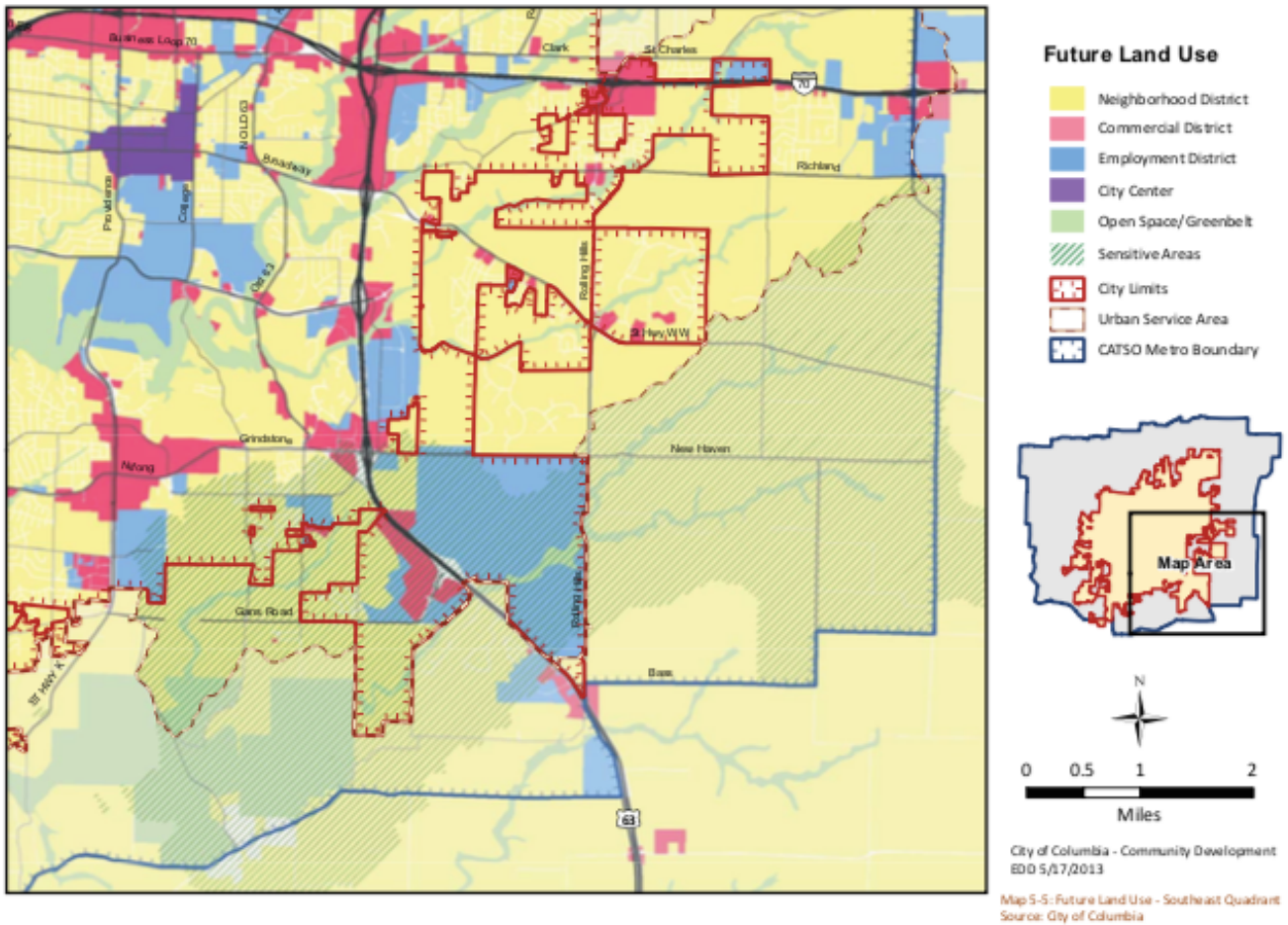


Columbia Southeast Area Plan Petition - Rationale



Concerns raised by a recent request to build 114 houses on a 65 acre plot directly north of the Gans Wild Area underline the challenge of reconciling development with the protection of two of Columbia’s significant natural assets, Gans Creek and the Gans Creek Wild Area. Since this is likely to be the first of several similar development requests, now is the time to address those concerns in a systematic and comprehensive way.

Therefore, we request that the Columbia City Council pause all annexation, rezoning, and development requests in the unincorporated southeast part of Columbia until there is a **Southeast Area Plan** that protects the sensitive area outlined in the 2013 Columbia Imagined Plan.

While Columbia Imagined outlined a sensitive area based on the recharge area of the Devil’s Icebox and the presence of karst*, no regulations or guidelines specific to the protection of these areas have been developed. The current stormwater guidelines (and their enforcement) have already failed to protect streams in the western part of Rock Bridge Memorial State Park. In addition, developments on the west boundary of the park have affected the public use and enjoyment of the park. It is particularly important that these outcomes be avoided next to the Gans Creek Wild Area, one of only 12 wild areas in Missouri, and Gans Creek, one of only 44 Outstanding State Resource Waters in Missouri.

*Karst is a type of landscape made of limestone bedrock in a rainy climate. Because rain is naturally slightly acidic, it can dissolve limestone. Over time, this leads to the development of sinkholes, underground streams and rivers, caves, and springs. The physical connection between sinkholes and underground streams means that pollution can travel quickly from one place to another, and can easily contaminate distant springs and their surface streams.

Columbia Southeast Area Plan Petition

WE, THE UNDERSIGNED, HEREBY PETITION the Columbia City Council to pause all annexation, rezoning, and development requests in the ***unincorporated*** southeast part of Columbia until there is a **Southeast Area Plan** that protects the sensitive area outlined in the 2013 Columbia Imagined Plan.

WE BELIEVE:

- 1. The sensitive area outlined in the 2013 Columbia Imagined Plan Southeast Area Future Land Use Map requires guidelines and regulations tailored to protect the natural assets in the area because current city guidelines and regulations are not adequate.
- 2. That a Southeast Area Plan with such guidelines and regulations should be in place before further annexation or development is approved by the city in the unincorporated area.
- 3. That creation of a plan should include participation by, but not be limited to, residents of the area, interested citizens, representatives of the development community, and representatives of local environmental groups.

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