Development Influences Framework

This page intentionally left blank

Introduction

The Hannibal Study Area has a wealth of natural resources. The planning team evaluated the natural resources within the Study Area, the goal of which was to identify those places that Hannibal values most, prioritize what's most important to retain, develop protection strategies to maintain a balance between preservation and promotion of quality growth and development, define opportunity corridors, and define high quality open space set asides.

These natural features form the basis for the Development Influences Framework. These systems were mapped and overlaid to understand their relationship and their impact to development. The four natural resource systems that were evaluated include:

- **Flood plain: The flood plain locations influence the recommendation for development densities. Development within the flood plain is not recommended.**
- **Streams and steep slopes: The streams and steep slopes in the study area add a rich visual character. The majority of the steep slopes are on the eastern portion of the project area, most adjacent to streams. Best management practices recommend no development in areas with steep slopes greater than 15%.**
- **Soils: Using the soils information from Missouri Department of Natural Resources (MDNR) (NRCS-USDA), the soils in the project area were identified and rated.**
- **Vegetated areas: Vegetated areas impact land development feasibility, serve as a natural drainage system, and add a rich visual character to the area.**

Development Influences Map

Not all lands within the Study Area are suitable for development as illustrated by the Development Influence Map. The planning team evaluated the Study Area to determine the development feasibility of the land. The Development Influences map is one basis for future land use recommendations. This framework identified factors that affect development potential of land within the Study Area.

- **Riparian Areas: Riparian areas include the stream corridors, steep slopes, and vegetation within the study area that contribute to overall quality of life and are elements residents identified to preserve.**
- **Flood Plain: The flood plain is not conducive to development based on severe flooding potential. These areas may be appropriate for passive recreation and trail connections.**
- **Sewer Service: The current sewer service area is represented in dark purple on the map. This area is generally sewered through gravity interceptors.**
- **Water Service: The current water service area is represented in light blue on the map. The map represents an area within 1 mile of either an 8" or 12" water main.**
- **Karst Topography & Sinkholes: Karst topography is a landscape shaped by the dissolution of layers of soluble bedrock, such as limestone or dolomite. Many karst regions display distinctive surface features, with sinkholes being the most common. Some karst regions include thousands of caves.**

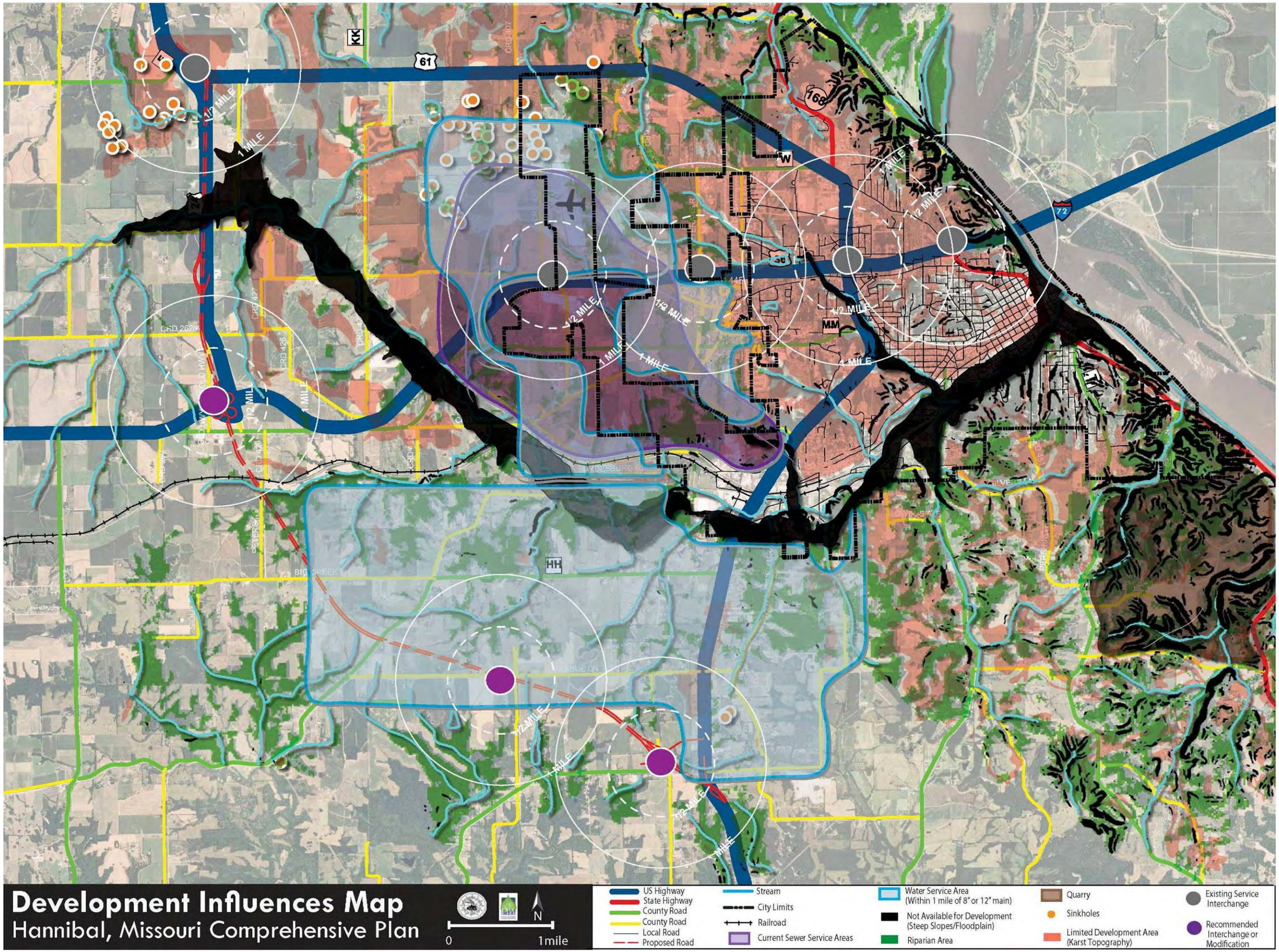
- **Quarry: The brown area on the map represents the existing quarry.**

Key Issues

The Study is accompanied by two Memorandums: the first details existing conditions, and the second, includes analysis of strengths, weaknesses, opportunities, and constraints shaping Hannibal and the adjacent unincorporated area. The information in these memorandums defines the context from which the Development Framework recommendations were developed. Key issues are summarized below.

Economic Development

- **Job Opportunities**
  - **Hannibal, in a similar growth pattern as the Northeast Missouri region, is expected to grow overall by over 1,200 jobs or about an average of 1% a year through 2030. Service/Office, Retail, and Miscellaneous Industry are growth sectors needing approximately 55 acres of land. The estimated capacity for these growth sectors far exceeds the demand.**
  - **Projected 20% growth in employment types that include Health Care highlight the importance of considering supportive development opportunities in the vicinity of the hospital complex at County Road 437 and US 36.**
- **Abandoned Manufacturing Space**
  - **Manufacturing employment is declining nationally, resulting in job reduction and the potential abandonment of approximately 38 acres of industrial land currently in use. If existing manufacturing space is reused, then there is estimated to be more than 100 times the capacity than the acres needed to meet the demand. Assuming only 1% per year growth in jobs as an indicator of the amount of property needed to address manufacturing demand, there is a need to decide the relative emphasis on reusing abandoned industrial facilities or creating new.**
- **Educational Attainment and Job Needs**
  - **With a relatively low rate of post high school education in Hannibal in comparison to state and national averages, the population may not be able to compete successfully for jobs in high technology sectors that are growing nationwide.**
- **Residential Demand and Land Capacity**
  - **The study area has far more residential capacity than projected demand by the year 2030. In fact the area has more than 100 times the land capacity than demand. The projected number of new residents is 940; this translates to 392 new households or dwelling units needed by 2030, or an average of approximately 18 units per year.**
- **Shopping for Goods and Services**
  - **Recently approved retail projects will increase local shopping potential. Retail is projected to grow steadily between 2000 and 2030.**
  - **The results of the June 2008 Visioning Questionnaire showed that public participants would like to live within ¼ to ¾ mile of a Neighborhood Center but at least 2 miles from other type of businesses. The PAC generally preferred to live closer to businesses.**


Development Influences Map
Hannibal, Missouri Comprehensive Plan
0
1mile
N
US Highway
State Highway
County Road
County Road
Local Road
Proposed Road
Stream
City Limits
Railroad
Current Sewer Service Areas
Water Service Area
(Within 1 mile of 8" or 12" main)
Not Available for Development
(Steep Slopes/Floodplain)
Riparian Area
Quarry
Sinkholes
Limited Development Area
(Karst Topography)
Existing Service
Interchange
Recommended
Interchange or
Modification

This page intentionally left blank

Land Use

- <u>Undeveloped Areas & Environmental Impacts</u>
  - **The Hannibal study area has a significant amount of streams, floodplains, wetlands, and steep slopes. Eliminating these sensitive lands from future development to minimize future development cost, protect valuable recreation area, protect water quality, and provide wildlife habitat is supported by the public process.**
  - **The land demand projections for economic and residential land use are significantly less than the land capacity. Of the total 51,911 acres within the study area, less the vulnerable natural resources of 31,618 acres, there remains 20,293 acres available for future development. This is twice the size of Hannibal within its current city limits.**
- <u>Changing The Development Pattern</u>
  - **The current growth pattern in the study area is one of isolated residential subdivisions and single-use commercial developments in Hannibal and in outlying areas, resulting in a fragmented land use pattern that promotes congestion on undersized local roadways. Encouraging growth in developed and developing areas with existing infrastructure would reduce capital improvements costs. Encouraging new development at densities higher than the current development pattern would accommodate the changing market place and provide housing choice for the changing population.**
- <u>Shrinking Families and Housing Needs</u>
  - **Almost two-thirds of Hannibal households consist of families with no children under 18 years of age. The percentage of children and elderly has declined significantly since 1990. Working age people are an increasing proportion of the population, which may indicate a need to consider housing options near jobs and housing that would appeal to empty nesters and working singles and couples.**
  - **The average household size is 2.4, lower than the national average, and will likely continue to decline over the next two decades. This shows a need for smaller houses and lots to accommodate the types of housing choices that older working residents will want, or that will be attractive to younger homebuyers looking for affordable housing choices.**
  - **Large concentrations of industrial, commercial, and multifamily-zoned land exist in the newly developed western areas of Hannibal. In contrast, only about 5% of housing in 2000 was multifamily units in developments of more than 10 units. The current zoning is likely the result of past annexation policy that favored zoning with fewer restrictions. Large concentrations of industrial zoning may discourage nearby housing development. Large areas of multifamily zoned land may allow for a mixture of housing types but may discourage traditional single-family subdivisions.**
- <u>Airport Compatibility and Non-compatible Land Uses</u>
  - **Although a small airport with fewer than 20 average daily flights may have little impact on surrounding areas that could change quickly. Increasing daily flights, such as might be associated with the nearby hospital, increasing freight flights, which often fly at night, or changes in the size or type of aircraft, can quickly affect nearby residential uses. People particularly notice changes in aircraft noise and are quick to complain. Complaints can**

progress to lawsuits if a long term program of interactive public communications and controlling incompatible land uses are not in place.

- **Development policies should ensure that non-compatible land uses or those that are particularly sensitive to noise do not intrude upon airport operational activities, e.g. residential, public, and semi-public uses.**
- **Residents of areas beyond the traditional areas of noise compatibility control may be exposed to loud single events they may find objectionable.**