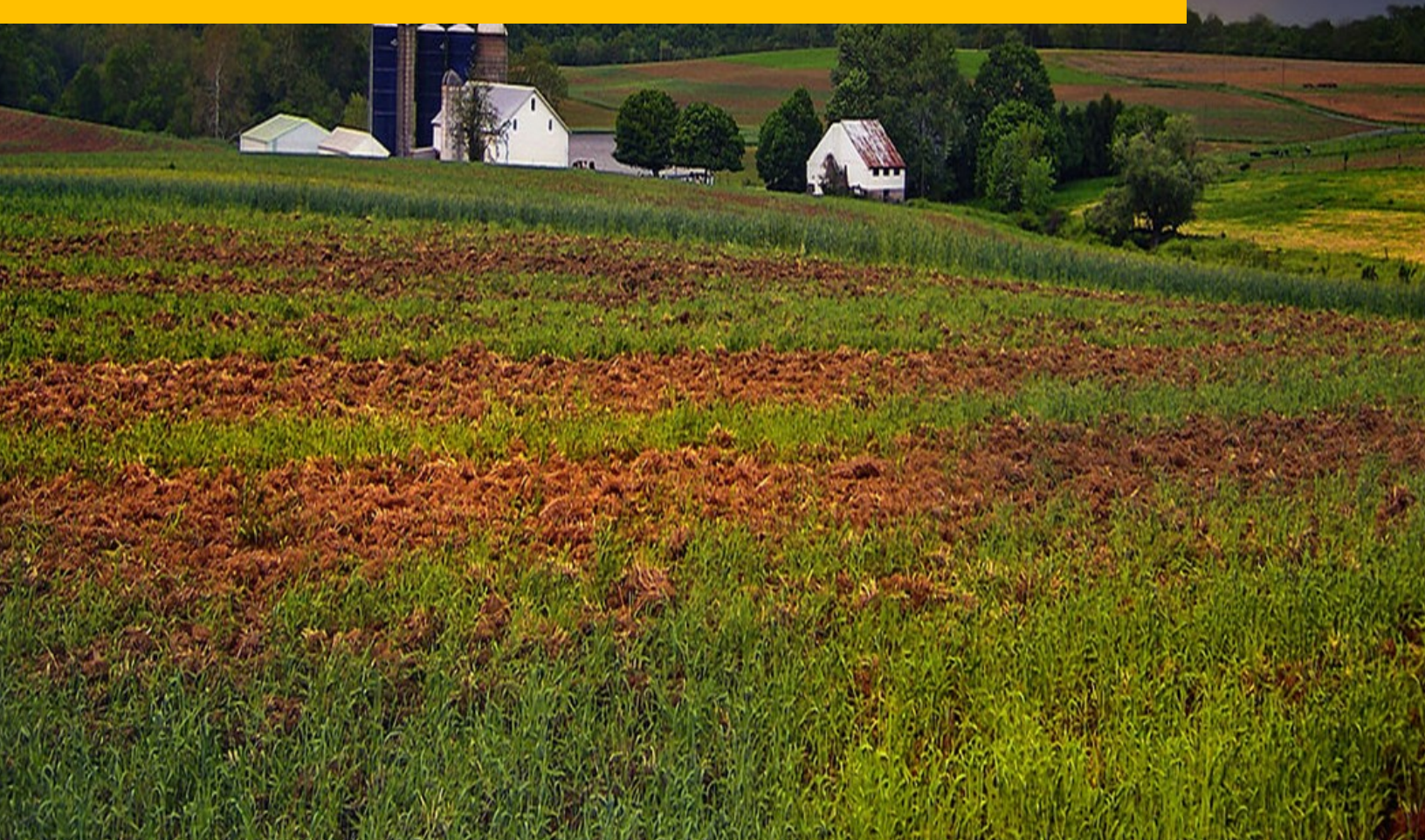


BUCHANAN COUNTY

COMPREHENSIVE PLAN

INVEST IN PEOPLE, CREATE A BETTER PLACE, AND GROW PROSPERITY ...



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Acknowledgments

Thank you to all who participated in the planning process. Your time, technical expertise, and guidance were critical to the development of the Buchanan County Comprehensive Plan.

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CHAPTER 1

Introduction

The Buchanan County Comprehensive Plan (The Plan) is a document that identifies the county's goals and objectives for the next 20 years. Built upon the guiding principles found in Imagine St. Joseph 2040, The Plan is a focused effort to provide a vision for the future of the county.



Overview

What is a Comprehensive Plan?

A Comprehensive Plan is a document that provides guidance on the future of the county. It identifies where the county is today and establishes how to achieve its vision statement and goals over the next 20 years.

Formulated by input and guidance provided by residents, businesses, and leadership of Buchanan County, The Plan is the result of the stakeholders' efforts to identify the top priorities of the county in terms of land use, development, transportation, parks, and infrastructure.

Priorities and Principles Drive The Plan:

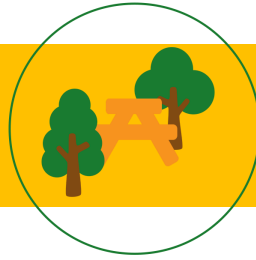
Priorities

Land Use

Transportation

Parks

Infrastructure



Principles

Principle 1

Future Facing –
Choices must align with and have impact on vision.

Principle 2

Grow the Pie, Don't Cut the Pie–
Unite community interests to fulfill the vision.

Principle 3

Powerful Partnerships–
Envision new, unique partnerships to move the vision forward.

Principle 4

Every Life is of Equal Value–
Create an environment where each person can reach their full potential embracing learning and leaving poverty behind.

Principle 5

Experimentation and readiness–
“We must be the change we want to see.”
Take risks and decisive action when opportunities arise.

Vision for the Future

What is the Mission and Vision?

Buchanan County’s vision and mission statements guide every part of this plan. By embracing the themes of the Imagine St. Joseph 2040 Plan, (2040 Plan), “Invest in People, Create a Better Place and Grow Prosperity,” the Buchanan County Comprehensive Plan will share the City of St. Joseph’s dynamic and optimistic vision of the future.

Connecting with the 2040 Plan integrates the county into the city’s outlook for the future. St. Joseph is the largest city within the county borders. While the county and city are separate entities, an alignment in planning values and principles ensures future growth patterns will be harmonious.

Each section provides goals and objectives for the future and strategies to achieve them. The Plan also includes tools for measuring progress toward achieving the goals. The Vision is repeated at the top of every section of this chapter, and the first page of that section contains a blue sidebar explaining how the relevant goal relates to the overall vision.

Vision Statement

Buchanan County envisions a dynamic plan to protect the health, safety, and general welfare of County residents. Safeguarding property and building values; creating a better place; investing in people to grow prosperity through managed growth principles.

Mission Statement

To ensure the most appropriate use of the land through planning and zoning to support residential, commercial and industrial development, yet keeping the rural character throughout the County by preserving the natural, agricultural, historic, and scenic resources for present and future generations.

Guiding Concepts

INVEST IN PEOPLE...

Our greatest return-on-investment comes from investing in our people. Ensuring that all children are ready to learn, as well as investing in state-of-the-art K-16 education, will cultivate a dynamic next-generation workforce. Providing two-year degrees and certificate programs, as well as four-year and graduate degrees, will enable current and future workers to retool and be prepared for new economy jobs. We will face poverty head-on by addressing the root causes, not just the symptoms. Whether it's the issue of poverty, mental health or addiction, we will make sure resources and systems are in place that encourage all residents to reach their full potential. Investing in people now will reap benefits in our future.

CREATE A BETTER PLACE...

In great cities, visitors and residents feel “there’s something exciting going on.” We can build excitement by filling our downtown storefronts, connecting downtown to the riverfront, creating green space and meeting space for festivals and conferences- thereby attracting visitors and residents to a place that defines the heart of St. Joseph. It also means taking pride in what we have by restoring the grandeur of our older neighborhoods, keeping people safe and being willing to invest in new infrastructure and amenities that create a place that attracts and retains people. We will create a place where people choose to be and want to stay.

GROW PROSPERITY...

Successful cities are prosperous. Residents enjoy a quality of life that comes with good paying jobs and meaningful careers. Prosperity does not just happen- it takes collaboration and leadership. It takes the belief that we can make a difference and that each of us is part of something bigger than ourselves. Vision, leadership and focus will lead us to a prosperous future but only if we are willing to be better and constantly innovate.



The Plan Area

Plan Service Area

Buchanan County, located on the Missouri River north of Kansas City is the regional retail and employment hub of northwest Missouri. Home to the state's eighth largest city, St. Joseph, the county provides jobs, education, retails, and cultural attractions for its 84,793 residents (2020 Census), as well as many beyond its borders. Buchanan County played a pivotal role in the state's history and looks forward to helping shape its future. Buchanan County has a total area of 415 square miles, which includes 410 square miles of land and five square miles of surface water. The Missouri River flows through the area and forms the border between Kansas and Missouri. St. Joseph is the largest city and the county seat. This plan contains a mixture of large rural areas, small municipalities, and the metropolitan area of the City of St. Joseph.

Mo-Kan Regional Council

Mo-Kan-Regional Council is a designated regional planning commission (RPC) and economic development district (EDD), recognized by the states of Kansas, Missouri and the federal government. The organization provides community and economic development services to five counties and 36 municipalities in northwest Missouri and northeast Kansas.

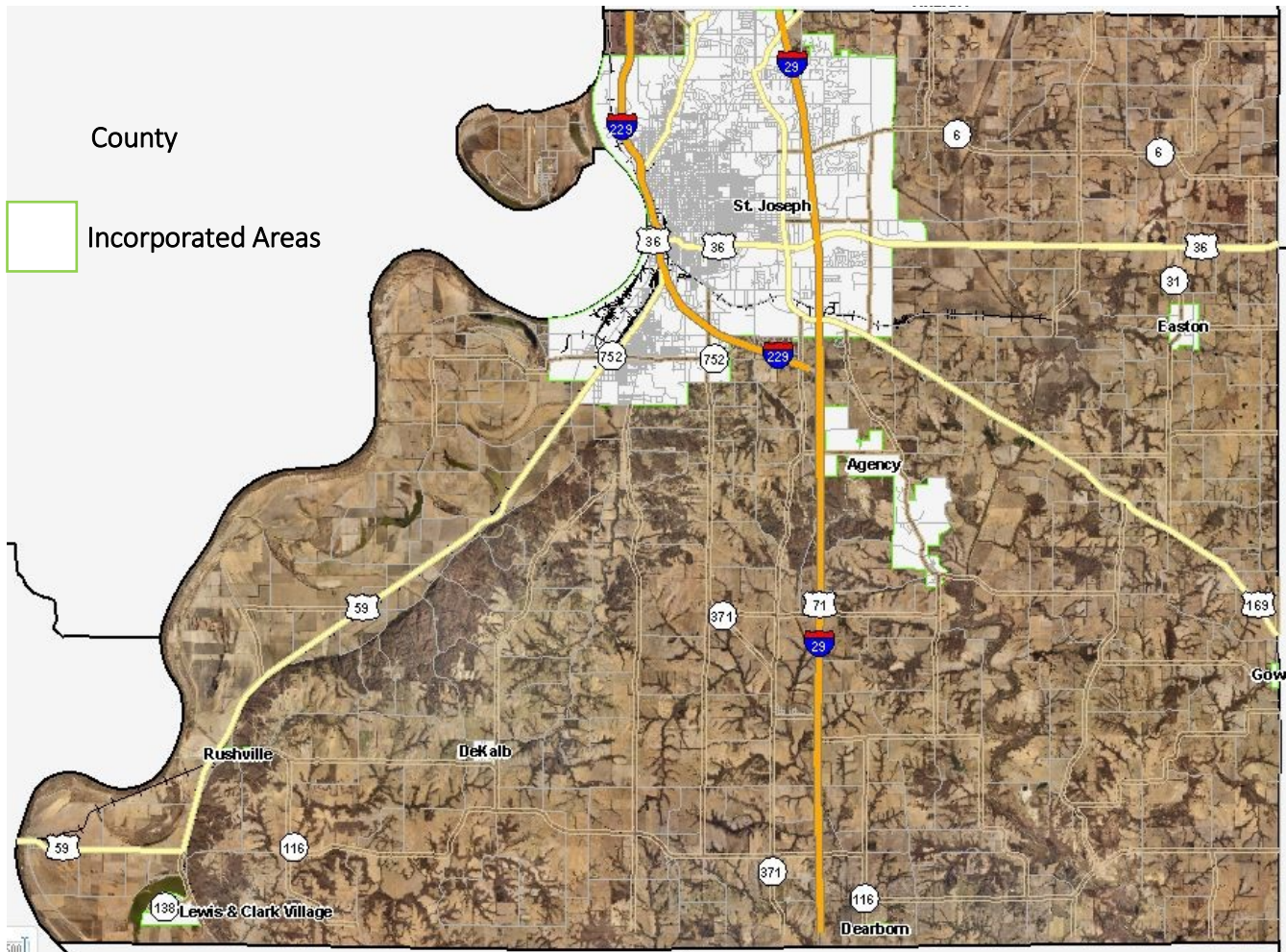


Mo-Kan Regional Council serves the counties and municipal governments in Andrew, Buchanan, Clinton and DeKalb Counties in Missouri; and Doniphan County in Kansas. Morrill municipality in Brown County, Kansas is also a member. Mo-Kan provides business development and financing services across the entire state of Missouri and northeast Kansas through its Small Business Administration revolving loan program.



The Plan Area

BUCHANAN COUNTY, MISSOURI



The Plan provides policy guidance for all of unincorporated Buchanan County and identifies the needs of various incorporated areas. This all-encompassing policy provides better clarification and guidance in growth management.

Why Plan?



It is critical for the county to proactively plan for how it wants to develop, rather than being reactive. By establishing this plan, it allows residents, business owners, developers, and leaders to understand these pre-determined goals and expectations. Because of economic shifts, transportation advancements, and new innovative technology being developed, the next 10 to 20 years for Buchanan County will look very different from today.

Additionally, the Plan establishes accountability and continuity through the planning period. This Plan will guide the direction of development, investment, and other elements within the county. Additionally, The Plan works to establish consistency throughout its chapters in relation to the existing policies and regulations. It also establishes a level of trust in the community because they know and understand what the expectations and priorities.

Planning Process

The planning process for a Comprehensive Plan update is a little different than other plans. It is particularly interesting because of the 20-year timespan. Most plans are written for shorter periods of time.

It is important for the plan to have a stated Vision that links the goals together. Since we are planning for the long haul, we must examine how the goals and objectives of the 1996 plan have stood the test of time and if there is a need to add new ones or to delete any that are either completed or obsolete. Once the goals and objectives are reviewed and updated as necessary, it is essential to determine if the strategies (called methods in the 1996 plan) have been effective. The strategies may be:

- ◆ Completed
- ◆ Deleted—Ineffective because of expense or other conditions
- ◆ Continued—Good ideas to continue
- ◆ New strategies may be added for current conditions

The combination of the goals, objectives and strategies make up the backbone of the Plan, shaping the actions of the next 20 years and represented as such in the Plan Summary .

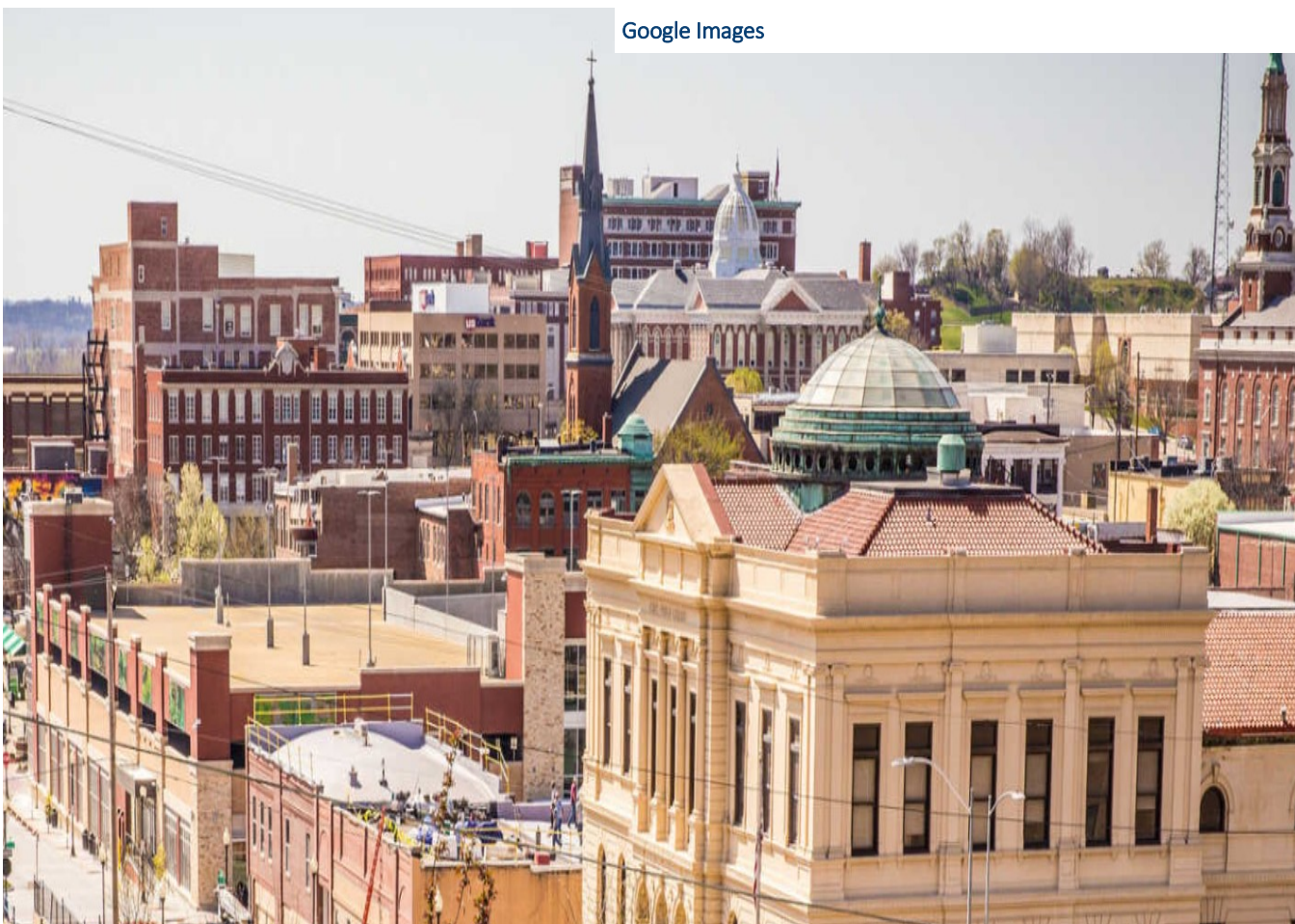
What makes a Comprehensive Plan useful and effective is community support during the planning process. Residents, leadership and stakeholders (business and industry) work together to create a vibrant plan that will be used to guide development over the next 20 years. They all need to be part of the planning process. This is accomplished by holding open public meetings and surveys that offer anyone interested the opportunity to participate.

Plan Introduction

The Plan, is an evolving document that has been adopted by the Buchanan County Commissioners to aid in the decision-making process concerning future land use in the county. Its development arose from the need to maintain a balance between the traditional agricultural nature of the county and an increased demand for rural single family homes and residential areas. The Buchanan County Commissioners and the Buchanan County Planning and Zoning Commission, working in cooperation with Mo-Kan, initiated the development of the Plan in April 1995.

The primary intent of the Plan is to establish developmental policies and goals that serve as a guide to maintain the rural nature of the county but also encourage limited residential and commercial development in selected areas. The policies and strategies outlined are designed for use by elected officials and advisory boards when evaluating and making decisions on future development proposals. The Plan will also serve as a framework by which citizens, land owners and developers can assess the County's needs and development potential of various parcels of land throughout the County.

The County Growth Management Policy can be found on p. 107 of the Plan.



Plan Structure

The Plan update is a guide for the county over the next twenty years, but it is expected to be reviewed and updated every five years. An updating process is needed in order to address new developmental, social, and economic changes to give community leaders the best possible up-to-date information to aid their decision making.

The Plan is structured into four parts:

1. Summary– Abridged version of the county’s Comprehensive Plan highlighting the goals and objectives, giving an overview of the most important parts but not intended to replace the Plan. Each section in this summary corresponds with a goal in the Plan: Growth Management, Natural Resources, Land Use, Transportation, Housing, Economic Development, and Recreation.

2. Plan– Contains the full text that is categorized by sections found in the county’s growth management policy. Planning for Natural Resource protection, the second goal, is fundamental to building the Plan. The *Land Use* section follows next because it is the heart of the Plan, and is focused on the goals, objectives and strategies that will guide future land use in the County. The Housing Goal is next because the balance between agricultural and residential land use is the defining subject of the Plan. It is important to understand the housing needs of current and future residents and how housing development affects the rural character of the unincorporated county areas. The Economic Development Goal follows Housing because a thriving economy is both affected by and affects all of the other aspects of planning. After the Economic Development section, comes the Recreation Goal which is tied to the quality of life as it is woven through the previous sections. The section on Achieving the Vision shows how the Plan comes to life. This section discusses voluntary and regulatory actions that are part of plan implementation. It also speaks to sources of funding and mechanisms for implementing the Plan. Priority strategies and indicators of progress or performance measurement are also found in the Achieving the Vision Chapter.

3. Appendix– Follows the body of the Plan and contains detailed background information and data about the County for each chapter in the plan. Each of the items in the Appendix is considered part of the Plan.

4. Reference- Includes documents which help to support the Plan but are not part of the Plan, providing information as it pertains to the Plan, other policies, supporting information, and data. The Reference Documents are included as background and help to enlighten the recommendations of the Plan. These References include links to other plans and reports that work together to strengthen the overall planning strategies of the County.

The **Plan** begins with demographic trends to build the framework. Looking into the future, population growth is predicted to stay slow and steady. In **2010** the **Buchanan County population** was **87,049**, by **2030** it is expected to increase by 6.4 percent to **93,007** inhabitants, which contradicts the recent population losses.



CHAPTER 2

County Profile

In order to project the future, a deeper understanding of the past has to be made. Chapter 2—County Profile presents an analysis of the past, current, and future profile of the county. This chapter highlights the importance of well-informed recommendations and strategies that properly respond to existing realities.

Chapter 2 highlights the regional context and history of Buchanan County, existing planning documents, demographics, economic trends, and physical and natural environment.

Buchanan County History

Buchanan County is situated near the northwestern part of the State. Its latitude is 39 degrees 47 minutes north and longitude 94 degrees 56 minutes west. It is near the same parallel of Philadelphia, Columbus, Springfield, Denver, and San Francisco. The county is divided into 12 civil townships, three full congressional townships and nine fractional congressional townships. The civil townships are as follows: Platte, Jackson, Crawford, Bloomington, Rush, Wayne, Carter, Agency, Tremont, Marion, Washington, and Lake.

In 1837, after the Platte Purchase was made, the territory now included in Buchanan County was by act of the General Assembly, attached to Clinton County, for civil and judicial purposes. That portion of the act referring to Buchanan County is as follows:

“All that portion of territory included within the following boundaries, to-wit: Beginning at the southwest corner of Clinton County, thence due west to the middle of the main channel of the Missouri River, thence up the main channel of the same to where the northern boundary of the State of Missouri intersects the same, thence along said line to the present northwest corner of the State, thence due south to the beginning, be and the same is hereby attached to the county of Clinton, for civil and judicial purposes.”

The following is the act of the General Assembly of Missouri (1838) under which Platte and Buchanan Counties were organized, and their boundaries defined:

Section 2: The territory west of Clinton County, included in the following boundaries shall compose a new county to be called Buchanan, in honor of the Hon. James Buchanan of Pennsylvania: Beginning at the northeast corner of Platte County as hereinafter established, agreeably to the provisions of this act, and thence north along the Clinton County or old State line, a sufficient distance, to a corner to be hereafter established by survey; and thence west to the Missouri River; and thence down the middle of the said river to the northwest corner of Platte County, when established as aforesaid; and thence east to the beginning, so as to contain four hundred square miles.

The act was approved on December 31, 1838 in Jefferson City. Three commissioners were appointed on March 13, 1839 to select a seat of justice for Buchanan County. They were: Peter B. Fulkerson and Armstrong McClintock, of Clinton County, and Leonard Brassfield, of Clay County. The commissioners made their report and selected the southwest quarter of Section 21, Township 56, Range 35 dated May 28, 1840.

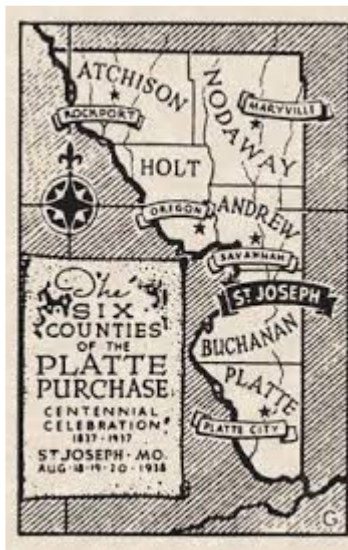
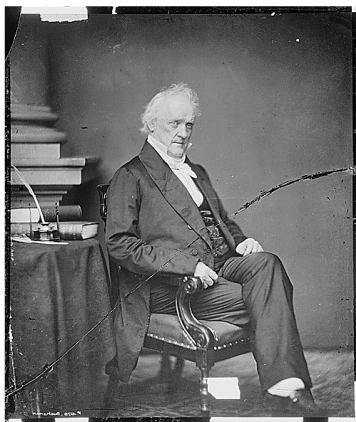
The county court named the county seat Sparta at August term in 1840. It was ordered by the county court, November 9, 1842, that a court house be built in the town of Sparta, the seat of justice of Buchanan County at such time and place as shall be designated by the court. This court house was never built. Soon after the laying out of St. Joseph in 1842, the first pronounced effort was made to move the county seat from Sparta to St. Joseph. The latter, although not in the center of county, was the center of the trading interests. Several elections on the question of moving the county-seat were held, and on February 28, 1843, the final election was held which resulted in the removal of the county seat.

The county was named after James Buchanan, born in Franklin County, Pennsylvania on April 13, 1791. He studied law and was admitted to the bar in 1812. In 1814 he was elected to the State Legislature and was re-elected the following year, and in 1820 became a member of Congress. He was re-elected in 1828 and retired from Congress in 1831, He was elected President of the United States in 1856, and, following his term of office, led a retired life, until his death in 1868.

Between 1837 to 1840, it was thought that other settlements near St. Joseph would become the chief town in this portion of the State. They were “Blacksnake Hills”, “White Cloud” in Andrew County; Savannah, Andrew County; Amazonia, Boston and Elizabethtown, all three in Andrew County, and all were north of St. Joseph, some eight or ten miles, and within a radius of five miles.

So confident were some of the business men living in Clay and Clinton Counties that some one of these towns would be the future emporium of the “Platte Purchase,” that they not only purchased land, but in one or two instances laid out towns and opened business houses. John W. Samuels and Robert Elliot began business at “White Cloud” Andrew County, or what was known as “Hackberry Ridge.” G.W. Samuels built a warehouse at Elizabethtown, Andrew County. Charles Caples laid off a quarter section east of and adjoining Amazonia, and thought it would be more eligible spot for the great city and named it “Boston.” These places, excepting Savannah, are numbered with the past.

On the fourth day of January, 1841, the County Court of Buchanan County made an order relative to the building of a courthouse at Sparta. The court had held its sessions at Richard Hill’s, near Rock House Prairie, and at the house of Joseph Robidoux since April 1839. The county courthouse was constructed in the town of Sparta to be used as a courthouse and clerk’s office. The original court house was of log construction and consisted of two rooms. After serving its purpose and removal of Sparta as the county-seat, the old courthouse was torn down and replaced with a cow stable. The removal of Sparta as the county seat in 1846 was approved by a vote of the people.



First Court House of Buchanan County
(Built of Logs and Afterward Covered with Boards. Now on the McCauley Farm, on the Site of Sparta, the First County Seat)

Photos courtesy stjomo.com, archives.gov, & newspressnow.com

Buchanan County Courthouse

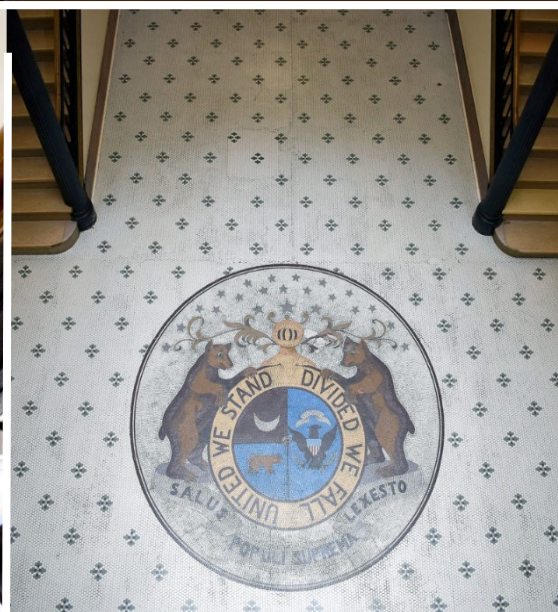
In the spring of 1846, the contract for building a brick courthouse was let for \$6,000. The job was undertaken and completed by L.S. Stigers and W.J. Taylor, Architects and builders. The site of this building was that of the present courthouse.

In 1871, the old two-story brick structure courthouse was deemed unsafe, and plans were laid out to build the current Buchanan County Courthouse and Jail for a cost of \$173,000 featuring a centerpiece domed rotunda measuring 145 feet from the ground. Completed in 1873, it was used for several purposes, housing lawyer offices, sleeping rooms, worship rooms and lecture areas for medical societies and a local musical society. One wing of the structure was used for a jail.

Just 15 years later, the 1885 courthouse fire—believed started by a heating stove ash—gutted the interior but left the columns. The insurance agents would not declare the structure a loss, but rather a partial loss. A court agreement with the insurers helped rebuild the courthouse to its original state, and the National Register report indicates that few alterations have been made to the structure since its renovation.

With its majestic white pointed dome, the courthouse stands as an architectural icon during the day and casts a warm stately glow over downtown St. Joseph in the evening light. The building has been called one of the few remaining “true” historic courthouse buildings in the country, and it is easy to see this structure is built to last (although this is the third courthouse structure constructed for Buchanan County). Positioned on Council Hill, the Neo-Classical dome and Corinthian columns are a memorable demonstration of Renaissance design. The overall plan of the building is the only “cruciform” Renaissance-styled courthouse in Missouri; meaning hallways extend outward in a cross pattern from a center point. In fact, it is second only in size and architectural scope within the state to the St. Louis City Courthouse.





Buchanan County Development

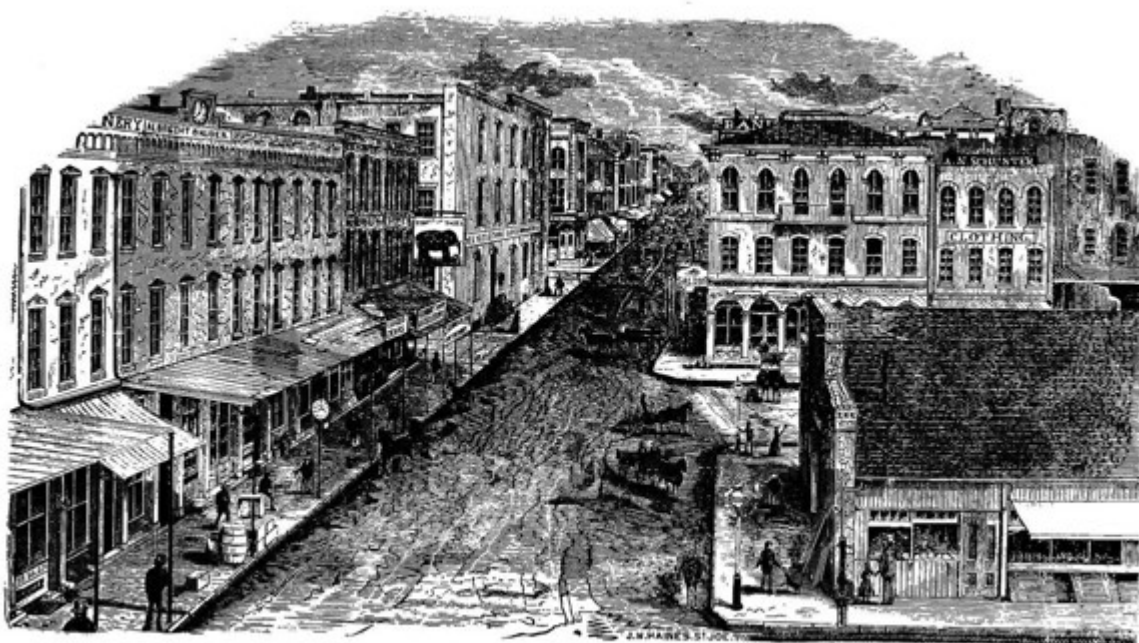
The early Native American residents included the tribes of the Kanza, Iowa, Sac, Fox, Delaware, Kickapoo, and Pottawatomie. The early white settlers to the region were fur traders who trapped along the Missouri River in the late 1700s. The river provided not only an abundant home for fur-bearing animals, but also a relatively accessible and dependable means of transportation. Explorers Lewis and Clark, leading the Corps of Discovery, passed through the area in the summer of 1804, as they explored the newly obtained Louisiana Purchase territory. On July 4, 1804, President Jefferson's Corps of Discovery celebrated the birth of the nation in what is today Lewis and Clark Village, located on the east bank of the Missouri River.

The area west of the then-western border of the state of Missouri and east of the Missouri River was granted to the Native American tribes in residence by the Prairie-du-Chien treaty with the French government, the landholders before the advent of the Louisiana Purchase.

By June 1836, the treaty was amended to extinguish Indian claims to land in Northwest Missouri. The federal government paid the resident tribes of Native Americans \$7,500 for the six counties of the Platte Purchase, as it is now known. In 1837, President Van Buren declared the Platte Region an extension of the state of Missouri and open for settlement.

Settlers from Virginia and Kentucky swarmed into the area as the frontier grew westward. Businesses sprang up in St. Joseph supplying the pioneers that traveled westward and serving the growing communities down the Missouri River. The City of St. Joseph began to take shape.

Buchanan County, named after President James Buchanan, was established on December 31, 1838.



FELIX STREET, ST. JOSEPH, IN 1873, SHOWING A PORTION OF THE OLD MARKET HOUSE.

The City of St. Joseph

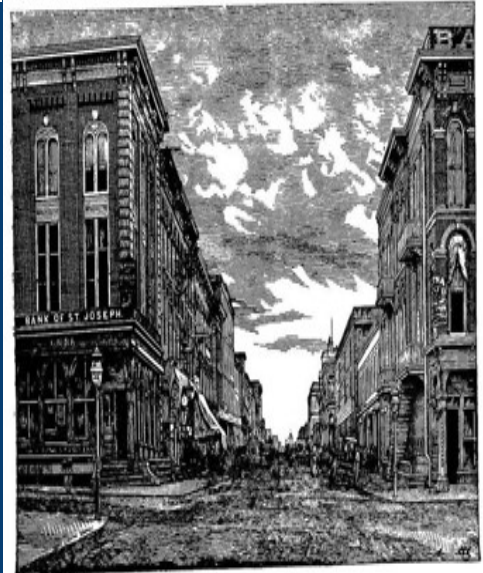
In 1846, Joseph Robidoux and other businessmen invested two million dollars to build the Hannibal and St. Joseph Railroad. The rail line stretched from Hannibal, Missouri to St. Joseph, Missouri. In Hannibal it linked to major Eastern rail lines. St. Joseph was the terminus for rail travel from East to West. In 1860 the Pony Express started to deliver mail westward. It was a high speed mail service that delivered mail by horseback. The Pony Express was short-lived, lasting only 18 months. In 1869 Kansas City brought the railroads west by building a railroad bridge over the Missouri River. This rendered the Pony Express irrelevant.

In the 1880s St. Joseph became an important merchandise and wholesale shipping center. Meatpacking and grain milling were important industries for the region. With the mechanization of agricultural production and soil depletion, many farm workers

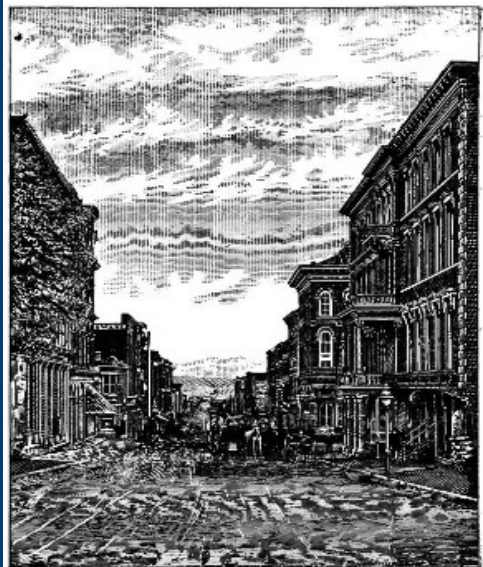


moved into cities in search of work. By the late 1950s many manufacturing plants began to close down. In the 1960s meatpacking and brewery industries closed, leaving some 6,000 residents without employment.

In the 1990s, there was a series of plant closures that left 1,800 people without jobs (over 5percent of the county's civilian labor). To combat job loss St. Joseph initiated a number of business initiatives. The St. Joseph Development Community moved forward a 343-acre Mitchell Woods, business and industry park. This led to the creation of Eastowne Business, a 350-acre mixed office and industry development.



FELIX STREET, ST. JOSEPH, LOOKING EAST.



THIRD STREET, ST. JOSEPH, LOOKING SOUTH.



WHOLESALE DRY GOODS HOUSE OF TOOTLE, HOSEA & CO.

Townships

Agency Township

The first settlers in what is now known as Agency Township were James Gilmore and his brother Robert, who located there in 1837. They were natives of East Tennessee, and settled first in Clay County, Missouri. Robert Gilmore, when coming to Buchanan County, located on Section 29, Township 56 N, Range 34 West. He was the brother of James Gilmore, who lived in Platte County as a blacksmith for the Iowa and Sac Indians, long before it was settled.

Bloomington Township

Among the earliest settlers of what is now Bloomington Township was Hiram Roberts. He came to the vicinity of De Kalb in 1836, a year before the county was opened for settlement. As soon as it was known that squatters had invaded the county, United States troops from Ft. Leavenworth were sent to dispossess them. Perhaps the only man who escaped the vigilance of the military was Hiram Roberts, who happened to be overlooked from the secluded location he then occupied. Stephen Field built the first mill in the township.

Crawford Township

Captain William Fowler located here in 1837, from Delaware, on the quarter section later occupied by the town of Wallace. He had the honor of being the first circuit and county clerks of Buchanan County, having been appointed to those positions in 1839.

Center Township

Among the first settlers of Center Township was Richard Hill, who, in the fall of 1837, settled in the immediate vicinity of the subsequent town of Sparta. By order of the General Assembly of Missouri, his house was designated as the place where the first courts of the county, until otherwise ordered by the County Court, were held. The County Court was held at his residence until after April 1841.

Lake Township

Lake Township is the smallest township in the county. The early settlers were mostly from Bartholomew County, Indiana. William McHammer came to this township in the spring of 1841. In 1844 the township was flooded, and also in 1881, the population having to move to the bluffs.

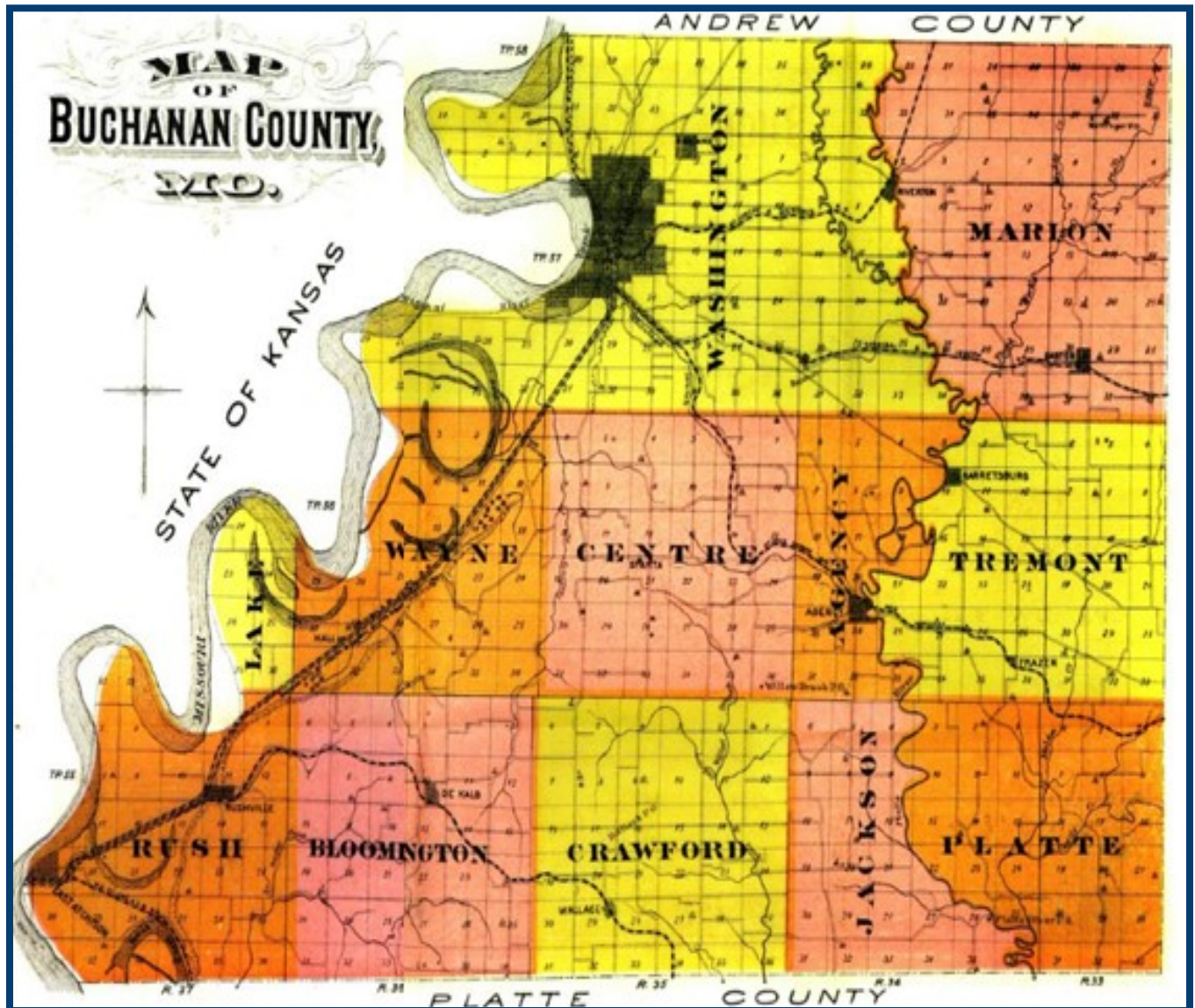
Marion Township

Calvin James was one of the earliest settlers of Marion Township. He came from one of the older settled counties of Missouri and located near the town of Easton in 1837. Benjamin Cornelius, from Clay, came in 1837 and settled on Section 57 N, Range 34 W. When he located here, his nearest neighbor was four miles away.

Platte Township

Judge Eeston J. Everett, of Clay County, but originally from Tennessee, is reputed to be the first permanent settler. In February, 1837, he made a settlement on Section 13, Township 55 N, Range 35 W, which had been occupied a short time before by Absalom Enyard, of Clay County, Missouri. The first mill built in the township was Platte River, or as it is now generally called, Matney's Mill. Judge John Rohan, who was at the time a member of the County Court, was the only merchant who sold goods in Platte Township. His store was on his farm. He commenced business here after the war and removed his goods about 1876.

BUCHANAN COUNTY TOWNSHIP MAP



Townships

Rush Township

The first settler on the quarter section including the town site of Rushville was John Flammery, who came in 1839. James Leachman was the first postmaster, in 1851, of the township, his office being known as Leachman's Post Office. The first mill in the township was put up by Flammery & Son. It was a log house on the waters of Lost Creek, which supplied the power for one small run of burrs. This was in 1840. Rush township has been, at different times, the seat of several flouring mills. Between 1868 and 1869, M. H. and S. F. Floyd put up a spacious and well appointed mill; a strong frame on stone foundations; two runs of burrs and superior machinery. It burnt down in 1873. A. Fenton and James H. Canter owned a steam flouring mill built in 1875 by Esquire McFarland. It was furnished with two runs of burrs.

Tremont Township

The Rock House Prairie, in the southern part of the township, was so named from the following circumstances: While the Native Americans still occupied the county, the route traveled between Clay County and the Indian Agency, near Agency Ford, after crossing the Platte River, led across the prairie. On a rocky point of ground, the Native Americans had erected a huge pile of stones, shaped as much as possible in the form of a house. This was known as the Rock House. It stood directly on the road traveled from Agency Ford to Liberty, Clay County, and attracted the attention of every person who traveled that region, and from this fact, at an early date, the prairie came to be called Rock House Prairie.

One of the earliest settlers of Tremont Township was Ishmael Davis, from Kentucky, but a native of Maryland. Samuel D. Gilmore, the son of James Gilmore, who lived in the Platte Purchase long before its settlement as a blacksmith to the Sac and Fox Tribe, opened up a farm on the east side of the Platte River, half a mile above Dixon's Mill.

Washington Township

Joseph Robidoux was the first man to be located within the limits of what is now known as Washington Township, and indeed within the limits of the territory of the Platte Country. His name is associated with the history of St. Joseph, from its founding to 1868.

Wayne Township

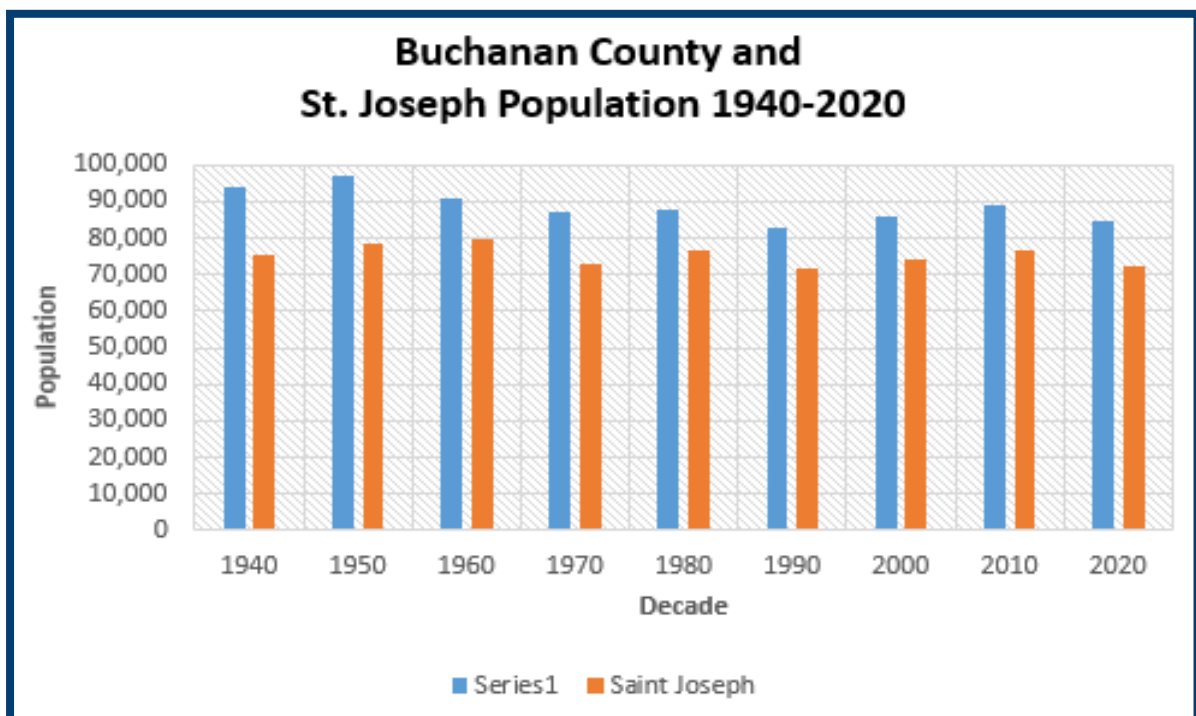
Peter Price was one of the earliest settlers in Wayne Township. He came in 1837, William Dunning settled in the township in 1839, ten miles south of St. Joseph. He was born in Guilford, North Carolina, in 1794; served through the war of 1812; married in Tennessee in 1821, and moved to Bloomington, Indiana, where he filled several important offices, among which was that of associate justice for the period of eight years. He was appointed Judge of the County Court of Buchanan in 1842 and continued thereafter to fill the position by election for fourteen years. He resigned in 1862 and died in 1879.

General Population Trends

Buchanan County is a first class county with one incorporated first class city, three incorporated fourth class cities and three villages. Because of the small size of six of the seven incorporated areas, the only data available is from the decadal United States Census. The U.S. Census Bureau gathers data and performs population estimates on counties and states every year. This makes it possible to give population updates for 2020 for Buchanan County and Missouri.

The growth and decline of St. Joseph and Buchanan County has been similar except in the 1960 census. An population comparison between Buchanan County and St. Joseph is below, showing similar growth rates over the past eight decades. In 1958 St. Joseph annexed from 36th Street to just west of Interstate 29 on the east side of the city to more than offset its population losses and grow by 1.38 percent. The city also annexed land in 1972, from Interstate 29 to just east of Riverside Road. Overall the County and the City have enjoyed only a few small periods of growth combined with periods of decline.

These periods of decline mixed with mild periods of growth is in sharp contrast to the state as a whole. Missouri has enjoyed a period of continuous growth of at least 2.77 percent every decade, with its high rate of 9.23 percent in 1960. Buchanan County has experienced growth in only four of the past nine censuses and its largest percentage of growth was only 5.08 percent in 1930. The 2020 Census reflected a 4.94 percent population decline in the county from 2010. Even at these slower rates of births and faster rate of deaths, Buchanan County still should be increasing in population. The reason the county



is losing populations is out-migration. More people are moving out of the county than moving into it and being born here. As the State of Missouri is attracting residents to move there, Buchanan County and Northern Missouri are losing residents. Between 1980 and 1990, 6,250 people moved into the county while 13,830 moved out of the county. This combined with the birth rates and death rates resulted in the county losing 7,580 residents during the 1980's.

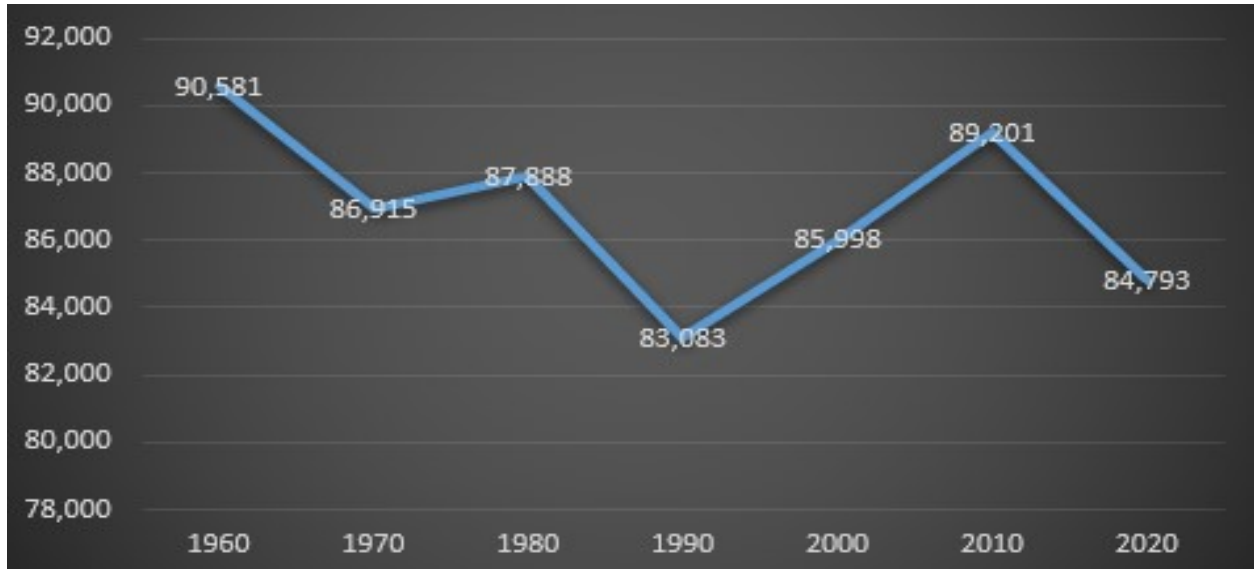
This loss of population from migration is another difference between the county and the state. Natural increase (births minus deaths) has a far greater impact on the state's population than net migration (the net difference of in-migration to and out-migration from the state). In Buchanan County net migration plays a major role in the population totals for the county.

Out of the fifty-seven platted subdivisions, twenty-four of them are in the two townships of Agency and Center. These two townships, plus Tremont Township, are anticipated to grow as more people continue to choose to live in the rural parts of the county.

However, the population estimates between 2011-2019 below shows the slow decrease of the population in Buchanan County. The county as a whole is in decline. Twenty-four percent of the county's population is under 20 years old, which is an opportunity for the county to regain their population loss by retaining the county's youth. If youth retention and the in-migration and a birthrate outpaces the death rate, the county 's population can grow.

Population Estimates 2011-2019								
Year	Buchanan County	St. Joseph	Agency	Rushville	Easton	DeKalb	L&C Village	Rural County
2019	87,212	74,875	660	280	233	222	128	10,814
2018	88,047	75,604	667	282	233	224	129	10,908
2017	88,658	76,076	673	284	235	224	130	11,036
2016	89,072	76,443	676	288	236	224	129	11,076
2015	89,137	76,496	678	289	237	223	129	11,085
2014	89,649	76,994	681	291	238	223	132	11,090
2013	89,871	77,221	686	292	239	223	133	11,077
2012	89,962	77,332	688	293	238	224	133	11,054
2011	89,748	77,202	686	295	237	221	133	10,974
Net Change from 2011-2019	-2,536	-2,327	-26	-15	-4	1	-5	-160
Vintage Population Estimates								
https://www.census.gov/programs-surveys/popest/technical-documentation/research/evaluation-estimates/2020-evaluation-estimates/2010s-cities-and-towns-total.html								

Buchanan County Population 1960-2020

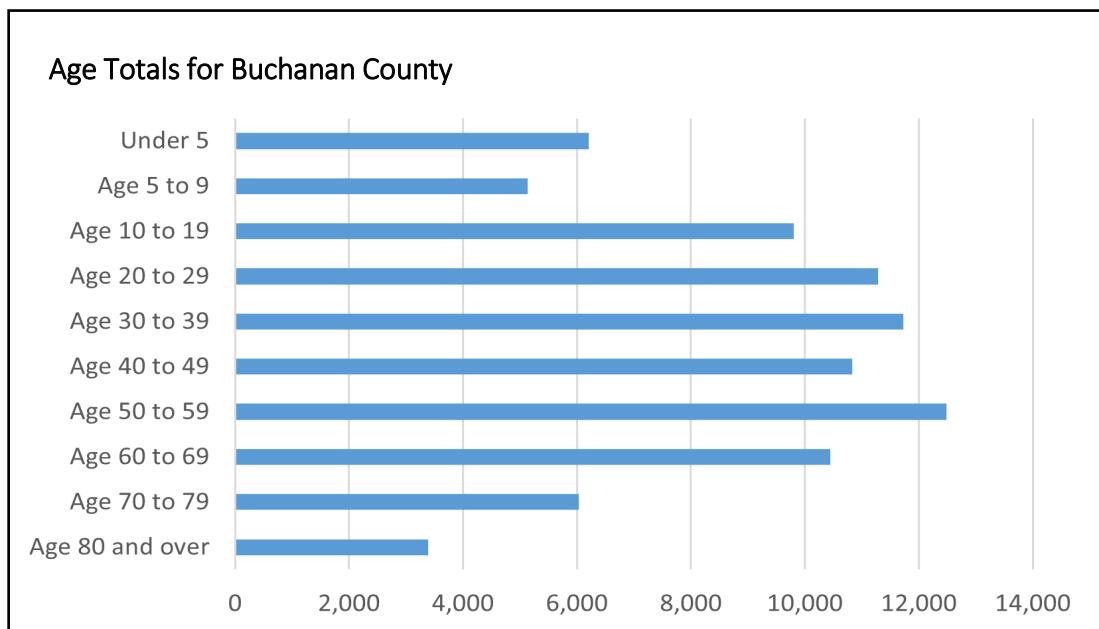


Source: Decennial Census

Buchanan County, MO

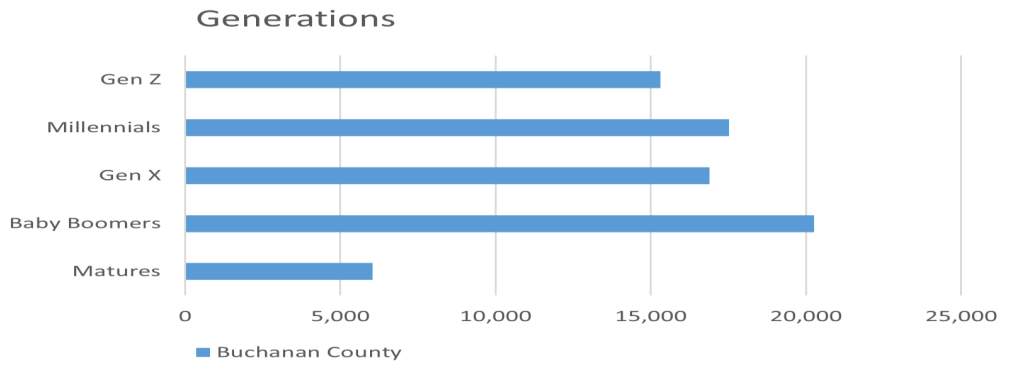
	People
Total Population	84,793
Population Under Age 18 (Children)	18,994
Population Age 65 and Over	14,160

Sources: US Census, Population estimates, July 1, 2019

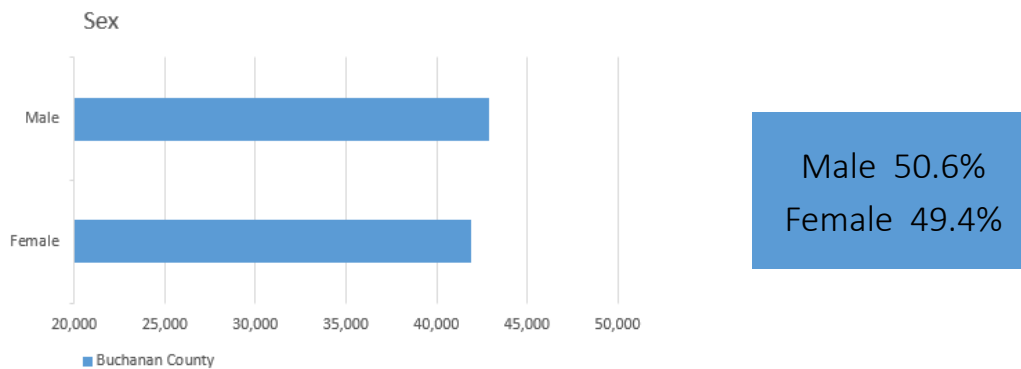


Source: 2019 ACS: 1 year estimates

Population Profile



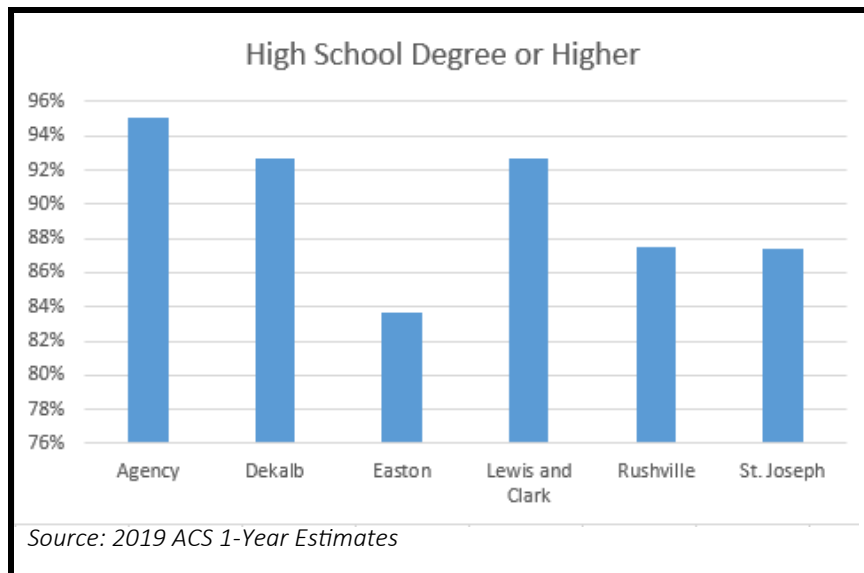
Source: 2019 ACS 1-Year Estimates



Source: 2019 ACS 1-Year Estimates

Education

According to the 2019 ACS 1 Year Estimates, nearly ninety percent of the population over 25 years old has a high school diploma or higher. In 2019, the total percentage of 18-to-24-year-olds with some college or higher was 61.7 percent. There has been an increase in enrollment in the last ten years. In 2010, 45.3 percent of 18-to-24-year-olds were enrolled in college or graduate school. Buchanan County is below both the national and Missouri state average in terms of higher education.



Source: 2019 ACS 1-Year Estimates

The national percentage of the population 25 years and over with a Bachelor's degree or higher is 32.3 percent, whereas the state percentage is 30.2 percent and the county percentage is 19.6 percent. Buchanan County has three educational institutions located in St. Joseph; Missouri Western State University, American Business and Technology University, and Hillyard Technical Center.

Age

The median age of Buchanan County is 39.5. This is higher than the median age in Missouri (38.9) and the national median age (38.5). The age dependency ratio, an age-population ratio of those typically not in the labor force is 61.9, the old-age (aged 65+), dependency ratio is 26.3 and the child (aged 0-14) dependency ratio 35.6. These all align with the state and national dependency ratios. In Buchanan County, 7.1 percent of the population is under 5 years old and 16.2 percent is over the age of 65. In 2010, 6.7 percent of the population was under 5 years old and 14.1 percent was over 65 years old. There has been no significant increase of the infant or elderly population in the last ten years.

Easton, Lewis and Clark Village and Rushville have the oldest populations in the county. The median ages are 55.5, 42.9 and 42.3, respectively. Dekalb, Agency and St. Joseph have the youngest median age, at 35.7, 37.5 and 39, respectively. Sources were from the 2019 ACS 5-years estimates and 2020 Census.

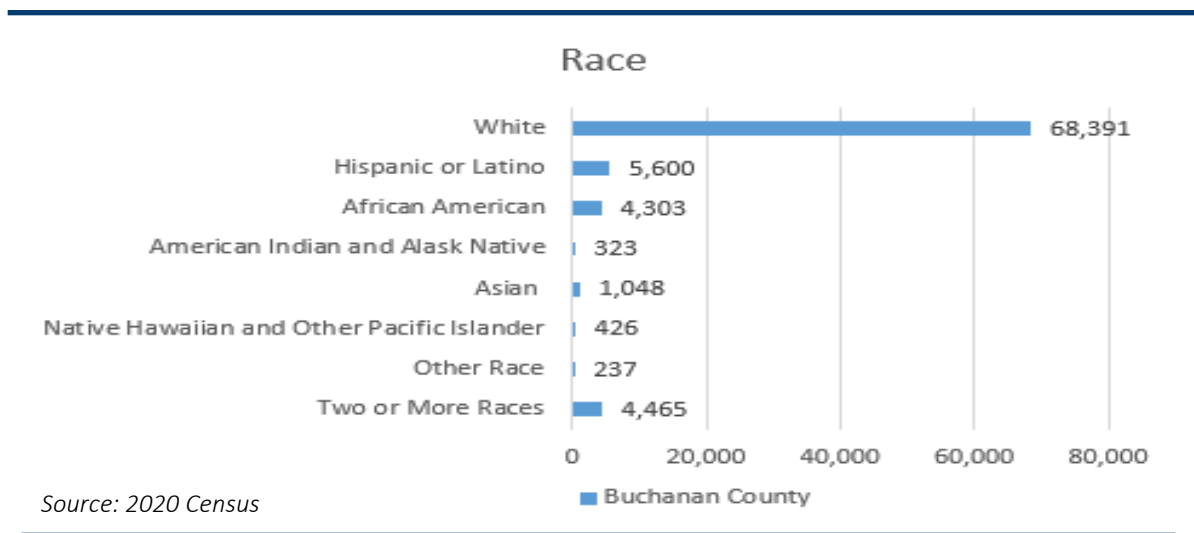
Health

Buchanan County and St. Joseph have a high percentage of people without health insurance at 14.7 percent and 15.7 percent, respectively. The national percentage of uninsured people is 9.2 percent and the state percentage is 10 percent.

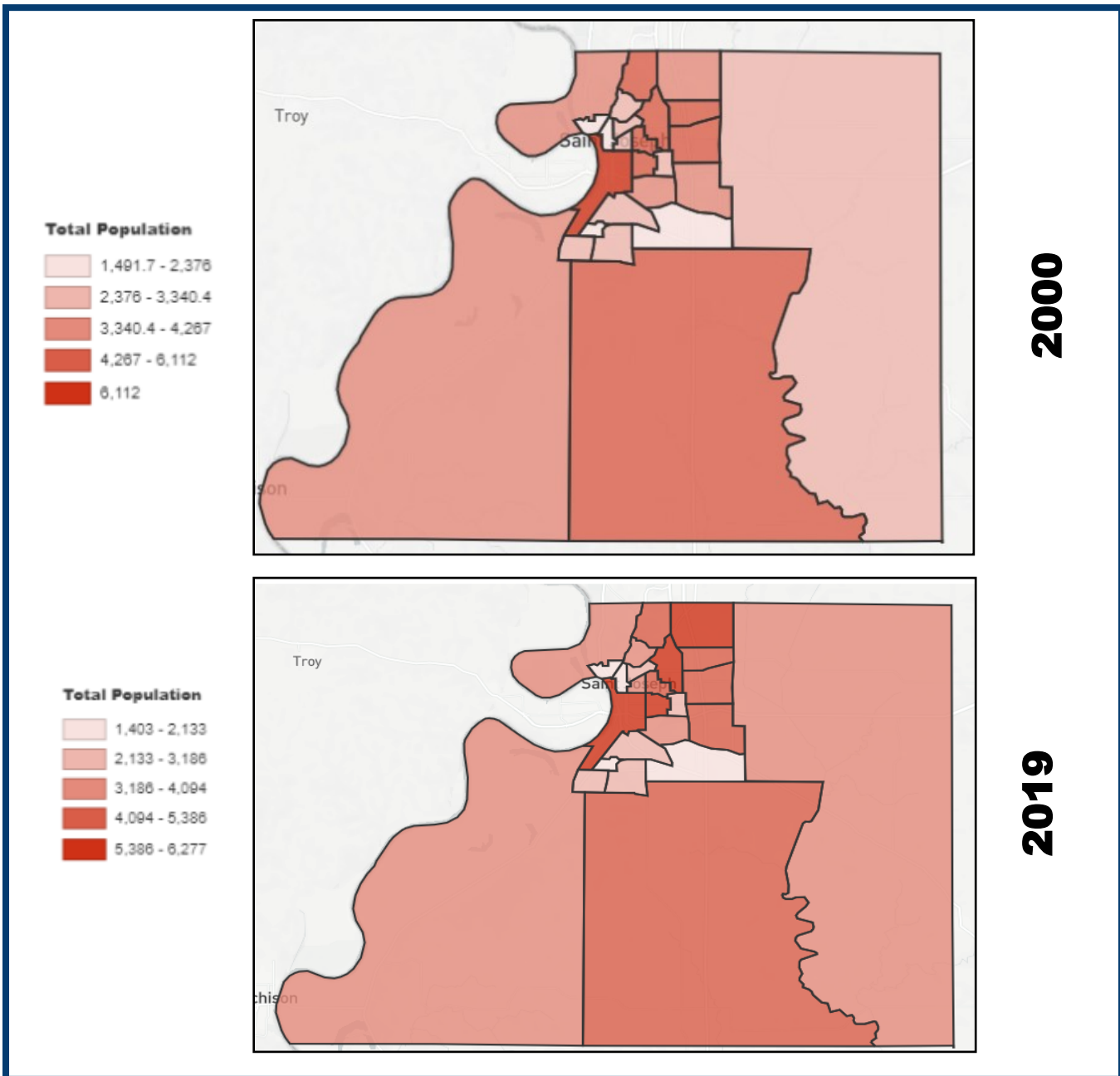
Race

Buchanan County is 82.6 percent white (76 percent not Hispanic or Latino and 6.6 percent Hispanic or Latino), 5.2 percent is African American, 1.3 percent is Asian, 7.6 percent is mixed and 3.3 percent are other races. The Asian population has grown from 621 in 2010 to 1,048 in 2020. The African American population has also grown, from 3,885 in 2010 to 4,303 in 2020. St. Joseph has the most diverse population in the county. The majority of both the African American population and the Asian population live in St. Joseph, with only 53 African Americans and 24 Asians living outside St. Joseph. Additionally only 31 out of 323 Native Hawaiian and Other Pacific Islanders live outside of St. Joseph. Buchanan County has the largest Asian and Hispanic/Latino population in the Mo-Kan region. The majority of the Hispanic/Latino population lives in St. Joseph, with only 302 out of 5,600 living outside the city.

There has been an increase in people who speak a language other than English. In 2010 the population that spoke a language other than English was 4.7 percent. In 2019 the percentage was 6.2 percent.



Population Density

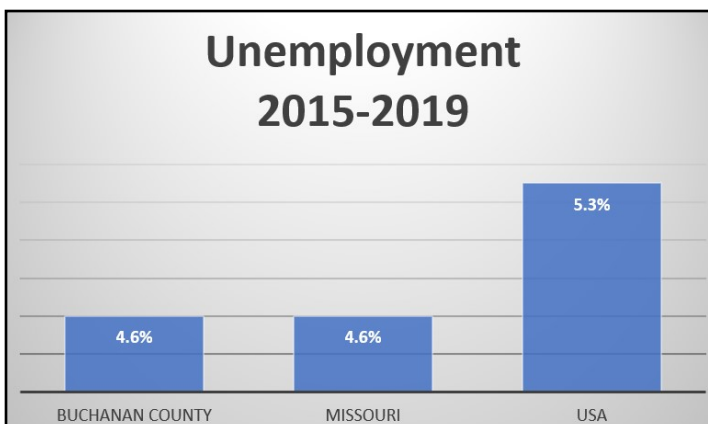
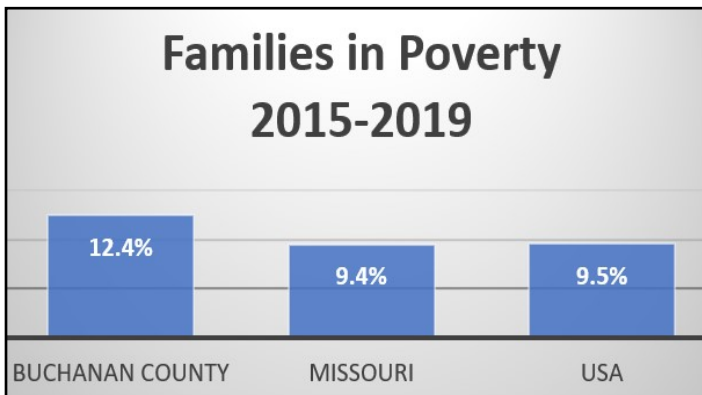
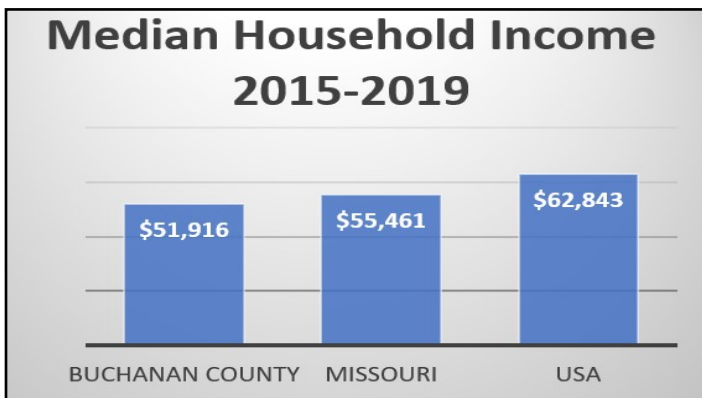


The maps above show the county’s population density based on the 2000 Census and the American Community Survey 5-Year 2015-2019 data. The map identifies the census tracts of the county, and the population of each census tract. It is impactful being able to see the data comparison, as it shows the shift in population within the county over nearly twenty years. The most notable difference is the increase in population on the county’s eastern edge.

Buchanan County has a land area of 415 square miles. In 2010 the population per square mile was 218.6 and based on the 2020 Census population, the current density has declined to 204.32. In comparison to surrounding counties, Buchanan County is by far the densest, which can be attributed to St. Joseph. Eighty-five percent of the population in Buchanan lives in St. Joseph. Population changes in St. Joseph can have impacts that span throughout its hinterland.

Income

The county's median household income from 2015 - 2019 was \$51,916. This is lower than the state's median income of \$55,461 and the national median income of \$62,843. However, it is higher than St. Joseph's median household income, which is \$48,197. During the same time period, the percentage of families in poverty in Buchanan County was 12.4 percent and St. Joseph was 13.8 percent. Unfortunately, these are both above the state average of 9.4 percent and the national average of 9.5 percent.



Source: 2020 Census

Albaugh
3 jobs

Albaugh LLC. is a privately owned manufacturer/formulator/packager of agricultural crop protection chemicals s...

Clarios
26 jobs

Clarios, formerly Johnson Controls Power Solutions, is a world leader in advanced energy storage solutions. We...


UNEMPLOYMENT

Unemployment in Buchanan County has declined by almost nearly three percent in the last five years. The 2019 unemployment rate of the civilian labor force is 4.6 percent. It is comparable to the national rate (5.3 percent) and state rate (4.6 percent). Rushville and St. Joseph have the highest unemployment rates in the county at 4.9 percent and 4.7 percent, respectively. Dekalb and Easton have the lowest rates at 1.4 percent and 2.1 percent, respectively.

National Register Listings

<https://dnr.mo.gov/shpo/buchanan.htm>

- ◆Benton Club of St. Joseph, The, 402 N. 7th St., St. Joseph (10/2/17)
- ◆Buchanan County Courthouse and Jail, Courthouse Sq., St. Joseph (8/21/72; boundary decrease 8/02/78)
- ◆Buchanan County Infirmary, 3500 N. Village Dr., St. Joseph (1/29/09)
- ◆Buddy, Charles A. and Annie, House (Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), 424 S. 9th St., St. Joseph (5/14/04)
- ◆Burnside-Sandusky Gothic House, 720 S. 10th St., St. Joseph (1/19/05)
- ◆Cathedral Hill Historic District (map), North 9th Street, Powell Street and North 13th Street, St. Joseph (6/15/00)
- ◆Central / North Commercial Historic District (map; Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), roughly bounded by N 4th, Main, Francis and Robidoux Sts., St. Joseph (3/08/91)
- ◆Central Police Station, 701 Messanie, St. Joseph (11/05/09)
- ◆Century Apartments (Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), 627 N. 25th Street, St. Joseph (7/5/01)
- ◆Christian Sachau Saloon (Historic Resources of Frederick Avenue, St. Joseph MRA), 1613-1615 Frederick Ave., St. Joseph (10/25/85)
- ◆City Hose Company #9 (Historic Resources of Frederick Avenue, St. Joseph MRA), 2217 Frederick Ave., St. Joseph (10/25/85)
- ◆Corby-Forsee Building, 5th and Felix Sts., St. Joseph (3/27/80)
- ◆Dewey Avenue-West Rosine Historic District (map; Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), roughly bound by Prospect Ave., Auguste St., Dewey Avenue and West Rosine St., St. Joseph (8/01/02)
- ◆Eckel, Edmond Jacques, House, 515 N 4th St., St. Joseph (1/31/80)
- ◆Everett School (Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), 826 S 14th St., St. Joseph (9/15/05)
- ◆Fenton, Enoch Madison, House, SE of Rushville (4/12/82; demolished)
- ◆Geiger, Dr. Jacob, House (Historic Resources of Frederick Avenue, St. Joseph MRA), 2501 Frederick Ave., St. Joseph (3/12/86)
- ◆German-American Bank Building (First Federal Building, American National Bank Building), 624 Felix St., St. Joseph (11/24/78)
- ◆Hall School, 2509 Duncan St., St. Joseph (1/31/17)

- 
- ◆ Hall Street Historic District (map), roughly bounded by Isadore, Corby, 6th and 9th Sts., St. Joseph (7/17/79)
 - ◆ Harris Addition Historic District (map; Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), roughly bounded by 16th St, Dalton St., 22nd St. and Edmond St., St. Joseph (1/13/03)
 - ◆ Herbert, Alois, Double House (Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), 620 S. 10th St., St. Joseph (5/29/07)
 - ◆ James, Jesse, House, 12th St. and Mitchell Ave., St. Joseph (9/04/80)
 - ◆ Kelley and Browne Flats (Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), 1208-1216 Frederick Ave., St. Joseph (8/03/89)
 - ◆ Kemper Addition Historic District (map; Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), portions of Clay, Union, Kemper and Bon Ton Sts., St. Joseph (9/20/02)
 - ◆ King's Hill Archaeological Site, St. Joseph (4/16/69)
 - ◆ Krug Park Place Historic District (map; Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), roughly bounded by St. Joseph Ave., Myrtle St., Clark St., and Magnolia Ave., St. Joseph (8/01/02)
 - ◆ Lawler Motor Co. Building (Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), 1224 Frederick Ave., St. Joseph (1/08/09)
 - ◆ Livestock Exchange Building, 601 Illinois Ave., St. Joseph (4/20/04)
 - ◆ Logan, John Sublett Jr. and Caroline Ashton, House (Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), 1906 N. 22nd St., St. Joseph (5/07/07)
 - ◆ "Maple Grove" (Joseph Davis House), 2100 N 11th St., St. Joseph (10/16/74)
 - ◆ Market Square Historic District (map), roughly bounded by Edmond, Felix, N 3rd Sts. and Market Pl., St. Joseph (2/17/72)
 - ◆ McIntyre-Burri House (Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), 808 N. 24th St., St. Joseph (12/23/05)
 - ◆ Miller, Issac, House, 3003 Ashland Ave., St. Joseph (9/17/80)
 - ◆ Miller-Porter-Lacy House, 2912 Frederick Blvd., St. Joseph (9/09/82)
 - ◆ Missouri Theater and Missouri Theater Building, 112-128 S 8th and 713-721 Edmond St., St. Joseph (10/11/79)
 - ◆ Missouri Valley Trust Company Historic District, Felix and 4th Sts., St. Joseph (3/04/75)
 - ◆ Mount Mora Cemetery, 824 Mount Mora Rd., St. Joseph (7/19/06)
 - ◆ Museum Hill Historic District (map; Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), roughly bounded by 9th, Francis, 12th, Jules, 15th and Messanie Sts., St. Joseph (3/08/91)

National Register Listings

- ◆ Museum Hill Historic District (Boundary Increase; Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), 321 and 323 N. 15th and 1510 Faraon St., St. Joseph (8/05/09)
- ◆ Neely Elementary School, 1909 S. 12th St., St. Joseph (6/23/14)
- ◆ Nelson-Pettis Farmsteads Historic District, 4401 Ajax Rd., 3412 Pettis Rd., St. Joseph (5/11/95)
- ◆ Patee John, House, 12th and Penn Sts., St. Joseph (10/15/66; NHL 11/05/61)
- ◆ Patee Town Historic District (map; Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), roughly bounded by Penn St., S. 11th St., Lafayette St. and S. 15th St., St. Joseph (8/01/02)
- ◆ Pleasant Ridge School, St. Joseph vicinity (5/02/85)
- ◆ Pony Express Stables (Pike's Peak Stables), 914 Penn St., St. Joseph (4/03/70)
- ◆ Richardson, John D., Dry Goods Co. (American Electric Co.), 300 N 3rd St., St. Joseph (4/12/82)
- ◆ Robidoux Hill Historic District (map; Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), roughly bounded by Franklin St., Robidoux St., Fourth St., Louis St., and Fifth St., St. Joseph (8/03/89)
- ◆ Robidoux Row, 219-225 E Poulin St., St. Joseph (3/07/73)
- ◆ Robidoux School (Junior College Archive Building), 201 S 10th St., St. Joseph (8/11/83)
- ◆ Ryan Block (Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), 1137-1141 Frederick Ave., St. Joseph (1/29/13)
- ◆ St. Joseph City Hall (Historic Resources of Frederick Avenue, St. Joseph MRA), Frederick at 11th St., St. Joseph (10/25/85)
- ◆ St. Joseph Park and Parkway System (Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), roughly, along Northwest, Northeast, Corby Grove, Southwest and A Pkwys. and Noyes Blvd. from Krug Park to Hyde Park, St. Joseph (1/20/95)
- ◆ St. Joseph Public Library-Carnegie Branch, 316 Massachusetts St., St. Joseph (5/20/99)
- ◆ St. Joseph Public Library (Free Public Library, Public Museum, Public Library, Board of Education Building), 10th and Felix Sts., St. Joseph (9/20/82)
- ◆ St. Joseph's Commerce and Banking Historic District (map; Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), roughly bounded by Francis, Edmond, Third, and Ninth streets, St. Joseph (7/5/01)
- ◆ South Fourth Street Commercial Historic District (map; Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), roughly bounded by S 3rd, S 5th, Charles and Messanie Sts., St. Joseph (3/08/91)
- ◆ Sugar Lake State Park Open Shelter (ECW Architecture in Missouri State Parks, 1933-1942 TR), Rushville vicinity off MO 138 (2/28/85)
- ◆ Thompson-Brown-Sandusky House, 207 E Cliff St., St. Joseph (2/10/83)

- ◆ Virginia Flats, 516-518 and 520-528 N 10th St., St. Joseph (5/21/92)
- ◆ Vosteen-Hauck House, 913 N 2nd St., St. Joseph (9/23/82)
- ◆ Western Tablet and Stationery Co., Building #2 (Historic Resources of St. Joseph, Buchanan County, Missouri MPDF), 1300 S 12th St., St. Joseph (8/16/07)
- ◆ Wholesale Row (map), bounded by Jules, 3rd, 4th and Francis Sts., St. Joseph (9/19/77)
- ◆ Wyeth Flats (Historic Resources of Frederick Avenue, St. Joseph MRA), San Regis Apartments, 1015-1031 Faraon, St. Joseph (10/25/85)

San Regis Apartments, formerly the Wyeth Flats, & City Hall fountain, St. Joseph, MO | Google Images





CHAPTER 3

Housing

The purpose of this chapter is identify existing housing options and characteristics. This information is helpful when evaluating future development to understand its correlation to the goals and objectives of the Comprehensive Plan.

Chapter 3 highlights existing housing inventory, conditions, valuations, and ownership.

Characteristics of Households

As of 2015 there were 38,449 housing units in the county with 33,307 in St. Joseph. 107 building permits were granted in 2016. 63.6 percent of the houses in Buchanan County are owner-occupied. 36.4 percent are renter-occupied. 2011-2015 estimates show 13.8 percent of units are vacant. The vacancy rate has increased between 2006-2010 and 2011-2015 from 11.4 percent to 13.8 percent. The vacancy rate particularly increased for rental properties. From 2006-2010 the rental property vacancy rate was 5.3 percent. From 2011-2015 the rental vacancy rate was 13.8 percent. The highest vacancy rate is in Lewis and Clark Village - with 29 percent vacancy. The majority of housing units (92.4 percent) in Buchanan County are owner-occupied detached units. This is much higher than state (89.1 percent) and national (8.4 percent) percentages. Additionally housing units in Buchanan are significantly older than most houses in the state and country; 28.6 percent of houses in the county were built in 1939 or earlier; and 72.6 percent of units were built before 1980. Agency is the exception, as 70 percent of the houses in Agency were built between 1970 and 1990.

\$118,400
USD
Median Home Value
Buchanan County, MO

Sources: US Census ACS 5-year

Mission Hills Drive Housing Development, northeast St. Joseph | Google Images



Housing Programs

Buchanan County currently offers 2,037 subsidized apartments within 49 low income housing apartment complexes. Out of the 2,037, 958 apartments set rent based on income. Additionally, 444 Project-Based Section-8 subsidized apartments exist. In Buchanan County a family of four would have to make less than \$30,050 to qualify for low income housing. The ABCD Housing Agency located in St. Joseph serves Buchanan County. HUD also offers Low Income Housing tax credits which aim to create affordable rental apartments for low and very low income families.

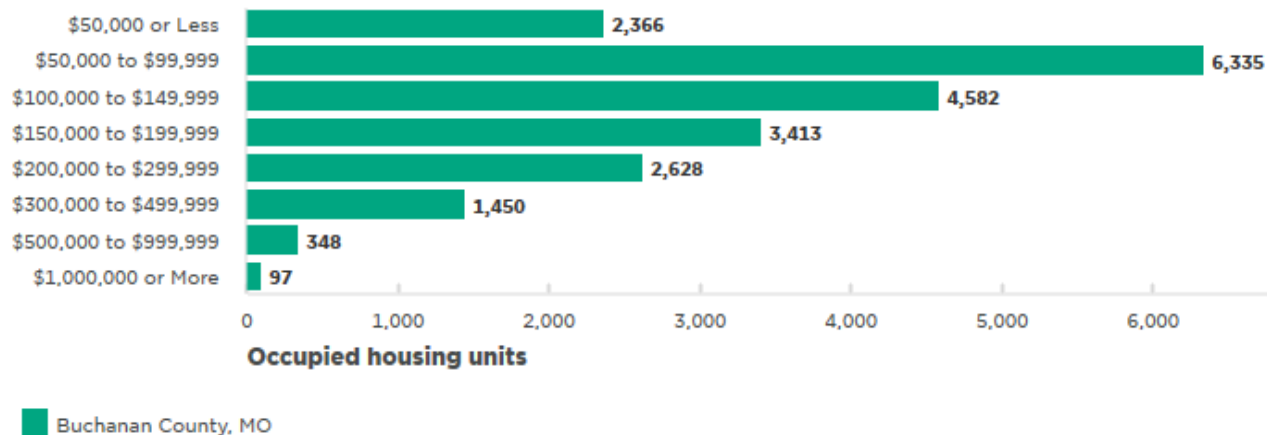
The majority of householders moved into their housing unit between 2000 and 2014. Between 2010 and 2016, 207 single family dwelling building permits were issued, with the highest number of these building permits reported in 2014. In 2014, 41 single family dwelling building permits were issued. In 2015, Buchanan County had a total of 197 building permits issued. This was significantly higher than any other county in the area. The next highest was Clinton County with 27 permits. Buchanan County is building at a much faster rate than surrounding counties.

Most households have at least one vehicle available. 9.4 percent do not have access to a vehicle. To heat homes, 59.8 percent of housing units use utility gas and 33 percent use electricity. The majority of the populations are driving to work by themselves. In St. Joseph, only 1.2 percent of the population is reliant on public transportation and 1.8 percent walk to work. No one is walking or using public transportation in the surrounding towns. The median value of an owner-occupied house was \$109,700 from 2011 to 2015, which is \$37,700 less than the state average and \$68,900 less than the national average. Married couple families make up 44.6 percent of households; 13.5 percent have a female householder with no husband present; and 37 percent are a non-family household. 27.3 percent of households have one or more children under the age of 18.

Woodbine Meadows, Senior Living Community, St. Joseph, MO | Google Images

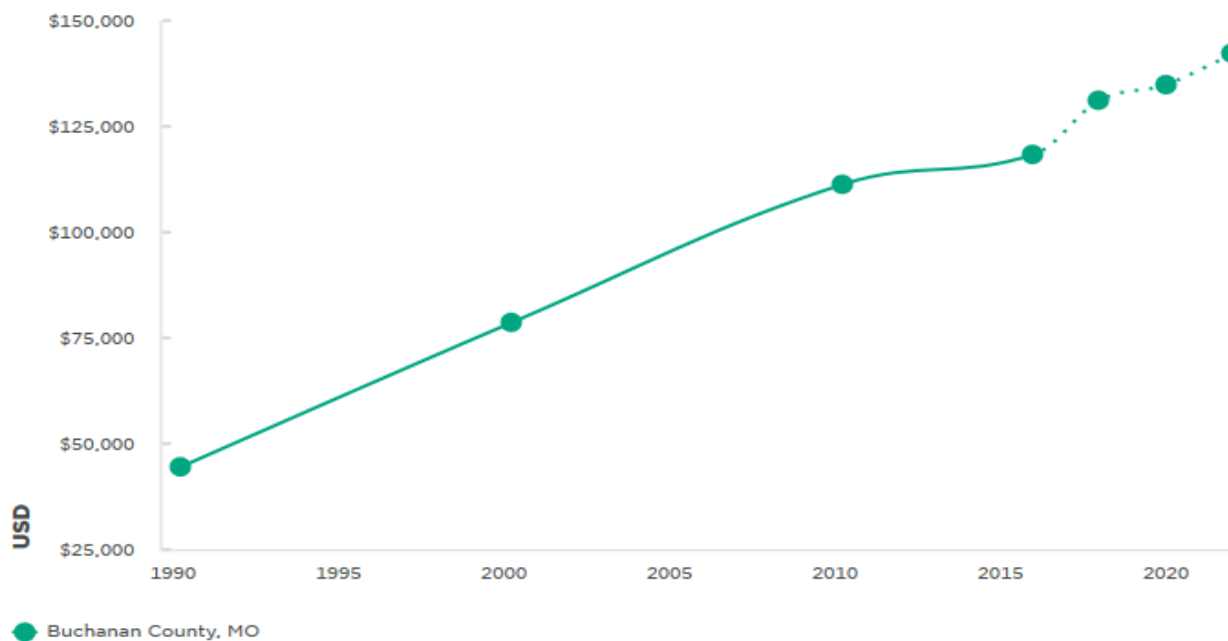


Home Value



Sources: US Census ACS 5-year

Time Series: Median Home Value



Sources: DC 1990, 2000, 2010, ACS est

The median home value for Buchanan County is \$118,400, with 30 percent of the total single family housing units being in the \$50,000 to \$99,999 value range. Over the past 30 years, the median home value has increased 156 percent due to urbanization and development within the county. St. Joseph has most likely been the largest contributor to the percent change due to the residential development occurring on the east side of the city. Additionally, the other contributing factor is the increase in number of units regardless of value. There is a total of 38,696 housing units in Buchanan County. This figure includes single-family and multi-family units. Of those units, approximately 32 percent are renter occupied with 68 percent owner occupied. The percentage of St. Joseph housing units that are rentals is higher than comparable cities. This is due to the shift in demographics within the city and policy shifts that have made it less affordable to own.

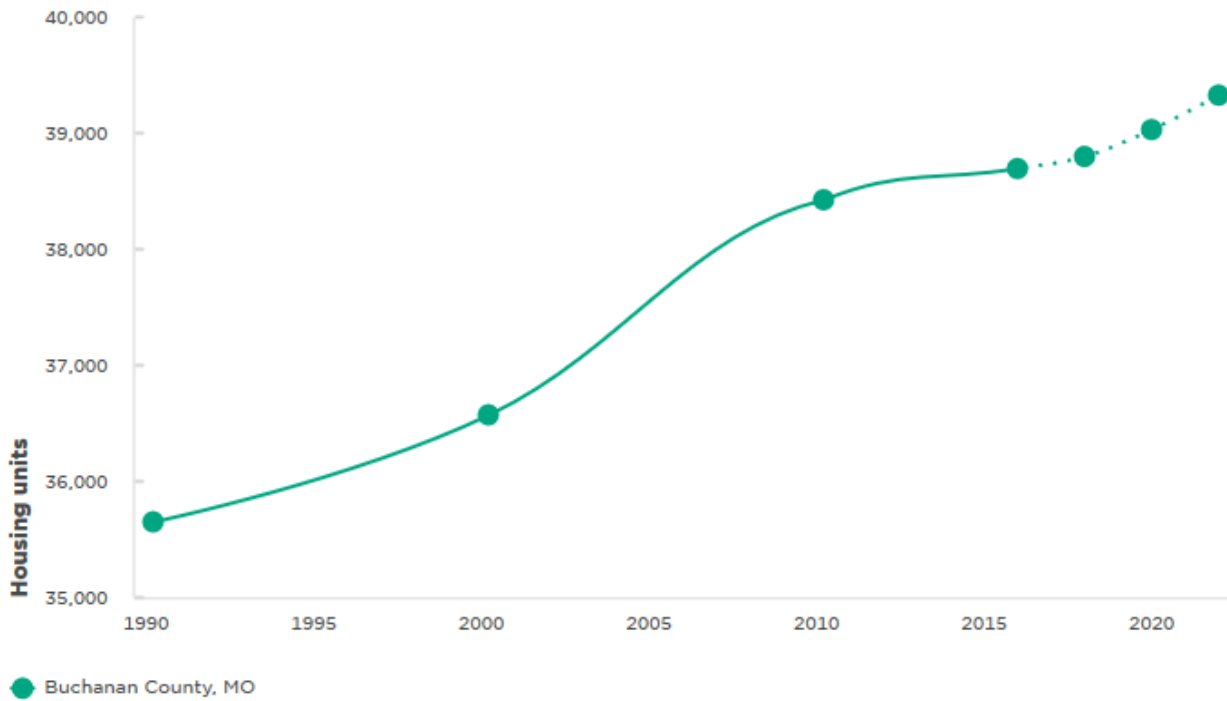
Housing Units

Buchanan County, MO

Total Housing Units	38,696 Housing units
Total Housing Units	38,427 Housing units
Total Housing Units	36,574.24 Housing units
Total Occupied Housing Units	33,432 Occupied housing units
Owner Occupied Housing Units	21,219 Occupied housing units
Total Renter Occupied Housing Units	12,213 Occupied housing units

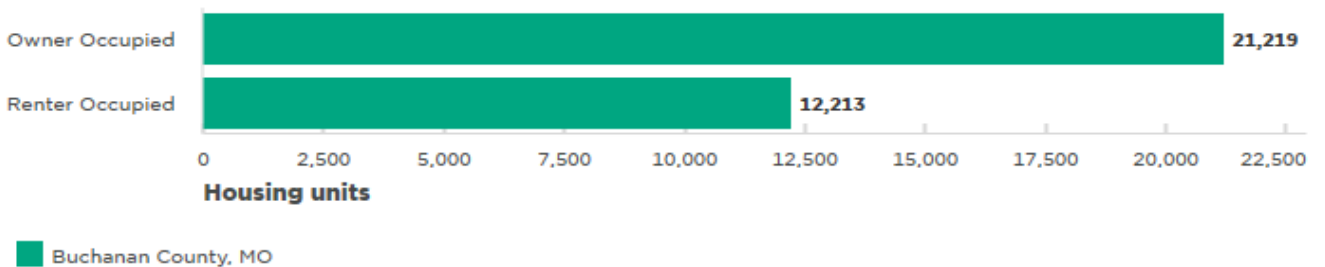
Sources: US Census ACS 5-year; US Census 2010; US Census 2000

Time Series: Housing Units



Sources: DC 1990, 2000, 2010, ACS est

Owner vs Renter Occupied



Sources: US Census ACS 5-year

Housing Profile

718

Housing units

Overcrowded Housing Units

Buchanan County, MO

2,132

Housing units

Housing Units Without Complete Kitchen Facilities

Buchanan County, MO

1,598

Housing units

Housing Units Without Complete Plumbing

Buchanan County, MO

5,264

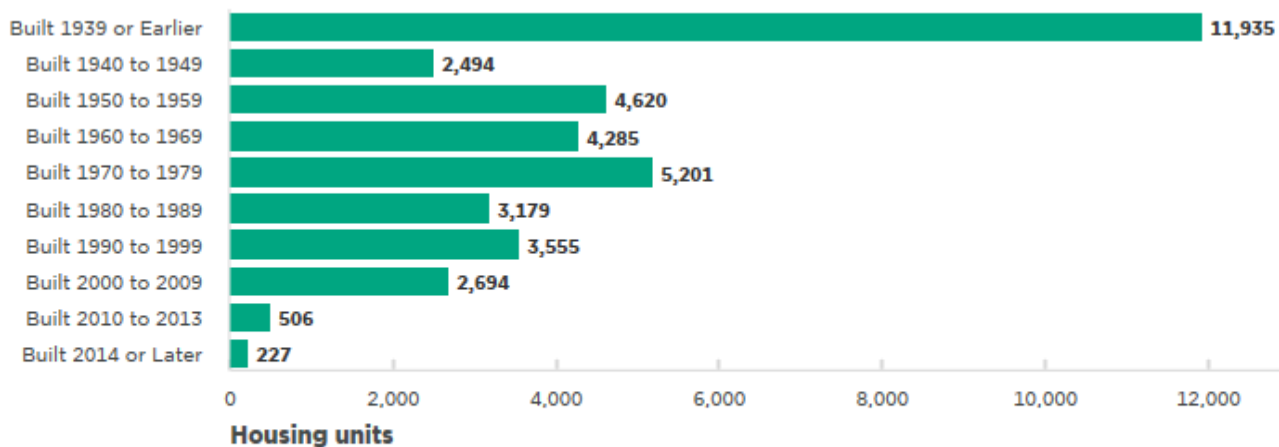
Housing units

Vacant Housing Units

Buchanan County, MO

Sources: US Census ACS 5-year

Building Age of Housing Units



■ Buchanan County, MO

Sources: US Census ACS 5-year



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CHAPTER 4

Economic Development

The purpose of this chapter is to identify the existing conditions of the regional economy and identify specific programs such as opportunity zones, and how they can be used as an economic development tool for the county.

Chapter 4 highlights the existing economic development initiatives and economy.

Opportunity Zones (OZ)

FROM RECOVERY TO RESILIENCE— *How Opportunity Zones Can Help Accelerate Post-COVID Economic Resurgence* is a Milken Institute Working Paper, produced by the Milken Institute which is a nonprofit, nonpartisan think tank. The Executive Brief that comes from this paper is the basis for the following discussion of Opportunity Zones (OZs). Sometimes it is just better not to reinvent the wheel.

The “playbook” offered in this Brief recommends 20 “plays” that can be used by community leaders to encourage private investment in areas of most need in their communities.

The information in this Executive Brief offers a perfect roadmap of how to use the Opportunity Zones program to accelerate economic development in two of the neediest census tracts located in St. Joseph, and therefore, in Buchanan County. These two census tracts shown on the next page were nominated and accepted as federally approved OZs. This program hinges on the governmental and private sectors coming together to achieve positive actions to improve the lives and livelihoods of the inhabitants of these two OZs.

Excerpts from Executive Brief: *From Recovery to Resilience*

Why are OZs Important?

“Collaboration between public and private sectors can prove extremely powerful to mobilize capital to low income communities’ myriad goals: providing telecommunications infrastructure basics, strengthening their hospitals and medical supply chains, supporting their small businesses, building their technical capacity through education programs, and more. In the United States, OZs are potentially the most significant—and misunderstood—federal incentive for community development and transformation in the last 50 years. OZs have catalyzed unparalleled interest in unlocking the potential of overlooked communities nationwide.”

How do OZs Work as Incentives for Private Investors?

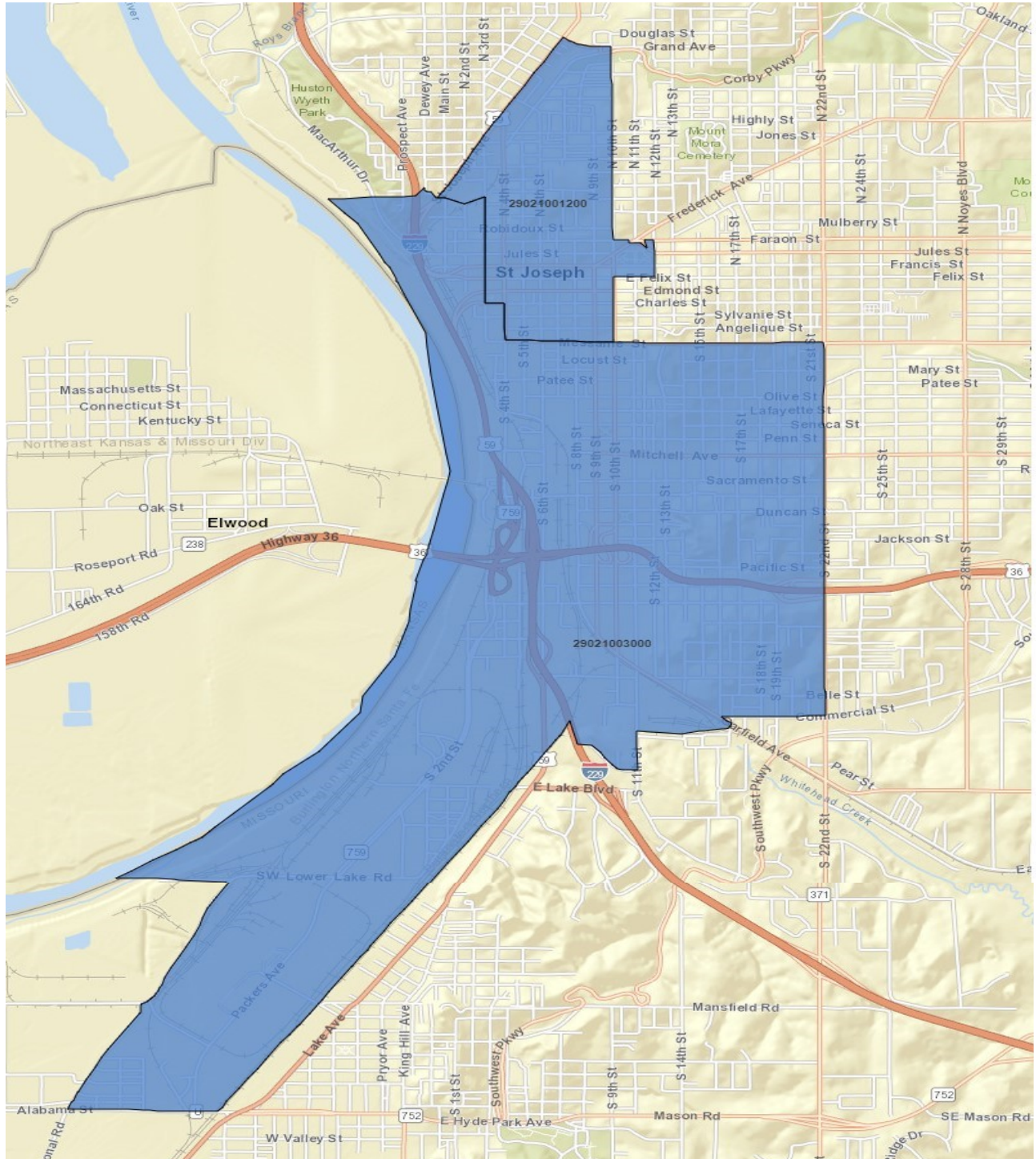
“Investors can invest capital gains in Qualified Opportunity Funds, investment vehicles established for this purpose, and may provide potential tax incentives to investors:

- (1) A temporary tax deferral for all gains reinvested
- (2) A 10 or 15 percent basis adjustment on the original capital gains, if the investment is held for at least five years or seven years, respectively, by 2026
- (3) No tax on new capital gains if the investment is held for 10+ years.”

Buchanan County Participation

Since Opportunity Zones (OZs) have a lifespan of only ten years, it is imperative to begin planning immediately to use this important economic development incentive to its full potential. Buchanan County has much to gain by working in partnership with the City of St. Joseph to accelerate economic development and redevelopment in the neediest areas of the county. The two census tracts designated as OZs within Buchanan County include the oldest industrial and business area of downtown St. Joseph and a sizable segment of the larger manufacturing companies located in the County.

Opportunity Zones, St. Joseph, Buchanan County, Missouri



Source: STATSAMERICA, USA Opportunity Zones

Buchanan County Opportunity Zones Profiles

Profiles of Opportunity Zones		
Census Tract	290210013000	29021001200
City	St. Joseph	St. Joseph
County	Buchanan	Buchanan
State	Missouri	Missouri
Zip code	64501	64501
Current Opportunity Zone Projects	0	0
Population	6,241	1,866
Square Miles	3.70	0.60
People per square mile	1,709	3,192
Below Poverty Line	33.80 percent	22.9 percent
Number of Households	2,325	866
Per Capita Income	\$20,162	\$21,640
Median Household Income	\$33,069	\$27,012
Opportunity Zone Designation Type	Low Income Community	Low Income Community
Source: https://opportunitydb.com/zones/		

If we, as a committed partnership of government agencies and the private sector, focus on a revitalization of these two census tracts using the benefits of the OZ program, by 2030 we would have greatly improved the lives of the 8,107 residents of the 3,191 households living in the two OZs. The comprehensive flexibility of the program to provide capital for infrastructure improvement and capital for business development make it an extraordinary opportunity to help revitalize and build resilience into the Buchanan County economy. The Executive Brief From Recovery to Resilience can be used as a key to unlock the complexity of the OZs and boost the ability to succeed.

At the heart of this program is the ability of the community leaders to market a prospectus of properties available for redevelopment. The program is set up to reinvest capital gains funds in order to give investors a lower to zero tax liability by reinvestment of the capital gains made on other investments. These funds are then pooled together in qualified funds that provide the capital for OZ projects. The table below lists the qualified funds operating in Missouri but community prospectus can be marketed nationwide. The only restriction is that the funds come from a qualified OZ’s fund. There are 8,764 OZs in the country with a population of 35 million. In 2019, there is a \$47.2 billion anticipated investment with 63 percent of funds targeting investment in affordable housing and community development. With good planning and marketing, there are resources available to make the OZ plans a reality.

(Source: <https://www.ncsha.org/resource/opportunity-zone-fund-directory/>)

Missouri Qualified Opportunity Zone Funds			
Fund Name	Asset Classes	Fund Size (\$)	Minimum
City Foundry Phase II OZ Fund, LLC	Business, Real Estate	\$50M	
Community Outcome Fund	Business, Real Estate	\$500M	
Maxus Opportunity Fund I	Real Estate	\$500M	
Midas Opportunity Zone Fund	Real Estate	\$35M	\$100K

Source: <https://opportunitydb.com/funds/?filter=investmentLocations=Missouri>



Economic Development History

In April 1952, a huge flood of the Missouri River changed the landscape of the county. The river flooded the area for seven days. When the flood waters receded, it was discovered that the Missouri River had cut a new channel around St. Joseph. Now, instead of forming the western boundary of the county, part of the river flowed between St. Joseph and Rosecrans Memorial Airport. An oxbow lake remains where the channel used to be.

During the 1960's two of St. Joseph's packing plants closed. The county had an aggressive business attraction policy because of this and attracted many industries that are in St. Joseph today. In the early 1990's, the last packing plant closed. The livestock industries, once the single largest employer for the county, is nearly gone. To replace those jobs came manufacturing plants that made candy, paper tablets and stationery, lumber and wood products, and cereal milling. Many of these industries have since ceased to operate in Buchanan County. While St. Joseph's economy is made up of mostly manufacturing industry, the rest of Buchanan County economy is very dependent on farming and the agriculture industry. This was true in the 1996 plan and remains true today. Buchanan County has remained true to the plan to remain rural.

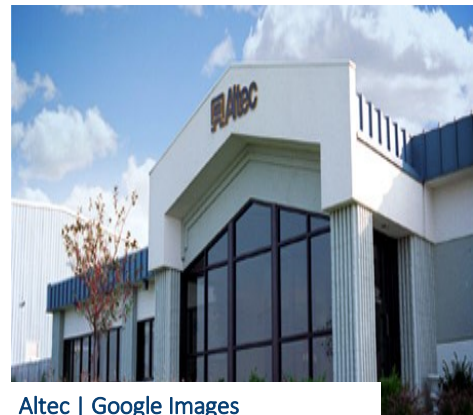
In the 1990s, there were a series of plant closures that affected the City of St. Joseph: 1,800 jobs were lost, (over 5 percent of the county's civilian labor). To combat job loss, St. Joseph launched a number of business initiatives. The St. Joseph Development Community moved forward a 343-acre Mitchell Woods, business and industry park. This led to the creation of Eastowne Business, a 350-acre mixed office and industry development. The County has supported the City's business and industrial development.

Investments have been made into St. Joseph's Stockyard Industrial Business Park, which offers rail sites and port access. Reinvestments into the Stockyards have led to a number of projects:

- \$10 million plant upgrade at Ag Processing
- \$9.5 million expansion of Blue Sun refinery
- Renovation of Deluxe Truck Stop
- \$140 million, 62,000 square-foot processing plant for Triumph Foods, Inc.
- \$2 million grant from Economic Development Administration to St. Joseph for wastewater system improvements

St. Joseph's ability to provide adequate sites for business and industrial development reduces the pressures on the unincorporated county landscape.

Triumph Foods | Google Images



Altec | Google Images

2020 Economy

Today, the most common employment sectors held by residents of Buchanan County, by number of employees, are manufacturing, healthcare, social assistance and retail trade. Manufacturing is 19 percent of the workforce, with healthcare being 15.7 percent and retail comprising 7.4 percent. Animal Health and Nutrition is a multi-billion-dollar industry. Nearly half of the ten largest global animal health companies are located in the St. Joseph area. The city is a part of a much larger animal health corridor radiating from Kansas City, Missouri, to Kansas, Iowa and Nebraska. These companies specialize in animal pharmaceuticals, animal food and nutrition products, research laboratories, technical training institutions and biotechnology for healthier and more productive animal husbandry.

Scope of the Economy

The economy of Buchanan County employs 41,752 people. It is specialized in Manufacturing, Healthcare & Social Assistance, and Accommodation & Food Service, which employ respectively 1.8; 1.19; and 1.15 times more people than what would be expected in a location of this size. The largest industries in Buchanan County are Manufacturing (7,783), Healthcare & Social Assistance (6,874), and Retail trade (4,706), and the highest paying industries are Utilities (\$74,663), Real Estate, Rental & Leasing (\$41,645), and Professional, Scientific, Tech Services (\$41,549).



Manufacturing Day , St. Joseph, MO | Choosesaintjoseph.com

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CHAPTER 5

Transportation

The purpose of this chapter is identify existing transportation networks and infrastructure, and identify ways to maximize the existing infrastructure network to maintain a high quality of life and promote economic development.

Chapter 5 highlights the transportation network including road, bridge, rail, water, and other transportation statistics.

Transportation System

The transportation system of an area serves as the economic lifeline, and is the framework upon which the county was settled, developed, and continues to grow along. This network provides a vital service along with other public facilities including water lines, schools, and parks. Because of this, the provision and maintenance of an adequate transportation system is crucial to the mobility of the community and the sustained growth and development of the county.

Buchanan County has an excellent transportation system. The county has direct access to the interstate highway system, two rail systems, and a general aviation airport; it is close to a major international airport and barge loading and unloading facilities. This combination of transportation resources provides easy and cost efficient ways to move products in and out of the county and will play a growing role in the development of the county.

Highway System

An efficient road system relies upon a hierarchy of road classes, which is carried out by developing and building roadways of various design. Roads classified as local roads are designed for the primary purpose of access from individual areas or properties; thus, they are designed to promote lower vehicle speeds. Traffic from the local roads is funneled to streets classified as collectors where the primary function shifts from access to movement. Design speeds are higher and direct access is less frequent than on local roads. Collectors serve to accumulate traffic and direct it to roads classified as arterial streets, which are the highest level of roads. Arterials are roads where the movement of traffic is primary; direct access is controlled and serves a secondary function.

Arterial Roads

Interstates are the highest order of arterial roads and function to move significant volumes of traffic from one area to another with a minimum amount of delay. Buchanan County is served by two interstates and three other arterial roads: Interstate 29 (I-29), Interstate 229 (I-229), United States Highway 36 (U.S. 36), United States Highway 59 (U.S. 59), and United States Highway 169 (U.S. 169). I-29, I-229, U.S. 59 and U.S. 169 are the north-south arterial routes. U.S. 36 is the major route for east-west traffic.

Interstate 29 is the major north-south arterial for the county. It connects Buchanan County with Omaha, Nebraska to the north, and Kansas City, Missouri, to the south. This divided, four-lane, limited access highway provides a direct link for Northwest Missouri to the Kansas City Metropolitan Area. I-29 has five access ramps in the county: one at the intersection of State Road DD by Faucett, the intersection of I-229, southern intersection with U.S. 169, the intersection of State Highway 6, and the northern intersection with U.S. 169.

U.S. 36 Highway is the major east-west arterial route in the county. U.S. 36 is a divided four-lane highway, with at-grade-access and limited clover leaf access in the county. The highway narrows to two lanes to the west of the county after crossing the Missouri River, and it also narrows to two lanes 31 miles to the east of the county. The highway also provides a four lane route to Interstate 35, 18 miles east of the county. U.S. 36 along with U.S. 59 are the only highways in the county that cross the Missouri River. Due to the importance of U.S. 36 not just in Buchanan County, but across Northern Missouri, the Missouri Department of Transportation (MoDOT) has made improvements to U.S. 36 (less sharp curves and divided four-lane roads) and will continue to do so, as funding permits. However, MoDOT is no longer pursuing U.S. 36 being improved to interstate standards. U.S. 36 is becoming a major route for over-the-road haulers going from Chicago, IL to Kansas City and on to Denver, CO.

Interstate 229 is a divided, four-lane minor arterial built in the early 1980s that provides direct access to downtown St. Joseph and the stockyards industrial region. I-229 branches off I-29 four miles north of Buchanan County at the end of U.S. Highway 71 and rejoins I-29 two miles south of St. Joseph's city limits. I-229 provides the downtown and industrial regions with easy and quick access to I-29 and U.S. 36. The highway is very much underused, and has not become the major route that it was expected to become in order to ease traffic on U.S. 36, within St. Joseph.

Currently, an I-229 study is taking place. Several reasonable alternates are being examined by MoDOT, Federal Highway Administration (FHWA) and the St. Joseph Metropolitan Planning Organization (MPO), along with input from Buchanan County to decide the future of the interstate, namely the double-deck section. Several of the alternate designs include full or partial de-designation of I-229 as an interstate, with a final decision being made in 2022.



WELCOME ABOUT POTENTIAL ALTERNATIVES MATERIALS SURVEY RESULTS CONTACT

ABOUT

The double-decker bridge is a unique piece of our infrastructure that has served our community since it was completed in 1986. MoDOT is asking you to help determine the best future for I-229, the thousands of travelers who use it daily, as well as the industries that utilize the many connections it provides.

In the next 16 to 18 months, MoDOT is asking the public to help decide what is next for I-229. Before investing significant taxpayer funds into repairing the bridge, we have an opportunity to pause and consider how our city and the bridge work today, how we want our community to grow and develop over the next 60 years and what role I-229 plays in what comes next for St. Joseph and future generations.

LEARN MORE



U.S. 169 Highway is a minor arterial that links Buchanan County with the Kansas City Metropolitan Area to the south and Andrew and DeKalb Counties to the north. The southern portion of U.S. 169, south of the City of St. Joseph, is two lanes and has had numerous subdivisions and single family homes develop along it, hampering its ability to carry large amounts of traffic in a timely and efficient manner. Through St. Joseph the highway serves as a commercial and business center. The highway in the northern part of the county begins to curve to the northeast, with development along it. The expected continued development along U.S. 169 limits the potential of the facility to serve in a capacity other than a minor arterial, or downgraded to a major collector.

U.S. 59 Highway is a minor arterial that provides a north-south route for the western third of the county. Approximately three-fourths of the way through the county the highway turns to the west and crosses the Missouri River into Atchison, KS. The bridge over the Missouri River provides access for southern Buchanan County and Northern Platte County to the State of Kansas. This road remains an important minor, alternative connection to the western part of the Kansas City Metropolitan Area and a connection with interstate traffic from Kansas. However, flooding on the Missouri River has resulted in road closures that caused considerable disruption. Some road closures are a few days but in 2011 and 2019 the road was closed 99 days and 115 days, respectively.

Collector Roads

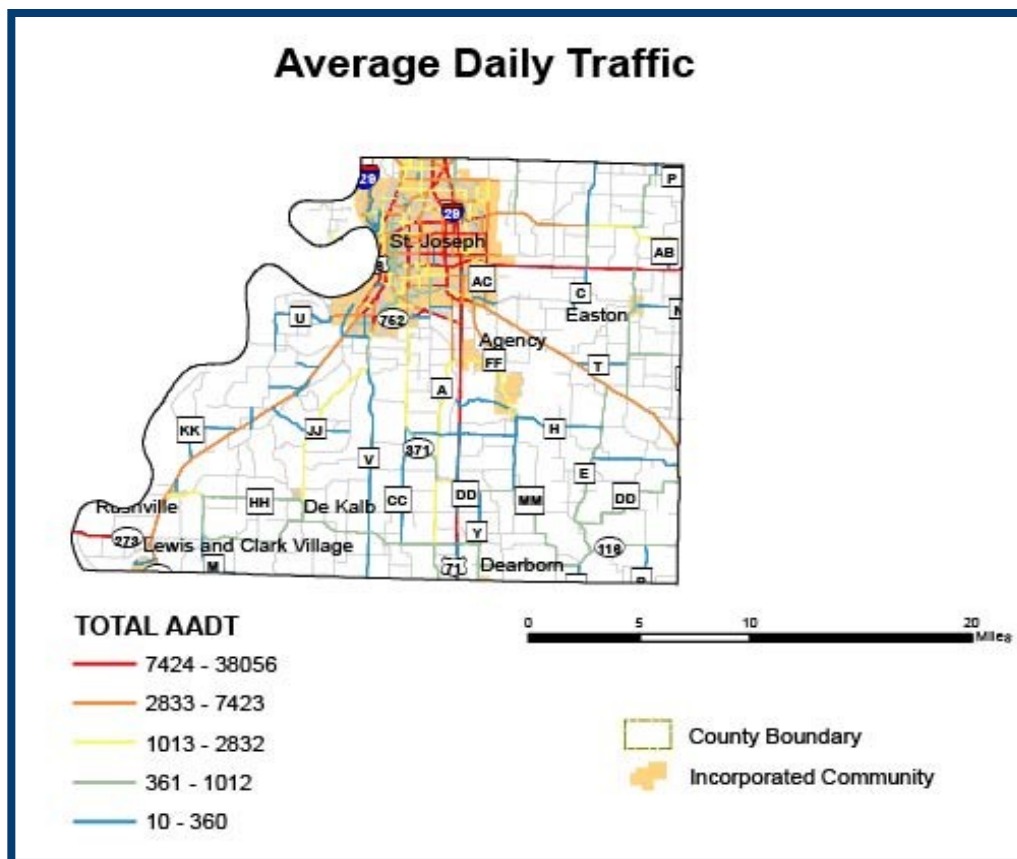
A collector's main purpose is to move traffic away from local areas and provide access. All of the collectors in Buchanan County are hard-surfaced state roads. They are classified either as major or minor collectors, with major collectors serving higher density residential areas and longer local trips and minor collectors serving shorter, local trips and lower density land uses.

Major collectors include: Missouri State Routes "A", "V", and Missouri State Highways 6, 31 and 45. These routes serve the purpose of collecting traffic off the local roads and providing access to arterials or to locations such as Easton.

Minor collectors include: Missouri State Highways 116 and 371, Missouri State Routes "B", "HH", "V", "FF", "H", "NN", "DD", "MM", "J", "N", "E", "P" and "W". Most of the cities and villages are located on these minor collectors. Typically, collectors' roles will be enhanced as the county grows and develops in and around the areas served by the same.

Local Roads

Most of the county roads would be considered local roads. These roads provide access to the individual lots in the county. The roads are not intended to be used to travel a great distance on. People use these roads to go to another individual's property or to provide access to a collector highway.



Existing Traffic Characteristics

All of the current arterials and collectors within the planning area are under the jurisdiction of the MoDOT. The roadways are two-lane and four-lane facilities with various ratings. Particularly along U.S. 169, planning priorities need to be established to restrain frontage development and control multiple access points that inhibit the flow of traffic and increase the risk of accidents for the traveling public. The county works in cooperation with MoDOT to identify mutual areas of concern and arrive at solutions.

List of Public Transportation

Angel Express Transportation – Provides low cost or free transportation for medical needs. Services the St. Joseph area.

Catholic Charities of Kansas City-St. Joseph, Inc. – Northwest Missouri Office – Offers a volunteer driver program.

Healthtran — Provides transportation services to patients in rural areas who are ineligible for other transportation services.

Logisticare – Provides car/van service for senior citizens and individuals with disabilities for Medicaid eligible patients.

Medical Transportation Management, Inc. (MTM) – Provides car/van service for senior citizens and individuals with disabilities for Medicaid and Medicare eligible patients with managed care health plans. The service is offered to state and county governments, Medicaid and Medicare managed care organizations, third party administrators, and health care providers.

MO RIDES – A transportation referral service for the entire state.

Young at Heart (formerly Northwest Missouri Area Agency on Aging) – For persons over 60 with priority given to those with the greatest economic and social need. Services eighteen counties of Northwest Missouri. They have several forms of transportation depending on need and location.

- **PAR (Provide a Ride)** – NWMOAAA provides trained volunteer drivers to take the client to his/her non-emergency medical appointment. If there is no driver available, they offer the client reimbursement.
- They also provide vouchers in the St. Joseph area, and OATS vouchers for the county for non-emergency medical trips, essential business and shopping trips, and to go eat at a senior center nutrition site.

Taxi companies, Uber and Lift - Provides transportation service to the general public for flat rates, local and long distance. The fare varies.

OATS, Inc., Northwest Region – Is available to anyone regardless of age, income, disability, race, gender, religion, or national origin. Preferential scheduling is given to medical rides. Transportation is provided from St. Joseph to De Kalb, Rushville, Agency, Faucett and Easton.

Rides in Sight – A nationwide ride referral service. They provide information about senior transportation options in local communities throughout the United States.

The Ride – St. Joseph Transit – “The Ride” operates eight fixed routes that encompass the city limits of St. Joseph and Elwood, Kansas. Instead of going to a bus stop, customers can use the route deviation service. This is curb-to-curb service available for all customers regardless of ability. Customers must make reservations for this service.

Veterans Transportation Service – Serves veterans who are eligible for VA health care benefits and have a VA-authorized appointment based on availability and guidelines in place at the local facility; veterans must be referred by their Provider.

vRIDE – Serves the entire state of Missouri. It is a rideshare program whose routes are developed on an as needed basis once the carpool is arranged. The main driver will pick up the other riders and transport them to work, school, etc. Riders must be 18 years old, and drivers must be 25 years old. Buses, vans, and vehicles are available for group outings and rideshare. The fee varies based on the commute distance.

Railroads

There is no passenger rail service within and from Buchanan County to any metropolitan area.

Burlington Northern Santa Fe (BNSF) – Freight service runs along the western border of Buchanan County. They mainly serve the coal fired IA tan and Lake Road power stations. BNSF also has access to the St. Joseph Regional Port Authority.

Union Pacific (UP) – UP provides a Grain Train Shuttle on a continuous basis throughout the year, transporting grains from the place of origin to one destination. On average UP transports 100 covered hopper cars of grains daily. It also has a rail spur, dock, storage yard and truck scale at the St. Joseph Regional Port Authority.

Waterways

St. Joseph Regional Port Authority – It was formed in 1987 and has had a long road of development efforts in the Stockyards Industrial Park to become a functioning river port and a multi-modal facility. The port's primary interest today is in the area of agricultural logistics, bringing fertilizer into the port for distribution in Northwest Missouri and the states of Kansas, Nebraska and Iowa, and shipping grain and dried distiller grains out. The Port Authority constructed a new facility in 2016 and an expansion took place in 2018. The facility is located along the Missouri River, off of Fourth Street, past the railroad bridge, in the Stockyards Industrial Park. An agreement was signed with Transport 360 to operate the site.



Airports

Booze Island Airport – St. Joseph, MO. A private facility. A private airport can include restricted or military airports and airports reserved for private charter or membership.

Butch's Strip Airport – St. Joseph, MO. A private facility.

Church's Landing Airport – Rushville, MO. A private facility.

Farris Strip Airport – Fuacett, MO. A private facility.

Heartland Hospital East Heliport – 5325 Faraon, St. Joseph, MO. It is a private facility.

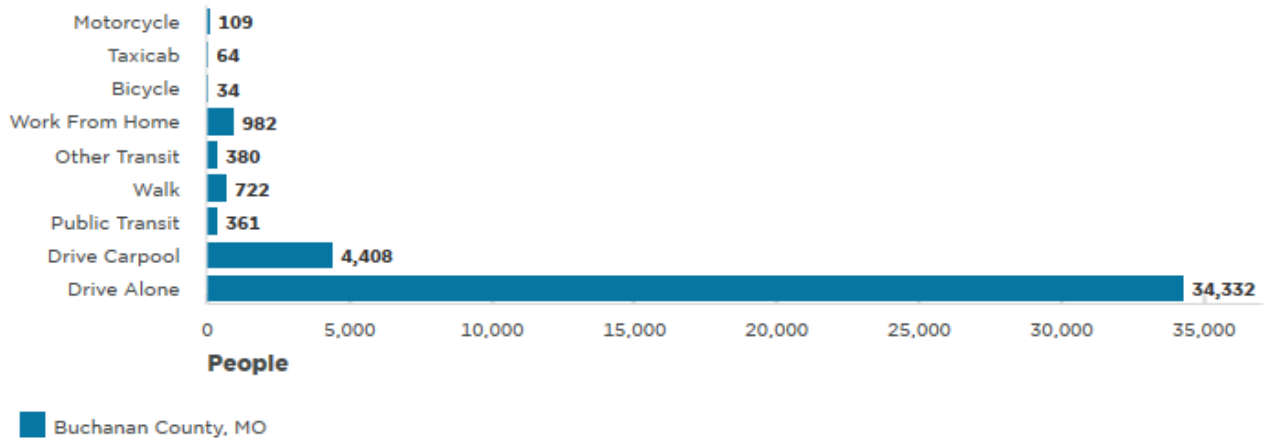
Heartland Hospital West Heliport – 7th to 9th on Faraon, St. Joseph, MO. It is a private facility.

Lawlor-Justus Airport – Faucett, MO. A private facility.

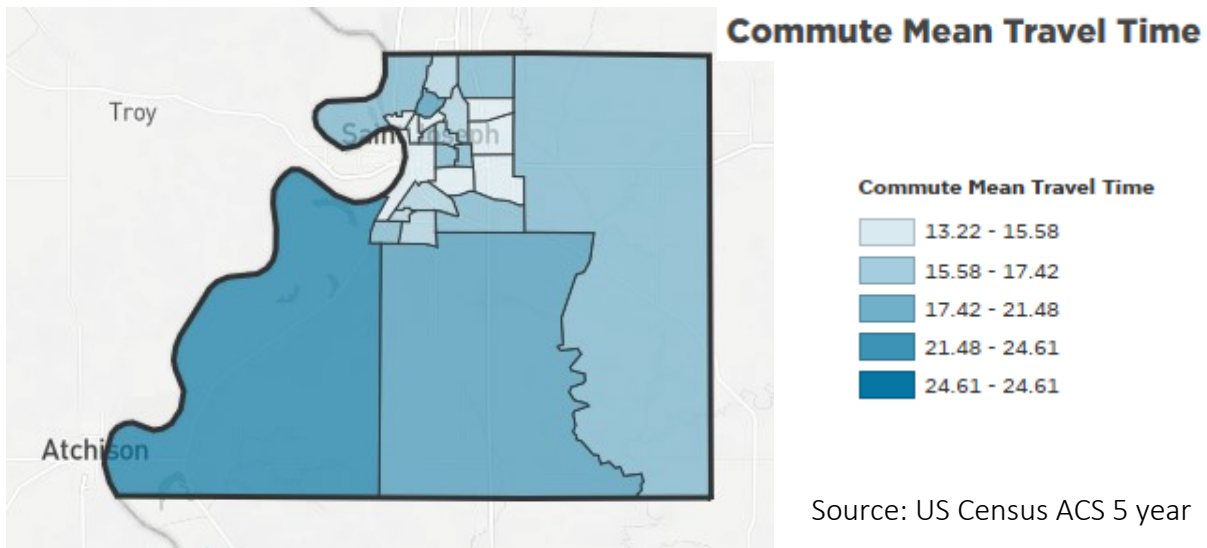
Rosecrans Memorial Airport – 11th and Frederick, St. Joseph, MO. It is a general aviation/military joint-use airport. A public airport can include small passenger planes and large commercial carriers. Its primary use today is a base for the Missouri Air National Guard and is currently home to the 139th Airlift Wing.

Transportation Data

Commute Type by Percent of Residents Who Commute

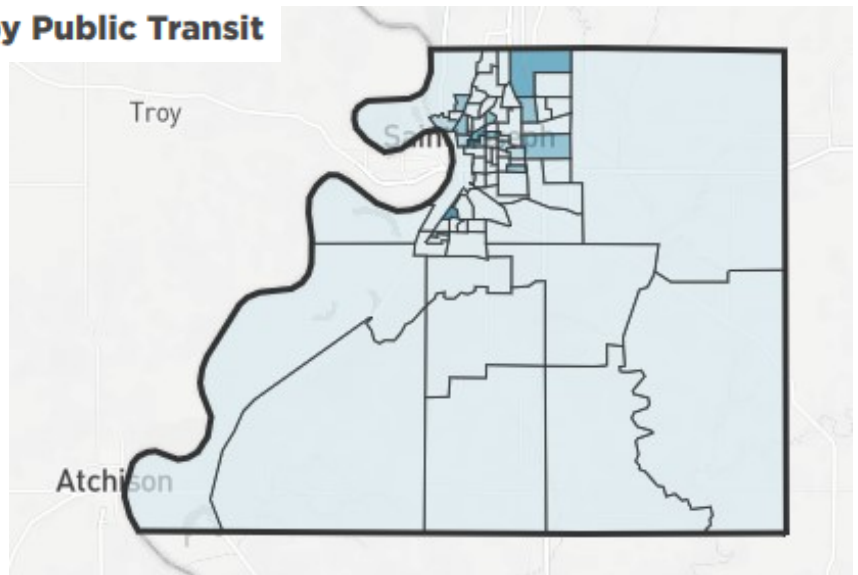
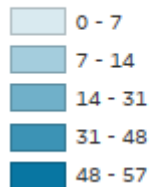


Sources: US Census ACS 5-year. This chart only represents individuals who commute.



Number of Commuters by Public Transit

Commute Means of Transportation: Public Transit



Source: US Census ACS 5 year

Transportation Data

27.44%

Percent of Income Spent on Transportation - Median Income Families
Buchanan County, MO

55.52%

Percent of Income Spent on Transportation - Low Income Individuals
Buchanan County, MO

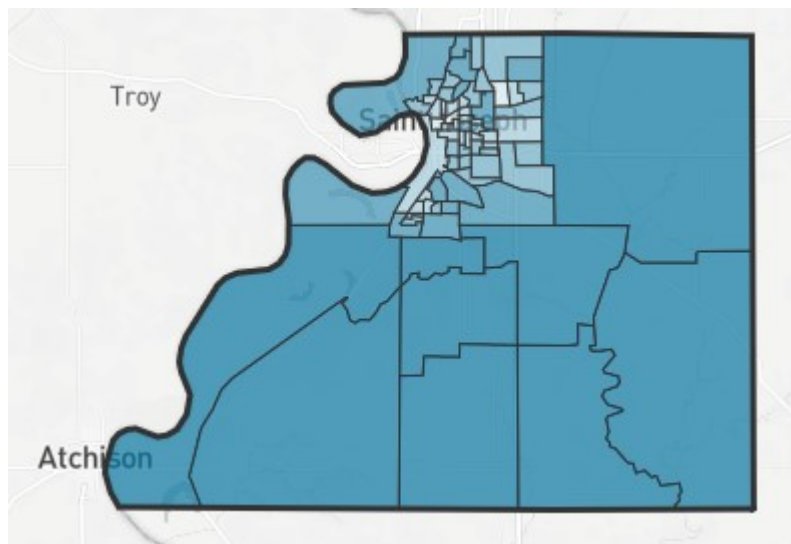
Sources: US HUD & DOT, LAI; US HUD and DOT

The cost of commuting can, at times, exceed the costs for residents to simply live closer to work. Typically, the cost of commuting (in terms of percent of income spent on transportation for a median income family) is greater the farther you move from the city center. Are places with higher rent and easily accessible public transit more affordable than places with low monthly housing costs but where travel by car is necessary? Local decision makers can use this data to assess affordability for residents and help guide resources to where they will be most impactful. For Buchanan County, 27.44 percent of a family’s median income is spent on transportation. This could be due to living in rural areas of the county and having to commute to their place of employment. Additionally, the availability of public transit throughout the county is not extensive outside the urbanized area of St. Joseph. That results in low income individuals living in the county having to resort to personal vehicle use or carpooling for work, recreation, and other basic necessities. According to data collected, 55.52 percent of a Buchanan County low income individual’s income is spent on transportation. One of the overarching goals of the plan is to grow prosperity and identify ways to reduce the financial impact/burden on low income individuals due to transportation.

Percent of Income Spent on Transportation: Median Income

Percent of Income Spent on Transportation - Median Income Families

- 20.35% - 23.77%
- 23.77% - 26.58%
- 26.58% - 28.58%
- 28.58% - 31.75%
- 31.75% - 33.66%



Source: US Census ACS 5 year

Traffic Crashes

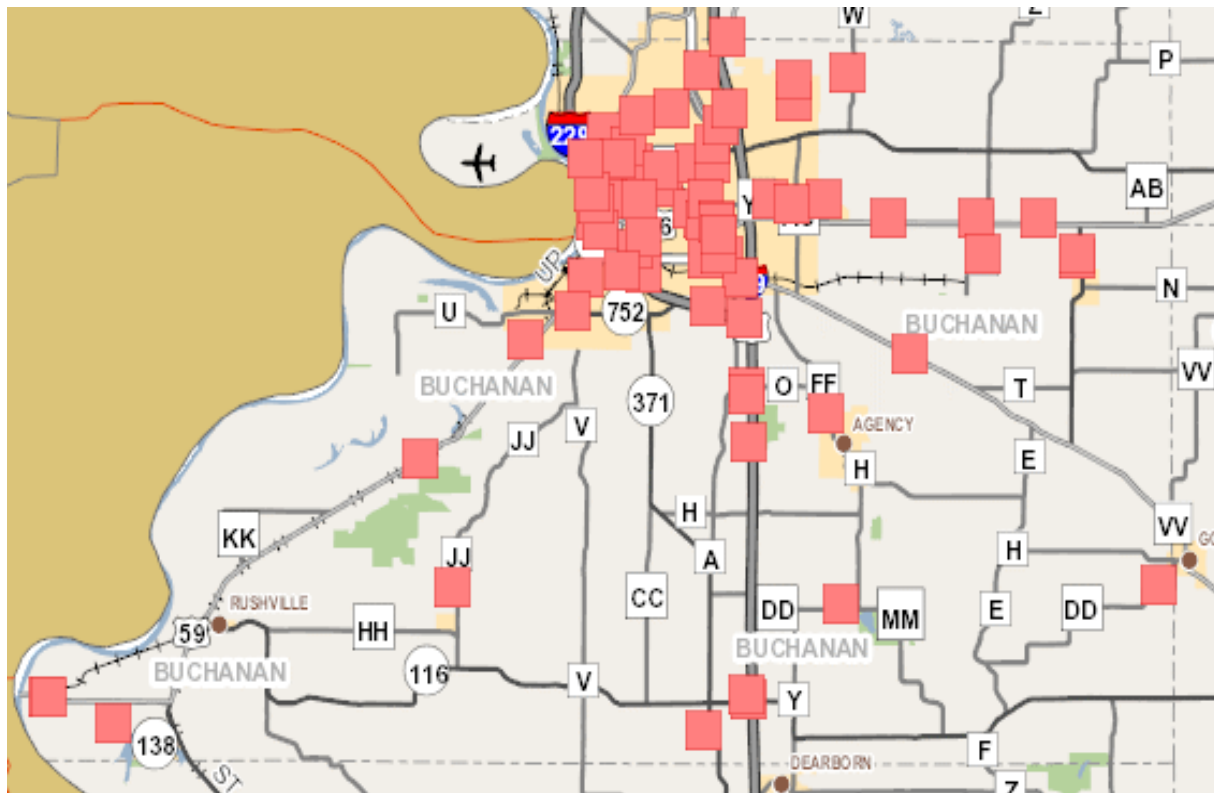
Resident safety on the roadways is a top priority. According to data from MoDOT and the Missouri State Highway Patrol (MSHP), between 2000 -2019 there were 72 fatalities on Buchanan County roadways due to motor vehicle crashes, which is an average of 3 to 4 deaths per year. The numbers of the other types of crash are listed below (PDO stands for property damage only). The map below of Buchanan County shows the locations of the fatalities over a 20-year timeframe. Since 2014, cell phone related crashes have increased 35% in Missouri. However, there is no statewide ban on cell phone usage while driving for motorists over 21 years old. Buchanan County has been active in promoting safe driving. In order to reduce the number of people killed on roadways, driver behavior needs to change, as driver error is responsible for approximately 90% of crashes nationwide. Continuing to partner with various organizations on roadway safety education is a way to work towards reducing traffic crashes.

CRASH TOTALS FROM 2000-2019

Fatal Crashes.....	72
Serious Injury Crashes.....	1,037
Minor Injury Crashes.....	6,425
Property Damage Only (PDO) Crashes.....	18,013
Total Crashes.....	25,550

Source: MoDOT and MSHP

Motor Vehicle Fatalities from 2000-2019



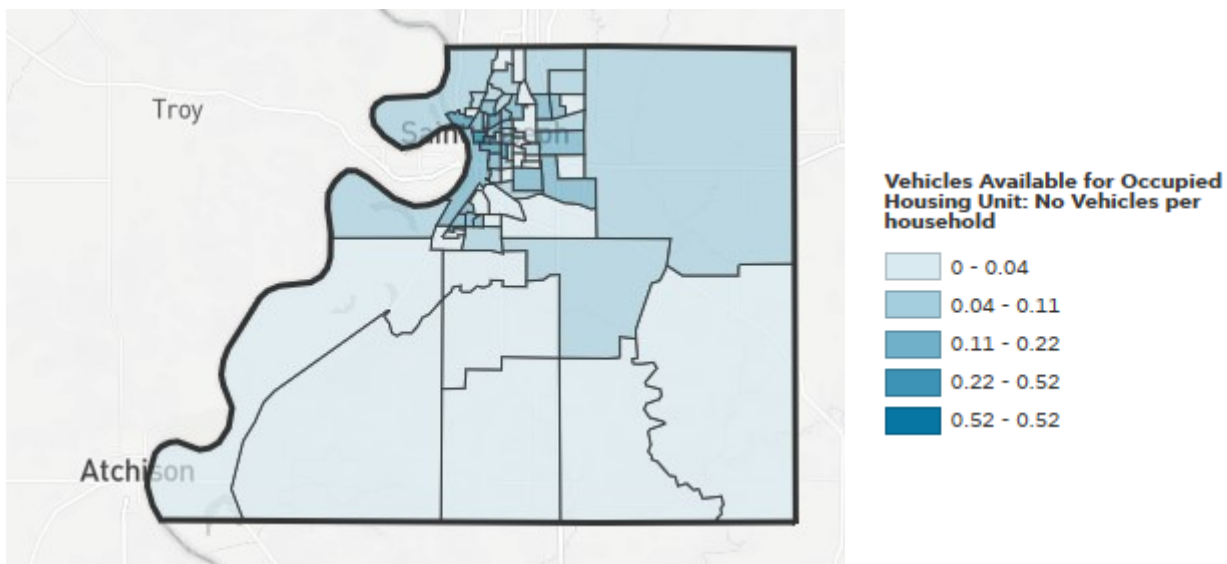
Source: MoDOT

Percentage of Residents With Access to Vehicles

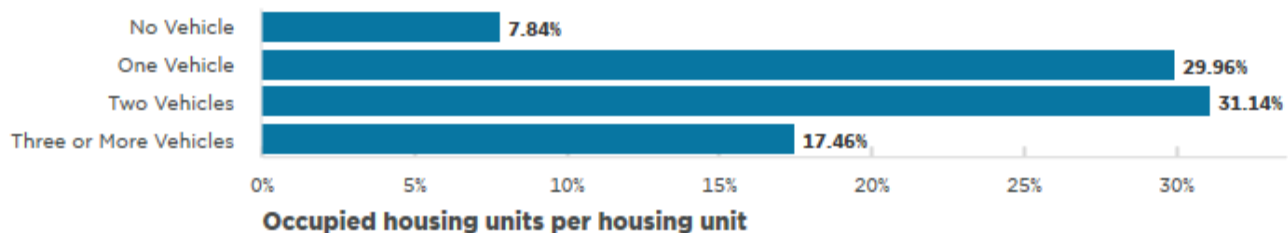
For many residents, access to jobs, healthy foods, parks, and schools is out of reach without a car. Although many residents with no access to a vehicle are served by public transit across the country, “hundreds of thousands of zero-vehicle households” live outside of the reach of public transit (Brookings, 2011). The ability to find places where residents could suffer from lack of transportation access can help civic decision makers allocate resources to the areas where they are most needed.

In the case of Buchanan County, 7.84 percent of residents do not have vehicles. This number could be comprised of college students, senior citizens, or low-income residents. Based on the graphic provided below, it’s evident that rural county residents have access to one or multiple vehicles; whereas, residents living in the urbanized area of St. Joseph are more likely to have fewer or no vehicles. This could also be contributed to having access to public transportation or having less space/increased costs associated with parking/storing vehicles.

Zero Vehicle Households



Number of Vehicles Available by % of Total Housing Units

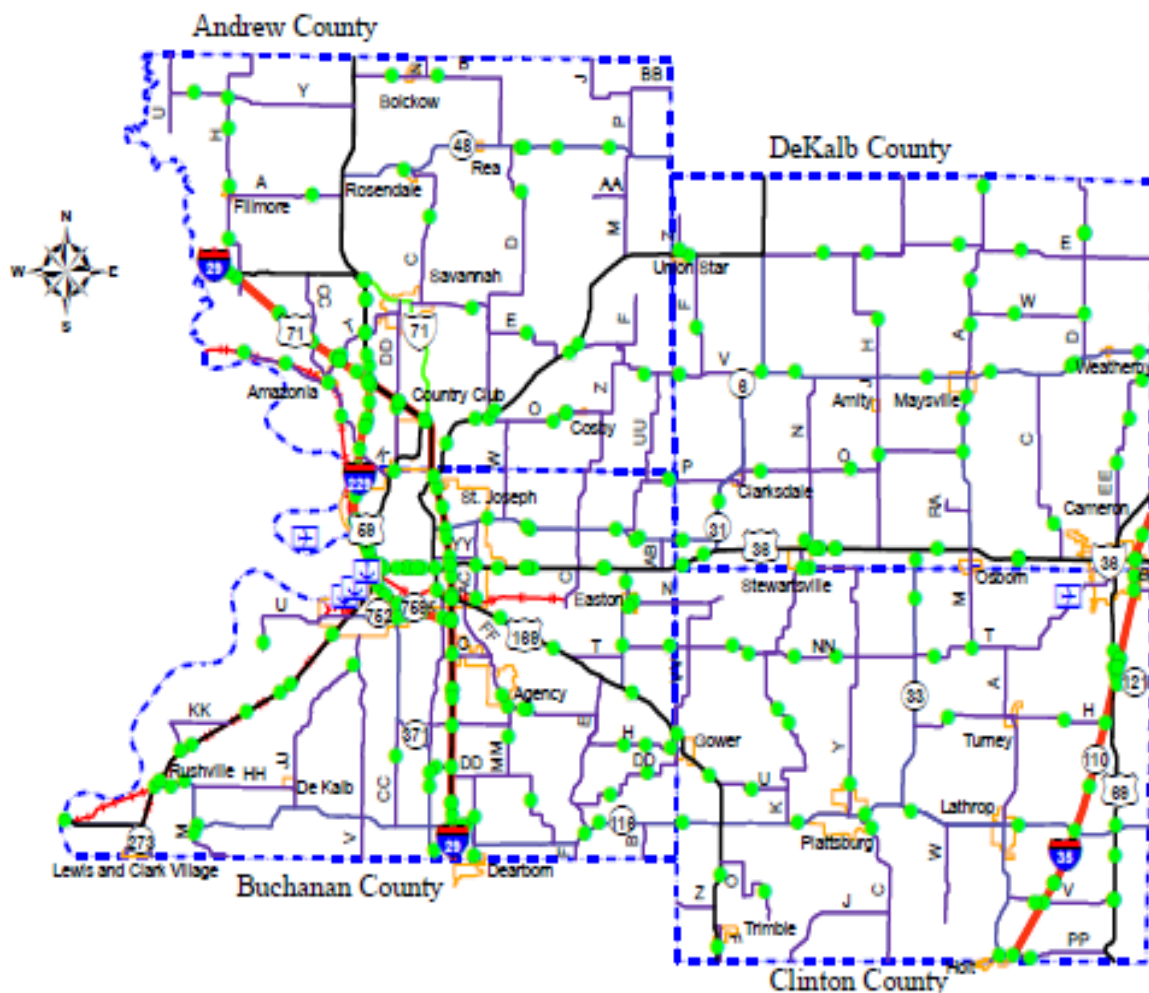


■ Buchanan County, MO

Sources: US Census ACS 5-year

The map below shows the four-county region’s transportation assets. Buchanan County has a higher concentration of transportation assets in the region, such as the interstates, port, public airports, railroads and bridges.

Regional Transportation Assets Mo-Kan Region



Legend

Route

- Missouri Numbered Route
- Missouri Lettered Route
- Interstate
- U.S. Highway
- Business Route
- + + Railroad

Other Assets

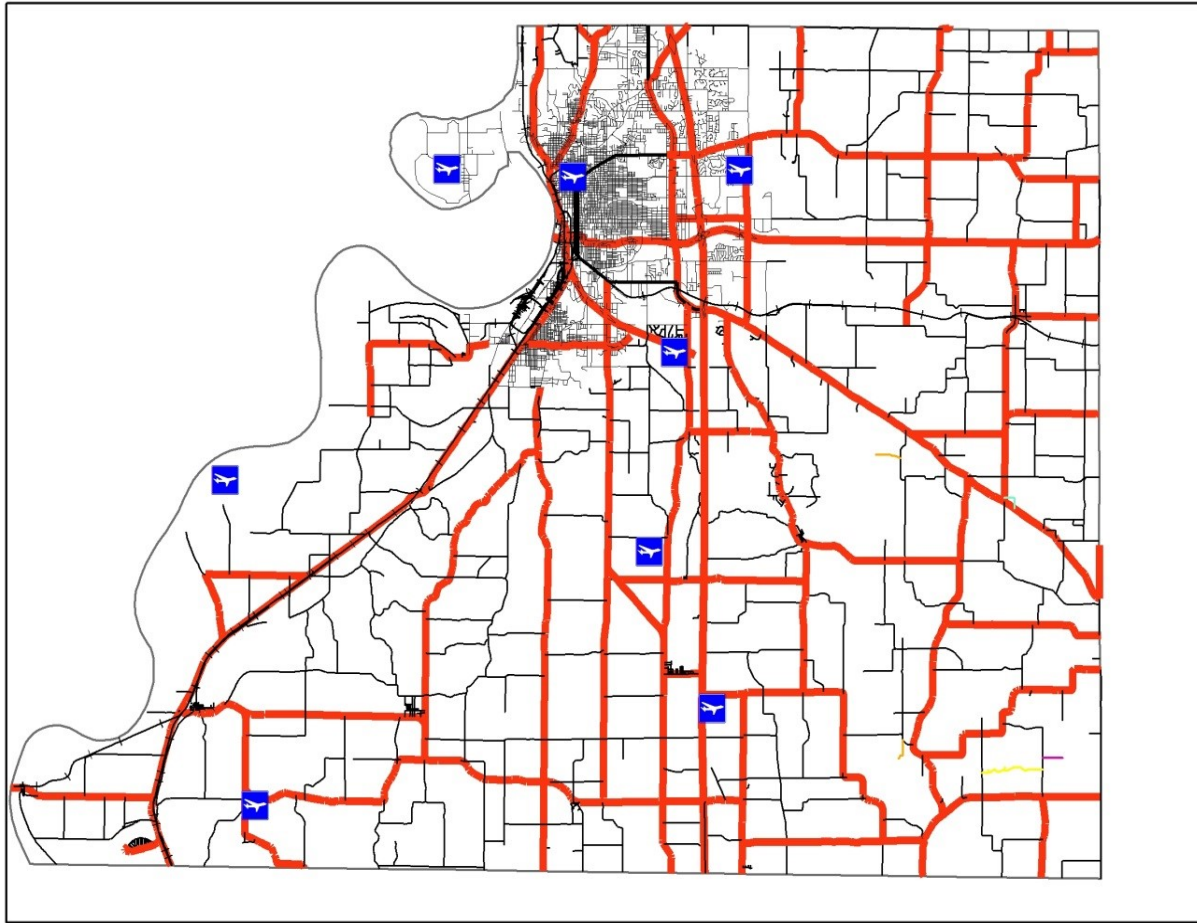
- Public Airports
- Port
- Bridge

- City
- County

0 3.75 7.5 30 Miles






Buchanan County Transportation Map

Buchanan County Transportation Map

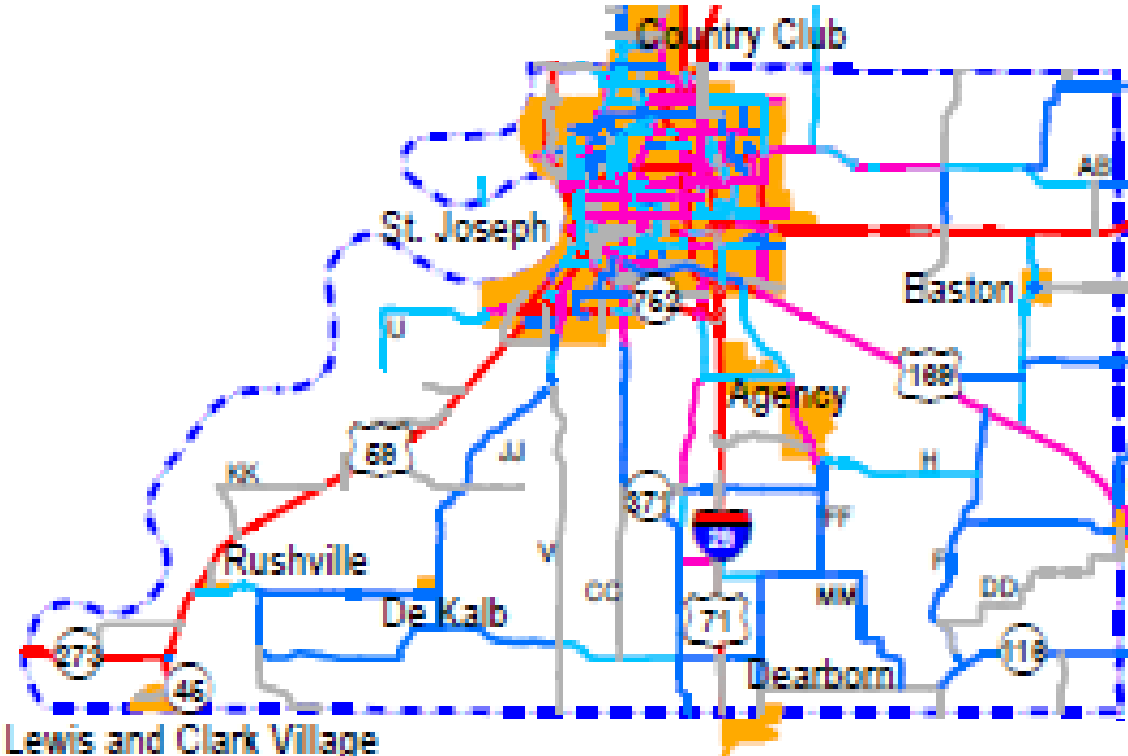


0 1 2 4 6 8 Miles

Buchanan County Transportation

-  MO_2006_Airports
-  Abandoned
-  Gravel
-  Not Maintained by County
-  Vacated
-  Railroad
-  Local Roads
-  Business Route
-  Interstate
-  State Highways
-  U.S.Highway

Daily Average Commercial Volume

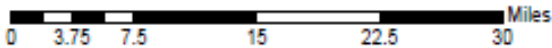


Legend

Commercial Volume*

- 0 - 15
- 16 - 38
- 39 - 91
- 92 - 285
- 286 - 7125

- City
- County



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CHAPTER 6

Services, Facilities, Utilities

Services, Facilities, Utilities

Water and Sewer Services

Buchanan County is serviced by six water districts.

Andrew County Public Water Supply District (PWSD) #1

Andrew County PWSD #1 services a small area in north central Buchanan County, west of Interstate 29. They do not provide sewer services or wastewater removal services.

Buchanan County Public Water Supply District (PWSD) #1

Serving the southwestern region of the county is PWSD #1, which contracted out the service to Alliance Water Resources.

Alliance took over managing, operating, and maintaining the water district in 2001. Alliance provides water and wastewater service.

PWSD #1 purchases its water wholesale and distributes it on a wholesale basis to the City of DeKalb and on a retail basis to the residences

of Rushville, Sugar Lake, Bean Lake, Winthrop, Lake Contrary, Halls, and the surrounding rural areas. Since Alliance has taken over the operation of the water district, they have installed two master meter pits, two elevated water storage towers and one ground-level storage tank, for a total of 178,000 gallons of water storage. They have also installed two booster pump stations, one pump house and clear well. They have also added 150 miles of distribution main and pressure-reducing valves.

DeKalb County Public Water Supply District (PWSD) #1

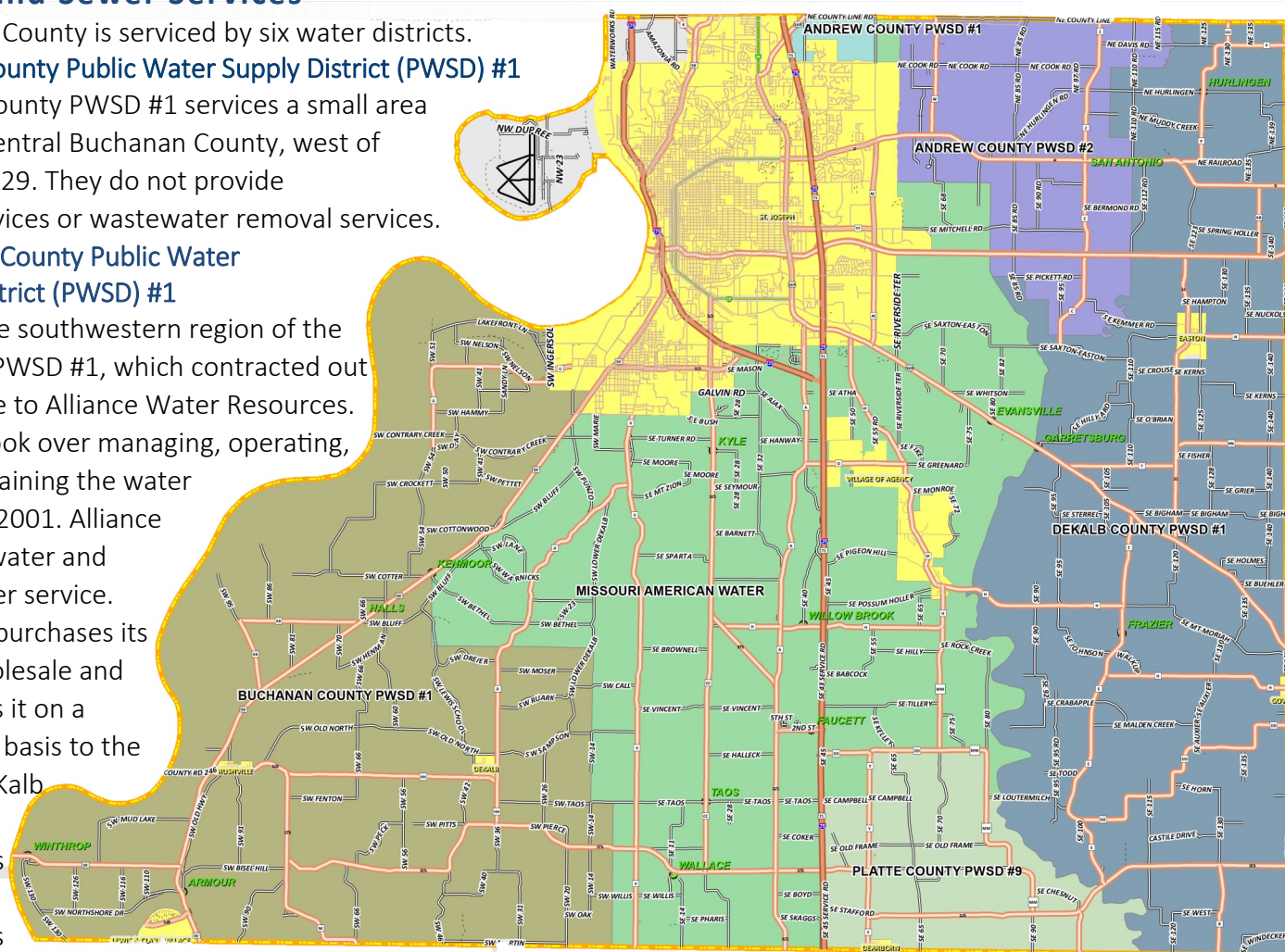
DeKalb County PWSD #1 is located in Clarksdale and serves southwestern Buchanan County, which includes Frazier, Garrettsburg, Easton and Hurlingen. It provides water and sanitary service and has been in operation for more than a decade.

Missouri American Water

Missouri American Water serves central Buchanan County, including St. Joseph, Willow Brook, Kyle, Faucett, Taos and Wallace. It provides water service and delivery, as well as treatment and release of wastewater.

Platte County Public Water Supply District (PWSD) #9

Platte County PWSD #9 serves south central Buchanan County, just west of Interstate 29, including Dearborn. They do not provide sewer or wastewater removal.



Utilities

Spire, Inc. (formerly Missouri Gas Energy)

Spire’s natural gas utilities and other related businesses work together to serve 1.7 million customers across Missouri, Mississippi and Alabama. In Missouri they serve Kansas City, Joplin, and St. Joseph.

Propane Gas

There are several privately owner propane gas providers in Buchanan County.

Electrical Utilities

Everggy (formerly Kansas City Power and Light (KCP&L))

Everggy serves more than 800,000 customers in 47 northwest Missouri and eastern Kansas counties, including Buchanan County. They have a service area of about 18,000 square miles. They have more than 3,000 miles of transmission lines, 24,000 miles of distribution lines and more than 400 substations.

United Electric

United Electric is a rural cooperative owned by the members and governed by a board of directors. They have over 4,000 miles of distribution lines that provide power to more than 9,700 meter in eleven counties in Missouri and Iowa. They also provide internet access, television, telephone service and sanitary sewer service. Below is United Electric’s service area.

United Electric Cooperative Service Territory

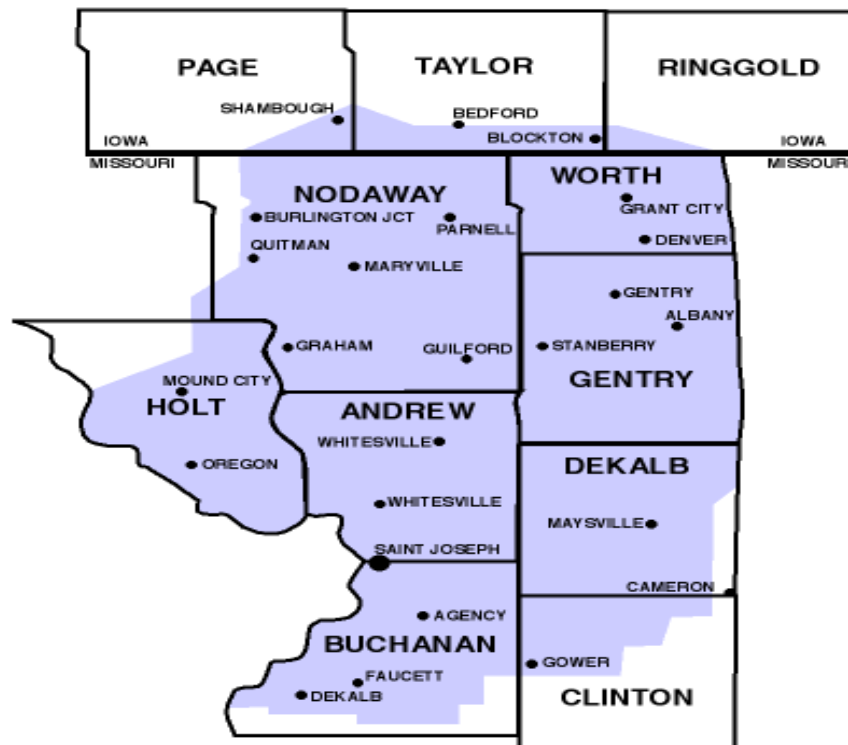
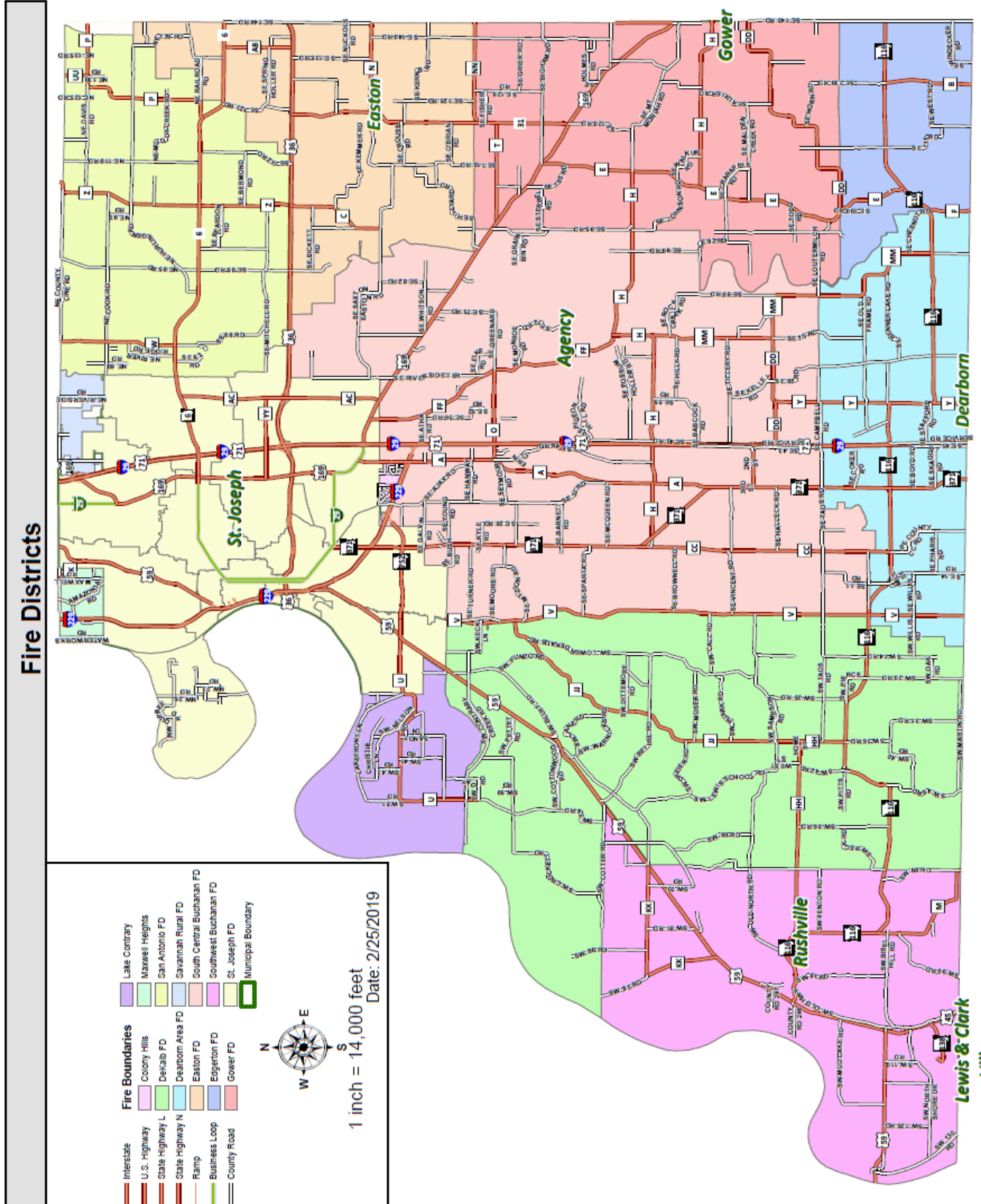


Figure 3: Fire Districts in Buchanan County



Fire Departments

Dearborn Area Fire Protection District – Dearborn, MO – This is a volunteer fire department with 22 volunteers, and two fire stations. 816-992-8919

DeKalb Fire Protection District – De Kalb, MO – A volunteer fire department with 33 volunteers and one fire station. 816-685-3353

Easton Fire Protection District – Easton, MO – A volunteer fire department with 12 volunteer firefighters. 816-262-7057

Edgerton-Trimble Fire Protection District - Edgerton, MO A volunteer fire department with one station. 816-790-3476

Gower Fire Protection District – Gower, MO – A volunteer fire department with 20 volunteer firefighters. 816-424-3131

San Antonio Fire Protection District – San Antonio, MO - A volunteer fire department with 15 volunteer firefighters. 816-667-5838

South Central Buchanan County Fire Protection District – Agency, MO & Faucett, MO – Total service area for both fire stations is approximately 80 square miles of Buchanan County and ten miles of Interstate-29 and approximately 8 miles of underground natural gas and crude oil pipelines. There are 22 volunteer firefighters who work out of either station depending on their location at the time of a call for service. 816-238-4142

St. Joseph Fire Department – All paid firefighters with nine stations, approximately 130 employees. 816-271-4603.

Sugar Lake Fire Protection District – Rushville, MO – A volunteer fire department with ten volunteers. 816-688-7801

Emergency Medical Services

Ambulance Service

Buchanan County EMS – St. Joseph, MO – They provide EMS/ambulance coverage for Buchanan County, MO and a small portion of Northeast Doniphan County, KS. They provide 911 Emergency and Non-Emergency care and intra-facility transfers to other healthcare facilities. They also provide stand-by medical coverage for community and school events. 816-396-9580

Tri-County EMS – Plattsburg, MO (in Clinton County) – They provide ambulance services for a large part of Clinton County, and parts of Buchanan and Platte counties. 816-539-2123

Police Protection

St. Joseph Police Department

Located in downtown St. Joseph serving the residents of the city. 816-271-4777

Buchanan County Sheriff's Department

Based out of St. Joseph. Their responsibilities are to patrol the roads. The Road Patrol Division covers 12 towns, 441 miles of county roads and various state highways, as well as assisting the Missouri State Highway Patrol and the St. Joseph Police Department. Deputies of The Patrol Division proactively check rural businesses and problem areas to attempt to prevent incidents of theft and vandalism. 816-236-8868

Emergency/Education Services

State of Missouri Highway Patrol

Located at the intersection of Business I-29 and US-169 in the northeast part of St. Joseph, Troop H serves Andrew, Atchison, Buchanan, Caldwell, Clinton, Daviess, DeKalb, Gentry, Grundy, Harrison, Holt, Livingston, Mercer, Nodaway and Worth Counties. Troop H was organized in 1946 to serve the people of Northwest Missouri and has an authorized strength of 78 uniformed officers and 62 civilian employees.

Federal Bureau of Investigations

Located at 4305 Frederick Avenue in St. Joseph, this FBI office provides information on criminal investigations, probes, the FBI most wanted list, application/requirements and eligibility for special agent recruitment, training and employment, FBI background checks and tips hotline.

Hospitals and Clinics

MOSAIC (formerly Heartland Regional Medical Center) – Located in St. Joseph, Mosaic Life Care offers a variety of health-care services, medical specialties and life-care services, in and around St. Joseph, Missouri. They provide family care, urgent care and emergency care to a wide range of specialty-care options. Mosaic Life Care is a member of the Mayo Clinic Care Network.

Long-term Acute Care Hospital Mosaic Life Care at St. Joseph – This facility is located on the 2nd floor at the Mosaic Life Care at St. Joseph – Medical Center. It provides 41 private patient rooms, with amenities for families. They offer a small, personalized environment for patients who have medically complex issues and are stable, yet require an extended hospital stay.

Northwest Missouri Psychiatric Rehabilitation Center (NMPRC) – NMPRC is a 108-bed psychiatric hospital that provides long-term inpatient care for adults. The new campus was completed and occupied in July of 1997. It replaced the old St. Joseph State Hospital directly across the street, which had housed the hospital since 1874. The old campus is now a Department of Corrections facility.

NMPRC serves the western area of Missouri and provides extended-stay psychiatric services for adults, 18 years old and over, suffering from chronic and persistent mental illness. They also serve those afflicted with substance abuse problems.



Mosaic Hospital | Google Images

Schools

Higher Education:

Missouri Western State University is a public university founded in 1915. It is the state's largest open enrollment university. A quarter of its students are non-traditional. In April 2015 the university adopted a master plan. The master plan outlines immediate safety and maintenance needs, financial and education needs of its students and future physical development. In 2021 Missouri Western had 4,219 students enrolled employed 335 teaching and administrative staff. Average in-state tuition is \$9,772 per semester.

There's a special waiver rate for students in neighboring states and 97 percent of full time, first time degree/certificate seeking undergraduates received some sort of financial aid. The university had a 71 percent retention rate from first into second year for first-time degree-seeking students; and 80 percent for transfer students.

American Business and Technology University is a completely online university located in St. Joseph. The university markets itself as flexible and affordable learning. It was founded in 2001 and received accreditation in 2006. In 2021 statistics showed the graduation rate was 64 percent. Average tuition is \$18,221 annually.

Hillyard Technical Center is operated by St. Joseph Public School District. It was founded in 1943. The center's website boasts that its "nine million dollar facility is one of the most modern facilities in the United States." Hillyard is partnering with Metropolitan Community College to bring community college classes into the offerings available. In 2021 Hillyard had 90 students enrolled; 96 percent of students graduated within normal time.

Buchanan University Extension (of the University of Missouri) – partners with several of the University's schools and colleges to deliver noncredit continuing education courses, programs and training in a variety of professional trades. It is located in St. Joseph.

Express Flight, Inc. – offers flight training, and other services. Must contact company for fees. It is located in St. Joseph.

St. Joseph Adult Education & Literacy – serves Andrew, Buchanan, Clinton, DeKalb, and Grundy counties. Their main location is in St. Joseph but there are several satellite locations. It serves approximately 1,500-1,600 students per year through High School Equivalency or English Language Learners courses. Tuition is free as it receives funding through the Missouri Department of Education's adult education system.

St. Joseph Beauty University – provides cosmetology and barber training. Tuition on average is \$16,675 for 1,500 hours of education.

Public School Elementary and Secondary Districts

Buchanan County R-IV School District – Includes DeKalb High and Middle Schools and Rushville Elementary. The district headquarters is located in DeKalb, Missouri. The student population was 273 in 2021.

East Buchanan C-1 School District – Includes East Buchanan High and Middle Schools and East Buchanan Elementary. The district straddles Buchanan County and Clinton County, with the district headquarters located in Gower. The high school and elementary schools are located in Gower and the middle school is located in Easton. The student population was 712 in 2021.

Mid-Buchanan R-V School District – Includes Mid Buchanan Senior and Junior High School, Mid Buchanan Elementary and Mid Buchanan Little Dragon Preschool. All the schools are located in Faucett, as is the District headquarters. The student population was 738 in 2021.

North Platte R-1 School District – Includes North Platte High and Junior Schools, North Platte Intermediate School and North Platte Elementary School. All schools are located in Dearborn, except the Intermediate School, which is located in Edgerton. The District is headquartered in Dearborn. The student population was 615 in 2022.

St. Joseph School District – Includes twenty-eight schools. All schools are located within the St. Joseph city limits. The district is headquartered in St. Joseph. The population was 10,689 students in 2020..

Private Elementary and Secondary Schools

Baptist Temple Schools – Located in St. Joseph. It has kindergarten through twelfth grades. There are approximately 25 students.

Bishop LeBlond High School – Located in St. Joseph. It has grades ninth through twelfth and has approximately 165 students. It is a Catholic, college preparatory school. Tuition for 2021-2022 is \$6,480.

Children First School – Located in St. Joseph. It has grades pre-kindergarten through sixth grade. There are approximately 44 students.

Prescott Seventh Day Adventist School – Located in St. Joseph. It serves kindergarteners through eighth graders. There are approximately 61 students enrolled. Yearly tuition is \$3,000.

St. Joseph Cathedral School – Located in St. Joseph. It has grades pre-kindergarten through eighth grades. There are approximately 299 students. On average tuition is \$5,400 annually.

St. Francis Xavier School – Located in St. Joseph. It serves students from pre-kindergarten through eighth grade. It has approximately 372 students.

St. Joseph Christian School – Located in St. Joseph. It serves students from pre-kindergarten through twelfth grades. There are approximately 312 students. Tuition ranges from \$3,000 to \$6,100.

South Park Christian Academy – Located in St. Joseph. It serves students from pre-kindergarten through twelfth grade. There are approximately 55 students enrolled.

St. James School – Located in St. Joseph. It serves students from pre-kindergarten to the eighth grade. Enrollment is approximately 207 students.

St. Paul Lutheran School – Located in St. Joseph. It serves students from pre-kindergarten through eighth grade. There are approximately 300 students. Tuition ranges from \$810 to \$3,600 per year.



Central High School | Google Images

Libraries

Like many Missouri counties with metropolitan and rural areas, Buchanan County is served by two independent public library districts.

St. Joseph Public Library — Serves residents of the city of St. Joseph. SJPL is a municipal library taxing district administered by a board of trustees appointed by the mayor of St. Joseph. It has four facilities within the city:

Carnegie Library— 316 Massachusetts Street, 64504

Downtown Library— 927 Felix Street, 64501

East Hills Library — 502 North Woodbine Road, 64506

Washington Park Library—1831 North 3rd Street, 64505

Rolling Hills Consolidated Library — Serves rural residents in Buchanan and Andrew Counties. It is a political subdivision with its own taxing authority. It is administered by a board of trustees appointed by the county commissions of Buchanan and Andrew counties. RHCL has two branch facilities and operates a bookmobile that serves smaller communities in both counties:

Belt Branch — 1904 North Belt Highway 64506

Savannah Branch — 514 West Main, Savannah, MO 64485



St Joseph Public Library | Google Images

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CHAPTER 7

Natural Environment

The purpose of this chapter is identify existing natural resources and define the natural environment of Buchanan County. Conservation areas and other environmentally sensitive areas should be preserved in order to promote the environment of the county.

Chapter 7 highlights existing natural environments, conservation areas, lakes, rivers, and streams.

Natural Environment

According to the U.S. Census Bureau, the county has a total area of 415 square miles, of which 408 square miles is land and 6.6 square miles is water.

The topography of Buchanan County consists of rolling hills, valleys, and ample drainage.

Ground elevations along the Missouri range from 800 to 900 feet above sea level. Ground elevations along the northern border of the region are from 900 feet at the Missouri River to about 1,100 feet in southern Buchanan County. The majority of the land space throughout the region is approximately 900 feet above sea level.

The bedrock of Buchanan County is believed to have been formed during the Quaternary and Pennsylvanian Periods of approximately 300 million years ago. Alluvium soil formed during the Quaternary Period, located in the Missouri River Flood Plain, and consists mainly of a rich mixture of sand, silt and clay. These soils are 100 to 150 feet thick.

The rivers and streams of Northwest Missouri have been influential since the beginning of white settlement of the area, and continues to contribute to the county as an economic and natural resource.

There is one state park in the county: Lewis and Clark State Park in Rushville, MO. Additionally, there are over 20 Missouri Department of Conservation (MDC) areas, many of which are located near the Missouri River and provide scenic and recreation opportunities (such as fishing). The river near St. Joseph is known as a favorite place for catfish anglers.

Lewis and Clark State Park | mostateparks.com





MDC Conservation Areas

Agency Conservation Area – 1.5 miles from Agency. Approximately 94 acres of forest, woodland, lakes and pond. It offers bird watching, bicycling, fishing, hiking, horseback riding, hunting and outdoor photography. There are also primitive camping facilities.

Anthony and Beatrice Kendzora Conservation Area – Partially in Buchanan County, this conservation area straddles the county line between Platte and Buchanan. Approximately 746 acres of land, including 200 acres of bottomland that is seasonally flooded, nearly 300 acres of timber, and 190 acres of grasslands and old fields. There is a 35-acre clear water lake, six small fishless ponds, a seasonally flooded wetland linked to the Platte River. It offers birdwatching, fishing and hunting. There are two parking areas. It is designated as a “Waterfowl Refuge” and is closed to all hunting, boating, dog training, and trapping from October 15 – January 31.

Arthur Dupree Memorial Conservation Area – West of St. Joseph, Arthur Dupree covers 236 acres with 1.75 miles of Missouri River frontage. It offers bird watching, canoeing, fishing and hunting. The area was cropland until it was transferred to the Conservation Department in 1992- additional land was added in 1994. It has been allowed to re-vegetate naturally and was planted to supplement the development of a riparian corridor.

Bee Creek Conservation Area – East of Faucett, Bee Creek contains approximately 109 acres of forest, cropland, old field, non-prairie grassland and straddles Bee Creek. It offers hunting and fishing. The land was donated in 2011 to MDC.

Belcher Lake Conservation Area – East of Faucett on approximately 405 acres, this area includes the 55-acre Belcher Branch Lake, which was completed in June 1992. It contains cropland, non-prairie grasslands, old field and timber. The area surrounding the lake features modestly sloping terrain with well-drained soils, including a thick layer of loess on the upland portions. It offers bird watching, canoeing, fishing, & hunting. There is a concrete boat ramp, fishing dock, parking lot and restroom facilities.

Bluffwoods Conservation Area and Goodell Memorial Annex – Located south of St. Joseph on 2,281 acres that includes forest, woodland, old field, native prairie, non-prairie grassland, lakes and ponds. It offers bird watching and has been designated as an “Important Bird Area” by Audubon Missouri. It also has five designated hiking trails, with two of them being handicapped accessible. Hunting is also allowed. There are two individual campsites, six parking lots, eight picnic tables, restroom facilities, and a picnic pavilion. There are eleven wildlife watering holes.

Conservation/Recreational Areas

Bluffwoods Conservation Area | Google Images



Pigeon Hill



Belcher Branch Lake



Youngdahl



Sunbridge Hills



Photos courtesy: www.mdc.mo.gov



[Burton Bridge Access](#) – Offering access to the Platte River, the site sits on 15.91 acres of mostly wetlands with old fields. It offers bird watching, canoeing, and fishing. There is a parking lot on the site.

[Jentell Brees Access](#) – Approximately 32 acres of wetland, old field, non-prairie grassland, forest and woodland, located seven miles south of St. Joseph, that offers bird watching, canoeing, and fishing. There is a boat ramp, parking lot and restroom facilities. All facilities are handicap accessible.

[Kneib \(Wilfrid V and Anna C\) Memorial Conservation Area](#) – Near Lake Contrary, just southwest of St. Joseph, the area consists of 40 acres of forest, native prairie, wetlands, old field and grasslands. It offers bird watching and hunting. There is a parking lot on site.

[Logan \(Caroline Sheridan\) Memorial Wildlife Area & Sunbridge Hills Conservation Area](#) – 230 acres of old field, forest and woodland. It offers bird watching, fishing, hiking, hunting and trapping, with a special use permit. There is a parking lot and a viewing tower on site.

[Pigeon Hill Conservation Area](#) – Southeast of St. Joseph, Pigeon Hill consists of 424 acres of forest, woodland, cropland, and old fields. It offers bird watching and hunting. It also has an archery shooting range, which is handicap accessible, and rifle and shotgun shooting ranges. Use of all ranges are free of charge. There are five fishless ponds and one intermittent stream, Pigeon Creek.

[Saxton Access](#) – Southeast of St. Joseph near Saxton, Missouri. It is 5 acres in area. It offers bird watching, canoeing, floating and fishing, with access to Platte River. It is mostly old field land cover. There is a parking lot on site.

[French Bottom Access](#) – Located on the Missouri River in St. Joseph, the two-acre site offers a boat ramp, a bathroom, parking lot and is handicap accessible.

[Youngdahl \(Mark\) Urban Conservation Area](#) – Located within the city limits of St. Joseph, Youngdahl has 85 acres of mixed tree and shrub plantings, native riparian woodlands and a re-created savanna. It offers a picnic area with grills, picnic tables, and a drinking fountain. There are two handicap accessible picnic pavilions and parking lots. There are also trails and footbridges.

Other Recreational Areas

[Missouri Western State University Recreational Services](#) – Located on the campus of Missouri Western State University, there is a 12-acre skeet shooting range. It is open to the public for a fee, and there are rangers on site. There is also a disc golf course open to the public, as well as a fishing pond.

Natural Features

Rivers:

Missouri River – Borders west side of county, creating a natural barrier between Missouri and Kansas. The Remington Nature Center is located in the Missouri River Valley. There is also the Riverfront Park with 3 miles of trail along the river.

One Hundred and Two River – This approximately 5 mile-stretch cuts through the county east of Interstate 29, converging with the Platte River just north of Highway 36.

Platte River – Approximately 5-mile stretch through the county between Highways 67 and 36.

St. Joseph also has some opportunities for residents and visitors to enjoy the river. The Saint Jo Frontier Casino is also located at the Remington Nature Center complex on the river.

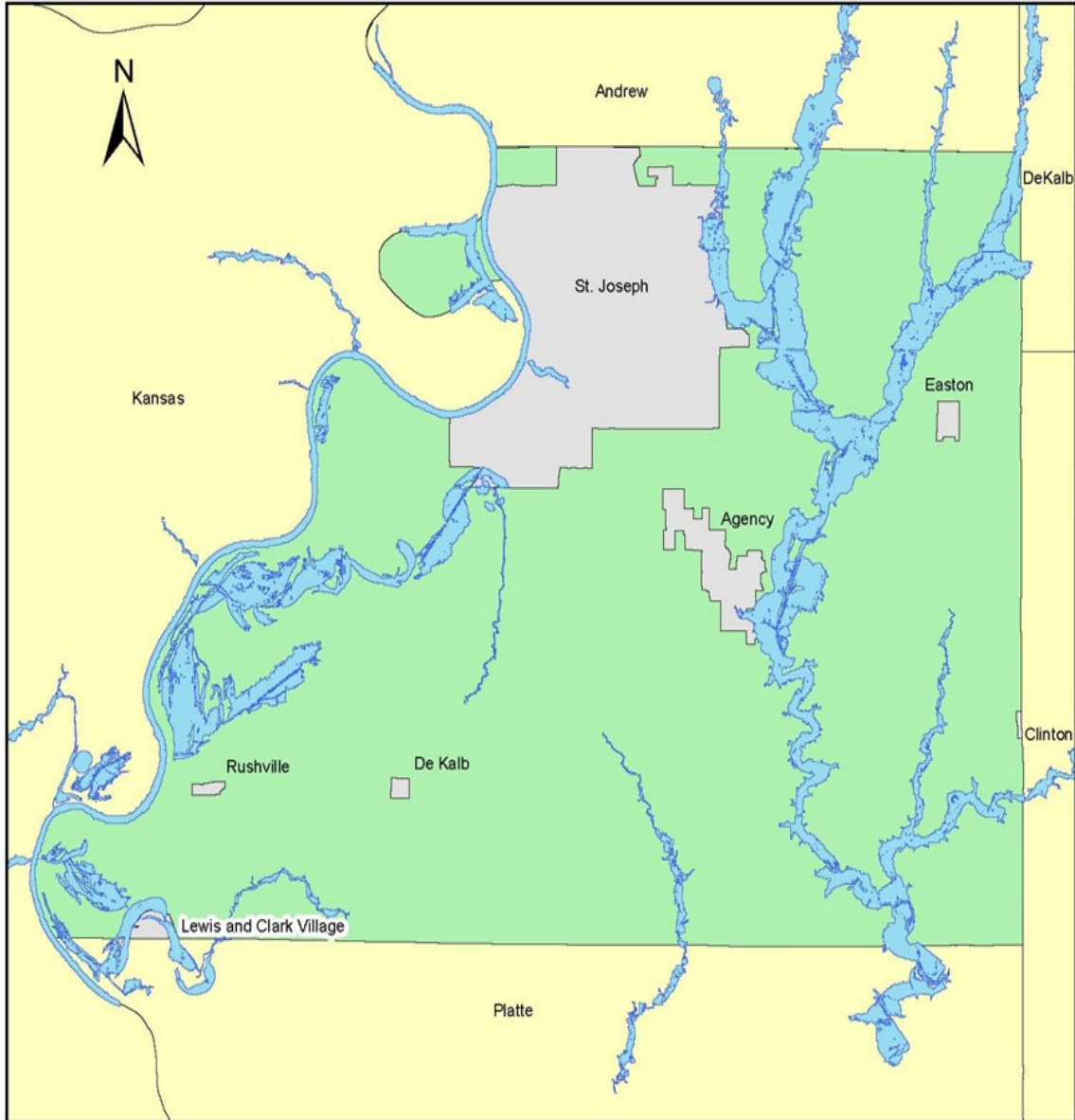
River flooding has long been an issue for the county; St. Joseph and the entire county were subjected to flooding in 1881, 1952, 1993, 2011, and 2019. Levees that were damaged in the 1993 flooding have yet to be repaired. The project is estimated to cost over \$70 million with the Army Corps of Engineers paying 65 percent of the total cost.

In March 2019, the county, along with the City of St. Joseph, issued a mandatory evacuation of areas behind the L-455 levee system on the Missouri side and the area protected by the R-471/460 levee on the Kansas side. The levees held but extensive flooding still occurred in the area. Work is still underway to raise L-455 to mitigate future flooding.

Missouri River, St. Joseph, MO | St. Joseph News-Press

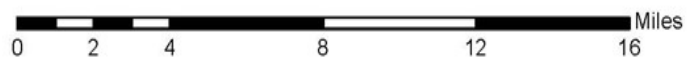


Buchanan County 100-Year Flood Plain



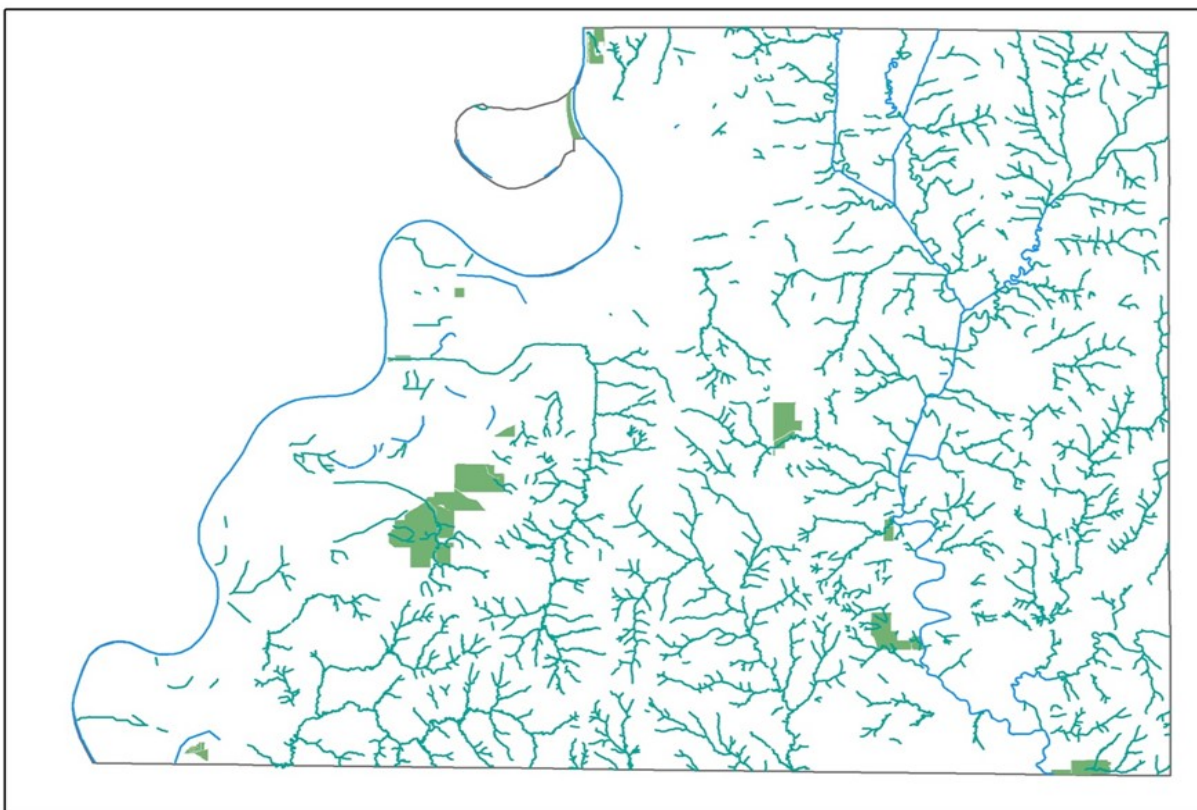
Legend

- 100-Year Flood Plain
- City Limits
- Buchanan County



Lakes:

- Baker Lake – in Marion Township, in the northeast corner of the county.
- Benner Lake – Jackson Township, 4 miles northeast of Dearborn
- Browning Lake – St. Joseph
- Lake Contrary – near Kirschner and Lake Station
- Ehlert Lake – southwest of Evansville
- Farmland Industries Incorporated Lake – north of DeKalb
- Flamingo Lake – north of Agency
- Halls Lake – Wayne Township
- Horseshoe Lake – Wayne Township
- Lewis & Clark Lake – Lewis & Clark Village
- Little Ozark Fishing Lake – Center Township
- Millers Lake – northeast of Agency
- Muskrat Lake – southeast of St. Joseph
- New Mud Lake – approximately 10 miles south of St. Joseph
- Ralphs Lake – near Saxton
- Sugar Lake – near Lewis and Clark Village (north side of Lewis and Clark State Park)
- Trickey Lake – 1.4 miles east of Faucett
- Woodbury Lake – near Evansville



- Streams
- Rivers and Lakes
- State Park Conservation Area

0 1 2 4 6 8 Miles

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CHAPTER 8

Land Use & Zoning

The purpose of this chapter is to assist the residents and staff of Buchanan County in all land use issues relating to planning, zoning, building ordinances, development, and flood control. Planning and zoning helps identify appropriate uses for each zoning district within the county, and which districts are suitable to be adjacent to one another. This chapter works on implementing the overarching goal of creating a better place.

Chapter 8 highlights existing planning and zoning documents, policies, and practices.

Land Use & Zoning

Land Use

A critical element of a Comprehensive Plan is the future land use and current zoning practices. Land use identifies what uses are permitted in a zoning district, and what measures should be put into place between conflicting land uses to ensure there is no effect on the public's health, safety, and wellbeing.

This section will look at the existing land uses in Buchanan County and will help guide future development. It is important to maintain a balance of land uses within the county to ensure land is being used in its highest and best use, while also maintaining the rural lifestyle residents enjoy.

The following uses have been categorized to identify how many acres each land use consumes within the county. Additionally, the plan highlights the distribution of each land use category.

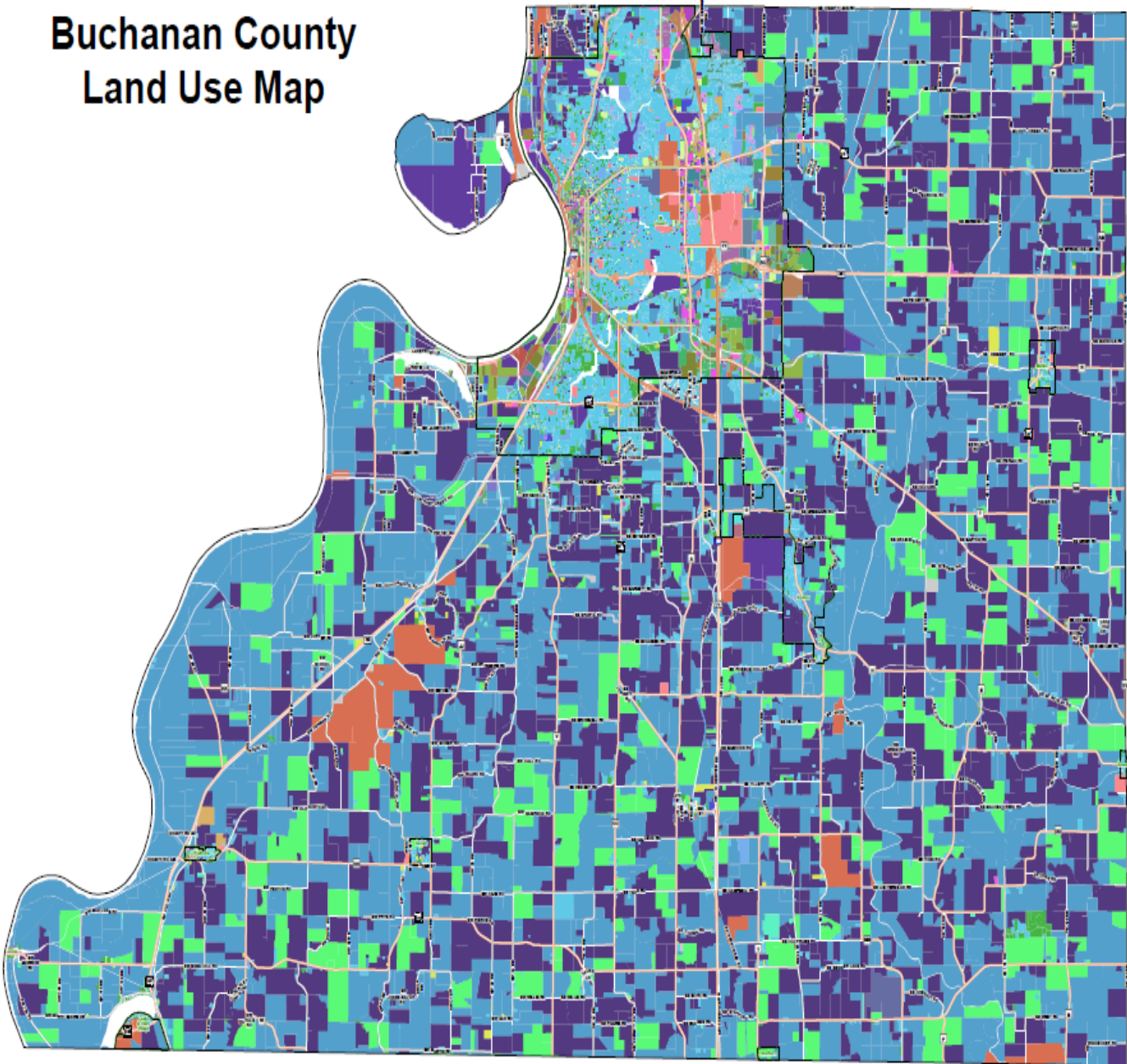
- ◆ **Agricultural:** Farming and Agricultural Services
- ◆ **Commercial:** Service, retail, office
- ◆ **Exempt:** Religious, governmental, and military uses.
- ◆ **Farm Homesite:** Primarily residential but also produce plants or animals.
- ◆ **Vacant:** Unoccupied land with no structures or use.
- ◆ **Residential:** Single-family or multi-family
- ◆ **Industrial:** Manufacturing, processing, fabrication
- ◆ **Utility/Public:** Governmental, utilities, and educational

Agricultural Land | Google Images



Current Land Use

Buchanan County Land Use Map



Land Use data is generated from the Assessor Ownership Database. For an interactive view of the Land Use data visit the Buchanan County GIS Map Portal at www.buchanan.maps.arcgis.com/home/index.html and then select Land Use from the banner.

GIS METADATA OVERVIEW

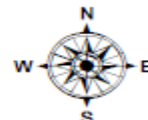
Grid Coordinate System: Missouri State Plane

Spcs Zone Identifier: Missouri, West

Datum: NAD83

Units: U.S. Survey Feet

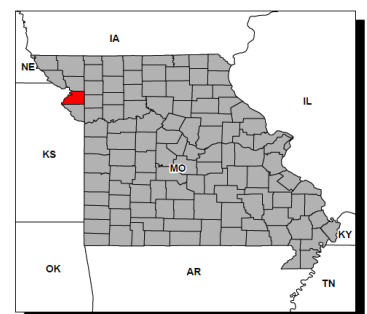
Aerial Photography Date: n/a



1 inch = 629,347 feet

222 - Banks/Credit Unions	239 - Garages	515 - County Trustee Residential Misc. Building
223 - Hotels/Motels	240 - Hangers	520 - County Trustee Vacant Commercial Land
225 - Medical Buildings	241 - Wearhouses	521 - County Trustee Commercial Building
226 - Restaurants	242 - Taverns	550 - Vacant Exempt Land
228 - Funeral Homes/Mortuaries	243 - Commercial Misc Structures	551 - City Owned
229 - Schools	244 - Service/Convenient Stores	552 - County Owned
231 - Theatres	245 - Car Wash	553 - Federally Owned
232 - Offices	246 - Bed and Breakfast	554 - Church Owned
234 - Cleaners/Laundramats	249 - Miles of Line	555 - School Owned
236 - Retail Stores	250 - Communication Towers/Bldg	556 - Misc. Properties
237 - Bowling Alleys	270 - TIF Vacant Land	557 - Enterprise Zone
238 - Industrial	275 - TIF Improvement and Land	558 - Cemetery
278 - TIF Improvement on Leased Land	353 C - Redevelopment Commercial Improvement	559 - Common Area
299 - Mineral Rights - Individuals	353 C HHS - Redevelopment Commercial Improvement HHS	560 - State Owned
331 - Income Approach/Residential	353 R - Redevelopment Residential Improvement	570 - TIF Vacant Land Exempt
332 - Enterprise Zone	353 R HHS - Redevelopment Residential Improvement HHS	575 - TIF Improvements and Land Exempt
335 - Billboards	353C - Uptown Project Improvement Commercial	593 - Federal Flood Buyout
350 C - Redevelopment Commercial Land	353C CC - Cook Crossing Improvement Commercial	660 - Vacant State Assessed Land
350 C HHS - Redevelopment Commercial Land HHS	353R - Uptown Project Improvement Residential	661 - Railroad ROW State Assessed
350 R - Redevelopment Residential Land	440 - Vacant Agriculture Land	662 - Electrical ROW State Assessed
350 R HHS - Redevelopment Residential Land HHS	441 - Farm Homesite	663 - Pipeline ROW State Assessed
350C - Uptown Project Land Commercial	442 - Rural Structures	664 - Misc. State Assessed Properties
350C CC - Cook Crossing Land Commercial	500 - County Trustee Vacant Residential Land	711 - POW Exempt
350R - Uptown Project Land Residential	511 - County Trustee Residence	822 - Railroad Book
		850 - Mineral Rights Retained Exempt

Overview Map



Land Use Districts

Buchanan County is unique in that it has little difference in its zoning types. Over 95 percent of the county is zoned as a rural zoning designation. The county's zoning allows for the rural land to be used simultaneously as agricultural and residential, which supports the high percentage of agricultural usage.

Agricultural Districts

A-1 General Agricultural District: The intent of the A-1 General Agricultural District is to provide locations for the furtherance of agricultural oriented activities in the unincorporated area of Buchanan County. In an agricultural area it is necessary to retain prime agricultural land for agricultural purposes, since this land is one of the most valuable of the natural resources. Any rezoning of these lands into other uses must be carefully reviewed and rezoned only from actual necessity.

A-2 Commercial Agricultural District: The intent of the A-2 Commercial Agricultural District is to provide suitable locations for commercial activities related to agriculture.

A-OR Agricultural-Outer Residential District: the intent of the A-OR Agricultural-Outer Residential District is to permit a combination of rural residential living and animal husbandry.

Residential Districts

R-1 Single-Family Residential District: The intent of the R-1 Single-Family Residential District is to provide suitable locations for single family dwelling accommodations and to promote the health, safety, morals, comfort, or general welfare of the inhabitants of Buchanan County.

R-2 Two-Family Residential District: The intent of the R-2 Two-Family Residential District is to provide suitable locations for two family dwelling accommodations and to conserve and protect property and building values in Buchanan County.

R-3 Multiple-Family Residential District: The intent of the R-3 Multiple Family Residential District is to prevent congestion while providing healthful dwelling accommodations for the inhabitants of Buchanan County.

Business Districts

B-1 General Business District: The intent of the B-1 General Business District is to allow for the conduct of commerce and trade and to provide personal services which, due to their character, require an economic base that extends beyond the community and thereby created increased traffic flow and higher density land use. Therefore, in the General Business District, care must be taken to ensure adequate movement of goods, services, and reasonable accessibility.

B-2 Neighborhood Business District: The intent of the B-2 Neighborhood Business District is to provide for the conduct of retail trade and to provide personal services for the regular needs and conveniences of the people in adjacent residential areas, as these shops and stores are integral part of the neighborhood closely associated with the residential, religious, recreational and educational elements. More restrictive for air, light, open spaces and off-street parking are made than are provided in other business districts.

B-3 Highway Business District: The intent of the B-3 Highway Business District is primarily for the conduct of retail trade catering to the motoring public. Since the intent of the Highway Business District is to cater to the motoring public and these districts are located on thoroughfares and interstates, the ingress and egress to the thoroughfares and interstates from these districts must be carefully determined. The intent of this district is not to "strip" the thoroughfares or interstates of Buchanan County, rather it is to be used as certain major thoroughfares and interstates where access can be best controlled.

Industrial Districts

I-1 Light Industrial District: The intent of I-1 Light Industrial District is primarily for the further refining of semi-finished commodities and materials into highly valued semi-finished products or finished wares. This process may result in unsightly conditions or obnoxious smoke, odor, dust, heat, glare and noise that should be prevented or controlled.

I-2 Heavy Industrial District: The intent of I-2 Heavy Industrial District is primarily for the processing of large quantities of raw materials into finished or semi-finished commodities.

Miscellaneous Districts

F Flood Area District

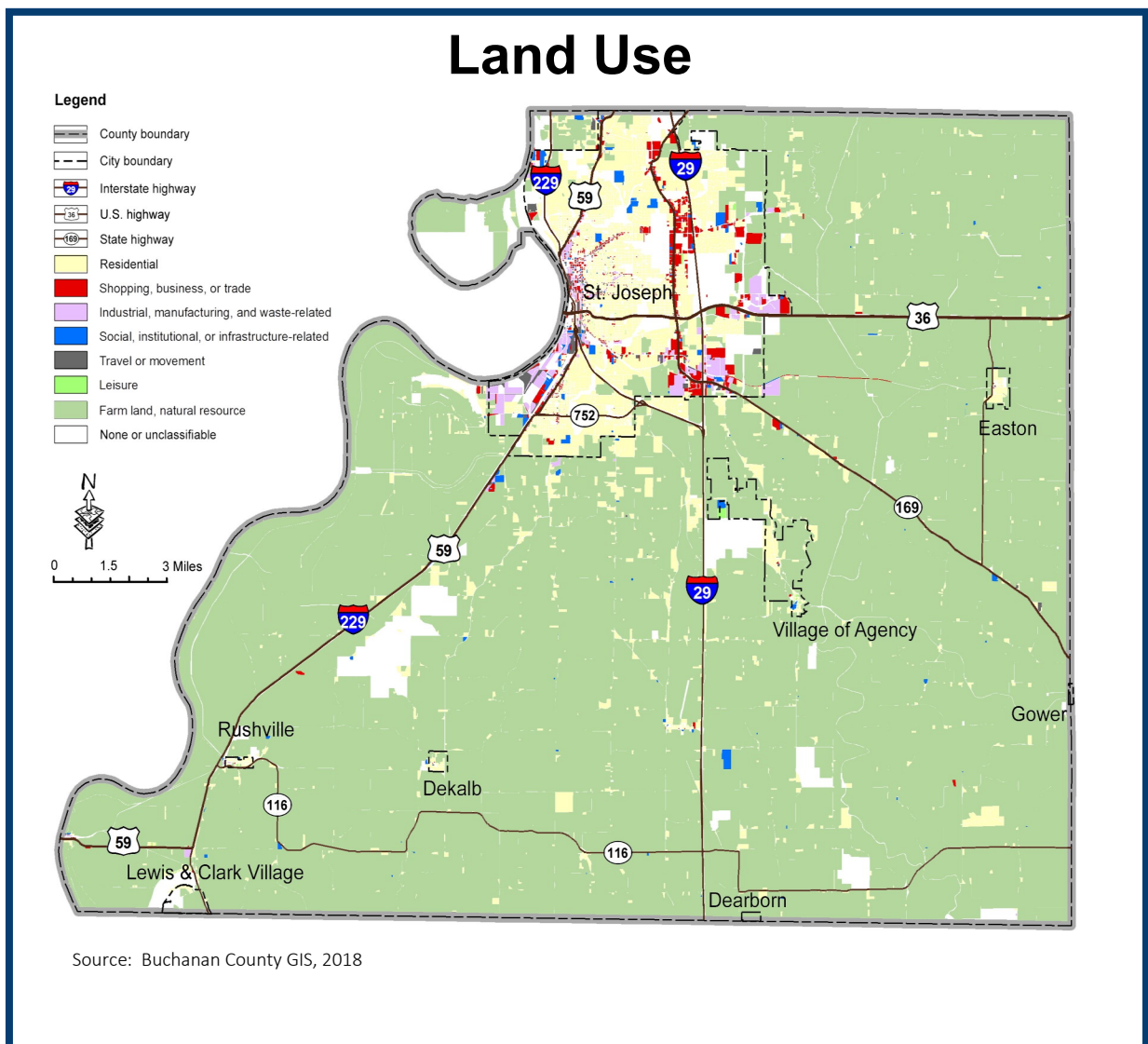
G Recreation District

P Planned District

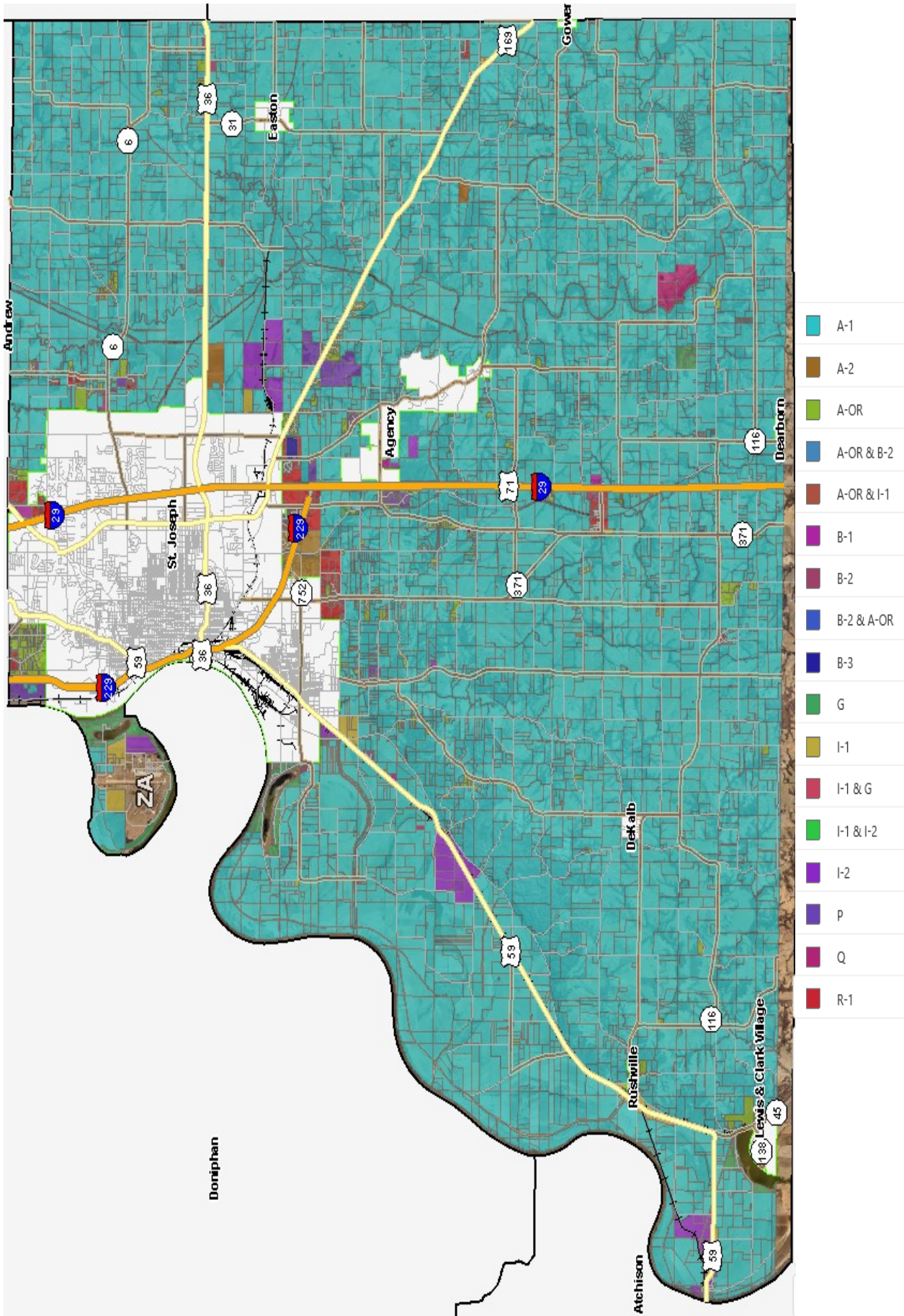
Q Quarry and Mining District

ZA Airport Zoning District

GRM Recreation Residential Mobile Home District Overlay



Current Zoning



Zoning District Classifications: Buchanan County has established the following regulations.

103.1 Agricultural Districts

- 103.1.1 A-1 General Agricultural District
- 103.1.2 A-2 Commercial Agricultural District
- 103.1.3 A-OR Agricultural Outer Residential District

103.2 Residential Districts

- 103.2.1 R-1 Single-Family Residential District
- 103.2.2 R-2 Two Family Residential District
- 103.2.3 R-3 Multiple Family Residential District

103.3 Business Districts

- 103.3.1 B-1 General Business District
- 103.3.2 B-2 Neighborhood Business District
- 103.3.3 B-3 Highway Business District

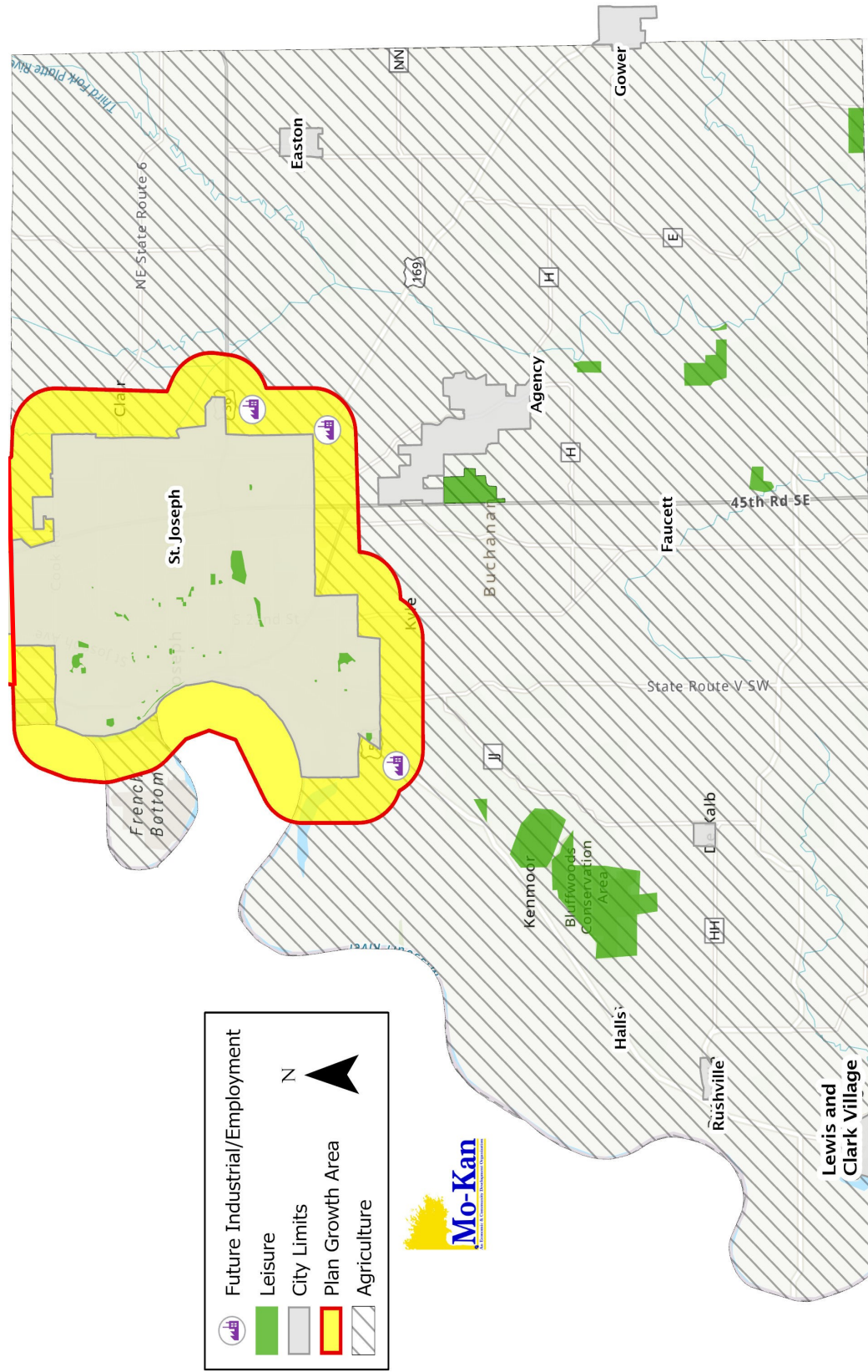
103.4 Industrial Districts

- 103.4.1 I-1 Light Industrial District
- 103.4.2 I-2 Heavy Industrial District

103.5 Miscellaneous Districts

- 103.5.1 F - Flood Area District
- 103.5.2 G - Recreation District
- 103.5.3 P – Planned District
- 103.5.4 Q – Quarry and Mining District
- 103.5.5 ZA – Airport Zoning District

Future Land Use Map



Missouri Dept. of Conservation, Missouri DNR, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

Future Land Use

A Balanced Future

Buchanan County seeks to protect prime agricultural land while also seeking population growth. At first these may seem to be conflicting goals but both can be achieved through land use planning.

The map to the left displays the county's future land use. Population growth will be concentrated within a buffer surrounding the City of St. Joseph, as shown in yellow. Infrastructure within the buffer zone will be subject to certain city standards and regulations. Although the city has no immediate interest in annexation, this may change in the future. Having right-of-ways and easements that are to city standards assures there is sufficient space for future infrastructure and infrastructure improvements. Coordinating with the city on major developments in the buffer zone will help alleviate traffic congestion and sprawl. The size of the buffer may vary depending on the level development that is currently and expected to take place.

Preservation of agricultural land, most importantly prime agricultural land, will be the focus of future land use in the unincorporated county. Applications that go before the Planning and Zoning will be viewed in the context of converting no more farmland to residential development than what is necessary. Maintaining agricultural productivity in the unincorporated areas will help preserve the county's agricultural legacy.

The Future Land Use Map is a tool for the county to guide decisions about future land use and development over time. This component of the Comprehensive Plan is not a mandate for development but describes expectations for future development. It is implemented over time through zoning regulations and various public and private development decisions. It will serve as the basis for potential future zoning updates

Resilience Planning

Reducing Potential Impacts

The National Research Council National Academies defines resilience as the “capability to anticipate, prepare for, respond to and recover from significant multi-hazard threats with minimum damage to social well-being, the economy, and the environment” (NRC 2010).

The Buchanan County Comprehensive Plan has several objectives and strategies that align with increasing resilience, such as controlled development in the floodplain and not altering drainage patterns. With continued participation and implementation of action items in the Buchanan County Hazard Mitigation Plan, the county can help mitigate some of the impacts. Including resilience in planning efforts is a proactive approach, as well as a best practice. For each dollar invested in mitigation, there is a seven dollar return, so in effect, resilience planning is investing in the county’s future.

Increases in temperature, shown through climate modeling, could create atmospheric conditions that are conducive for severe thunderstorms and tornadoes in Missouri and Buchanan County (Source: State Hazard Mitigation Plan). More extreme weather events could also occur in the form of flooding, winter weather and droughts. Major flooding near the Missouri River continues to be a concern in Buchanan County, as five out of 13 Presidential Disaster Declarations in the last 20 years have been for flooding.

The chart on page 99 lists potential impacts, as well as potential adaption strategies. The adaption strategies are not a comprehensive list but simply a starting point. Several of the adaption strategies may be more difficult to implement, namely adjusting agricultural practices and planting different crops. This will likely require major investments in new equipment for planting and harvesting. There are also many unknowns for agricultural producers when they switch to different crops, so this endeavor will not be taken lightly. However, other adaption strategies will be easier to implement. The purpose of the chart is to identify potential impacts and implement adaptive strategies early, which will ultimately increase resilience in Buchanan County.



Potential Impact s	Potential Adaption Strategies
Decrease in ground water, low water level in lakes and rivers	Close park facilities during low water levels, Encourage use of drought-resistant plants for landscaping, Adjust agricultural practices
Increased water and energy demand	Reduce energy and water consumption through regulations or conservation incentives; Use smart meters
Species survivability, habitat degradation	Adopt agricultural practices and crops that are conducive for conditions, Encourage new conservation practices
Increased incidences and scale of wild-fires	Implement and/or increase buffers between forested and developed area; Invest in effective land management practices
Increased intensity of winter storms	Hardening of utilities; generator back ups at critical facilities
Increased intensity of rain and flood events	Promote onsite water retention; Encourage CRP programs and flood insurance in flood prone areas
Increased strain on transportation infrastructure (roads, bridges, pavement) from more intense weather conditions	Plan for shorter life span on infrastructure and more frequent replacement; Seek out materials and maintenance practices that are suitable for the increased strain
Sewer system overwhelmed	Improved maintenance or upsize sewer systems
Loss of Property, Disruption to Businesses	Adopt disaster clean-up plan; Improve early warning systems; Include resiliency in new construction and retrofitting of structures and infrastructure

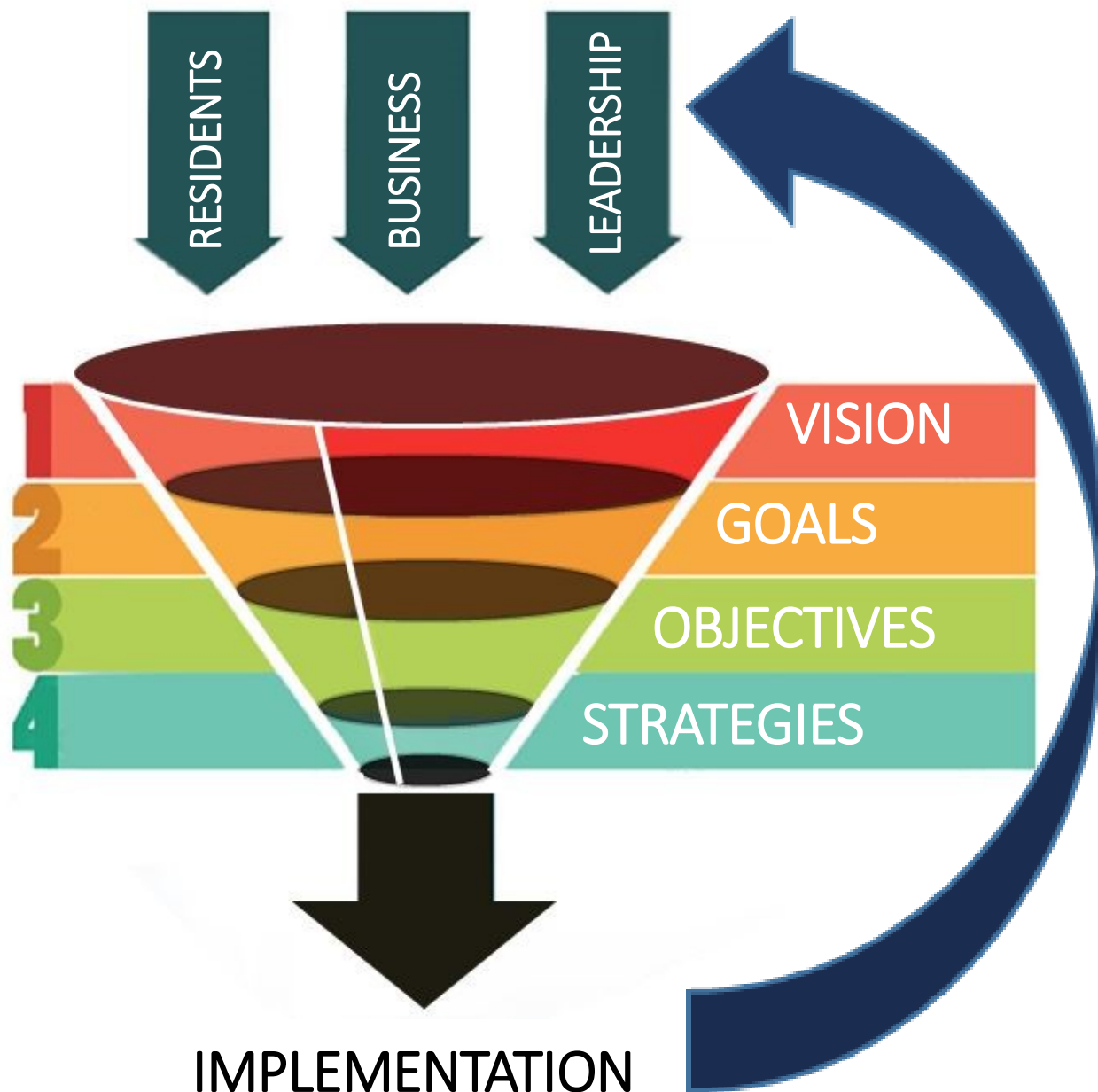
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CHAPTER 9

Implementation

Implementation

The county's values and vision guide every part of this Plan. Each section provides goals and objectives for the future and strategies to achieve them. The Plan also includes tools for measuring progress toward achieving the goals. The vision is repeated at the top of every section of this chapter and the first page of that section contains a blue sidebar of how the relevant goal relates to the overall vision.





Formulation of Guiding Principles

The county's vision, which is stated at the beginning of each section of this chapter, is an expression of its values. The features which contribute to these values are the county's:

- ◆ *Natural environment, including the rivers, streams, bluffs, forests, and meadows*
- ◆ *Economic drivers, which are business, industry, agriculture and other governmental entities*
- ◆ *Neighborhoods, places to shop, and places to worship*
- ◆ *Parks, trails, and recreational areas*
- ◆ *Historic and cultural resources*
- ◆ *Relationship to St. Joseph and Missouri Western State University as partners in the community*

Preservation and enhancement of these features, along with preserving the individual rights of citizens, is key to future prosperity in the county. Citizens working together will help the county achieve its vision.

There are four chapters in the Plan which constitute the major topics for achieving the county's vision. The following pages provide the goals, objectives, and strategies for each topic in the Plan.

Implementation Process

The Plan previously identifies the process that was undertaken in order to identify the goals, objectives, and priorities provided by residents, businesses, and county leadership. Mo-Kan staff then used that information to formulate a vision for the county. Each phase of the process goes back to the original stakeholders for feedback and input to verify that the formulation of the plan still aligns with the community's desires and aspirations. Once the vision was established, Mo-Kan worked to develop key goals, objectives, and strategies that can be implemented to make the vision become a reality. The subsequent pages will provide a breakdown based on the core values identified and provide actionable steps to be implemented over time. It is critical that as the county goes through the implementation phase, it remains engaged with the community to ensure priorities or desires have not changed since the conception of this planning document. If the priorities or desires change, the Plan should be updated to reflect the current status of the county.

Regulatory Measures

In order to implement some of the goals and objectives of the Plan, regulatory changes are needed in order to make it a reality.

Zoning Ordinance

The county's zoning regulations are efficient tools for implementing many of the Plan's recommendations. Zoning regulations provide confidence that land uses will be coordinated and placed in areas that do not create conflicts between two differing land uses. Zoning also identifies appropriate locations for residential density based off of existing infrastructure (roads, bridges, utilities) and other environmental factors. The zoning code is formulated for the purpose of protecting the public's health, safety, and welfare. Beyond safety, it's also a way to manage future growth and protect agricultural land uses while coordinating housing developments. This will ensure that the rural lifestyle that county residents enjoy is maintained in perpetuity.

Any amendments to the zoning regulations should be done in accordance with the Plan. Justification for the amendments can be referenced to this document or be used as justification to update this planning document to reflect current priorities.

Mo-Kan proposes the zoning ordinance be updated to ensure it complements the Plan and provides better formatting and readability. The current zoning order is difficult to navigate and may have areas of inconsistency.

Subdivision Ordinance

A subdivision ordinance sets the physical parameters for future development in a locality and it an effective implementation tool for creating parcels ready for development. Subdividing is the process of splitting a parcel of land into two or more parcels. This process is regulated to make sure the pattern of development recommended in the Comprehensive Plan actually occurs. During the subdivision process in the development areas, streets and blocks are surveyed and designed to adequately support expected uses and forms of development. Lot size is largely determined by zoning regulations, but the shape, location, ability to be served by utilities, drainage improvements, and sidewalks occurs through application of subdivision regulations. In the rural area, subdivision regulations ensure lot access is available, sewage disposal is available, wells can provide sufficient water, and stormwater management measures are in place.

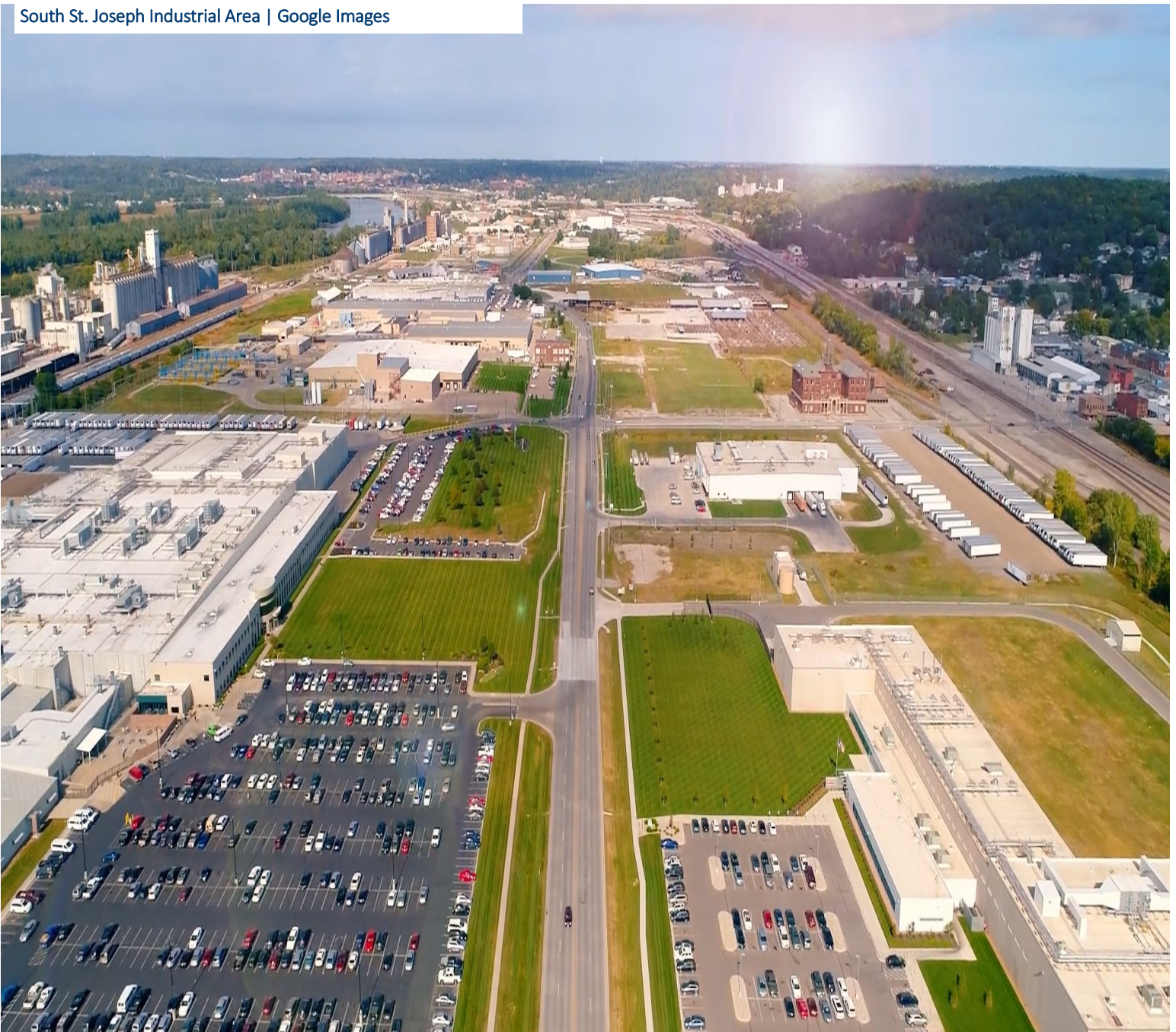
Consistent Application of County Policies

Consistent application of county policies is very important to the integrity of the Plan. The Plan's regular use in decision making provides the county with strong legal backing. It also sends a message to residents and future developers that the vision for the county is not a lofty thought, but an expected reality.

Funding

All county programs and services require county staff and leadership to identify funding. Revenue for county programs and projects are generated from property taxes, permits, fees, and licenses; additional funding is provided by the state and federal government. The county's annual budget provides information on expenditures for providing and maintaining services needed to run programs and complete projects. With diminishing financial support from the State and Federal governments, more revenues will be needed to retain the high level of service provided to residents in the county.

South St. Joseph Industrial Area | Google Images



Vision: Buchanan County envisions a dynamic plan to protect the health, safety, and general welfare of county residents. Safeguarding property and building property values; securing the most appropriate use of the land; keeping the rural character throughout the County by preserving the natural, agricultural, historic, and scenic resources for present and future generations.

Growth Management Goal

Implement a growth management policy to guide future development throughout Buchanan County.

Growth Management

Resource protection is one of the basic purposes behind the county's growth management policy; it is essential to preserve resources in order to pass-on the rural character of Buchanan County to future generations. The Growth Management Policy directs development into specific, identified areas while conserving the remainder of the County for agricultural uses.

The use and control of zoning for agricultural and residential areas is essential to keeping the rural character of the county intact. Subdivision development is closely regulated to concentrate residential development into neighborhoods and prevent urban sprawl from interrupting large continuous tracts of agricultural farmlands. Population densities are kept in check with lot size minimums and maximums along with well thought out subdivision regulations and consistent application of the regulations throughout the approval process.

The growth management policy is the basis for most of the recommendations in this Plan and is the primary means to achieve the county's vision for the future. Additionally, the objectives and strategies included are intended to achieve the growth management goal by implementing the stated growth management policy.

Relationship to the Vision

Controlling transportation access through planning and zoning helps to structure growth in a logical way. Respecting the classification of roads and planning traffic flows for new developments supports the vision by making the roadways safe and not creating dangerous or random development patterns. Planning for safe vehicle access is important to safeguarding life and property. How developments are connected makes a difference in the maintenance of the rural character of the county.

Buchanan County Growth Management Policy

A. Promote the efficient use of county resources while protecting the elements that define the rural environment and character of the county:

- ◆ *Agricultural resources*
- ◆ *Forestry resources*
- ◆ *Land preservation*
- ◆ *Land conservation*
- ◆ *Natural resources*
- ◆ *Historical, archaeological, and cultural resources*

B. Promote development of a variety of land uses, facilities, recreation and services to support the county's future growth, with emphasis placed on low density and high quality design in new and infill development based on consistent application of zoning regulations.

Growth Management

Objective 1: Develop a consistent and uniform approach toward managing residential development.

Strategy 1.1: Require site plans showing structure location and placement of water and sewer lines with blueprints or pictures of the structure (s) for all rezoning and special use permits.

Strategy 1.2: County shall explore financing options such as Neighborhood Improvement Districts to help developers with infrastructure improvements such as paved streets and sewers/septic systems.

Objective 2: Develop a consistent and uniform approach toward managing agricultural lands to retain the rural character of the county.

Strategy 2.1: Support the continuity of family farming through programming and partnerships including the Missouri's Century Farms sponsored by MU Extension, Missouri Farm Bureau and the MU College of Agriculture, Food and Natural Resources, etc.

Strategy 2.2: Focus development policies and zoning that will keep residential development clustered near or within existing higher density areas of the county.

Strategy 2.3: Manage growth near other political boundaries to prevent annexation and residential sprawl. Buffer zoning contributes to keeping contiguous agricultural acreage intact.

Strategy 2.4: Encourage private agricultural easements that preserve high quality agricultural land in perpetuity.

Natural Resources Goal:

Protect and maintain the natural environment as a priority in making development decisions.

Natural Resources

Conservation and preservation of Natural Resources are important concepts in keeping our environment healthy. By conserving the existing natural environment and preserving the historic and scenic resources of the county, we provide a continuation of important values for future generations.

Through Planning and Zoning decisions made respecting the natural resources of the region, we will be able to keep open space, protect the watershed, preserve natural drainage systems and consciously protect the natural environment through consistent application of rules and regulations.

The objectives and strategies that have been developed for Natural Resources are focused on using good planning tools for growth management.

The 100-year floodplain is of major importance and development should be regulated within its boundaries. Ensuring that each proposed septic system meets all sanitary requirements protects the health of every resident. Pollution of any kind can be avoided with careful planning. Every proposal must include detail about environmental impacts and how these impacts will be mitigated.

Relationship to the Vision

Conserving natural resources is key to preserving the rural and agricultural nature of the county. With each proposal for new development, zoning rules and regulations guide the developers through a process to protect the water supply and natural drainage patterns to lessen the impact of the development on the natural environment.



Natural Resources

Objective 1: Natural resource factors affecting development need to be considered for all proposed developments.

Strategy 1.1: Residential development shall be avoided in the 100-year floodplain. Proposed development in the floodway that does not have a levy or other structure to protect it from flood waters shall be evaluated on a case-by-case basis.

Strategy 1.2: Ensure that new development avoids problem soil and topography areas or implements appropriate engineering measures to protect development and natural resources.

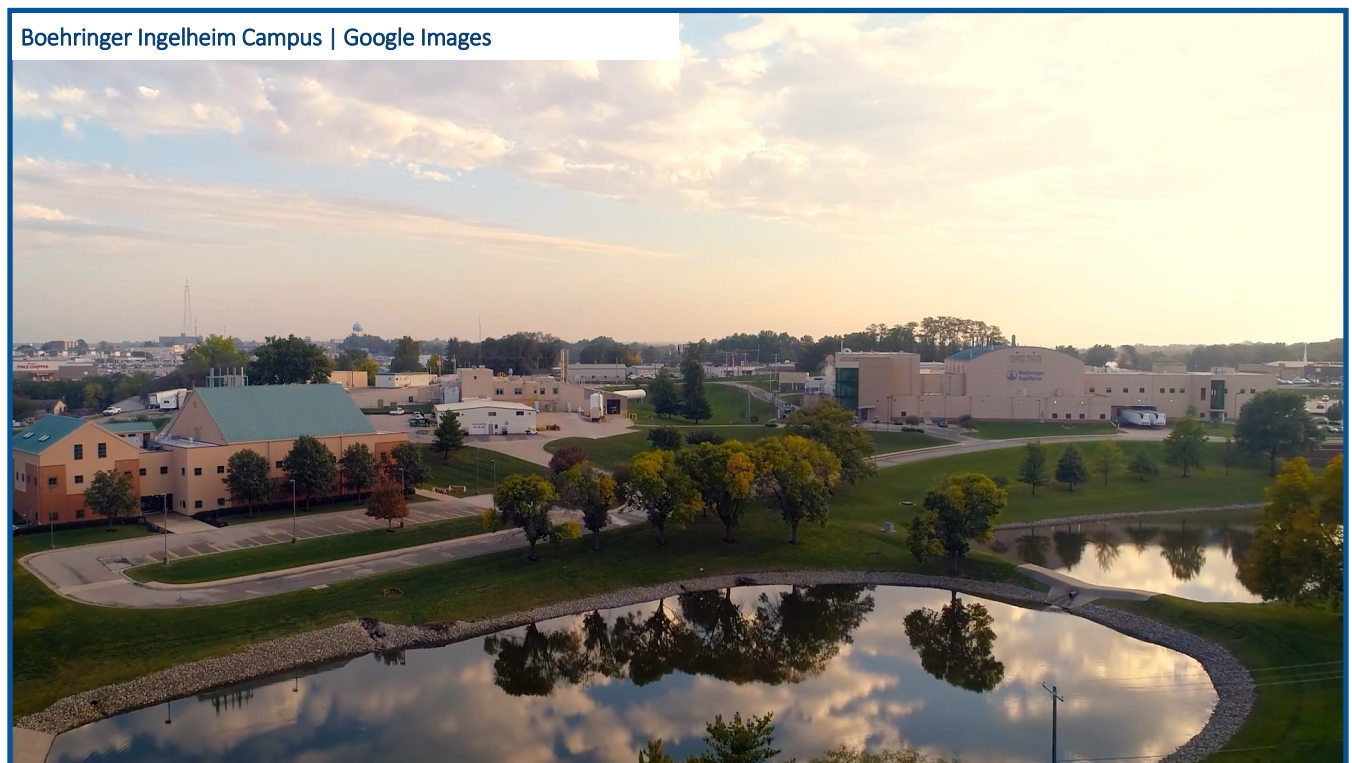
Strategy 1.3: Promote natural and beneficial functions of the floodplain.

Objective 2: The county should continue to maintain and enhance ground water and air quality by ensuring that new development does not unduly pollute these natural resources.

Strategy 2.1: Direct that before a property is developed, a site plan showing the location of the septic tank and lateral fields be approved.

Strategy 2.2: Developments shall not stop or alter established drainage patterns for the areas surrounding the development.

Strategy 2.3: Promote land management choices that limit the potential for negative ground water impacts.



Land Use Goal:

Plan for the unincorporated parts of Buchanan County to remain primarily a rural farming region with residential areas developed in designated areas.

Land Use

The primary intent of the Plan is to establish developmental policies and goals that serve as a guide to maintain the rural nature of the county, but also encourage limited residential and commercial development in selected parts of the County. The policies and strategies outlined are designed for use by elected officials and advisory boards when evaluating and making decisions on future development proposals.

The following objectives and strategies are essential to the long-term success of Growth Management. Land use strategies are designed to keep growth in specific areas through zoning, protecting agricultural use and carefully delineating subdivisions, commercial, retail and any other land use .

Successful land use planning in the unincorporated parts of Buchanan also depends upon good strong relationships with the incorporate communities within the county. Preventing development just outside community borders helps to prevent urban sprawl that would negate the rural character desired by county inhabitants.

Relationship to the Vision

Land use is directly connected to the vision for the county. Keeping the balance between the competing land use interests is key to successful planning and managed growth. Land use for natural, agricultural, historic, and scenic resources must be systematically examined with each decision made by Planning and Zoning. The vision is based on land use that continues to protect the rural character of Buchanan County.

Objective 1: Discourage the premature subdivision and development of agricultural land for residential housing projects.

Strategy 1.1: Adjust the lot size in agricultural zones to assure that no excessive amount of agricultural land is taken out of production for residential development.

Strategy 1.2: Direct that for land to be exempt from zoning the main use of the land must be agricultural and the principal structure on the lot must be directly related to agriculture, regardless of acres.

Strategy 1.3: Collaborate with existing property owners within growth areas to encourage new development opportunities; including the rezoning of agricultural land to residential.

Land Use

Objective 2: Promote the development of subdivisions that efficiently use land and enhance the area.

Strategy 2.1: New residential subdivisions shall be located and designed so as to minimize their effect on existing agricultural operations.

Strategy 2.2: Create a maximum lot size for R-1 Single Family Residential and require that all subdivisions with single family homes be rezoned as R-1.

Strategy 2.3: Encourage the development of large subdivisions that are clustered together to form rural residential neighborhood districts.

Strategy 2.4: Protect public and private development investments from the intrusion of incompatible land uses.

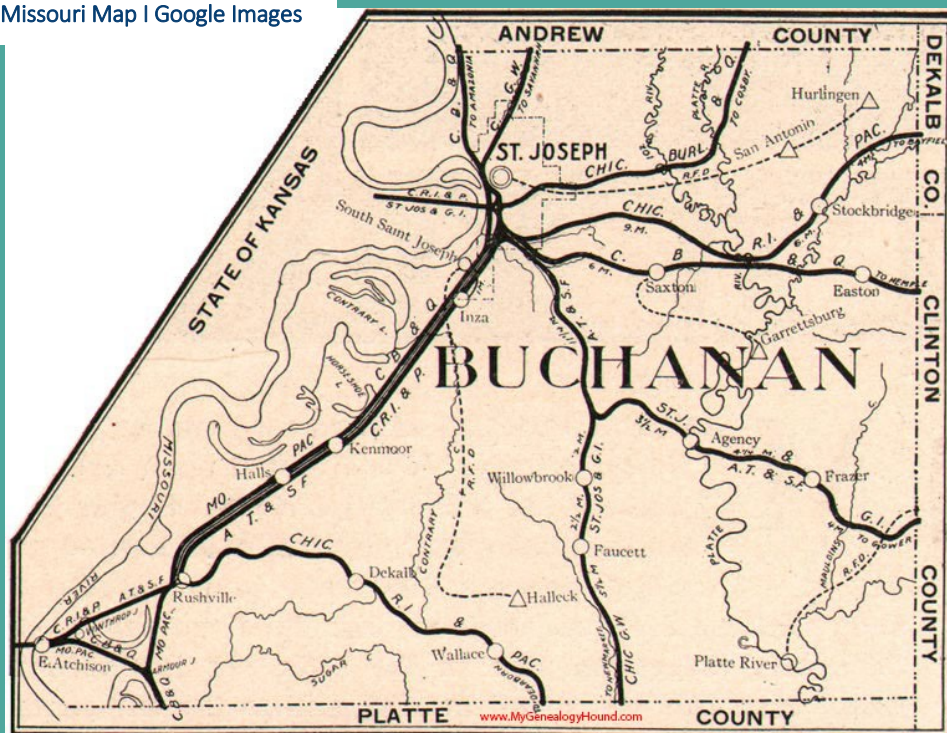
Objective 3: Control development on the fringes of incorporated areas.

Strategy 3.1: Support residential development in incorporated areas.

Strategy 3.2: Create a low-density residential district that would be used to zone around incorporated areas.

Strategy 3.3: Establish a planned growth area surrounding the incorporated limits of the City of St. Joseph. Adoption of the city's standards for right-of-ways and easements will occur in this area.

1904 Missouri Map | Google Images



Agricultural Goal

Plan for the unincorporated parts of Buchanan County to remain primarily a rural farming region with residential areas developed in designated areas.

Agriculture

Changes in farmed acreage have been relatively small over the last 20 years.

In 1992, 181,292 acres were farmed in Buchanan County. In 2012, 188,688 acres were farmed for an increase of only 4 percent over the 20-year period. As of 2017, the most current Census year, there were 184,062 acres of land in farms, a slight decrease. There has been some consolidation in farm size with an acceleration in the over 2,000 acres farmed in the 2012. Large farming acreage increased by 140 percent in the last 20 years. The average farm has increased by 8.33 percent in size. The Agricultural Census for 1992 and 2012 were used for this analysis. The 2017 Agricultural Census is the most recent data available. It is important to note that farm size is based on self-reporting and the level of participation vary from census to census.

Income produced from farming per acre has increased dramatically. Adjusted for inflation, there has been an increase of 141 percent (2017 dollars) in the income per acre of Buchanan County farmland.

Farms by value in the 1992 Agricultural Census topped out with 87 farms at \$100,000 or more. By 2012, an entire other tier of dollar ranges with up to \$10,000,000 or more as the top range. Nine farms fell into the last cohort of \$10,000,000 or more. There were 114 farms between the value of \$100,000 to \$9,999,999. These values clearly document the increase in the value of farming to the Buchanan County economy.

Total cropland has only decreased by 5,674 acres or 4 percent. This shows that the goal of keeping the county agricultural in nature has been achieved. Farming has been a stable and growing part of the economy over the last 20 years. Planning and Zoning has also achieved the objective of keeping residential development from breaking up large, continuous tracks of farmland. The intrusion of commercial agriculture has been kept to a minimum.

Relationship to the Vision

Conserving natural resources is key to preserving the rural and agricultural nature of the county. With each proposal for new development, zoning rules and regulations guide the developers through a process to protect the water supply and natural drainage patterns to lessen the impact of the development on the natural environment.

Vision: Buchanan County envisions a dynamic plan to protect the health, safety, and general welfare of county residents. Safeguarding property and building property values; securing the most appropriate use of the land; keeping the rural character throughout the county by preserving the natural, agricultural, historic, and scenic resources for present and future generations.

Transportation Access Goal

Plan for appropriate transportation access for all land uses including access to arterial, collector and local roadways; rail and airport access, to generate safe traffic patterns with optimal vehicular traffic flows.

Transportation Access

Transportation access is an important thread through all land use planning. How vehicles, pedestrians and other methods of transit intersect and harmonize is important. Current transportation planning does not just consider vehicular travel. It is important to connect trail systems for pedestrians and cyclists. Roadways are designed to keep speeds down in residential areas with gentle curves and cul-de-sac subdivision design.

The objectives and strategies following are focused on subdivision properties having at least two accesses to state or federal highways. Frontage development must take traffic flows into consideration.

Cluster development is preferred to spot development of residential or businesses. Building and connecting communities is vital to growth management. Transportation access must be considered with any new land use proposal.

Relationship to the Vision

Controlling transportation access through Planning and Zoning helps to structure growth in a logical way. Respecting the classification of roads and planning traffic flows for new developments supports the vision by making the roadways safe and not creating dangerous or random development patterns. Planning for safe vehicle access is important to safeguarding life and property. How developments are connected makes a difference in the maintenance of the rural character of the county.

Transportation Access

Objective 1: Promote the efficient movement of vehicular traffic throughout the county.

Strategy 1.1: The subdivision regulations shall promote the development of residential development frontage or access roads along selected roadways designated by the County Commissioners. Such roads should be formally dedicated by providing for permanent easements on the property deeds of the developer.

Strategy 1.2: Subdivisions should have a maximum of two (2) accesses onto state and federal highways. Lots needing access should be from a local or collector street that accesses the highway.

Property Access

One of the most basic factors affecting the use of a parcel is its location in relationship to transportation corridors. Land with access by paved highways and easy access to the interstate system or other arterial road will be in much higher demand than land on a gravel road with no such access. This is also true in relationship to railroads and barge traffic.

Commercial activities probably are the most sensitive to accessibility since their survival often depends upon the ease with which potential buyers can travel to their location. In this case, accessibility refers not only to the distance which must be driven, but also to the ease with which the particular site can be found and a parking spot located. Thus, commercial land uses are generally located along a highway or at the intersection of arterial streets.

Industrial uses are also highly dependent on transportation access, although in a different way than commercial activities. Visibility is not as great of a concern for an industry as it is for a retail store. However, industrial uses often need access to more specialized transportation facilities. Thus, industrial sites are often provided near railroad lines, airports, barge terminals, or divided four lane highways.

Residential uses are the least sensitive to transportation access since they generate the least traffic. In fact, it is normally preferable for residential areas to not have direct access to major collectors or arterials. Each subdivision should be built so that all the traffic generated by that subdivision is focused on a local road that has only one access to a collector street. This promotes a safer residential neighborhood and moves traffic onto arterials quicker and more efficiently. Residents still will want quick and easy access to paved roads and the interstate.

Access to Urban Areas

Along with the transportation access to properties, a second factor is the proximity of the location to cities and the size of those cities. People and businesses are wanting to build in areas outside of a city, but with quick, easy access to these cities. As access (expanded or new highways) from rural areas to cities improves, the time it takes to travel that distance shortens. Thus it creates the perception that these rural areas are closer to the city. These "closer" rural areas then become more attractive to developers. This is a new factor that does not apply everywhere, but because of St. Joseph and Kansas City it is especially applicable to Buchanan County.

The access to urban areas is more important for residential developments than commercial and/or industrial, but it applies to all. For example, land that could be developed as a residential subdivision, but is an hour and a half away from a major employer, will not be that attractive to a developer. If that land is close to a highway and the highway widens, reducing the travel time to just over an hour, the land becomes much more attractive for a developer. If a new industrial park opens in that urban area that is only thirty minutes from that piece of land, it becomes extremely attractive to a developer. Commercial activities have not followed the trend of leaving population centers.



Housing Goal

Provide a diversity of housing choice that is affordable to a wide range of individuals and protected from outside impacts that might reduce the value of their investment.

Housing

Since the 1996 Buchanan County Comprehensive Plan was written, very little has changed in the county's approach to housing development within the unincorporated areas of the county. Agricultural land is not to be turned into residential unless it is well planned and serves the common good.

Planning and Zoning has worked to establish maximum lot sizes for the building of single family dwellings to discourage farm acreage from easily being turned into small estates. Infill development has been favored with mixed use neighborhoods. Current planning trends aim to have single-family and multi-family residences in the form of duplexes and four-plexes woven together into one neighborhood.

Over the last 20 years only a handful of new subdivisions have been established in Buchanan County. Residential growth has been slow in keeping with the growth management policy. Parameters have been set to maintain aesthetics and keep environmental impact to a minimum on all properties.

Developers must meet specific criteria to provide adequate access to new development and put in place covenants or homeowners association agreements to maintain the streets and aesthetics of the buildings.

Relationship to the Vision

Housing considerations support the quality of life expressed in the vision statement. It is important for Planning and Zoning to respond to housing development proposals that provide diversity of housing options for subdivision communities. New development should follow the Vision and build-in the values of preserving the natural environment by designing developments with as little environmental impact as possible. Avoiding housing development next to incompatible land uses will help to achieve the quality of life that residents of the county seek.

Agriculture land near the St. Joseph City Limits | Google Maps



Housing

Objective 1: Provide adequate opportunity for manufactured home development in areas which are suitable for residential locations.

Strategy 1.1: Develop appearance standards for manufactured homes to be placed in the county.

Strategy 1.2: Manufactured homes that do not meet this appearance standard shall be placed only in manufactured home parks or manufactured home subdivisions.

Strategy 1.3: All manufactured home parks shall be on a sewer system with a wastewater collection and treatment system.

Objective 2: Housing should be provided in a safe, healthy, and conveniently located environment.

Strategy 2.1 Provide adequate buffers between dissimilar land uses.

Strategy 2.2 Developers should use private covenants and deed restrictions which specify architectural maintenance and landscaping standards within their developments.

Strategy 2.3 Adopt a building code for new homes and minimum housing standards to pressure the quality of older homes and subdivisions.

Mitchell Park Plaza, St. Joseph, MO | tiehngroup.com



Economic Development Goal

Provide sufficient opportunities for industrial development with suitable access, adequate community facilities, in areas without environmental limitations.

Economic Development

Economic development leads to growth. How growth is managed is directly tied to the geography of economic development. Where new business and industry are allowed to locate has a ripple effect on the area.

It is vital to look to the wider region when assessing economic development because of the impact of rezoning. Once a plot of agricultural land is rezoned to commercial, residential or any other more intense use, there is no going back. It is critically important to evaluate each request for such rezoning and ask, “Is there a better location for this activity than on what is currently agricultural land?”

There is immense pressure on small farmers to sell-off acreage for other uses when their incomes are waning. It is essential that the landowners’ rights and the protection of farming acreage for the future is reconciled. Fair and consistent implementation of zoning ordinances is essential.

Establishing good relationships with the incorporated cities within the county makes it easier to direct economic development to more appropriate areas where there is similar land use. Protecting large, contiguous tracks of farmland for the future serves everyone in the long run.

Relationship to the Vision

Economic development within the unincorporated area of the county is focused on maintaining the growth in areas that do not conflict with the most important economic engine for the future, farming. In order to preserve the rural environment, the county must work with the incorporated areas within its boundaries to coordinate compatible industrial, commercial and small business land use. Planning and Zoning is a fundamental tool to safeguard property values and the quality of life values expressed in the vision.



Eastowne Business Park, St. Joseph, MO | choosesaintjoseph.com

Economic Development

Objective 1: Develop policies to promote Buchanan County to attract industries to the area.

Strategy 1.1: Market and identify industries that are compatible with local suppliers.

Strategy 1.2: Conduct a detailed market analysis to establish viable business opportunities.

Strategy 1.3: Consider a proactive approach to development acquiring speculative buildings or purchasing vacant land to market to businesses.

Strategy 1.4: Collaborate with industries and provide incentives to improve the appearance of industrial facilities and grounds.

Strategy 1.5: Cooperatively market existing industrial facilities with potential for industrial development in St. Joseph.

Objective 2: Locate new industrial sites in the county without harming other properties around the proposed site.

Strategy 2.1: Commercial and industrial sites should have access to the Interstate system or quick, easy access to divided four lane highways. Public facilities and utility services shall be in place or capable of reasonable development.

Strategy 2.2: Encourage industrial sites to have access to railroad, airport and waterway facilities.

Strategy 2.3: Industrial development shall be on relatively large sites that are attractively screened and landscaped so as to provide a buffer from nearby dissimilar land uses.

Vision: Buchanan County envisions a dynamic plan to protect the health, safety, and general welfare of county residents. Safeguarding property and building property values; securing the most appropriate use of the land; keeping the rural character throughout the county by preserving the natural, agricultural, historic, and scenic resources for present and future generations.

Recreation Goal:

Provide sufficient areas for recreational activities to maintain the high quality of life and rural feeling of residential subdivisions.

Recreation

Recreation is a need for all age groups. It is expected that more retirees will choose Buchanan County as a place to retire as the baby boomers advance in age. All age groups are more interested in maintaining a healthy lifestyle than ever before. Both active and passive recreational opportunities are important.

Presently, there is one county park, Lake Contrary Park with a boat launch, picnic grounds and activity areas. The lake is surrounded by permanent and seasonal residents with direct access to the lake.

The direction of recreational use in 2018 is in the development and connect of walking and biking trail systems. The Urban Trail and Parkway in St. Joseph is the heart of recreation activities for the area. Biking, hiking, dog walking and nature walks are daily activities on the Urban Trail. The county has the opportunity to connect to this system and provide trails to conservation areas as well as the Lewis and Clark National Historic Trail in the southern most area of the county and the Quad State Trail Plan.

County residents and visitors can also enjoy recreation along the Missouri River. The Remington Nature Center is located on the Missouri River offering a museum, trails, boat launch and scenic views. There is also a casino and restaurant at the riverfront.

Relationship to the Vision

Recreation is an important part of the vision for healthy communities. Hiking, biking and walking trails provide a chance for residents of all ages to de-stress. Trails connecting existing recreation areas would add to the desirability of living in Buchanan County. As new subdivisions develop in the unincorporated areas of the county, the opportunity to develop neighborhood parks should be considered.

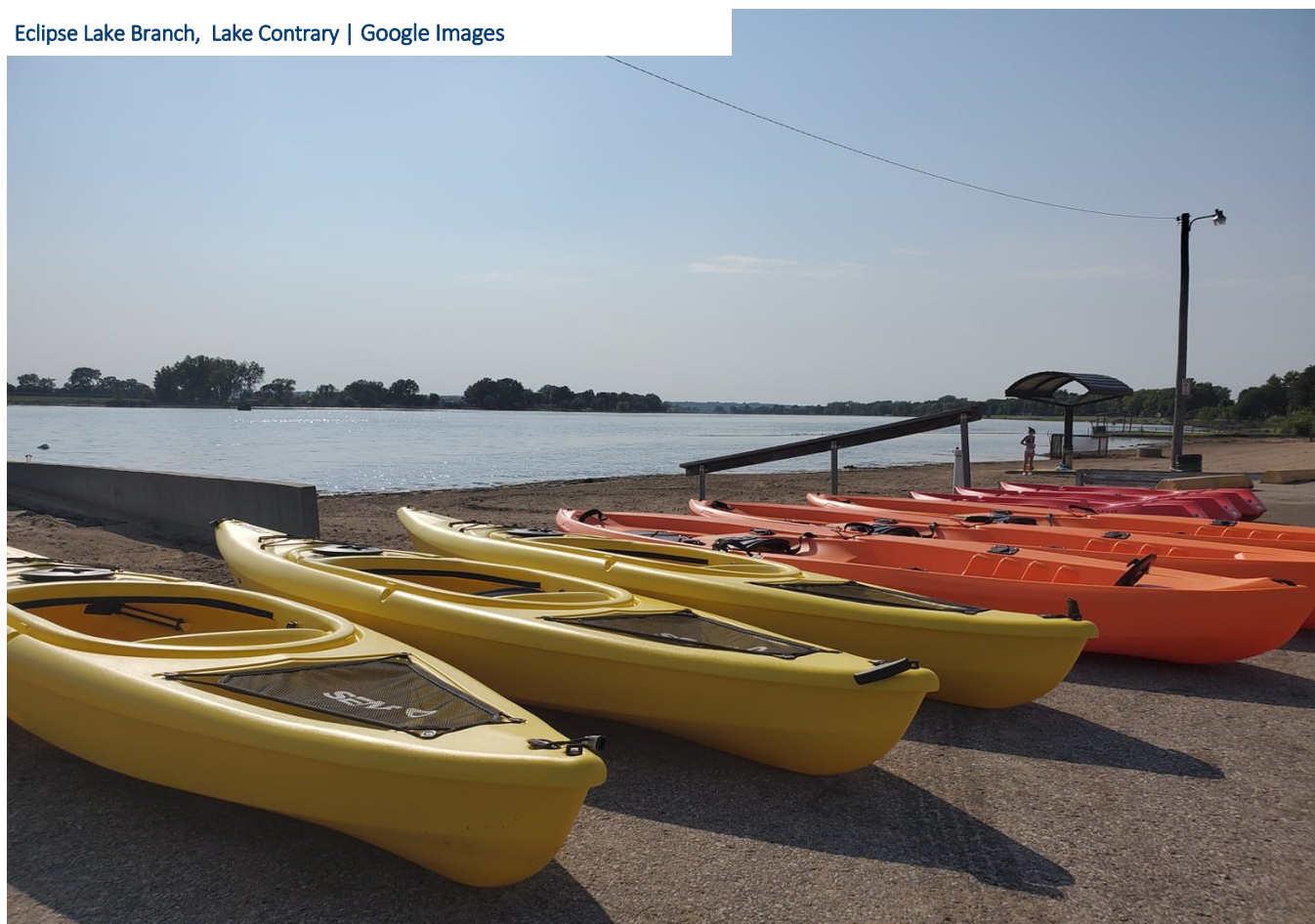
Objective 1: Develop and provide parks and open spaces in new and established developments as they grow.

Strategy 1.1: County assistance is needed for the development and maintenance of recreational facilities.

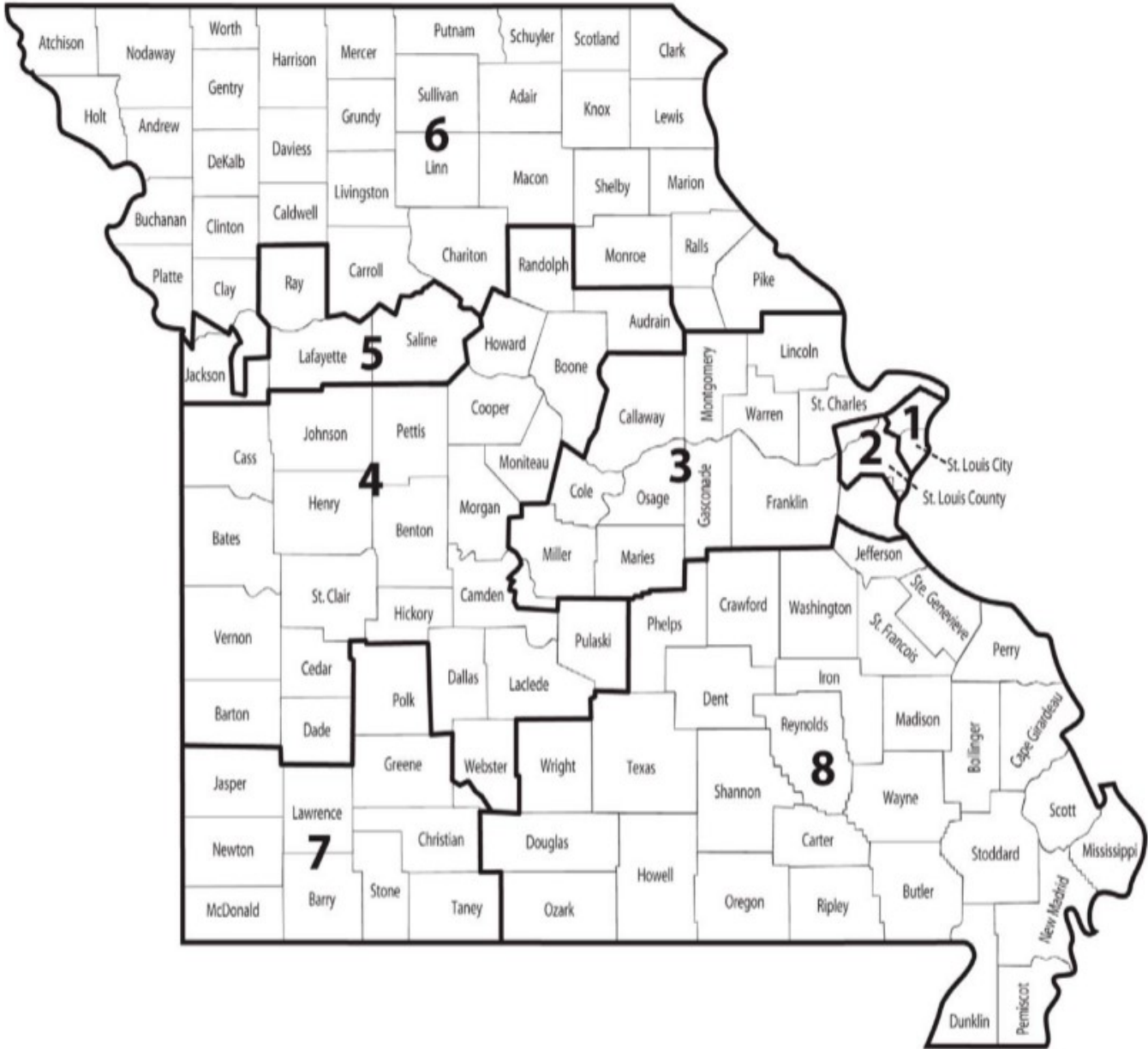
Strategy 1.2: Develop an overall county open space and recreation plan (active and passive) to provide recreational opportunities.

Strategy 1.3: Set aside parkland and open space areas in low and medium density residential developments to provide recreational and leisure opportunities and to preserve the rural character of the county.

Eclipse Lake Branch, Lake Conrary | Google Images



U.S. Congress District Map



Boehringer Ingelheim | Google Images



Lifeline Foods | Google Images



Performance Measurements

Transforming the vision of the Comprehensive Plan into reality involves the implementation of the goals, objectives and strategies set forth in the Plan. Achieving controlled **population growth** in the planned growth area, a **strong economy** and improved **educational attainment** are critical performance measurements for Buchanan County. Progress can be evaluated by having measurable benchmarks. Identifying opportunities, developing partnerships and implementing deliverables can help the county achieve its vision.

1. Population Growth

The county experienced almost a five percent population loss in the 2020 Census, compared to the 2010 Census. The loss of population from rural to urban centers is a national trend. Out migration can be due to a number of factors, including better wages, availability and diversity of job opportunities, educational opportunities and cultural factors.

Benchmarks

Population of 89,000 by 2030

Population of 94,000 by 2040

Implementation

Opportunities	Description	Potential Partnerships	Deliverables
Retain youth	Twenty percent of Buchanan County's population is under 20 years old. Slowing out migration can help the county grow its population.	MWSU, Hillyard Technical, other vocational schools	Promote high-quality, local instruction. Support efforts that create diverse and well paying jobs.
Attract new residents	Focus on placemaking and livability to make Buchanan County more attractive.	Chamber of Commerce	Launch multi-platform media campaign highlighting the county's strengths.
Invest in improving quality of life and amenities	This is important for both retaining and attracting new residents.	Department of Conservation, City Parks, Department of Natural Resources	Invest in infrastructure, recreation and health. Leverage local funds with grants funds when possible.

2. Strong Economy

Buchanan County strives for a strong economy with quality job creation and retention, diversification, and competitive wages. In 2022 the labor force consisted of 44,051 people. This will need to grow in order to support new and growing businesses. In addition, the county has a strong agricultural heritage and seeks to carry this legacy into the future. In 2021 the county generated an estimated \$5.5 billion in agricultural sales, only second to St. Louis County in the state, according to Missouri Farmers Care. Over 40 percent of farmers are 65 years or older and only five percent are under the age of 35. Thus, the agricultural sector is a critical component in the county's economy.

Benchmarks

Labor force above 45,000 by 2025

Implementation

Opportunities	Description	Potential Partnerships	Deliverables
Attract employers offering quality job opportunities	Create ample job opportunities from employers who are committed to being located in the county long-term.	Chamber of Commerce & City of St. Joseph	Prepare and market competitive incentive package to attract desired employers.
Support local entrepreneurs and small businesses	For every dollar spent at a local business, sixty-seven cents stays in the local economy.	MWSU Center for Entrepreneurship, City of St. Joseph, Mo-Kan	Support programs, services, and workshops that increase local business ownership.
Assist new and beginning farmers	New farmers need access to capital and training in order to continue the county's strong agricultural heritage.	USDA, MU, area universities	Promote beginning farmer loans, agribusiness, and agricultural programs and mentorships.

Performance Measurements

3. Educational Attainment

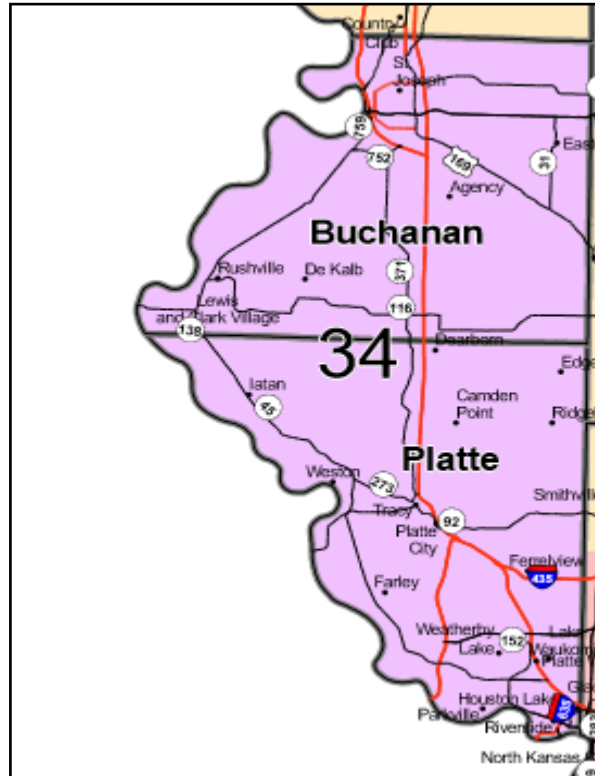
Educational attainment correlates with higher earnings and more employment opportunities. Buchanan County’s high school graduation rate in 2022 is 88 percent, two percent lower than the state’s rate. Those without high school diplomas on average have a 16-percent unemployment rate and are more likely to live in poverty.

Benchmarks High school graduation rate at 90% by 2025

Implementation

Opportunities	Description	Potential Partnerships	Deliverables
Assist at-risk youth	Intervening when early warning indicators are present (attendance, suspensions and grades) can lower high school drop out rates.	School districts, Parent Organizations, Youth Alliance, 4H, Big Brothers Big Sisters, etc.	Promote services and programs that lead to improved support systems and higher graduation rates for at-risk youth
Assist adults in GEDs and literacy programs	Offering opportunities for adults to continue their education opens job opportunities and can lead to higher income levels.	St. Joseph Adult Education and Literacy Program, Libraries, School districts, Job Center, Community Action Partnership	Promote programs, services, and workshops that help adults obtain their GED. Promote mentoring programs.

Missouri State Senate District Map



Missouri State House of Representatives Map



