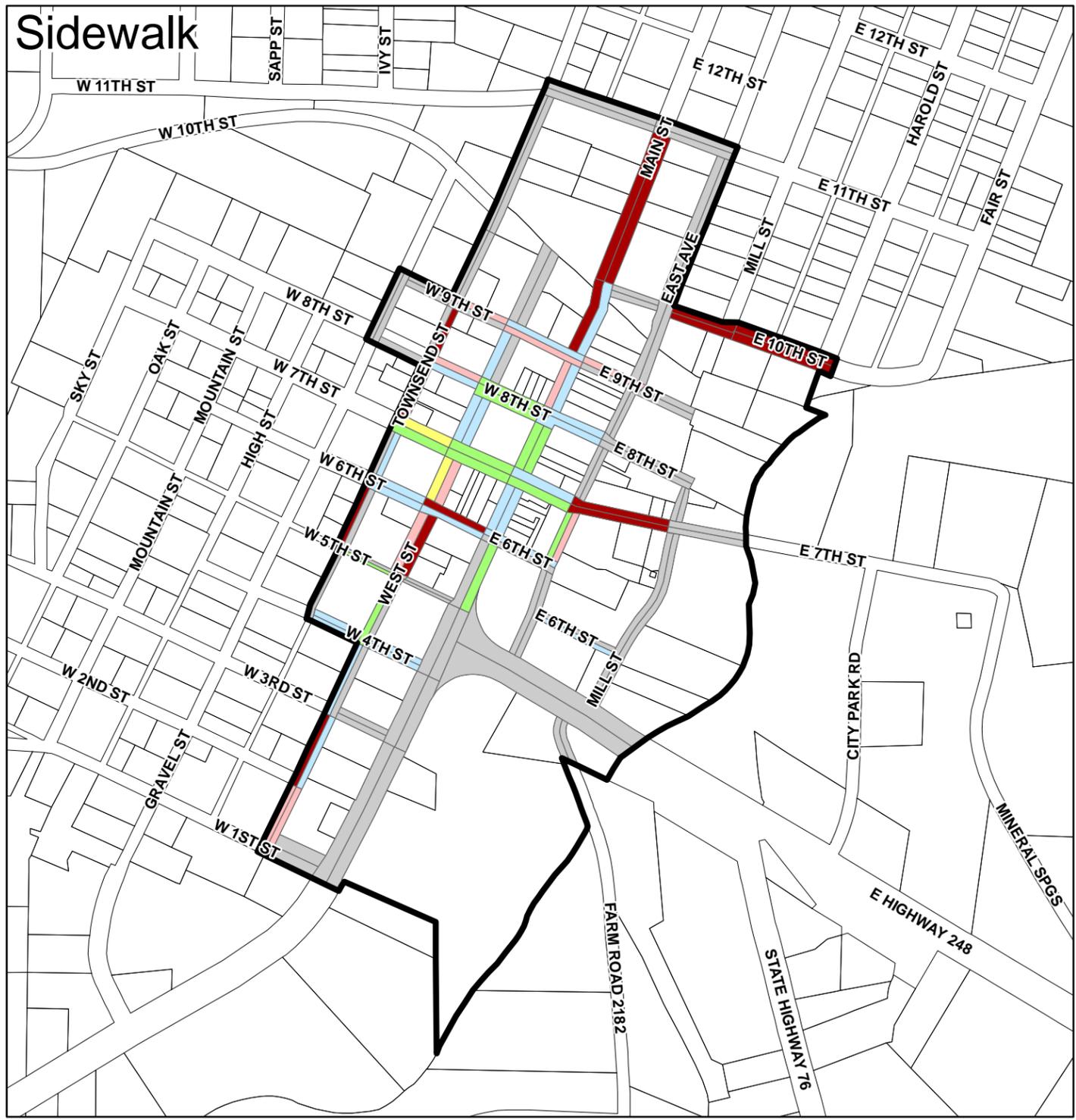
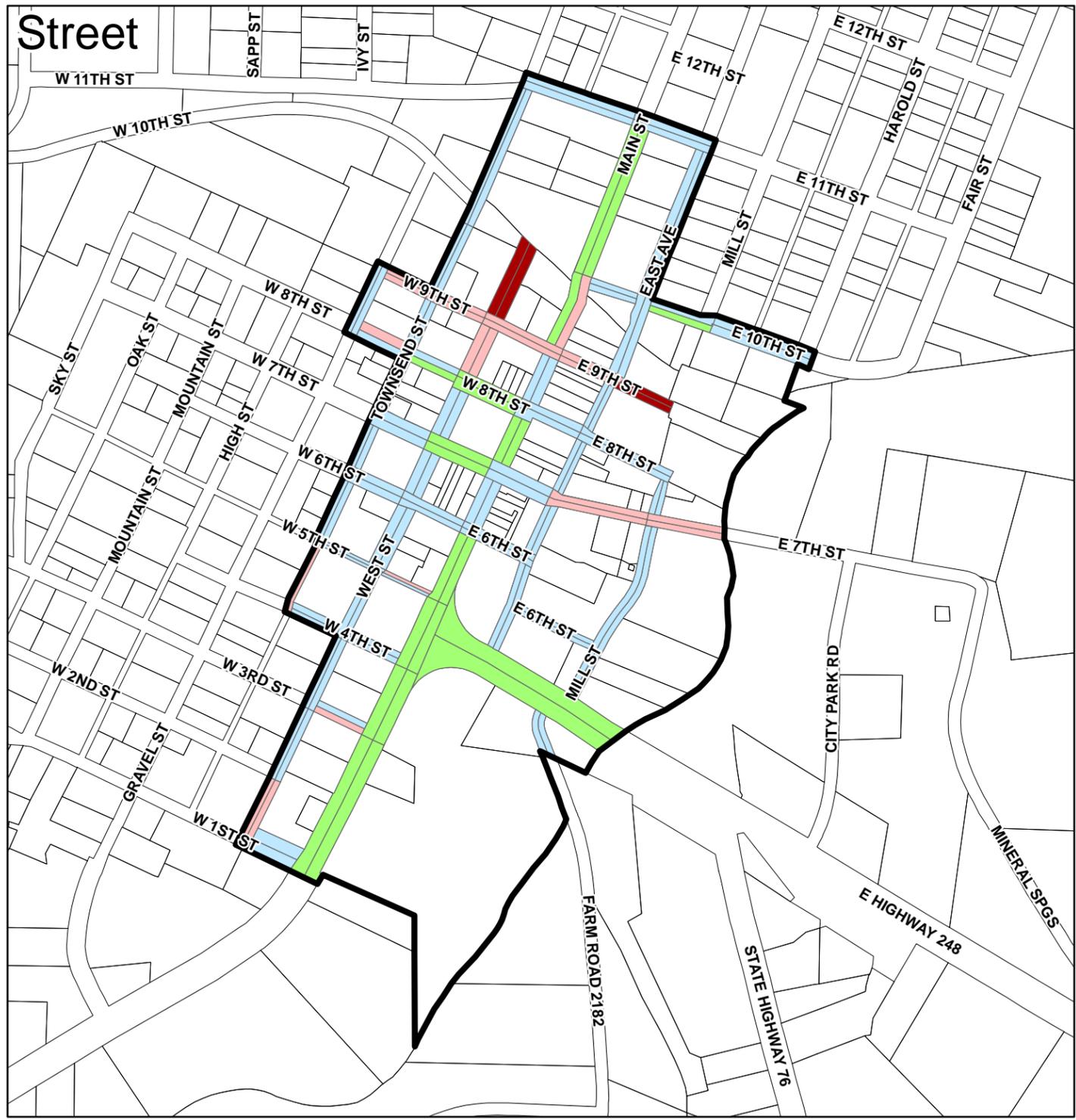
-  Study Area Boundary
-  No On Street Parking
-  1-5 Parking Spaces
-  6-10 Parking Spaces
-  11-20 Parking Spaces



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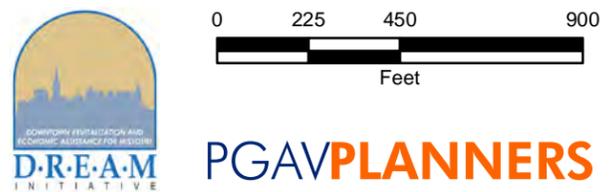


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AUGUST 2011

0 225 450 900
Feet



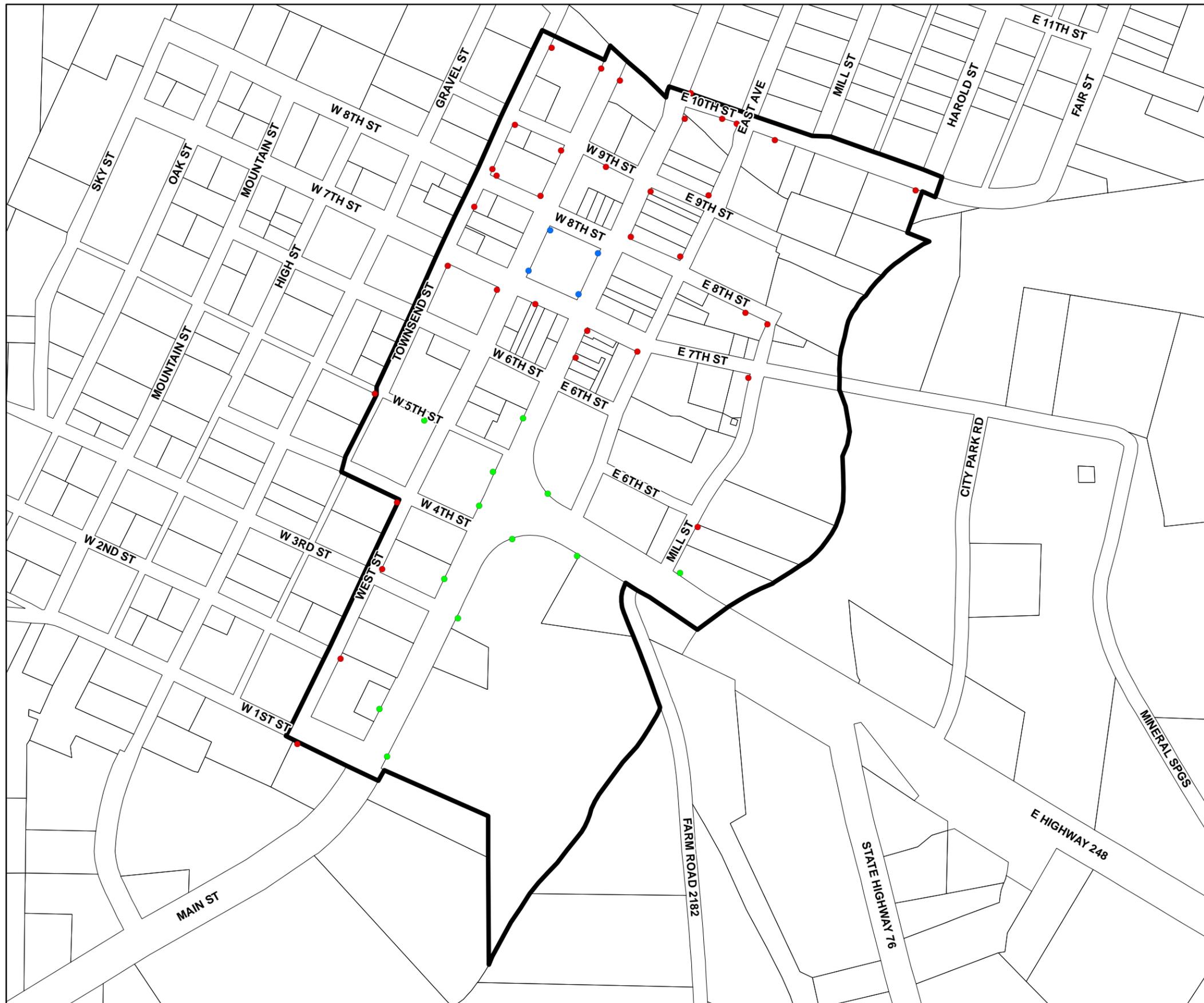
Legend

- Study Area Boundary
- Excellent
- Good
- Fair
- Dilapidated
- No Sidewalk
- Poor

Exhibit 7-a
Street & Sidewalk
Conditions
Downtown Study Area
City of Cassville, Missouri

Exhibit 7-b Street Lighting

Downtown Study Area
City of Cassville, Missouri

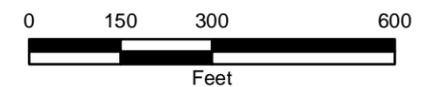


Legend

-  Study Area Boundary
-  Decorative Streetlight
-  Standard Streetlight
-  Streetlight on Pole



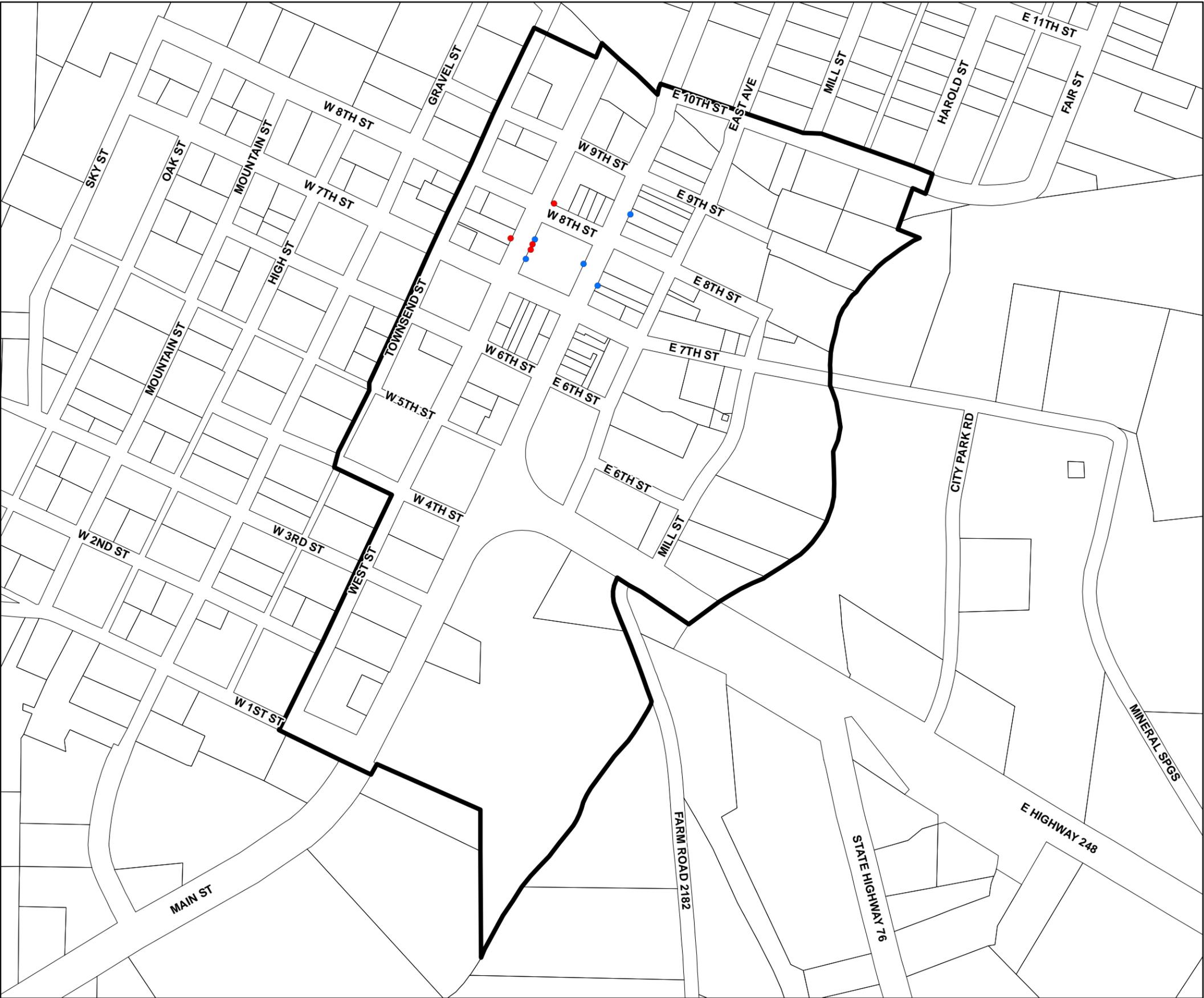
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Exhibit 7-c Streetscape

Downtown Study Area
City of Cassville, Missouri

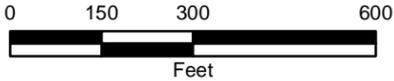


Legend

-  Study Area Boundary
-  Streetscape Bench
-  Trash Recepticles



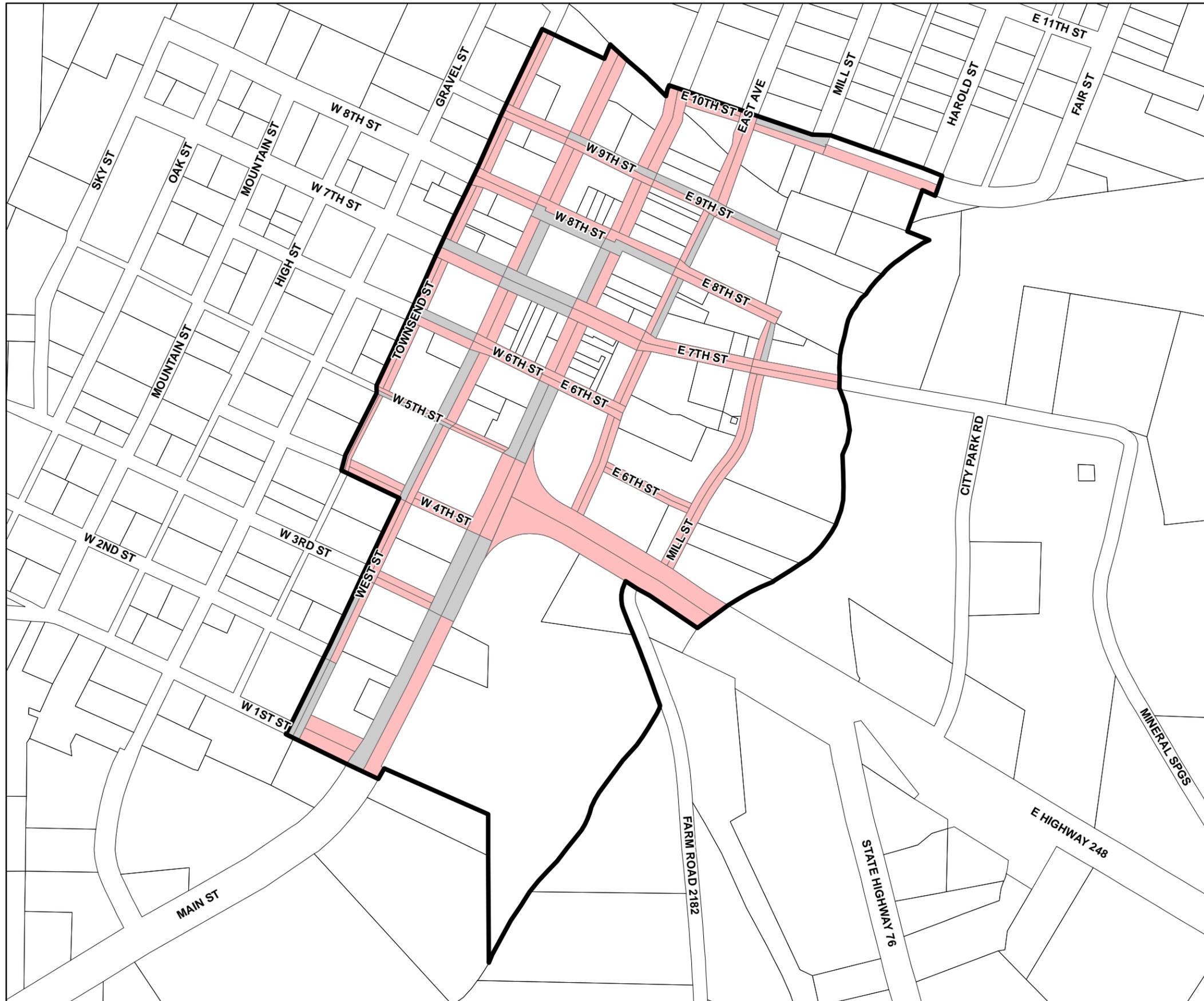
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Exhibit 7-d Overhead Powerlines

Downtown Study Area
City of Cassville, Missouri

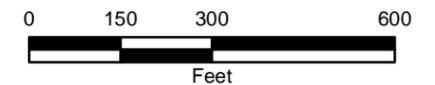


Legend

- Study Area Boundary
- Overhead Powerlines
- No Overhead Powerlines



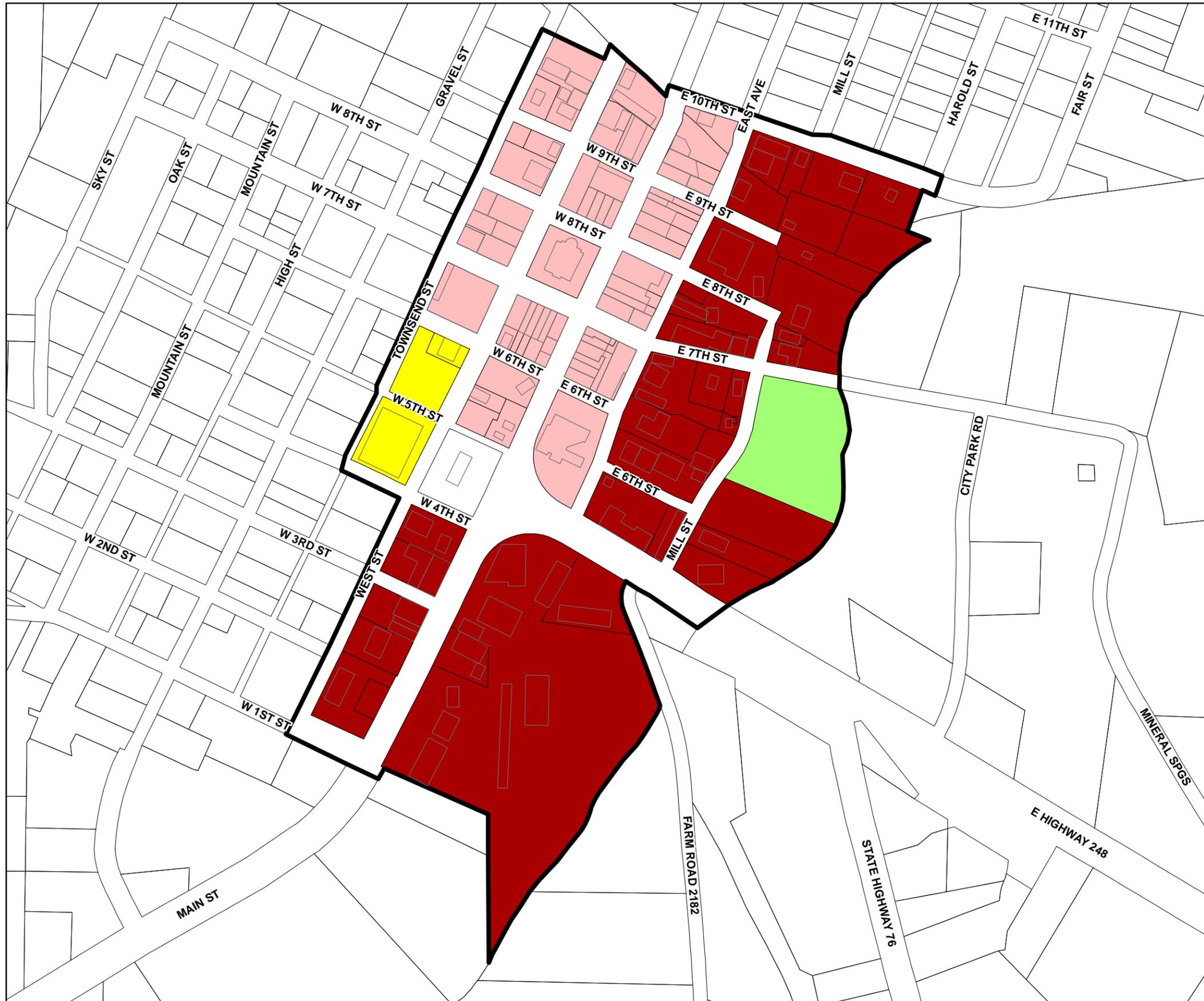
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Exhibit 8-a Existing Zoning

Downtown Study Area
City of Cassville, Missouri

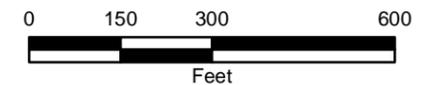


Legend

-  Study Area Boundary
-  R-3 (Multiple-Family Dwelling)
-  C-1 (Central Business)
-  C-2 (General Commercial)
-  Parks



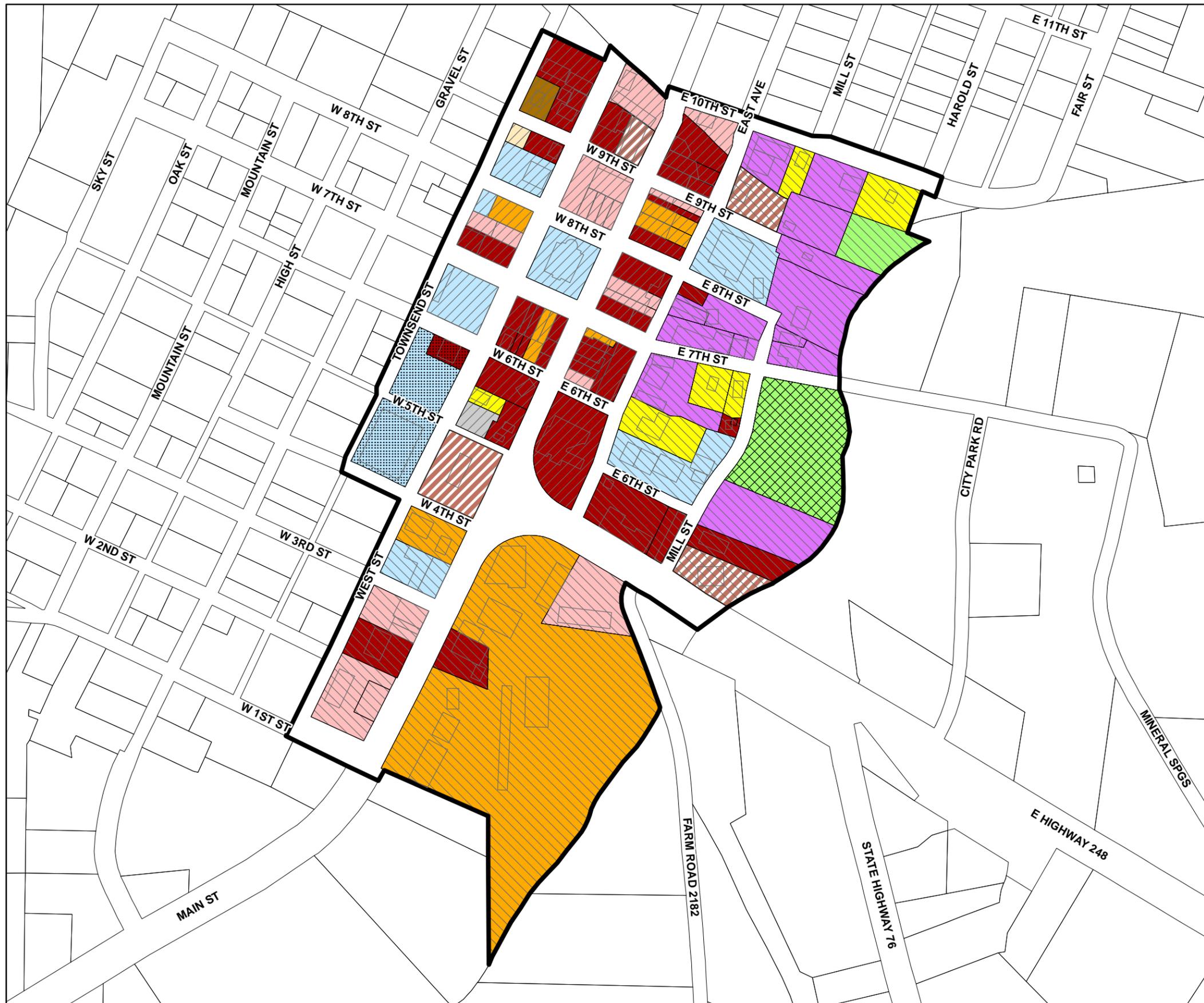
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Exhibit 8-b Existing Zoning & Land Use

Downtown Study Area
City of Cassville, Missouri

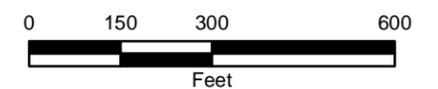


Legend

-  Study Area Boundary
-  R-3 (Multiple-Family Dwelling)
-  C-1 (Central Business)
-  C-2 (General Commercial)
-  Parks
-  Single-Family
-  Multi-Family
-  Mixed Use
-  Commercial
-  Retail
-  Restaurant / Bar
-  Industrial
-  Public / Institutional
-  Park / Recreation
-  Public Parking Lot
-  Vacant Lot



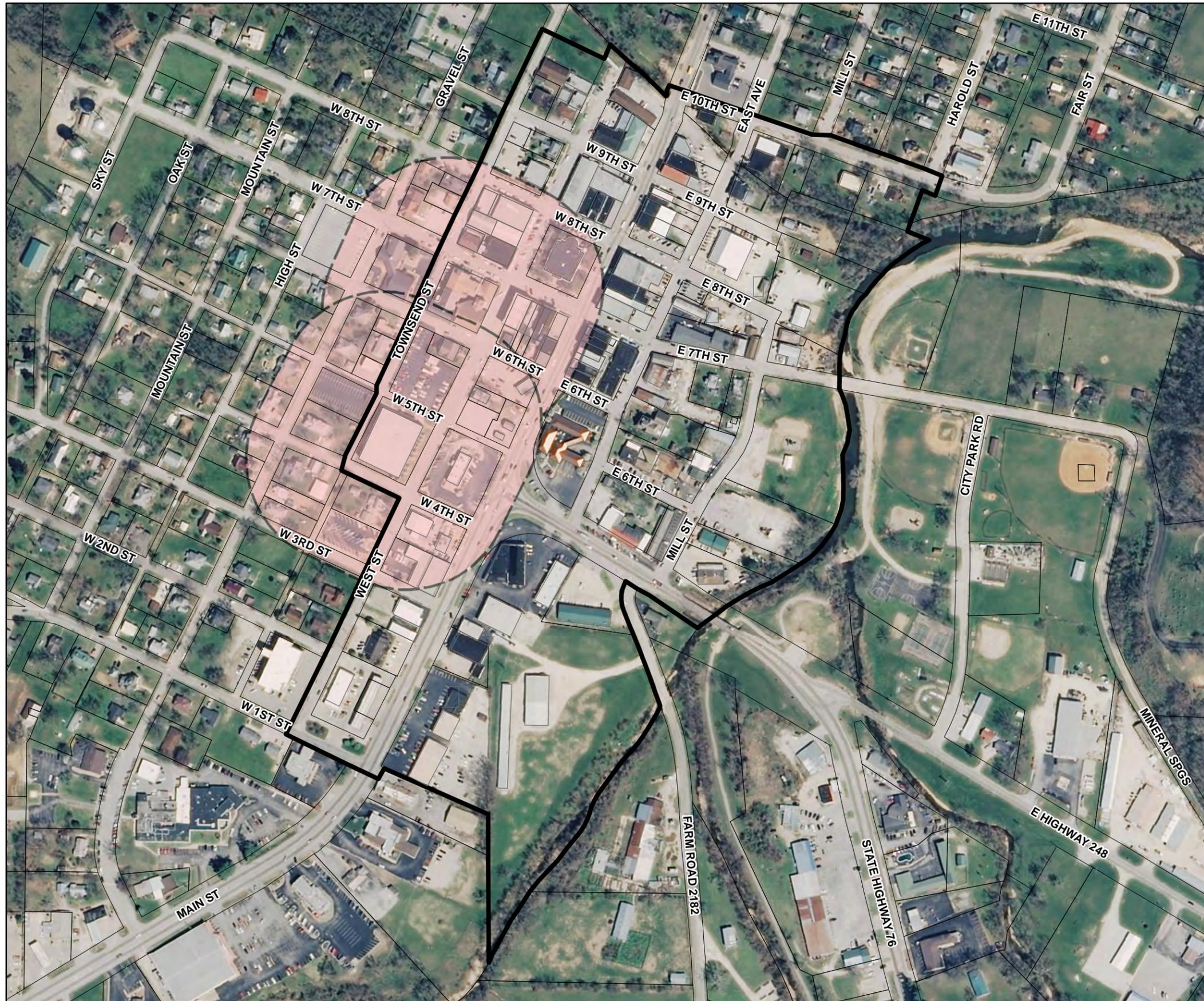
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Exhibit 9-a Liquor Sales Buffer

Downtown Study Area
City of Cassville, Missouri

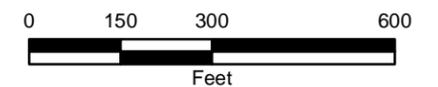


Legend

-  Study Area Boundary
-  300' Liquor Sales Buffer



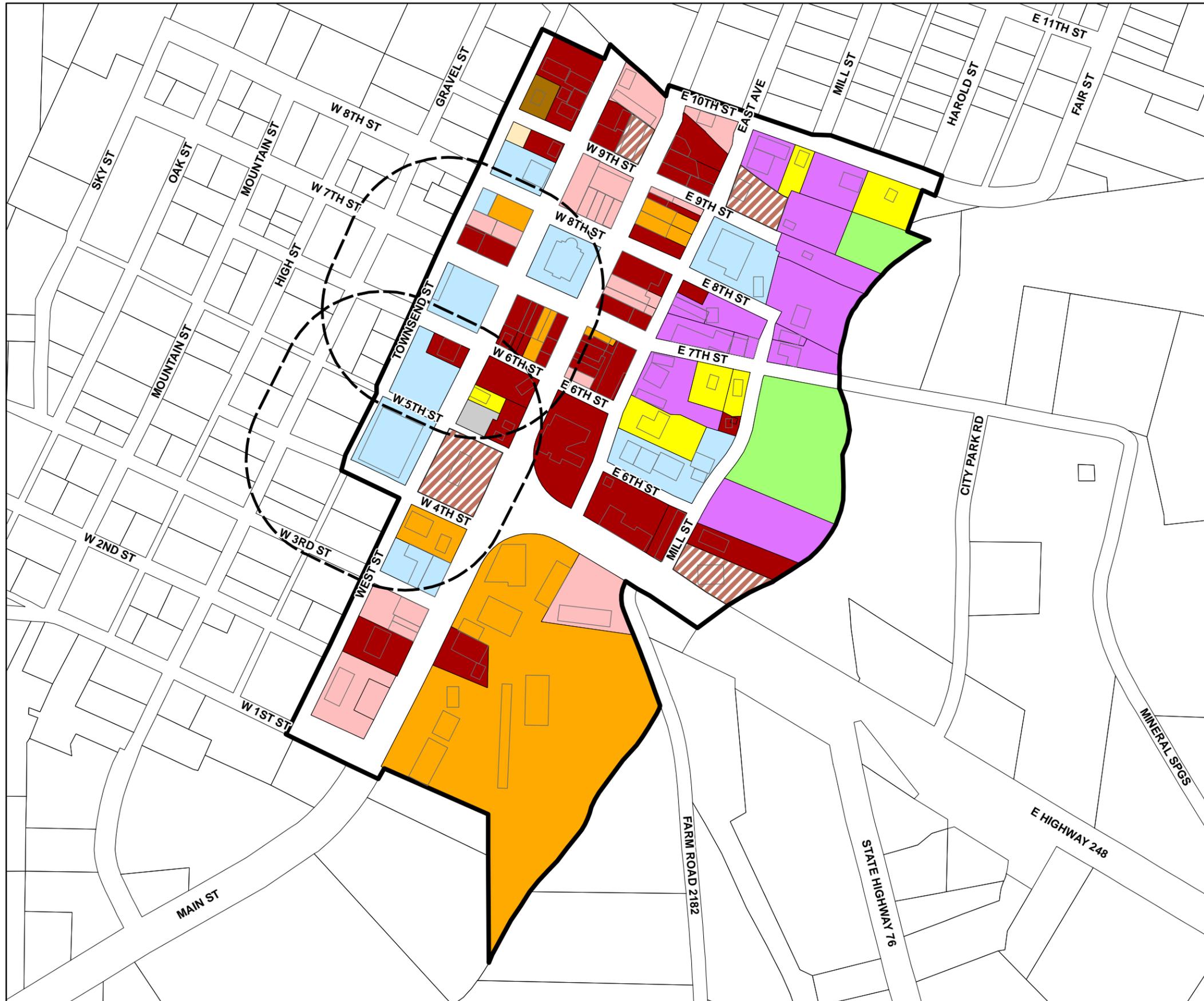
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Exhibit 9-b Liquor Sales Buffer

Downtown Study Area
City of Cassville, Missouri

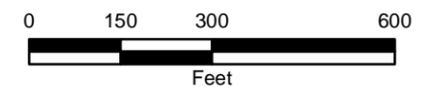


Legend

- Study Area Boundary
- 300' Liquor Sales Buffer
- Single-Family
- Multi-Family
- Mixed Use
- Commercial
- Retail
- Restaurant / Bar
- Industrial
- Public / Institutional
- Park / Recreation
- Public Parking Lot
- Vacant Lot



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