

THE SEDALIA MASTER PLAN

2014 Update

SEDALIA MISSOURI

MASTER PLAN



The Sedalia Master Plan 2014 Update

City of Sedalia, Missouri

Adopted by the
City of Sedalia
City Council

the 7th day of April, 2014

Adopted by the
City of Sedalia
Planning and Zoning Commission

the 26th day of March, 2014



ACKNOWLEDGEMENTS

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Chapter 1 MASTER PLAN UPDATE PROCESS

The 2008 master plan addresses the need for periodic plan review and updating.

Over time communities change, unforeseen issues arise, changes in local officials and staff occur and the priorities of the public evolve. These issues and others may threaten the relevance and community ownership of the *Sedalia Master Plan*. For these reasons, regular reviews and updates of the plan are highly recommended.

While Sedalia has a rich history of developing community master plans, the current Sedalia Master Plan was adopted just over 5 years ago. In those five years there have been significant economic, demographic and leadership changes at a national, regional, and in some instances local level.

As a result of those changes and the recognition of the time that has passed, a plan review /update process was initiated in September of 2013 and completed in March of 2014. This 5-year review and update engaged a number of community stakeholders in discussions related to changes that have occurred in the community, as well as actions that have been accomplished and additional goals for the future.

The process of updating the plan was guided by an Advisory Committee and four Focus Groups, the members of which are identified in the acknowledgements section of this document.

Advisory Committee

The Advisory Committee was formed at the beginning of the update process. The Advisory Committee was charged with the task of representing the views and concerns of the general public. The committee was made up of twenty-two residents/stakeholders of Sedalia. Their backgrounds were very diverse including local business owners, public officials, professionals, students and the development community. Through the use of homework assignments and discussions at their meetings, members of the Advisory Committee provided essential insight to the consultant and city staff.

Focus Groups

Four focus groups were also formed to supplement the Advisory Committee discussions and input. These groups were formed around four guiding topics for the update process:

- Neighborhood Development

- Education / Job Training
- Infrastructure / Government
- Economic Development

These groups identified important issues related to each topic and provided guidance regarding future areas of emphasis or priorities related to goals that Sedalia should pursue in the future. In some cases these goals and priorities aligned with the contents of the 2008 Master Plan, and in other cases additional goals / priorities were suggested for assimilation into the 2014 update.

Given the nature of the review and update process it was felt that a major public engagement process was not necessary at this point in time. Through the adoption of the update the public was asked to comment on the update recommendations being considered by the Planning and Zoning Commission recognizing the plan including this update supplement:

1. is intended as a general decision-making and implementation guide.
2. recognizes market forces, limited resources, outside influences and future issues.
3. will be implemented through local zoning and subdivision regulations.
4. is designed to achieve quality development reflecting the vision and goals of Sedalia.
5. has been developed in compliance with Missouri State statutes.

Additionally, it should be noted that the City is following the recommendation of the 2008 Master Plan by monitoring and evaluating the impacts of actions and decisions related to community development activities per the following guidance

Land use ordinances, regulations, economic development programs, policy decisions and budgetary/project prioritization are primary implementation tools of the master plan. As Sedalia changes or community priorities shift, the *Sedalia Master Plan* will need to be reviewed and adjusted on a regular basis with periodic evaluations of a larger scale becoming part of routine activities. In this way, the *Sedalia Master Plan* will be a living document that continually evolves. City council, the Planning and Zoning Commission and Sedalia city staff are expected to be actively involved with implementation of the *Sedalia Master Plan* after its adoption; this will require vigilant monitoring and evaluation of effects and decisions impacting the plan.

For the City of Sedalia to appropriately measure both the successes and shortcomings of the plan, an annual review of the *Sedalia Master Plan* should occur. Each year, the City Council, Planning and Zoning Commission

and City Staff should **examine** the Plan vision goals and strategies, **assess** progress toward achieving them and **recommend** further priorities to be adopted. During these annual evaluations, the Plan may be amended, further goals outlined and more responsibilities assigned. Progress or achievements should be publicized to the Community so that citizens can see how the plan is being implemented. If it is determined that some goals and strategies should be changed or removed, or that new items need to be added this should be done through a public process as part of the monitoring/evaluation and adjustment of the plan. After five years, City staff, the Planning and Zoning Commission and the City Council should conduct a comprehensive evaluation of the *Sedalia Master Plan*. These in-depth evaluations may include a full review of the implementation matrix and revision of the vision and future goals, among other issues which may arise in the future of the community.

The approach of regular review and periodic major evaluations makes the *Sedalia Master Plan* a strong yet flexible document that will be able to adjust even to unexpected changes. The *Sedalia Master Plan* will be a tool used to guide public decisions for years to come.

Chapter 2 EXISTING CONDITIONS UPDATE

When the 2008 Master Plan was completed much of the existing conditions socio – economic and demographic information was based on the 2000 US Census and estimates made between 2000 and 2008. Since then the 2010 census has been conducted, and several economic and demographic trends are worth noting and taking into consideration as part of the update process. In addition to the 2010 Census data set, data was also taken from the American Community Survey (ACS) data set for various applicable timeframes. The information below represents areas where notable changes occurred since the 2000 Census.

Population Growth and Distribution

The estimated 2012 population in Sedalia is 21,476. This number reflects the continuation of a positive growth trend since 1990 with an increase of 5.6% since 2000. For this same period Pettis County has also seen positive growth of 7.4% to 42,319 people residing in the county. Overall, Sedalia has continued to parallel the County in regard to growth trends. Yet, as a percentage of the total county population the City of Sedalia continues to decrease dropping from 51.6% in 2000 to 50.7% in 2012. This slide has been occurring since 1960 when Sedalia was 68% of the county population.

Population Aging

A quick analysis of the age cohorts and median age trends in Sedalia reveals an interesting characteristic for the community. Between 2000 and 2010 the median age of the population in Sedalia has decreased from 35.8 to 34.6 years of age. While both Missouri and the US have seen increases in median age, 36.1 to 37.9 and 35.3 to 37.2 respectively.

In regard to age cohorts Sedalia has seen an increase in the percentage of population in the following cohorts between 2000 and 2010: under 5 years of age, 20 to 24 years of age, 25 to 34 years of age, 45 to 54 years of age and 55 to 64 years of age.

2010 Population by Age Group (2010 US Census Data)

	Sedalia	% Sedalia	% Missouri	% U.S.
Under 5 years	1,783	8.34%	6.52%	6.54%
5 to 9 years	1,432	6.70%	6.52%	6.59%
10 to 14 years	1,330	6.22%	6.63%	6.70%
15 to 19 years	1,437	6.72%	7.08%	7.14%
20 to 24 years	1,683	7.87%	6.90%	6.99%
25 to 34 years	3,113	14.56%	12.95%	13.30%
35 to 44 years	2,431	11.37%	12.50%	13.30%
45 to 54 years	2,799	13.09%	14.84%	14.58%
55 to 64 years	2,153	10.07%	12.08%	11.82%
65 to 74 years	1,406	6.57%	7.52%	7.03%
75 to 84	1,200	5.61%	4.58%	4.23%
85 years and over	620	2.90%	1.90%	1.78%

Race / Ethnicity Composition

The City of Sedalia continues to see diversification in the racial make-up of its population. All racial categories saw an increase as a percentage of the population in Sedalia except for White (85.31% of the 2010 population). The Black or African American category held relatively steady at 5.16% of the 2010 population. Both the Asian and Native

American categories increased slightly representing .68% and .64% of the population respectfully. While the categories for Other and Two or More Races increased to 5.19% and 3.01% of the population respectively.

In regard to ethnicity 1,931 people or 9.03% of the population identified themselves as Hispanic. In 2000 this segment of the population was 5.6% of the total population. Most people (77.4%) in the Hispanic category identified Mexico as their origin.

Educational Attainment

Sedalia has seen an increase in the percentage of people over 25 who are high school graduates or have attained some college / or Associate Degree level. In 2000, 24.61% of this population had not achieved high school graduate status. ACS data from 2008 – 2012 indicates that that percentage has dropped to 19.17%.

2012 Educational Attainment. (2008-2012 ACS Data)

	Sedalia, MO	%	Missouri	U.S.
Total 25 Years and Over Population	13,883	100%	3,973,614	204,336,017
Less Than High School	2,662	19.17%	12.81%	14.28%
High School Graduate	4,559	32.84%	31.72%	28.24%
Some College or Associate Degree	4,453	32.08%	29.70%	28.99%
Bachelor Degree	1,362	9.81%	16.16%	17.88%
Master, Doctorate, or Professional Degree	847	6.10%	9.61%	10.61%

Income and Poverty

Since 2000 per capita income in Sedalia has increased from \$15,931 to an average of \$18,733 between 2008 and 2012. Median household income has also increased from \$28,641 to \$32,354 for the same time frames. Even with these increases in income levels there is a greater percentage of people in Sedalia living in poverty, 21.38% (2008 – 2012 ACS Data) than there were in 2000 (15.31%).

Housing

The number of housing units in Sedalia increased from 9,419 in 2000 to 9,979 in 2010. While this was an 5.94% increase in the number of housing units it should be noted that vacancies also increased by almost 43% from 791 vacant units in 2000 to 1,129 vacant units in 2010. Just over 12% of the housing stock was vacant in 2010. Additionally, while the amount of housing built prior to 1960 is less than previous decades, a significant portion 52.9% is still from the time period.

Although median housing value has increased between 2000 and 2010 to \$86,200, it is important to note that approximately 63% of the housing in Sedalia is valued at \$100,000 or less (2008-2012 ACS Data). Additionally, the percentage of renter occupied housing increased to 37.99% of the total housing units in 2010. With the median rent increasing from \$430 to \$662 per month.

Planning Implications

In general, many of the elements of this chapter from the 2008 Master Plan did not require updating or changing at this time. Factors associated with regional context, history, land use, community services, transportation, economic conditions and government structure were relatively stable or did not dramatically change so as to have an impact on the future vision / goals elements of the plan update.

The narrative above does point to several foundational considerations when looking toward the future:

- Sedalia has shown resiliency in regard to retaining population growth and economic stability even during times where national and regional trends are in decline.
- Growth outside but in close proximity of Sedalia, in unincorporated areas of Pettis County, is still a concerning factor that can impact the physical expansion of Sedalia in the future.
- While the nation is in the process of aging, the population of Sedalia has been getting slightly younger, with young families appearing to be the driver for this trend as seen by increases in the under 5 and 20 to 34 years of age cohorts.
- Sedalia continues to grow more racially and ethnically diverse, with a significant increase in the Hispanic ethnic group.
- Improvement in educational attainment has been occurring in Sedalia with a shrinking percentage of the population having less than a high school diploma and a larger percentage attaining some college education or an associate degree.
- Poverty is a concern with a growing percentage of the population living in poverty, while median incomes are rising.
- Vacant housing and age of housing stock are still concerns for the City of Sedalia.

Chapter 3 FUTURE OF SEDALIA UPDATE

As part of the review / update process the Advisory Committee was asked to review this chapter and provide input regarding the future described in the plan. For the most part the Committee felt that the following description was still valid and the community should continue to head toward this future.

In the future, Sedalia will be known as having made evident, sustainable progress towards the shared goal of making the community a pleasant and dynamic place to live, work, play and visit. This quality of life will be reflected in the abundant opportunities to engage in commerce, invest in quality housing, earn a competitive living, and raise families in a safe and nurturing environment with a strong community heritage that will be preserved for generations to come.

As well as the small-town, friendly atmosphere for residents and visitors, the economic climate in Sedalia will ensure that investors consider the community a good place to own property and conduct business. In the future, there will be a wider mix of specialty businesses and services to attract a younger market segment that will generate increased cash flow into the area. Existing businesses are recognized as crucial elements to the economy and will be maintained and expanded in order to keep them current and relevant to the overall economy of Sedalia. New uses will also be found to support contemporary activities and remind the citizens and visitors of the history of the community. The long-term sustainability of Sedalia will be strengthened as a source for economic development- a better shopping environment, great jobs potential, an enhanced tax base and subsequent additional value to citizens.

Sedalia is a highly connected place, and many visitors pass through on the way to the Lake of the Ozarks and other places. Others come to experience the Missouri State Fair and the Scott Joplin Ragtime Festival each summer. Visitors to Sedalia will be impressed by the pioneering, discovery-minded spirit of its people as reflected in its many events, festivals and recreation.

Enthusiasm and energy will be the prevailing spirit of investors, residents and visitors in the future of Sedalia. Sedalians have placed a great amount of time, effort and funding into making the community a special place and this Master Plan will help to reinforce the elements of Sedalia's unique situation and will act as a guiding tool for years to come.

Areas of Additional Emphasis

It was also determined, by the Committee that several points of emphasis needed to be thought about and pursued with diligence in the future.

- Community Health - well-being, healthy lifestyle and comprehensive affordable health and wellness services.
- Education – continued advancements, partnerships, job-training / workforce development and small business development support through education offerings.
- Economic Development – strive for diversification that leverages existing and emerging advantages.

Chapter 4 PHYSICAL DEVELOPMENT PLAN UPDATE

In addition to the Advisory Committee four Focus Groups were formed around the following topic areas:

- Education / Job Training
- Neighborhood Development
- Infrastructure / Government
- Economic Development

These groups, along with the Advisory Committee provided discussion and input regarding various goals and issues related to the physical development plan. Through their input no significant changes are suggested in regard to the physical development plan. The input reinforced that the desired outcome depicted by the physical plan elements is still a desirable outcome to pursue and that the 2008 goals are still valid. Additional goals that came to light through the discussion and work done by the committee are noted below, along with the original 2008 goals.

Neighborhood Goals

NH.1: Neighborhoods in Sedalia will create, stabilize and maintain a strong neighborhood level identity.

NH.2: New residential neighborhoods in Sedalia will be master-planned.

NH.3: Residential development will coincide with the expansion of the city.

NH.4: Residential subdivisions will be successful and sustainable neighborhoods.

NH.5: Existing and proposed new residential neighborhoods will incorporate neighborhood commercial districts.

2014 Addition:

NH.6: Sedalia will strategically promote social interaction in neighborhoods through programmatic and capital reinvestment, and community design standards.

Commercial Goals

C.1: Sedalia will have a diverse group of Mixed-Use Districts that serve both the community and surrounding neighborhoods.

C.2: The Commerce Corridors will accommodate larger community and regional retail and service needs.

C.3: Downtown will become a high-density mixed-use destination incorporating retail, employment, office and residential.

C.4: Downtown Sedalia will become a national model for downtown revitalization and development.

Employment Goals

E.1: Sedalia will strengthen and diversify its employment base.

E.2: Sedalia will create attractive, high quality business campuses that contribute to the character of the community.

E.3: Sedalia will create attractive, high quality site specific locations that contribute to the character of the community.

Strategic Annexation Plan Goal

SAP.1: Sedalia will annex land according to a strategic annexation plan.

Infill/Redevelopment Goals

IR.1: Sedalia will eradicate vacancy in its downtown.

IR.2: Sedalia will retain the historic character of Downtown.

Growth and Development Goals

GD.1: Future growth and redevelopment areas will occur according to a formally adopted growth and redevelopment plan.

GD.2: Emerging areas in Sedalia will be high quality, sustainable places to live and work.

GD.3: Conservation areas in Sedalia will be protected from physical and fiscal decline.

GD.4: Stabilization areas in Sedalia will be protected from further deterioration and move toward becoming conservation areas.

GD.5: Re-establishment areas in Sedalia will be re-established as a vital part of the city.

GD.6: New growth areas in Sedalia will remain viable to the community in the long-term future.

GD.7: Urban reserve areas in Sedalia will remain undeveloped or developed to a rural scale until a phased pattern of urban development reaches those areas.

Vehicular Goals

V.1: Sedalia will enhance its identity through the creation of Identity Corridors.

V.2: Sedalia will create a street network that is responsive to the environment and the context in which it is set and development that it serves.

Pedestrian and Bicyclist Goals

PB.1: Sedalia will become a community known for its pedestrian connectivity.

PB.2: Sedalia will become a community with a completely linked system of trails.

PB.3: Sedalia will become a community with a completely linked sidewalk system.

Public Transit Goals

PT.1: Efficiencies of existing transit systems will be improved in Sedalia.

PT.2: Sedalia will plan for future transit needs.

Complete Streets Goals

CS.1: Sedalia will become a city of complete streets.

Identity Corridors Goal

IC.1: Sedalia will establish Identity Corridors.

Gateways and Key Intersections Goals

GKI.1: Sedalia will have strong community gateways.

GKI.2: Key intersections within Sedalia will become an integral part of the community.

GKI.3: Sedalia's Sculpture in the Park Program will be expanded.

Parks and Recreation Goals

PR.1: Sedalia will have a completely linked system of trails.

PR.2: Sedalia will incorporate all levels of parks into its parks and recreation system.

Community Services Goals

CS.1: Sedalia's community services will be able to meet the needs of the current population and future growth.

- CS.2:** Public infrastructure and facilities technology will be updated.
- CS.3:** Sedalia will become an environmentally responsible community.

Institutions Goal

I.1: Sedalia will disperse civic and institutional elements of the community to appropriate locations based on the primary client or customer and the size, scale and function(s) of the institution.

Retention and Expansion Goal

- RE.1:** Sedalia will retain existing businesses within the community.
- RE.2** Sedalia will expand existing businesses within the community.

Entrepreneurship Goal

E 1: Sedalia will grow a strong entrepreneurial sector of the economy.

Recruitment Goal

R 1: Sedalia will recruit high-quality businesses.

2014 Additions:

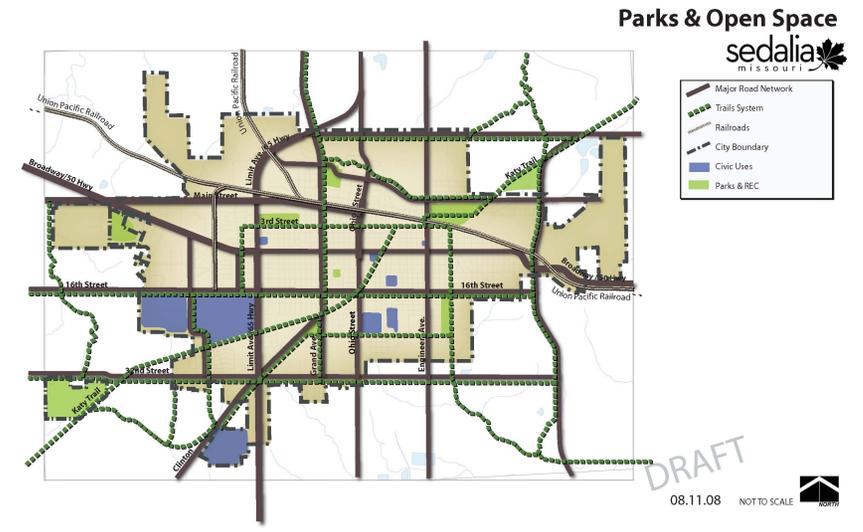
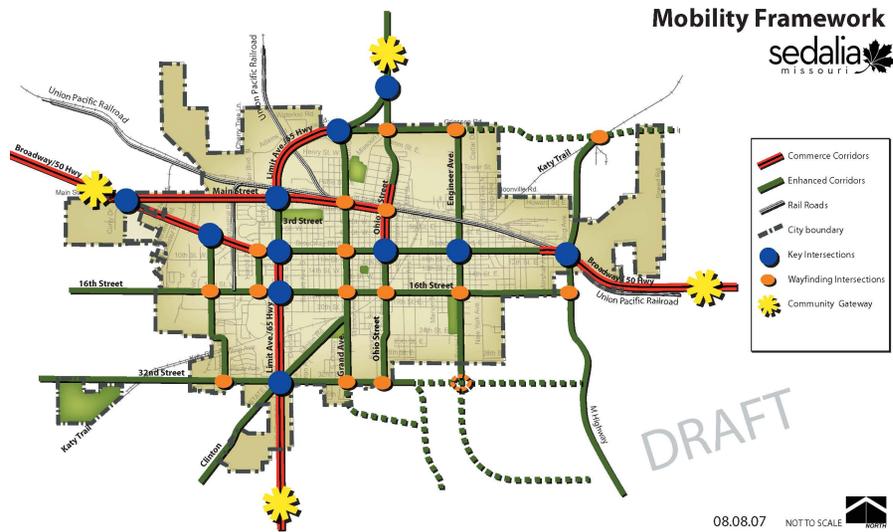
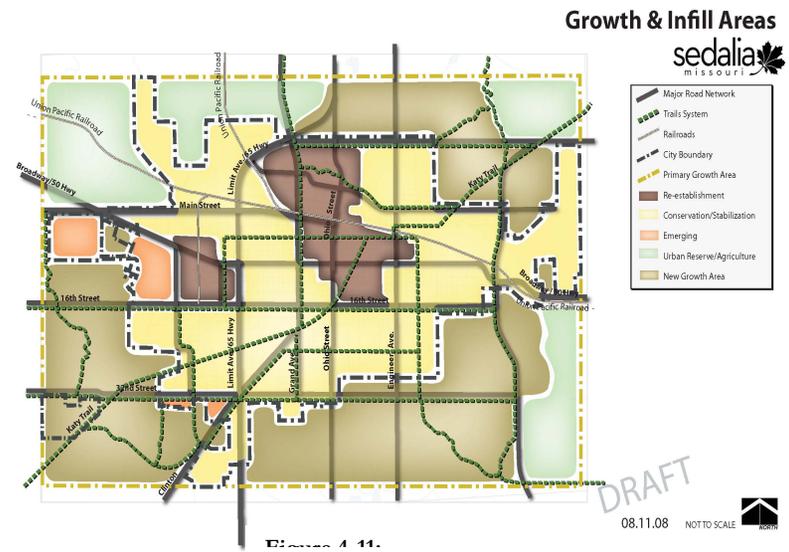
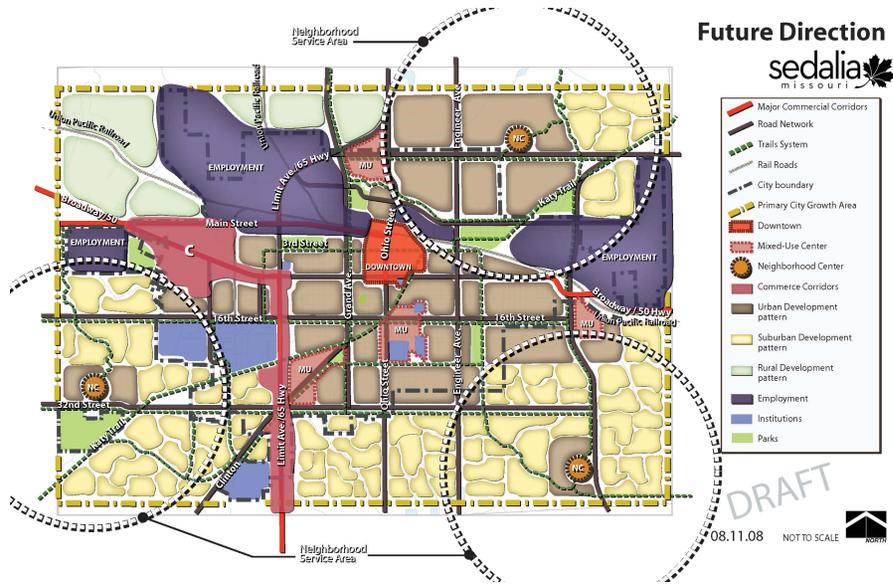
Education / Job Training Goal

EDJT.1: Sedalia will creatively seek ways to proactively address education needs from pre-school through workforce development.

Community Health Goal

CH.1: Sedalia will be a community that promotes healthy activity and life choices.

Several key 2008 maps provide the depiction of the desired physical framework for future development in Sedalia. These maps are provided below. As noted previously these maps do not require changing at this time.



Chapter 5 IMPLEMENTATION UPDATE

Based upon the review and update described above and an internal review of accomplishments conducted by Community Development staff the following pages reflect changes to the implementation matrix from the 2008 Master Plan. Within the implementation matrix, each strategy is given a priority and a responsibility. The priorities are:

Immediate Priority: A strategy that may be utilized to accomplish a specific goal within 1-5 years (short term planning).

High Priority: A strategy that may be utilized to accomplish a specific goal within 5-10 years (medium-term planning).

Moderate Priority: A strategy that may be utilized to accomplish a specific goal in long-term planning (10 years or more).

There are numerous people and organizations that may need or wish to participate in accomplishing a set goal for the future of Sedalia; therefore, each strategy is given a responsible party. There may be multiple people or organizations that may be responsible for carrying out each strategy; the following lists the acronyms for each responsible party.

(C)	City of Sedalia
(CC)	City Council
(P&Z)	Planning and Zoning Commission
(CBCD)	Central Business and Cultural District
(CH)	Chamber of Commerce
(D/B)	Developers/Builders
(ED)	Economic Development of Sedalia/Pettis County
(NA)	Neighborhood Associations
(P)	Private Sector
(PC)	Pettis County
(R)	Residents/Citizens
(SDDI)	Sedalia Downtown Development, Inc.
(S200)	Sedalia School District #200
(SFCC)	State Fair Community College
(OA)	Other Agencies

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
Land Use/Character Areas					
Neighborhoods					
NH.1 Neighborhoods in Sedalia will create, stabilize and maintain a strong neighborhood level identity.					
NH.1.1 Establish a Neighborhood Association program in the City of Sedalia.	+			+	(C)
NH.1.2 Encourage residents of existing neighborhoods to form Neighborhood Associations and establish formal boundaries.	+			+	(C) (NA)
NH.1.3 Allow Neighborhood Associations to seek and obtain official neighborhood recognition/status from the City of Sedalia.	+			+	(C) (NA)
NH.1.4 Set goals for neighborhood improvements and establish a unique identity.			+		(NA)
NH.2 New residential neighborhoods in Sedalia will be master-planned.					
NH.2.1 Ensure that connections are created and maintained between new neighborhoods and with old neighborhoods.		+		+	(C)
NH.2.2 New neighborhoods should implement the growth, development and neighborhood goals in this plan.		+		+	(C) (D/B),(NA)
NH.2.3 Encourage each new residential development to adopt policies that require neighborhood identity features such as landscaping, streetscaping and neighborhood parks.		+		+	(C)
NH.2.4 Establish a policy of complete streets to serve each new residential development.	+			+	(C)
NH.3 Residential development will coincide with the expansion of the city.					
NH.3.1 Adopt a growth policy which determines appropriate locations for new neighborhoods within the future development framework.	+				(C)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
NH.3.2 Develop infill policies which determine appropriate locations and concentrations of residential development within new neighborhoods.	+				(C)
NH.3.3 Recognize and preserve the urban reserve areas identified for Sedalia.		+		+	(C)
NH.3.4 Revise zoning ordinances to allow for a diversity of housing stock where deemed appropriate.	+			+	(C)
NH.4 Residential subdivisions will be successful and sustainable neighborhoods.					
NH.4.1 Include a variety of dwelling types that accommodate the range of needs, price-points and life-stages of Sedalia's residents in neighborhoods.		+			(C) (B/D)
NH.4.2 Place higher density housing units closest to walkable mixed-use districts to enhance neighborhood connections.		+			(C) (B/D)
NH.4.3 Require pedestrian linkage within and between neighborhoods.	+			+	(C)
NH.4.4 Incorporate variations of a grid-street pattern within and between neighborhoods.	+				(C) (B/D)
NH.4.5 Encourage development of higher-density residential uses along arterial roadways.		+			(C)
NH.4.6 Incorporate public open space, art and pedestrian scaled gateway markers within neighborhoods to further define the neighborhood character.				+	(C) (B/D) (NA)
NH.4.7 Encourage neighborhoods to organize to reinforce neighborhood pride and increase safety.				+	(C), (NA)
NH.5 Existing and proposed new residential neighborhoods will incorporate neighborhood commercial districts.					
NH.5.1 Encourage commercial developers to provide the neighborhood level service districts at the appropriate scale and distance to serve neighborhoods efficiently.	+				(C) (B/D)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
NH.5.2 Incent developers to engage in building commercial centers which incorporate the surrounding neighborhood's character and environment using proper architecture, design, landscaping and other elements.	+				(C) (B/D)
NH.6: Sedalia will strategically promote social interaction in neighborhoods through programmatic and capital reinvestment, and community design standards.					
NH.6.1 Develop systematic neighborhood beautification, clean-up, watch and social activity programs.	+				(C), (NA)
NH.6.2 Develop standards for sidewalks, lighting, community gathering spaces in all Sedalia neighborhoods.	+				(C), (CC)
NH.6.3 Identify funding for strategic and programmatic improvements to meet standards developed in NH.6.2 for established neighborhoods.	+				(C), (CC)
Commercial					
C.1 Sedalia will have a diverse group of Mixed-Use Districts that serve both the community and surrounding neighborhoods.					
C.1.1 Review and update ordinances to encourage mixed-use districts to occur in proper locations.	+				(C)
C.1.2 Determine trade areas for each scale of commercial development in accordance with the International Council of Shopping Centers (ICSC) standards.			+		(C) (OA)
C.1.3 Identify and recruit ideal developers and tenant types for mixed-use districts (i.e. niche retail, restaurants, galleries, apartment management groups and small businesses needing office or storefront space).		+			(C) (OA)
C.2 The Commerce Corridors will accommodate larger community and regional retail and service needs.					
C.2.1 Identify ideal property owners/tenant types that do not directly compete with goals and strategies for Downtown Sedalia and future Mixed-Use Districts.			+	+	(C)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
C.2.2 Partner with Economic Development of Sedalia-Pettis County to identify regional needs and strategize recruitment efforts and recruit needed business to Sedalia's Commerce Corridors.		+			(C) (OA)
C.2.3 Reduce automobile impact on major corridors through site planning and development practices that encourage internal site mobility and connectivity.		+		+	(C)
C.2.4 Review and update site design standards requirements.	+				(C)
C.2.4.a Encourage landscaping standards that incorporates shrubbery and plantings native to the region which shields pedestrians from offensive viewsheds.	+				
C.2.4.b Implement buffer requirements in new site design standards to protect conflicting land uses from coming into direct contact.	+				(C)
C.2.4.c Ensure that site design standards take into account pedestrian needs.	+				(C)
C.3 Downtown will become a high-density mixed-use destination incorporating retail, employment, office and residential uses.					
C.3.1 Work with the private sector to encourage the development of the mixed-use district.	+			+	(C),(CBCD) (SDDI),(P),(OA)
C.3.2 Review and update zoning ordinances to allow mixed-use and higher-density development in downtown.	+				(C)
C.3.3 Develop incentive programs for infill development and redevelopment within the downtown.	+			+	(C),(SDDI) (CBCD),(OA)
C.3.4 Maintain the "main street" character by incorporating bed and breakfasts, restaurants, specialized retail and other specialized operations.	+			+	(C), (P), (B/D) (CBCD), (SDDI), (OA)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
C.3.5 Implement the D.R.E.A.M. Initiative Downtown Plan.	+			+	(C), (B/D) (CBCD), (SDDI),(OA)
C.4 Downtown Sedalia will become a national model for downtown revitalization and development.					
C.4.1 Plan for the building of a highly identifiable gateway and streetscape that is associated with Downtown.		+			(C),(SDDI) (CBCD),(OA)
C.4.2 Allocate funds to design and build gateway and streetscape improvements within the Downtown district.		+			(C),(CBCD),(OA)
C.4.3 Physically expand the Downtown north to meet the Missouri Pacific Railroad and south beyond Broadway/US 50 Highway.	+			+	(C), (B/D) (CBCD),(P) (SDDI)
C.4.4 Develop a marketing campaign that showcases downtown Sedalia's unique history, retail opportunities and destination characteristics.		+			(C),(SDDI) (CH),(OA)
Employment					
E.1 Sedalia will strengthen and diversify its employment base.					
E.1.1 Work with Economic Development of Sedalia-Pettis County (EDSPC) to recruit a diverse range of employment uses and tenants that will fit into either a Business Campus environment or a Site-Specific Location.		+		+	(C), (ED) (OA)
E.1.2 Work with developers and business owners to ensure adequate site design and building placement within business campus and site-specific locations.		+		+	(C), (B/D) (P)
E.1.3 Identify locations within Sedalia that are appropriate site-specific locations for industrial and commercial employment uses.		+		+	(C) (ED)
E.2 Sedalia will create attractive, high quality business campuses that contribute to the character of the community.					
E.2.1 Create a Business Campus Master Plan.			+		(C), (OA)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
E.2.2 Incorporate site design standards with “green-minded” policies, connectivity and buffer requirements.			+		(C)
E.2.3 Ensure that business campuses transition into other land uses.		+		+	(C)
E.3 Sedalia will create attractive, high quality site specific locations that contribute to the character of the community.					
E.3.1 Require site design standards with “green-minded” policies, connectivity and buffer requirements.	+				(C)
E.3.2 Incorporate a buffer requirement into all site specific location guidelines.	+				(C)
E.3.3 Ensure that site specific locations fit into the surrounding land uses.	+			+	(C)
Growth and Infill					
Strategic Annexation Plan					
SAP.1 Sedalia will annex land according to a strategic annexation plan.					
SAP.1.1 Develop a strategic annexation plan to guide the future growth of Sedalia to the year 2030.		+			(C), (P&Z)
SAP.1.2 Work with all city departments to determine the most appropriate areas for growth and development based on existing infrastructure investments, economic development and natural systems.		+			(C), (P&Z) (OA)
SAP.1.3 Work with developers and homebuilders associations to encourage growth areas every 5 years and re-examine goals for the next 5 years.			+	+	(C), (B/D) (P),(P&Z)
SAP.1.4 Evaluate changes in growth areas every 5 years and re-examine goals for the next 5 years.			+	+	(C),(P&Z)
SAP.1.5 Work cooperatively with Pettis County to control new growth and development in areas on the fringes of the city limits.		+		+	(C), (P&Z) (OA)
SAP.1.5.a When the City of Sedalia’s population reaches		+			(C), (PC)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
25,000 persons or more, work with Pettis County officials to adopt a mutually acceptable plan for the two mile extraterritorial area outside of Sedalia City limits for areas which are not addressed in this plan or issues that address any growth issues that have changed since adoption of this plan.					
SAP.1.6 Develop a map to visually identify areas and direction for growth and development to the year 2030.		+			(C), (P&Z) (OA)
Infill/Redevelopment					
IR.1 Sedalia will eradicate vacancy in its downtown.					
IR.1.1 Develop an Infill and Redevelopment Plan.	+				(C), (P&Z), (CC)
IR.1.2 Develop a site inventory workbook to determine space needs and match developers and businesses with appropriate site locations.	+				(C)
IR.1.3 Identify local, state and federal programs which help to fund infill/redevelopment.	+				(C)
IR.1.4 Partner with state and federal programs that encourage housing preservation and redevelopment within downtown.		+			(C), (SDDI),(OA)
IR.1.5 Change City ordinances to allow flexibility for infill/redevelopment.	+				(C), (P&Z) (CC)
IR.2 Sedalia will retain the historic character of Downtown.					
IR.2.1 Keep the historic buildings survey up to date.	+			+	(C),(SDDI) (CBCD)
IR.2.2 Update the buildings and period of significance of Downtown Sedalia and its contributing structures.		+		+	(C),(SDDI) (CBCD)
IR.2.3 Update the list of non-historic buildings which are contributing structures to the downtown character and update the redevelopment strategy to keep important elements intact.		+		+	(C),(SDDI) (CBCD)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
Growth and Development Areas					
GD.1 Future growth and redevelopment areas will occur according to a formally adopted growth and redevelopment plan.					
GD.1.1 Develop a growth and redevelopment plan.		+			(C), (P&Z)
GD.1.2 Formally identify the growth and infill areas within Sedalia.		+			(C)
GD.1.3 Partner with Pettis County in a cooperative effort to identify an urban reserve/agriculture boundary.		+			(C), (PC) (OA)
GD.1.4 Create an intergovernmental agreement between the City of Sedalia and Pettis County to establish a formal boundary and process for future growth outside current Sedalia city limits.		+			(C), (PC) (OA)
GD.1.5 Work cooperatively with homeowners, developers and homebuilders associations to coordinate the appropriate types of growth and development within each growth and development area.		+			(C) (B/D) (P&Z)
GD.1.6 Work to ensure that Pettis County adopts development standards that are comparable to the City's for the extraterritorial jurisdiction area.	+				(C), (PC) (OA)
GD.1.6.a At such a point when Sedalia's population meets or exceeds 25,000 persons, work with Pettis County to adopt mutually acceptable development standards that meet the goals of this plan and any of its updates.					(C), (PC)
GD.2 Emerging areas in Sedalia will be high-quality, sustainable places to live and work.					
GD.2.1 Implement detailed land use planning that seeks to minimize conflict between differing land uses and protects the existing land use patterns.	+				(C)
GD.2.2 Prepare and implement design standards to create high quality built environments.	+				(C), (P&Z) (CC)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
GD.2.3 Promote quality development that is an efficient use of resources.		+		+	(C), (P&Z) (CC)
GD.2.4 Proactively enforce codes to protect the physical and visual quality of the area.	+			+	(C), (P&Z) (CC)
GD.3 Conservation areas in Sedalia will be protected from physical and fiscal decline.					
GD.3.1 Implement detailed land use planning that seeks to minimize conflict between differing land uses and protects the existing land use patterns.		+			(C)
GD.3.2 Implement design standards to ensure the uniqueness of an area by protecting the existing character and promoting quality development.	+			+	(C)
GD.3.3 Proactively enforce codes to protect the physical and visual quality of the area.	+			+	(C), (P&Z) (CC)
GD.3.4 Continue to maintain public facilities and amenities to preserve the quality appearance and character of an area.	+			+	(C)
GD.3.5 Retain neighborhood institutional elements and public places.	+			+	(C)
GD.4 Stabilization areas in Sedalia will be protected from deterioration and move toward becoming conservation areas.					
GD.4.1 Improve the range of community services to these areas.	+				(C)
GD.4.2 Prepare design standards to ensure quality infill development.	+				(C)
GD.4.3 Invest in capital improvements such as streets, sidewalks, streetscape and public spaces to enhance the appearance of these areas.	+			+	(C)
GD.4.4 Target financial incentives to encourage improvements.	+				(C), (OA)
GD.4.5 Improve code enforcement to repair/enhance deteriorated or vacant properties.	+				(C)
GD.5 Re-establishment areas in Sedalia will be re-established					

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
as a vital part of the city.					
GD.5.1 The City will assist in the acquisition and preparation of land for redevelopment.	+				(C)
GD.5.2 Target programs that promote property revitalization and major repair.	+			+	(C)
GD.5.3 Target incentives for redevelopment.	+				(C)
GD.5.4 Use code enforcement policies that do not place an undue hardship on remaining property owners and residents.	+			+	(C)
GD.6 New growth areas in Sedalia will remain viable to the community in the long term future.					
GD.6.1 Pursue opportunities to physically expand the city limits in an appropriate manner that coincides with a strategic annexation plan.		+		+	(C), (P&Z) (CC)
GD.7 Urban reserve areas in Sedalia will remain undeveloped or developed to a rural scale until a phased pattern of urban development reaches those areas.					
GD.7.1 Monitor and plan for long term growth into these areas.			+	+	(C)
GD.7.2 Work with the County to determine logical expansion patterns and service areas to ensure effective and efficient delivery of services.	+		+	+	(C) (PC) (OA)
GD.7.3 Develop regulatory policies to minimize small parcel development prior to incorporation of these areas.			+	+	(C)
Mobility					
Vehicular					
V.1. Sedalia will enhance its identity through the creation of Identity Corridors.					
V.1.1 Develop an Identity Corridors Plan which provides design recommendations for the implementation of the corridor.			+		(C)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
V.1.2 Implement Identity Corridor design as roadways are upgraded or redesigned or as redevelopment along them occurs.			+		(C), (CC)
V.1.3 Improve Griessen Road from the airport into town as a scenic route and identity corridor.		+			(C), (CC) (P&Z)
V.2 Sedalia will create a street network that is responsive to the environment and context in which it is set and development that it serves.					
V.2.1 Identify street standards that will occur in different treatment levels (rural, suburban and urban) based on the type of development they serve.		+		+	(C)
Pedestrian/Bicyclist					
PB.1 Sedalia will become a community known for its pedestrian connectivity.					
PB.1.1 Identify areas in the community which lack sidewalks, trails and pedestrian connectivity.	+			+	(C),(OA)
PB.1.2 Establish a comprehensive mobility plan to the year 2030.	+				(C), (P&Z) (CC), (OA)
PB.1.3 Create more opportunities for modes of travel other than vehicular.	+				(C), (OA)
PB.2 Sedalia will become a community with a completely linked system of trails.					
PB.2.1 Follow the goals and strategies set forth in Section 4.4, Community Development.	+				(C), (P&Z) (CC)
PB.2.2 Use the Katy Trail as a spine for a comprehensive recreational trail network.	+			+	(C), (OA)
PB.2.3 Designate the Katy Trail route through Sedalia so it is easily identified and used.	+			+	(C),(OA)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
PB.3 Sedalia will become a community with a completely linked sidewalk system.					
PB.3.1 Establish a sidewalk enhancement program for existing development in Sedalia.	+			+	(C), (P&Z) (CC)
PB.3.2 Revise City ordinances to require all new development in Sedalia to provide sidewalks.	+				(C), (CC)
PB.3.3 Encourage the planting of street trees and other aesthetic enhancements along pedestrian corridors to shield pedestrian and bicycle traffic from automobile traffic.	+			+	(C)
Public Transit					
PT.1 Efficiencies of existing transit systems will be improved in Sedalia.					
PT.1.1 Study transit routes and schedules to make them more efficient and useful.		+		+	(C), (OA)
PT.1.2 Encourage existing public transit providers to extend service and hours to accommodate the needs of current riders.		+			(C) (CC),(OA)
PT.1.3 Educate the public about the importance of public transit.		+			(C), (OA)
PT.1.4 Encourage the public to increase their use of public transit systems.		+			(C), (OA)
PT.2 Sedalia will plan for future transit needs.					
PT.2.1 Forecast potential transit demand.	+			+	(C), (OA)
PT.2.2 Evaluate future transit service that can address potential need.		+			(C), (OA)
PT.2.3 Encourage development patterns that support future transit service.		+		+	(C),(P&Z)
Complete Streets					
CS.1 Sedalia will become a city of complete streets.					
CS.1.1 Create a “Complete Streets Sedalia” plan.			+		(C)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
CS.1.1.a Identify roads in the city that would benefit from becoming a multi-user street (for use by pedestrians, bicyclists, automobiles and public transit).			+	+	(C) (OA)
CS.1.1b Establish timelines for which the “Complete Streets Sedalia” would be completed.			+		(C), (P&Z), (CC)
CS.1.1.c Identify state and federal programs and grants which will help to fund the “Complete Streets Sedalia” plan.	+			+	(C) (OA)
Community Development					
Identity Corridors					
IC.1 Sedalia will establish Identity Corridors					
IC.1.1 Identify the appropriate passages within the community that should receive Identity Corridor Treatment.		+			(C), (P&Z) (CC)
IC.1.2 Create and Identity Corridor hierarchy to determine the types of treatment which will be applied to each corridor type.		+			(C)
IC.1.3 Encourage developers, business owners and property owners to develop their corridor type accordingly.		+		+	(C), (B/D)
Gateways and Key Intersections					
GKI.1 Sedalia will have strong community gateways.					
GKI.1.1 Secure ground or right-of-way for gateway features at each of the identified gateway locations.		+		+	(C)
GKI.1.2 Develop a unique, consistent and Sedalia-centric gateway standard to implement at each gateway location.		+			(C)
GKI.1.3 Identify funds to ensure placement of the gateway features at the identified locations.		+			(C)
GKI.1.4 Establish and implement design guidelines for gateways that will ensure a common theme for each gateway and key intersection in Sedalia while still allowing each intersection to maintain its own uniqueness.		+		+	(C), (P&Z) (CC)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
GKI.1.5 Identify other intersections within Sedalia that would be well served by the addition of a gateway feature.		+		+	(C)
GKI.2 Key intersections within Sedalia will become an integral part of the community.					
GKI.2.1 Adopt a series of criteria to identify what a key intersection is within Sedalia.	+				(C)
GKI.2.2 Establish and implement design guidelines for key intersections that are consistent with the intensity of the intersection.	+			+	(C), (P&Z) (CC)
GKI.3 Sedalia's sculpture in the park program will be expanded.					
GKI.3.1 The Parks and Recreation Department will continue to sponsor the program.	+				(C),(CH) (OA)
GKI.3.2 The Parks and Recreation Department will recruit regional artists and commission pieces of art to be created and placed in various locations around Sedalia.	+				(C),(CH) (OA)
Parks and Recreation					
PR.1 Sedalia will recognize the importance of trails to a community's recreational health.					
PR.1.1 Establish a system of trails that act as links to connect parks, mixed-use districts, neighborhoods and downtown.	+			+	(C),(OA)
PR.1.2 Identify locations of key trail connections along natural features, boulevards, roadways, utility rights-of-way and rail lines.	+			+	(C)
PR.1.3 Work cooperatively with the State of Missouri to make improvements to the Katy Trail within the city limits.	+			+	(C), (OA)
PR.1.4 Seek opportunities to add trails that connect to the Katy Trail.	+			+	(C), (OA)
PR.2 Sedalia will incorporate all levels of parks into its parks and open space system.					
PR.2.1 Seek out opportunities to add neighborhood parks and small parks to the City's park system when possible			+		(C),(CC)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
PR.2.2 Recommend parks and open spaces in new subdivision applications.	+			+	(C)
PR.2.3 Encourage the incorporation of small parks and open space in mixed-use districts and downtown.	+			+	(C), (D/B)
Community Services					
CS.1 Sedalia's community services will be able to meet the needs of the current population and future growth.					
CS.1.1 Identify current and potential problems within all public facilities in Sedalia.	+			+	(C)
CS.1.2 Develop and adopt a Facilities Master Plan to the year 2030.		+			(C), (CC)
CS.1.3 Plan for the expansion of sanitary sewer, wastewater treatment plants and city-served roads to appropriately serve planned future growth.	+			+	(C), (CC)
CS.1.4 Identify and apply for funds such as brownfields programs, industrial development bonds, tax credits and tax increment financing to help fund infrastructure and facilities improvement within Sedalia.		+			(C)
CS.1.5 Consider police, fire services and public infrastructure and facilities necessary services.	+			+	(C), (D/B)
CS.2 Public infrastructure and facilities technology will be updated.					
CS.2.1 Develop and maintain a GIS (Geographic Information System) database for locations of all sanitary sewer, stormwater, wastewater, manhole locations, etc. to ensure the exact location of these facilities is recorded.	+			+	(C)
CS.2.2 Sedalia Water Department should develop, maintain and provide GIS database for locations of all mains.	+			+	

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
CS.3 Sedalia will become an environmentally responsible community.					
CS.3.1 Adopt and actively implement national standards of pre and post construction site runoff.		+		+	(C)
CS.3.2 Establish a city-sponsored recycling program.		+			(C)
CS.3.3 Offer incentives to citizens to participate in the recycling program and reach an 80% participation rate		+			(C), (R)
Institutions					
I.1 Sedalia will disperse civic and institutional elements of the community to appropriate locations based on the primary client or customer and the size, scale and function(s) of the institution.					
I.1.1 Use demographic and housing data to identify ideal institutions to locate in each neighborhood. For example, a neighborhood where the average household has two or more children may be an ideal location for an elementary school.			+		(C), (OA)
I.1.2 Work cooperatively with the public school district and private schools to identify ideal locations for new school sites.		+			(C), (OA)
I.1.3 Work cooperatively with religious institutions to best plan for new facilities.			+		(C), (OA)
I.1.4 Continue to partner with Pettis County to keep downtown a strong civic gathering place.		+		+	(C), (PC),(OA)
I.1.5 Work with developers of mixed-use districts to identify the ideal location for institutional uses in each district.		+			(C), (D/B)
I.1.6 Identify appropriate community institutions to be located in mixed-use districts or downtown.			+		(C)
Economic Development					
Retention and Expansion					
RE.1 Sedalia will retain existing businesses within the community.					
RE.1.1 Work with the Chamber of Commerce to create an existing business outreach and retention program.	+			+	(C), (CC),(CH)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
RE.1.2 Encourage community recognition of existing businesses that positively contribute to Sedalia.		+			(C), (CC) (CH),(SDDI)
RE.1.3 Help to increase the competitiveness of local firms.		+		+	(CC), (C),(CH) (ED),(SDDI)
RE.2 Sedalia will expand existing businesses within the community.					
RE.2.1 Help to strengthen existing business' position in national and international markets.		+			(C), (ED) (CH),(SDDI)
RE.2.2 Begin a "business growth accelerator program" in Sedalia to further grow existing businesses.		+			(ED), (SFCC)
RE.2.3: Proactively develop, expand, monitor and maintain a healthy inventory of sites and lands to meet the need for future new business attraction and the expansion of existing business, including large and small sites for industrial / manufacturing, and commercial / retail uses.	+			+	(C), (CH), (ED)
Entrepreneurship					
E.1 Sedalia will grow a strong entrepreneurial sector of the economy.					
E.1.1 Create a Sedalia Entrepreneurs program to assist in the creation of entrepreneurial business.	+				(SFCC),(OA)
E.1.2 Foster partnerships between educational institutions and local businesses to create an apprenticeship program.	+				(C),(SFCC) (CH),(OA)
E.1.3 Provide incentives which will support entrepreneurs.	+		+		(C),(SFCC),(CH)
E.1.4 Support organizations and individuals that help to make entrepreneurship succeed.			+		(C),(SFCC) (CH),(OA)
Recruitment					
R.1 Sedalia will recruit high-quality businesses.					
R.1.1 Update retail market analysis and draw factor to identify desired retail, commercial, industrial and manufacturing business.	+			+	(C), (ED),(OA)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
R.1.2 Develop recruitment plans for the retail, commercial, industrial and manufacturing sectors.		+			(C), (OA)
R.1.3 Capitalize on Sedalia's proximity to Kansas City and other regional amenities.		+			(C),(CH),(ED)
R.1.4 Support technology, research and development and emerging sectors.		+			(SFCC),(ED) (OA)
R.1.5 Support innovation centers to start and expand business in the community.		+			(SFCC),(ED) (OA)
Education / Job Training					
EDJT.1: Sedalia will creatively seek ways to proactively address education needs from pre-school through workforce development.					
EDJT.1.1: Create a cross agency community education needs forum to monitor demographic and economic changes and identify education improvements, programs and partnerships to address emerging changes / gaps in education.	+			+	(P), (R), (S200), (SFCC), (OA)
EDJT.1.2: Develop multiple pathways for achieving necessary life and work skills.		+		+	(P), (R), (S200), (SFCC), (OA)
EDJT.1.3: Develop partnership programs between education providers, private business and non-profit groups to supplement traditional education opportunities.				+	(P), (R), (S200), (SFCC), (OA)
Community Health					
CH.1: Sedalia will be a community that promotes healthy activity and life choices.					
CH.1.1: Create an interagency community health advocacy group focused on creating a healthier community environment.	+			+	(P), (R), (OA)
CH.1.2: Leverage the healthcare resources within the community to develop health themed community events and activities for all ages.	+			+	(P), (R), (OA)

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
CH.1.3: Investigate making physical improvements to the framework of the community that promote social interaction / involvement and physical activity (i.e. pedestrian / bicycle network connections, parks and recreation enhancements, etc.).				+	(C), (P), (R), (OA)