

THE SEDALIA MASTER PLAN
CHAPTER TWO: EXISTING CONDITIONS

2 EXISTING CONDITIONS

Analysis of existing conditions is an important element of a city’s master plan. The existing conditions report will consist of regional context, local history, demographics, land use, community services, transportation and economic conditions. This report is intended to inform the reader and citizens of the current physical, demographic and socioeconomic conditions for the City of Sedalia. Furthermore, this report provides a sound base of knowledge which allows the citizens to make informed, timely and proper decisions for the entire community.

2.1 REGIONAL CONTEXT

The City of Sedalia is located in central Missouri, approximately 60 miles west of the State Capitol of Jefferson City. Sedalia lies on the crossroads of US Highways 50 and 65 and is the county seat of Pettis County. Highway 50 is also an alternate connection between St. Louis and Kansas City. It is approximately 20 miles south of I-70, which is the major interstate running east and west through Missouri.

Figure 2-1 illustrates the City of Sedalia’s location in proximity to larger metropolitan areas. The two closest metropolitan areas are Kansas City and St. Louis.

2.2 LOCAL HISTORY

The City of Sedalia, originally named Sedville, was founded by General George R. Smith in 1857. According to local history, the townspeople changed the name from Sedville to Sedalia because “towns that end in –ville don’t amount to anything”. Smith bought 503 acres of land in early 1856, thinking that the prairie would be a good place for a railroad terminus. Very few people saw the potential for Sedalia, and many around Smith declared him a madman. He filed a plat for Sedalia on November 30, 1857 and the first lots were sold in September 1858. For three years, the City existed only on paper; there were only three homes within the city limits and not until March of 1859, when the Missouri Pacific Railroad established a depot in Sedalia, would growth truly begin. The second land auction that occurred in October 1860 spurred the incorporation of the town and the purchase and improvement of many lots.

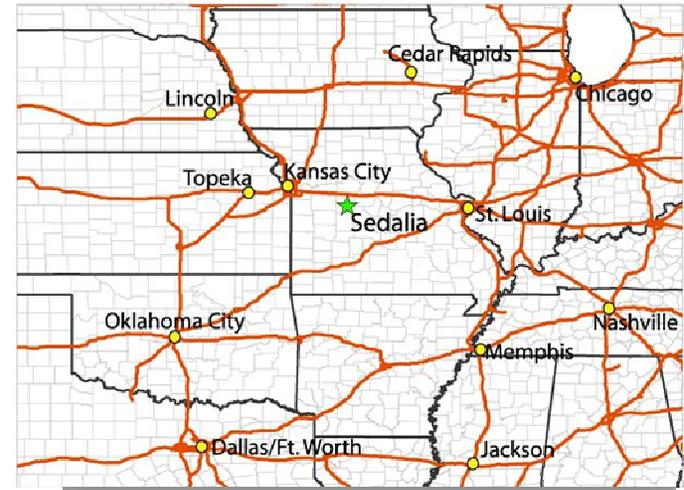


Figure 2-1: Regional Context Map
Source: ESRI, Gould Evans

City	Miles
Cedar Rapids	243
Chicago	366
Dallas	453
Des Moines	201
Kansas City	79
Lincoln	234
Little Rock	277
Memphis	305
Nashville	395
Oklahoma City	326
St. Louis	159
Tulsa	234

Figure 2-2: Metropolitan Distances
Source: ESRI

The early days of Sedalia were turbulent. Although many lots were sold in 1860, Sedalia did not start growing until the arrival of the first passenger train on January 17, 1861. Prior to securing that transportation hub, there were less than a dozen buildings in the downtown. After the arrival of the railroad, a post office, schools and churches were established. During the Civil War the town became a military post and supplier for wagon trains and other trade. In the 1860s, Sedalia gained the title of county seat, formerly bestowed upon Georgetown. On February 15, 1864 the City secured a Charter which declared Sedalia an official government municipality.

After the Civil War, growth in Sedalia boomed as the Reconstruction period began. New additions were filed, streets were extended and land values soared. Ohio Avenue was turned into the business center of Sedalia, running from Main Street on the north to Broadway Boulevard on the south. Sedalia's early prosperity was directly related to the railroad industry with tracks and machine shops for the Missouri Pacific and Missouri-Kansas-Texas Railroad lines. Sedalia was also an important railhead for the Texas cattle drive of 1866. By 1866, the population had grown from 1,000 to 1,500 and business was booming. However, the early 1870s proved fiery for the community, as the courthouse was burned twice- once in 1870 by arson and again in 1874. In the span of a few months in 1870, an entire block along Ohio Avenue and Second Street was destroyed, and a second fire in 1871 claimed several buildings in the block to the south. In 1873 the 100 block of Ohio Avenue was almost completely destroyed by fire. The Sedalia Opera House and the post office both burned in 1872. While the 1880s experienced some fires, none could be compared to those of the 1870s.

At the close of the 19th century, the City added phone service, streetlights, automobiles, paved streets, a Carnegie Library and the development of the State Fair.

The Carnegie Library was built in 1895 and was the first to be constructed in Missouri. In sum, there are 33 Carnegie Libraries in the state of Missouri. In 1897, N.H. Gentry of Sedalia offered a resolution to the 5th annual Missouri Swine Breeder's Association that would encourage the general assembly of the state to establish a fair. January 15, 1899 brought the passage of this bill creating the Missouri State Fair. Shortly after the announcement, six Missouri communities began campaigning to host the fair each year: Centralia, Chillicothe, Marshall, Mexico, Moberly and Sedalia. The State Board of Agriculture found Sedalia to be the best community to hold the fair and gave it the majority of its votes. The first Missouri State Fair was held in Sedalia from September 9-13, 1901 and has been held in Sedalia every year since.

At the turn of the century, Sedalia had the reputation of being somewhat wild, with government corruption, gambling halls, saloons and many fights on Main Street, which became known as "Battle Row". However, the problems were

not isolated to the city’s 29 saloons; social and economic divisions were quickly arising. Working class families had a difficult time with opportunities, and the separation between the “haves” and the “have nots” further widened. The African-American population, while at quite a social disadvantage, still managed to support schools and institutions.

Musician and composer Scott Joplin made his home in Sedalia for some years during the 1880s and attended Lincoln High School. When he wasn’t traveling, he played at the town’s two social clubs for black men: The Maple Leaf Club and the Black 400 (both founded in 1898). Today, the Scott Joplin International Ragtime Foundation honors the musician by sponsoring an annual festival in his honor. Joplin wrote the Maple Leaf Rag circa 1897. Over one million copies of the sheet music were eventually sold, making Scott Joplin the first musician to sell one million copies of any type of music. Sedalia is fortunate to have such a rich history, and much of its background is kept in context with its historic structures and landmarks.

Sedalia has two historic districts that are nationally recognized among its other important structures. Figures 2-3 and 2-4 show the historic structures and landmarks within Sedalia.

This brief overview of the events, people and occasions in Sedalia tells a vivid story of a community alive with promise, dedication and immense perseverance. With the many events in Sedalia’s colorful past, the community has evolved over time. Sedalia has become increasingly diverse in terms of population, economics, social characteristics and ideologies; it is the current situation that calls the attention of the Existing Conditions Report.

Historic Structure/Landmark	Register	Year added	Period of Significance	Address
Building at 217 West Main Street	National	1996	1850-1949	217 Main St.
William H. Gentry House	National	1997	1850-1874	22970 Cherry Tree Ln.
Harris House	National	1979	1875-1924	705 W. 6th St.
Hotel Bothwell	National	1989	1925-1949	103 E. Fourth St.
C.C. Hubbard High School	National	1997	1925-1974	721 N. Osage Ave.
McVey School	National	1999	1875-1974	Jct. of MO 50 and Rte M
<i>Missouri State Fairgrounds Historic District</i>	National	1991	1900-1949	US 65, Co. Rd. Y
Missouri, Kansas and Texas Railroad Depot	National	1979	1875-1899	600 E. 3rd St.
Missouri/Sedalia Trust Company	National	1983	1875-1924	322 S. Ohio St.
<i>Sedalia Commercial Historic District</i>	National	1993	1850-1949	Ohio, Laramie, W. Main E. Main, parts of 2nd-5th St.
Sedalia Public Library	National	1980	1900-1924	311 W. 3rd St.

Figure 2-3: Historic Places
Source: National Register of Historic Places

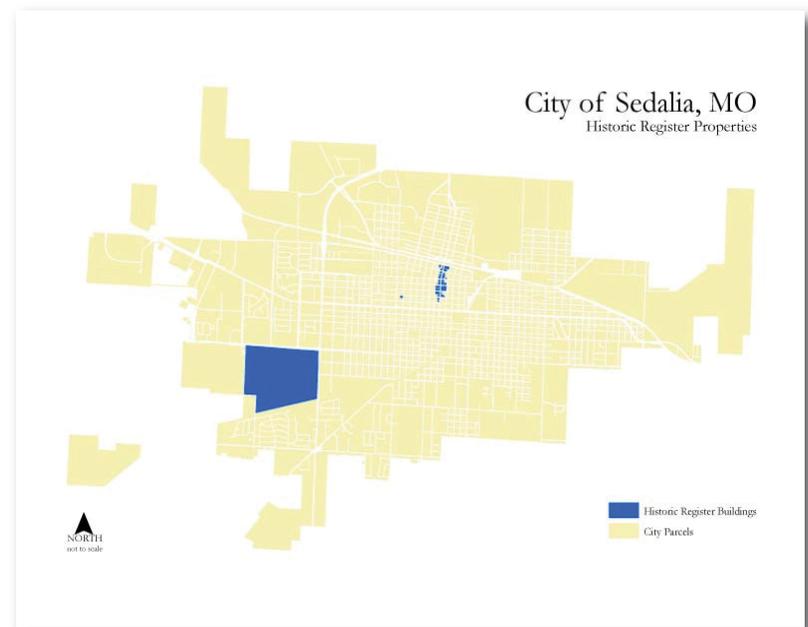


Figure 2-4: Historic Places Map
Source: City of Sedalia, Gould Evans

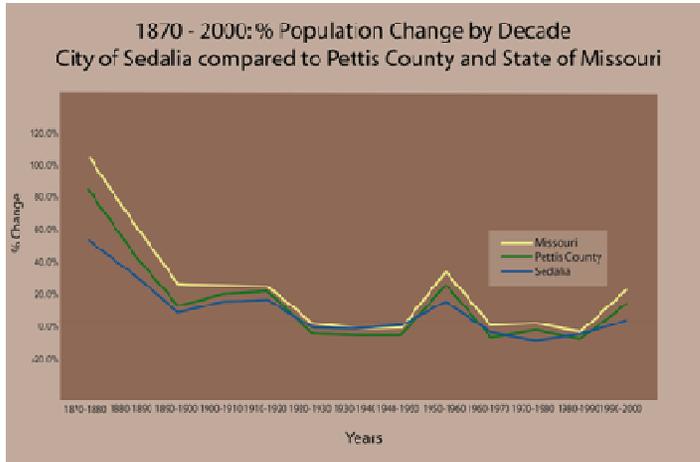


Figure 2-5: Sedalia, Pettis County and MO population 1870-2000
 Source: U.S. Census Bureau

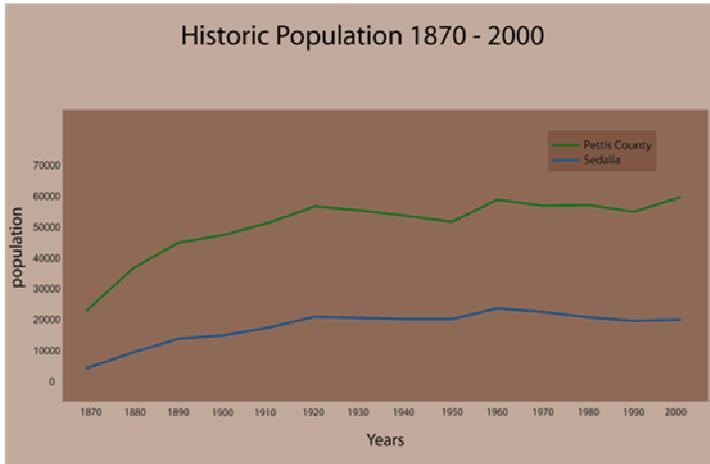


Figure 2-6: 1870-2000 population comparison graph
 Source: U.S. Census Bureau

2.3 DEMOGRAPHICS

Gaining a solid understanding of past conditions and existing trends is the underlying reason for a demographic analysis. The areas studied for this analysis are Historic Population, Pettis County Population Distribution, Age Cohorts, Racial Composition, Educational Attainment, Income and Poverty and Housing.

Historic Population

Like many other towns that grew in service to the railroad industry, Sedalia’s population grew by leaps and bounds between 1870 and 1920. From 1910-town’s population rose by almost 16%. At the time of the 1930 Census, during the Great Depression, Sedalia went from double digit growth to a 1.6% decrease in the population in the decade between the roaring 1920s and the 1930s. Sedalia steadily lost population in all Decennial Census periods except for 1950-1960 and 1990-2000. The expansion of Whiteman Air Force Base explains most of the growth during 1950-1960, and in 1993, Tyson Foods came to Sedalia, bringing along with it expanded employment opportunities (today Tyson Foods employs over 1,600 people). The population graphs depict Sedalia’s population change in comparison to Pettis County and the State of Missouri. Figure 2-5 compares the percent change in population for the state of Missouri, Pettis County and the city of Sedalia from 1870-2000. Of the thirteen points for which population change was calculated, the only period that Sedalia did not model Pettis County occurred during the ten year period of 1970-1980, where Sedalia lost population and Pettis County gained. Figure 2-6 shows Sedalia’s growth pattern to be largely consistent with that of Pettis County.

Pettis County Population Distribution

While Sedalia is the county seat of Pettis County, the distribution of population is varied among the different incorporated and unincorporated places in the County. Pettis County is made up of six incorporated places: Green Ridge, Houstonia, Hughesville, LaMonte, Sedalia and Smithton. In 2006, the unincorporated places within Pettis County made up 42.8% of the overall population, and Sedalia made up 51% of the total population in the county. The population of county residents living in Sedalia is over half of the total county population, yet the period when Sedalia peaked in population strength in the county was between 1960 and 1980 and has since fallen off sharply—from having nearly 70% of the County’s population in 1960 to just over 50% in 2006. The graph and table below show how the distributions have changed over the years.

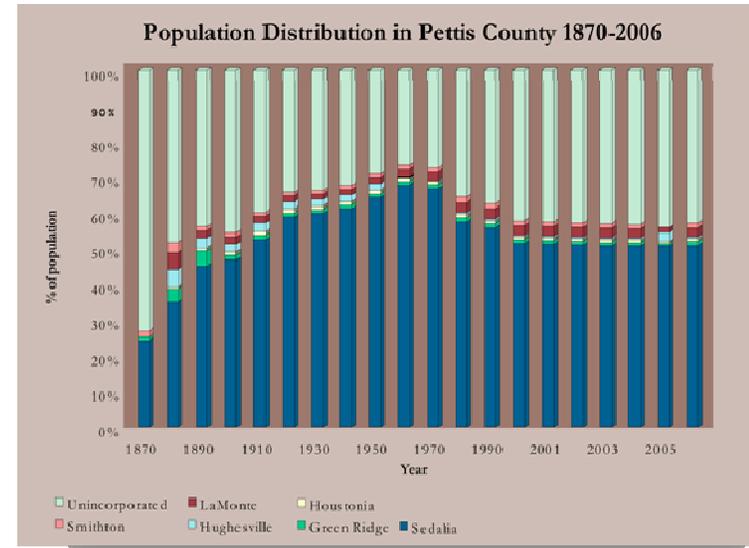


Figure 2-7: Pettis County population distribution
Source: U.S. Census Bureau

	1870	1880	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2006
Sedalia	24.4%	35.1%	45.2%	47.0%	52.5%	59.0%	60.0%	61.3%	64.5%	68.0%	66.9%	57.5%	55.9%	51.6%	51.0%
Green Ridge	0.0%	3.7%	4.2%	1.2%	1.3%	1.1%	1.0%	1.0%	1.1%	1.1%	1.2%	1.3%	1.3%	1.1%	1.1%
Houstonia	0.0%	0.5%	0.9%	0.9%	1.0%	1.1%	1.0%	1.0%	1.0%	0.7%	0.9%	0.9%	0.8%	0.7%	0.7%
Hughesville	0.0%	5.0%	2.8%	2.2%	2.4%	2.1%	1.9%	1.9%	1.9%	0.4%	0.3%	0.4%	0.5%	0.4%	0.4%
LaMonte	1.0%	4.6%	2.0%	2.0%	2.0%	1.7%	1.5%	1.5%	1.6%	2.3%	2.4%	2.9%	2.8%	2.7%	2.7%
Smithton	1.7%	3.0%	1.2%	1.3%	1.0%	0.9%	1.0%	1.2%	1.1%	1.1%	1.2%	1.5%	1.5%	1.3%	1.3%
Unincorporated	73.0%	48.2%	43.7%	45.4%	39.7%	34.1%	33.6%	32.1%	29.0%	26.4%	27.1%	35.4%	37.3%	42.1%	42.8%
Total County	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Figure 2-8: County population statistics
Source: U.S. Census Bureau

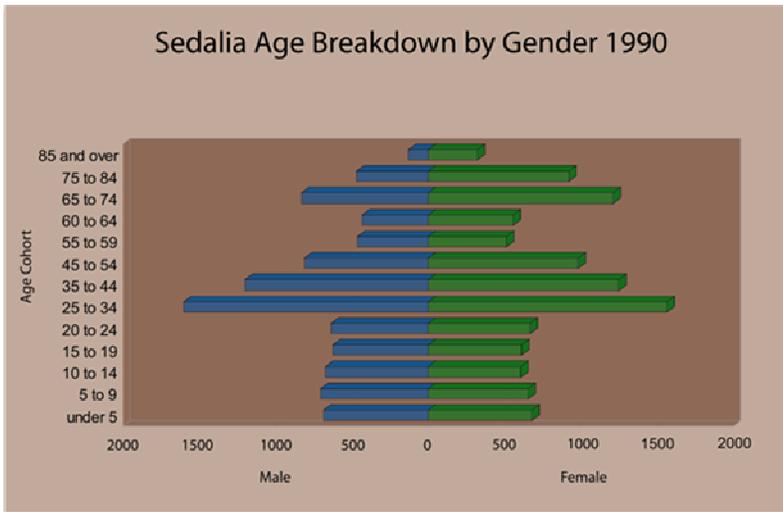


Figure 2-9: Age Cohort Pyramid 1990
 Source: U.S. Census Bureau

Age Cohorts

The makeup of a population is an important element when analyzing existing conditions. In the following graphs, Sedalia’s population has been categorized according to gender and age groups, or cohorts. The population pyramid for 1990 shows that there is a large portion of the population in the reproductive years as well as the working ages of 18 and older. There is also a relatively large segment of the pyramid that holds the younger populations, from the cohort “under 5” up to age 19. There is not much change between the pyramids for 1990 and 2000. Typically, communities tend to “age in place”, and the population segment will shift to the next higher age bracket every ten years. In Sedalia, however, the older population stays level with the previous census period.

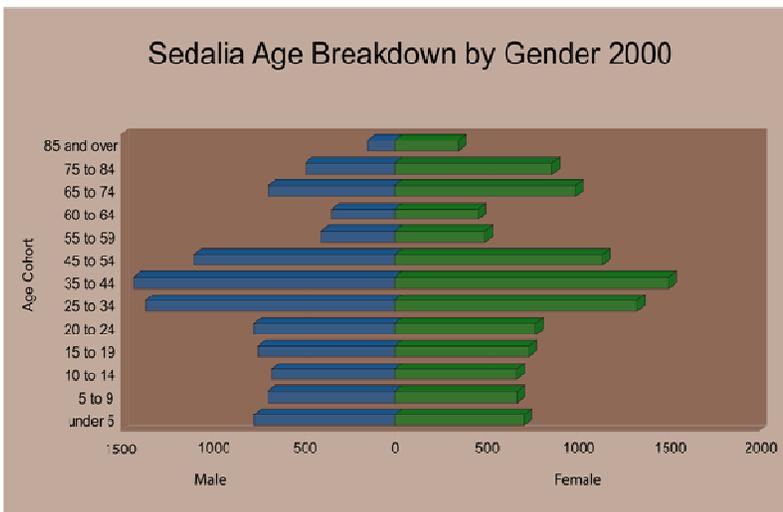


Figure 2-10: Age Cohort Pyramid 2000
 Source: U.S. Census Bureau

Racial Composition

Historically, Sedalia has been a primarily white population. Even in the 1990 census, Sedalia’s population was almost 94% white compared to the United States at 80% white. These numbers changed when the 2000 census showed that Sedalia’s Hispanic population had grown from under 1% in 1990 to 5.6% in 2000. It is important to note that the Hispanic population is listed as an ethnicity as opposed to a separate race category.

One of the points to notice is that the “other” race category rose by more than 3% from 1990-2000. This may account for the decrease in the white population. According to the U.S. Census Bureau, the category of “other” is mainly an individual “write in” answer such as mixed, multiracial, interracial or a Hispanic/Latino group. Figure 2-11 illustrates the changes in Sedalia’s race and ethnicity compared to Pettis County, Missouri and the nation.

Race & Ethnicity	Sedalia			Pettis Co.	Missouri	U.S.
	1990	2000	90-00	90-00	90-00	90-00
Percent Change from 1990 to 2000	% of pop	% of pop	% change	% change	% change	% change
White	93.56%	88.60%	-4.96%	-3.74%	-2.77%	-5.19%
Black or African American	5.44%	5.00%	-0.44%	-0.29%	0.49%	0.24%
American Indian	0.23%	0.40%	0.17%	0.11%	0.01%	0.11%
Asian or Pacific Islander	0.44%	0.40%	-0.04%	0.15%	0.39%	0.78%
Other	0.33%	3.80%	3.47%	2.15%	0.01%	1.56%
Two or More Races	na	1.90%	na	na	na	na
Hispanic	0.91%	5.60%	4.69%	3.14%	0.89%	3.51%

Figure 2-11: Race and Ethnicity of Sedalia comparison table
Source: U.S. Census Bureau

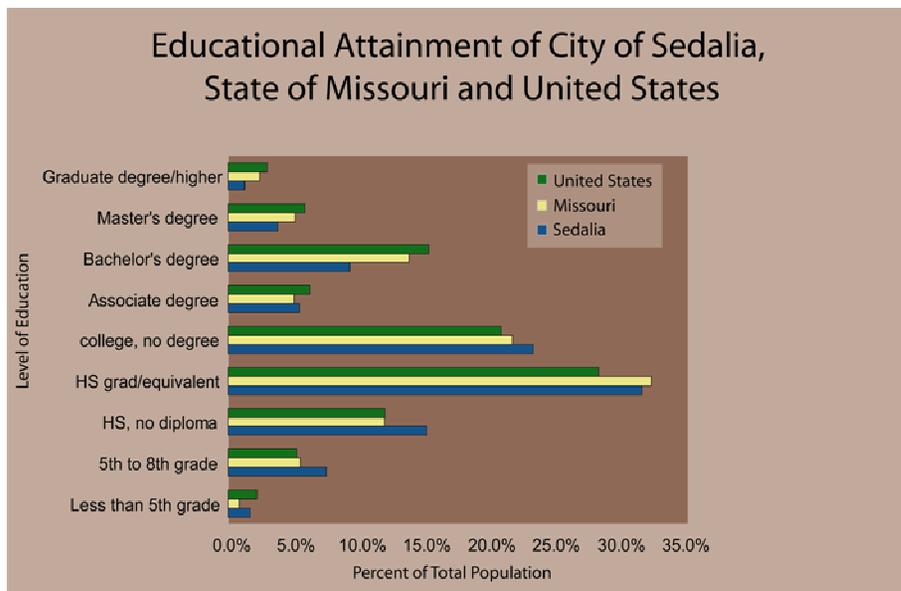


Figure 2-12: Educational Attainment 2000
Source: U.S. Census Bureau

Educational Attainment

The City of Sedalia is almost even with Missouri and the nation in terms of educational attainment. Educational attainment is determined by the highest degree achieved by an individual. For Sedalia, the educational attainment levels have been gathered for the population 25 years of age and older. In the year 2000, most of Sedalia’s population fell in the category of obtaining a High School diploma or equivalent at 32%, compared to the state (32.77%) and the nation (28.67%). Gender also plays a role in educational attainment. In 2000, more females than males in Sedalia had graduated high school. The percentage of women age 25 and older with only a high school diploma or equivalent is 33.7%, while only 30% of males in the same age bracket had reached that level.

While Sedalia shows higher levels of lower education than the United States as far as attaining a high school diploma or equivalent, it is behind its counterparts when it comes to achieving a higher level of educational attainment such as an Associate’s or Bachelor’s degree. One possible explanation for the lack of higher educational attainment in Sedalia is the fact that the manufacturing sector is dominant in the city, precluding economic need for advanced formal education. Further discussion of the economic aspect of educational attainment will be addressed in the economic conditions section of this existing conditions report.

Educational Attainment by Sex: 2000	Sedalia		Pettis County		Missouri		United States	
	Male	Female	Male	Female	Male	Female	Male	Female
<i>population 25 and older</i>								
High School Diploma/Equivalent	30.0%	33.7%	33.6%	33.9%	32.2%	33.2%	27.6%	29.6%
Some College, No degree	25.1%	22.2%	23.2%	23.0%	21.4%	22.4%	20.6%	21.5%
Associate's Degree	4.8%	6.0%	6.0%	6.8%	4.8%	5.4%	5.8%	6.8%
Bachelor's Degree or higher	15.5%	13.6%	15.2%	14.7%	23.1%	20.3%	26.1%	22.8%

Figure 2-13: Educational Attainment by Sex 2000
Source: U.S. Census Bureau

Income and Poverty

Sedalia has a wide range of incomes, and the largest portion of households (20.2%) earned between \$15,000 and \$24,999 according to the 2000 census. This is quite a jump from the 1990 census, in which the highest percentages of households made less than \$10,000 (24.5% total). Figure 2-14 shows the range of incomes in 1999, comparing Sedalia to other geographic areas. The numbers in bold indicate the segment of income that earned the most in each area. With 12.2% of Sedalia households earning less than \$10,000 per year, there are some poverty statistics which should be mentioned along with those numbers. A family or unrelated individual is considered to be living below the poverty level if the total income falls below the relevant poverty threshold. In 2005, the poverty threshold for an individual was determined to be \$9,973. For a family of 3 (2 parents, one child) the threshold was \$15,720 in 2005. The 3 person household number was used because the average household size for Sedalia was 2.32 persons in the year 2000. Figure 2-15 shows the different poverty levels from the 2000 census.

Income by Household: 1999	Sedalia		Pettis Co	Missouri	U.S.
8,694 households in Sedalia	number	%	%	%	%
Less than \$10,000	1,064	12.2%	10.0%	10.1%	9.5%
\$10,000 to \$14,999	877	10.1%	8.6%	7.0%	6.3%
\$15,000 to \$24,999	1,752	20.2%	18.1%	14.6%	12.8%
\$25,000 to \$34,999	1,638	18.8%	18.1%	14.3%	12.8%
\$35,000 to \$49,999	1,536	17.7%	18.9%	17.5%	16.5%
\$50,000 to \$74,999	1,227	14.1%	16.8%	18.9%	19.5%
\$75,000 to \$99,999	332	3.8%	5.3%	8.8%	10.2%
\$100,000 to \$149,999	153	1.8%	2.8%	5.7%	7.7%
\$150,000 to \$199,999	41	0.5%	0.6%	1.4%	2.2%
\$200,000 or more	74	0.9%	0.8%	1.6%	2.4%
Median household income (dollars)	\$28,641		\$31,822	\$37,934	\$41,994

Figure 2-14: Income by household 1999
Source: U.S. Census Bureau

Poverty 2000	Sedalia		Pettis County	Missouri	U.S.
(25 years and over)	number	%	%	%	%
Families	669	12.5%	10.2%	8.6%	9.2%
<i>Children under 5 years</i>	217	19.0%	17.6%	46.6%	17.0%
Families - No Husband	385	33.5%	31.0%	26.1%	26.5%
<i>Children under 5 years</i>	111	50.7%	51.1%	46.6%	46.4%
Individuals	3,076	15.3%	12.8%	11.7%	12.4%
<i>18 years and over</i>	2,030	13.4%	11.3%	10.3%	10.9%
<i>65 years and over</i>	358	10.5%	10.5%	9.9%	9.9%

Figure 2-15: Poverty Statistics 2000
Source: U.S. Census Bureau

Housing

In 2000 there were 8,694 households in Sedalia. Of those, 61.2% were family households. Figure 2-16 compares households in Sedalia to Pettis County, Missouri and the United States. A household is a social unit living together and occupying one housing unit. A household may be comprised of people living together while not related, and this is called a non-family household. In Sedalia, family households far outnumber non-family households. The percentage of non-family households in Sedalia is almost 7% greater than in Pettis County, Missouri and the U.S. Vacancy status can be a general indicator of how well the community is managing new construction permits and older homes that may be abandoned. In Sedalia, the percentage of homes that sit vacant is 8.4%, while the state of Missouri reflects a 10% vacancy rate. Vacancy can be caused by homes under construction that are not yet occupied or, as previously mentioned, older homes that may have been vacated and allowed to continue as unoccupied units.

Housing 2000	Sedalia	Pettis County	Missouri	US
Households	8,694	15,616	2,197,214	105,539,122
<i>family households</i>	61.8%	68.6%	67.7%	68.5%
<i>non-family households</i>	38.2%	31.4%	32.3%	31.5%
<i>average household size</i>	2.31	2.48	2.47	2.59
Total Housing Units	9,419	16,963	2,442,017	115,904,641
<i>occupied</i>	91.6%	91.8%	89.9%	91.1%
<i>vacant</i>	8.4%	8.2%	10.1%	9.0%

Figure 2-16: Housing Statistics 2000
Source: U.S. Census Bureau

2.4 LAND USE

Analyzing existing land use is an important element to understanding the existing development pattern of a city. The areas analyzed for the Sedalia Master Plan are visual analysis, existing land use, existing zoning, and parks and open space.

Visual Analysis

The visual analysis of a city is a tool used to better understand how the city is perceived by residents and visitors alike. A visual analysis is a perceptual mapping system that is used to identify key characteristics of a community such as: paths, districts, edges, landmarks and activity nodes.

Sedalia grew, in large part, due to the railroad, and it developed outward from where the railroad lines crossed. With the popularization of the automobile, railroads were no longer the preferred method of transportation. At this point, automobile and pedestrian paths were formalized throughout the city. Railroads, vehicles, trails and sidewalks are all typical routes of travel and therefore make up a system of paths.

Paths can be described as travel corridors in a community that may be used to travel through the community but are more commonly used as links to a place, destination or district. The most recognized or most common paths in Sedalia include Main Street, Broadway Boulevard (U.S. Highway 50), Limit Avenue (U.S. Highway 65), 16th Street (MO State Highway Y), Ohio Avenue, New York Avenue, railroad tracks and the Katy Trail.

A *district* is a sub-area of a community that has an inherent uniqueness or quality. These may be or are perceived as unique areas of architecture, environmental or contextual qualities, or a concentration of uses. In Sedalia, six districts were identified:

-Downtown District: North to south from Main Street to Broadway Boulevard and several blocks on either side of Ohio Avenue. The Downtown District includes a built environment that is both historical and a unique place compared to the modern day Sedalia development pattern.

-State Fair District: All the buildings, exhibition sites and grounds of the Missouri State Fair that has been held in Sedalia since 1901. This district is primarily an annual staging location for a few weeks during the Missouri State Fair but is seeing increased year-round use.

-Community College District: Sedalia's State Fair Community College campus is just west of the State Fairgrounds. This district has developed as an educational campus.

-Commercial District: Lowe's, Wal-Mart, a large movie theater and other large lot commercial uses occur in this district, which developed as a highway oriented commercial corridor on the west side of town.

-*Industrial District:* Thompson Meadows Industrial Park takes up a substantial amount of land on the western edge of town. It is a single industrial park development that includes multiple businesses including shipping, production and manufacturing.

-*Health Care District:* Bothwell Regional Health Center sits on several city blocks and serves many people in the community. This health centered campus sits within a residential neighborhood and is located off of major transportation routes.

An *edge* is a perceived boundary within a community. *Edges* can be objects such as walls, buildings, railroad lines or topographic changes. They may hinder movement through the community or provide separation between areas of uses. The edges within Sedalia were identified as the Union Pacific Railroad line (north of Main Street), Broadway Boulevard/US Highway 50, Limit Avenue and Ohio Avenue. While all of these defined *edges* are real in terms of physical existence, only Ohio Avenue was mentioned as a perceived boundary as well and one that divides the community of Sedalia.

An *activity node* is a major destination, activity point, or location. They may be located at the intersections of pathways or may be the location for community events or gatherings. Although there are numerous *activity nodes* within Sedalia, eight were identified during fieldwork and community participation. The Sedalia airport, downtown, State Fair Community College and the intersection of Thompson Industrial Park and Main Street are examples of *activity nodes* in Sedalia.

Finally, *landmarks* were identified. A *landmark* is a highly identifiable feature within a community and many times is used for wayfinding for reassurance of location within the community or a specific area of the community. Some of the notable *landmarks* in Sedalia include the Daum Museum, the Missouri State Fairgrounds, Hotel Bothwell, the Katy Depot and the Sedalia Public Library.

City of Sedalia, MO

Visual Analysis

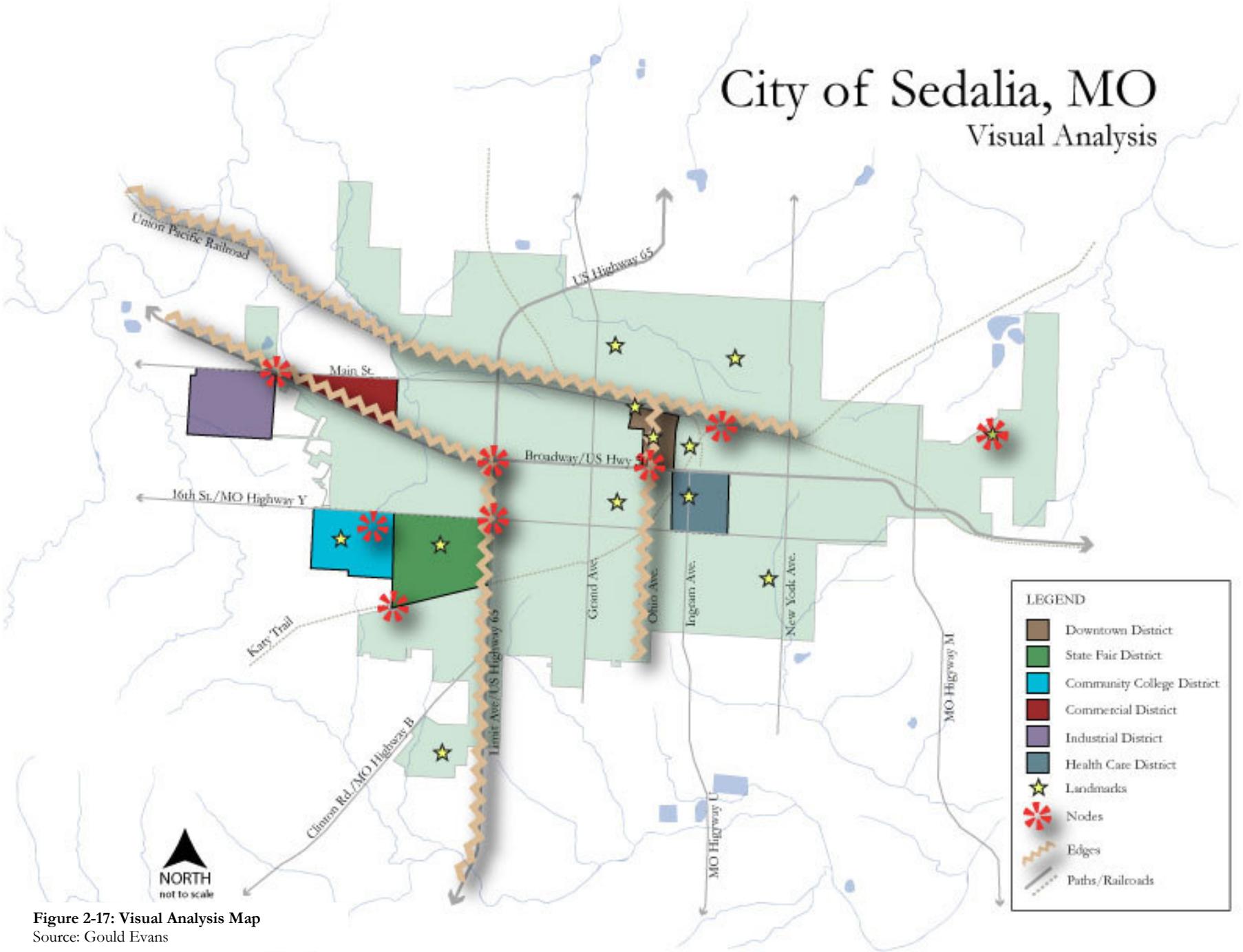


Figure 2-17: Visual Analysis Map
Source: Gould Evans

Existing Land Use Categories City of Sedalia	
Single Family Residential	Two-Family Residential
Multi Family Residential	Mobile Home
Farmstead	Commercial
Industrial	Public and Semi-Public
Parks and Recreation	Vacant or Agricultural

Figure 2-18: Existing Land Use Categories
Source: City of Sedalia

Existing Land Use

While Sedalia has an existing comprehensive plan that allows for different land uses within the community, many times the actual uses vary from that plan. An inventory of how the planned uses compare with the actual conditions helps to determine the pattern of development within the community and allows adjustment to meet future needs. Sedalia has ten different categories of land use, shown in Figure 2-18. The ten categories reflected in Figure 2-18 do not coincide with the Existing Land Use map shown on the next page. The current categories on the map include Ag Dwelling, Ag Land, Residential, Commercial, Industrial, Institution and Parks and Open Space. Figure 2-19 reflects how the current City of Sedalia land use categories would coincide with those on the existing land use map.

City of Sedalia	Land Use Map
Single-Family Residential Two-Family Residential Multi Family Residential Mobile Home	Residential
Farmstead	Ag Dwelling
Commercial Industrial	Commercial/Industrial
Public and Semi-Public	Institution
Parks and Recreation	Parks and Open Space
Vacant or Agricultural	Ag Land

Figure 2-19: Land Use Category Comparison
Source: City of Sedalia, Gould Evans

Much of Sedalia consists of residential uses, with the majority of these being classified as Single-Family. There is a limited amount of Two-Family and Multi-Family uses, and a relatively small amount of Farmstead and mobile home lots. Around the edges of the city limits, the uses are primarily commercial and industrial, including the Thompson Meadows Industrial Park and the Sedalia Airport vicinity. Public and Semi-Public use cover a large area on both the east and west sides of town, with the Sedalia Memorial Airport and the Missouri State Fairgrounds. Although most of the inner area of Sedalia consists of residential uses, schools, parks and recreation, the downtown area is a mix of retail, parks and public or semi public uses. The City Hall, Ohio Avenue retailers, Police Department and Liberty Park are a few of the uses located in Sedalia's Downtown District.

City of Sedalia, MO

Existing Land Use

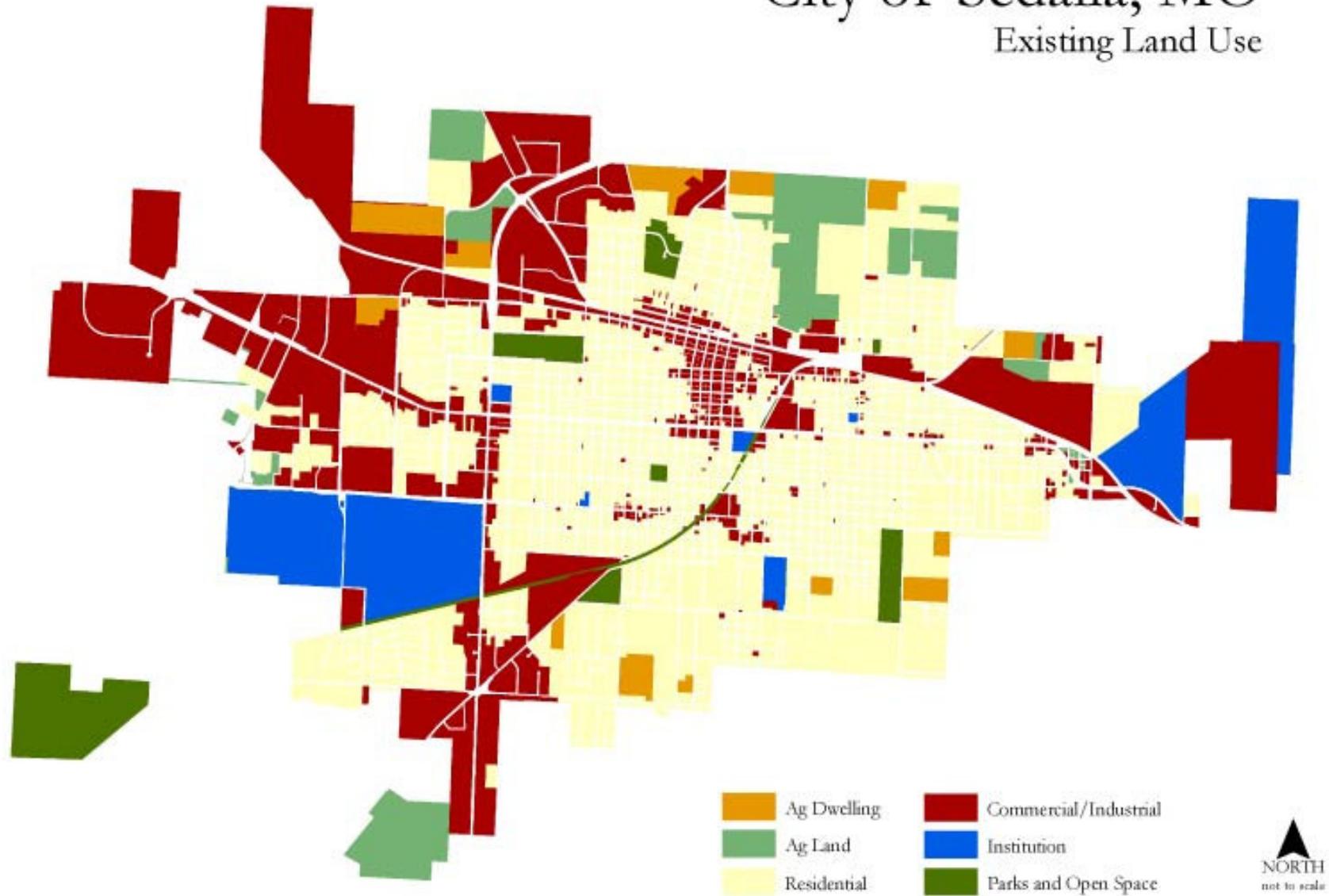


Figure 2-20: Existing Land Use 2007
Source: City of Sedalia, Gould Evans

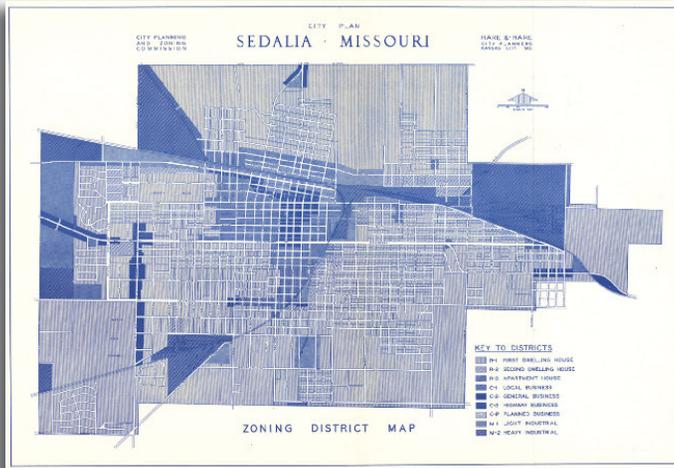


Figure 2-21: 1955 Zoning Map
Source: 1955-56 City Plan for Sedalia, Missouri

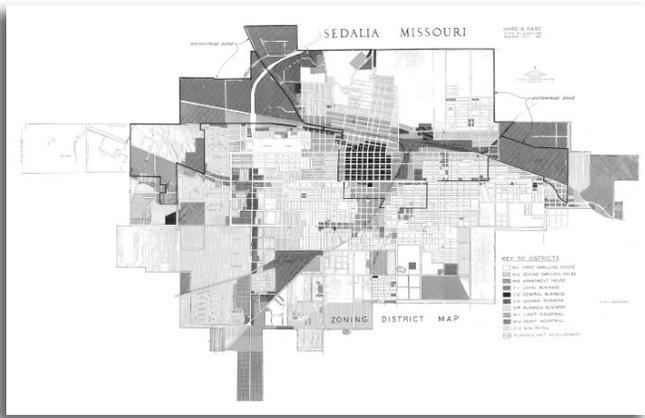


Figure 2-22: 1992 Zoning Map
Source: 1991 Comprehensive Plan

Zoning

The purpose of dividing a city into different zoning districts is to regulate and restrict the use of land within a jurisdiction. To see how Sedalia has grown over the years, the following figures show zoning from the 1955 and 1956 City Plan and the 1991 Comprehensive Plan, respectively.

In 1955, Zoning in Sedalia consisted of nine districts:

- First Dwelling House (R-1)
- Second Dwelling House (R-2)
- Apartment House (R-3)
- Local Business (C-1)
- General Business (C-2)
- Highway Business (C-3)
- Planned Business (C-P)
- Light Industrial (M-1)
- Heavy Industrial (M-2)

In the 1991 Comprehensive Plan, Sedalia was further divided into twelve zoning districts:

- Single-Family Residential (R-1)
- Two-Family Residential (R-2)
- Garden Apartment (R-3G)
- Apartment House (R-3)
- Nonretail (C-O)
- Local Business (C-1)
- General Business (C-2)
- Commercial (C-3)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- Agricultural (A)
- Floodplain (FP)
- Residential Suburban Dwelling (RS)
- Planned Unit Development (PUD)

The most recent Zoning Map is from 1992. The zoning districts outlined on that map do not coincide with the zoning chapter in Sedalia’s Code of Ordinances. For instance, R-1 is classified as a “1st Dwelling House” on the Zoning District Map, while in Sedalia’s Code of Ordinances that district would be considered R-1, “Single Family Residential”. Figure 2-23 is the current zoning map, from 1992, inserted into a Geographic Information System (GIS). It illustrates the differences and exclusions of the zoning districts defined in the Code of Ordinances versus the 1992 Zoning District Map.

City of Sedalia, MO

Existing Zoning

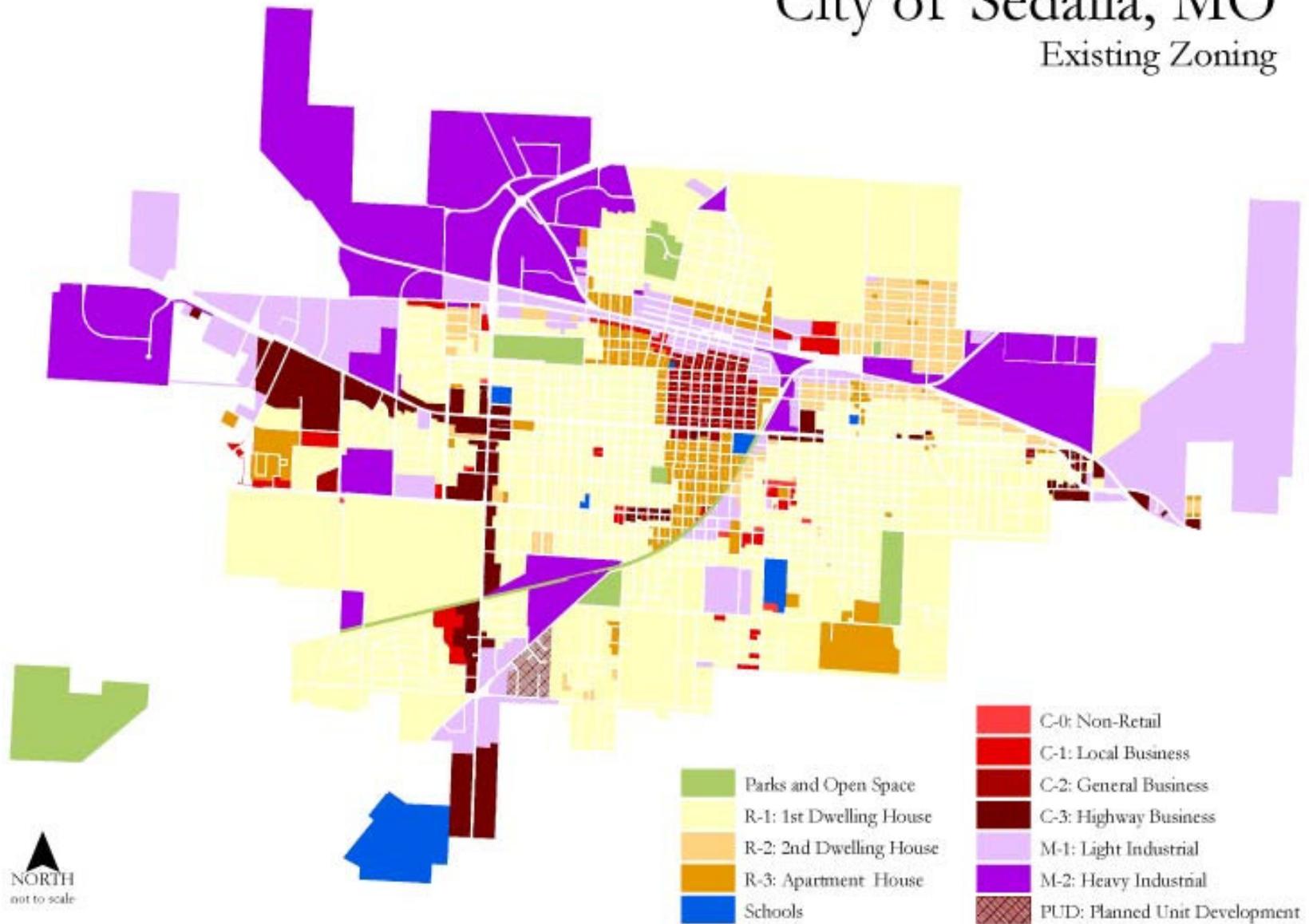


Figure 2-23: Existing Zoning-1992

Source: City of Sedalia, Gould Evans

This map is not an official zoning map. The official zoning map is on file at the City of Sedalia.

Park	Acres
Liberty Park	23
Hubbard Park	23
Housel Park	5
Vermont Park	7
Centennial Park	39
Katy Park	18
*Clover Dell Park	173
Total Acreage	288

**not within City Limits*

Parks and Open Space

The availability of parks and open space to residents is an important measurement of quality of life within a community. Parks and open spaces give citizens a place to play sports, socialize and gather. There are many types of parks, including community parks, neighborhood parks and recreation complexes. Sedalia’s park system includes 288 acres, and this acreage is split into seven parks. The parks in order of their addition to Sedalia’s system are listed in Figure 2-24. Liberty Park, the first park in the system, has the most amenities including historic Convention Hall, an historic WPA baseball stadium, swimming pool, little league fields, basketball courts, shelter houses, gazebos and playgrounds. Liberty Park is also the home of the Sedalia Parks and Recreation Department. The amenities offered at other parks include lighted ballfields, tennis courts, soccer fields, concessions, an archery range, horseshoe facilities, a rose garden, walking trail and a recently added skate park.

Figure 2-24: Park Acreage
Source: City of Sedalia

City of Sedalia, MO

Parks and Open Space

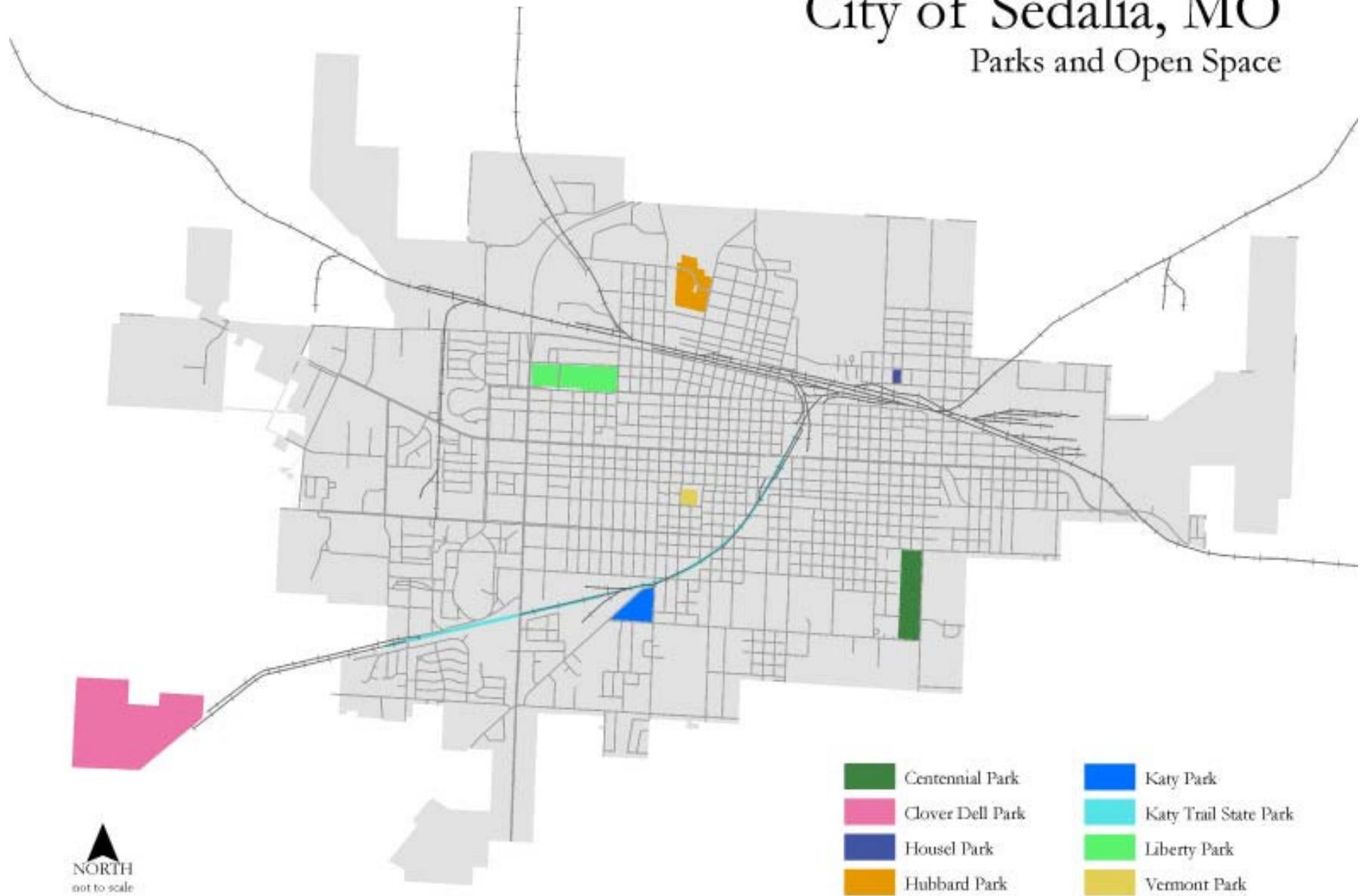


Figure 2-25: Existing Parks and Open Space
Source: City of Sedalia, Gould Evans

2.5 COMMUNITY SERVICES

Utility and service locations and availability influence where development takes place and the appropriate types of development. The City of Sedalia manages all water and sewer services and facilities within the city and provides waste service into the surrounding county within approximately two miles.

Wastewater Treatment

The City of Sedalia has three Wastewater Treatment Plants (WWTP) and nine lift stations. Rather than treat all the sanitary sewer flow at one treatment plant, the flow is divided by the three drainage basins. The North Plant, located ½ mile north of Highway 65 just west of Georgetown Road, is the oldest of the three plants and is a trickling filter plant. The Southeast Sewage Plant is located south of 40th Street and just west of Highway M outside of city limits. The Central Sewage Plant is located at 3000 West Main Street. The Central Sewage Plant and the Southeast Sewage Plant are extended air, activated sludge plants. All three plants are well operated and in good condition.

Each WWTP is designed to treat up to 2.5 million gallons of water per day (GPD) and a combined total capacity of 7.5 GPD. Currently the total combined wastewater flow is approximately 3 million GPD. The North Plant currently has a flow of approximately 0.6 million GPD and close to 2 million GPD reserve. The Central and SE Plants only have approximately 1 million GPD reserve each, which limits potential growth of either basin without capitol improvements to either facility.

Flow is not the only problem with these three smaller systems. Because of the lower flows, BOD (biochemical oxygen demand), TSS (total suspended solids), metals, and pH levels can become a deciding factor in a new business being able to locate here without considering pretreatment of its wastewater. Another financial concern is that disinfection may be required at all treatment facilities. Currently, the City does properly treat wastewater, but not to drinking water standards. The EPA and the Missouri Department of Natural Resources require disinfection of water, and this requirement will triple the cost of testing for the City.

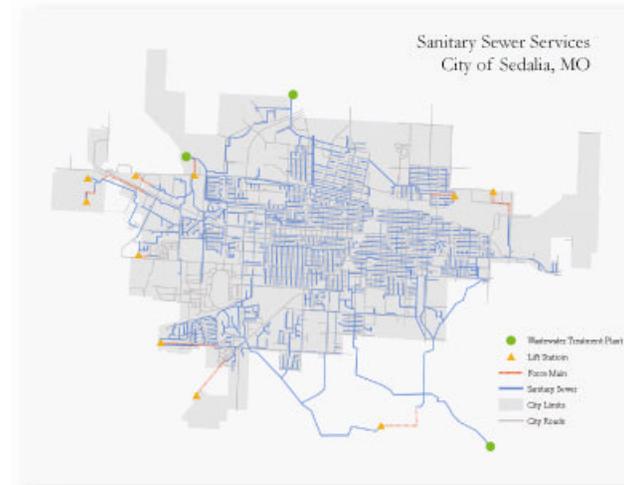


Figure 2-26: Sanitary Sewer System
Source: Gould Evans, City of Sedalia

Metals concentration levels are also being lowered considerably and will probably require additional treatment of the wastewater before being discharged. These problems will not only affect the municipality but also schools, trailer parks, county neighborhoods, businesses and industries that discharge into state waters. This could possibly require Sedalia to absorb some of those additional flows in the near future.

The City recently finished a complete separation of the storm and sanitary sewers in the North WWTP drainage basin. The other two systems have always been separate. An engineering firm is currently being solicited to help the city develop a master plan to identify any inflow and infiltration problems, study the feasibility of combining some or all of the wastewater flows, and develop a capital improvements plan for its sewer system.

Solid Waste

The City's landfill is closed and all municipal solid waste is taken to the landfill owned and operated by Waste Corporation of America. This landfill is located on the west edge of the City limits. The landfill has a current footprint and growth capacity capable of meeting Sedalia's needs for the next thirty years.

Waste is diverted from the landfill by recycling efforts of private individuals through voluntary drop-off points located within the community. Banjo Recycling and American Compressed Steel are both located in Sedalia. While both of these companies are proficient in meeting Sedalia's current recycling needs, the City is challenged in efforts to grow recycling.

Storm Sewers

The National Pollution Discharge Elimination System (NPDES) requires that operators of large, medium and regulated small municipal separate storm sewer systems (MS4s) carry a permit which authorizes them to discharge pollutants. The City has a current MS4 permit and is actively involved in stormwater management with one person devoted to this task. On-site detention was chosen over regional detention of stormwater in Sedalia. The city has natural drainage channels, improved drainage channels and storm pipes with catch basins. The City is attempting to improve storm water drainage throughout the City as part of the efforts to upgrade its infrastructure.

The City does not currently have construction site runoff or post construction runoff control ordinances, but will be required to adopt these ordinances in the near future.

Streets

The City of Sedalia has approximately one mile of brick streets, nine miles of concrete streets and one hundred and thirty five miles of asphalt streets (including chip and seal.) These streets are in various stages of wear but overall in good condition. The city is in the second year of an on-going five year street improvement plan.

The current five year plan will address approximately 28% of the streets. The streets are examined every two to three years and the plan recalibrated. Current funding for the program seems to be adequate, but with rising oil costs, additional funding will likely be required to continue the current level of annual improvements.

2.6 TRANSPORTATION

An analysis of transportation includes descriptions of the City's streets and highways, functional classification, traffic volumes, railroads, bicycle and pedestrian facilities. These elements comprise the transportation system which moves people, goods and services to and from within the city.

Streets, Highways and Functional Classification

Two primary highways serve the City of Sedalia: US Highway 50 and US Highway 65. A primary highway is a road which provides long-distance, continuous routes within and between urban areas. They can carry higher volumes of traffic at relatively higher speeds than roads of a lower classification. US Highway 50 runs east and west, and is also the main route through Sedalia; locally its name is Broadway Boulevard. US Highway 65 runs north and south through Sedalia; its local name is Limit Avenue. Both of these major routes run all the way through Sedalia with minimal stops.

Winchester Drive, 32nd Street, Grand Avenue, Ingram Avenue and Engineer Avenue may be classified as primary arterials. A primary arterial is described as a supporter of the primary highway, in that it is a continuous route through an urban area, but carries a lesser amount of traffic. The rest of the roads in Sedalia serve as secondary arterials and local streets, which have numerous driveways and occur in mostly residential areas. Local streets characteristically compose almost 90% of the total street mileage in a community but carry only about 10% of the total vehicle miles of travel.

Pedestrian Network

The pedestrian network throughout Sedalia consists of sidewalks and the Katy Trail. Many local and collector streets do not have a well-connected system of sidewalks; therefore, pedestrians will share the road with automobile traffic. The Katy Trail appears to be relatively well-maintained, but the flow of connectivity is interrupted at points.

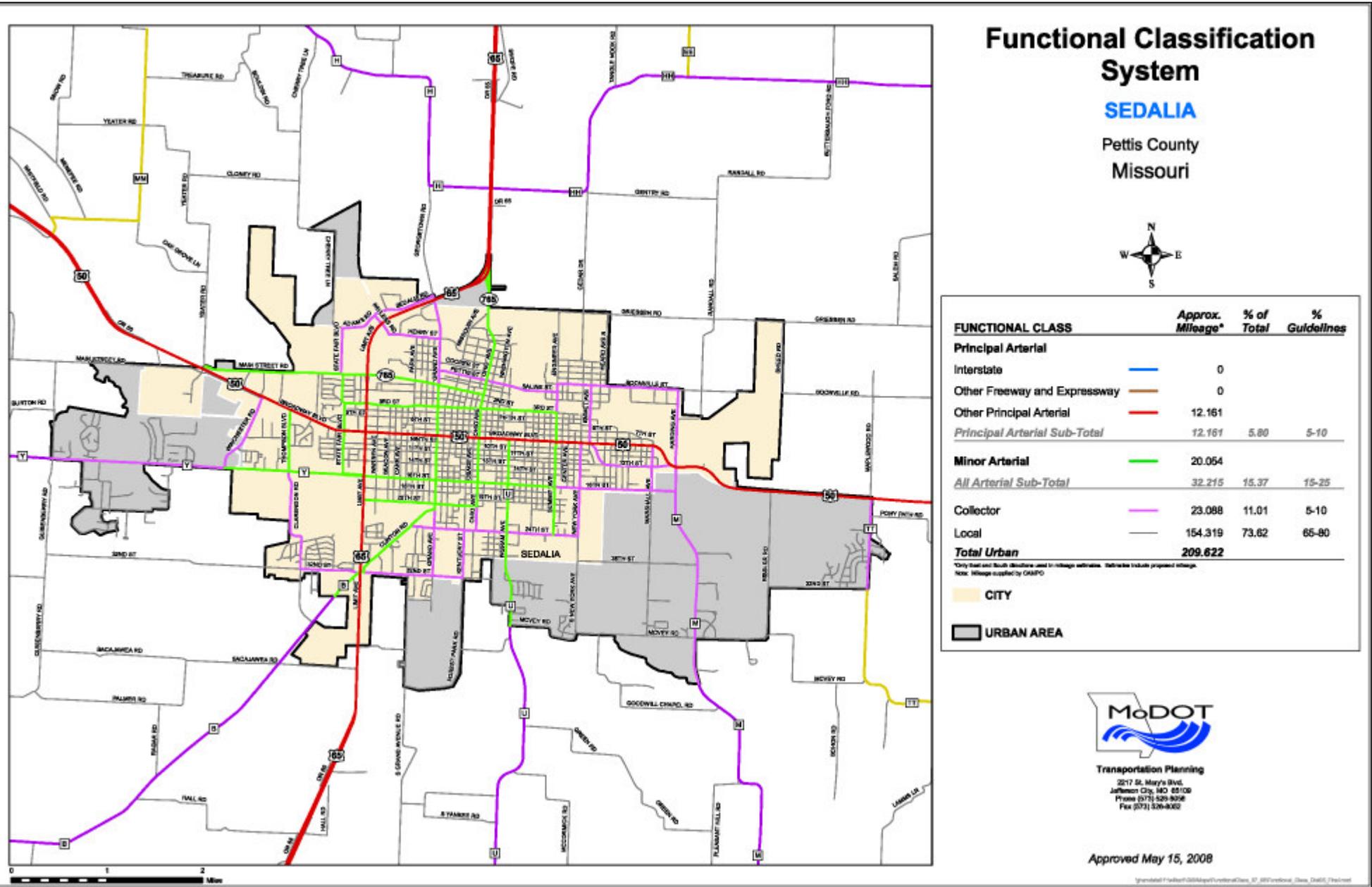


Figure 2-27: Road Classification
Source: MODOT

2.7 ECONOMIC CONDITIONS

The economics section of the existing conditions report consists of labor force, employment, industry, retail, tourism and a summary.

Labor Force

In 1990 and 2000, the three categories that made up the largest percentage of industry statistics in Sedalia included *retail trade, education/ health/ social services, and manufacturing*. From 1990 to 2000, the manufacturing industry remained consistently the largest sector of employment in Sedalia, with almost a quarter of the employment base attributed to it. While Sedalia has a good mix of educational attainment

overall, that mix is reflected in the distribution of industry and its workers as well. For example, the table below is the national distribution of workers according to their level of educational attainment; it has been specifically focused on the industries which occur most often in Sedalia. The manufacturing and retail trade sectors occur most often in the attainment levels of a high school diploma, while the educational services and health care/social services have a higher level of educational attainment. This represents a good mix of types of employment and opportunities for different industry representation within the community of Sedalia. The mix of employed persons in Sedalia seems heavily weighted upon the private, for-profit business, but when compared to the county, state and nation, Sedalia stacks up closely. One interesting element of the class of worker comparison is the amount of self-employed workers. In Sedalia, 6.1% are self-employed, while Pettis County has 8% of the population counted as self-employed. A low percentage of the employed population in agriculture means that there may be a higher amount of entrepreneurs within the community.

CLASS OF WORKER:2000	Sedalia		Pettis County	Missouri	US
	#	%	%	%	%
employed civilian 16 and over					
private for-profit	6945	74.5%	72.2%	71.2%	71.3%
private not-for-profit	661	7.1%	7.1%	8.8%	7.2%
local government	595	6.4%	6.2%	5.5%	7.1%
state government	339	3.6%	3.7%	4.8%	4.7%
federal government	202	2.2%	2.4%	2.5%	2.7%
self-employed workers	569	6.1%	8.1%	6.9%	6.6%
<i>in agriculture/ forestry/ fishing/ hunting</i>	29	0.3%	1.9%	1.1%	0.5%
unpaid family workers	11	0.1%	0.3%	0.4%	0.3%

Figure 2-28: Class of worker comparison table
Source: U.S. Census Bureau

Labor Force Status: Sedalia <i>persons 16 and older</i>	1990		2000	
	number	%	number	%
In civilian labor force	9,426	60.5%	9,900	62.3%
<i>employed</i>	8,557	55.0%	9,322	58.6%
<i>Unemployed</i>	869	5.6%	578	3.6%
Armed Forces	115	0.7%	121	0.8%
Not in labor force	6,027	38.7%	5,879	37.0%
total persons 16 and over	15,568	100.0%	15,900	100.0%

Figure 2-29: Labor Force in Sedalia
Source: U.S. Census Bureau

Employment

Sedalia has kept a relatively low level of unemployment, with an unemployment rate of 3.6% in 2000 for the population 16 years and over. This is lower than the national rate of 3.7%, but higher than the unemployment rate of Pettis County (3.3%) and the state of Missouri (3.4%).

To garner the latest statistics, the Bureau of Labor Statistics was used. The closest information available to Sedalia was the Sedalia Micropolitan Area's statistics for 2007. The Sedalia Micropolitan Area had a labor force of 21,004 persons, and employment of that population was 19,922. The unemployment rate in the Sedalia Micropolitan Area in 2007 was 5.2%.

Employment Sectors

In each community, the "industrial mix" is composed of many different sectors of employment. In Sedalia, manufacturing represented about 25% of this mix in 2000. Manufacturing consists of establishments engaged in the mechanical, physical or chemical transformation of materials, substances or components into new products. In the United States overall, manufacturing employment makes up about 11% of all employment, yet Sedalia is a large hub for manufacturing-related employment: Tyson Foods, Duke Manufacturing Company, Waterloo Industries and many other businesses employ a large sector of Sedalia's population. Some companies are very large, such as Tyson Foods employing about 1,600 people while other companies employ as little as 3 people. According to the Bureau of Labor Statistics, manufacturing employment nationwide has been on the decline for more than ten years, but in Sedalia, manufacturing is the strongest sector of its employment. In fact, from 1990-2000, manufacturing increased by 1.3%.

Retail trade helps to make up Sedalia's employment mix, which had experienced a 6% decline from 1990-2000. Retail trade consists of establishments which sell merchandise after it has been manufactured/produced. Specifics of the retail industry will be more closely addressed in the **Retail** section of this Existing Conditions Report.

Education/health services and health care/social assistance are the two parts which make up the education and health services sector of the industrial mix in Sedalia. Only those establishments which are privately owned are included in this sector. Educational services are establishments that provide instruction and training in a variety of subjects, while

the health care and social assistance sector provides health care and social assistance to individuals. In Sedalia, the education/health/social service sector consistently remains around 20%.

These top three sectors account for 56.5% of the total for Sedalia in 2000. Below is a listing of how each industry ranks in Sedalia according to the 2000 Census:

1. Manufacturing
2. Educational, health and social services
3. Retail trade
4. Arts, entertainment, recreation, accommodation and food services
5. Construction
6. Other services (except public administration)
7. Professional, scientific, management, administrative and waste management services
8. Transportation and warehousing and utilities
9. Wholesale trade
10. Finance, insurance, real estate, and rental and leasing
11. Public administration
12. Agriculture, forestry, fishing and hunting, and mining

Sector Classification	1990	2000
manufacturing	24.1%	25.4%
retail trade	18.2%	12.7%
education/health/social service	17.2%	18.4%

Figure 2-30: Sector Statistics

Source: U.S. Census Bureau

Retail

Retail trade is part of the sector of industry entitled *wholesale and retail trade*. Wholesale trade is separated from retail trade because there are simple differences in the definition. *Wholesale* trade is a process in which individuals (or wholesalers) arrange the purchase or sale of a good for resale, raw good or durable nonconsumer good. *Retail trade* is the final process in the distribution of merchandise, such as automotive dealers, clothing stores and other merchandise.

The Community Policy Analysis Center completed a retail trade analysis for Economic Development of Sedalia-Pettis County in 2000, and the results show that Sedalia accounts for a major part of the county’s retail sales (78% in 1998). The pull factor for Pettis County was 1.2 in 1998. A “pull factor” measures the portion of customers drawn in from outside the local boundary. A pull factor of less than 1 means that more people are leaving the area to shop in different locations; a pull factor of 1 or greater means that the local community is attracting shoppers from outside the community.

Even though this study was conducted on behalf of Pettis County as a whole, since Sedalia accounts for most of the retail sales, it may be assumed that the same is true of Sedalia. For example, Pettis County surpasses all its surrounding counties in per capita retail sales, and Pettis County has higher levels of retail sales in most of the categories of retail trade. There are twelve categories within the retail trade sector, shown in Figure 2-31.

Retail Trade Categories	
motor vehicle & parts dealers	furniture & home furnishings stores
electronics & appliances stores	building material & garden equipment & supplies dealers
food & beverage stores	health & personal care stores
gasoline stations	clothing & clothing accessories stores
sporting goods, hobby, book & music stores	general merchandise stores
miscellaneous store retailers	
nonstore retailers	

The only categories in which the retail trade sector of Pettis County does not exceed other counties are the *general merchandise stores* and *furniture stores*. This is something that Sedalia can continue to improve on to ensure that the community retains the retail trade center of Pettis County and west-central Missouri.

Figure 2-31: Retail Trade Categories
Source: U.S. Census Bureau

Tourism

Sedalia offers many visitors a full array of events and attractions, and when individuals come into a place they do not reside in, they need a place to eat, sleep, and be entertained. Tourism is a way for Sedalia to collect tax dollars from outside the community. The Missouri State Fair is a great attraction for almost 350,000 people every year. Based only on the on-ground expenditures by fairgoers, the estimated money the fair brings in each year is \$7.5 million dollars and \$560,000 in sales tax. Each year during the fair there are about 400-500 events that take place ranging from cattle and swine competitions to concerts that bring in some of entertainment's biggest names. The 11-day event is a huge boon to Sedalia's economy and the well-being of the community.

While the Fair itself brings in tourists and events, there are many opportunities to enjoy the fairgrounds after the State Fair has ended. During the off-season, the Missouri State Fairgrounds bring in 300,000-325,000 people. There are 400 event days which encompass 300 different events such as a 3-day rodeo, bull riding competitions, monster truck shows, cattle shows and the festival of sharing each fall. One large event during the off-season is the Midwest Stud Ram and Sheep show, which is a 1 week show and sale event. While many campers enjoy the fairgrounds both during the fair and the off-season, many others utilize the hotel and motel accommodations in Sedalia. During the off season's 300+ events, 225 events put people in hotels.

The Sedalia Convention and Visitor's Bureau lists attractions and events in Sedalia year-round. Further developing those opportunities may help Sedalia to ensure more financial gain from tourism. The following list contains a few of the tourism opportunities in Sedalia:

- Katy Depot Heritage Site
- Katy Trail
- Pettis County Historical Society
- Missouri State Fair
- Scott Joplin Ragtime Music Festival
- Sunrise Optimist Tractor Cruise
- Daum Museum of Contemporary Art
- Mid-Missouri Ag Expo
- Christmas in July Art Show & Sale
- Black History Month Celebration
- Downtown Historic District Criterium Bicycle Race
- Regional sports competitions and tournaments

Economic/Market Summary

Overall, Sedalia has a very strong mix of industry, a strong employment base, a diverse population of employees and a low unemployment rate. As the County seat, Sedalia captures a large share of the retail trade money in Pettis County, has many historic occasions and events, and has been able to overcome most challenges. Working with the leaders in economic development to further develop and enhance Sedalia’s assets would make the City a stronger economic center for its citizens.

2.8 GOVERNMENT STRUCTURE

Sedalia is a city of the third class and is governed by an eight person council and a mayor. The mayor has the power to appoint and remove any officer of the city, provided the majority of the city council approves. The City Administrator, head of the Administration Department, is appointed by the mayor upon approval of the majority of the city council and serves at the will of the council and mayor. The City is divided into four wards, and each ward elects two council members for two-year terms, and the mayor is elected once every four years in an at-large election. There are thirteen departments within the City of Sedalia which include:

- Administration
- Airport
- Cemetery
- City Clerk
- Community Center
- Community Development
- Finance
- Fire Department
- Library
- Parks and Recreation
- Police Department
- Public Works
- Water Department

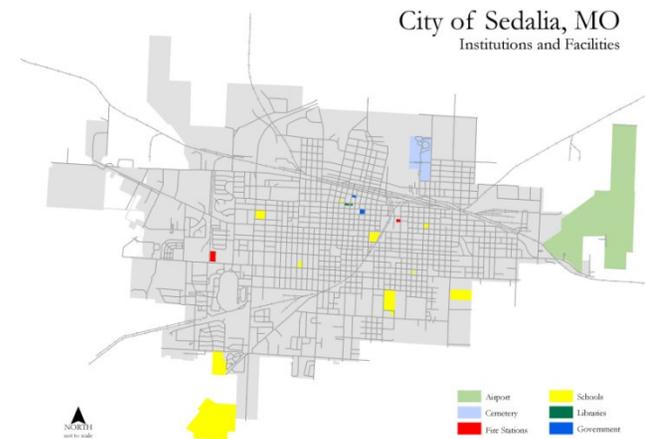


Figure 2-32: City Institutions and Facilities
Source: City of Sedalia, Gould Evans

Sedalia’s fiscal year runs from April 1 through March 31. Therefore, the City must prepare an annual budget to be approved by the City Council each year. Additionally, within ninety days of the close of each fiscal year, an audit must be completed and filed for public inspection.

Figure 2-32 illustrates public facilities and institutions within the city limits of Sedalia. These include City Hall, fire departments, the Sedalia Memorial Airport and existing schools and libraries.

The Sedalia City Council is composed of eight members, with two persons representing each of the four city wards. The wards divide the City of Sedalia into four even parts, representing the Northeast, Southeast, Northwest and Southwest quadrants of the City. Each ward has three precincts and each precinct has a polling station.

Ward	Precinct 1	Precinct 2	Precinct 3
#1	Convention Hall	Heber Hunt School	Amigos De Cristo Church
#2	County Courthouse	Washington School	
#3	Sedalia Middle School	New Hope Baptist Church	Parkview School
#4	Antioch Fellowship Hall	Skyline School	Horace Mann School

Figure 2-33: Precinct Polling Places
Source: City of Sedalia, Gould Evans

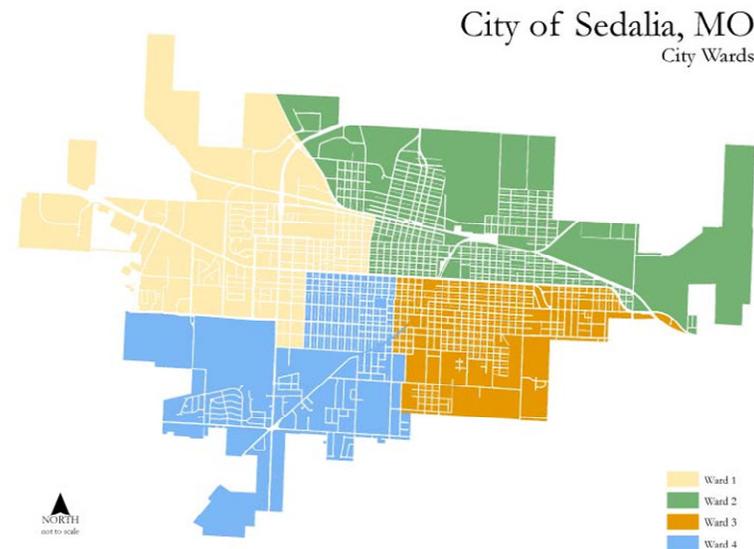


Figure 2-34: City Wards
Source: City of Sedalia, Gould Evans, ESRI