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## *Russellville Comprehensive Plan 2020*

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Developed by Mid-Missouri Regional Planning Commission

## Introduction

In 2020 the town of Russellville contracted with the Mid-Missouri Regional Planning Commission for technical assistance in developing their Comprehensive Plan. The Mid-Missouri Regional Planning Commission provides 6 counties in central Missouri with technical assistance and planning. The Russellville Comprehensive Planning process was largely City staff driven with opportunity for public input and participation along the way.

The comprehensive plan is meant to serve as a guide for future growth, land use and development, and to establish a vision on which city staff, elected officials, and citizens can build and mold policies in a long range coordinated effort to promote progress toward community goals set forth in the plan.

In accordance with Section 89.040 RSMo of Missouri Statute the plan also serves as a basis for establishing zoning ordinances that will uphold the ultimate vision of the community. Decisions made by the Planning and Zoning Commission pertaining to zoning ordinances and development should be consistent with the adopted plan.

The plan is meant to be a living document and should be updated as goals and needs are met, but also as the vision and needs of the community change.

## Process

The process for putting together the following plan started with a public meeting held in Russellville on August 24, 2020. There were a number in attendance. Mid-MO RPC staff asked those in attendance to create a list of what they feel are the strengths and weaknesses of the town. The following list was produced:

### STRENGTHS

- Close-knit community
- Excellent School District (K-12)
- Two City Parks / Shelter House
- New Wastewater Treatment Plant (increased capacity for future development)
- Adequate water supply for development (commercial/housing)

### WEAKNESSES

- Lack of community participation on civic boards/committees/events
- No Housing Stock - Need single family / multi-family housing stock for both purchase and rental
- New sidewalks and/or trails - Many people walk every day, dangerous on some streets.  
Alleyways into Trails??
- Aging infrastructure (waterlines/sanitary sewer collection system)
- Stormwater and drainage issues throughout the city
- Empty storefronts / Downtown Revitalization needed to improve appearance
- No Business Development - Limited opportunities for employment
- Dilapidated houses and buildings in need of demolition or rehabilitation

- Illegal Drugs (Use/Selling)
- Limited law enforcement due to budgetary constraints. City contracts with Cole County Sheriff's Department for part time patrolling, paying for deputy's overtime for hours served in limited staff; COVID-19 and protests have negatively affected available deputies.
- Code Enforcement (prosecuting attorney has made an impact on compliance) A part-time code enforcement officer would be very beneficial
- Tall grass/weeds and junk in yard a common complaint
- Mosquito Control - numerous complaints each year requesting spraying (Cole County responsible for spraying, only in the event of a health emergency)

The Strengths/Weaknesses list is used to put together a set of goals for the town to achieve that would help eliminate or reduce current weaknesses to create a more desirable community. The following goals were developed with the previous list in mind.

### GOALS

- Create new and rehab old damaged sidewalks
- Add air conditioning to the existing shelter house for year-round use
- Bring in updated and inclusive playground equipment
- Create parking at the Community park
- Demo dilapidated houses for safety reasons
- Upgrade stormwater throughout town
- Upgrade water lines and add system looping
- Create 5-year water plan with DNR to speed up permit and approval process
- Add FEMA rated storm shelter in town
- Reconfigure the intersection of Railroad Ave and Simpson St.



## Community Profile

### HISTORY

The town of Russellville was founded in 1838 and has had a working post office since 1848. The railroad came to town in 1881 and with it expanded business that included the addition of a hotel, mercantile, drug store, taverns, and much more that come with being a bustling railroad town of the time. While Russellville has had a school in town since 1882 the district has grown to include a separate high school that produces some of the highest test scores in Cole County and has become a sought-after district for parents to enroll their kids.

### LOCATION

Russellville is located in the Moreau township, 17 miles southwest of the Missouri state capital and Cole County seat of Jefferson City. State Highway C runs through the middle of town leading west toward Versailles. Route AA can be taken south where it meets up with US 54 for easy access to Eldon.

### GOVERNMENT

The city government consists of a Board of Aldermen. The Board is made up of the Mayor, and 4 other community members who are elected. Employed by the city is a City Clerk, Public Works personnel are contracted.

### COMMUNITY COOPERATION

The community hosts a number of businesses and churches that offer residents local employment and worship opportunities, but also put on events that attract locals as well as others from outside the community to come in and enjoy what the town has to offer. Events such as Pasture Golf, Christmas Bazar, Farmer's Market, and much more there's plenty going on in town for everyone to find something to get involved with. Additionally, the schools host a number of sporting events and other gathering opportunities that are family friendly.

## Community Facilities and Services

### Water

There are 2 water towers that provide potable water for the town. One tower is 50,000 gallons and a second is 150,000 gallons. Backup power during an emergency or outage is provided through an agreement with the Missouri Rural Water Association. Well one is currently down for maintenance. Well two is able to sustain the town for water and provides resilience in the town's water system.

Due to undersized lines in portions of the town adequate fire flow cannot be met at some hydrants. These lines need to be upgraded to prevent infrastructure damage and to be able to provide better emergency response to structure fires.

-Relevant Goals

- Upgrade to larger water lines and provide system looping.
- Create 5-year water plan with DNR to speed up permit and approval process

Wastewater

Russellville is currently in the process of a wastewater improvement project. The project will create nearly 60,000 gallons of treatment capacity and produce a cleaner product than the current 3-cell lagoon system. The new system will be a Moving Bed Biofilm Reactor (MBBR) and will allow for the current lagoon cells 2 and 3 to be filled in where only cell 1 will remain. The new system will allow for future growth of the town and create an easier to manage and cleaner final product over the current wastewater system.

Stormwater

Erosion and flash flooding is a challenge in portions of the town due to stormwater inadequacies. Currently a large combination road and stormwater project is underway on Marion St. Plans include adding stormwater capacity along and under Marion St. Multiple other spots throughout town have been identified as needing stormwater help. At times water will cross Hwy C in the middle of town. MoDOT has replaced a culvert under Hwy C with a much larger culvert. Due to debris though the spot still has issues during heavy flooding years. This can lead to Hwy C being shut down to traffic. Excessive stormwater unnecessarily entering the wastewater system can result in elevated treatment costs due to inundation.

-Relevant Goals

- Upgrade stormwater management throughout town

Emergency Response

Russellville is serviced by the Russellville-Lohman Fire Protection District. Cole County Emergency Management Services provide ambulance services. The nearest major medical center is located in Jefferson City. The town does not have its own police force and relies on the Cole County Sheriff's office for their law enforcement needs. There is currently not a FEMA rated storm shelter in Russellville but there is a need for one. Saferooms are very expensive and working with the school district to co-op toward the construction of one is an option to share expenses and make the most impact for the community.

-Relevant Goals

- Add a FEMA rated storm shelter in town

## Community Parks

There are two public parks in town. Railroad Park was established in 2013 and is the site of the Ice House that was built shortly after the railroad was brought to town in the 1880s. The site was privately owned until 2003 when the land was donated to the city. It has since seen the restoration of the old ice house, a railcar



symbolizing the rail history of the town has been added, as well as memorial benches and tables to create a gathering spot along the historical main street of the town where the railroad once ran.

The second park in town is located near the elementary school. It has an open-air shelter house, an enclosed shelter space, a grand stand area with concert seating and a basketball court. There is also a community pool that is open to residents during the summer months. The pool is owned and operated by a volunteer-based community board.

In 2004 Russellville and the Cole County R-1 school district was awarded a Land and Water Conservation Fund grant for a fitness path located on school property along Jefferson road.

### -Relevant Goals

- Add air conditioning to enclosed shelter house to encourage year-round usage of the facility.
- Bring in updated and inclusive playground equipment.



## Broadband

Residents of Russellville have their internet provided by Como-Connect fiber internet. This will bring speed offerings of up to 100mbps. In the growing digital age internet access is no longer viewed as a luxury but has instead become a necessity. Being able to connect multiple devices allows families to work and learn more efficiently from home and adds to the desirability of an area. Reliable high-

quality internet also opens up an area to employers seeking to keep their business connected while being able to find larger tracts of land at cheaper operating costs.

### Demographics

The 2018 American Community Survey estimates the population of Russellville to be around 751. 96.9% of Russellville's population is white with a median age is 36.4 years old, which is slightly below the state median age of 38.5. Approximately 14.5% of residents are over 65 years of age. In 2019 a Low to Moderate Income (LMI) study was performed. It determined that approximately 60% of Russellville residents are LMI.

## Current Land Use

The current boundary of Russellville encompasses 520 acres of land and is broken down into 4 main categories according to the Cole County Assessor's Office. The 4 categories used for taxing purposes by the Cole County Assessor's office include Residential, Farm/Ag, Commercial, and Exempt. The assessor's office designates properties based on the following use descriptions.

### Farm/Agriculture

To be deemed Farm/Ag a property must sustain some kind of farming use. This can include but is not limited to using forested land to harvest trees for fire wood, the keeping of livestock, and the growing of crops for commercial farming practices.

### Residential

Residential land use can span a variety of living types and situations. While only one category of residential is defined by the County within the city limits of Russellville there are single-family residential dwellings, as well as multi-family duplexes.

### Exempt

Exempt is a general land designation for tax exempt properties that are retained by Federal, State, and Local Government entities. Religious institutions and various other tax-exempt land holders will also be listed under this land use. There are multiple churches within city limits that get this designation from the county.

### Commercial

Any parcel of land whose primary use is as a business will receive this designation. Commercial use can range in size from small mom and pop shops to large industrialized manufacturing facilities. Russellville does not have any large industrial facilities. Commercial sites within the city range from small specialty shops, diners, and a convenience store, to the larger farm resource that is MFA.

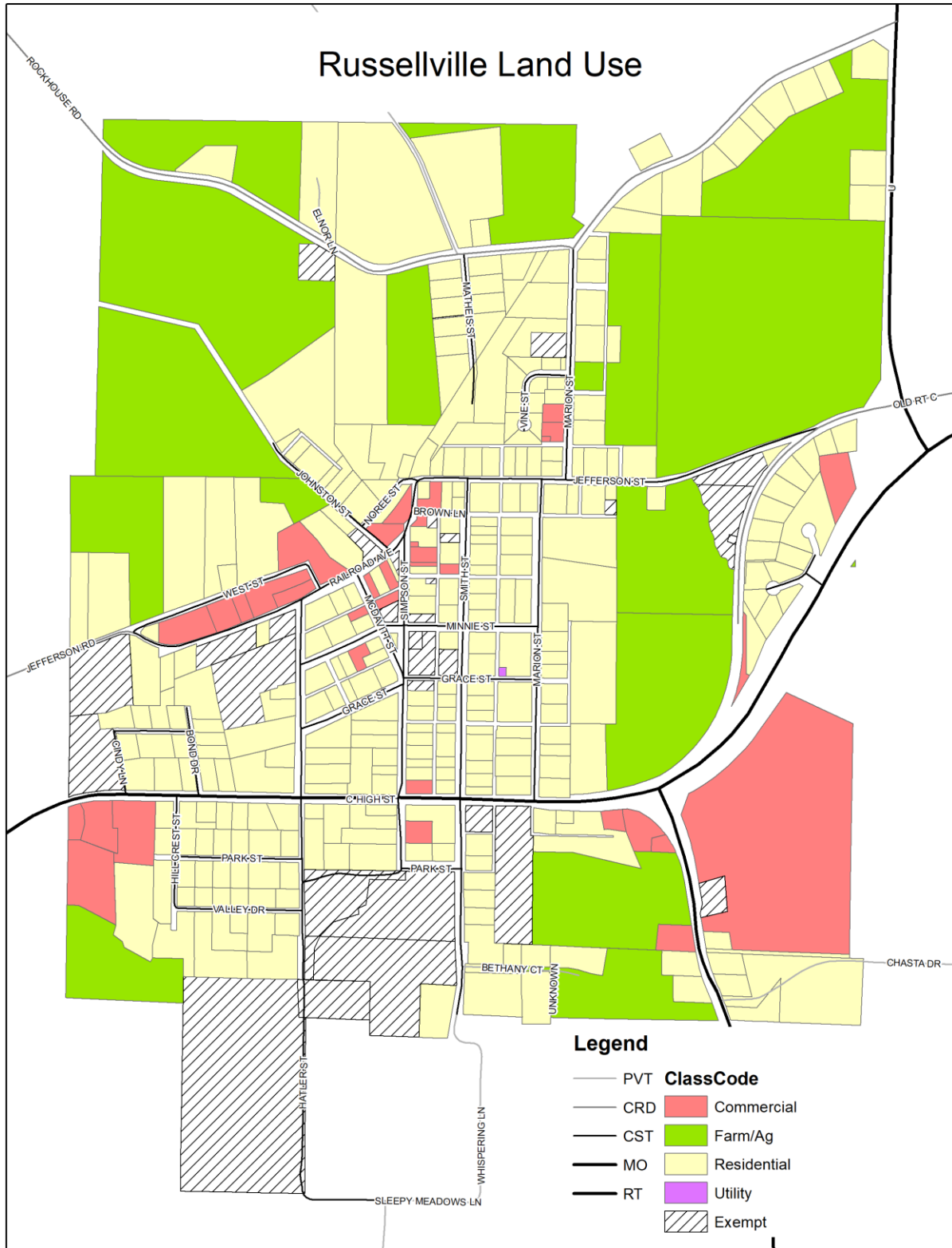
### Utility

While not tax exempt, Utilities and the properties they own and use may have special tax codes and requirements so they receive their own land use listing.

A map of the current land designation according to the Cole County Assessor's office can be seen on the following page.

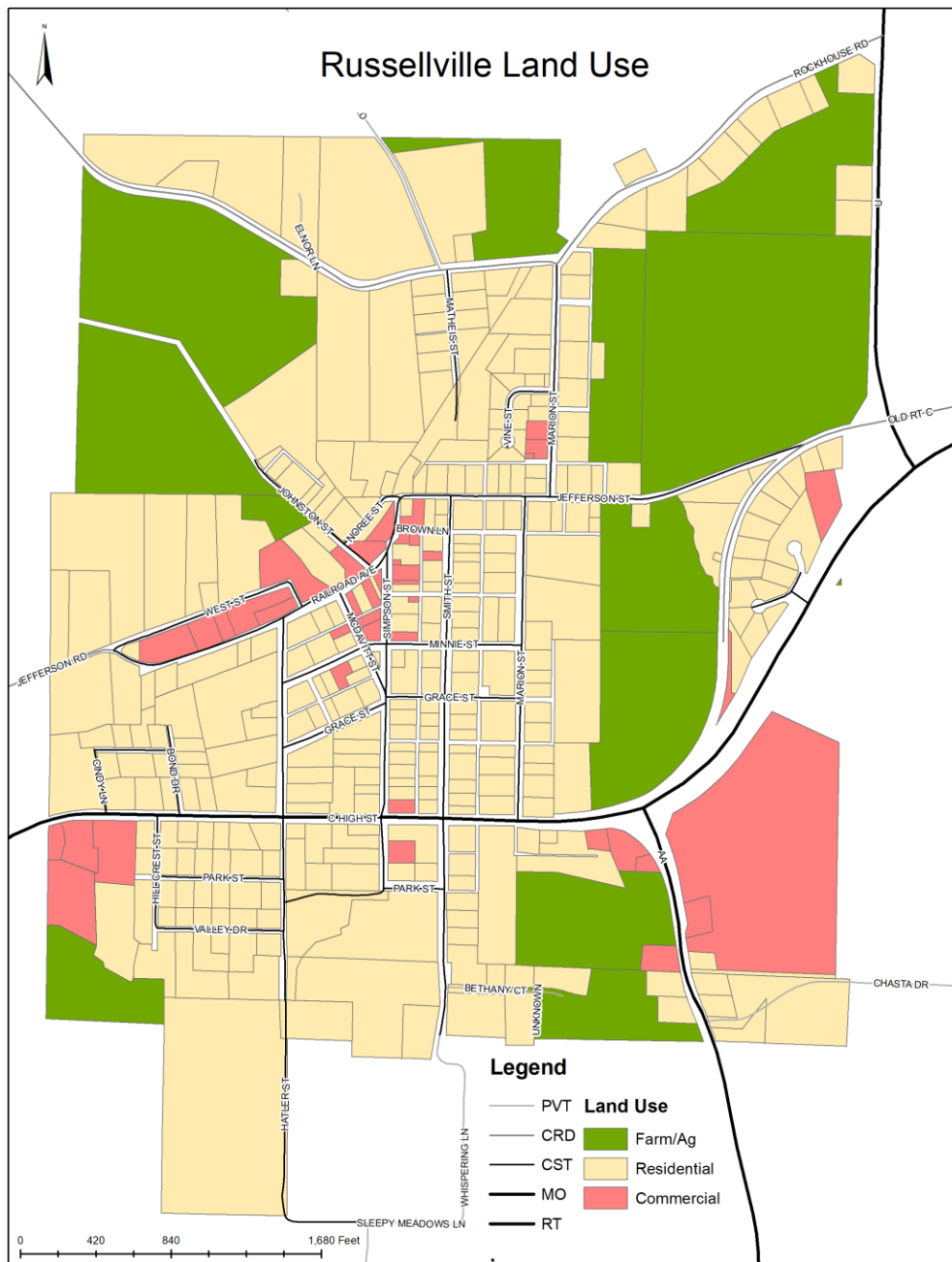
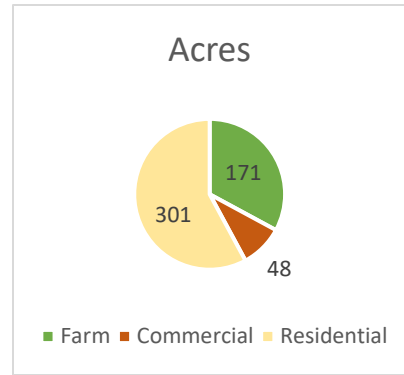


Map 1.1: Land Use According to Assessor's Office



The city does not treat Exempt or Utility as a use and establishes land use for all properties according to one of the first three categories. By assigning all parcels to Residential, Commercial, or Farm/Ag use the breakdown of the town can be seen in the following graph. Residential is the dominant use of land within the city limits.

**Map 1.2: Current Proposed Land Use**



## Future Land Use

Planning for the future of land use in a town requires many considerations ranging from infrastructure limitations, community needs, existing use, and regional competition.

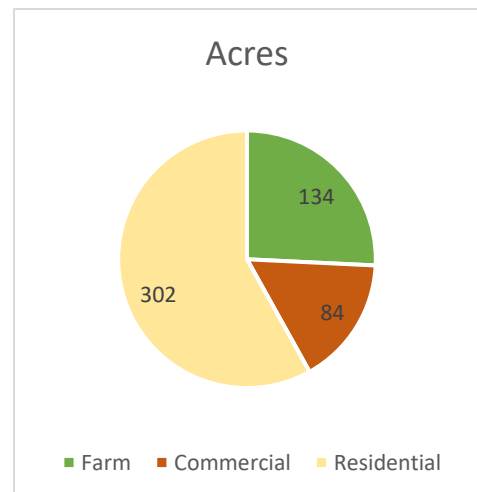
The Russellville school district is a quality school district that draws parents to the area for their children’s education. It is a large driver for decisions in town. The need for housing in the district drives up home values and creates a need for more housing inventory as well as affordable housing inventory. While Jefferson City is close for employment local jobs for the district’s youth as well as residents are a valuable need in the area.



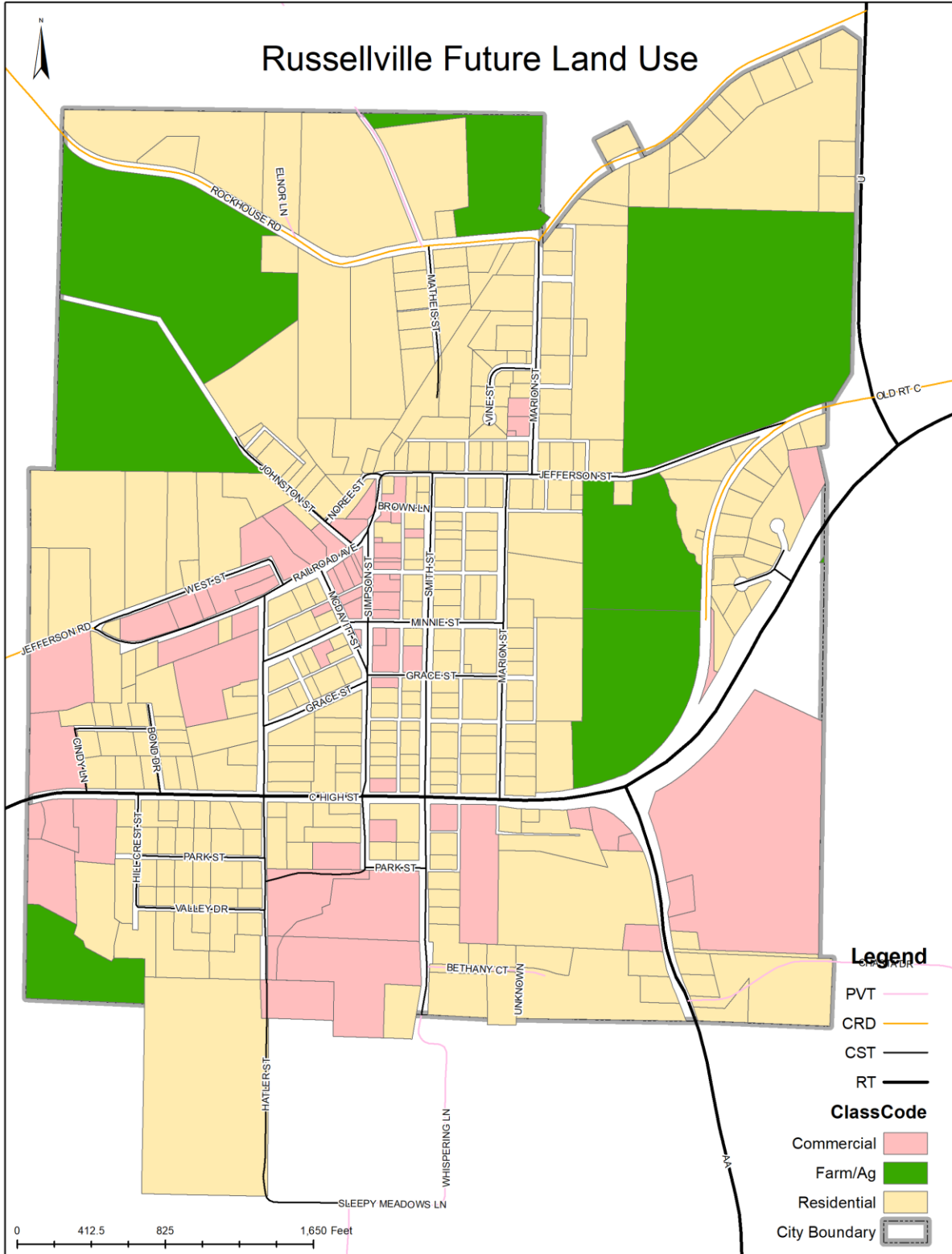
When considering the future land use of a town it’s important to consider road access to potential commercial use properties and any capacity issues that may arise from the development of dense housing, access to utilities and amenities, and the needs and desires of the community.

The need for more jobs leads to the need for more commercial space in town for residents. Future plans to transfer existing land to commercial use in centralized and easily accessible corridors will allow growth and diversity of job opportunities while considering existing commercial spaces.

Transferring Farm use land to residential use can help fill the expressed need for housing. An interest in mixed used commercial/residential has been mentioned. Creating housing that is well connected to jobs, schools, and shopping by sidewalks and greenways, while maintaining quiet and privacy for a balanced living environment provides for a quality of life desirable for future residents. The graph to the right describes future proposed shifts in land use.



Map 1.3: Proposed Future Land Use



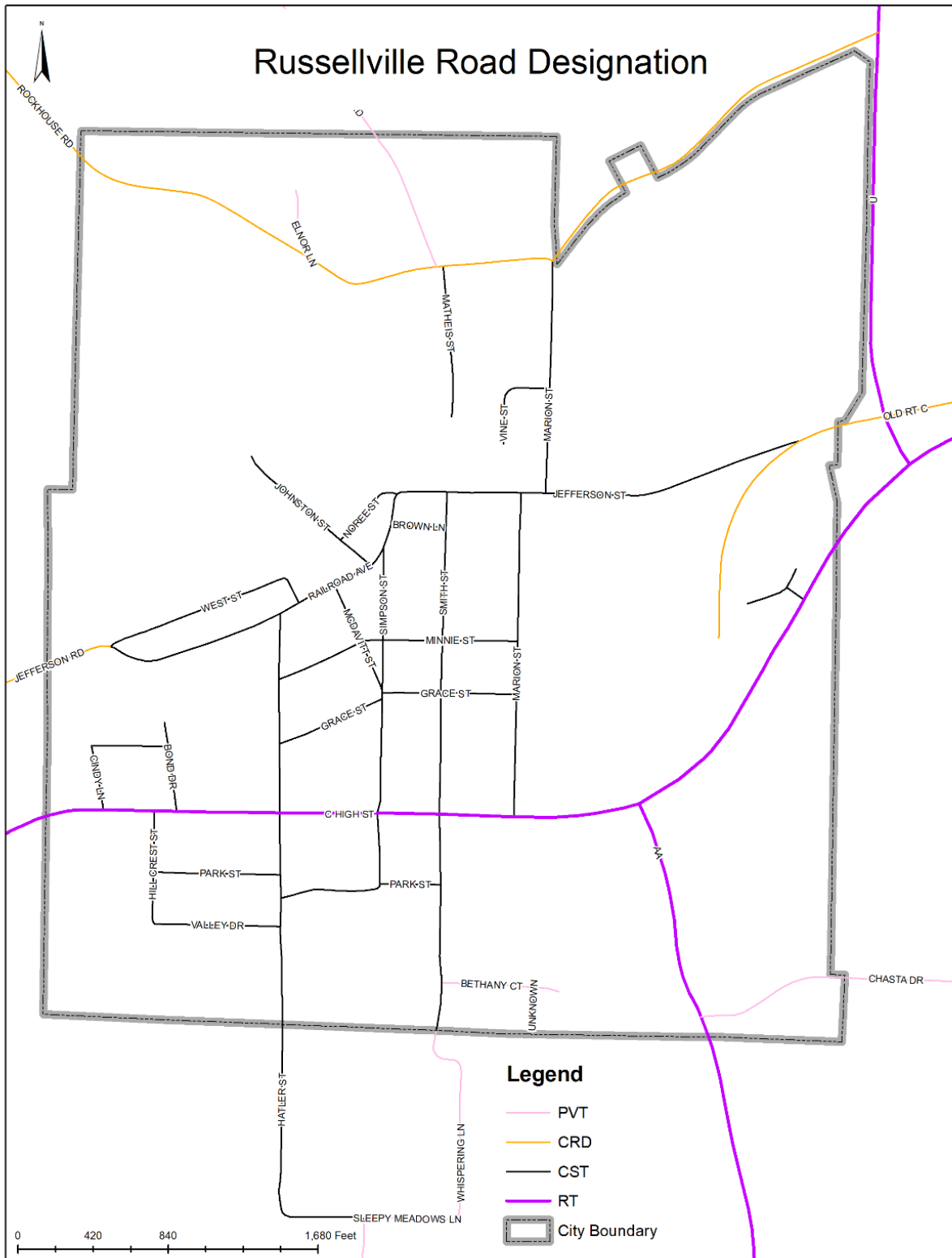
## Transportation

The average commute time for the state of Missouri is 22.5 minutes according to the American Community Survey. Russellville is well placed at 20-24 minutes from major employment centers in Jefferson City, California, and Eldon leaving residents multiple employment options within a standard commute. State Route C is the main road through town. From Route C multiple other state routes can be accessed to travel where needed.

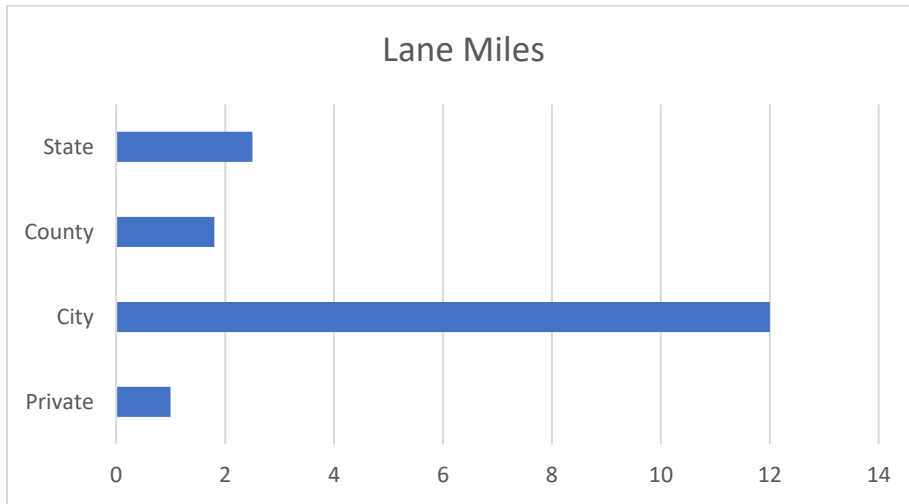


There is slightly over 17 lane miles of road within the city limits of Russellville. These roads see standard residential traffic as well as large truck traffic down Route C and heavy loads that bring farm supplies to the local MFA located on Railroad Ave. Planning for heavy and oversized loads is important when considering overlays and intersection reconfigurations to ensure that large trucks do not destroy road surfaces or are unable to navigate intersection redesigns. The following page has a map showing road designations and who is responsible for maintenance and decision making for individual roads in Russellville.

Map 1.4: Road Designations



The graph below shows the breakdown of ownership of those roads.



### Intersections

Some intersections have been identified as spots of concern in town. The intersection of Railroad Ave and Simpson St. has had a number of close calls and is in general a confusing intersection for those who are not familiar with it. A couple options to reconfigure this intersection include changing it to a roundabout or adding traffic calming bump outs to serve as a beautification opportunity as well as a cost-effective way to redirect how traffic flows through the intersection. A traffic engineering study would be needed to find the best option to make the intersection easier to understand and safer to navigate. Funding opportunities may include Community Development Block Grants (CDBG) to assist in the construction of a new intersection.

#### -Relevant Goals

- Reconfigure the intersection of Railroad Ave and Simpson St.

The second intersection in town that has drawn concern is where Route AA meeting Route C. While the city directly can't make changes to an intersection owned by the Missouri Department of

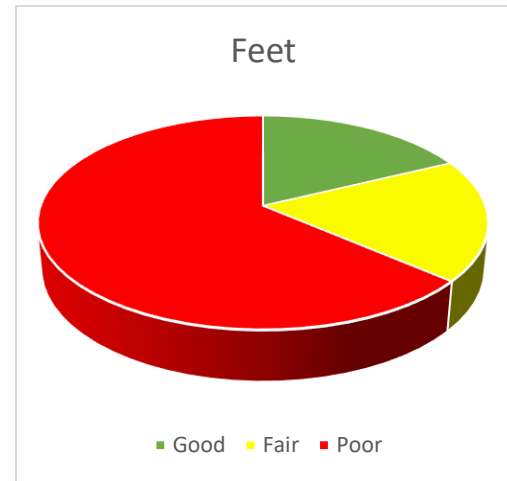


Transportation (MoDOT) they can take part in the planning process to set safety projects and communicate concerns and observations to their area engineer at MoDOT. Some options mentioned to help make this intersection safer include lowering the speed limit and adding a flashing caution light.

### Sidewalks

Alternative modes of transportation such as sidewalks and bike routes are important factors in economic growth as well as a cultural draw for future homeowners. Sidewalks were identified as a priority for residents during the planning process. Sidewalk condition and routes should be taken into consideration when designing community plans and events for safety and quality of experience. Existing sidewalks should be brought up to ADA (Americans with Disabilities Act) standards and all new sidewalks that go in are required to meet ADA to create an inclusive community.

Mid-MO RPC staff conducted a sidewalk inventory of Russellville's existing sidewalks during the Comprehensive planning process, rating each stretch of sidewalk as Good, Fair, or Poor.



- Good-The sidewalk is unlikely to hinder mobility of the average pedestrian.
- Fair-Uneven and distressed surface that hinders mobility of the average pedestrian.
- Poor-Impassable to mobility impaired pedestrian; hinders mobility of average pedestrian.



The majority of sidewalks in Russellville were rated Poor. Some good condition sidewalks though were rendered impassable due to overgrown bushes that reached into the walkway. Enforcement of sidewalk encroachment is needed. The previous sidewalk inventory was performed in 2012. Since that inventory was done there was a subtraction of 32 linear feet of sidewalk.

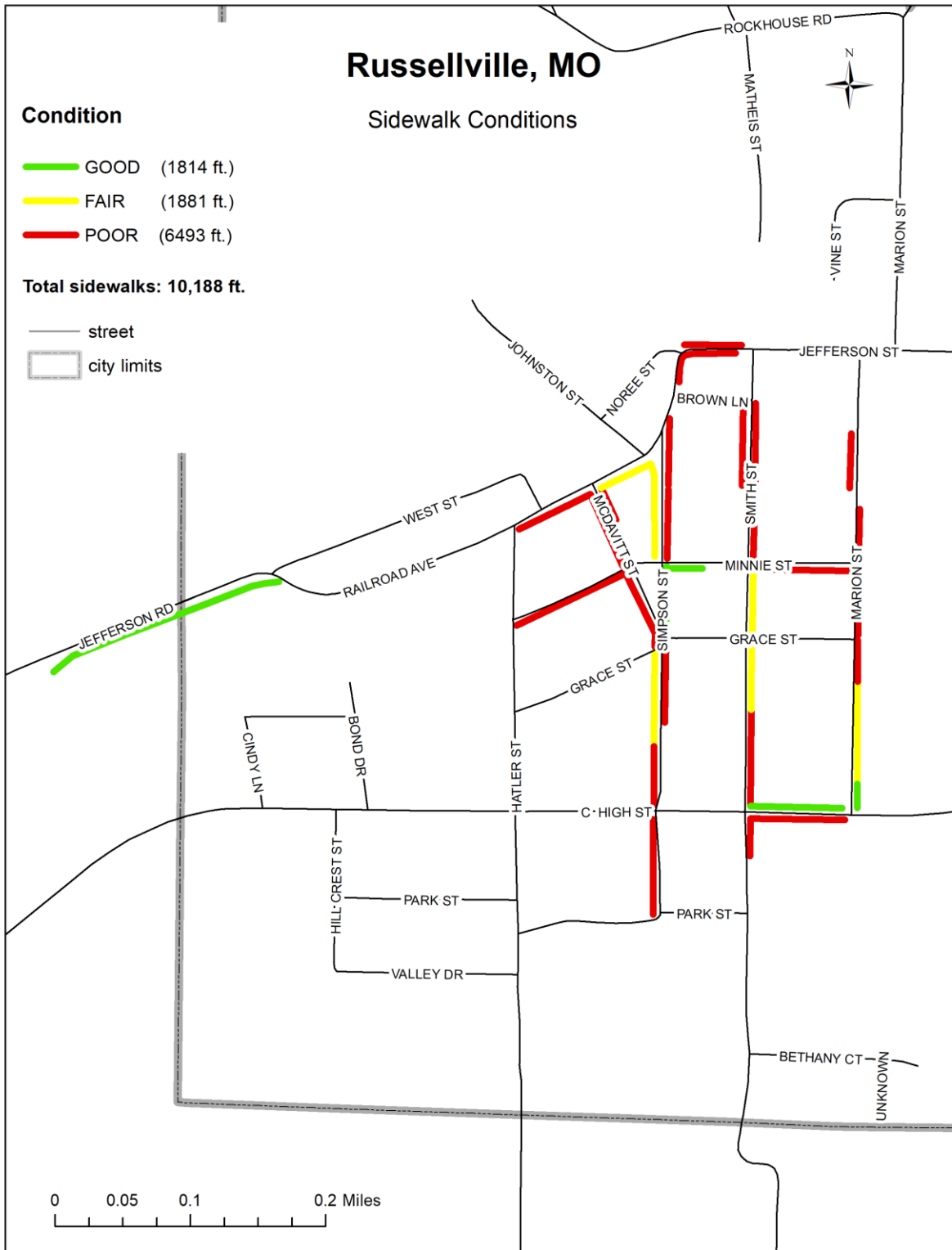
-Relevant Goals

- Create new and rehab damaged old sidewalks

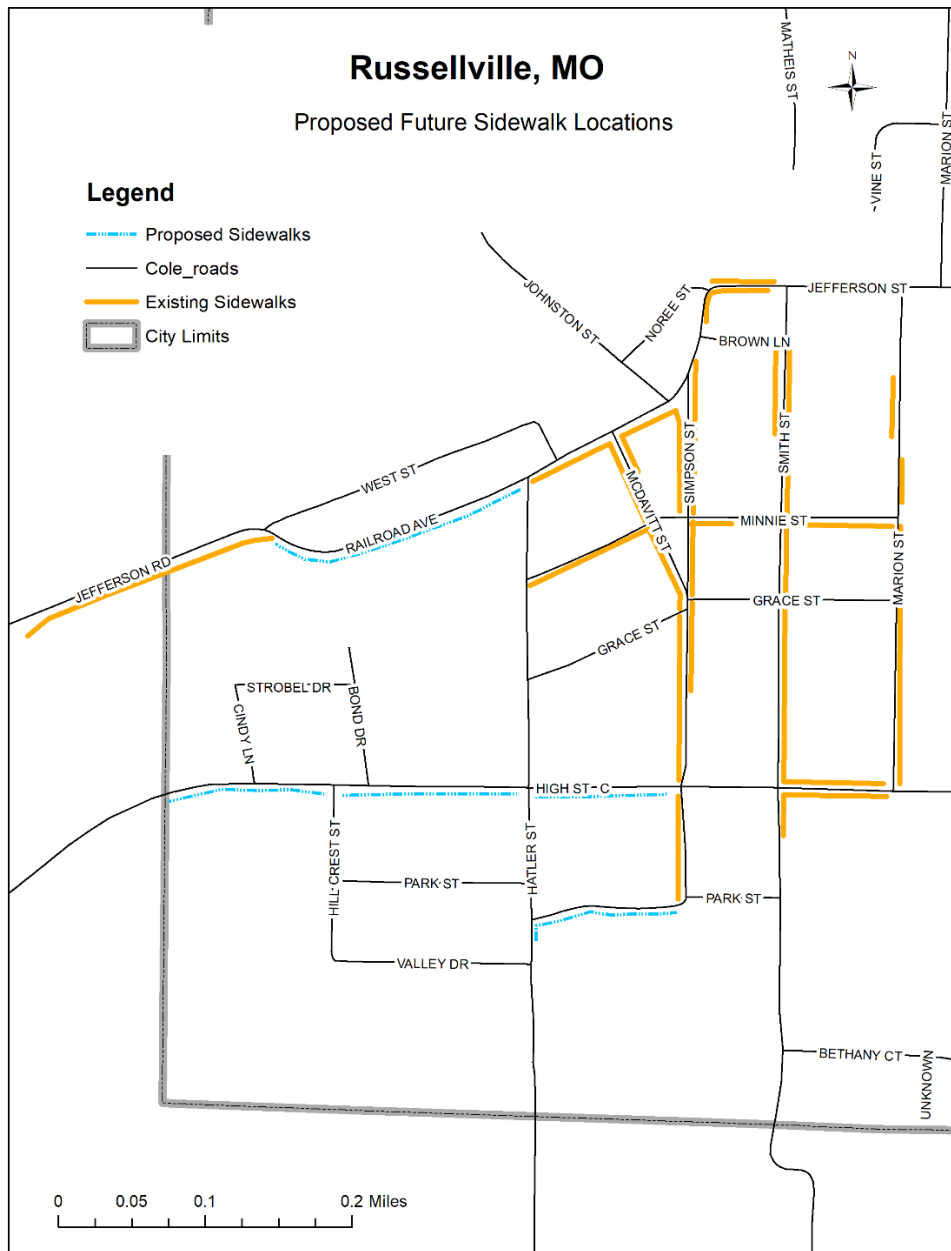
A map of sidewalk locations and conditions can be viewed on the next page.



Map 1.5: Sidewalk Condition Inventory



Residents of the community expressed a desire for a more walkable community. Current connectivity of the sidewalks doesn't allow for clear travel routes if just out for a stroll for exercise and paths fall short of reaching the park or the convenience store in town that people frequent. Below is a map of proposed sections to add in order to create more connectivity throughout town. The section along Railroad Ave. creates connectivity to the existing fitness path at the school creating safe walking for children to and from the schools in town that is away from the traffic on Route C. Adding sidewalks along Route C out to the existing Dollar General allows residents to walk safely to the local shopping center without having to walk on the highway or through front yards of property owners through this corridor.



# Appendix A

## Survey Results

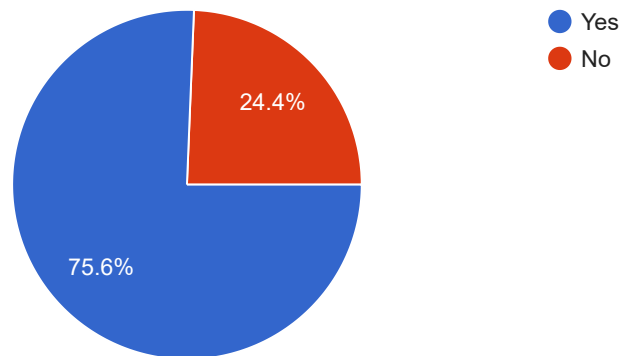
# Russellville Comprehensive Plan

78 responses

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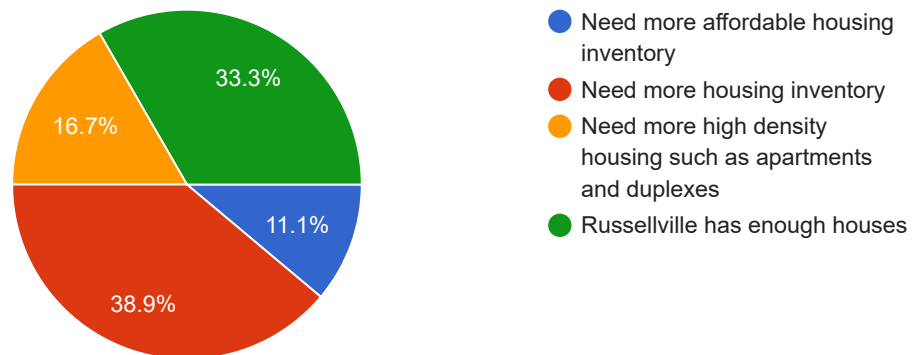
## Do you live in Russellville?

78 responses



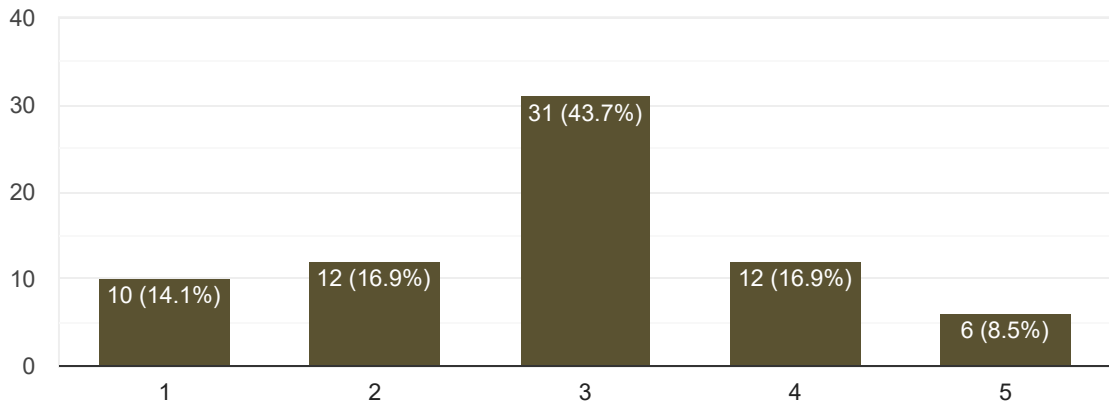
## What are the housing needs in Russellville?

72 responses



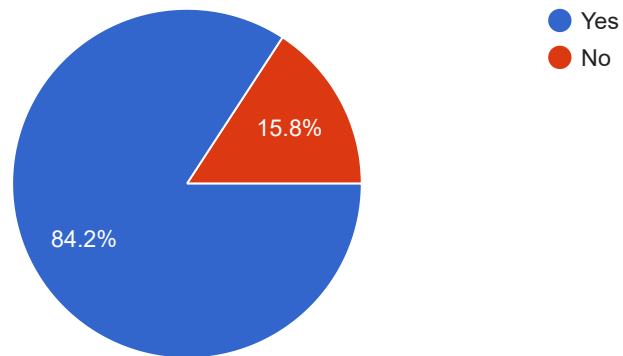
### How satisfied are you with the water/sewer amenities in Russellville?

71 responses



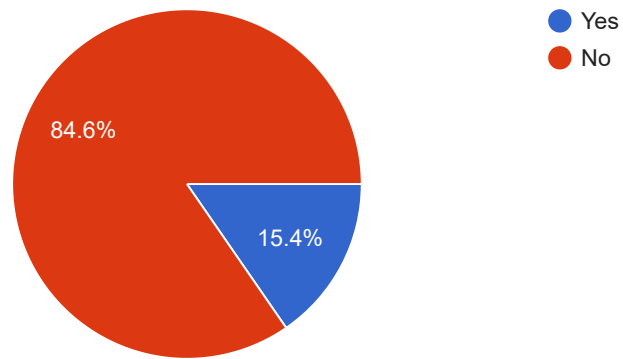
### Do you feel Russellville is a safe community?

76 responses



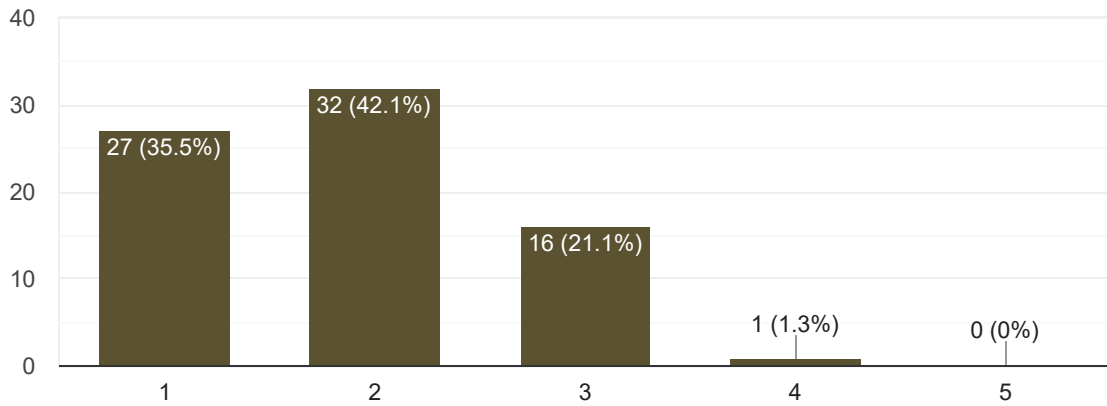
### Do you work in Russellville?

78 responses



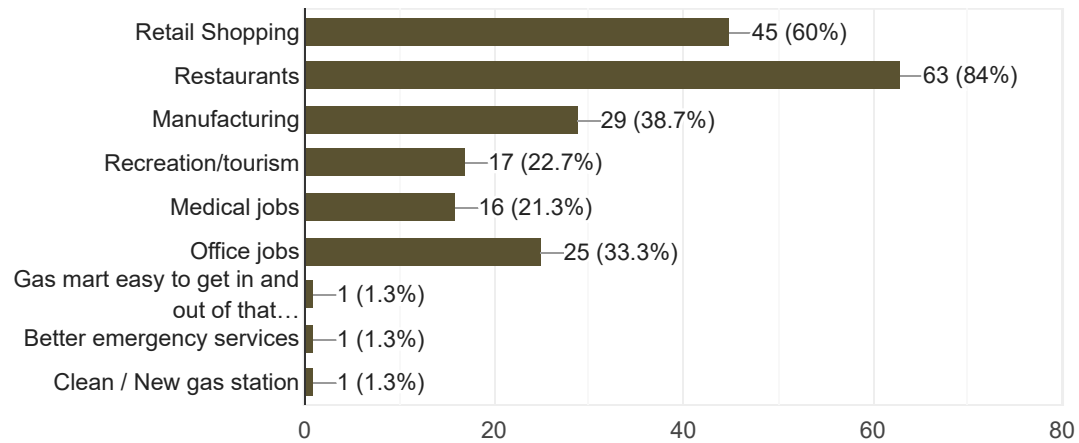
### How do you feel about the job opportunities in Russellville?

76 responses



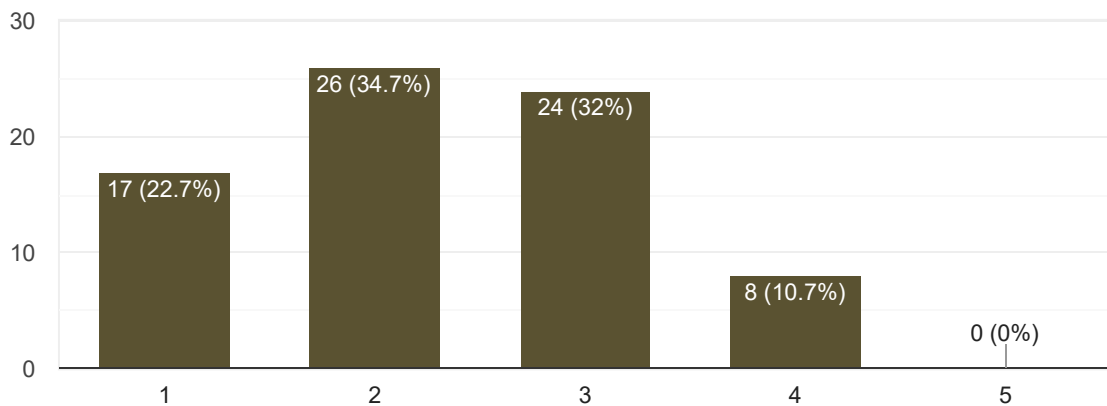
### What kind of businesses/jobs would you like to see in Russellville?

75 responses



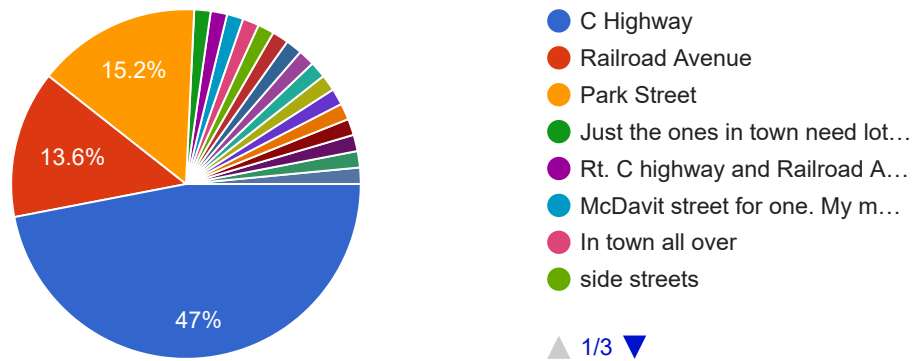
### How do you feel about the existing sidewalks?

75 responses



### Where would you like to see sidewalks added?

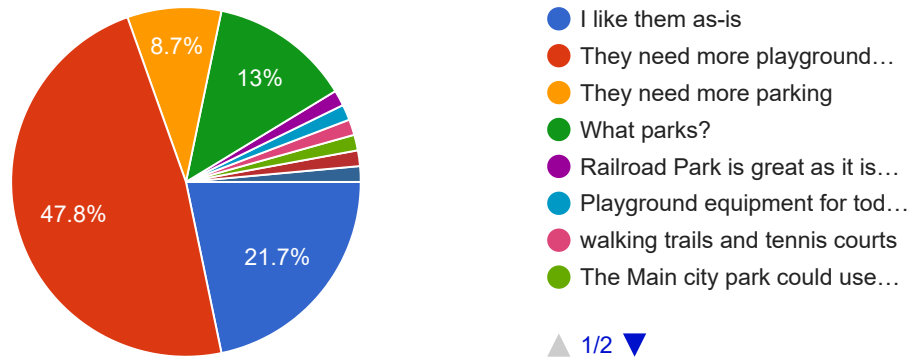
66 responses



▲ 1/3 ▼

### What would you like to see added to community parks?

69 responses



▲ 1/2 ▼

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