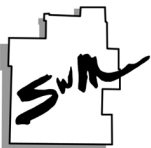


Envisioning a Clever future

City of Clever

2017 Comprehensive Plan



Prepared by the Southwest Missouri Council of Governments

City of Clever, Missouri

Mayor

Jaredd King

Board of Aldermen

Charlene Fraser

Scott Hackworth

Jim McWilliams

Wade Pearce

Planning and Zoning Commission

Brandon Keith

Jaredd King

Scott Hackworth

Chris McPhail

Mike Ward

Ed Westerman

David Wolf

Adoption

The Clever Planning and Zoning Commission recommended approval of this plan on April 27, 2017. The Clever Board of Alderman approved the plan on May 16, 2017.

Index

1. Introduction— 7
2. History— 10
3. Demographics— 11
4. Community Facilities— 17
5. Housing— 26
6. Economic Development— 31
7. Land Use— 35
8. Transportation— 43

Sources— 50

Appendix A. Community Survey Results— A1

Appendix B. SWOT Analysis—B1

Appendix C. Goals and Objectives—C1

Appendix D. New City parcel student project—
D1

Appendix E. Maps— E1



1. Introduction

1.1 Planning Principles

Planning brings communities together- government officials, business leaders, citizens- to build and create communities that enrich people's lives. Planners are the professionals that facilitate the planning process, supporting decision makers by coordinating information and activities. The role of a planner is to create a logical, systematic decision-making process that generates the optimal goals, objectives and actions to guide a community.

Planners strive to look at problems and community issues from all perspectives; asking critical questions to properly define what needs to be addressed. A principle of good planning is looking for the best solutions, not just the first solution or addressing only the concerns of those attending public meetings. Professional planners remain objective and fair while assisting a community in determining its own preferences and develop applicable responses, all the while considering future impacts.

At the conclusion of the planner led process, the resulting desires and goals form the foundation for a community's comprehensive plan. (Litman, VTPI, 2013)

1.2 Planning Methodology

Planning is a methodical process with steps that lead to optimal solutions. A good planning process should reflect the following principles:

- *Comprehensive* – all significant options and impacts are considered.
- *Efficient* – the process should not waste time or money.
- *Inclusive*- people affected by the plan have opportunities to be involved.
- *Informative*- results are understood by stakeholders (people affected by a decision).
- *Integrated* – individual, short term decisions should support strategic, long-term goals.
- *Logical* – each step leads to the next.
- *Transparent* – everybody involved understands how the process operates.

(Litman, VTPI, 2013)

The City of Clever utilized the Planning and Zoning Commission as the primary planning committee. The commission includes

1. Introduction

the Mayor as a voting member. The Southwest Missouri Council of Governments (SMCOG) staff facilitated a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis at the October 27, 2016 public Planning and Zoning Commission meeting. SMCOG staff and committee members involved the public through a community-wide survey. The web link was distributed through social media channels, the City website and water bills. Hard copies were made available at City Hall and at the election precinct during the November 2016 general election. Additionally, business owners were engaged through an online business survey; the link was provided via email and through business license renewal packets. SMCOG staff also involved community youth by visiting a middle-school class to discuss the planning profession and gather feedback on the future of Clever. Survey results and a draft land use map were discussed at the February 23, 2017 Planning and Zoning Commission meeting. The City of Clever and the SMCOG planners hosted a public open house on April 27, 2017. This allowed for residents to view and provide input on maps and goals and objectives. Resident feedback is included in Appendix C, Goals and Objectives.

1.3 Purpose of the Plan

The City of Clever's comprehensive plan, updated in 2017, is an important guide to help coordinate, direct, and recommend future decision-making in Clever, Missouri. This

plan establishes direction and a community vision to facilitate future growth and development over the next 10 to 20 years. Clever adopted its previous comprehensive plan in 1999, but it was not extensively used. This updated comprehensive plan should be used as a reference tool for future policy and development decisions. This will ensure that decisions will be made in alignment with the desires of citizens.

The Clever Comprehensive Plan establishes long-term community goals and objectives. The goals and objectives are broad and generalized to create the framework for future community decisions. Implementation strategies are provided to give the community more detailed actions to take. Also included in this plan are recommendations for future land use and improved transportation.



Clever City Hall (Follin, 2016)

1. Introduction

Note: a comprehensive plan is not a legally-binding document, but may be used to uphold decisions of the municipality. Policy and development decisions should be based in the adopted plan, which was developed with community input, and provides a guide for future decision making efforts to promote the health, safety and general welfare of the community.

1.4 Community Overview

The City of Clever is a classic bedroom community nestled in rural Christian County. It is located six miles south of Republic and nine miles west of Nixa. Clever is roughly thirty-minutes from Springfield. Figure 1.1 shows the location of Clever in relation to surrounding communities. Clever has seen an influx in population, primarily due to increased development of nearby cities, such as Springfield, Republic, and Nixa. Between 2000 and 2010, Clever's population increased by 1,000 people, doubling its size. Several new housing subdivisions were also

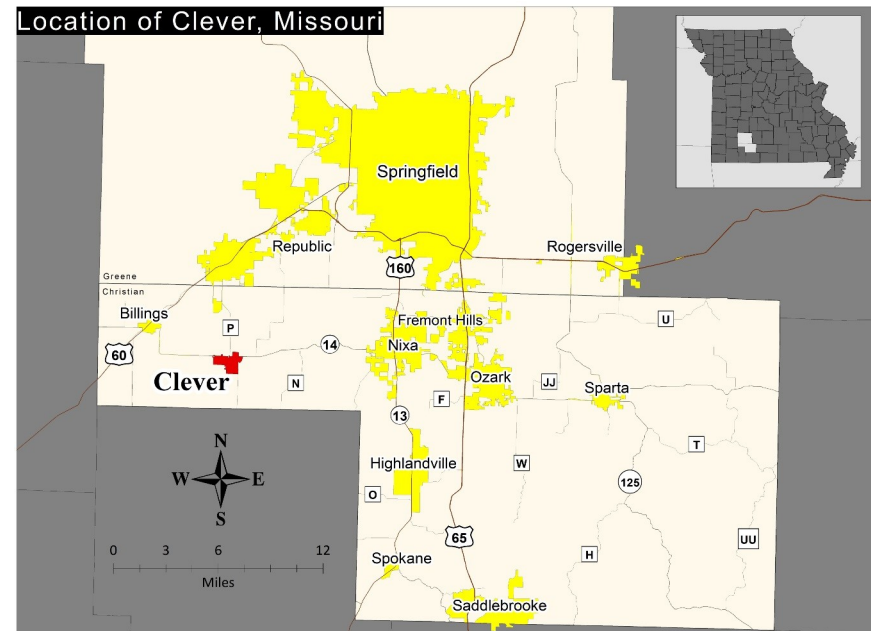
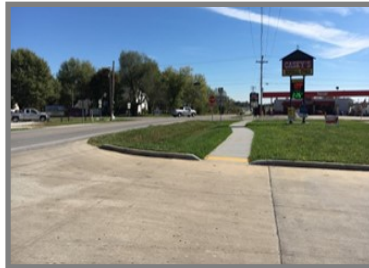
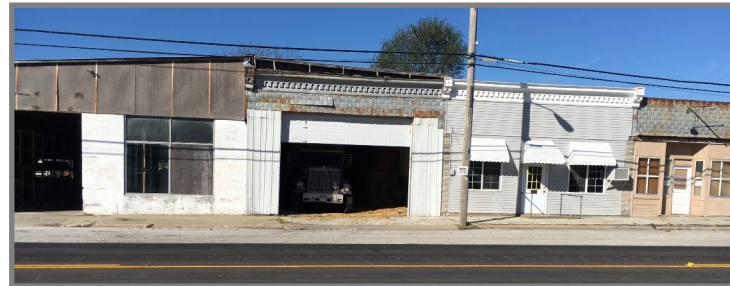


Figure 1.1. Clever location in Christian County and Springfield Metro Area

Highway 14 (Follin, 2016)



Highway 14 (Follin, 2016)



Downtown (Follin, 2016)

2. History

constructed in that time. Highway 14, Clever's primary access route, has seen a significant increase in development, including several businesses and a new high school.

2. History

Clever began as a settlement along Old Wire Road. As a principal trade route, and later a vital route for forces of both the Union and Confederate Armies, Old Wire Road was named for the telegraph line that was installed along its course. As the community grew, a post office was necessary. Frank Netzer operated a general store and in 1896 established a post office within, making him the first postmaster. Netzer surveyed customers about a name, and resident Tom Lentz suggested "Clever" after the "friendly and accommodating people." The name was approved and the Clever Post Office officially began operating in 1896, located near present day downtown.

By 1905, the community was a busy trade center. Early businesses focused on trade and processing of agriculture; fruits, vegetables, livestock, as well as agricultural supplies. The Missouri Pacific Railroad Line completed its survey in 1905, choosing to run the line adjacent to the community. This investment encouraged residents to organize, plat the area, and seek incorporation. In 1908, the first plat was drafted – it

laid out the blocks and streets, and included formal adoption of the name, Town of Clever. In February of 1909, Christian County approved the petition, granting Clever as a formal town and appointing the first Board of Trustees.

The first school was built in 1909 – a two room, two story brick building – on the site of present day Clever Middle School. By 1917, Clever included hotels, drug stores, grocery stores, a carpentry and blacksmith shop, mills, restaurants, banks, and a host of other retail and service businesses. In 1928, Lawrence County Light, Water and Cold Storage Company brought electric service to Clever. This allowed for an automatic electric pump and pressure tank to be installed for the water well, and provided electricity for all dwellings. After the railroad switched from coal engines to diesel, the railroad no longer had a use for the 1,000-foot-deep well and rented it to the town. On this site in 1948, a public water system was installed to service the entire community.

In the decades following the Great Depression, Clever experienced a gradual change in its economy. Demand for the regions grain, fruit, and vegetable produce declined. Jobs, services, and businesses moved to Springfield or other larger neighboring cities, and demand for service sector jobs and

3. Demographics

businesses within Clever declined with the spread of automobile usage. Through the many changes of the last two centuries, Clever has continued to grow and prosper.

3.1 Demographics

The City of Clever has experienced periods of significant growth over the last two decades. Understanding the demographic trends of Clever today, helps plan for the Clever of tomorrow. This section provides a demographic analysis of Clever.

3.2 Population Growth Trends

Clever, and surrounding communities in the region, have experienced considerable growth since 1960. Table 3.1 details population change over a period of five decades.

The region has experienced continued population growth, likely as a result of increased Springfield and Branson development. The need for affordable housing, easy commutes to employment, and the small town atmosphere have all contributed to the attraction of young families and retirees. Clever's population continues to increase, and surpassed Billings' shortly after the year 2000.

Clever experienced its greatest rate of growth in the 2000s

(111.8%). This is comparable to the rate of growth Nixa experienced a decade earlier. Nixa and Republic have continued to grow in the last two decades, thus it is likely that Clever will experience continued growth in upcoming decades.

Population Growth Trends, 1960-2010						
Area	Total Population and Percent Increase					
	1960	1970	1980	1990	2000	2010
Clever	283	430 (51.9%)	551 (28.1%)	580 (5.3%)	1,010 (74.1%)	2,139 (111.8%)
Nixa	944	1,636 (73.3%)	2,662 (62.7%)	4,707 (76.8%)	12,124 (157.6%)	19,022 (56.9%)
Republic	1,519	2,411 (58.7%)	4,484 (86.0%)	6,292 (40.3%)	8,438 (34.1%)	14,751 (74.8%)
Billings	602	760 (26.2%)	911 (19.9%)	1,003 (10.1%)	1,091 (8.8%)	1,035 (-5.1%)
Marionville	1,251	1,496 (19.6%)	1,920 (28.3%)	1,920 (0.0%)	2,113 (10.1%)	2,225 (5.3%)
Christian County	12,359	15,124 (22.4%)	22,402 (48.1%)	32,644 (45.7%)	54,285 (66.3%)	77,422 (42.6%)
Missouri	4,319,813	4,676,501 (8.3%)	4,917,444 (5.2%)	5,275,172 (7.3%)	5,595,211 (6.1%)	5,988,927 (7.0%)

Table 3.1. Population Growth

Source: U.S. Census Bureau

3. Demographics

3.3 Population Projections

In order to plan for future public facility and service needs, population projections have been compiled for the next three decades. Projections are based on past trends and assumptions regarding future trends; it is assumed that Clever will continue to experience a moderate rate of population growth.

Projections have been calculated for three scenarios; a high projection, a low projection, and a most likely projection. It should be noted that there is a greater chance of error in forecasting population growth for smaller communities,

particularly in light of the exceedingly rapid rate of growth that has occurred throughout the southwest Missouri region since 1990.

For infrastructure planning purposes, such as future water and sanitary sewer system improvements, it is recommended that the higher projections be used. When planning for future financial resources, lower or likely projections will be more reliable.

Figure 3.1 shows the population and the likely projection of Clever from 2020-2040. Figure 3.2 displays projections for three scenarios, including projected high, low, and likely.

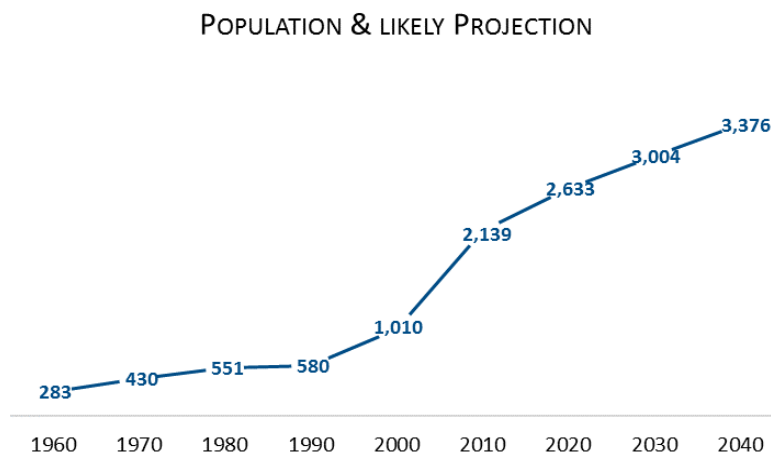


Figure 3.1 Population Projection Source: U.S. Census Bureau

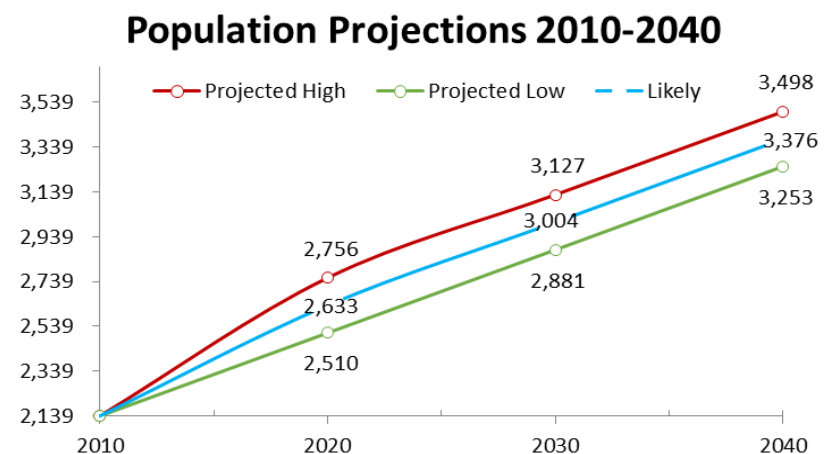


Figure 3.2 High, Low, Likely Projections Source: U.S. Census Bureau

3. Demographics

3.4 Age-Sex Composition

Planning for future needs of the community is influenced by the age distribution. A healthy growing community will have higher percentages of younger population. In 2010, 32.3% of Clever's population was youths aged 0-19. This is similar to nearby communities and Christian County. Housing built in the last two decades, and the addition of a new high school, have likely contributed to an increased number of youth in Clever. According to the 2010 census, 8.7% of Clever's population was age 65 and over. This is a 10% decrease from two decades prior, and lower than nearby cities and Christian County.

Figure 3.3 displays the age-sex population pyramid for Clever. This pyramid shows the percentages of population in each age group by male and female. Clever's population indicates a healthy growing community, with the highest percentages of population falling in the 25-29 age group and the second largest age group is under 5. This indicates a high number of young families in Clever, which is good for future growth of the community. Retaining these young families is important for ensuring the success of the school system, sustaining or growing housing stock, and increasing community facilities.

Additionally, the population pyramid shows decreasing population aged 65 and over. This may imply an increased need for facilities and services that assist in providing for the elderly population, so they may remain in Clever.

**Population Pyramid - 2010
Census**

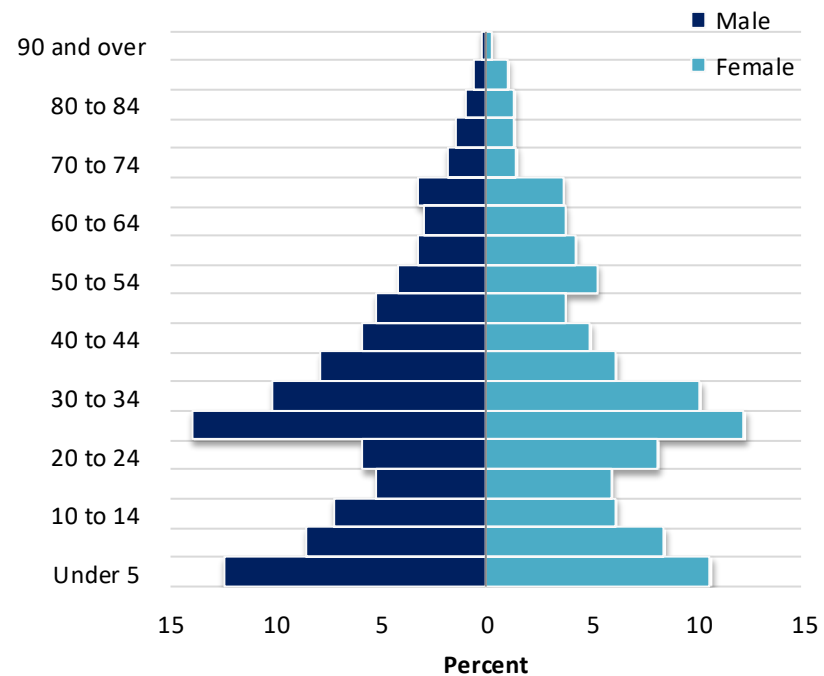


Figure 3.3 Population Pyramid

Source: U.S. Census Bureau

3. Demographics

3.5 Household Characteristics

Understanding the makeup of Clever's households in comparison to other communities helps better discern what role families play in the community, and to plan for services that may be needed. A household is defined as an occupied housing unit. Table 3.2 represents the household characteristics of Clever and the surrounding region. Clever has more than doubled the number of households in the last

fifteen years. Adjusting for population, Clever has a higher percentage of families (73.7%) and a higher percentage of families with children (43.3%) than most neighboring communities, and a low number of households where a female is the head of the household and no spouse is present. Having a higher percentage of families with children is most likely a result of having affordable home prices and a good school district. Comparatively, the region has a relatively similar

Household Characteristics, 2000-2010						
	# of Occupied Households 2000	# of Occupied Households 2010	# of Family Households (%)	# of Non-Family Households (%)	Families w/ Children <18 years (%)	Average Household Size
Clever	388	817	602 (73.7%)	215 (26.3%)	354 (43.3%)	2.62
Nixa	4962	7,264	5,280 (72.7%)	1,984 (27.3%)	2,967 (40.8%)	2.62
Republic	3,148	5,516	3,999 (72.5%)	1,517 (27.5%)	2,294 (41.6%)	2.67
Billings	492	437	281 (64.3%)	156 (35.7%)	141 (32.3%)	2.37
Marionville	871	900	587 (65.2%)	313 (34.8%)	270 (30.0%)	2.47
Christian County	21827	29,077	21,921 (75.4%)	7,156 (24.6%)	11,212 (38.6%)	2.66
Missouri	2,194,594	2,375,611	1,552,133 (65.3%)	823,478 (34.7%)	742,244 (31.2%)	2.52

Table 3.2 Household Characteristics

Source: U.S. Census Bureau

3. Demographics

average household size; just around 2.5 persons per household.

3.6 Income

Median household income is defined as the point at which fifty-percent of households have income higher and fifty-percent have income lower. According to 2015 ACS data, the median household income in Clever is about \$50,000. Compared to Christian county and the state of Missouri, Clever is positioned in the middle. Christian County median household income is about \$53,000, while the state of Missouri's is roughly \$48,000. Since 2010, Clever's median household income has risen about \$5,000 or 10%. Christian County and Missouri have both risen 4% in the same time period. This implies that much of the increase in Clever's population from 2000 to 2010 is well-paid individuals. Figure 3.4 compares Clever's median household income to other jurisdictions.

3.7 Poverty

The percent of residents living in poverty in Clever is about the same as Missouri and about 4% higher than average in Christian County. Table 3.3 shows the change in poverty levels from 2012 to 2015.

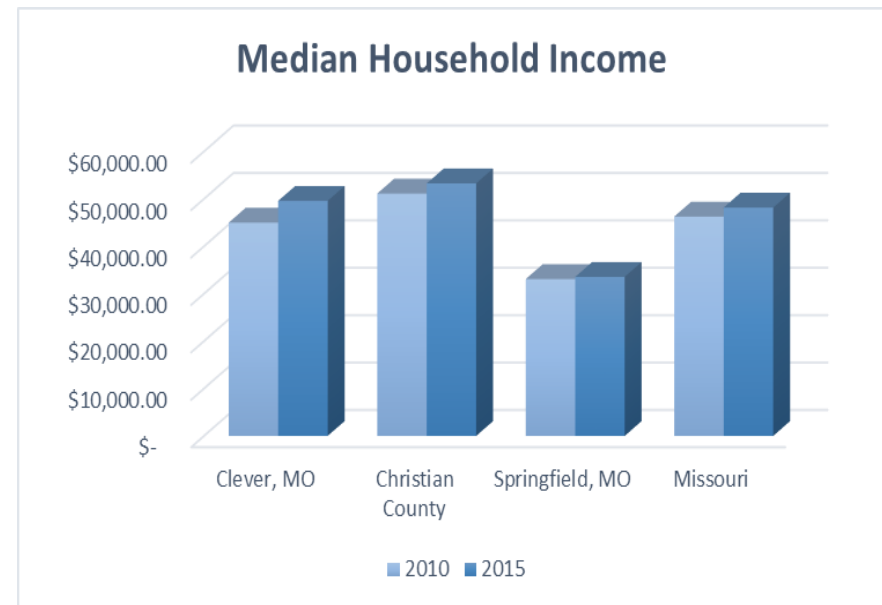


Figure 3.4 Median Household Income

Source: U.S. Census Bureau

Percent Below Poverty 2012-2015				
	2012	2013	2014	2015
Clever	11.20%	13.90%	13.20%	15.50%
Christian County	10.10%	10.60%	10.70%	11.10%
Missouri	15%	15.50%	15.50%	15.60%

Table 3.3 Poverty changes

Source: U.S. Census Bureau

3. Demographics

Since 2012, the poverty level in Clever has risen 4%, while Christian County and Missouri have only risen 1% or lower in the same time. Between 2014 and 2015, poverty levels increased by 2.7% in Clever.

These poverty numbers create a small concern considering the median income in Clever is higher than the state of Missouri. The poverty percentage coupled with the median income alludes to potential income disparity in the community. This could grow to be a larger concern if Clever were to only address specific sectors of the community. As the community grows, effort should be made to accommodate both higher wage earners, and those who reside below the poverty line.

3.8 Education

Education attainment is an important social factor to consider in the planning process. Figure 3.5 shows the education attainment of people 25 years and older in Clever, Christian County, and the state of Missouri.

The majority of Clever residents have, at a minimum, a high school diploma. Thirty-three percent of residents have a college degree, which is closely aligned with Christian County at 33.5% and Missouri at 34.5%. Because Clever has a high

percentage of educational attainment, the community may be more attractive to higher skilled labor employers.

Education Attainment - 2015

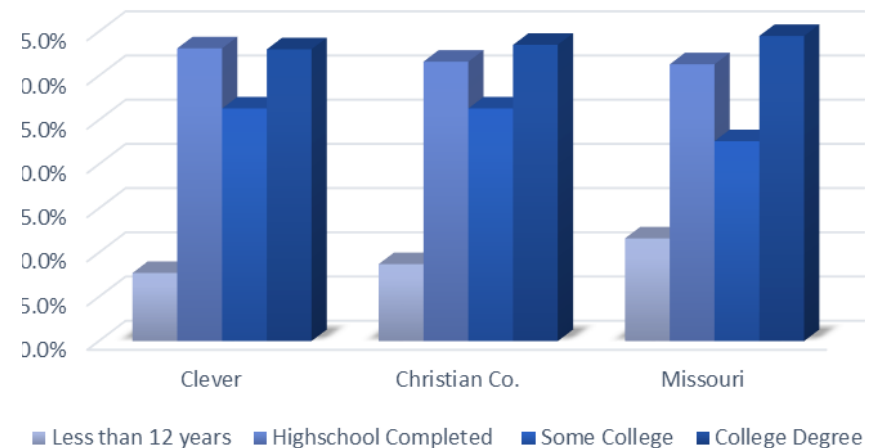


Figure 3.5 Education Attainment

Source: U.S. Census Bureau

4. Community Facilities

4.1 Community Facilities & Services

Clever offers a wide range of community facilities and services. This section includes: Clever R-V School District, police and fire departments, parks and recreation, city utilities, and the Clever branch of the Christian County Library. Results from the community survey pertaining to community facilities and services are included at the end of the section. Goals and objectives for community facilities are also included.

4.2 Clever R-V School District

Clever R-V school district has seen steady growth in the past decade. District facilities include: a district office, an elementary, middle, and high school. The district office is attached to the elementary school, which is adjacent to the middle school, located near the center of town. The high school is located on the east side of town on Highway 14.

Clever High School (Follin, 2016)



The high school was built in 2008 to accommodate increasing student enrollment. At the time of construction, district enrollment was 976

students. It has since increased to 1,150 students in 2016. Clever R-V district enrollment has increased by 38% in the last 10 years, an average 3.1% each year, and is projected to increase 2.5% each year for next 5 years. The district is expected to reach 1,300 students by 2022. Table 4.1 shows total enrollment since 2000.

Clever High School is continuing to expand with the addition of classrooms and other facilities. Since construction in 2008, a

Year	Enrollment	Percent Change
2000-2001	642	3.7
2001-2002	689	7.3
2002-2003	718	4.2
2003-2004	749	4.3
2004-2005	756	0.9
2005-2006	799	5.7
2006-2007	825	3.3
2007-2008	875	6.1
2008-2009	976	11.5
2009-2010	956	-2.0
2010-2011	1049	9.7
2011-2012	1045	-0.4
2012-2013	1050	0.5
2013-2014	1056	0.6
2014-2015	1087	2.9
2015-2016	1113	2.4
2016-2017	1150	3.3

Table 4.1 Clever R-V District Enrollment Source: Clever R-V School District

4. Community Facilities

FEMA tornado shelter, performing arts center, and a new bus barn have been added. A FEMA shelter has also been constructed on the elementary and middle school campus. Sports facilities at the high school include a new track and football field, baseball and softball fields, and two tennis courts. The elementary and middle schools also have two baseball fields.

According to district representatives, the elementary and middle schools have capacity for additional growth. Future plans for expansion would include adding onto the high school to accommodate junior high classes, and eventually the addition of a separate junior high building.

Figure 4.1, Community Facilities Map displays the location of current school and other community facilities.

Clever Elementary (Follin 2016)



Clever District Office (Follin, 2016)

4.3 Fire Protection

The Clever Fire Protection District covers 88 square miles in and around the city of Clever. The district department is staffed by 25 volunteer firefighters across three stations. The main fire station is located on Highway 14 in Clever. The current building was constructed in 2005. The other two stations are located outside the city, one three miles south in Union City and another six miles east in Boaz on N Highway. The following is a list of equipment used by the district:

Clever Station:

- 1994 Grumman Fire Engine
- 2007 Dodge Rescue
- 2004 Ford brush truck
- 2007 Freightliner Pumper tanker
- 1990 International service truck
- 1994 Chevrolet Pumper tanker

4. Community Facilities

City of Clever Community Facility Locations

Prepared by:
Southwest Missouri Council of Governments
2017

- City Hall/Police Department
- Fire House
- High School
- Middle School
- Elementary School
- Library
- Post Office
- Maintenance Building
- Wastewater
- Green Space

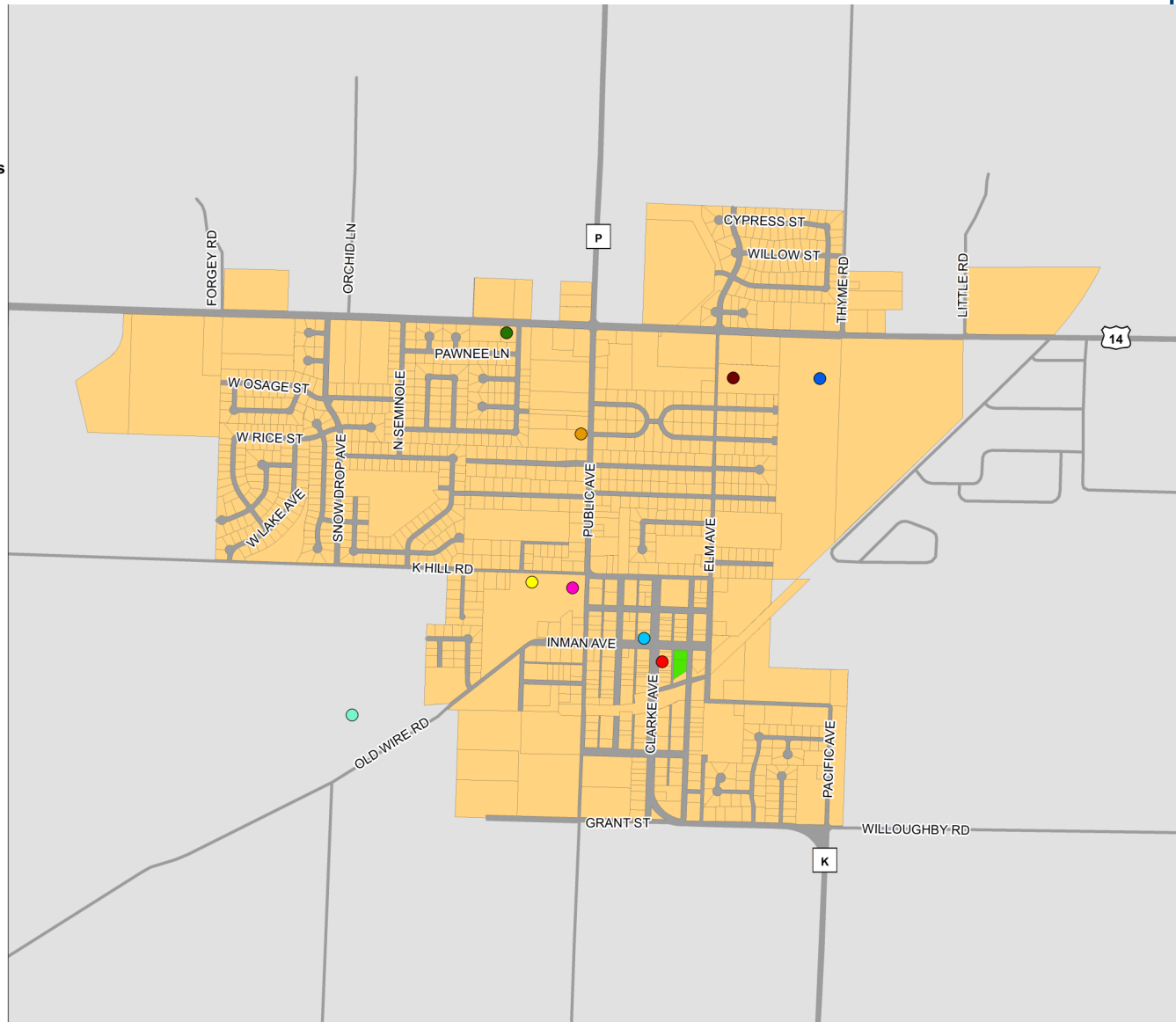
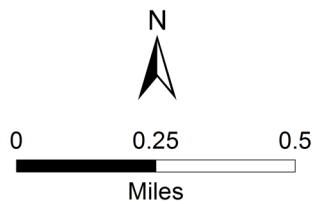


Figure 4.1. Community Facilities Map

4. Community Facilities

Boaz Station:

- 1985 Grumman Fire Engine
- 1991 International tanker
- 1993 Ford Brush truck

Union City Station:

- 1995 E One Fire Engine
- 2005 Peterbuilt tanker
- 1994 Chevrolet tanker

1984 Chevrolet Brush truck

Other than fire safety, the district also provides storm water services and emergency medical services. The Clever Fire District is one of two fire districts in Christian County not part of the Christian County Ambulance district. The district is covered by Cox Emergency Services. Stone County and Christian County Ambulance district will assist if Cox Emergency is not available.



Clever Fire Station (Follin, 2016)

Mutual aid agreements exist with the surrounding fire districts and police stations. The district is supported by a tax levy of \$0.38.

Water infrastructure was upgraded in 2004-2006, including the installation of larger water lines and fire hydrants. However, some parts of town are still serviced by smaller water lines with no fire hydrants. Many of the previous water pressure issues were corrected with the construction of a new water tower.

The Clever Fire District has developed the following objectives:

- Upgrade safety equipment
- Upgrade trucks
- Hire full-time firefighters
- Construct fourth fire station to the north

4. Community Facilities

4.4 Law Enforcement

At the time of this update, the Clever Police Department is located downtown in the City Hall, but a new police department building is under renovation. The department will be relocated into a separate facility three blocks away. Personnel include the police chief, a sergeant, and two patrol officers. The department possesses four police patrol cars. Clever does not have a jail, but utilizes other facilities throughout the county.

4.5 Parks and Recreation

Clever has one community park, which is located downtown behind City Hall. The park has a pavilion, a playground area, a basketball court, several benches, and open space for various activities. The park also has a small butterfly garden. Nearby, is access to a trail that connects to the high school. The trail can be used by children getting to school and recreational walkers/joggers.



Athletic Fields (Follin, 2016)

Clever has few other public recreational facilities. Athletic fields are owned by the school district and located on the middle school and high school



Clever City Park (Follin, 2016)

campuses. School and community athletic events keep current facilities from being available for other uses. There is no parks and recreation board or department in Clever.

4.6 City Utilities

Public Water Facilities

The City of Clever provides water service to residents in the city limits. Once annexed, residents may hook up to public water. Infrastructure upgrades of water lines began in 2005 and has been an ongoing project. Most lines have been upgraded from 2 inch to at least 6 inch



Clever water tower (Follin, 2016)

4. Community Facilities

pipes. Upgrades allowed Clever to install fire hydrants around the city.

Clever has one wastewater treatment plant. Once capacity is reached, upgrades to the current plant will be evaluated to allow for expansion. Clever has two wells and two water towers. A third well and tower are planned for construction on recently annexed land on the west side of town.

Wastewater Plant (Follin, 2016)



Solid Waste

The City of Clever utilizes outside contractors for trash services. Recycling is free through the single-sort recycling program provided by Republic Services. Recycling services operate separately from trash to collect recyclables once every month. Residents have the option to purchase a 95-gallon recycling cart .

4.7 Other Services

The Clever Public Library is located in the northwest part of town on Hwy 14 in a retail center. The library is open Monday thru Friday, 3 p.m.—7 p.m., and Saturday, 9 a.m.—2 p.m. The library is a branch of the Christian County Library and currently funded through a partnership between the district library and the City of Clever by the Sims Foundation. The library provides several activities and services such as book and bake sales, book clubs and numerous children’s activities. A new library is proposed to be constructed on a vacant lot along Highway 14, adjacent to the existing library. However, the passing of a county-wide ballot measure would be required in order to provide additional funding to the Christian County Library and allow for construction.



Clever branch of the Christian County Library (Follin,

4. Community Facilities

4.8 Relevant Community Survey Results

Respondents were asked several questions about various community services in Clever. Figure 4.2 provides a summary of survey responses. Respondents were highly satisfied with the police and fire departments. It should be noted, that there were some comments provided pertaining to dissatisfaction with the police department on later questions. School satisfaction is also high. Overall, respondents were in general satisfied with the quality of City services, with nearly 65% of respondents answering very satisfied or somewhat satisfied. Survey respondents were most dissatisfied with the availability of recreational programs and amenities.

Community members were also asked what the most important service would be to add or improve to their local library. Results are shown in Figure 4.3. Respondents would most like to see increased partnering with the schools to bring programming to children, the addition of Wi-Fi, extended hours, and additional library hosted programs for children.

An additional survey question asked whether residents would like the City of Clever to take over provision of gas and electric service. Only 27.5% of respondents were in agreement, 31.5% disagreed and the remaining 41% did not care. Figure 4.4

displays results from this question.

Several responses included a written explanation for their choice with which many said they were not sure the outcome of Clever taking over gas and electric services. Informing the public about the positives and negatives of this action should be pursued in the future.

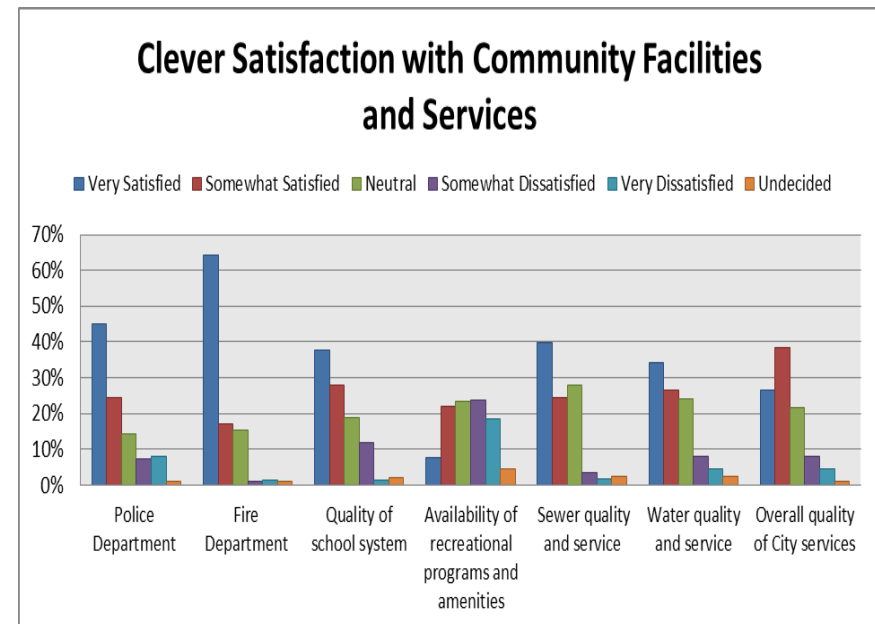


Figure 4.2 Summary of satisfaction responses

4. Community Facilities

Most Important Library Services

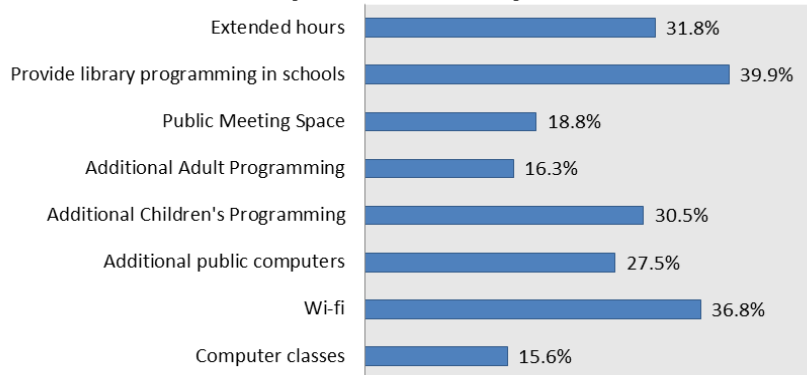


Figure 4.3 Desire for additional library services

Would you like the City of Clever to take over provision of gas and electric service?

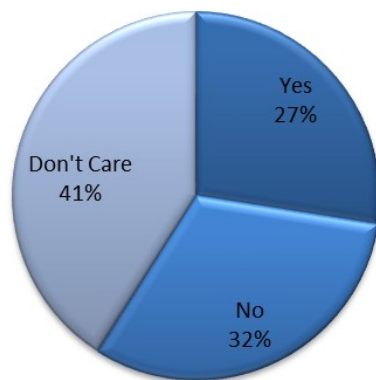


Figure 4.4 Provision of gas and electric service

Community members were asked to list two things they would like to see in Clever, 43 responses were related to increasing parks and recreational services. The following are some responses:

- More Youth Programs
- More places for kids to hang out safely, more things for families to do
- I wish there was something here for kids to do. A swimming pool for the community. (YMCA) a teen center and another discount grocery store
- Community Center and a public pool would be nice in the future
- More sidewalks and more park equipment for children to play on
- More kid activities and gym
- Better park and more things for the teens to do at night
- Recreation center and updated park

Community recreational facilities were also identified as a need by the planning committee through a SWOT analysis. The committee felt one of the weaknesses for Clever was the lack

4. Community Facilities

of community services and facilities, primarily recreational. Surrounding communities provide a wide range of amenities and services to residents, which officials have determined to be a threat to Clever.

4.9 Goals and Objectives

The goals and objectives pertaining to community facilities are below. A complete list of goals, objectives and implementation strategies are included in Appendix C.

GOAL 1: Maintain and enhance the quality of public services.

Objective 1.1: Ensure adequate public safety services for the community.

Objective 1.2: Monitor current city services in order to ensure adequate availability for future development.

Objective 1.3: Support the expansion of the Clever branch of the Christian County Library.

Objective 1.4: Maintain an updated Americans with Disabilities Act (ADA) transition plan in order to ensure services and facilities are accessible.

GOAL 2: Expand current recreational opportunities

Objective 2.1: Reinvest in community recreational green space.

Objective 2.2: Organize efforts to expand recreational services.

5. Housing

5.1 Housing

Access to high quality and affordable housing is important in all communities. Clever has a significant portion of the community dedicated to housing and has experienced consistent growth in recent years. However, community desires for changes in future housing have been identified.

5.2 Existing Housing Stock

Clever has experienced significant housing growth since 2000. Between 2000 and 2010, Clever's housing stock more than doubled. According to City of Clever building permit data, since 2010 approximately 153 units have been added, bringing the total Clever housing stock to an estimated 1,033. Figure 5.1 shows total housing units in 2000 and each year from 2010 to 2016. The majority of homes are single family; multi-family options consist of duplexes recently built in the last decade and one senior living apartment. Subdivisions: The Briars, Westgate, Westview Fields and Kings Gate have been the primary locations for new housing development. Several platted lots are still available in The Briars and Kings Gate and are expected for construction.

Clever experienced a rapid increase in housing units in a short amount of time. On average, Clever housing stock increased 11% each year between 2000 & 2010. Since 2010, the current rate of increase is about 2.7% each year. Population trends indicate housing stock will continue to increase at a steady rate.

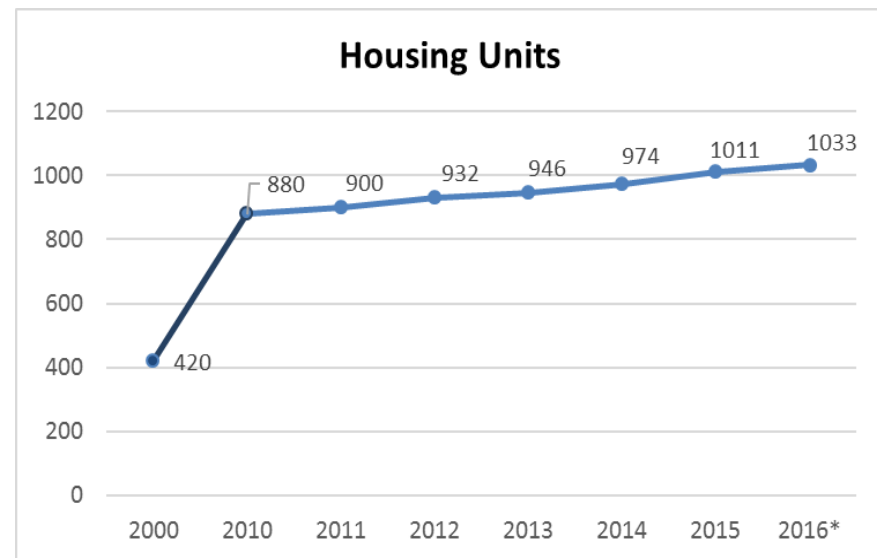


Figure 5.1 Clever Housing Units Source: U.S. Census Bureau and Clever Building Permits

* Jan-Oct data

5. Housing

Table 5.1 shows housing occupancy statistics of Clever based on 2010 Census data. Over 65% of homes were owner occupied, while 28% of homes were renter occupied. Only 63 units were vacant.

Housing Occupancy, 2010 U.S. Census Data		
Occupancy Status	Number of Units	Percent of Total
Owner-Occupied	575	65%
Renter-Occupied	242	28%
Vacant	63	7%
Total	880	100%

Table 5.1 Clever Housing Occupancy Source: U.S. Census Bureau

Housing development in Clever has been increasing steadily, but homes are lacking in diversity. Newer subdivisions consist primarily of “starter homes” which typically contain 3 bedrooms and have square footage of approximately 1,500 square feet on average. Clever should seek to encourage construction of a more diverse housing stock in order to retain young, expanding families and attract a larger demographic.

As shown in Chapter 3, Demographics, Clever has a high number of young families, but current housing options are limited for that population. Young families may not be able afford to purchase a single-family home, so affordable multi-family options are also important. Clever currently has 45

duplexes, but overall limited multi-family options. The City should encourage mixed-use residential, additional duplexes, or small multi-family housing complexes in order to accommodate citizens who may not be ready or cannot afford the traditional single-family home.

5.3 Housing Conditions

A housing conditions survey was conducted to evaluate the current state of housing stock. Conditions of homes were based on general criteria such as the state of roofs and siding. Most homes in Clever were recently constructed and in good condition; however, as expected, older neighborhoods are experiencing some fair and poor housing conditions. The results of the housing conditions survey are shown in Table 5.2 and Figure 5.2.

Housing Conditions in Clever, MO		
Condition	Number	Percent
Good	916	92.2%
Fair	66	6.7%
Poor	11	1.1%

Table 5.2 Clever Housing Conditions, 2016

5. Housing

City of Clever Housing Conditions

Prepared by:
Southwest Missouri Council of Governments
2017

Condition

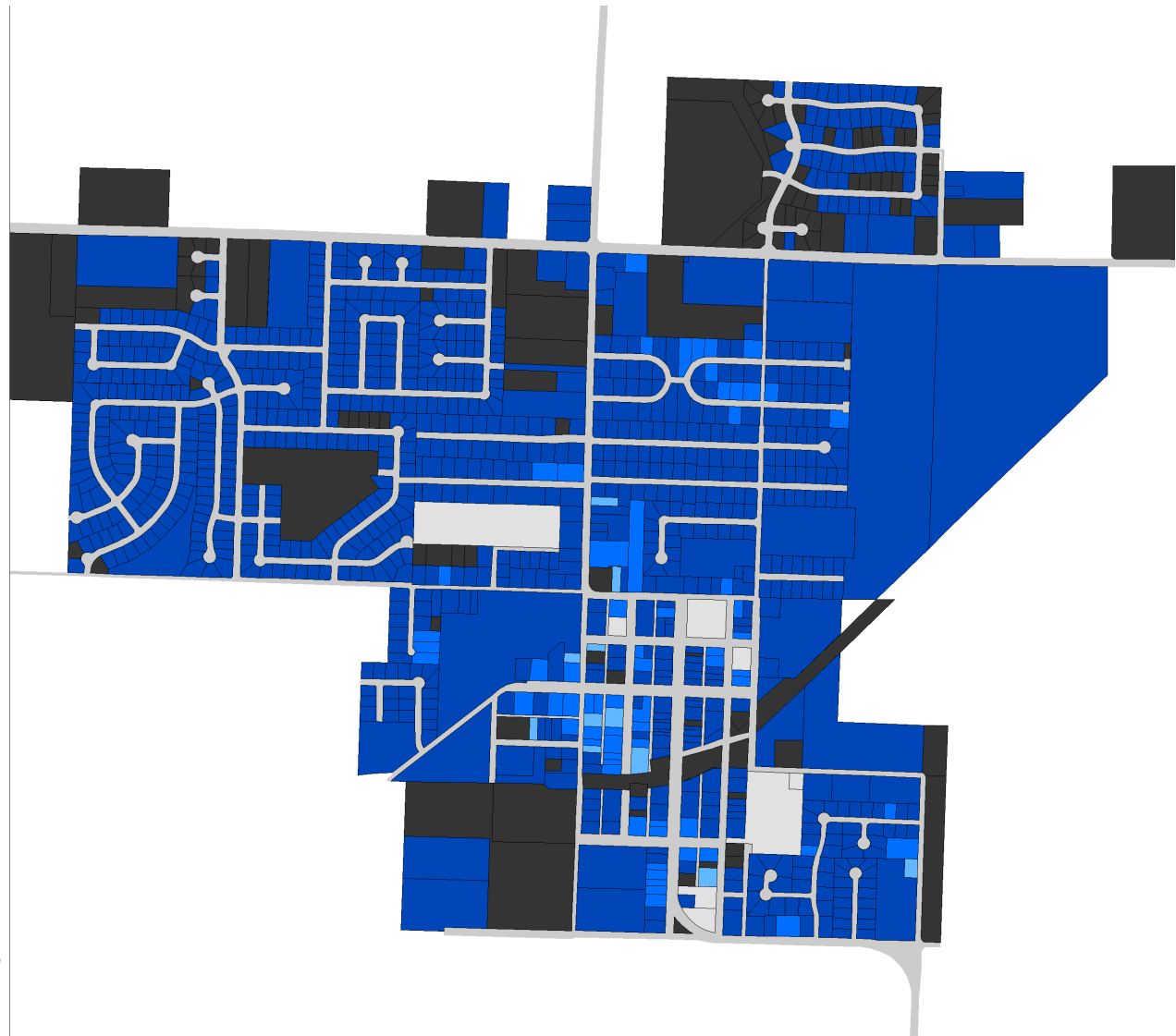
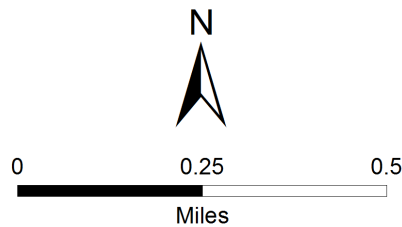
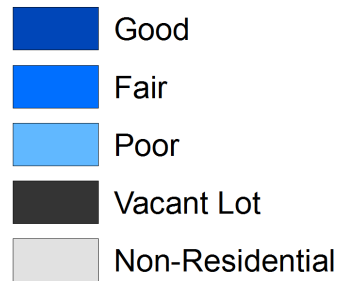


Figure 5.2 Housing Conditions Map

5. Housing

5.4 Relevant Community Survey Results

According to the community-wide survey, 45% of respondents reported being satisfied with the current housing stock, but 19% were dissatisfied. Another 33% were neutral on the issue. Figure 5.3 displays the satisfaction with housing stock.

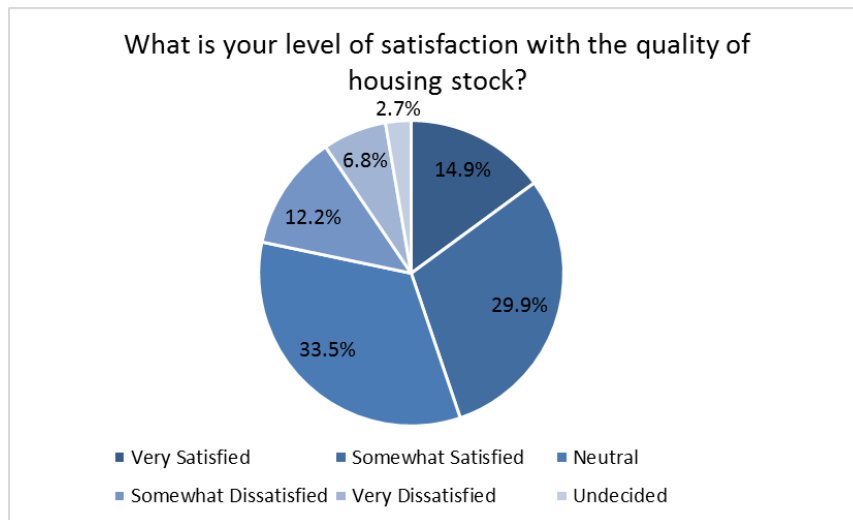


Figure 5.3. Satisfaction with housing stock quality

Additionally, 51% of respondents said they were very satisfied or somewhat satisfied with the availability of affordable housing. Only 18% responded somewhat dissatisfied or very dissatisfied. The desire for additional housing in Clever is

prevalent, as 27% of respondents wanted more single-family development and 16.6% wanted more multi-family. The following are responses pertaining to housing:

- Have options for low-income families
- Need more multi-family housing
- More mid-lease and upscale housing with less rental property...
- More homes larger than most available
- Would love to see more apartments...
- Add more rentals
- An apartment complex would be a great addition to our community.

The planning committee also identified a lack of diverse housing stock as a weakness, but envisions the addition of new housing options within the community over the next twenty years.

5. Housing

New Single-Family



Duplex



Senior Apartments



Traditional Single-Family



5.5 Goals and Objectives

The goal and objectives pertaining to housing are as follows. A complete list of goals, objectives and implementation strategies are included in Appendix C.

GOAL 1: Promote a high quality, diverse housing stock

Objective 1.1: Encourage the construction of housing types that appeal to a broad range of residents.

Objective 1.2: Conserve the existing housing supply and residential neighborhoods

6. Economic Development

6.1 Economic Development

Economic development in any community should include promoting job growth, attracting new and diverse businesses, supporting local businesses and retaining existing business. Clever is in a prime position for economic development over the next decade due to expected continued growth, and the community's desire to succeed. Clever has seen an increased demand for more diversified businesses, franchise food and retail chains, but it will likely be challenging to attract these types of businesses.

6.2 Existing Businesses

Economic development in Clever has seen success in recent years. Several new businesses have developed, such as convenience stores and restaurants. The Highway 14 corridor has experienced the bulk of commercial growth with the addition of several stores and strip malls. The downtown area has seen limited reinvestment and business development.

The Clever Community Betterment Association provides local businesses the opportunity to become members, participate in meetings and gain access to advertising space in the local information and business directory created by the association.



Several businesses have developed on the Highway 14 corridor. Examples include two gas stations, dollar general, a car wash, and two strip malls.

Photos Source: Follin, 2016

The Clever Freedom Celebration is planned and organized by the Betterment Association which also gives businesses the opportunity to purchase a booth for advertisement.

6. Economic Development

6.3 New Business Attraction

Clever should seek to attract quality businesses, and at the same time, businesses that are desired by the community. Franchise fast food is highly desired by city residents. Unfortunately, Clever may not meet the minimum demographic requirements for many fast food service restaurants, so the City may need to be willing to offer incentives in order to recruit businesses that residents seek.

Both Highway 14 and downtown Clever should be centers of commercial development. A revitalized downtown not only attracts potential business, but creates a sense of community, contributing to the uniqueness of Clever. A well-developed highway corridor is also important to increase business activity and attract people to Clever. Businesses looking to move to these areas may find it cheaper to locate in vacant commercial buildings; however, downtown and highway 14 have limited vacant buildings.

Businesses should locate where infrastructure is already installed or easily accessible in order to reduce the burden on City services and the cost of business start-up. Sharing access routes with other businesses may also help reduce potential congestion. Increasing business opportunities will benefit the

economy of Clever by increasing tax revenues and creating new jobs.

Clever is at a disadvantage with its access to main transportation corridors. Although Highway 14 runs across the north side of town, there are no major transportation routes that pass through Clever. Highway 60 bypasses Clever to the north, so the community does not benefit from the high amount of traffic.

Clever has potential opportunity for increased development at the industrial park. The current industrial park has seven lots platted, but only two are built-out. Recruiting an industrial or heavy commercial business could bring significant growth in jobs and revenue.

Clever's code currently requires new businesses pay for necessary infrastructure improvements. The City may need to look into options to recruit new businesses to Clever, potentially by partially funding expenses.

6.4 Relevant Community Survey Results

A business survey was administered in December 2016. Questions pertained to general business information, new development, the downtown area, future plans, and thoughts

6. Economic Development

regarding the promotion of economic growth in Clever. A link to the online survey was distributed via business license renewal packets and email. Eleven businesses responded.

Nine respondents were family-owned and operated businesses and two were non-profits. Eight of the eleven respondents indicated they planned to expand their business in the near future, implying that providing support to existing businesses will be vital. Clever is fortunate to have thriving small businesses and should work to ensure their continued success. Frequent concerns included the creation of a chamber of commerce, focusing development along Highway 14, lack of fast food restaurants, and maintaining infrastructure quality.

The community wide survey conducted in November 2016 resulted in 66% of respondents interested in seeing a fast food chain in Clever and another 55% desired more retail options. Figure 6.1 displays community survey results regarding types of businesses desired in Clever.

Residents are highly in favor of increased commercial development, with 39.2% wanting to see new development downtown and 29.3% along Highway 14. In a separate question, over 80% of respondents agreed that downtown should be a focus for new redevelopment.

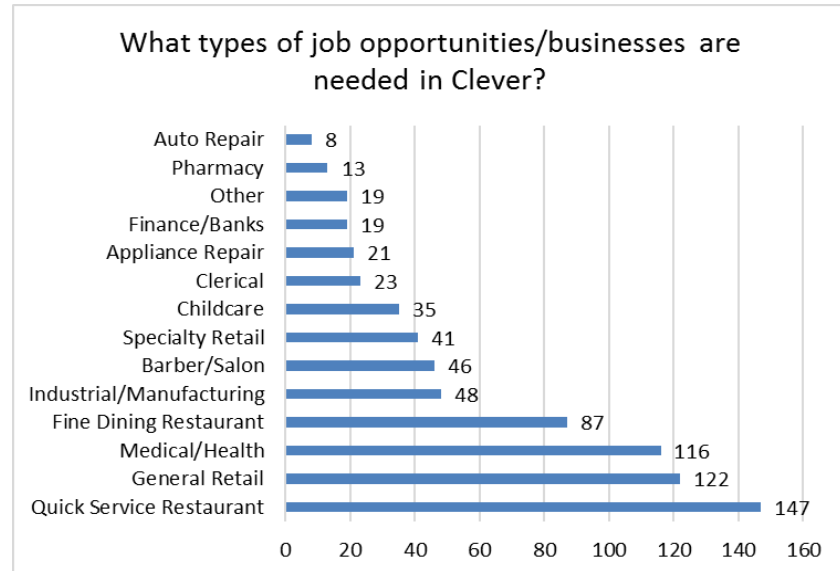


Figure 6.1 Job opportunities/businesses desired

According to community survey responses, many residents would like to see the downtown go through a revitalization program. Conversely, results from a survey of business owners identify the Highway 14 corridor as a better investment for development. Existing businesses surveyed would not be interested in locating downtown. Retention of these existing businesses should be a goal for the community, ensuring current businesses feel supported. Infrastructure and commercial space downtown is in need of improvements to

6. Economic Development

assist existing businesses and increase the appeal to future businesses.

The SWOT analysis, conducted with the planning committee, resulted in a key opportunity for Clever as the recruitment of jobs and employers. The committee feels Clever is poised for increased economic development in the near future. The committee felt the amount of jobs in Clever is a weakness, but sees an opportunity for job growth by attracting new businesses and developing the industrial park. Revitalization of the downtown was also mentioned as a major opportunity to work towards. Over the next 20 years, the planning committee identified a vision of increased sales tax revenues, commercial, industrial, and job growth.

6.5 Goals and Objectives

GOAL 1: Attract new businesses.

Objective 1.1: Revitalize the downtown district.

Objective 1.2: Expand commercial base

Objective 1.3: Recruit businesses to the industrial park.

GOAL 2: Support existing businesses.

Objective 2.1: Promote the creation of a Clever Chamber of Commerce

Objective 2.2: Prioritize infrastructure improvements near existing businesses

Objective 2.3: Increase exposure for Clever businesses.

7. Land Use

7.1 Land Use

Land use planning is essential to a growing community. Communities should implement a land use plan and policy that enables efficient, healthy growth. Without a plan, the integrity of natural resources, quality of life, and general welfare of citizens are at risk. Current land use in Clever is typical for small communities consisting of mainly residential and a few commercial centers. Clever has one industrial park and one community park.

Clever has experienced large growth in recent years and has annexed approximately 317 acres since 2000. In 1999, the total acreage of the city was about 424 acres. Today, the total acreage of Clever is approximately 744 acres, an increase of 57%. Of the total acres, almost 30% is undeveloped, or vacant. The majority of developed land is for residential use. Commercial development has increased on the Highway 14 corridor, but the downtown area has seen diminished business activity. New industrial land to the southwest has been platted and is ready for development. Agriculture still exists within the boundaries of the city limits. Newly acquired or annexed land without development is automatically designated as agriculture until developed upon.

Table 7.1 breaks down the total acreage of several land uses within the Clever city limits.

Clever Land Use	Total Acres	Total Developed	Percent Developed	Vacant Acres	% Vacant
Residential	449.79 (60.7%)	367.47	81.7%	82.32	18.3%
Single Family	429.23 (57.9%)	351.06	81.8%	78.17	18.2%
Multi -Family	20.56 (2.8%)	16.41	79.8%	4.15	20.2%
Commercial	31.96 (4.3%)	29.82	93.3%	2.14	6.7%
Industrial	34.28 (4.6%)	10.88	31.7%	23.4	68.3%
Agriculture	88.24 (11.9%)	0	0.0%	88.24	100.0%
Public	136.21 (18.4%)	117.66	86.4%	18.55	13.6%
Green Space	1.09 (0.1%)	1.09	100.0%	0	0.0%
Total	741.57	526.92	71%	214.65	28.9%

Table 7.1 Current land use

7. Land Use

7.2 Residential

Residential use includes single-family homes, multi-family homes, and churches. Most land in Clever is residential, accounting for approximately 450 acres, or 60.7% of total acreage. Only about 2.8% is multi-family housing which includes several duplexes and a senior living housing complex. There are no apartments located in Clever. New developments include the Kings Gate subdivision to the north, and The Briar subdivision to the west. New homes are still being constructed in these subdivisions.

7.3 Commercial

Commercial land use includes a variety of business services, general retail stores, and light commercial activity. Total commercial land use is about 32 acres, or 4.3%. The majority is developed with only a few lots vacant. Commercial use is concentrated along Highway 14 and in the downtown area. Most businesses are located on Highway 14 which includes several restaurants, two gas stations, a bank, grocery store, and other retail businesses. Downtown businesses include a convenience store, an auto body shop, a mill and supply plant, and salon.

7.4 Industrial

Industrial land use includes production and manufacturing activities. All industrial activities are located southwest in the industrial park which covers approximately 34 acres, accounting for 4.6% of total land. Most of the land is vacant (70%) making it prime for new industrial development. Current businesses located in the industrial park include a manufacturing plant for Pro Stock and a large building used by a labor union.

7.5 Public








Public land includes that which is directly owned by the City of Clever such as City Hall, a maintenance building, and public infrastructure. School land is also included in this category. Public land is the second largest use with 18% of the total land in Clever. Most of the land is occupied by the schools. The newest addition to public land is a parcel on the west side of town which will include a new water tower and a 911 emergency tower.

Figure 7.1 displays the current land use for Clever.

7. Land Use

**City of Clever
Current Land Use Map**
Prepared by:
Southwest Missouri Council of Governments
2017

Land Use

-  Single-Family Residential
-  Multi-Family Residential
-  Commercial
-  Public
-  Industrial
-  Agriculture
-  Green Space

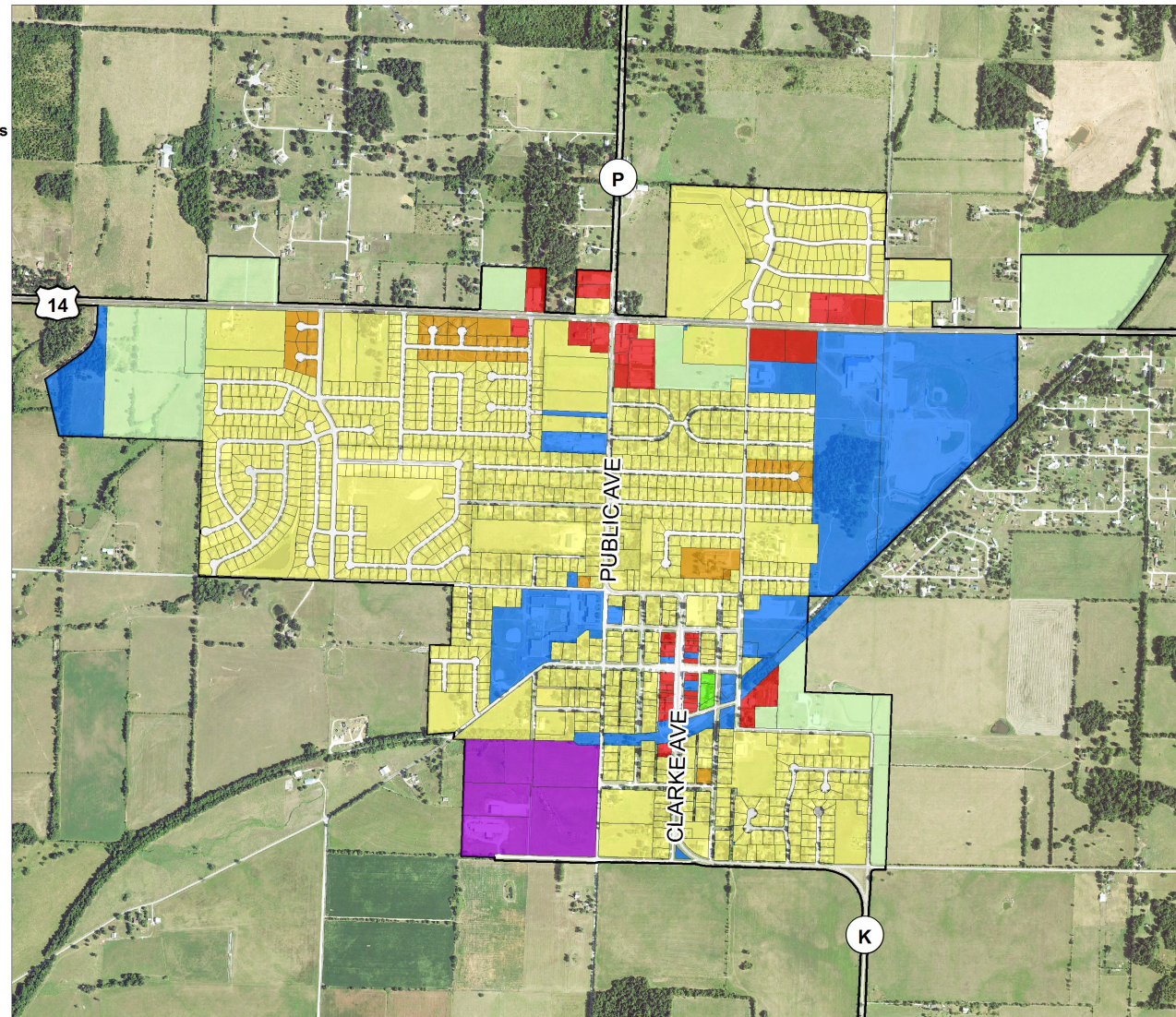
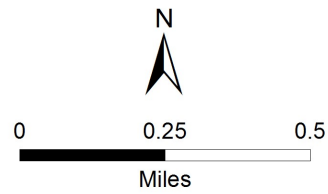


Figure 7.1 Current Land Use Map

7. Land Use

7.6 Green Space

Clever has one community park which is located near the downtown area, behind City Hall. The park is 1.1 acres and includes a playground, pavilion, basketball court, and a butterfly garden. There are no other parts of the city that are considered recreational green space.

7.7 Agricultural

Agricultural land includes land used for agricultural purposes. All newly annexed land is considered agriculture land until rezoned for development. About 12% of land is designated as agriculture use.

7.8 Future Land Use

Clever has several opportunities to grow and expand, as well as amend some of the current land uses. Most land surrounding Clever is undeveloped and could be utilized for new subdivisions, multi-family housing, industrial and commercial growth. The main transportation routes, Highway 14 and Highway P/K, are ideal locations for future growth and development. The Christian County Comprehensive plan deems

these routes to be the main corridors for commercial development and should be utilized as such.

7.9 Urban Service Areas

Urban Service Areas (USAs) are designated to establish set boundaries outside the city where development and capital improvements are expected to occur. USAs allow for efficient land use practices through thought-out planning by allowing county and city governments' better control and coordination over management of land use and future development. This also allows communities to grow at a rate that is reasonable and sustainable. USAs in Christian County are divided into three tiers. Each tier has a timeline for expected development and function.

Tier One: Urban Service Area

According to the Christian County Comprehensive plan, the Tier One Urban Service Area boundary is the area the City is willing and has the intentions to incorporate into the city limits in the next 1-5 years. Annexing the land will require the City to provide water and sewer services to properties in the area. The area of tier one is over 2,000 acres. Clever should work with the county to encourage growth in the tier one service area.

7. Land Use

Tier Two: Rural/Low Density Planning Area

Tier Two Urban Service Area boundary is the expected growth of 5-10 years. Tier two is recognized as land not designated for urban development in the near future and is not at a reasonable distance to provide water and sewer services without off-site private assistance. Development proposals in Tier two will require compliance with local, county and regional comprehensive plans and approval by the county.

Tier Three: Extended Planning Area

Tier Three Urban Service area boundary is the expected growth of the city after at least 10 years. Tier three land is not designated for urban development in the near future, but is recognized as a future urbanized area. Development proposals in tier three will require compliance with local, county and regional comprehensive plans and approval by the county.

7.10 Proposed Future Land Use

Figure 7.2. shows recommendations for future land use within the current city limits and the USA tier one boundary. Most uses within the city limits of Clever are unchanged with a few exceptions.

Commercial development is concentrated along Highway 14 and Highway P/K. This allows for more exposure and access to businesses. Some areas have been designated as multi-family residential to encourage the development of more housing options. The majority of downtown is proposed to be mixed-use which allows for multi-story buildings with businesses on the ground level and living spaces above. Some locations on Highway 14 have also been designated for mixed-use. The photos below provide an example of what mixed-use could look like in Clever.

Mixed-use Example (Paul Lorenz Architecture)



Mixed-use Example (Shutterstock)

7. Land Use

City of Clever Future Land Use

Prepared by:
Southwest Missouri Council of Governments
2017

Future Land Use

- Single-Family Residential
- Multi-Family Residential
- Mixed-Use
- Commercial
- Industrial
- Public/Institution
- Agriculture
- Green Space
- Current City Limits
- Tier One Urban Service Area

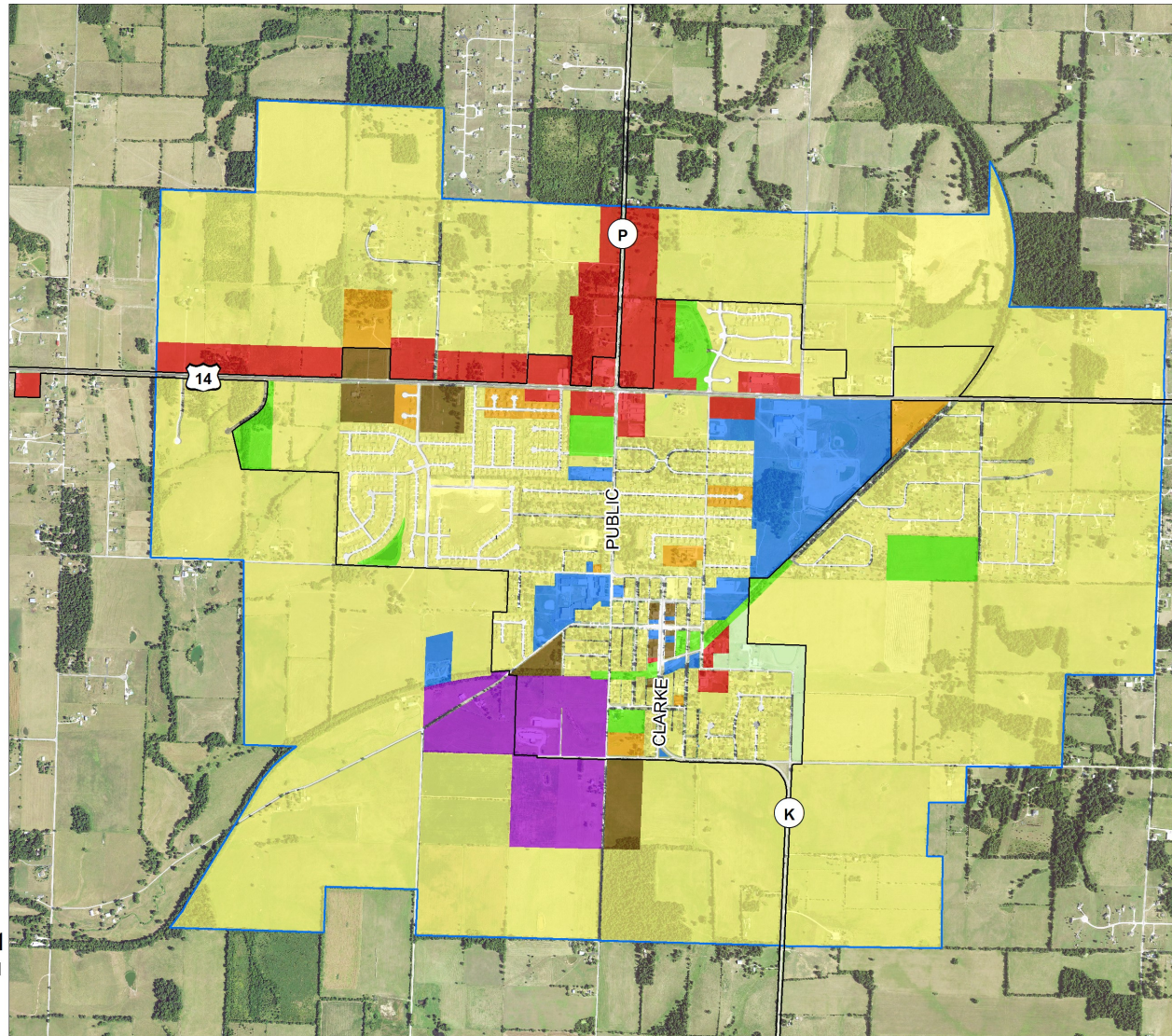
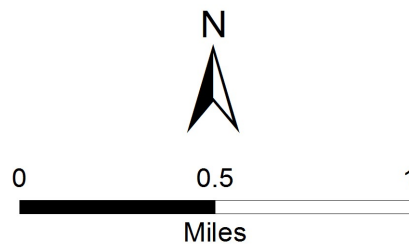


Figure 7.2. Future Land Use

7. Land Use

The industrial park is proposed to be expanded to include parcels to the south and west. This provides the potential for more space for heavy commercial or industrial companies to locate in Clever. Additionally, this growth would occur along road networks, allowing for better access to the industrial park.

Additional locations throughout the community have been designated as green space or open space. Some of the proposed property would be publicly owned, while some, such as land included in subdivisions, could be maintained by a property owners association. A greenway is proposed to follow the abandoned rail-line. It is acknowledged that much of the property is privately owned, but recommended to be maintained as green space. South of the current community park, additional public use is proposed that could be the location of a community center. The green space located southwest of the intersection of Highway 14 & P/K is situated over the 100-year flood plain. A park would be appropriate at this location.

It should be noted that these recommendations are not legally binding and only serve as a guide for future land use policy.

7.11 Relevant Community Survey Results

Community survey respondents overwhelmingly stated that they would like an increase in parks and recreation development, commercial– retail, and single-family residential. These desires are reflected in the proposed future land use map. Additionally, over 80% of respondents agreed that the downtown business district should be a focus for new development and nearly 40% stated they would most want new development to occur downtown. Figure 7.3 displays

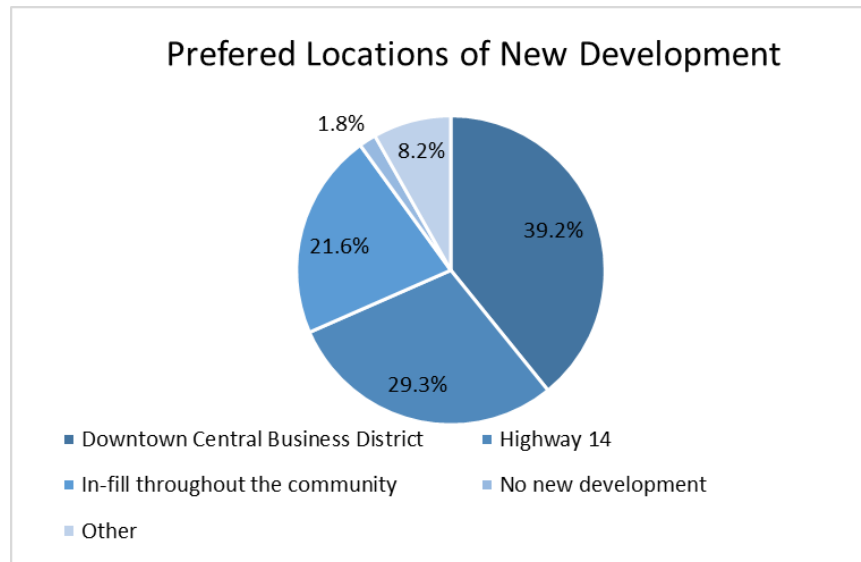


Figure 7.3 Preferred location for new development

7. Land Use

where survey respondents stated they would like to see new development. The proposed land use would encourage mixed-use in the downtown area, with the hopes of stirring reinvestment. The proposed future land use includes significant commercial and mixed-use development along Highway 14, keeping in line with the nearly 30% of survey respondents who wanted new development to occur along the Highway14 corridor.

7.11 Goals and Objectives

GOAL 1: Enforce sustainable land use regulations

Objective 1.1: Require new development to utilize City services.

Objective 1.2: Encourage land development that promotes sustainable and efficient use of land resources.

GOAL 2: Maintain small town character while allowing for moderate growth

Objective 2.1: Locate high impact uses in clusters along major streets

Objective 2.2: Require transitional techniques between residential and commercial uses

Objective 2.3: Update and maintain current zoning map.

8. Transportation

Transportation 8.1

Transportation plays an important role in a community. Planning for sustainable future growth depends on a thought-out transportation system that provides adequate accessibility, mobility, and safety for all modes of transport. Road systems should be designed to provide adequate capacity for vehicle traffic, pedestrians and cyclists, as well as accommodating emergency services to operate effectively.

The condition of roads plays a vital role in creating a safe environment for travel. The majority of residents get around via personal vehicle, but sidewalks and bike lanes are also important to consider. A transportation system should allow people to choose how they want to get around without worrying about safety. By improving pedestrian and bicycle infrastructure, more people will be inclined to walk or bike to their destination. This helps alleviate traffic levels, putting less strain on the road system. It will also improve the health of the community by encouraging physical activity. A well-planned & diverse network of transportation will allow for a more dynamic and efficient system of travel for all residents and services in Clever.

8.2 Existing Road Network

The current surface transportation network in the city of Clever consists of nearly 17 miles of roadway.

There are two state highways, Highway 14 and Highway P/K. Highway 14 connects Clever to Billings and Nixa, and acts as a northern boundary. Highway P/K connects Clever to Republic and runs through the center of town, where it turns into Clark(e) Avenue in the downtown business district. Both state highways are maintained by the Missouri Department of Transportation (MoDOT).

Roads are classified according to the function for traffic and providing access to properties. Clever's roads are classified into three functional categories: arterial, collector, and local. MoDOT has classified Highway P and Highway 14 as minor arterial and Highway K as a major collector. All other streets in Clever are classified as local.

Throughout the plan update process, there was input on traffic congestion and road conditions. Some comments were made through the community survey, including thirteen comments regarding road or traffic improvements when asked for two things they would like to change about the community. See

8. Transportation

page 48 for a list of comments pertaining to transportation infrastructure. There were a few statements made by the planning committee regarding the desire for a traffic signal at the intersection of 14 and P/K Highways. This intersection is the hub of commercial activity within the city of Clever, and is likely to have increased traffic as future development occurs. Currently, the intersection does not meet warrants necessary to install a traffic signal, but the City should continue to monitor concerns and work with MoDOT to reevaluate as traffic increases. Other traffic control mechanisms, such as a roundabout, may be a feasible option that could help mitigate some of the traffic and safety concerns, and MoDOT would approve. Table 8.1 displays the 2015 average annual daily traffic counts for the intersection.

8.3 Major Access Routes

Not only should Clever enhance its transportation system within the city, but it should also look to improve connectivity with surrounding communities. Highway 14, P/K serve as the primary access routes residents use to go to and from town. These roadways also hold the majority of economic activity in the city. Ensuring good commercial access and improving the aesthetics of the Highway 14 corridor will be important in

Road	Direction from Signal	Average Annual Daily Traffic (2015)
Missouri 14 - East Bound	West	918
Missouri 14 - West Bound	West	918
Missouri 14 - East Bound	East	1,220
Missouri 14 - West Bound	East	1,243
P Highway- North Bound	North	2,034
P Highway – Sound Bound	North	1,953
K Highway – North Bound	South	3,081
K Highway – South Bound	South	3,053

Table 8.1 Traffic counts for Hwy & 14 P/K intersection

stimulating economic growth. Additionally, improvements such as signage and streetscaping, can be made to increase safety and pull motorists off the highway and into the community.

Improvements to Grant Street, and eventually Old Wire Road, will be important in order to attract additional industrial uses. The location of the industrial park is currently not easily accessible from a major state route. Grant Street does connect to K Highway, but widening and the eventual addition of

8. Transportation

shoulders will be integral in recruiting new businesses, heavy commercial or light industrial included, to the industrial park. The roadway should be able to accommodate heavy truck traffic if necessary.

8.4 Connectivity

As Clever grows and additional development occurs, the City should promote the continuation and extension of the current local street system. Dead-end streets and cul-de-sacs can force traffic to use major roadways, even for short trips, thus increasing traffic issues, and may impede emergency vehicle access or lengthen trips. When extending streets, grid patterns should be encouraged. This allows for better connectivity and accessibility for both motorist and pedestrians.

8.5 Road Conditions

Keeping roads in good condition is important for travelers' safety and encouraging economic development. In the spring of 2017, a road conditions survey was conducted by Donelson Construction Company to determine an overall state of the road system and estimated costs associated with the repairs.

The Donelson report provided the maintenance level and cost breakdown displayed in Table 8.2.

Level of Maintenance	Total Cost	Mileage	Square Yards	Cost Per Square Yard	Cost Per Mile
Level 1	\$195,387	9.413	134,387	\$1.45	\$20,757
Level 2	\$103,928	2.371	34,466	\$3.02	\$43,829
Level 3	\$98,198	1.623	23,594	\$4.16	\$60,500
Level 4	\$52,378	0.779	8,908	\$5.88	\$67,207
Level 5	\$130,865	1.859	22,595	\$5.79	\$70,399
Totals and Averages:	\$580,757	16.045	223,950	\$2.59	\$36,194

Table 8.2 Road conditions

The street evaluation is an important first step towards determining an asset management approach for the transportation network. These results show that the majority of Clever's roads are in good condition and provides a foundation for which streets are currently in need of repair and those that will be in need very soon. Figure 8.1 is a map of street conditions in the city limits.

The map shows the maintenance level for each road. Most have been determined to be in good condition; however, several are in need of attention. Roads shown in dark green are in the best condition and do not need repairs in the near

8. Transportation

City of Clever Road Conditions Map

Prepared by:
Southwest Missouri Council of Governments
Data Source: Donelson Construction Company
2017

Maintenance Level

- Level 1 (Best)
- Level 2
- Level 3
- Level 4
- Level 5 (Worst)

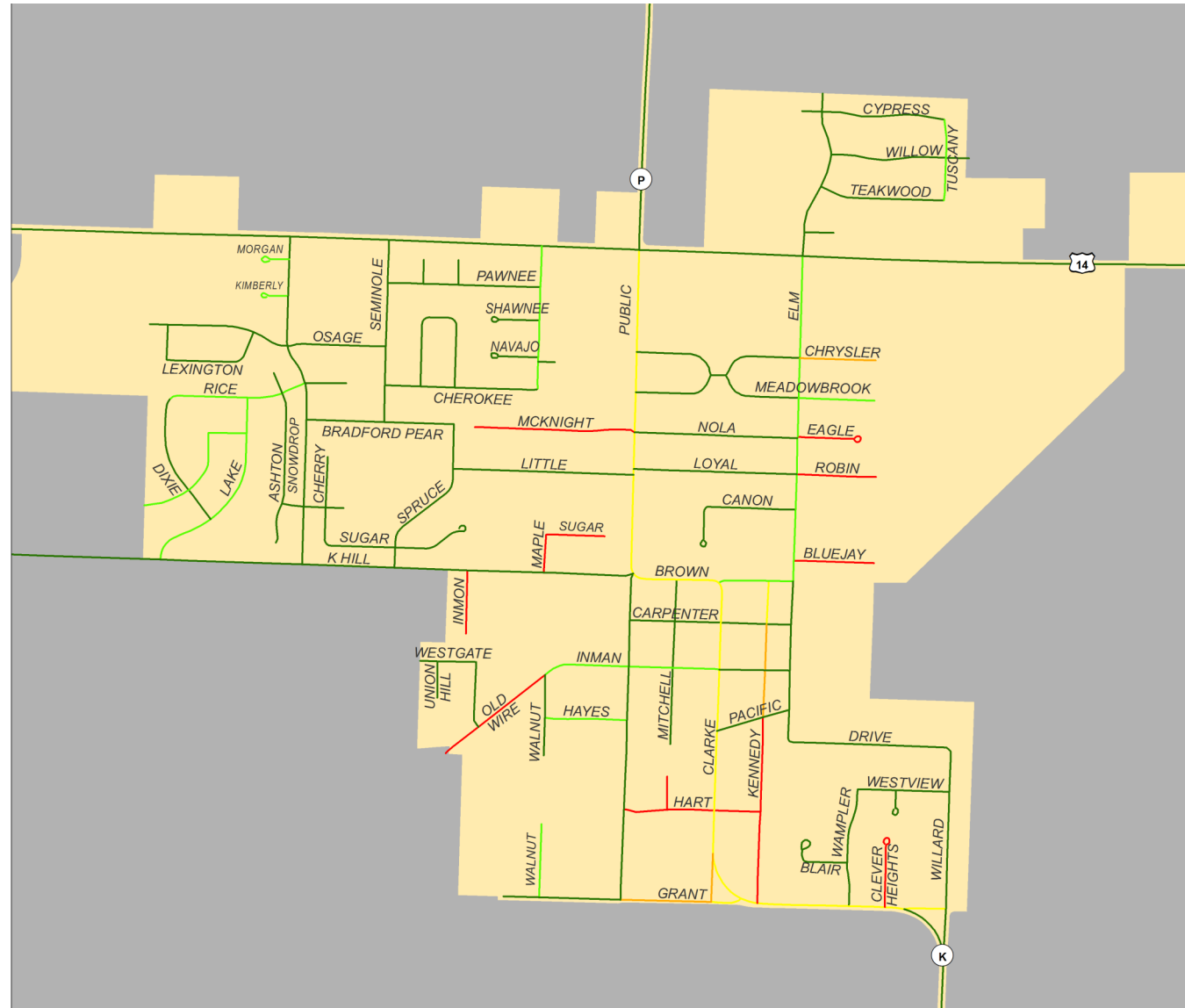
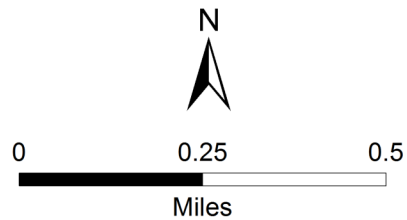


Figure 8.1. Road Conditions

8. Transportation

future. Roads in red, such as Old Wire, Hart, and Kennedy, are in the worst condition and are in need of immediate repairs.

It is important to understand that it is not always cost effective to repair the worst conditioned street first. Rather, it is often better to spend money to extend the life of roads that require minimal maintenance instead of those requiring full re-construction. The worse the condition of a road, the more costly the repairs, as can be seen in Table 8.2 which shows the cost per mile of the level 5 maintenance to be significantly higher than those at levels 1 and 2. Clever should work to maintain, at a minimum, the current level of road network quality and invest in substantial reconstruction of poorly maintained roads when the funding is available. The City may want to review the need for a follow-up to the street evaluation, and invest in a life cycle cost analysis to determine the most economical approach to transportation network maintenance.

8.6 Sidewalks

Clever has instituted a successful sidewalk program. At the time of the previous comprehensive plan, sidewalk infrastructure was limited to downtown and just a few neighborhood streets. Over the past ten years, the City has

added a little over 4 miles of sidewalk throughout the community. Three phases of the sidewalk program have been completed. Additions include a sidewalk connecting the schools to the Clever Library, the downtown, and park. Many of the recent improvements have been funded through Transportation Alternative Program (TAP) grants from the Missouri Department of Transportation (MoDOT). These grants allow for an 80/20 split in cost; MoDOT pays for 80% and the City and school district have partnered to pay for 20%.

The next phase of the program aims to construct sidewalks along K Hwy and Clark(e) Avenue to provide pedestrian access to the downtown area. Additional sidewalks may also be installed along Snow Drop Avenue and Inman to provide access to the park. There are few sidewalks in Clever's older neighborhoods; however, many of the newest neighborhoods have sidewalks. This is primarily a result of a city ordinance passed in 2009 which requires new development to install sidewalks.

Overall, sidewalk conditions vary depending on age and location. New sidewalks completed through the sidewalk program are in great condition, but many of the older sidewalks are in need of repair. Several of the sidewalks in the downtown area are in poor condition and need to be replaced

8. Transportation

in order to ensure safe pedestrian walkways and to create an attractive environment.

8.7 Relevant Community Survey Results

Respondents of both the community and business surveys were asked about the state of the transportation infrastructure in Clever. Figure 8.2 shows the level of satisfaction with the conditions of the city streets. Overall, the majority of respondents were satisfied with the condition of streets.

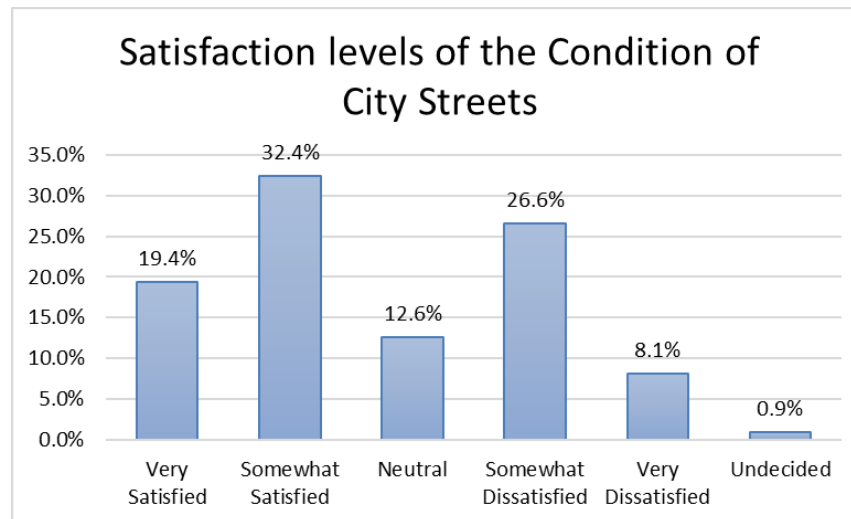


Figure 8.2 Street condition satisfaction

When respondents were asked what two things they would like to change in Clever, several mentioned improved sidewalks and road infrastructure as a main concern. The majority of businesses that completed the business survey listed infrastructure improvements as a top priority for the promotion of business growth in Clever. The following are responses from surveys regarding road and sidewalk infrastructure. It should be noted that a few of the comments asked for improvements on streets that are not in the city limits, but rather in the jurisdiction of Christian County.

- It would be nice if the sidewalks along Public St. were lighted (street lights).
- Parks and sidewalks for my kids.
- Sidewalks, curb and gutter streets in central / southern business district part of town and elm street storm water needs addressed
- More sidewalks and more park equipment for children to play on.
- Better roads and a pharmacy
- Better side roads and a bowling alley
- More sidewalks, better traffic flow during rush hours

8. Transportation

- Improvements of roads around post office and neighbor's on south side of town
- Fix some of the roads, Willoughby for instance

The community survey also included questions pertaining to where citizens would like to see the installation of new sidewalks. Figure 8.3 shows the results of the survey question.

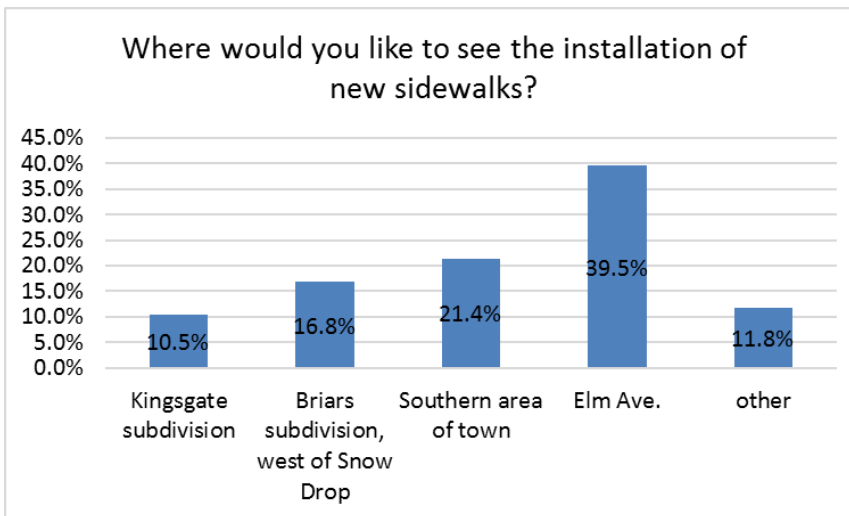


Figure 8.3 Preferred location for new sidewalks

The majority of survey respondents would like to see sidewalks added along Elm Avenue. This location would connect both residential and recreational offerings, with the trailhead for the walking path located along Elm.

8.8 Goals and Objectives

GOAL 1: Enhance current transportation system.

Objective 1.1: Ensure efficient and safe street network.

Objective 1.2: Construct and repair pedestrian and cyclist infrastructure to allow for safe and easy travel.

Sources

Resources:

Christian County Assessors Office

Christian County Comprehensive Plan: <http://www.christiancountymo.gov/planning.html>

Clever Building Permits provided by City Clerk

Clever City Code

Clever Community Betterment Association
<https://helloclever.wordpress.com/>

Clever Community Library
<http://cleverpubliclibrary.blogspot.com/>

Clever Comprehensive Plan April 1999

Clever Fire District Plan
<http://www.cleverfpd.com/>

Clever R-V School District
<https://www.clever.k12.mo.us/>

Donelson Construction Company

Missouri Department of Transportation

SMCOG GIS database

U.S. Census Bureau

Victoria Transport Policy Institute
<http://www.vtpi.org/planning.pdf>

Images:

Mixed-Use Development Examples

- <https://www.shutterstock.com/video/clip-21436516-stock-footage-day-quaint-corner-clothing-store-pan-rake-more-stores-people-shoppers-by-small-town-street-new.html?src=rel/20519905:7/gg>

- <http://www.paullorenzarchitect.com/>

All other images taken by SMCOG