



Lake Saint Louis Comprehensive Plan



Planning and Zoning Commission Meeting

August 3, 2017





COMPREHENSIVE
PLAN

SCHEDULE

1	Discovery and Awareness <ul style="list-style-type: none">■ Project kickoff■ Existing conditions analysis■ Stakeholder and focus group meetings■ Community survey■ Open House #1	July - Oct 2016
2	Community Vision and Goals <ul style="list-style-type: none">■ Visioning and goal development■ Market and economic analysis■ Preference survey■ Sub-area plans■ Open House #2	Nov - Jan 2016/17
3	Draft Plan Recommendations <ul style="list-style-type: none">■ Draft plan components and recommendations■ Follow-up stakeholder meetings■ Open House #3	Feb - April 2017
4	Plan Refinement and Adoption <ul style="list-style-type: none">■ Draft comprehensive plan for city and steering committee review■ Draft comprehensive plan for public review■ Open House #4■ Adoption by Planning and Zoning Commission and Board of Alderman	May - Sept 2017



COMMUNITY ENGAGEMENT



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COMMUNITY MEETINGS

Over 20 Small Group Meetings



HOA Leaders



LSLCA Mothers Club



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COMMUNITY MEETINGS



HHR Meeting



Chamber of Commerce



COMPREHENSIVE PLAN

COMMUNITY MEETINGS



WHAT IS YOUR VISION FOR OUR CITY?

The City of Lake Saint Louis is embarking on its first ever comprehensive plan! The plan will help guide decision making in the City for the next 20 years.

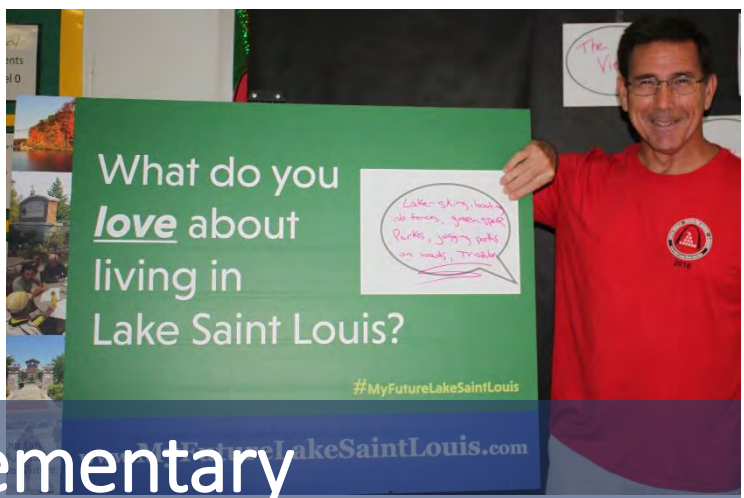
Visit: www.MyFutureLakeSaintLouis.com

- Learn more about the plan and review materials.
- Share your thoughts, ideas, and comments.
- Find out dates for community open houses.



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Our Plan.
Our Future.

Lake Saint Louis
Comprehensive Plan



Back-to-School Night - Green Tree Elementary

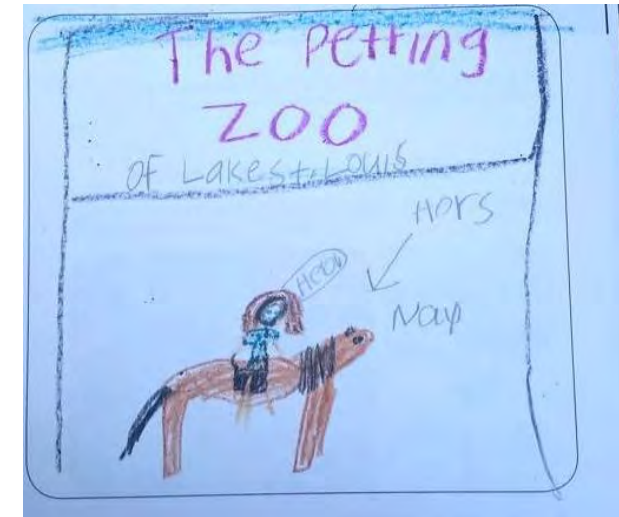
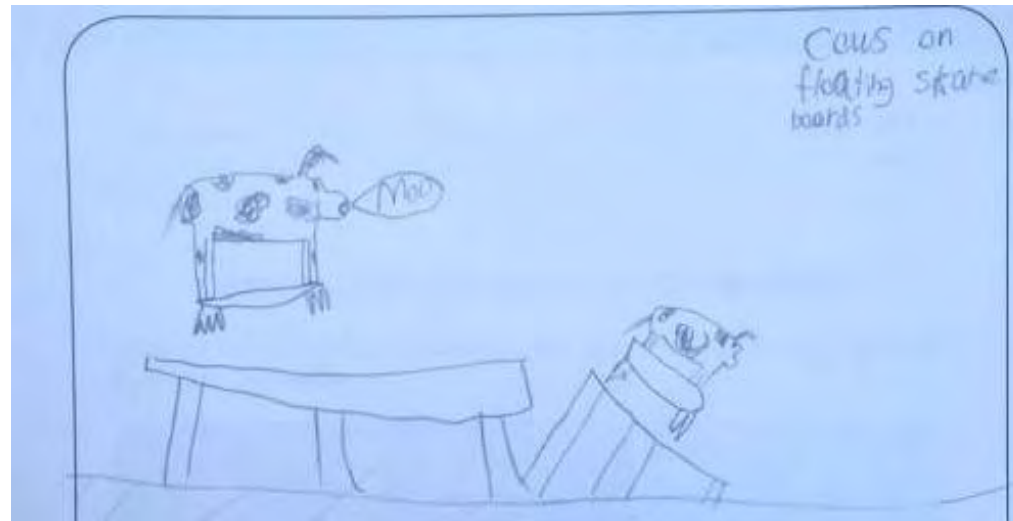


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STUDENT CHARRETTE RESULTS

- We asked 3rd, 4th, and 5th graders what they liked best about the City, and what they would like to see in the future. We got a lot of “interesting” ideas.....

draw a picture.



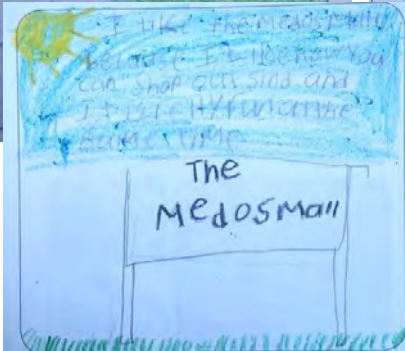
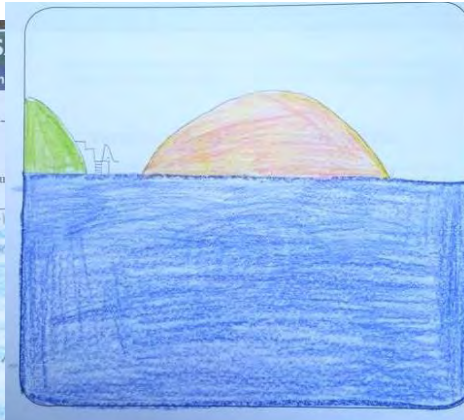
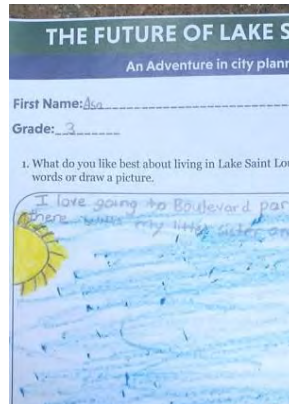


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STUDENT CHARRETTE RESULTS

-but also items that spoke to the values of the community.
 - Parks / Natural Environment

-and ideas for the future.
 - Dog parks
 - Splash fountains





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RAISING AWARENESS



LSLCA Clubhouse

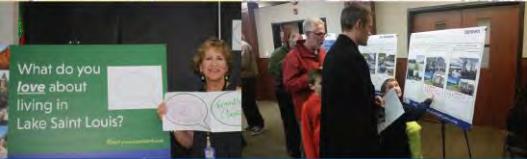


Local Business



COMPREHENSIVE PLAN

RAISING AWARENESS



www.MyFutureLakeSaintLouis.com

newstime

"Give to the world the best you have and the best will come back to you!"
VOLUME 34 - ISSUE 1627 "Serving Western St. Charles County since 1992" JANUARY 14, 2017



January 14, 2017 newstime

Public invited to Lake Saint Louis Comprehensive Plan Open House

The public is invited to attend the second open house for the Lake Saint Louis Comprehensive Plan from 5 p.m. - 7:30 p.m. Thursday, Jan. 19 at the Lake Saint Louis City Hall (200 Civic Center Drive, Lake Saint Louis, Mo. 63367).

Attendees at the open house will have an opportunity to review the results of the citywide survey from the fall, take an interactive visual preference survey, and review draft plan goals and values that will shape the type of recommendations made in the plan. The public can stop by anytime between 5 p.m. - 7:30 p.m. A final visual preference survey will be repeated every 30 minutes starting at 5:30 p.m. In addition, boards and information will be presented, staff and members of the planning team will be available for questions, and there will be a variety of ways for attendees to give input.

"We had a great re- project website at www.MyFutureLakeSaintLouis.com. Also available on the website is the Discovery Report, which is the first deliverable (product) in this comprehensive plan process. The report includes existing conditions and a summary of community engagement to date, including results of the citywide survey from the fall. The planning team is led by the ISGroup, along with Development Strategies and Shenck Consulting Services. A twelve-person resident Steering Committee is helping guide the process. The Steering Committee has representatives from the Board of Aldermen, Planning and Zoning Commission, and residents from across the city. "A key aspect of the second open house will be the visual preference survey," said Stephen Iberdahl, Principal of the ISGroup. "We heard from residents about their priorities and values for

Wentzville T planned Jan

A charter city is a city that possesses a set of laws that forms the legal foundation of its government. Through adoption of a charter, the city has the opportunity to define the functions of elected officials as well as the form and procedures of local government. Wentzville is currently a fourth-class city, and is significantly controlled by Missouri law. Wentzville has grown to be one of the largest cities in the state of Missouri. As a city, Wentzville can only engage in activities permitted under the state statutes. Missouri cities that are larger than 5,000 citizens are charter form of government and the city larger cities have done so. Some of the ad the home-rule charter are:

Father/Daughter Sweetheart Danc

The City of Lake Saint Louis Parks and Recreation Department will be hosting a Father and Daughter Sweetheart Dance on Friday, Feb. 10 at the Lake Saint Louis Banquet Center from 6:30 p.m. to 9:30 p.m. This special night is designed for Dads with daughters 3 to 10 years old and

City of Lake Saint Louis
June 30
See the draft Comprehensive Plan
See the draft Comprehensive Plan at Open House 4 on Wednesday, July 19th at City Hall from 5:00 - 7:30pm. The meeting will be an open house style format with no formal presentation. Stop by anytime between 5:00 - 7:30pm. You can download and provide comments on the draft Comprehensive Plan at www.MyFutureLakeSaintLouis.com. Comments to the draft Plan will be accepted until August 25th.

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See the Draft Comprehensive Plan!

The last of four open houses for the Comprehensive Plan will be an opportunity to review the draft plan, talk with the planning team, share your comments, and learn about the adoption process for the plan.

Community Open House #4

When: 5:00 - 7:30pm
Wednesday, July 19th

Where: Lake Saint Louis City Hall
200 Civic Center Drive
Lake Saint Louis, MO 63367
Questions? Contact City Administrator
Paul Malinowski at 636-925-1200

Notes: The meeting will be an open house style format with no formal presentation. Stop by anytime between 5:00 - 7:30pm.
If you cannot make the Open House, you can review Open House materials after July 19th at www.MyFutureLakeSaintLouis.com. The draft plan will be available to download.



Like Comment Share
4
1 share
Write a comment...
Carol Stephens Bennett Plans look fabulous. We've always wanted to live in LSL and have looked, and loved, many homes there but the no fence rule stops us. It's a shame.



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PLAN WEBSITE



Lake Saint Louis Comprehensive Plan

HOME

BACKGROUND

DOCUMENTS

The *Draft Comprehensive Plan* is
now available to view and download.

Comment until August 25th



Great Crowd at Open House #4 on July 19th

There was a great crowd at the fourth and final open house for the Lake Saint Louis Comprehensive Plan. The open house was from 5:00 – 7:30 p.m., Wednesday, July 19th at the Lake Saint Louis City Hall.

Attendees at the open house had an opportunity to review and ask questions about the draft Comprehensive Plan.

Boards and photos from Open House #4 can be downloaded from the 'Documents' page.

Be sure to comment on the draft Comprehensive Plan by August 25th. You can also comment or make statements about the draft Plan at the August 3rd Planning and Zoning Commission meeting. (7:00pm at City Hall).

The Draft Comprehensive Plan is Available for Review and Comment

The Draft Comprehensive Plan is now available to for review. To download chapters, see 'Documents'.

[Download a PDF of the Draft Plan \(39mb\)](#)

[View the Draft Plan online](#) (good for smartphones and other devices)

You can comment on the Draft Plan until August 25th. [Click here](#) to comment on the Draft Plan.

Schedule

Past Events

- Aug - Oct, 2016: The planning team met with stakeholder and community groups.
- October 18, 2016: Open House #1
- Sept 15 - Oct 31, 2016: Citywide Survey
- November 2016: *Discovery Report*
- January 26, 2017: Open House #2
- March 2017: *Visual Preference Survey Results*
- April 26, 2017: Open House #3
- July 19, 2017: Open House #4

Upcoming Steps

August 3rd, 7:00pm - Public comment and statements about the draft Plan at the Planning and Zoning Commission Meeting (City Hall).

August 25th - Comment period ends for the draft Plan.

September - Refinement and final Comprehensive Plan.

October - Anticipated adoption of the Comprehensive Plan.

Download the Draft Plan!



Comments to the Draft Plan can be made until **August 25th**.

Click [here](#) to comment on the Draft Plan.

Share photos, stories, and stay up-to-date about the plan

#MyFutureLakeSaintLouis



Join the Email List!

Join the City's email list to stay up-to-date about the Comprehensive Plan and other City information.

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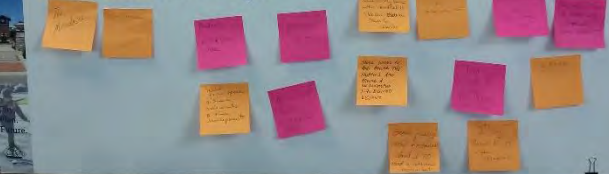
OPEN HOUSE #1 – October 2016



What type of housing is needed to keep and attract a diverse spectrum of residents (young families, singles, retirees, etc)



Where should more dining options be located in the City?



What is the greatest advantage of living or working in the City?



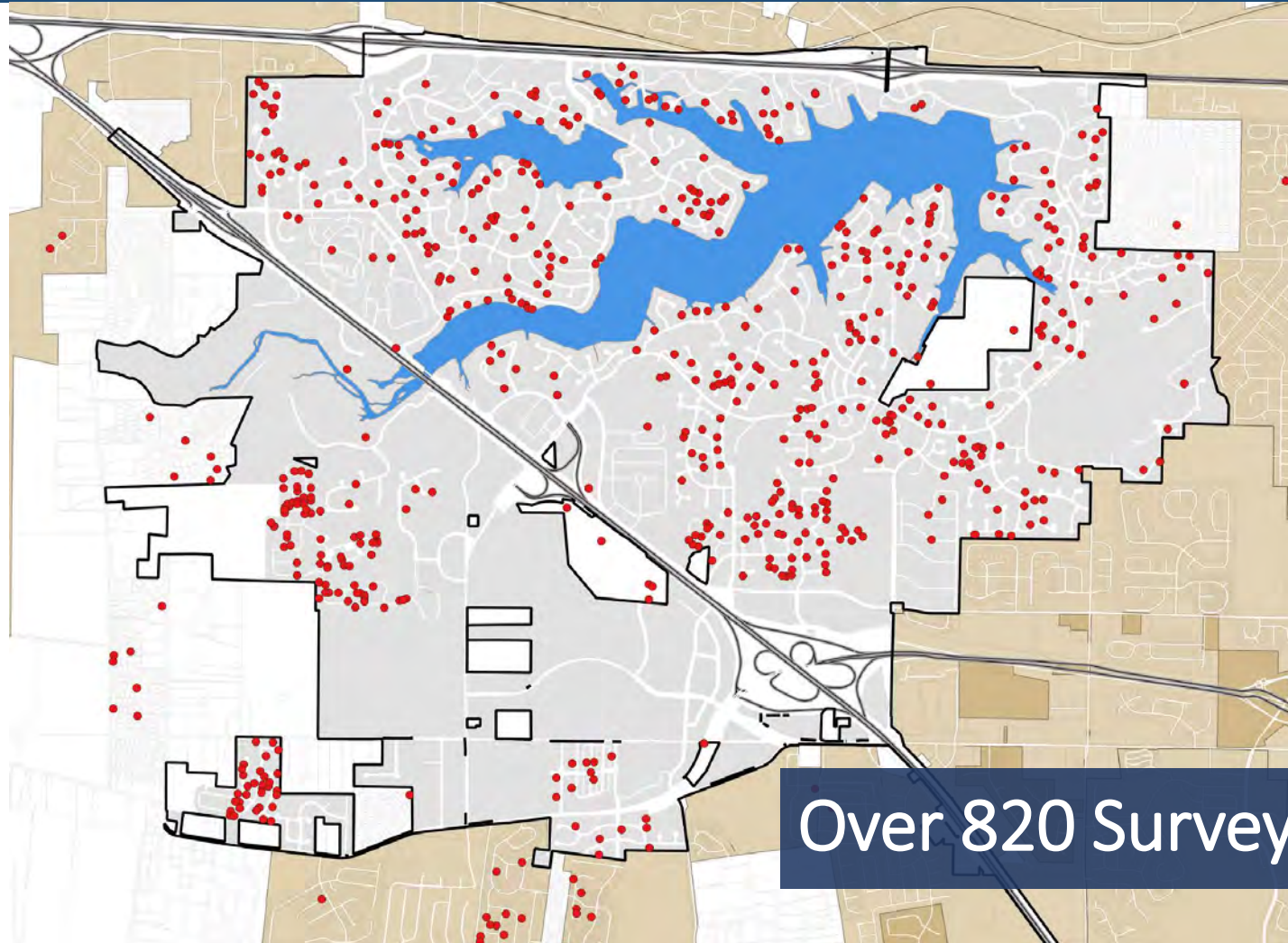
What is one thing you would most like to see changed in the City?





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COMMUNITY SURVEY



Over 820 Survey Responses



WHAT WE HEARD

COMMUNITY STRENGTHS

- Regional location
- Good place for families
- The lakes
- Sense of community
- Good schools
- Community amenities
- Homeowner Association amenities
- Community aesthetics and quality development
- Small town atmosphere
- Natural resources
- Parks, recreation, and outdoor lifestyle
- Perception of affluence
- Low crime

COMMUNITY WEAKNESSES

- First impression of the city from major entries, especially I-70
- Lack of dining options (especially upscale)
- Key gaps in walking and biking network
- Perception of not appealing to millennials
- Lack of community cohesion: Physical separation within the city caused by I-64
- Lack of community cohesion: LSLCA and Non-CA residents experience the city differently
- Uptown area
- Lack of parking for LSLCA events
- Lack of consistency in development review process
- Lack of a community meeting facility
- Some signs of retail fatigue

THREATS TO THE COMMUNITY

- Balancing future growth and community character
- Development that doesn't meet expectations of community aesthetics
- Aging housing stock
- Aging population and the ability to keep a diversity of residents
- Meeting the housing needs for a diverse spectrum of residents
- Aging utilities
- Lack of community cohesion
- Competition for development from surrounding communities
- Decline of the Meadows shopping center
- Lack of attention to economic development
- Loss of economic synergy
- School growth that outstrips facilities
- Water quality of lakes
- Traffic congestion on Hwy N



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COMMUNITY VALUES

We value....

....our small town atmosphere.

....the ability to walk or bicycle to community destinations such as school, parks, and stores.

....our natural setting that makes us unique from surrounding communities.

....our high quality housing that contributes to lasting community value.

....our lakes that help shape our community identity.

....our outdoor lifestyle of parks, recreation, and lakes.

....our diversity of residents including families, retirees, youth, college graduates, singles, etc.

....the ability to work, shop, and dine without having to leave the city.

....a cohesive community, where all residents feel they are part of a single community.

....the appearance of our community, especially the first impression of our city for visitors and residents.

....utilities and community services that are well-planned, fiscally responsible, and well-maintained.

.... our local economy that accommodates retail and office growth to ensure job opportunities, needed public revenue, and entrepreneurship, but preserves the character and charm of the City.



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PLAN PRINCIPLES, GOALS, AND RECOMMENDATIONS





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PLAN PRINCIPLES, GOALS, AND RECOMMENDATIONS



Core Value

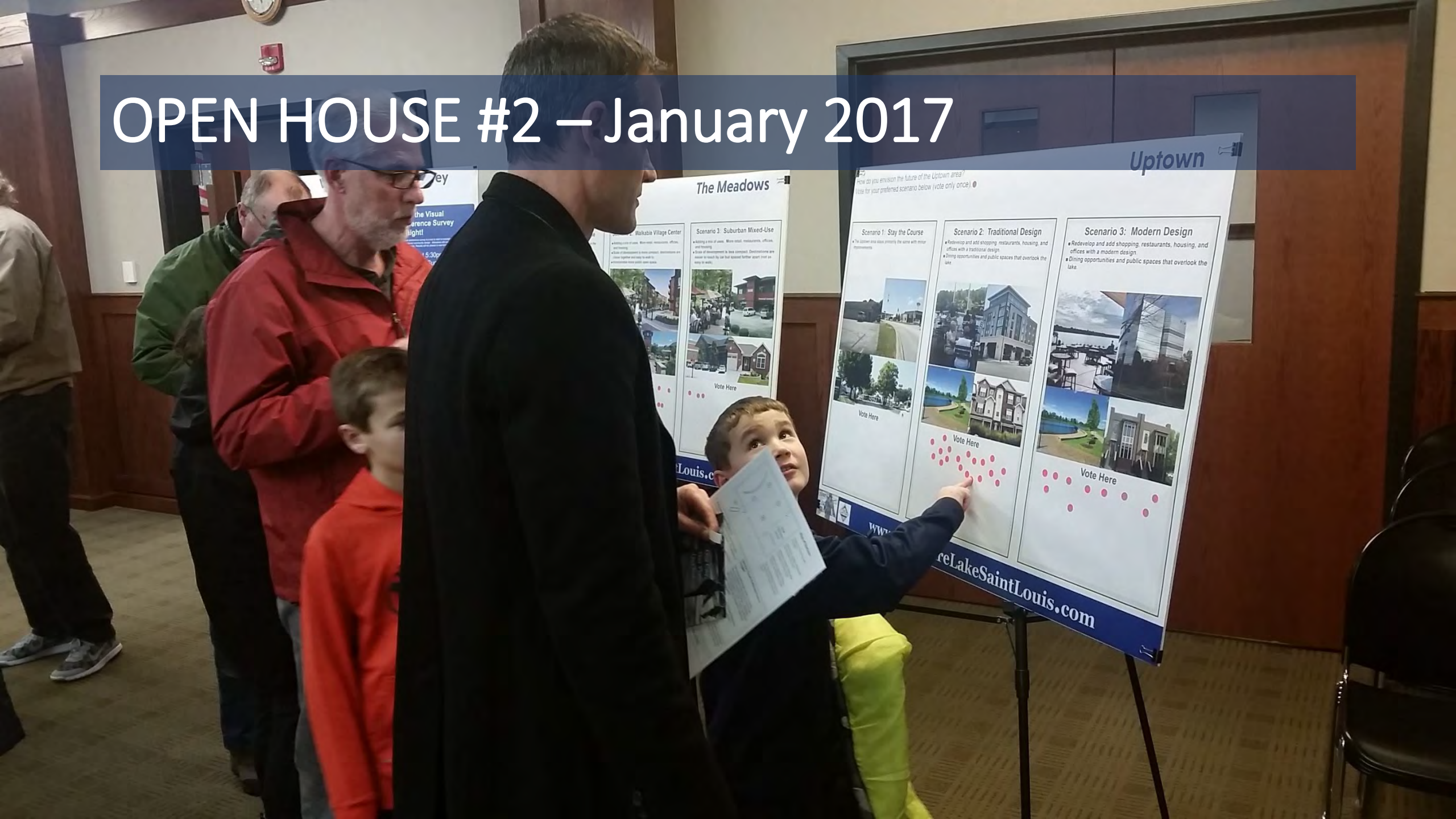
"A natural setting that makes our City unique from surrounding communities and provides outdoor recreation opportunities."



Core Value

"Preserving the small-town atmosphere and high quality housing that make the City's neighborhoods great."

OPEN HOUSE #2 – January 2017



The Meadows

Scenario 3: Suburban Mixed-Use



Vote Here

Uptown

How do you envision the future of the Uptown area?
Vote for your preferred scenario below (vote only once)

Scenario 1: Stay the Course



Vote Here

Scenario 2: Traditional Design



Vote Here

Scenario 3: Modern Design



Vote Here

www.reLakeSaintLouis.com



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OPEN HOUSE #2

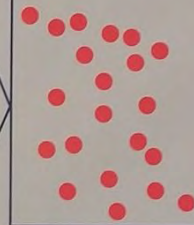


Let us know if we are on the right track for the plan principles and key goals. Vote below (vote only once). ●

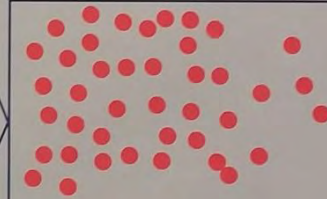
Draft Plan Principles and Key Goals

Vote below (vote only once).

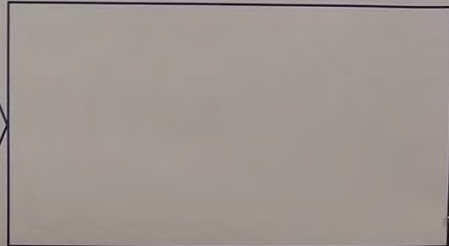
Sounds great. Definitely on the right track!



Generally good, but will need to see additional details or minor changes.



Not on the right track. Major changes needed.



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OPEN HOUSE #2

How do you envision the future of the Meadows?
Vote for your preferred scenario below (vote only once).

The Meadows

Scenario 1: Stay the Course

- The Meadows stay primarily retail with office on the perimeter.



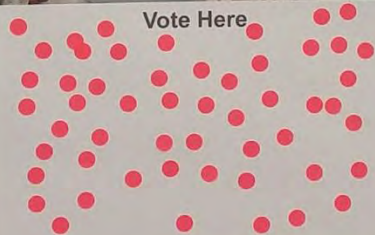
Vote Here

Scenario 2: Walkable Village Center

- Adding a mix of uses. More retail, restaurants, offices, and housing.
- Scale of development is more compact, destinations are closer together and easy to walk to.
- Incorporates more public open space.



Vote Here



Scenario 3: Suburban Mixed-Use

- Adding a mix of uses. More retail, restaurants, offices, and housing.
- Scale of development is less compact. Destinations are easier to reach by car but spaced farther apart (not as easy to walk).



Vote Here



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COMPREHENSIVE PLAN

OPEN HOUSE #2

Uptown

How do you envision the future of the Uptown area?
Vote for your preferred scenario below (vote only once).

Scenario 1: Stay the Course

- The Uptown area stays primarily the same with minor improvements.



Vote Here

Scenario 2: Traditional Design

- Redevelop and add shopping, restaurants, housing, and offices with a traditional design.
- Dining opportunities and public spaces that overlook the lake.



Vote Here

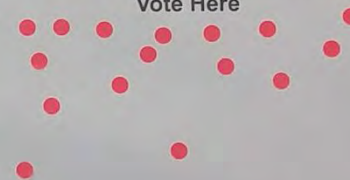


Scenario 3: Modern Design

- Redevelop and add shopping, restaurants, housing, and offices with a modern design.
- Dining opportunities and public spaces that overlook the lake.



Vote Here



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Our Future



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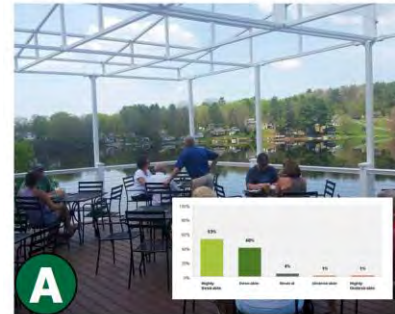


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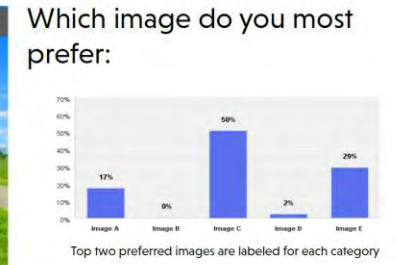
VISUAL PREFERENCE SURVEY



Rate each image:



UPTOWN



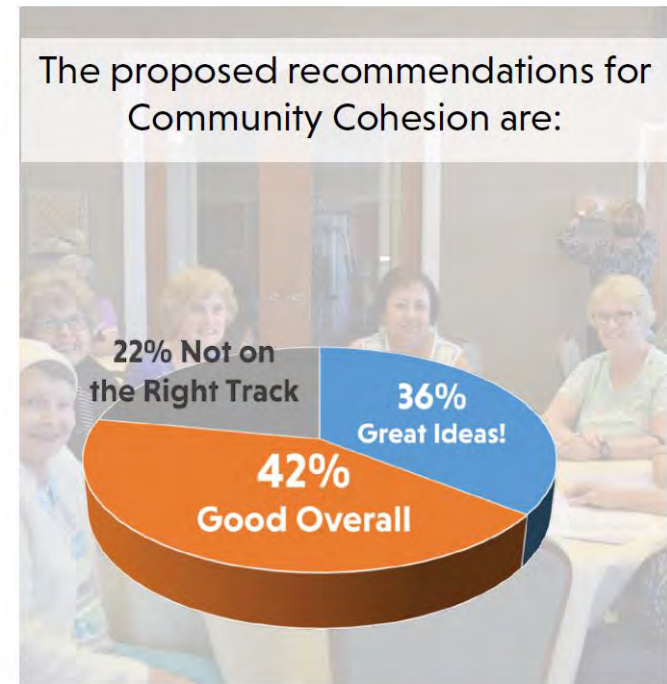
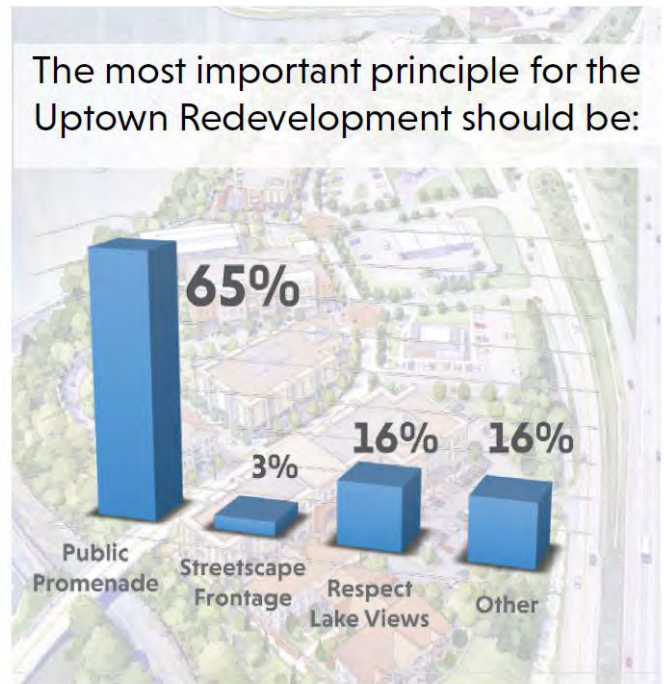
#2

OPEN HOUSE #3 – April 2017



Open House #3 featured an overview presentation of the draft plan recommendations. Attendees were able with keypad polling devices to provide feedback on the draft plan recommendations.

OPEN HOUSE #3





Lake Saint Louis Comprehensive Plan

DRAFT for Review

DRAFT COMPREHENSIVE PLAN

July 7, 2017

DRAFT FOR COMMUNITY REVIEW



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PLAN PRINCIPLES, GOALS, AND RECOMMENDATIONS





MEASURING OUR PROGRESS

Measuring Our Progress - Outdoor Lifestyle

Below are key metrics measures to track so that the City may gauge successful long-term implementation of the plan. For each plan principle, three to five metrics are suggested. For detailed action items, see Chapter 8 - 'Implementation'.

Indicator	Method	Baseline	Target
All residents within walking distance of a park or greenway.	Residential lots within 1/2 mile from a park, greenway, or public open space.	2017	Increase (Measure every 5 years)
A connected system of biking and walking in the City	Miles of multi-use trail.	2017	Increase (Measure every 5 years) Complete central connections within 20 years
A community tree canopy that differentiates the City from surrounding community.	Percent of tree canopy coverage (Data not available until 2017-2018)	2017-2018	Maintain or Increase (Measure every 5 years)
Water quality that preserves and enhances the health of the lakes.	TBD (LSLCA measures fecal coliform, MoDNR measures 303d listing)	2017	Improve water quality (Measure every 5 years)
All residents within walking distance of a park or greenway.	Total city-wide park acreage.	9 acres per 1,000 residents (2015 ratio of acres to residents)	Meet or exceed the current ratio of acres per population (Midwest average is 10 acres per 1,000 residents). Expected 50-60 acres to be required long-term (if Our Lady Cemetery can be used as public open space). 100-120 acres to be required if just City parks.



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DETAILED ACTION PLAN

- **43 action items.**
- **Try to have 8-10 top priorities to better focus attention.**
- **Type (Capital Project, Policy, Education/Advocacy, Regulatory, Partnering)**



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DETAILED ACTION PLAN – TOP PRIORITIES

- Enact an overlay or new zoning district for the Meadows District to enable a mixed-use, walkable village center.





DETAILED ACTION PLAN – TOP PRIORITIES

- Evaluate subdivision and site development requirement for appropriate riparian setbacks.
- Adopt a city-wide stream and drainage corridor plan for application of riparian setbacks.





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DETAILED ACTION PLAN – TOP PRIORITIES

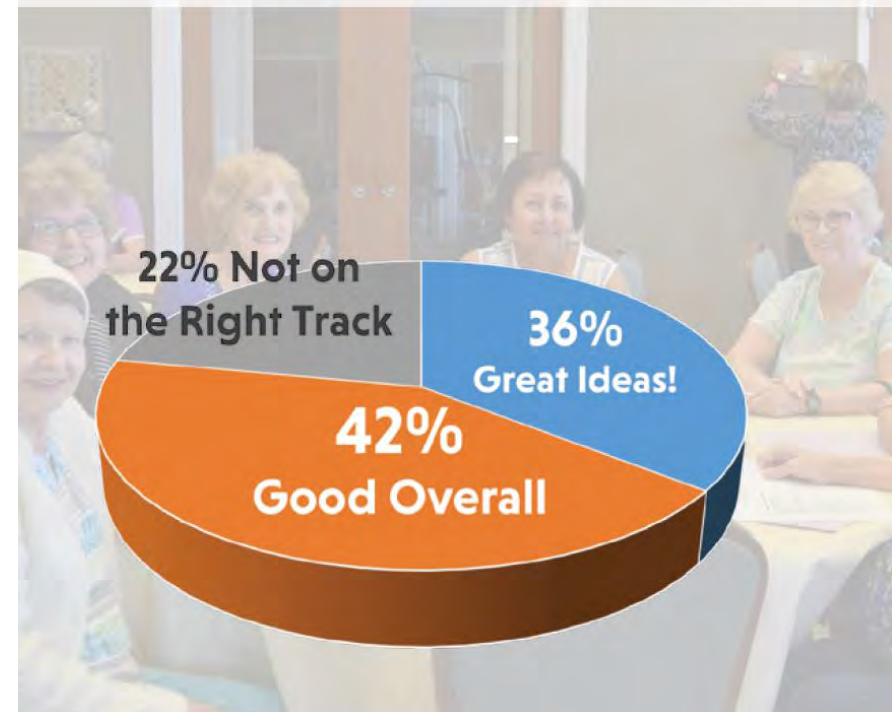
- Preliminary and final design of roundabout at Lake Saint Louis Blvd and I-70. Include landscape architect as part of preliminary and final design.



DETAILED ACTION PLAN – TOP PRIORITIES

- **Form a 8-10 person ad-hoc cohesion committee with LSLCA and non-LSLCA residents. City to provide a third-party facilitator. Committee to meet over 12 months and provide nonbinding recommendations to City Board of Aldermen and LSLCA Board.**

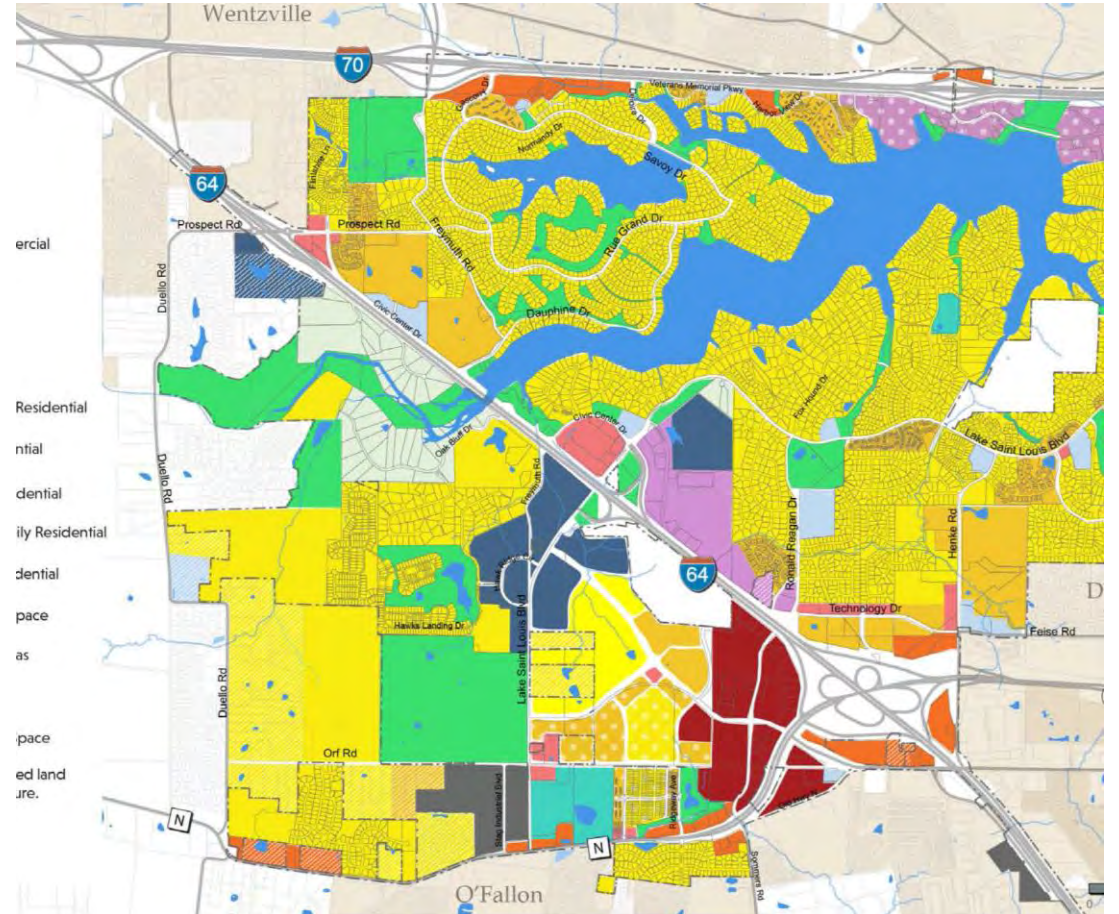
The proposed recommendations for Community Cohesion are:





DETAILED ACTION PLAN – TOP PRIORITIES

- Conduct an assessment of zoning codes, subdivision regulations, and site development requirements to ensure conformity with comprehensive plan goals and recommendations. Use assessment to evaluate type of revisions (edits to existing or major rewrite).
- Decide on policy for updating zoning map to align with future land use plan. Policy choices include an immediate rezoning process or rezoning as rezoning requests are made.





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DETAILED ACTION PLAN – TOP PRIORITIES

- Supplement zoning text with design guidelines or form-based code. Priority areas based on the following descending level of priority: Uptown, Meadows, Neighborhood Commercial, Highway Commercial, Office, Regional Commercial, Village Mixed Residential, and Village Residential.



Transparency

Ⓐ	Ground floor transparency, front facade (min)	20%
Ⓑ	Ground floor transparency, corner side facade (min)	20%
Ⓒ	Upper floor transparency, front and corner side facades (min)	20%

Pedestrian Access

Ⓓ	Main entrance location (required)	Front, interior side, or corner side facade
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Next Steps

- August 25th: Public comment period closes
- September 7th: 2017 Steering Committee - Final Meeting
- September 7th: Planning & Zoning Commission – 2nd Public Hearing
- September: Plan Refinement and Final Comprehensive Plan
- October 5th: Planning & Zoning Commission – Anticipated Approval

Please comment on the draft comprehensive plan by August 25th!

Visit www.MyFutureLakeSaintLouis.com