



Lake Saint Louis Comprehensive Plan

Discovery Report

November 2016

WORKING DRAFT

Our City.
Our Plan.
Our Future.



This ‘Discovery’ report is the first deliverable (product) in the comprehensive plan process. It represents the end of the first phase of the planning process (Discovery and Awareness). This report focuses on:

- Existing Conditions and Analysis
- Community Engagement
- Results of the Citywide Survey

This report is a *working draft* and will be updated and edited, as needed, prior to inclusion in the draft and final plan.

Future deliverables include:
Draft Comprehensive Plan
(Summer 2017)

Final Comprehensive Plan
(Late Summer 2017)

Updates during the planning process are available at:
www.MyFutureLakeSaintLouis.com

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Future chapters to be part of draft and final comprehensive plan in Summer 2017.



Chapter 1: Introduction

Why a Comprehensive Plan
Schedule and Process
History of Lake Saint Louis

Why a Comprehensive Plan

OVERVIEW

Lake Saint Louis is one of the premier communities in the St. Louis region. The City is a great place to live, work, and raise a family. A testament to this high quality of life was the City being named a top 100 'City to Live' by CNN/Money Magazine in 2009 and 2011.

The question becomes why a comprehensive plan is needed. The City's comprehensive plan will be an opportunity to create a shared community vision for the next twenty years that will keep and enhance the quality of life while attracting continued economic investment in the City.

BENEFITS OF A PLAN

The Plan Will Manage for Future Change

While the future cannot be predicted, the City can plan and manage for change. The plan examines trends in demographics, workforce, mobility, housing, economic development, and parks and recreation to best position the City to be resilient in adapting to future changes.

The Plan Will Help Keep Lake Saint Louis as a Premier City

Since incorporation in 1975, Lake Saint Louis has grown, without a comprehensive plan, to be one of the premier cities in the region. Maintaining the City's quality of life as it grows, especially in a challenging economy, requires thoughtful planning for the future.

The Plan Will Create a Shared Community Vision

Comprehensive plans are an opportunity to develop consensus on a community vision and community priorities that will help shape growth in the community for the next 20 years.



**Our City.
Our Plan.
Our Future.**



SCHEDULE

This 'Discovery' report is the first deliverable (product) in the comprehensive plan process. It represents the end of the first phase of the planning process (Discovery and Awareness). This report focuses on:

- Existing Conditions and Analysis
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Draft Comprehensive Plan
(Summer 2017)

Final Comprehensive Plan
(Late Summer 2017)

Throughout the comprehensive plan process there are community open houses to provide updates on the plan, present information, and receive feedback and comments. The first open house for the plan was held on October 18, 2016. The schedule of open houses includes:

- Open House #1: October 18, 2016
- Open House #2: Late January 2017
- Open House #3: Spring 2017
- Open House #4: Summer 2017



We Are Here

USING THE COMPREHENSIVE PLAN

The comprehensive plan is a strategic document. A comprehensive plan is not a zoning ordinance, subdivision regulation, a budget, a capital improvement program or other regulatory document. It is meant to be the basis for the preparation of those documents. It lays out a vision for the future growth and development of the community, and what the community will be like in the future. At the vision and policy level, it will serve as a guide for community decision making. It addresses both where the City will grow and how the City will grow.

MUNICIPAL AUTHORITY FOR COMPREHENSIVE PLANNING

Municipalities in Missouri are authorized by state statutes to develop and carry out city plans. These are reflected in Sections 89.300 through 89.491 of the Missouri Statutes, and deal with the authority of the planning commission and the contents of the city plan.

RSMo 89.310: Any municipality in this state may make, adopt, amend, and carry out a city plan and appoint a planning commission with the powers and duties herein set forth.

RSMo 89.340: The commission shall make and adopt a city plan for the physical development of the municipality. The city plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land, and may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned, the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; the general character, extent and layout of the replanning of blighted districts and slum areas. The commission may also prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density, but the adoption, enforcement and

administration of the zoning plan shall conform to the provisions of sections 89.010 to 89.250.

RSMo 89.350: In the preparation of the city plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and probable future growth of the municipality. The plan shall be made with the general purpose of guiding and accomplishing a coordinated development of the municipality which will, in accordance with existing and future needs, best promote the general welfare, as well as efficiency and economy in the process of development.

History of Lake Saint Louis

BEGINNINGS

Lake Saint Louis began in 1966 as a private recreational lake community envisioned by developer R. T. Crow. In June of 1967, the Lake Saint Louis declaration of covenants and restrictions was signed and recorded. For the next 12 years, the sole governing entity in the community was the Lake Saint Louis Community Association (LSLCA). It was not until May of 1975 that the community became a city under the Revised Statutes of Missouri (RSMo).

Mr. R.T. Crow began Lake Saint Louis as a joint development with five other investors in 1966. The initial concept of the investors was to develop a private weekend recreational lake community. However, Mr. Crow felt that the location between two major highways and the westward growth of St. Louis justified the building of a “New Town”. Mr. Crow visited two other “New Towns” - Reston, Virginia and Columbia, Maryland. The more he learned about these communities, the more convinced he became that this area was an excellent location for a first-class new town. Since there was no way to compromise the two different concepts, the weekend development and the new town, it was decided that Mr. Crow would buy out

the other five investors, and in that manner Mr. Crow became the sole developer of Lake Saint Louis.

In 1968, construction began on the dam for a 600-acre lake. During the next five years (1969 to 1974) major accomplishments occurred in Lake Saint Louis. There were 200 families living or building in the area, the LSL Country Club and par 3 golf course were opened, and by 1971, nine holes of the proposed 18-hole golf course were completed. This is now known as Lake Forest Country Club. During this same period, construction began on the Wharf, a Fire Protection District was established, Harbor Town and Bent Oak were built, and the four-story Office Center (visitor’s center) was completed. Also, JoJo’s Restaurant (now Denny’s) was built, and the first fire station was built along the service road.

TRANSITIONS

In 1974, Mr. Crow filed Chapter 11, Bankruptcy. This was a very difficult year for Lake Saint Louis. The LSLCA Board of Directors, who were the only governing entity at this time, found themselves without the leadership they had depended on.

By May of 1975, with Mr. Crow out of the picture, and with the threat of annexation from O’Fallon on the East and Wentzville on the West, the residents of Harbor Town petitioned St. Charles County Circuit Court for incorporation of the Town of Harbor Town. With the approval of the incorporation, the Circuit Court appointed a Board of Trustees.

In 1977, residents voted to change the name of Harbor Town to Lake Saint Louis and to become a 4th Class City under the RSMo. Ward voting boundaries were established for two wards, and the first municipal election was held. George Heidelbaugh was elected mayor.

By 1978 development regulations were in place, committees were formed for municipal services, and the City was functioning still with the financial help of the Community Association. Since the LSLCA had

a complete staff of people, the city functions were handled by the LSLCA Staff. The LSLCA Security Guards were trained and commissioned as Police Officers, the Maintenance Crew for the LSLCA handled the Public Works duties such as snow removal, and the LSLCA Office Staff was provided to cover the day-to-day operations of the City.

GROWTH

By the 1979/80 fiscal year, the City had expanded its boundaries to include all of the residential properties now existing in the City limits as well as the commercial properties at the intersection of Interstate 70.

In 1982 the City re-districted the Ward Boundaries and created the three Wards. In 2002, because of the increasing population, the Wards were again adjusted.

In the late 1990’s and 2000’s the City grew to the south and west well beyond the boundaries of the Community Association. This period saw rapid retail and commercial growth including Schnucks in 2004, the Shoppes at Hawk Ridge in 2006, and the Meadows in 2008.

(Source: City of Lake Saint Louis)



Chapter 2: Discovery

Demographics
Economy and Jobs
Land Use
Housing and Retail
Community Assets and
Institutions
Transportation
Parks and Recreation
Natural Resources

Demographics

OVERVIEW

Changing demographics are perhaps the most important factors influencing both economic and housing growth in Lake Saint Louis. People age, people move in and out of the city, people compare values between nearby cities, lifestyles and tastes change, and household incomes can change.

Understanding current demographics and trends is critical context for the comprehensive plan, helping to anticipate needs in land use, community facilities, infrastructure, transportation, parks, and recreation.

POPULATION & POPULATION DENSITY

Lake Saint Louis is located between several larger communities in St. Charles County, most notably O'Fallon and St. Peters to the east and Wentzville to the west as shown on the next page. Moreover, Dardenne Prairie, while smaller than Lake Saint Louis, is rapidly growing to the southeast. As of 2014, Lake Saint Louis had a population of 15,380, less than half that of Wentzville, a quarter of St. Peters, and less than a fifth the size of O'Fallon. Dardenne Prairie is smaller still with about 2,500 fewer residents than Lake Saint Louis.

While Lake Saint Louis is relatively small, its population density is 1,839 residents per square mile which is higher than Wentzville (1,456 residents per square mile), though less than neighboring St. Peters (2,350 residents per square mile), Dardenne Prairie (2,336 residents per square mile) and O'Fallon (2,718 residents per square mile).



POPULATION GROWTH

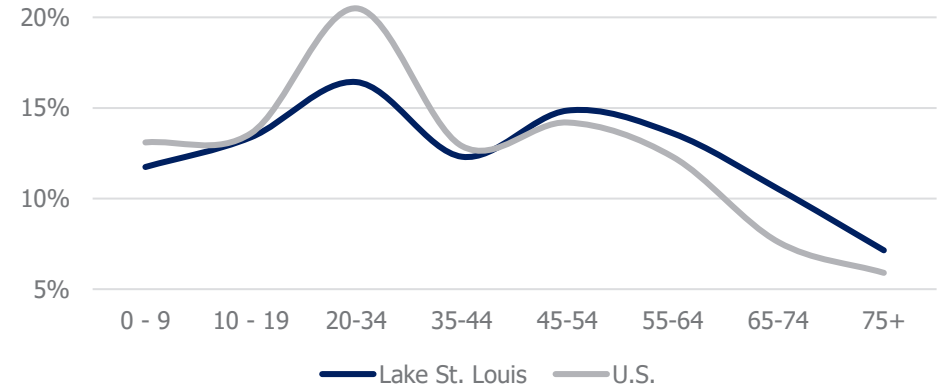
Lake Saint Louis and the surrounding communities have grown rapidly in the past thirty years as a result of population migration and annexation. Growth rates in population since 1980 are shown on the map on this page. Lake Saint Louis grew from 3,840 residents in 1980 to 15,380 today, nearly quadrupling in population, though growing at a much slower rate than Wentzville and O'Fallon.

Census population estimates between 2010 and 2014 show Lake Saint Louis as adding about 470 residents for a four-year growth rate of 4.2 percent. Meanwhile, O'Fallon grew 5.9 percent (4,700 more residents), St. Peters grew 6.7 percent (3,500), and Wentzville grew 16.7 percent

(4,850). The entire county added 5.3 percent more population even as the St. Louis metropolitan area grew just 0.7 percent.

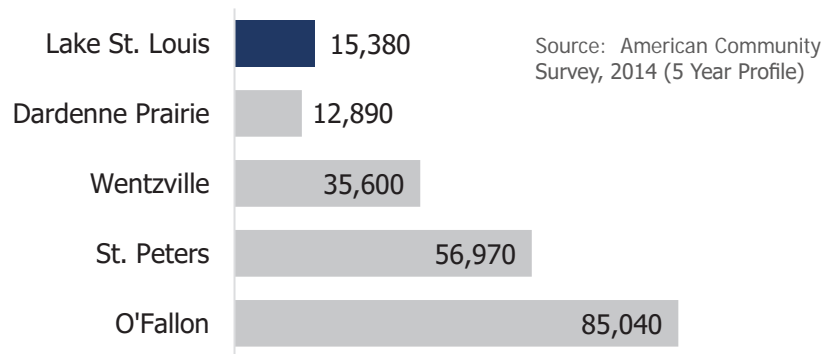
POPULATION BY AGE

The median age of Lake Saint Louis' population as of 2015 is 42.1 years. This is higher than the median age of St. Charles County, which is 37.8, and the U.S., which is 38.0. The distribution of population by age in Lake Saint Louis is similar to the age profile of St. Charles County as a whole, which has fewer young adults and a greater number of Baby Boomer households (those who are now about 52 to 70 years old) than the national average.

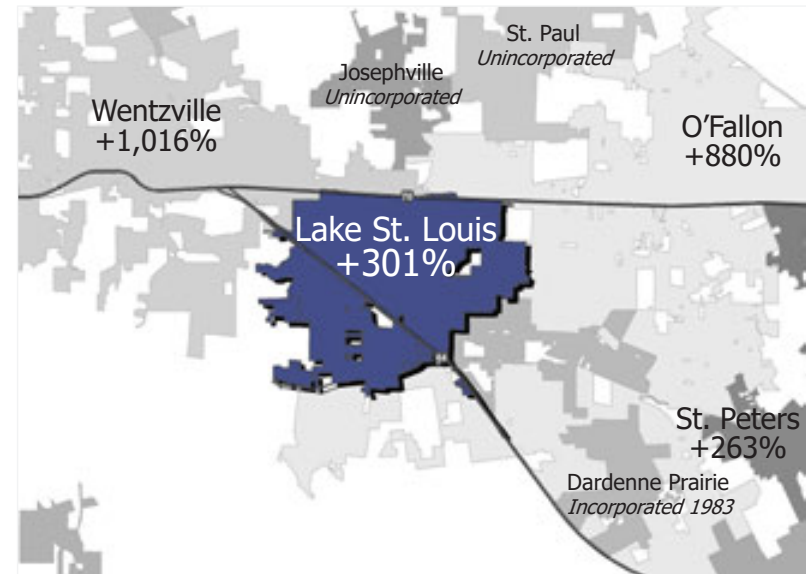


Source: American Community Survey, 2014 (5 Year Profile)

Share of the Population by Age: Lake Saint Louis vs. USA



Population of Lake Saint Louis and Nearby Communities



Source: American Community Survey, 2014 (5 Year Profile)

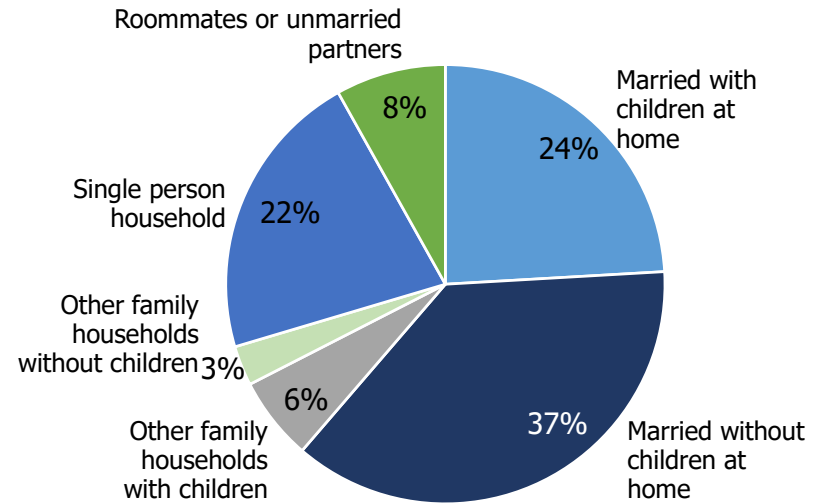
Population Growth Since 1980

HOUSEHOLD COMPOSITION

In Lake Saint Louis, nearly two-thirds of households are occupied by married couples. Twenty-four percent of households consist of a married couple with children living at home, while 37 percent are married couples without children, in many cases “Empty Nesters” with grown children living elsewhere. Nine percent of households consist of other family members living together (single parents or other family members), while 22 percent of households are occupied by a single person living alone. Eight percent of households consist of multiple, unrelated people living together, either roommates or unmarried partners. Overall, the proportion of married households (61 percent) is higher than the national average (49 percent), while the

proportion of other household types is lower.

A number of broader demographic trends are influencing household size nationally and within Lake Saint Louis. Average household size has decreased for a number of reasons in recent decades, including a greater number of single-person households, an increase in the average age of marriage and childbearing, and fewer children per household. U.S. Census data shows that average household size in St. Charles County has decreased from 3.5 people per household in 1970 to 2.6 people per household in 2014. These trends are having an impact on residential preferences and are expected to continue.



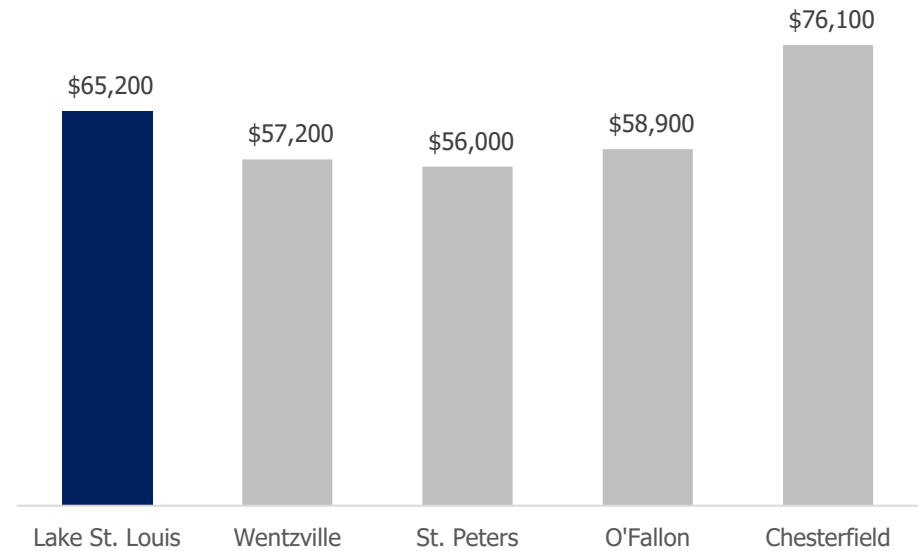
Source: American Community Survey, 2014 (5 Year Profile)

Household Composition

MEDIAN HOUSEHOLD INCOME

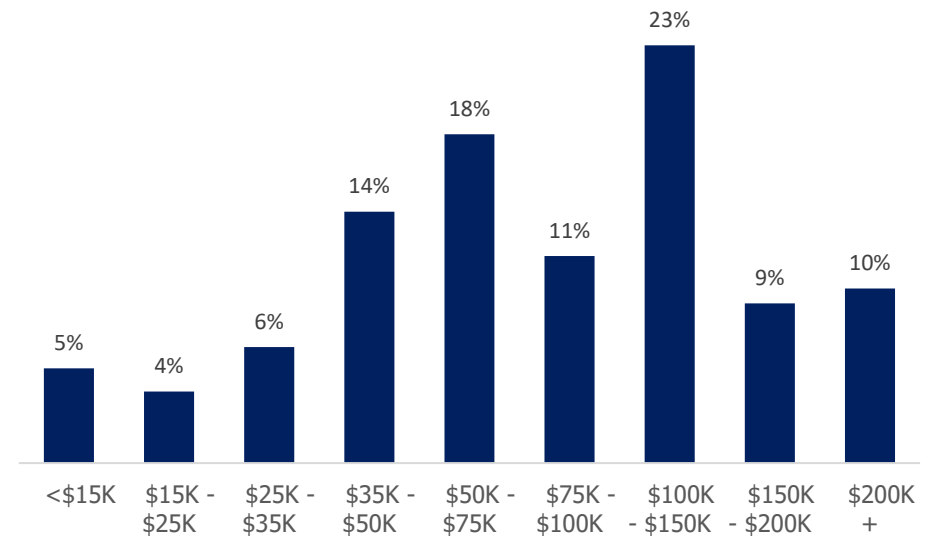
Median household income in Lake Saint Louis is about ten to fifteen percent higher than its neighbors of Wentzville, St. Peters, and O'Fallon. Overall, Lake Saint Louis is a prosperous community, but there are indications that it and many of its neighbors are “leaking” retail purchases to stores in Chesterfield Valley in adjacent St. Louis County. Thus, it is valuable also to compare Lake Saint Louis incomes to the even more prosperous Chesterfield. Lake Saint Louis has relatively high proportions of households in the middle and upper income brackets

compared to St. Charles County. Fifteen percent of Lake Saint Louis households have annual income of \$35,000 or less, compared with 20 percent of St. Charles County households. In the middle income range, 43 percent of Lake Saint Louis households earn between \$35,000 and \$100,000 annually, compared to 47 percent of St. Charles County households. Forty percent of households earn \$100,000 or more per year, compared to 33 percent of St. Charles County households.



Source: American Community Survey, 2014 (5 Year Profile)

Median Household Income



Source: American Community Survey, 2014 (5 Year Profile)

Households by Income

TAPESTRY SEGMENTATION

Tapestry analysis divides all United States residential neighborhoods into 67 segments based on demographic and socioeconomic conditions. These tapestry segments are combined with consumer traits to create neighborhood profiles that are useful for better understanding a community’s residents. Tapestry data is provided by ESRI, a company that maintains an extensive database of demographic and consumer data.

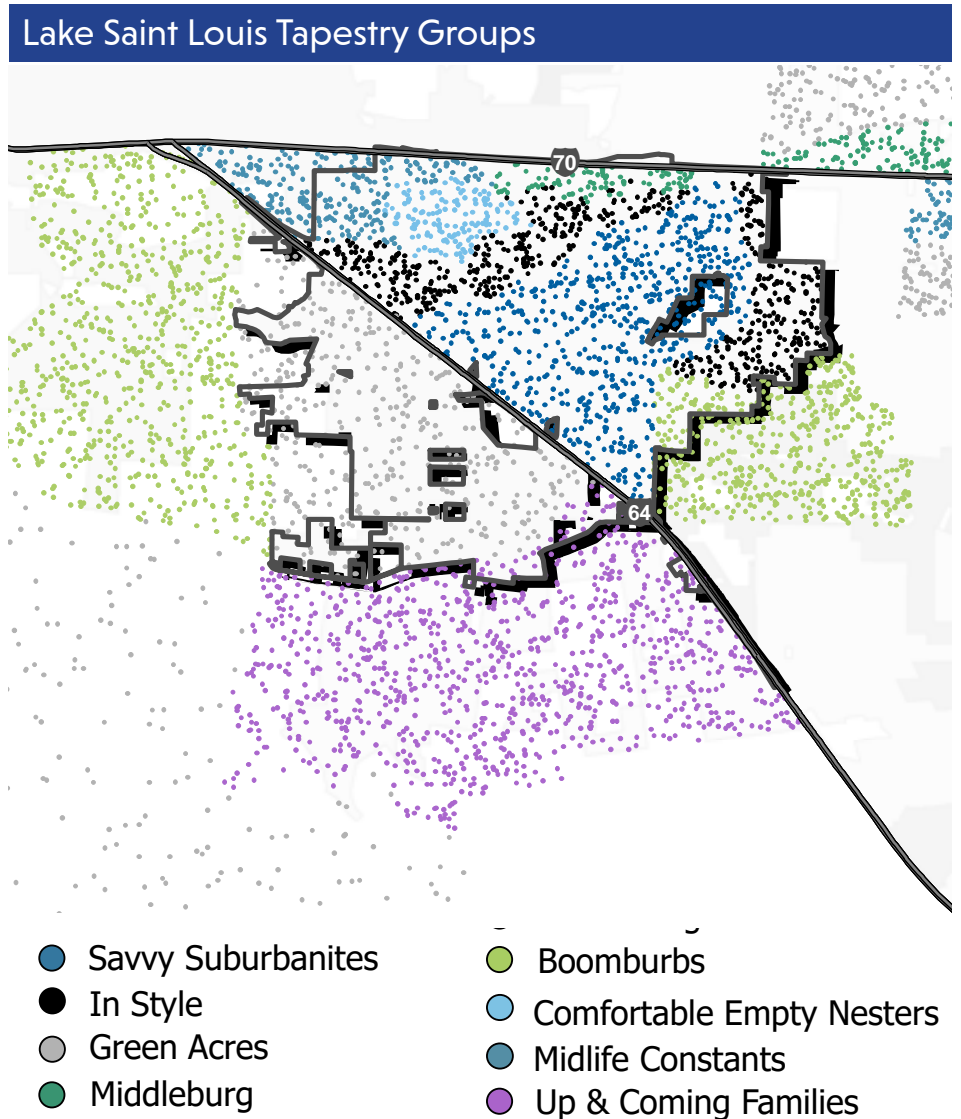
Lake Saint Louis is currently home to eight tapestry segments. “Savvy Suburbanites” are the dominant group, accounting for 33 percent of all households. Savvy Suburbanite households have a median age of 44 and a median household income of \$104,000. Many of these households have grown children who live elsewhere. Savvy Suburbanite households stay active with home improvement projects and exercise, and like fine dining and cultural

events.

The second most dominant group is “In Style.” In Style households have a median age of 41 and a median household income of \$66,000. Many of these households are made up of one person or a couple without children. These households also support the arts, and are generous supporters of charities and causes.

Both of these groups tend to live in single family homes in neighborhoods established between the 1970s and the 1990s, make extensive use of technology, work in professional industries, and have above-average net worth from savings and investments.

Summaries of each of the eight tapestry segments can be found on the following page. The nearby map shows these tapestry neighborhoods within Lake Saint Louis and neighboring communities.



Source: ESRI, 2016

SAVVY SUBURBANITES



33%

Savvy Suburbanites residents are well educated and well capitalized. Families include empty nesters. Located outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise.

IN STYLE



25%

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. Professional couples or single households without children, this population is slightly older and already planning for their retirement.

GREEN ACRES



10%

Self-described conservatives, these households are invested in the future, and derive wages from self-employment, investments, and retirement, in addition to traditional jobs. Green Acres residents like to work on their homes and gardens.

MIDDLEBURG



10%

Middleburg neighborhoods transformed from the easy pace of country living to semi-rural subdivisions in the last decade. Residents are conservative, family-oriented young couples who are thrifty but willing to carry some debt and are already investing in their futures.

BOOMBERGS



8%

Young professionals with families that have opted to trade up to the newest housing in the suburbs. Residents are well-educated professionals with a running start on prosperity. The cost of affordable new housing typically comes at the expense of a long commute.

COMFORTABLE EMPTY NESTERS



7%

Residents in this growing segment are professionals working in government, health care, or manufacturing, earning a comfortable living and benefiting from years of prudent investing and saving. Many are enjoying the transition from child rearing to retirement.

MIDLIFE CONSTANTS



4%

Midlife Constants residents are seniors, at or approaching retirement, with below average labor force participation and above average net worth. They live outside central cities, in smaller communities, in homes typically dating from before 1980. They are generous, but not spendthrifts.

UP & COMING FAMILIES



3%

Up and Coming Families residents are younger and more mobile and ethnically diverse than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. Their homes are new and their families are young.

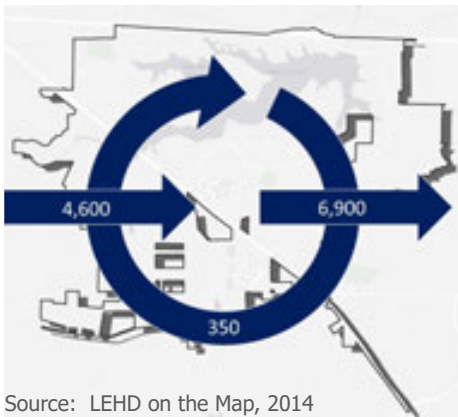
Economy and Jobs

OVERVIEW

Job growth and economic diversity have been strong trends for Lake Saint Louis over the last decade or so. This section reviews trends and forces in terms of economic sectors and locations within the city compared to elsewhere in St. Charles County and adjoining cities. This review will help inform the evaluation of policy alternatives for further growth and economic sustainability.

COMMUTING PATTERNS

Of Lake Saint Louis' 15,380 residents, 47.1 percent are employed, but very few are employed within Lake Saint Louis itself. The nearby map shows the commuting patterns for workers in Lake Saint Louis. The arrow on the left shows the number of incoming commuters, people who come from communities other than Lake Saint Louis each day to work. The arrow on the right shows the number of Lake Saint Louis residents who leave to work elsewhere. These arrows do not indicate direction of travel, just inflow and outflow. Finally, the circular arrow shows the number of Lake Saint Louis residents who also work in Lake Saint Louis. This is a small percentage of the overall Lake Saint Louis workforce—only five percent of workers. According to these commuting patterns, Lake Saint Louis would be considered a “bedroom community,” with a larger nighttime population than daytime population.



Source: LEHD on the Map, 2014

Lake Saint Louis
Commuting Flows

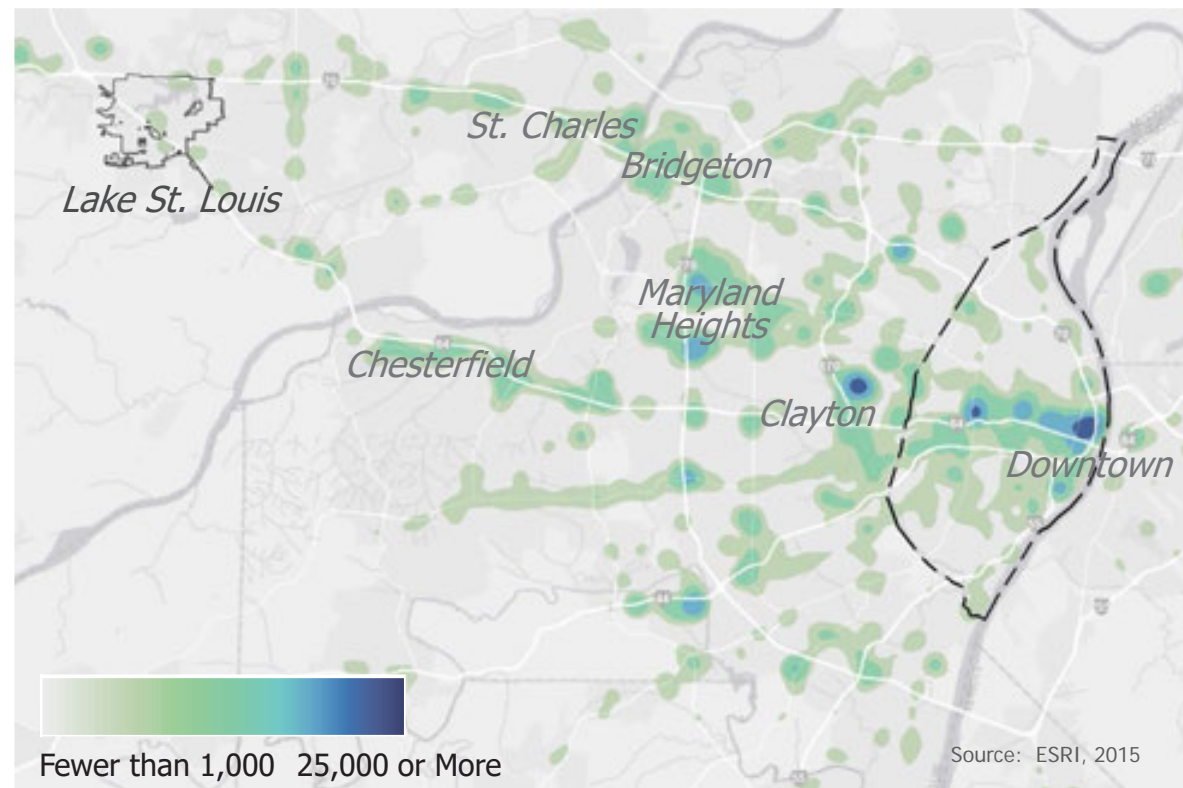


So where do Lake Saint Louis residents work? A look at regional employment density gives a sense of where jobs are concentrated throughout St. Charles County, St. Louis County, and St. Louis City. Compared to St. Louis County and St. Louis City, there are relatively few major concentrations of employment in St. Charles County. Unsurprisingly, employment tends to cluster along major highway corridors and roadways, where transportation access is the easiest. The majority of residents work in communities to the east and southeast of Lake Saint Louis, such as Bridgeton, Weldon Springs, Chesterfield, St. Charles, and Maryland Heights. About 41 percent of residents work in St. Louis County, while 37 percent work in St. Charles County. Average commute time is 25 minutes, and nearly 93 percent of workers drive or carpool to work.

During the day, 6,900 Lake Saint Louis residents leave and are replaced by 4,600 workers from other communities. The people who

work in Lake Saint Louis come from other parts of St. Charles County (52 percent), St. Louis County (13 percent) and Lincoln and Warren Counties (11 percent). Compared to Lake Saint Louis residents working elsewhere, people employed in Lake Saint Louis tend to earn less on average. This is because Lake Saint

Louis residents tend to work almost entirely in professional, white-collar jobs, while many of the jobs available within Lake Saint Louis are lower paid, service-oriented jobs, such as retail jobs at The Meadows.



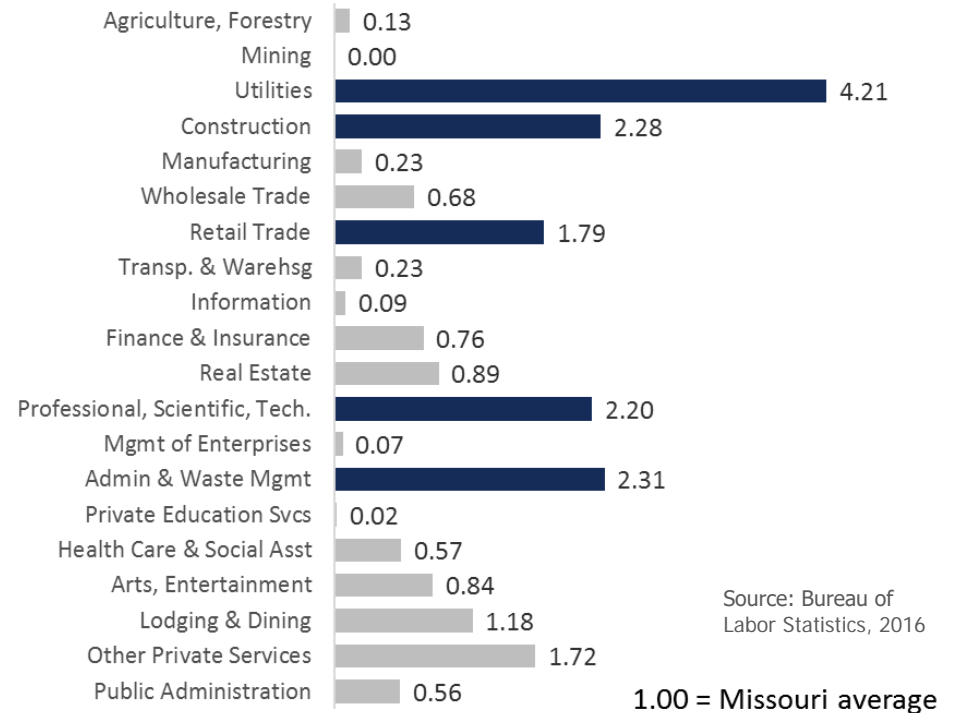
Jobs per Square Mile in Lake Saint Louis and the St. Louis Region

LOCAL ECONOMY

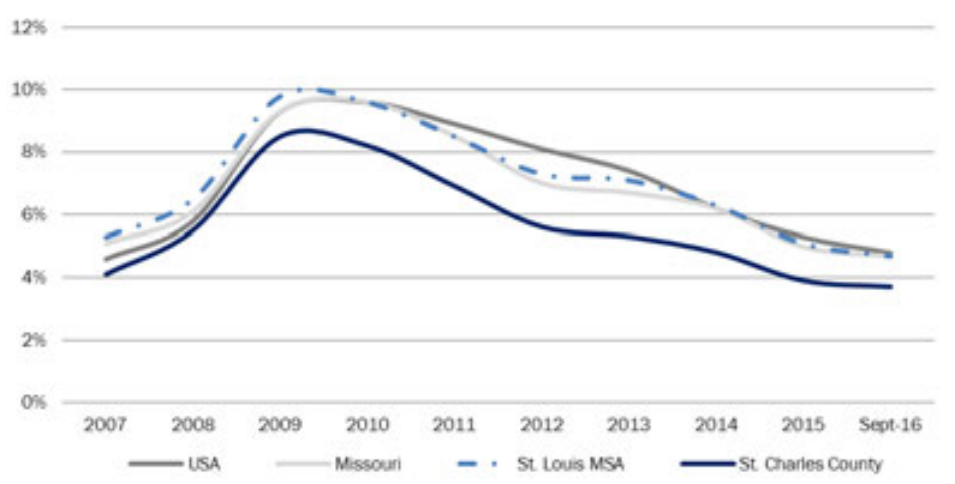
The largest employer in Lake Saint Louis is SSM St. Joseph Hospital West, which employs 895 people. This concentration of employment is near the Interstate 70 and Lake Saint Louis Boulevard interchange. The second largest employer in Lake Saint Louis is Medical Transportation Management (MTM), a transportation services provider that employs 1,300 employees company wide, with 500 in Lake Saint Louis. The third largest employer in Lake Saint Louis is National Information Solutions Corporative (NISC), a company that provides technological services to utility and telecommunications providers. NISC employs about 475 people in Lake Saint Louis. All three of these businesses have expanded their facilities in the past five years. Lake Saint Louis' location quotient is shown on the right. Particular strengths of the Lake Saint Louis economy (those with location quotients well in excess of 1.00, the Missouri average, include utilities (likely the influence of NISC); construction; professional, scientific, and technical services; and administration. Industries with a location quotient of less than 1.00 represent opportunities for growth and diversification, if desired.

UNEMPLOYMENT

Data from the Bureau of Labor Statistics shows trends in unemployment over time for the U.S., Missouri, the region, and St. Charles County (information on unemployment trends is not available for communities with fewer than 25,000 people). The unemployment rate in St. Charles County in September 2016 (3.7 percent) was lower than the national average (4.8 percent). Overall, unemployment in St. Charles County has decreased to pre-recession levels, indicating a general economy recovery.



Lake Saint Louis Location Quotients by Industry



Source: Bureau of Labor Statistics, 2016

Unemployment Trend Comparison

Existing Land Use

OVERVIEW

The City of Lake Saint Louis is somewhat unique in that it has grown to be one of the premier cities in the region without a formal future land use plan. Part of the success of the City has been its origins. Until the late 1990's and early 2000's, most of the growth of the City was focused within the boundaries of the Lake Saint Louis Community Association, which is a planned community.

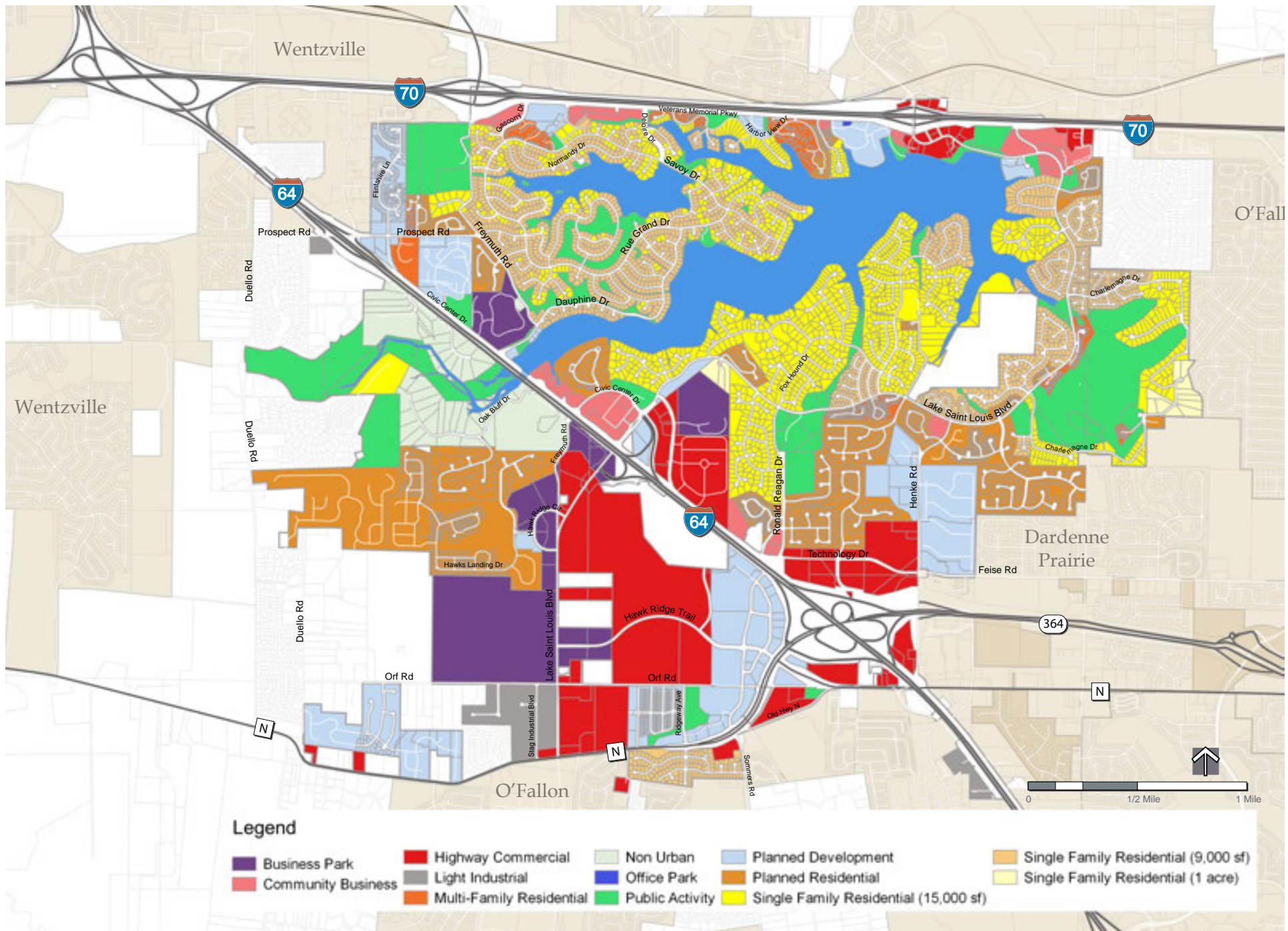
As the City has grown to the south and west and with significant amounts of undeveloped land within the City limits, the need for a future land use plan becomes more critical.

The City does not have a current, formally adopted land use plan, therefore this section will highlight the existing zoning and the built environment within the City. This information along with demographic data, market and economic analysis, and community input will help shape the future land use plan.

The land use plan is advisory in nature, but provides guidelines for City staff, the Planning and Zoning Board and the City Council in considering and approving development proposals, as well as changes to the City's infrastructure and facilities.

A land use plan is a long-range map of what is intended in the future. A zoning map is what is allowed now. A zoning map and designations are what can be legally done with a parcel such as setbacks, minimum lot sizes, buildings heights, buffering, landscape requirements, etc.





Map: Existing Zoning

EXISTING ZONING DISTRICTS

“NU” Non-Urban District

The Non-Urban District encompasses areas within which rough natural topography, surface or subsurface geological conditions or location in relation to developed areas creates practical difficulties in providing and maintaining public roads and public or private utility service and facilities including sewage treatment, water and power supply. The Non-Urban District also encompasses areas in which significant non-urban uses have been established.

“SR” Single-Family Residential

The “SR” Districts are intended to provide criteria for the development of those portions of the planned community of Lake Saint Louis designated for single-family detached residences. Further, the “SR” Districts are intended to preserve the character of existing predominantly single-family residences while at the same time allowing for the in-fill construction of new units if in substantial conformance with surrounding residences.

Districts are defined below. Square feet / acreage refers to minimum lot size for each district.

“SR1” District:
Fifteen thousand (15,000) square feet.

“SR2” District:
Nine thousand (9,000) square feet.

“SR3” District
One (1) acre.

“MR” Multi-Family Residential District

The intent and purpose of the Multiple Family Residential District is to provide the regulations and guidelines for the development of a variety of attached dwelling unit building types in conformance with the overall concept of the planned community of Lake Saint Louis. Uses include duplexes, apartment dwellings, and attached single family dwellings.

“PR” Planned Residential District

The intent of the “PR” Overlay District is to accommodate residential development which by deviating from fixed standards results in: a variety of residential densities, a preservation of the natural environment of a site, a diversity in site planning which maximizes the unique characteristics of a site, and/or the provision of productive open space, all of which are in the interest of the health, safety and welfare of the residents of Lake Saint Louis, Missouri. All permitted and special uses allowed in the “SR1”, “SR2” and “MR” Districts shall be allowed in the “PR” District by site plan review.

“CB” Community Business District

The Community Business District is intended to provide for a balanced variety of retail, service and office facilities which are significantly dependent upon and intended to serve the residents of the City of Lake Saint Louis.

“OP” Office and Research Park District

The intent of the “OP” District is to provide opportunities for the development of office and research facilities which will:

- Be in close proximity to the major highway access points,
- Provide an employment base in the City, and
- Will enhance the City’s tax base.

“LI” Light Industrial District

The “LI” District is intended to accommodate light industrial manufacturing and warehousing activities at a scale and intensity of use that is compatible in location with traffic circulation and with the visual character of the City of Lake Saint Louis. It is the purpose of these regulations to protect adjacent areas against encroachment by incompatible uses and to restrict the intrusion of certain uses, which would be more appropriate in heavy industrial or commercial uses.

“HC” Highway Commercial

The “HC” (Highway Commercial) District is intended to provide for a variety of retail, service, office, recreation and entertainment facilities that are intended to serve local residents, highway travelers, and metro residents outside the City. Its designation on land within the City shall be limited to areas along state and interstate highways, and those areas easily served by those highways.

“PD” Planned Development District

The purpose of this zoning district is to provide areas suitable for planned developments. The Planned Development District is designed to provide for site design and utilization in areas favorable for growth but experiencing a variety of developmental problems or for areas having access to urban services, utilities and public improvements containing potentially significant site planning advantages for planned developments. Problems may relate to existing or future traffic, land acquisitions, topographic, utility and related problem areas. It is the intent of this zoning district to maximize the public welfare and to provide the flexibility needed by developers to potentially enhance the aesthetic quality, consumer benefits and marketability of multiple- or single-use developments and to reduce the capital investment necessary for development, utilities, and public improvements.

“PA” Public Activity District

The Public Activity District is intended to accommodate those uses and groupings of uses which would have a distinctly public rather than private character and to encourage the retention of certain properties in a relatively undeveloped state, such as public or private recreation use or a private cemetery.

“FP” Flood Plain Overlay District

The intent of the Flood Plain Overlay District is to protect future development from those areas within the City of Lake Saint Louis which are subject to property damage from water level fluctuation on area lakes, streams, and rivers due to periodic stormwater events and subsequent runoff. The district boundary shall be the 100-year flood level as determined by Federal Insurance Administration, U.S. Department of Housing and Urban Development and adopted by the City of Lake Saint Louis as the official floodplain boundaries within the City.

Downtown Lakefront Redevelopment Overlay District

In 2007, the City of Lake Saint Louis adopted a “downtown lakefront business district”, defined as the area between the big lake and Veterans Memorial Parkway and on both sides of the dam.

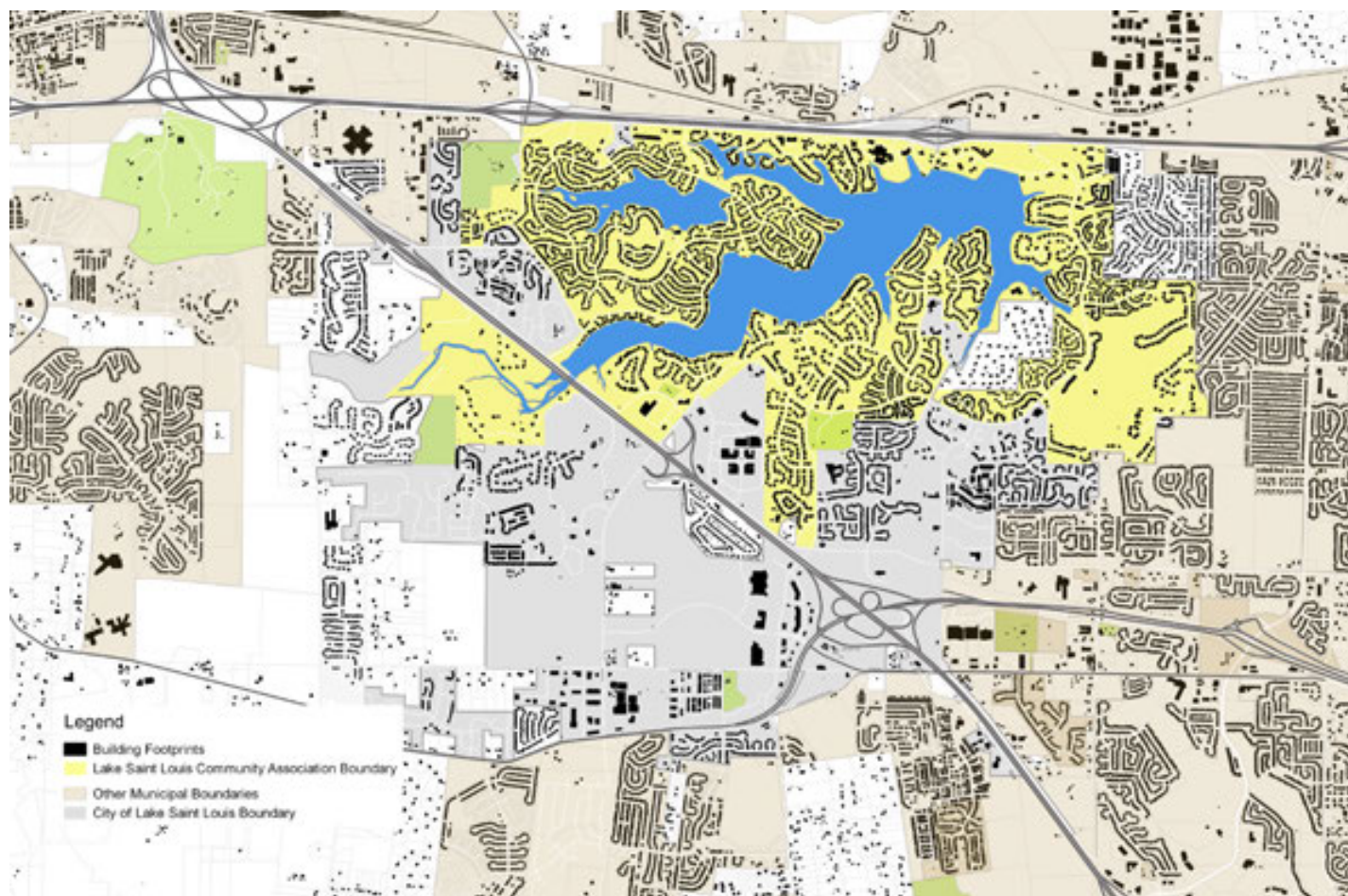
The Downtown Lakefront Redevelopment Overlay District (“Overlay District”) is intended to allow the development of tracts of land to their fullest extent and; at the same time, comply with the City’s Strategic Lakefront Redevelopment Land Use Plan. This Overlay District offers opportunities for more intensive redevelopment of housing, shopping, and businesses to complement the commercial lakefront area. Improvements should preserve and highlight the natural beauty and the unique relationship of Lake Saint Louis to the urban environment, as well as expand cultural and entertainment opportunities in the lakefront redevelopment area.

Summary Table - Existing Zoning Districts

	Lot Area (Min)	Lot Width at Front Bldg Line (Min)	Lot Depth (Min)	Front Yard Dimension (Min)	Side Yard Dimension (Min)	Rear Yard Dimension (Min)	Transitional Yard	Max Height	Max Number of Dwellings
"NU" Non-Urban District	3 AC	250 feet	250 feet	90 feet	35 feet	50 feet		2 stories or 35 feet	1 per 3AC
"SR1" Single Family Residential	15,000 SF	70 feet		35 feet	8 feet	30 feet or 20%		2 stories or 35 feet ¹	
"SR2" Single Family Residential	9,000 SF	70 feet		25 feet	8 feet	25 feet or 20%		2 stories or 35 feet ¹	
"SR3" Single Family Residential	1 AC	100 feet		50 feet	20 feet	50 feet		2 stories or 35 feet ¹	
"MR" Multi-Family Residential								3 stories or 40 feet	6 per net AC
Duplexes	15,000 SF	100 feet		35 feet	8 feet	30 feet or 20%			
Town House on Indiv Lots	1,500 SF	18 feet		30 feet	20 feet				
Town House Apts	20,000 SF	100 feet		30 feet	10 feet	10 feet			
Garden Apartment	20,000 SF	100 feet		30 feet	15 feet (25' adjacent to "SR")	15 feet (25' adjacent to "SR")			
Elderly Housing Facility								2 stories or 30 feet	12 per gross AC
"PR" Planned Residential	None	None		None	None	None		3 stories or 40 feet ²	6 per net AC
"CB" Community Business District	1 AC ³			50 feet	10 feet	45 feet	Fence or Landscape	30 feet ⁴	
"OP" Office and Research Park District	2.0 FAR ⁶				100 feet adjacent to SF	100 feet adjacent to SF	Fence or Landscape	65 feet ⁵	
"LI" Light Industrial District	1 AC	150 feet		50 feet	25 feet	25 feet	Fence or Landscape	50 feet ⁴	
"HC" Highway Commercial	0.5 AC	150 feet	150 feet	20 feet or 42 feet with front parking	9 feet	20 feet		30 feet ⁴	
"PD" Planned Development District	3.0 FAR ⁶								6 per net AC

Summary Table Notes - Existing Zoning Districts

- (1) Unless otherwise approved by ARB with certain criteria.
- (2) Additional height may be allowed by special use permit.
- (3) Lot may be reduced to 1/2 acre if part of a comprehensively planned commercial development.
- (4) Buildings of great height may be specifically permitted by site plan review and approval.
- (5) Additional height may be allowed by special use permit.
- (6) No minimum lot area specified. Density is defined by Floor Area Ratio (FAR).



Existing Building Footprints

EXISTING BUILDING FOOTPRINTS

The map to the left illustrates existing building footprints. As the map shows, significant areas within the City remain undeveloped, especially along Lake Saint Louis Boulevard west of I-64 and along Hawk Ridge Trail west of the Shoppes at Hawk Ridge.

UNINCORPORATED AREAS

There are two large unincorporated areas within the city proper. One area is northwest of the Shoppes at Hawk Ridge adjacent to Interstate 64. The second area is north of Lake Saint Louis Boulevard between Henke Road and Charlemagne Drive. There are smaller unincorporated areas along Lake Saint Louis Boulevard and Orf Road near Hawk Ridge Trail.

DEVELOPMENT PATTERNS: GROWTH BY DECADE

In 1967 the first preliminary plan for Lake Saint Louis was approved by St. Charles County. Construction on the dam for the large lake began in 1968.

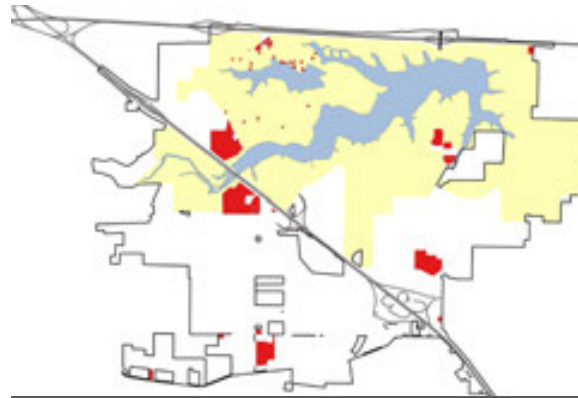
Growth really took off in the 1970's. The City was incorporated in 1975 and by 1976, the population exceeded 2,400 residents.

Until 2000, growth of the City was mostly limited to the current boundaries of the Lake Saint Louis Community Association. During the 2000's and prior to the recession, there was rapid growth in the southern and western sections of the City. In addition to residential growth, this period included retail and commercial growth including the Shoppes at Hawk Ridge and the Meadows shopping center.

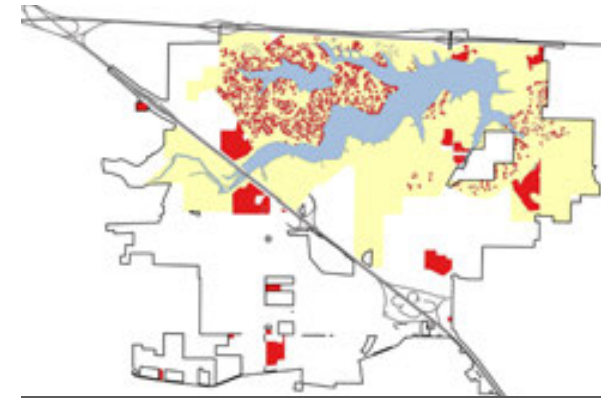
Legend

- Developed Parcels
- Lake Saint Louis Community Association Boundary

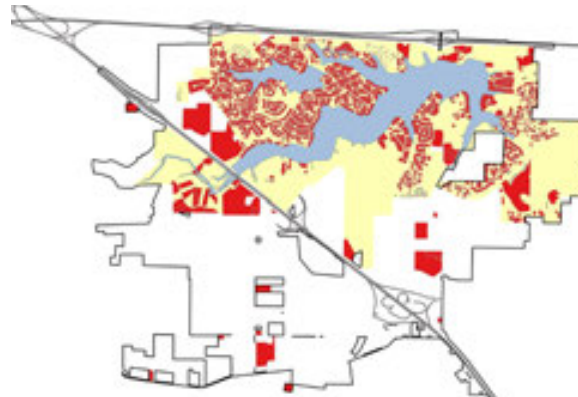
Note: Current City limits shown in all diagrams.



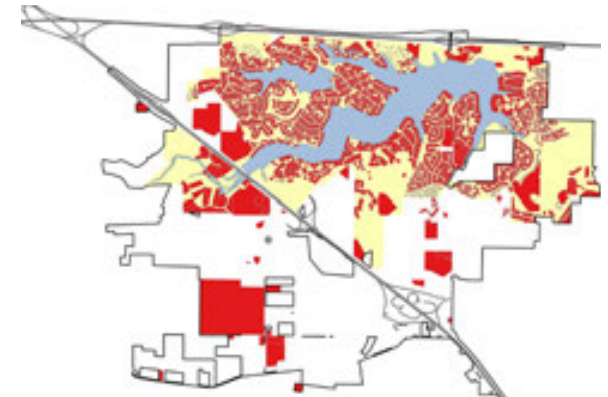
Prior to 1970



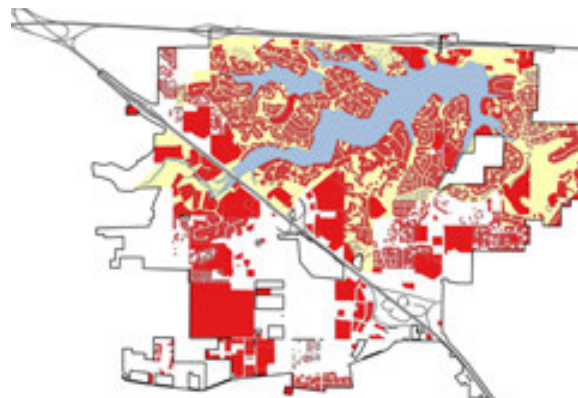
1970's



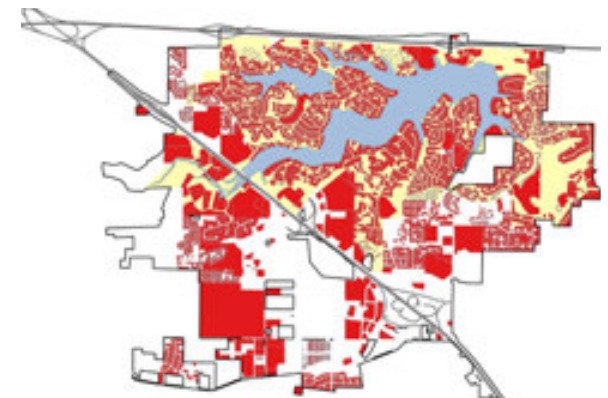
1980's



1990's



2000's



2010's

Existing Housing & Retail Development

OVERVIEW

Lake St. Louis has traditionally been known as a residential community. In recent years, significant retail development has occurred with the Shoppes at Hawk Ridge opening in 2006 and the Meadows opening in 2008. This section will review existing data and trends in housing and retail development in the City.

HOUSING VALUE

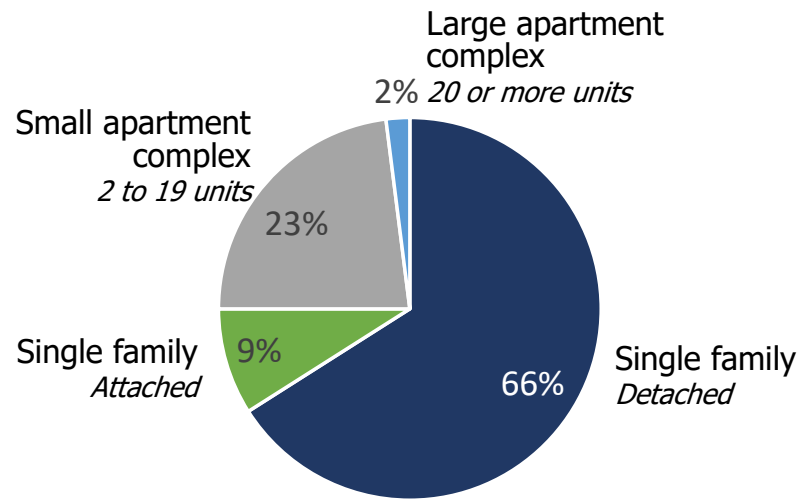
Lake Saint Louis includes housing at a variety of middle- and upper-class price points. There are very few “starter homes” valued at \$100,000 or less, but at the other end of the distribution, there are also few very high value housing units worth \$500,000 or more. The median home in Lake Saint Louis is valued at \$247,000, which compares favorably to the county (\$207,000) and the region as a whole (\$187,000). Over one-third of homes in Lake Saint Louis fall in the \$200,000 to \$300,000 price range.



HOUSING TYPES

Lake Saint Louis is noted for its high quality of housing and, in fact, for a wide range of housing alternatives within the city, including modestly and expensively priced homes. Single family detached housing is the predominant housing type in Lake Saint Louis, accounting for two-thirds of housing. Units within smaller apartment complexes (between two and 19 units) make up about one-fourth of housing, or 23 percent.

Single family attached housing (such as townhomes or villas) make up about one-tenth of housing units. Finally, a small percentage of housing units are within larger apartment complexes of 20 units or more.



Source: American Community Survey, 2014 (5 Year Profile)

Housing by Type

HOUSING OCCUPANCY

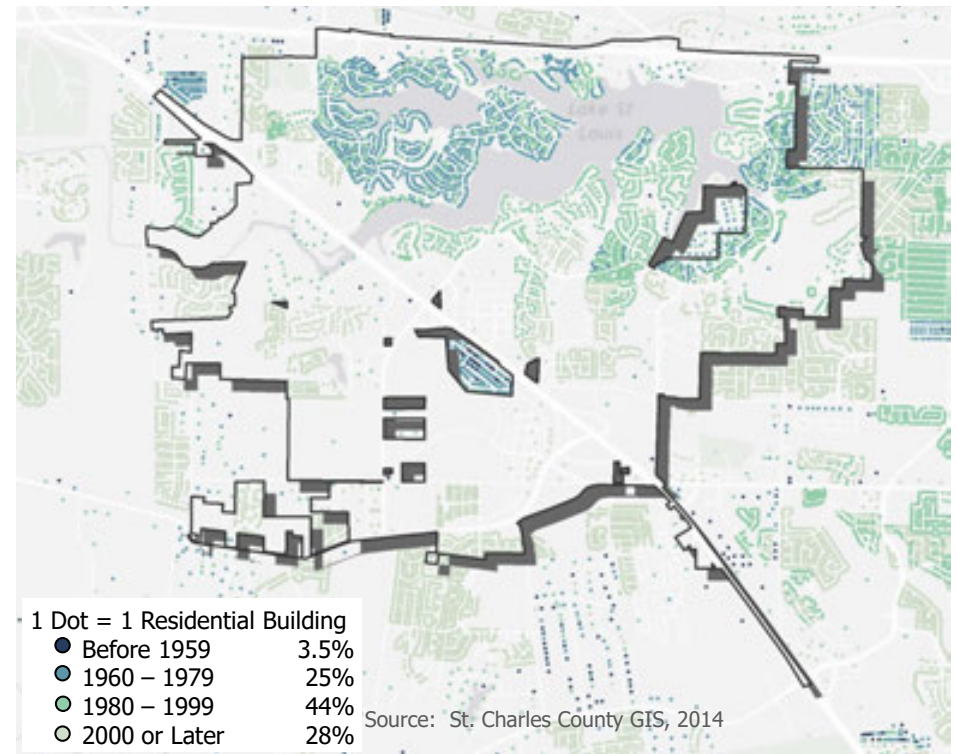
Three quarters (75 percent) of Lake Saint Louis homes are owner occupied, which is high compared to the metro region (63 percent), but almost equal to that of St. Charles County (76 percent). The proportion of renters is about the same in Lake Saint Louis (19 percent) as in St. Charles County, and there is a slightly higher proportion of vacant units, likely due to a small number of second homes found in the city.

AGE OF DEVELOPMENT

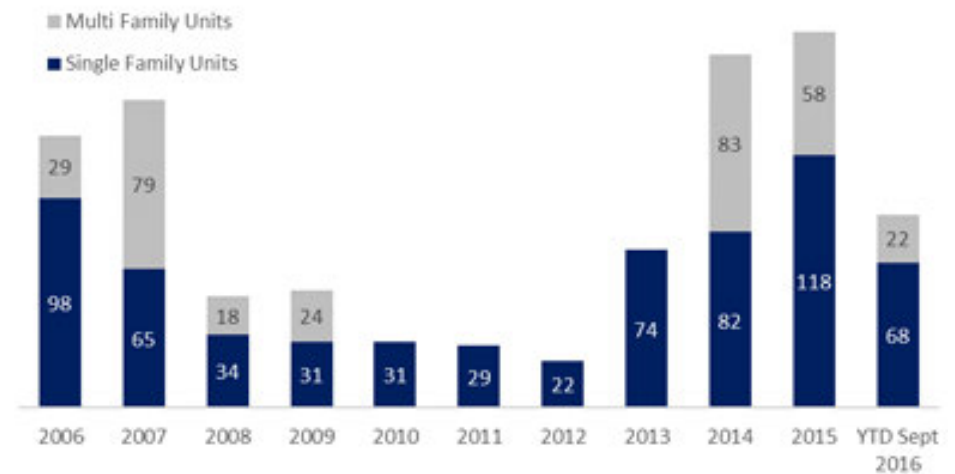
The oldest housing in Lake Saint Louis is found around Lake Sainte Louise, the initial site of development. Housing around Lake Sainte Louise largely dates from the 1970's and 1980's. On the southern bank of that lake, housing dates from the 1980's and later. Beyond these original areas of Lake Saint Louis, housing is newer, dating from the 2000's or later. As shown on the map on this page, the age of housing and the density of housing development is similar to that of neighboring communities. There is very little housing dating to the 1950s or earlier (only about 3.5 percent), while there is a great deal of housing built since the turn of the century (28 percent).

RECENT GROWTH

A review of building permits issued in the past ten years shows that from 2006 to September 2016, building permits were issued for 965 units of housing. Of these, 652 permits, or 68 percent, were issued for single family housing, while the remaining 313, or 32 percent, were issued for multifamily housing. New housing construction diminished considerably from 2007 to 2012 as a result of the Great Recession, but began to increase again in 2013. As of September 2016, several large residential building projects were in progress, including Mason Glen, Wyndmere, Brookfield Crossings, the Villas at Ridgepointe, Lake Ridge Senior Apartments, Oak Bluff Estates, Prospect Place Apartments, and Wyndstone.



Housing by Decade of Construction



Source: HUD State of the Cities Data System, 2016

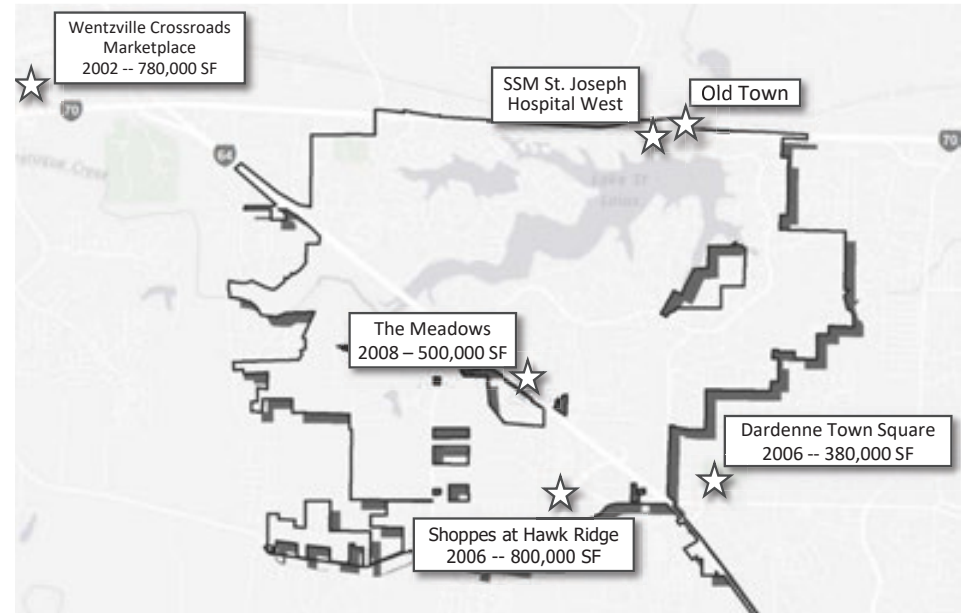
New Dwelling Units Permits Issued in Lake Saint Louis 2006 – 2016 (YTD)

RETAIL DEVELOPMENT

There are two principal retail centers in Lake Saint Louis. The 800,000 square foot Shoppes at Hawk Ridge was built in 2006 and includes a Walmart Supercenter, a Lowe's, a Dollar Tree, a T.J. Maxx, various strip retailers, and an assortment of dining options ranging from fast food to full-service restaurants. The Meadows, a 500,000 square foot shopping center built in 2008, is an upscale outdoor shopping mall with more than 20 shops anchored by Bed Bath & Beyond, Nike, Old Navy, and Von Maur. The Meadows also functions as a "town center" with public space and a calendar of events, including a farmers' market and winter ice skating rink.

The two retail centers closest to Lake Saint Louis are Wentzville Crossroads Marketplace and Dardenne Town Square. Wentzville Crossroads Marketplace opened in 2002 about four miles to the northwest of Lake Saint Louis and is home to 780,000 square feet of retail, including a Walmart, Target, Lowe's, and Best Buy. Dardenne Town Square is located just beyond the borders of Lake Saint Louis along Interstate 64. Built in 2006, the shopping center features 380,000 square feet of retail, including Target, JC Penney, Shop 'N Save, and Wehrenberg Theatre. In total, these four retail centers have added nearly 2.5 million square feet of retail to St. Charles County since 2002.

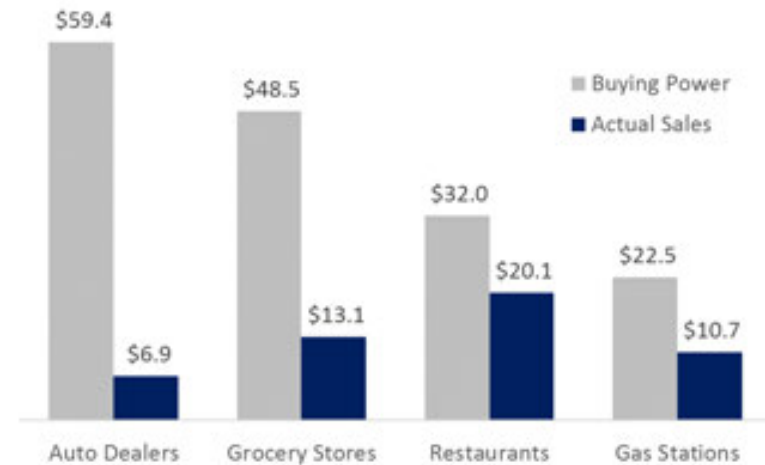
Areas of Retail Development



RETAIL STRENGTHS AND WEAKNESSES

Comparing the purchasing power of Lake Saint Louis residents to the amount of spending currently taking place within the community gives an idea of Lake Saint Louis' retail strengths and weaknesses. Retail strengths include electronics stores, general merchandise stores, and clothing accessory stores. Spending data shows that these stores bring in customers from outside of Lake Saint Louis.

On the other hand, spending patterns show that Lake Saint Louis residents often leave the community to access auto dealers, grocery stores, restaurants, and gas stations.



Source: ESRI, 2015

Particular Retail Weaknesses (\$millions)



Source: ESRI, 2015

Particular Retail Strengths (\$millions)



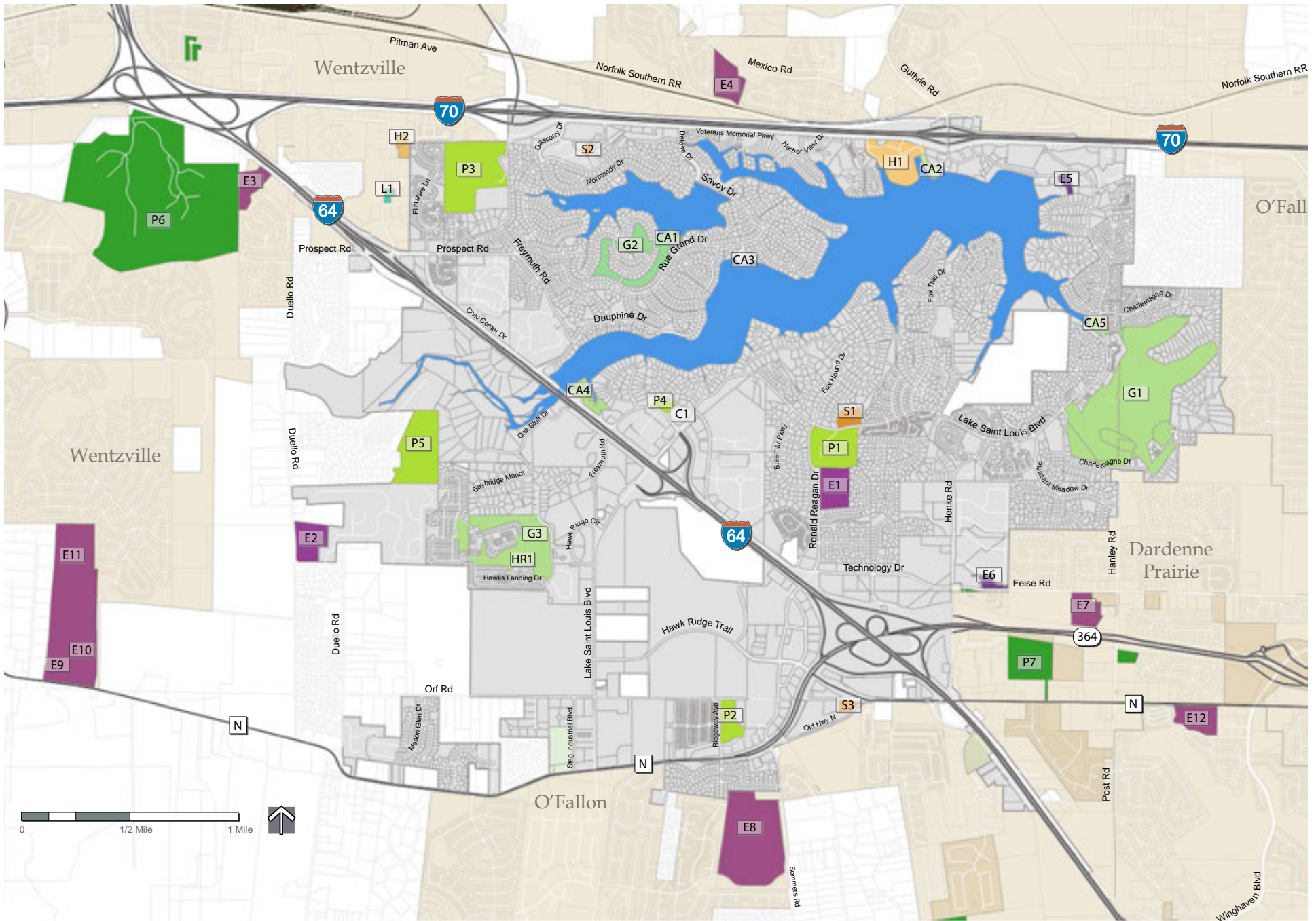
Community Assets and Institutions

OVERVIEW

A strength of Lake Saint Louis is the number and quality of community assets and institutions available to City residents. This section highlights key community facilities including:

- Civic Buildings
- Education
- Health
- Libraries
- Public Safety
- Utilities
- Homeowner Associations





Map: Existing Community Assets and Institutions

Legend: Existing Community Assets and Institutions

Civic

C1 Lake Saint Louis City Hall

Education

E1 Green Tree Elementary

E2 Duello Elementary

E3 Quail Ridge Early Childhood

E4 Lakeview Elementary

E5 Hope Montessori Academy

E6 Andrews Academy

E7 Prairie View Elementary

E8 Liberty High School

E9 Boone Trail Elementary

E10 Wentzville South Middle School

E11 Timberland High School

E12 Crossroads Elementary

Health

H1 SSM Health St. Joseph Hospital

H2 Crider Health Center

Public Safety

S1 Lake Saint Louis Fire Protection District

S2 Lake Saint Louis Fire Protection District

S3 Wentzville Fire Protection District

Parks

P1 Boulevard Park

P2 Hawk Ridge Park

P3 Founders Park

P4 Veterans Park

P5 "No Name" Park

P6 Quail Ridge Park (St. Charles County)

P7 Youth Activity Park (St. Charles County)

Community Association Amenities

CA1 Clubhouse (LSL CA)

CA2 Windjammer Point (LSL CA)

CA3 Marina (LSL CA)

CA4 Jefferson Point (LSL CA)

CA5 Lakewood Park (LSL CA)

HR1 Clubhouse (HHR CA)

Libraries

L1 St. Charles City-County Library District

Golf Courses

G1 Lake Forest Golf and Country Club

G2 LSL Community Association Par 3 Course

G3 Heritage of Hawk Ridge Golf Course



P2 Hawk Ridge Park



H1 SSM St. Joseph Hospital



E2 Duello Elementary



H2 Crider Health Center



CA2 Windjammer Point



L1 Library District



CA1 LSL CA Clubhouse



HR1 HHR Clubhouse

EDUCATION

Public Primary and Secondary Schools

Lake Saint Louis is served by the Wentzville School District. The Wentzville School District has 22 facilities and serves over 15,000 students.

Green Tree Elementary is the only public school located within the city limits of Lake Saint Louis. However, City residents are served by a number of schools within the districts that are just outside of the city limits. Elementary schools include Discovery Ridge Elementary, Duello Elementary, Lakeview Elementary, and Prairie View Elementary. Middle schools include Frontier Middle and Wentzville South Middle School. High schools include Holt High School, Liberty High School and Timberland High School.

The school district is highly regarded and has been cited by families in the City as being one of the key reasons for living in the City.

The Wentzville School District has been one of the fastest growing school districts in the state in recent years. Enrollment has increased by more than 8,000 students since 2001, averaging between 500 and 600 new

students every year. The District is now the 11th largest school district in the State of Missouri.

Growth is expected to continue in the school district. In 2015, the Wentzville School District Board of Education adopted a “K-6 Plan for Growth” which included two new elementary schools in the district for the 2017-2018 school year and adjustment of all elementary schools to K-6.

In 2016 the school district initiated a boundary study for its elementary schools. A final recommendation for updated boundaries is expected to go before the District Board of Education in December 2016.

Private Schools

Lake Saint Louis is served by several private schools including Hope Montessori Academy and Andrews Academy within the City. A number of private and parochial schools are in adjacent communities.

Higher Education

Maryville University has a satellite location at 3401 Technology Drive. Outside the City, the region is home to a number of top ranked universities.

HEALTH

SSM Health St. Joseph Hospital

Lake Saint Louis is home to a major hospital, SSM Health St. Joseph Hospital. The hospital was originally built in 1986 and is a 122-bed facility. The hospital employs over 900 and is home to over 300 physicians.

SSM Health St. Joseph Hospital is currently undergoing a major expansion that is expected to be complete in 2018. A three story patient tower and rehabilitation facility are part of the approximately \$90 million expansion. Capacity will increase to over 200-beds plus 30 beds for rehabilitation out-patient.

Crider Health Center

Crider Health Center is located just outside the city limits at 1032 Crosswinds Court. Crider Health Center provides health care for adults and children, oral health care, and mental health care.

LIBRARIES

St. Charles City-County Library District

Lake Saint Louis is served by the Corporate Parkway Branch of the St. Charles City-County Library District. The library is located just outside the city limits at 1200 Corporate Parkway. No library is located within the city limits.

PUBLIC SAFETY

Fire Protection Districts

Lake Saint Louis is served by three fire districts: the Lake Saint Louis Fire District, the O’Fallon Fire District, and the Wentzville Fire Protection District. The majority of the City is covered by the Lake Saint Louis Fire District and the Wentzville Fire District. The O’Fallon Fire District covers a small area in the northeast part of the City.

The Lake Saint Louis Fire District has stations at 2533 Lake Saint Louis Boulevard and 26 South Ellerman Rd. The District serves the eastern and northern sections of the City. The District has 13 career staff, 20 reserve firefighters, and 8 support services members.

The Lake Saint Louis Fire District had 1351 calls in 2015. Call volume has increased from 940 in 2005, although volume has not always been a steady growth. The District is anticipating an increase to 1430 calls by 2020.

The Wentzville Fire Protection District serves the southern and western sections of the City. The District has 52 career full-time paid employees. The District has four fire stations,

with one in the City of Lake Saint Louis at 8200 Orf Road. The District has experience significant growth in the volume of calls. According to the District in 2014, growth in calls increased by 268 percent since 1999.

Police Department

The City is served by the Lake Saint Louis Police Department. The Department is headquartered adjacent to City Hall at 200 Civic Center Drive.

Low crime was rated by residents as one of top strengths of living or working in Lake Saint Louis.

UTILITIES

Lake Saint Louis is served by a number of regional utilities in providing drinking water, sewer, electric, gas, and telephone.

Wastewater / Sanitary Sewer

Two utilities provide sanitary sewer service in the City. Public Water Supply District #2 provides coverage for most of the City. However, Duckett Creek Sanitary District provides coverage for the southern edge of the City, mostly south of Highway N.

For areas of new growth, especially in the southern and western portions of the City, the utilities have planned for needed capacity. Lift stations may be required as part of new development, especially in western sections of the City.

A major current project is the Lake Saint Louis Sewer Improvement Program which is a long-term capital improvement project to upgrade or relocate approximately eight miles of sanitary sewer mains that currently run underneath or adjacent to both lakes Saint Louis and Saint Louise. According to the Public Water Supply District #2, the project is a proactive

solution to address the area’s aging sewer system and to protect the environment and quality of life in the Lake Saint Louis community today and in the future. Without the preemptive approach, the sewer mains will continue to age and could develop unsafe and costly leaks or breaks, or ultimately fail.

An 2011 Alternatives Report (Lake Saint Louis Subaqueous Conceptual Improvement Plan) recommended replacing the underground sewer system by installing 30 new pump stations and force mains.

In 2016, Public Water Supply District #2 contracted for inspection, location, and condition assessment of the existing sanitary sewer mains located underneath lake Saint Louis and lake Saint Louise. In addition, five new access structures were to be constructed within the lakes to enhance future access to the sanitary sewer system. The inspection and work is expected to be complete by the end of 2017. It is expected that the inspection report at the end of 2017 will assist the District in determining next steps in regards to the Improvement Program.

Water Distribution

Public Water Supply District #2 supplies water to the City of Lake Saint Louis. The District provides water distribution to a population of over 75,000. The District commissioned a growth study and Water System Master Plan in 2012 to plan for future growth and capacity. The District has a capital improvements program to ensure upgrades and new facilities to meet expected demand and growth within the District.

Electric

Cuivre River Electric Cooperative, Inc provides electricity to the City of Lake Saint Louis. Cuivre River has a branch office in Lake Saint Louis at 8757 Highway N.

Residential areas in Lake Saint Louis are primarily served by underground lines. Major overhead line corridors include Highway N and a north-side line that is just east of lake Sainte Louise and crosses lake Saint Louis near Marina Drive and Waters Edge Court, then follows Ronald Reagan Drive. Two substations are located in the City - east of the lake Sainte Louise dam and near Hawk Ridge Drive and Spring Borough Drive.

Other Utilities

Other utilities in the City include Laclede Gas for natural gas, CenturyTel for phone, and Charter Communications for cable.

HOMEOWNER ASSOCIATIONS

The City of Lake Saint Louis is most closely associated with the Lake Saint Louis Community Association. For twelve years, the Lake Saint Louis Community Association was the sole governing body in the community until the City was incorporated in 1975.

Today, the City has numerous homeowner associations.

Lake Saint Louis Community Association

More than 8,600 residents representing over 4,000 residential properties are members of the Lake Saint Louis Community Association (LSLCA). The boundaries of the LSLCA were established before the City of Lake Saint Louis was incorporated in 1975.

The LSLCA is a private homeowner association and not all homes in the City of Lake Saint Louis have access to LSLCA amenities. Amenities of the LSLCA include two lakes (the 75 acre lake Sainte Louise and the 650 acre lake Saint Louis), par 3 golf course, 20,000 square feet club house, olympic size swimming pool, children swimming pool, four tennis courts,

five parks, and three marinas.

Membership of the LSLCA is limited to property owners within the boundaries of the LSLCA. Guests are limited to four per household for LSLCA events and entertainment. Outside membership is permitted for LSLCA groups and clubs, however, outside membership is limited to 1/3 of the group or club total membership.

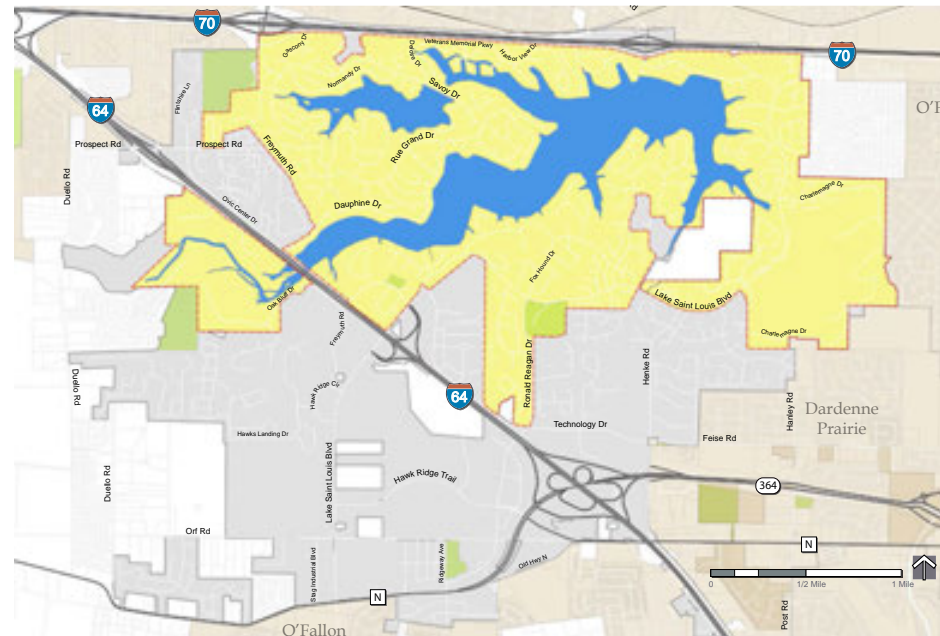
Heritage at Hawk Ridge

The Heritage at Hawk Ridge is a active adult, 55+ age housing community. Amenities include a par 3 golf course, 10,000 square foot clubhouse, outdoor pool, two tennis courts, and a fitness center.

Additional Homeowner Associations

There are 14 additional homeowner associations. They include:

- Estates at Hawk Ridge
- Green Tree Meadows
- Hawk Ridge on the Green
- Locksley Crossing
- Locksley Manor
- Manors at Meadowbrook
- Mason Glen
- Prospect Village
- Ridgepoint Place Villas
- Saratoga
- Seasons at Lake Saint Louis
- Sommers Landing
- Stonecrest
- Waterford Villas



Boundaries of the Lake Saint Louis Community Association

Existing Transportation

OVERVIEW

Mobility is crucial for any community. Whether it is commuting to work, walking to school, biking to a park, delivering a package, or responding to an emergency call, the ability to efficiently move by different forms of transportation is important for community quality of life and economic success.

The City of Lake Saint Louis is well served by vehicular transportation. The City is at the intersection of two major regional interstates: I-64 and I-70. I-64 and I-70 provide easy access to regional employment centers and destinations. In addition to interstate access, Highway 364 is another major limited access highway that connects to the City.

CURRENT AND PLANNED PROJECTS

Highway N

The Highway N corridor west of I-64 is a major focus for the City, St. Charles County, and MoDOT. The corridor has seen rapid growth in the last decade which has severely impacted traffic on the road. In the short term, improvements include signalization at the intersection of Highway N and Lake Saint Louis Boulevard. Long term, there is strong interest in a Highway N study that would guide future improvements. Currently, Highway N is not listed as a Tier 1 or Tier 2 (high priority) project on the East-West Gateway Council of Government's Long Range Transportation Plan. The Long Range Transportation Plan guides federal allocation of transportation funding in the region. As part of St. Charles County's 2013 comprehensive plan, Highway N was shown as a future thoroughfare with 120' right-of-way width. St. Charles County Transportation Plan 2030, which was completed in 2007, called for Highway N to be reconstructed to three lanes from Sommers Road to Highway T.



Round-a-bout at I-70 and Lake Saint Louis Boulevard

A round-a-bout is proposed for the intersection of I-70 and Lake Saint Louis Boulevard. The round-a-bout will help traffic flow and also be an opportunity to enhance the gateway into the City. A concept study is expected to be complete in 2016-2017.

Traffic Signals at I-70 and Hwy A

Traffic signals are planned at the intersection of I-70 and Hwy A to replace existing stop signs at the intersection.

Interstate 70 Study

In 2017, the Missouri Department of Transportation (MoDOT) will re-start a corridor study of I-70 from Wentzville to downtown St. Louis.

Interstate 64 Improvements

A third lane on I-64 from Route K to I-70 is planned by MoDOT. The project is on the East-West Gateway Council of Government’s Long Range Transportation Plan, but funding has not been allocated. The project is not expected to have any right-of-way impacts.

Lake Saint Louis Boulevard Improvements

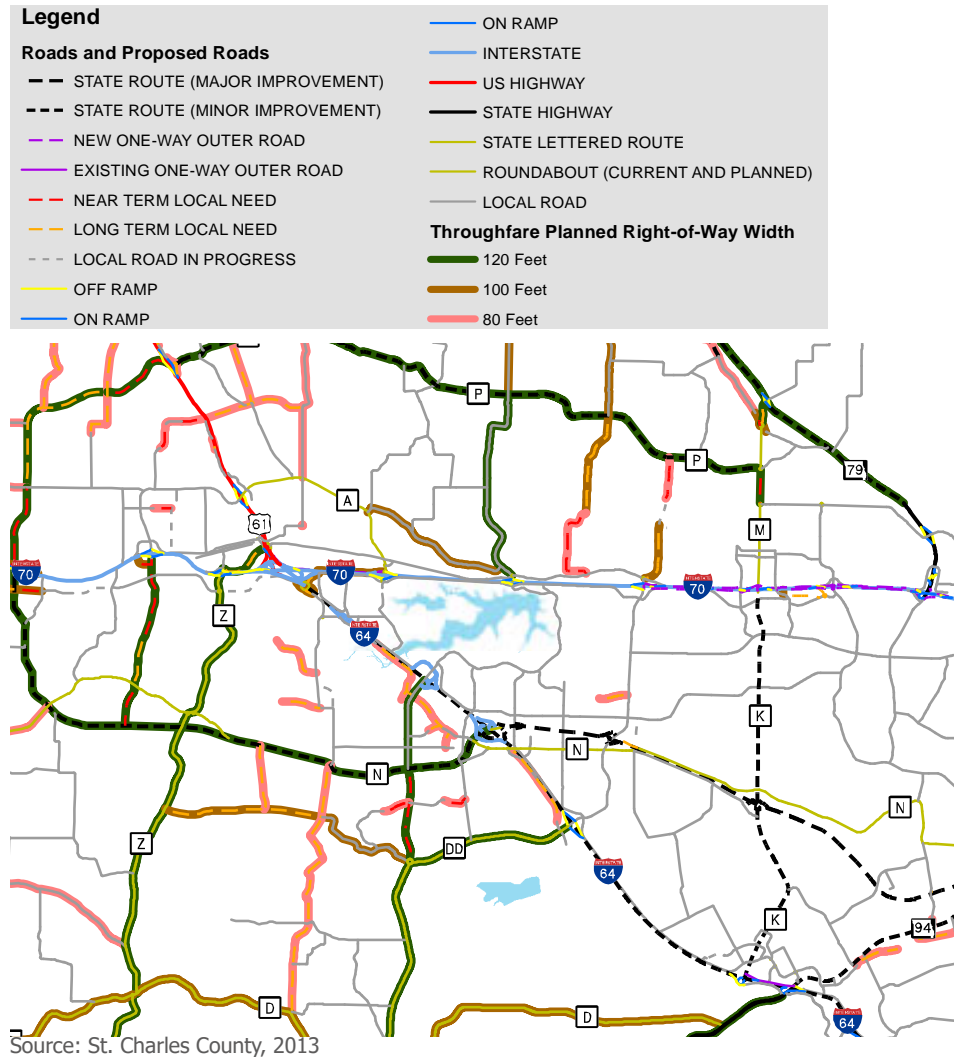
Phase 1 improvements from Chase Court to Pleasant Meadow Drive are expected to be designed in 2016-2017. Future improvements to Lake Saint Louis Boulevard will continue west of I-64.

Duello Road Improvements

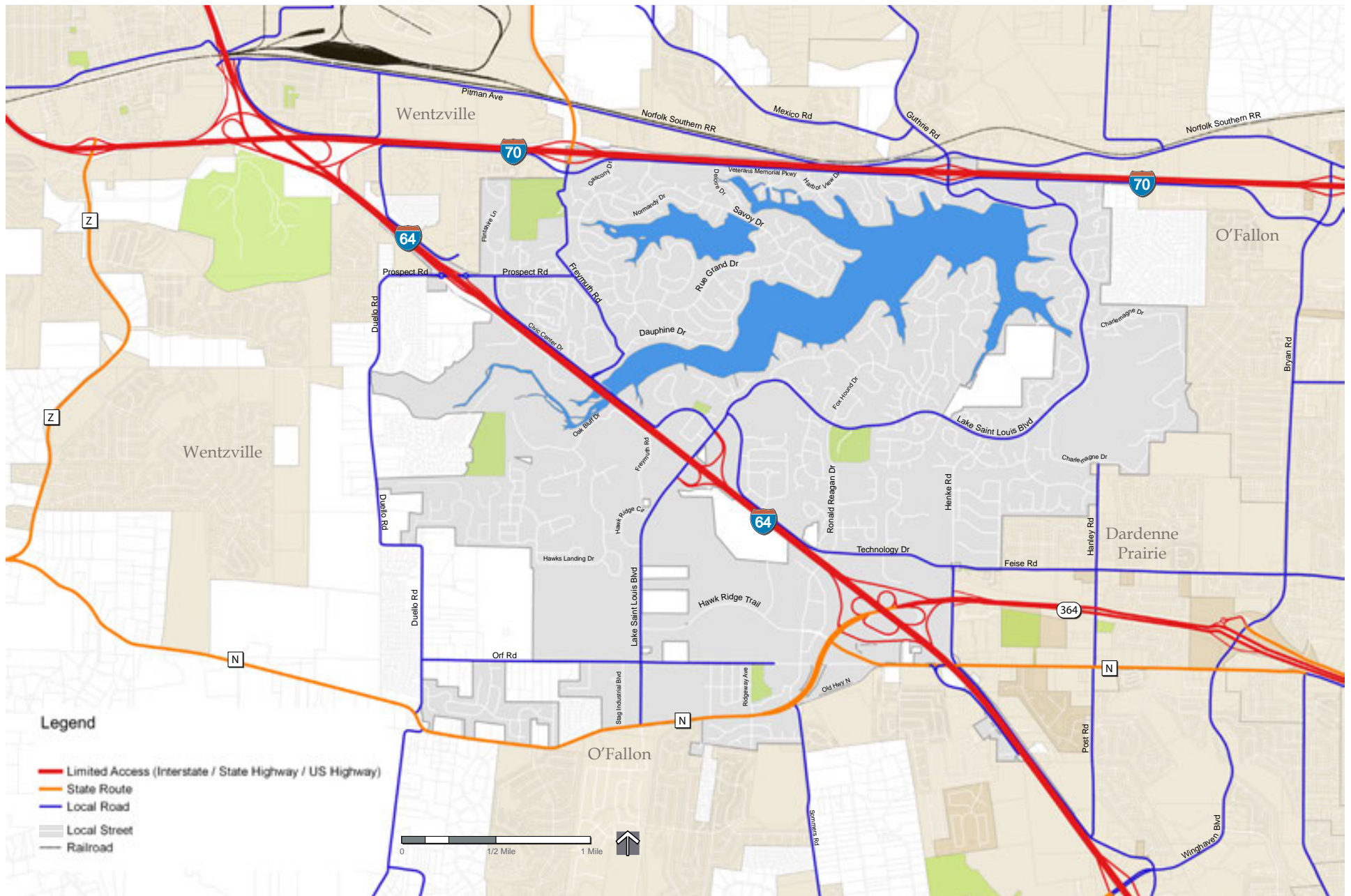
St. Charles County is planning improvements to Duello Road to improve alignment and safety. Work is expected to include alignment modifications and a new intersection of Duello Road and Highway N.

Hawk Ridge Trail Extension

The extension of Hawk Ridge Trail has been shown as a local long term need.



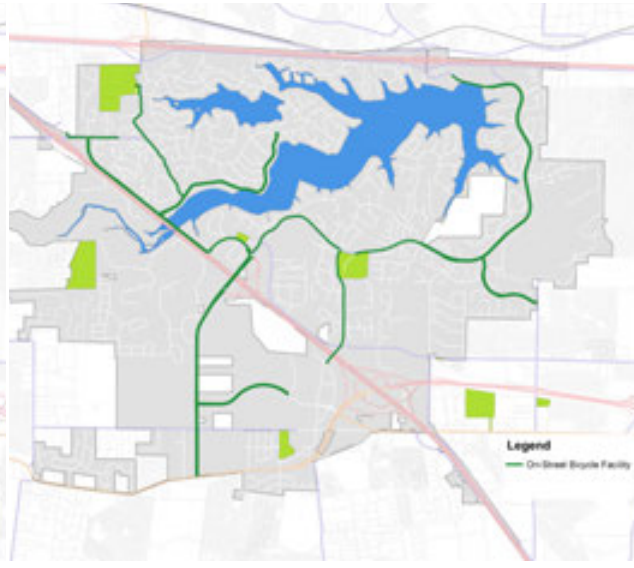
2013 St. Charles County Thoroughfare Plan - Detail of LSL



Map: Existing Vehicular Transportation Network



Active Transportation: All



Active Transportation: On-Street Bicycle Facilities



Active Transportation: Off-Road (Sidewalks and Trails)

Active Transportation - All

The City of Lake Saint Louis has a strong existing network of active transportation (bicycle and pedestrian). However, significant gaps exist in the active transportation network and there are opportunities to significantly expand bicycling and pedestrian facilities. Active transportation is one of the top priorities for residents in the City including additional trails and improved bicycle and pedestrian conditions.

In 2015, the City completed a draft Sidewalk Prioritization Model. The process inventoried existing sidewalks and developed a scoring methodology to rank future sidewalk projects.



Existing urban shoulder along Dauphine Drive.

On-Street Bicycle Facilities

Streets with existing on-street bicycle facilities include Lake Saint Louis Boulevard, Civic Center Drive, Dauphine Drive, Freymuth Road, Ronald Reagan Drive, and Hawk Ridge Trail. The type of on-street bicycle facility varies between streets. The different types of bicycle facilities include bike lanes, bike shoulders, and “urban shoulders”. An urban shoulder is a road where there is a striped lane for bikes, but the lane width does not meet the standard width (4’ or 5’) for a full “bike lane”. Normally the street is too narrow to accommodate a full-width bike lane. Dauphine Drive is an example of an “urban shoulder”.

Most intersections within the City lack accommodations for bicycles such as bicycle left turn lanes or bike through lanes.

Off-Road Facilities (Sidewalks and Trails)

Existing multi-use trails are adjacent to sections of Lake Saint Louis Boulevard, Ronald Reagan Drive, and Freymuth Road. Newer development in the City have typically included sidewalks. To be classified as a multi-use trail, the trail should be a minimum of 8’ in width. Sidewalks should be a minimum 5’ width for two-way travel.

I-64 acts as a major barrier for pedestrian and bicycle circulation within the City. Bridges over the interstate and exit/on ramps are conflict points between vehicles and bicyclists/pedestrians.

Hwy N is a current barrier for bicycle and pedestrian circulations as there are limited existing controlled intersections.

Existing Parks and Recreation

OVERVIEW

Lake Saint Louis has a strong existing park and recreation system. Parks and recreation has been cited by residents as one of the top quality of life benefits of living in the City.

The City owns and maintains five city-owned parks totaling 131 acres. In addition to City parks, two St. Charles County Parks (Quail Ridge and Youth Activity Park) are in close proximity to the City.

Lake Saint Louis Parks & Recreation Department's mission is "encouraging and supporting active lifestyles by creating equal environments where people of all ages and abilities can thrive and become physically and emotionally healthy." The department is separated into two divisions. The parks division, along with the horticultural technician, oversees maintenance of parks grounds, recreational facilities, playgrounds, and landscaping. The recreation division is responsible for programming, leagues, and special events.

The Parks and Recreation Department organizes a number of programs, events, and classes including:

- Art classes
- Yoga
- Summer youth day camps
- Youth sport leagues
- Summer concert series
- Movies in the park
- Community-wide garage sale
- Community tree lighting ceremony
- Lake Saint Louis Triathlon

In addition to public amenities provided by the City, private homeowner associations provide recreation opportunities for their members.



EXISTING PARKS

Boulevard Park

Boulevard Park is a 20-acre park located at the corner of Lake Saint Louis Boulevard and Ronald Reagan Drive. The park is adjacent to Green Tree Elementary School and is frequently utilized by the school. Boulevard park is a mix of passive and active uses including a large pavilion, picnic facilities, amphitheater, softball/baseball field, soccer field, walking path, playground, and ponds.

Founders Park

Founders Park is a 55-acre park that primarily focuses on active recreation with multiple baseball/softball diamonds and soccer fields. The park has two side by side playgrounds, picnic facilities, a walking trail, and a half basketball court. The park is located at 7 Freymuth Road.

“No Name” Park

“No Name” Park is a new 36-acre park located on the western edge of the City. Currently, the park is undeveloped and is not accessible to residents. The park is expected to be more of a passive use park.

Hawk Ridge Park

Hawk Ridge Park is a 17-acre park located at 8392 Orf Road. The park is home to “All Inclusive” Zachary’s Playground which was ranked the No. 1 playground in America by Early Childhood Education Zone. The park includes a spray pad, pavilions, 1/2 mile walking trail, and restrooms with a separate family friendly restroom.

Veterans Park

Veterans Park is a small park located at 200 Civic Center Drive. The park honors veterans and members of the armed services. Flags of all branches of the service are included at a memorial in the park. The park includes small pavilions with picnic tables and a entry water feature.



Boulevard Park



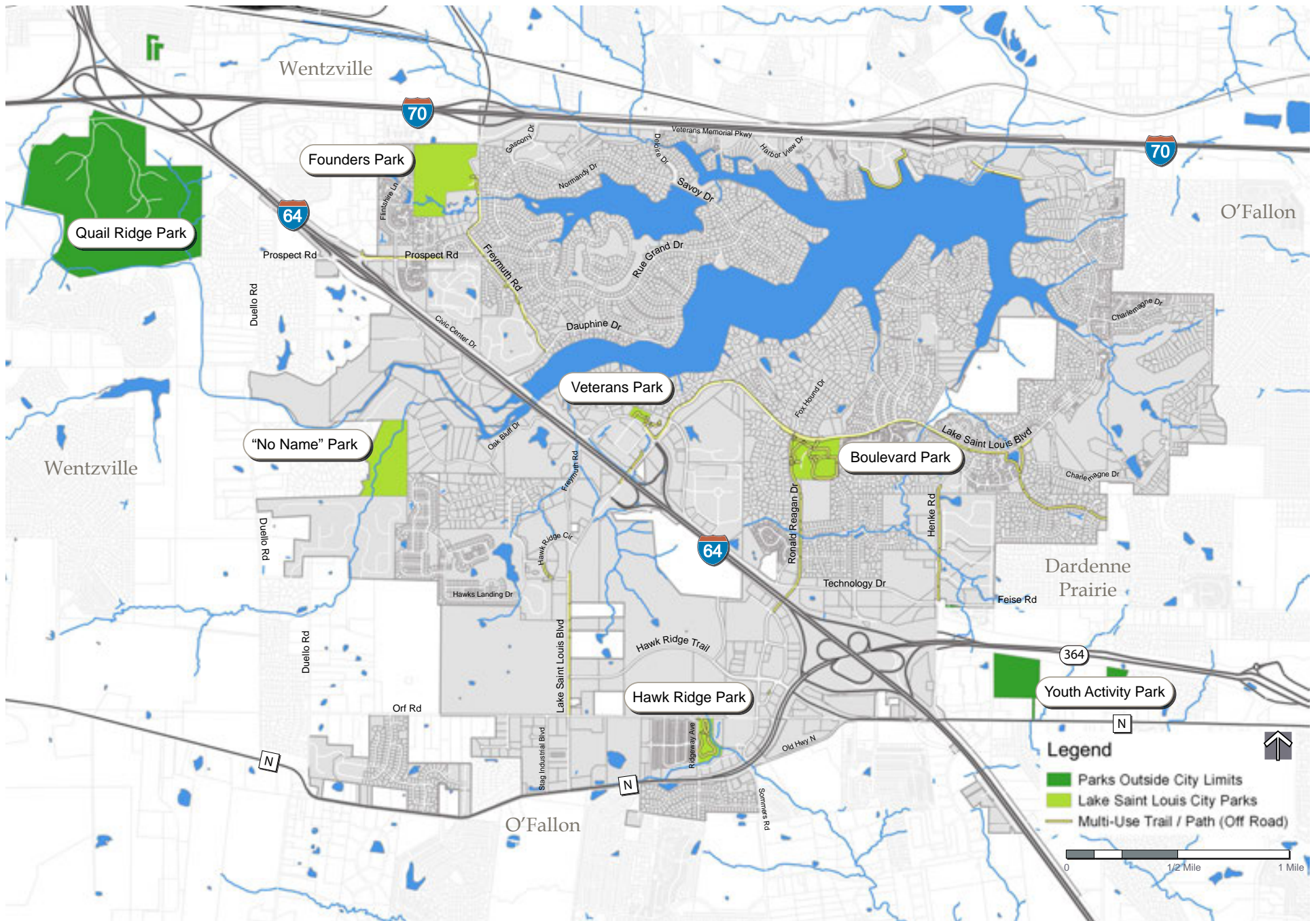
Founders Park



Veterans Park



Hawk Ridge Park



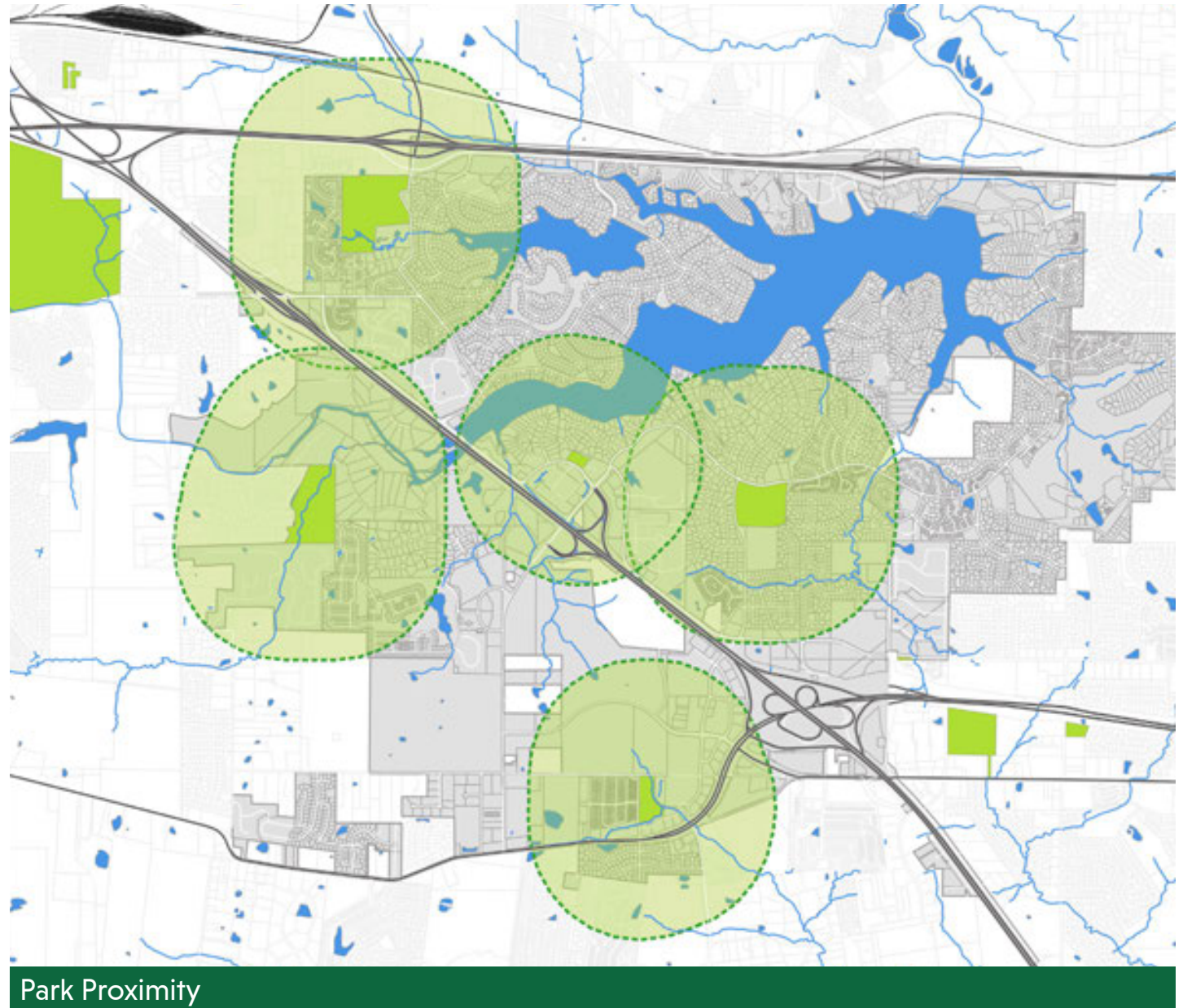
Map: Existing Parks and Multi-Use Trails

EXISTING PARK PROXIMITY

The circles on the park proximity map represents a 1/2 mile radius from each park. A 1/2 mile represents a typical walkable distance. The walkable distance does not include barriers such as busy and limited access roads. Interstate 64 and Route N are major barriers to access parks by walking or biking.

Lake Saint Louis lacks existing parks in the southwest section of the City.

There is also a lack of City parks in the north and east sections of the City. However, these areas are served by playgrounds, open space, and amenities for members of the Lake Saint Louis Community Association.



EXISTING METRICS

Benchmarking existing parks and recreation is often not a precise endeavor. In the past, communities have often benchmarked to recommended ratios from the National Recreation and Park Association (NRPA). However, these ratios often did not take into account size of facilities (i.e. size of playgrounds versus number of playgrounds) and regional differences.

Today, a better metric is to compare against averages from other communities. Compared to other communities, Lake Saint Louis is on the low end of park acreage per population. In terms of facilities, Lake Saint Louis compares favorably with other communities.

The metrics do not take into account private facilities offered by the Lake Saint Louis Community Association and other homeowner associations in the City.

Another factor is current trends. Based on the '2013-2017 Missouri Statewide Outdoor Recreation Plan', future trends in outdoor recreation include increased demand for trails, soccer fields, multi-purpose fields, and playgrounds.

For urban and suburban areas, additional trends include natural play / naturescapes and increased demand for dog parks.

Park Acreage Metric

	Acres
Boulevard Park	20
Founders Park Sports Complex	55
Hawk Ridge Park / Zachary Playground	17
No Name Park	36
Veterans Park	3
Total	131
Lake Saint Louis Population	14,545
Acreage per 1,000 Population - Lake Saint Louis ¹	9.01
Acreage per 1,000 Population - Median for Midwest ²	10.97

(1) Population based on 2010 census.

(2) Source: National Recreation and Park Association 2016 'NRPA Field Report'

Population per Facility Metric

	Lower Quartile ¹	Median ¹	Upper Quartile ¹	Average ¹	Potential Need in	
					LSL (Based on Median)	Existing Facilities in LSL
Recreation/Community center	13,942	24,804	46,358	35,092	1	0
Playground	2,211	3,899	6,667	7,801	4	4
Tennis Court (outdoor)	2,725	4,413	8,637	7,686	3	0
Basketball Court (outdoor)	4,583	7,526	14,055	15,123	2	0.5
Soccer Field	2,205	3,929	8,124	7,899	4	6
Softball/Baseball Field	1,916	3,333	5,837	7,127	4	8
Dog Park	27,000	53,915	101,372	84,331	0	0

(1) Source: National Recreation and Park Association 2015 'NRPA Field Report'

CURRENT AND RECENT PLANS

In 2009, the City of Lake Saint Louis completed a Community Interest and Opinion Survey for the Parks and Recreation Department. The survey was a 28 question in-depth survey examining parks and recreation in the City.

Major findings of the survey included priorities of amenities to improve. Top responses were walking and biking trails (44%), restroom facilities (29%), playground equipment (25%), and picnic facilities (22%). Top responses for the most important projects for the City to develop were additional picnic pavilions in the park system (26%), build restrooms and concessions at Founders Park (21%), new water spray parks (20%), and dog park (20%).

The survey also examined the desire and demand for an indoor recreation center. Thirty-three percent (33%) of those surveyed were either very supportive or somewhat supportive of using City general fund money to fund a new indoor recreation center if it could not support its operations through user fees. Forty-three percent (43%) were not supportive of using City general fund money, twenty-two percent (22%) were not sure.

CURRENT AND PLANNED PROJECTS

Recently completed improvements have included ball field lighting and restroom updates.

Current park projects are focused on updating and improving existing park infrastructure including new roofs, facility updates, sidewalk repairs, and replacing playground surfaces.

A master plan for “No Name” Park is expected to begin in 2017.

PRIVATE PARKS AND RECREATION

For a large segment of the Lake Saint Louis population, park and recreation opportunities are enhanced by amenities provided by the Lake Saint Louis Community Association (LSLCA).

Amenities of the LSLCA include two lakes (the 75 acre lake Sainte Louise and the 650 acre lake Saint Louis), par 3 golf course, 20,000 square feet club house, olympic size swimming pool, children swimming pool, four tennis courts, five parks, and three marinas. The lakes offer recreational opportunities including boating, fishing, swimming, water skiing, and other water activities.



Over 4,000 households in the City are members of the Lake Saint Louis Community Association which gives them access to two lakes and other recreational amenities.

Existing Natural Resources

OVERVIEW

Lake Saint Louis has many strengths in regards to natural resources. The lakes, mature trees, and open space contribute to the overall natural character of the community. The “natural setting” of the city is often mentioned by residents as a key strength of the City. This section will examine green infrastructure, water resources, biodiversity, and topography.

GREEN INFRASTRUCTURE

Green infrastructure is defined as both a verb and a noun. As a noun, green infrastructure refers to the parks, open space, trees, and vegetation that is within and adjacent to the study area. As a verb, green infrastructure refers to mimicking natural processes, especially in dealing with stormwater.

The most significant green infrastructure in the City are the mature trees. Older residential areas have many mature canopy trees. Existing stands of woodland are prevalent in undeveloped sections of the City, especially along Perouque Creek. In addition, there are wetlands in the City located along Perouque Creek.

WATER RESOURCES

Water Quality

Existing water bodies in the City are largely defined by the Perouque Creek watershed. Lake Saint Louis and lake Sainte Louise are formed by dams on Perouque Creek.

Perouque Creek is listed by the Missouri Department of Natural Resources as an 303d impaired stream (2014 data). The impaired use includes protection of aquatic life. The source of pollutants are nonpoint.

Lake Saint Louis (650 acres) and lake Sainte Louise (75 acres) are listed by the Missouri Department of Natural Resources as impaired for mercury in fish tissue (2016 data). Mercury in fish tissue is a common impairment for lakes in Missouri. Other beneficial uses such as whole body contact recreation (swimming) and boating are not impacted.



Water Quality in Lake Saint Louis and Lake Sainte Louise

The Lake Saint Louis Community Association monitors the water quality in both lakes during the recreational season by testing for fecal coliform. Samples are taken regularly, and analyzed by PDC Laboratories as colony-forming units per 100 milliliters (CFU), with the results posted to the Lake Saint Louis Community Association website. The Community Association notes that levels fluctuate during the season and are known to be higher after heavy rains.

Stormwater Runoff

Rainfall that does infiltrate into the soil is known as stormwater runoff. Urbanization and development cause changes to the flow of stormwater. In undeveloped areas, the natural process is that up to 50 percent of stormwater is infiltrated, 35-40 percent is evaporated, and 10-15 percent is surface runoff. In Missouri, clay soils and shallow rock can decrease infiltration and increase runoff.

As residential and commercial growth occurs, stormwater runoff can exceed 55-60 percent or higher. The effects of increased stormwater runoff have several negative impacts on water quality and volume. Increased water volumes lead to flooding and higher velocities in streams and rivers causing erosion and stream bank degradation. In addition, the increased water volume can lead to “urban flooding” where streets and properties are flooded in areas that are not typically designated as potential flood zones.

Urban flooding does not appear to be a major problem in the City. However, siltation in the lakes indicates erosion coming from multiple sources including stream bank degradation and residential and urban development.

Areas along Peruque Creek and tributaries into the lakes are within the 100-year flood zone. Flood insurance required for federally insured loans through the National Flood Insurance Program (NFIP) is currently provided to 24 different properties within Lake Saint Louis.

Watershed Impacts

The watershed of Peruque Creek extends well past the city limits of Lake Saint Louis. The watershed that feeds lake Saint Louis covers over 36,000 acres. In comparison, the area within the City limits of Lake Saint Louis is approximately 6,000 acres. The watershed extends west of St. Charles County into Warren County. Communities of Wentzville, Foristell, and unincorporated St. Charles County all impact Peruque Creek upstream of Lake Saint Louis.



Map: Limits of Peruque Creek Watershed - Impaired Lakes and Streams

BIODIVERSITY

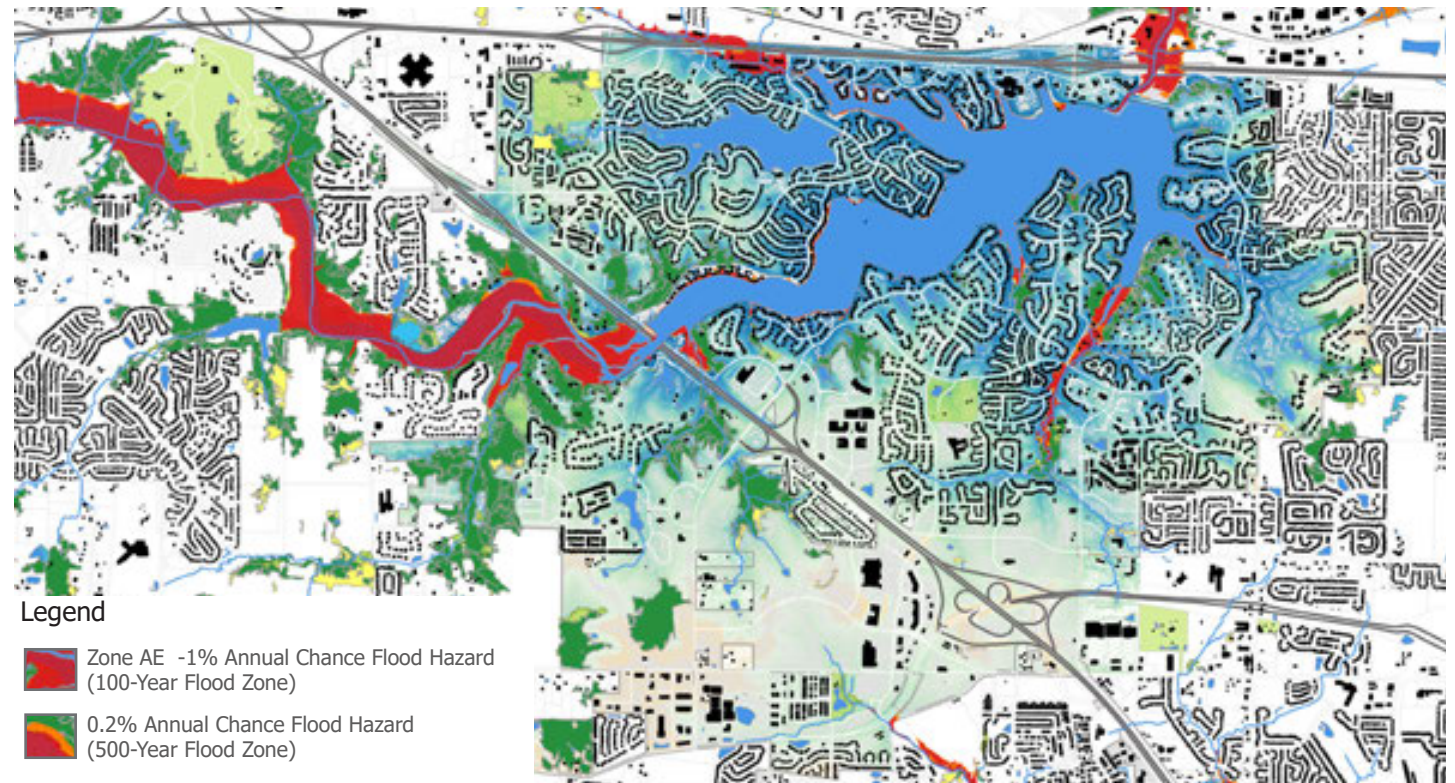
Biodiversity is the variety of plant and animal life. Often, biodiversity is thought of as “large natural areas” outside of urban cores. However, biodiversity is extremely important in urban and suburban settings as a way to help mitigate and restore fragmented habitats that have resulted from urbanization.

As is typical of suburban development, much of the vegetation in residential areas is non-native. However, there is also a large amount of native vegetation, especially tree species such as oak. The City has also undertaken efforts to increase biodiversity through efforts as native plant edges and butterfly gardens.

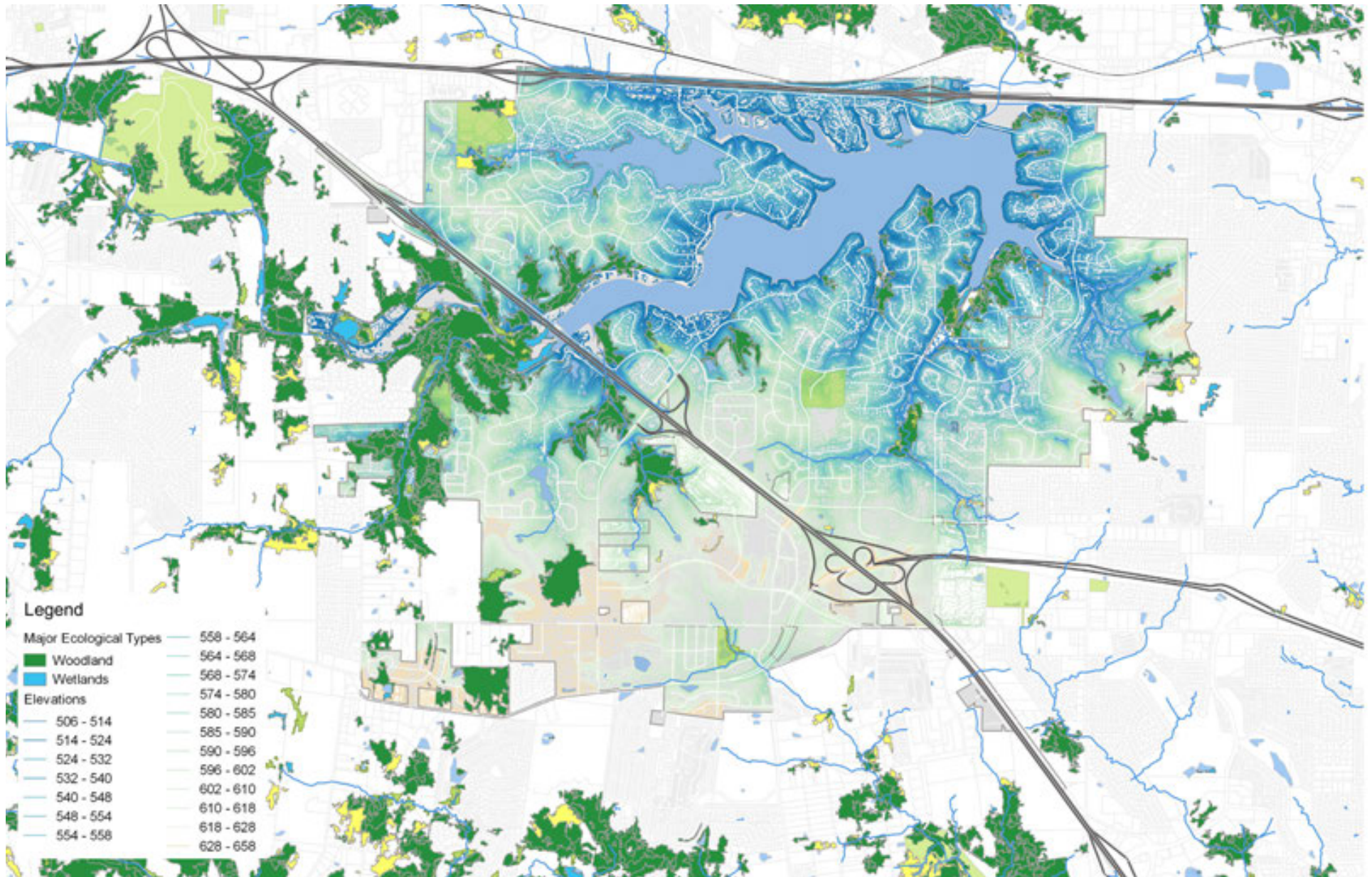


TOPOGRAPHY

The topography of Lake Saint Louis is gently rolling with the majority of the City located in the valley of Peruque Creek. There is over 140’ of elevation change in the City. The high point of the City is near the intersection of Orf Road and Lake Saint Louis Boulevard.



Map: Flood Hazard Areas



Map: Existing Natural Resources



Chapter 3: Community Engagement

- What We Have Heard
- Stakeholder and Focus Groups
- Meetings
- Open House #1
- Kids Charrette
- Community Survey Results



Community Engagement

OVERVIEW

Public involvement is a very important part of this process. Comprehensive plans are an opportunity to develop consensus on a community vision and community priorities that will help shape growth in the community for the next 20 years. The planning team has utilized traditional and online engagement techniques to engage the community.

An effective public engagement process includes informing, educating, identifying, prioritizing, and building consensus so that a shared vision is not only determined, but a commitment to implementation is developed.

The planning team will continue to engage residents in multiple ways to ensure that they are included in the planning process.

Community engagement has included:

- Stakeholder and focus group meetings
- Citywide survey
- Community open house
- Postcards
- Brochures
- E-Newsletters
- Website
- Social media
- Steering committee
- Attending events of community organizations

FUTURE ENGAGEMENT

Engagement will continue throughout the planning process. The steering committee will meet five more times, three more community open houses will be held, and the interactive website will be updated throughout the planning process. In addition, e-newsletters will be sent periodically to everyone who has participated in the planning effort so they can remain informed and involved.

Updates in the planning process will be posted on the City website and at: www.MyFutureLakeSaintLouis.com





What We Have Heard

One of the key purposes of the engagement process is to identify key issues and concerns within the community. The planning team has heard a lot about the City from its wonderful residents. There is truly a passion from the community in making Lake Saint Louis a great place to live and work. This page summarizes some of the key items that have been heard from the engagement process.

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
- Appeal 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

STAKEHOLDER AND FOCUS GROUP MEETINGS OVERVIEW

Stakeholder meetings have multiple benefits. The meetings identify community values, vision, goals, and potential issues early in the planning process. The meetings also allow for a more robust and honest dialogue than is often possible in a larger public meeting setting. In addition, the stakeholder meetings are an excellent way to develop lines of communications to promote the public open houses, surveys, and other comprehensive plan activities.

The planning team conducted numerous stakeholder and focus group meetings in late summer and fall 2016. The planning team will follow-up with stakeholders during the planning process.

EXTERNAL STAKEHOLDER MEETINGS

External stakeholders are agencies and organizations that may not be located directly in the City, but often have impacts within or nearby to the City such as utilities, developers, transportation agencies, and the county. Meetings included:

- Cuivre River Electric Cooperative, Inc
- Public Water Supply District #2
- McBride and Son Homes
- St. Charles County Community Development
- St. Charles County Parks and Recreation
- St. Charles County Roads and Traffic
- Missouri Department of Transportation
- Wentzville School District

INTERNAL STAKEHOLDER AND FOCUS GROUP MEETINGS

Internal stakeholders are residents, organizations, and businesses that are located within the City. Meetings included:

- City of Lake Saint Louis Department Staff
- Committee/Board Leaders, City of Lake Saint Louis
- Green Tree Elementary Back-to-School Night
- Heritage of Hawk Ridge Homeowner Association
- Homeowner Association Leaders Focus Group
- Image Advisory Committee, City of Lake Saint Louis
- Lake Saint Louis Community Association
- Lake Saint Louis Ambassadors
- Lake Saint Louis Mom's Club
- Lutheran Senior Services
- MTM
- NISC
- St. Joseph Hospital West
- "West of 40" Homeowners Association Consortium
- Western St. Charles Chamber Focus Group



Green Tree Elementary Back-to-School Night on September 1, 2016.



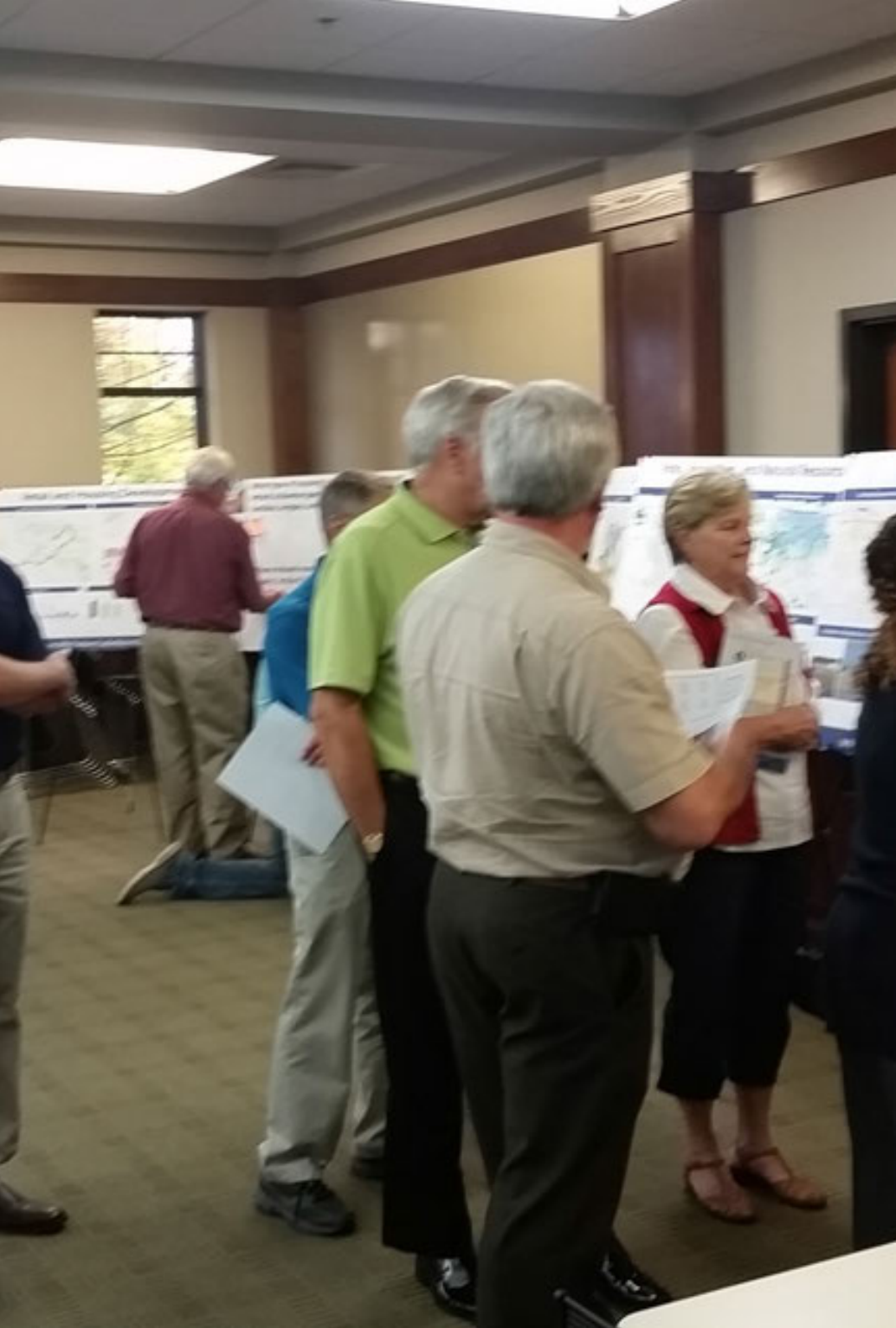
Focus group with leaders from multiple homeowner associations on August 30, 2016.



Chamber of Commerce focus group with Lake Saint Louis businesses.



Heritage of Hawk Ridge Annual Meeting



OPEN HOUSE #1 - OCTOBER 18, 2016

The first open house for the City of Lake Saint Louis Comprehensive Plan was held on Tuesday, October 18th at City Hall. The purpose of the meeting was to collect community input regarding the future of Lake Saint Louis, provide an overview of the planning process, and to share information regarding existing conditions. Sixty-eight residents from across the community attended the meeting.

Displays highlighted early research into current conditions including land use, demographics, transportation and economic development. Community involvement was also featured. A rotating slide presentation showcased ideas for the City's future from students at Green Tree Elementary and information was offered regarding

past and future opportunities for public involvement during the planning process. At the meeting itself, attendees were asked to offer opinions on several important questions. Answers were written down and posted so they could be shared in real time with other attendees. In addition to publicly posted feedback, the community survey was available to attendees to complete on paper and online.

In general, the tone of the meeting was positive. Attendees offered opinions, both complimentary and critical, in a constructive manner and had good interactions with the planning team and city officials.



Top Responses to Questions at Open House #1

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

- Lake
- Small Town Feel / Quietness
- Good place for families
- Parks and recreation / Amenities

What is one thing you would change?

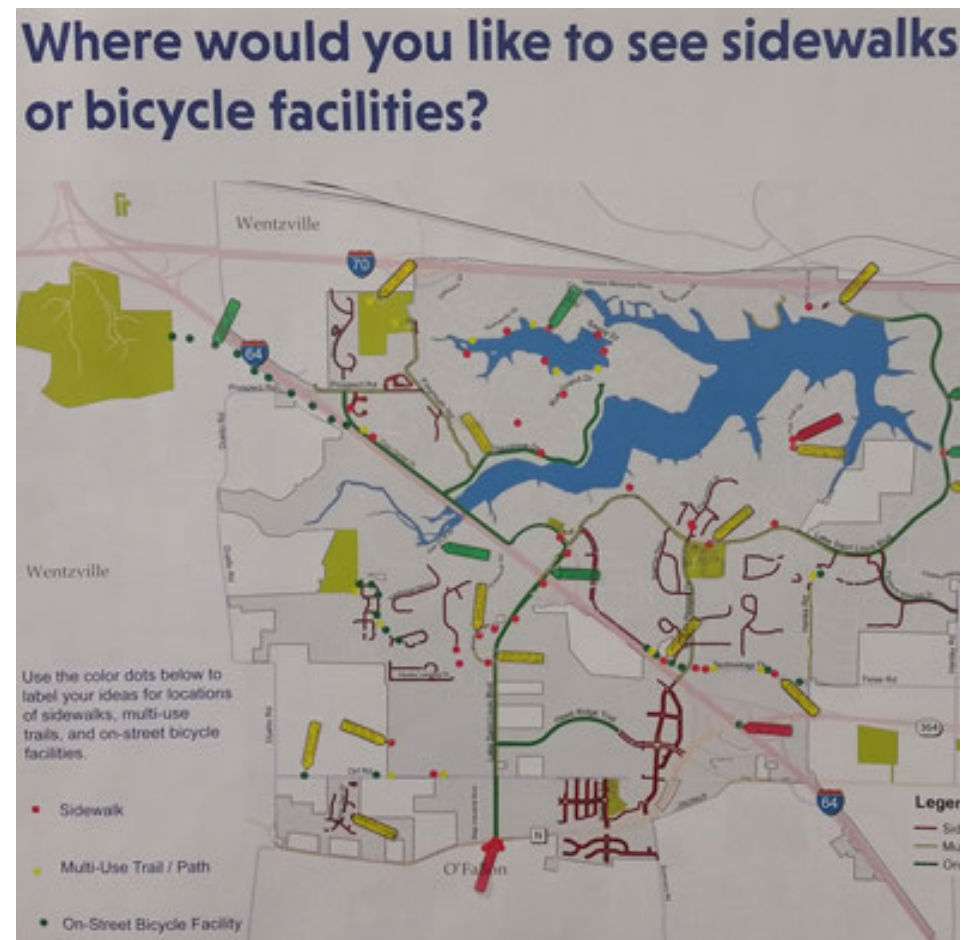
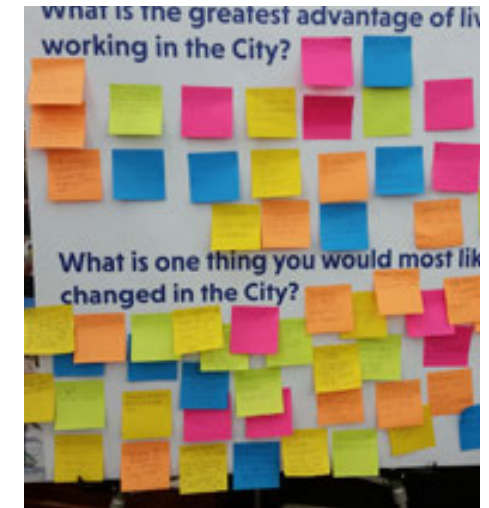
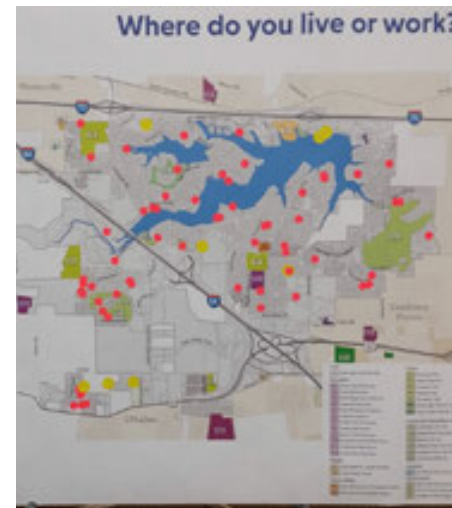
- More businesses in the Meadows and Hawk Ridge / A City “Center”
- Improve “entrances” into LSL
- Rec Center / Community Center
- Streetscape LSL Boulevard
- More code enforcement

What type of housing is needed to keep and attract a diverse spectrum of residents?

- Apt / Condos geared for young singles / Millennials
- No condos or apts / No subsidized housing
- Single family (starter up to large)
- Retirement / Senior housing

Where should more dining options be located?

- The Meadows
- Restaurants with lake views
- Uptown
- Along I70





Lake Saint Louis Comprehensive Plan

HOME

BACKGROUND

DOCUMENTS

ONLINE COMMENT MAPPING TOOL

As part of the citywide survey from September 15 to October 31, 2016, an online comment tool allowed respondents to make comments on a map of the City.

Categories of comments included:

- General Comments
- Problematic Intersections
- Development Priority Sites
- Bicycle and Pedestrian Improvements
- Parks, Recreation, and Open Space
- Existing Community Asset
- Undesirable Use or Problem Area

There were 60 comments made to the map. The following page highlights comments that were made in each category.

Step 1: Click Plus Symbol on Map to Add New Comment 

Step 2: Enter How Many Years You Have Lived in Lake Saint Louis

Step 3: Enter Description
Describe your comment in more detail: *Example for 'Bike and Pedestrian Improvement' - "Improve bike connections to park".*

Step 4: Select Your Marker

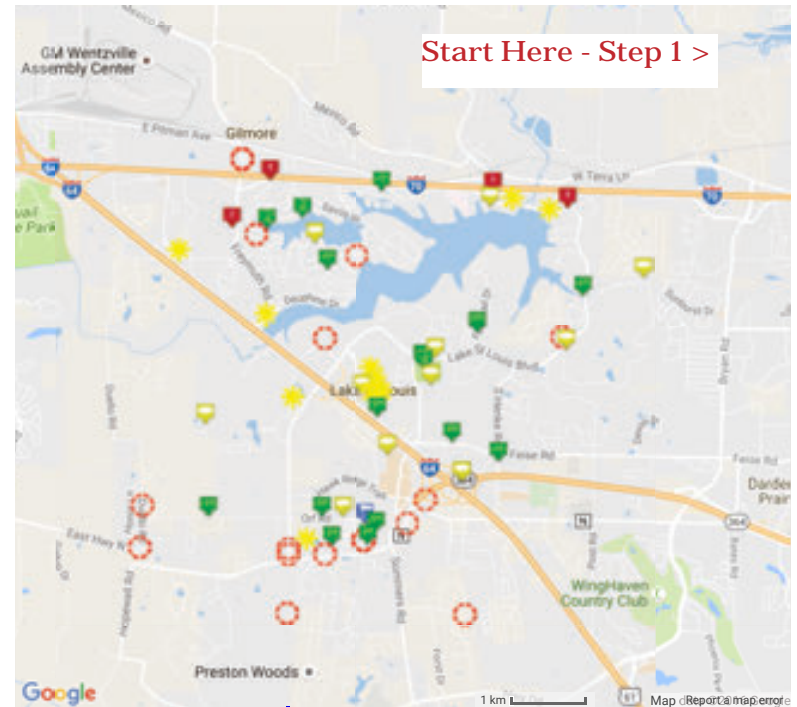
	General Comments <i>(Are there general comments about the City you would like to make?)</i>
	Problematic Intersection <i>(Are there intersections where you have trouble driving, walking, or biking? Are there intersections that should be gateways into the City?)</i>
	Development Priority Site <i>(Are there sites or areas of the City that should be a priority for development? What type of development?)</i>
	Bicycle and Pedestrian Improvement <i>(Where should there be improved bicycle or pedestrian connections?)</i>
	Parks, Recreation, and Open Space <i>(Where should there be new parks or open space? New recreational facilities? Improvements to existing parks?)</i>
	Existing Community Asset <i>(What are the existing community assets? What makes the City a great place to live and work?)</i>
	Undesirable Use or Problem Area <i>(Is there a part of the City that is undesirable? A concern?)</i>

Step 5: Click on a Map Location

Step 6: Select 'Submit' and 'Close'

You're Done! Repeat steps to add more comments. Thank you for your input!

Give Us Your Comments Lake Saint Louis Comprehensive Plan



All

Step 2

Step 5

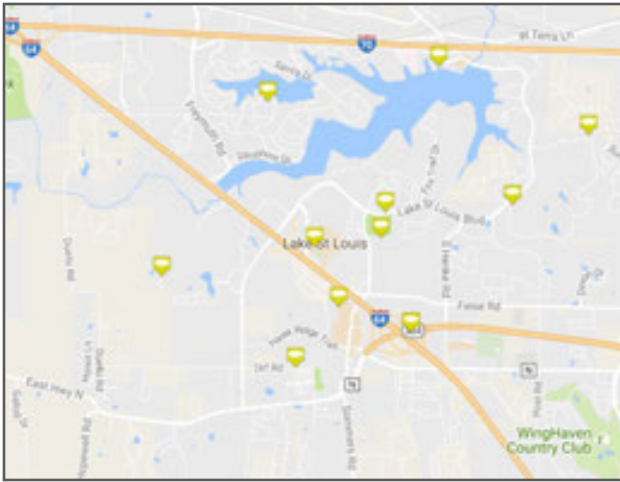
Step 3

Step 4

Step 6

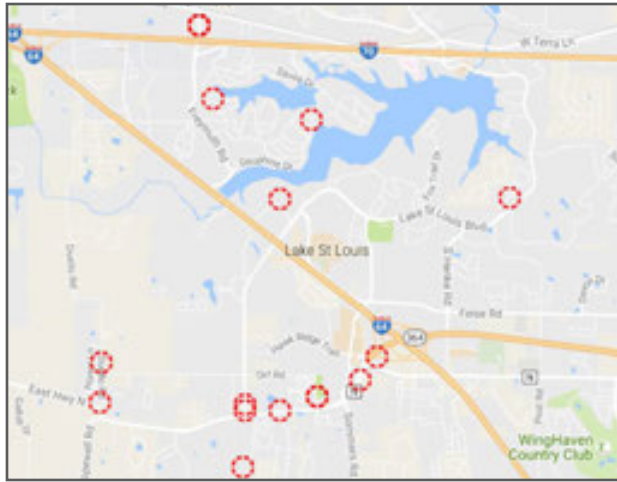
Left: Typical 'Add Comment' box for map. See instructions.

Note: Adding a photo with your map comment is optional.



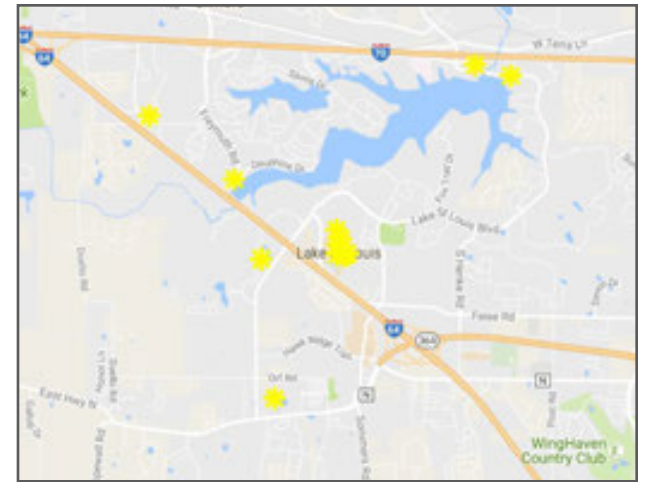
General Comments:

Wide variety of comments including suggestions to include more community art, a consistent community aesthetic, more bike facilities, and focusing more on economic development. Someone noted that Shire Drive is often used as a shortcut. 11 comments.



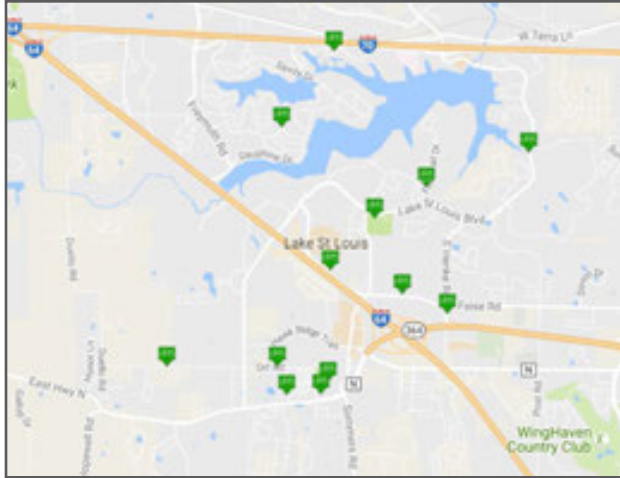
Problematic Intersections:

Most comments focused on Hwy N with comments regarding increased traffic congestion, the need for intersections and turn lanes, and overall improvements. Problems turning on to Duello from Orf and Hopewell. Speeding on Rue Grand Drive. 14 comments.



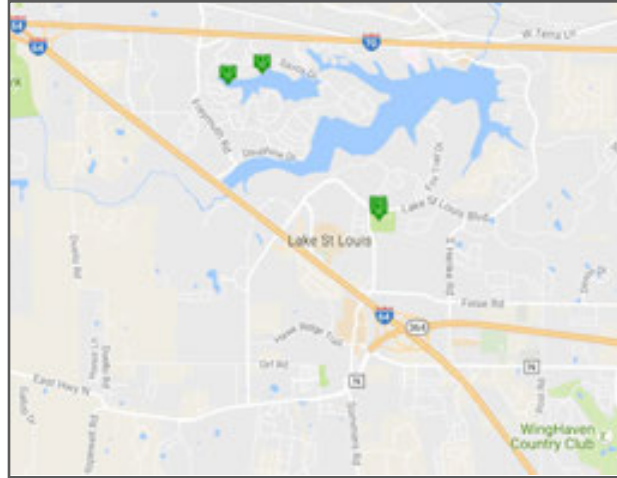
Priority Development Sites:

Most comments focused on the Meadows with some mentioning concerns, but most with ideas for dining or promoting other town center ideas. Suggestions for the uptown area to take advantage of lake views. Concern about recent vacancies on Hwy N. 12 comments.



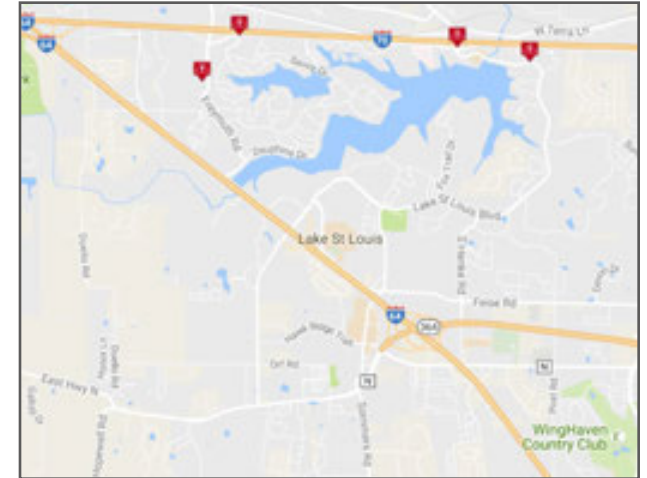
Bicycle and Pedestrian Improvements:

Comments included the need for improved bicycle and pedestrian facilities on Orf, Technology, Henke, Rue Grand and Villa. Suggestions to ensure pedestrian and bicycle crossings of Hwy N to access Hawk Ridge Park. 13 comments.



Parks, Recreation, and Open Space:

Comments included more amenities at Boulevard Park, including a community pool. Improvements to the shoreline and boat launch at Lake Sainte Louise. 4 comments.



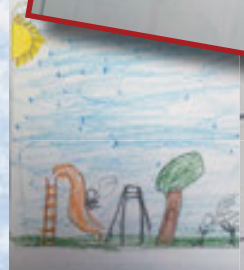
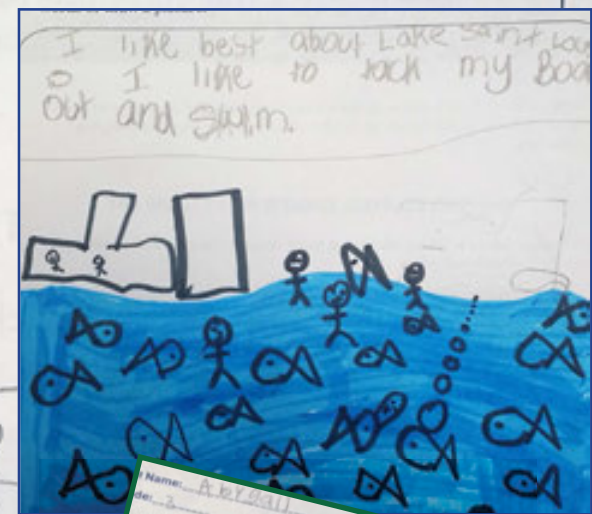
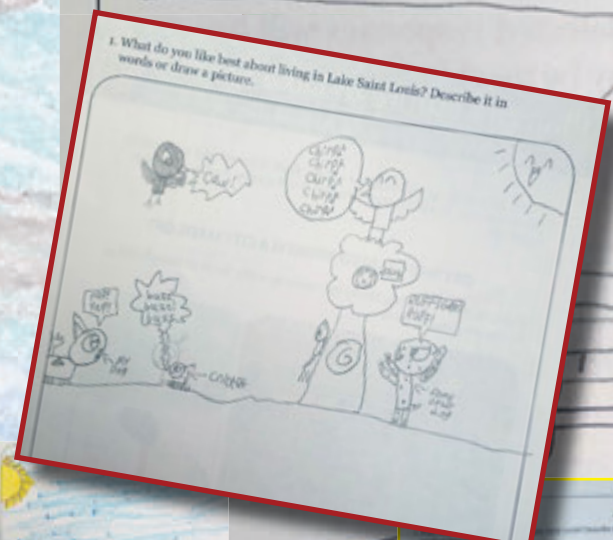
Undesirable Use or Problem Area:

Comments focused on the need to improve the entry into the community from I-70. Comment on the need to improve the Prospect Road corridor. 4 comments.

Grade: 5

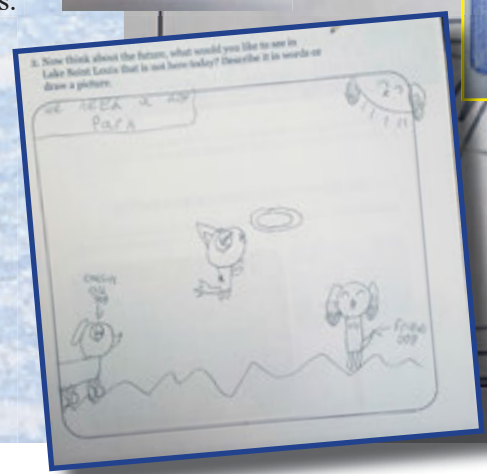
1. What do you like best about living in Lake Saint Louis? Describe it in words or draw a picture.

I love how there is so many trees and laws about protecting nature.

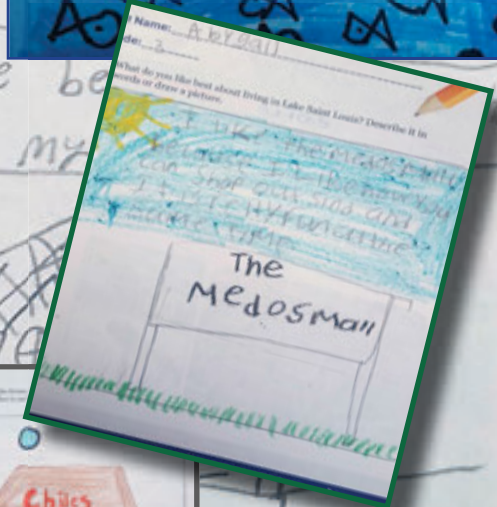


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JOE'S SQUISHY SLIDES 8&



KIDS CHARRETTE

The planning team coordinated with Green Tree Elementary to have 3rd, 4th, and 5th graders conduct a “kid’s charrette”. The students were asked what they liked best about the city and what they would like to see in the future. The purpose of the charrette was to gain insights from youth about what they value about their community and their vision for the future. Over 150 students participated.

With the age of the students, a lot of interesting and funny ideas were shared. But the planning team also received a lot of input that spoke to the values of the community. Many students said they liked the natural setting and parks of the City. Ideas for the future included suggestions for dog parks and more spray fountains.

RAISING AWARENESS

Multiple materials have been used to raise awareness of the comprehensive plan and to engage residents.

Engagement materials have included:

- Postcards
- Brochures
- E-Newsletters
- Social Media
- Website
- Banners
- Press Releases

Approximately 2,000 postcards have been distributed to date. 500 postcards were mailed to residents and the remaining postcards were distributed to community organizations, at meetings, and to residents and stakeholders.

Updates during the planning process are shared via social media including Twitter, Instagram, and the City's Facebook page with the hashtag #MyFutureLakeSaintLouis.



Brochure, postcard, and newsletter.



Banners



Website: www.MyFutureLakeSaintLouis.com

Community Survey Results

OVERVIEW

A citywide comprehensive plan survey took place from September 15 thru October 31, 2016. The survey was available online via the website www.MyFutureLakeSaintLouis.com and via paper copies at the first Open House and at City Hall.

Response to the survey was strong. There were 821 responses to the survey. Of the 821 total responses, 814 took the survey online and seven (7) took the paper version of the survey.

An important aspect of the survey is that the survey is a tool at the beginning of the planning process to help inform the overall plan. The survey helps the planning team confirm trends and identify issues that may have been missed during other engagement activities. The survey is not an end product, but is a beginning.

The survey included 30 questions. The survey sought to balance the time commitment of respondents while gaining insights into particular areas and issues.

The majority of the questions were multiple choice. However, most questions also allowed respondents to make additional comments to provide further insights.

An online survey has several advantages. One, the online survey allows respondents to make in-depth comments. Second, the survey connects residents to the process. By taking the survey, respondents are connected to the project website and other forms of project communications for the remainder of the planning process. Finally, the online surveys allows a greater range of responses including those who work, visit, or shop in the City.

This section provides the results of the citywide survey. For questions that include open-ended responses, a selection of quotes have been provided that best characterizes overall responses.

For questions where there is significant differences in the answers from segments of the community (i.e. younger residents, etc), those differences are highlighted.



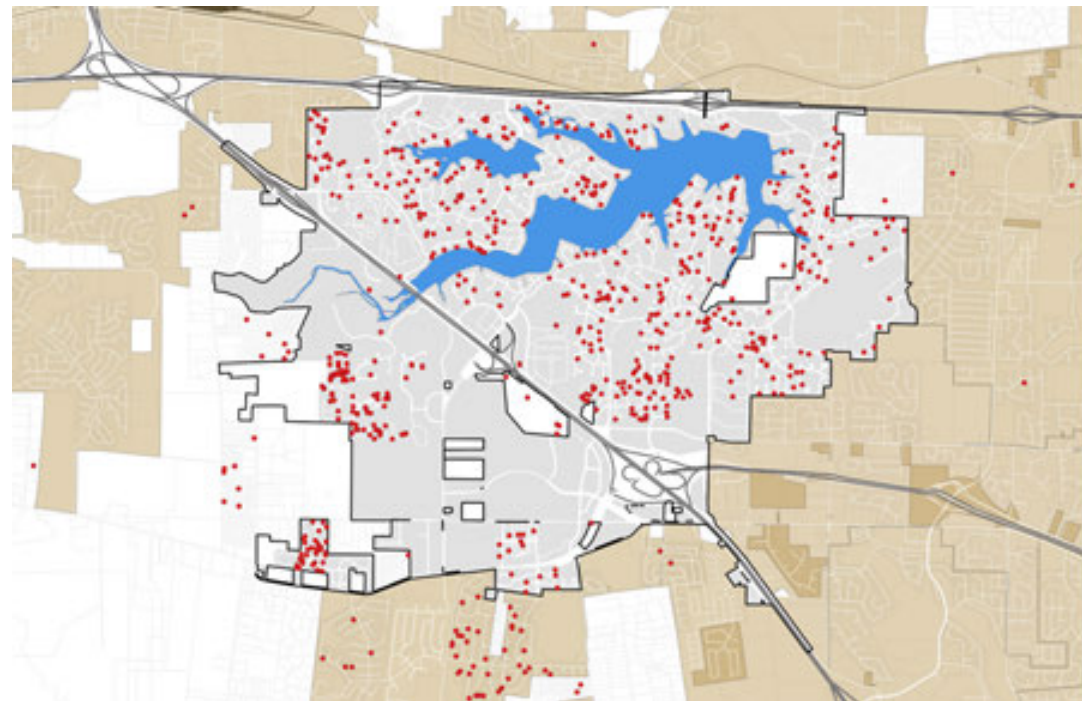
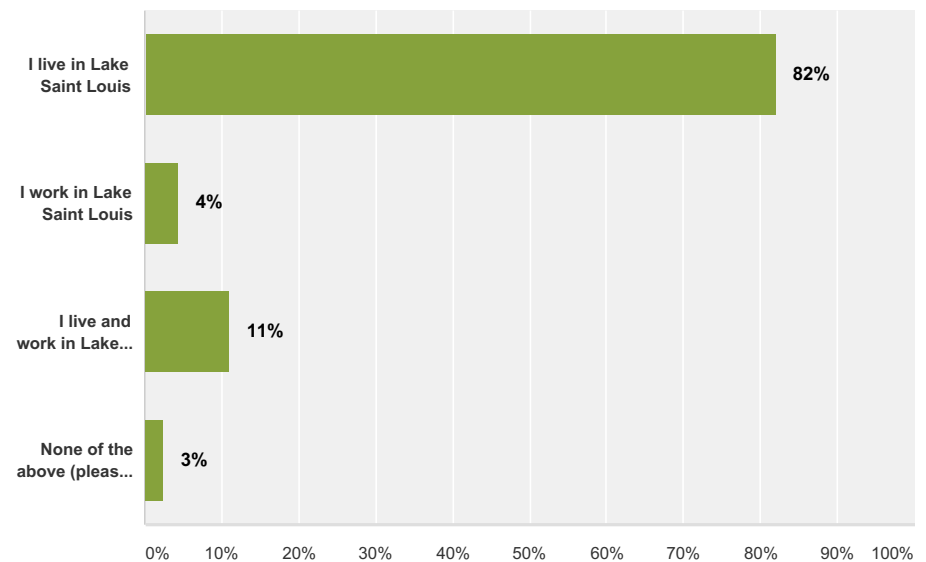
DISTRIBUTION OF RESPONSES

The map on this page shows the distribution of survey responses. Overall, there were 821 survey responses. As the map shows, there were several responses from outside the City limits. Some of these responses were from respondents that only work in the City or for other reasons such as owning property in the City. As can be seen in Question 3, seven percent of total respondents identified as either working in the Lake Saint Louis or 'None of the above'. In addition, there were respondents that identified as living in Lake Saint Louis, but based on the address provided, do not actually live in the City.

For the results of Questions 4 thru 29 that follow in this report, 668 survey responses are included that have been determined to be from City residents.

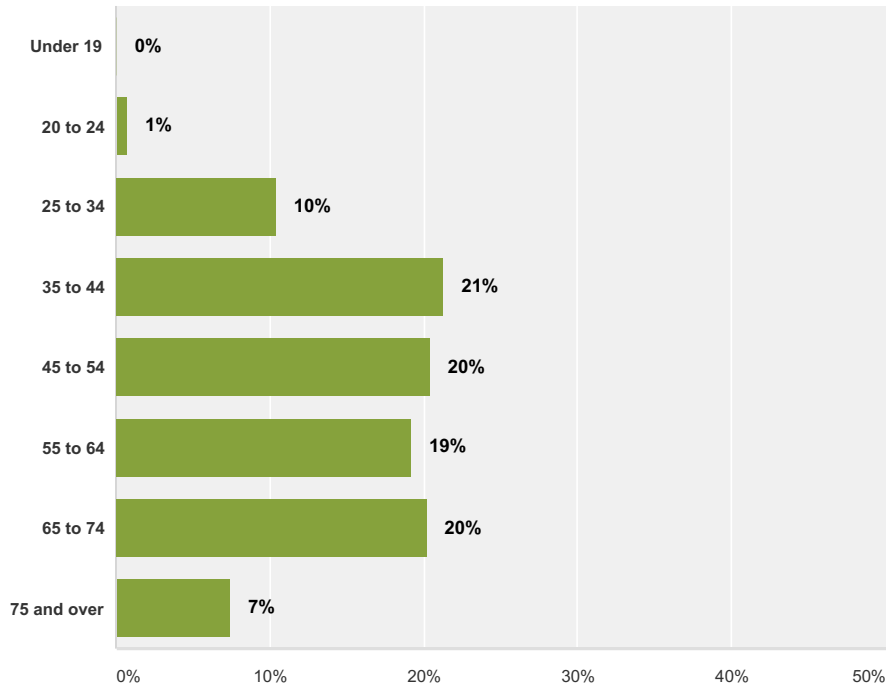
All 821 survey responses are available via an appendix. These survey responses are important as the data includes insights from not only residents, but from those who work, visit, shop, or may own property in Lake Saint Louis.

Q3. What best describes you?

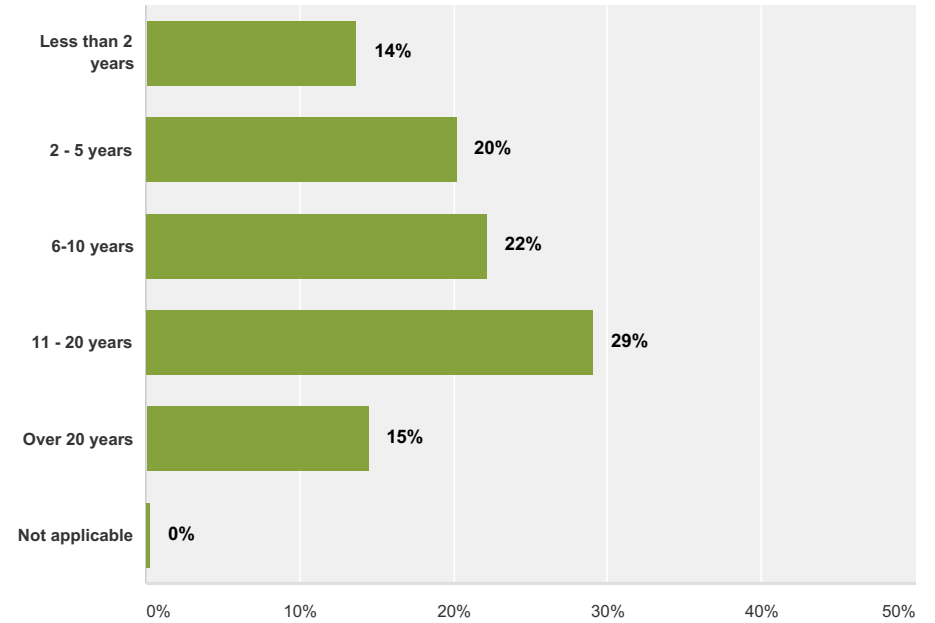


Distribution of Survey Responses

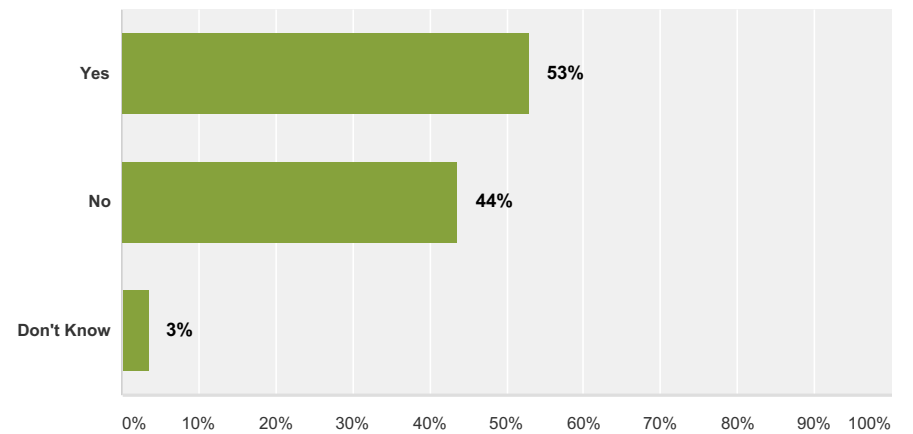
Q4. What is your age?



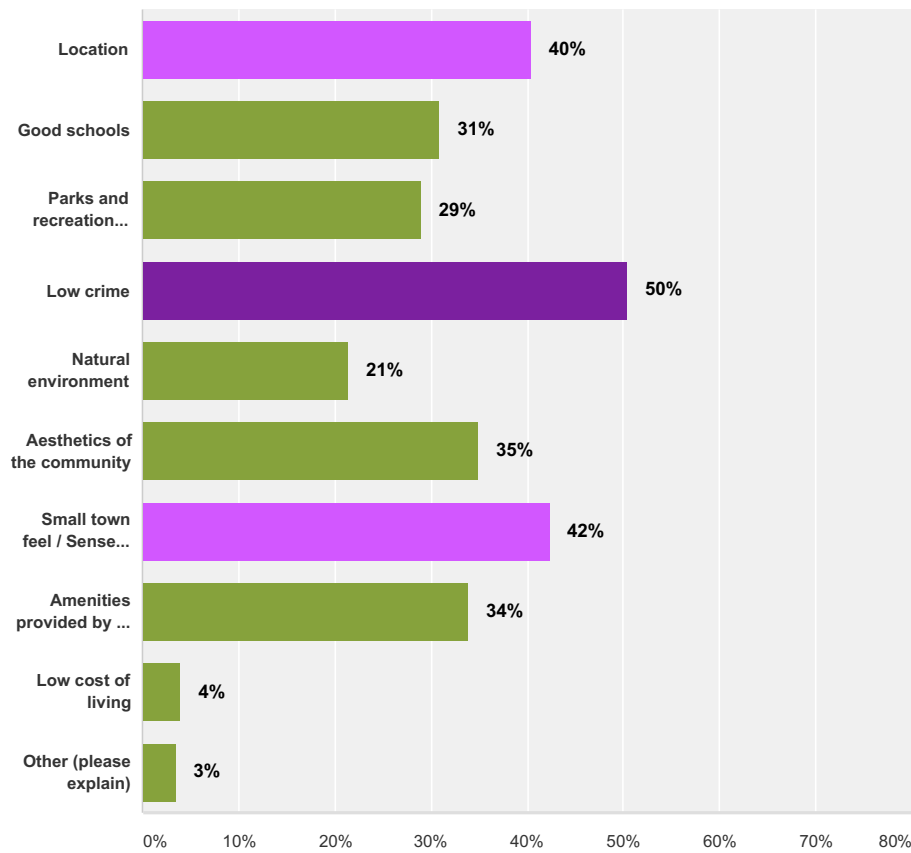
Q5. How long have you lived or worked in Lake Saint Louis?



Q6. Are you a member of the Lake Saint Louis Community Association?



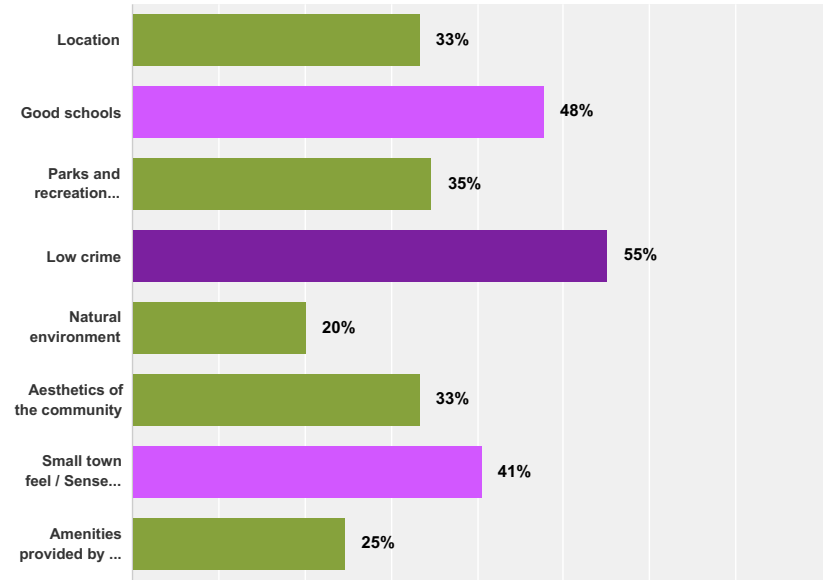
Q8. What are the top three strengths of living or working in Lake Saint Louis? (choose up to three)



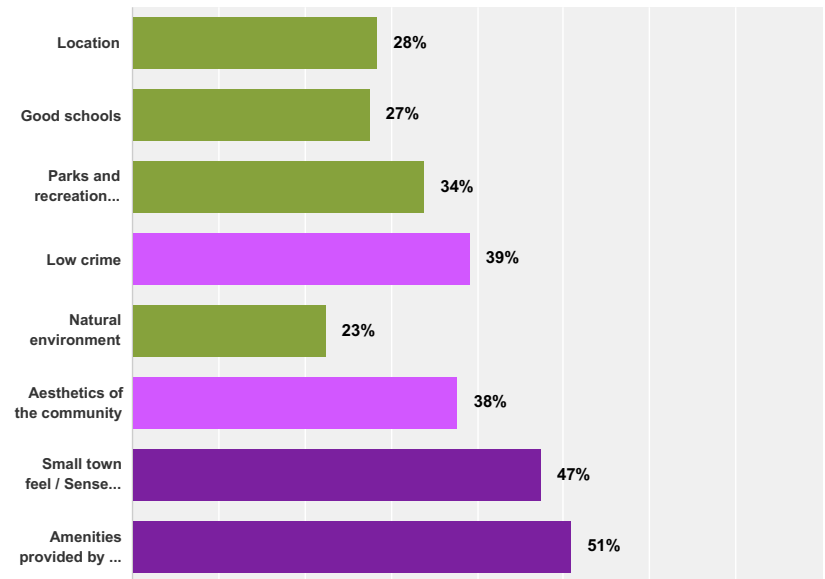
All Residents

The top response for all residents was 'Low Crime' with 'Small Town Feel / Sense of Community' and 'Location' in the second place tier. Younger residents rated 'Good Schools' as a top strength. LSL Community Association members rated 'Amenities provided by the homeowner associations' as the highest ranked strength.

The most common 'Other' response was mentioning the lakes as a strength.

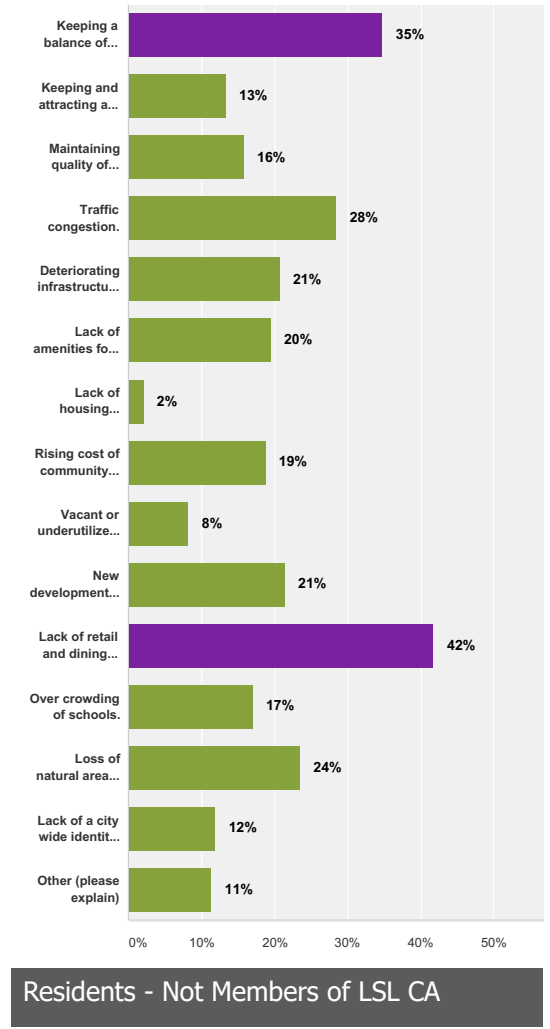
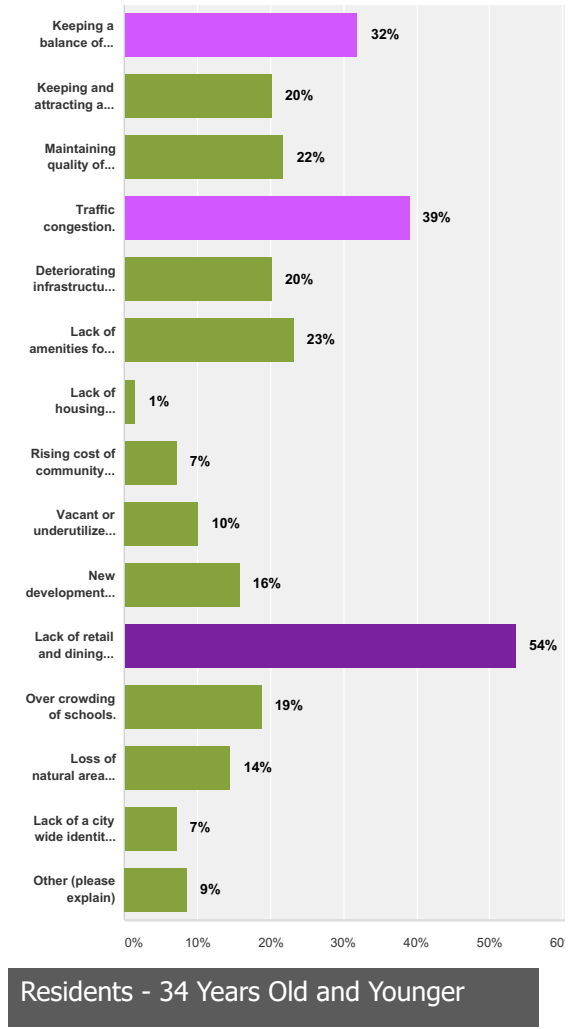
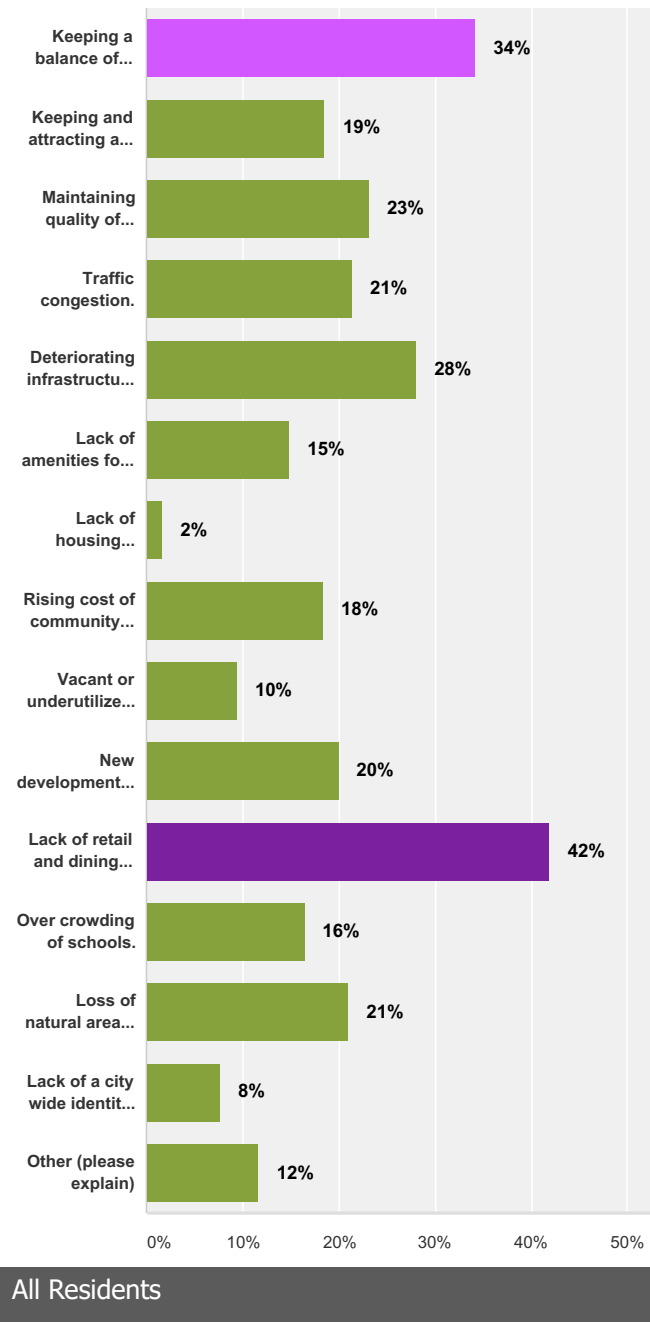


Residents - 34 Years Old and Younger



Residents - LSL Community Association Members

Q9. What are the three biggest challenges facing Lake Saint Louis in the next 20 years? (choose up to three)



For all residents, ‘Lack of retail and dining options’ and ‘Keeping a balance of growth and small town feel’ were mentioned as the top two challenges facing the City. ‘Traffic congestion’ was ranked higher by younger residents and residents who are not members of the LSL CA. Likely this is due to increased traffic on Highway N.

‘Other’ comments included many topics including aesthetics, lack of consistent code enforcements, lack of access to the lakes for all city residents, water quality, and high taxes.

Q10. What is one thing would you most like to see changed in the City?

There were a great diversity of responses to this question. The most common categories of responses are shown below with representational comments.

DINING / RESTAURANTS

“More unique restaurants.”

“Less fast food restaurants and more mature dining”

“Having a restaurant on the lake would be great.”

“Better healthy food restaurants.”

COMMUNITY ENTRANCES, ESPECIALLY ALONG I-70

“I would like to see the area off of I70 become more inviting.”

“Clean up the development area at LSL Blvd and hwy 70. It looks dated and unattractive. It’s not a good first impression to people upon arrival in Lake Saint Louis.”

“I would like to see the I-64 interchange made more attractive, like in O’Fallon.”

THE MEADOWS

“More restaurants, shops and housing at the Meadows!”

“The meadows is one of the best features of Lake Saint Louis and I would like to see more dining and retail choices there.”

“We also need more restaurants at The Meadows . I’m concerned about losing this city treasure!!!”

“More attention focused on making The Meadows of Lake St Louis a THRIVING retail destination.”

COMMUNITY COHESION

“Have use of the lake . For those of us who do not live right on the lake . A place where we could go and enjoy lake.”

“I pay for lake rights but never use the lake or own a boat. Residents should be given the choice to keep the right and pay the dues or give them back to the CA someone else can use them.”

“Let all city residents have option to join Community Association.”

“Lake St Louis available to residents of Lake St Louis.”

“I think Lake Saint Louis needs to pay attention to both sides of Highway 40. Our side gets no beautification.”

TAXES

“Taxes are very high.”

“Lower taxes.”

STREETS

“Not enough attention to our streets . They need repaired and replaced.”

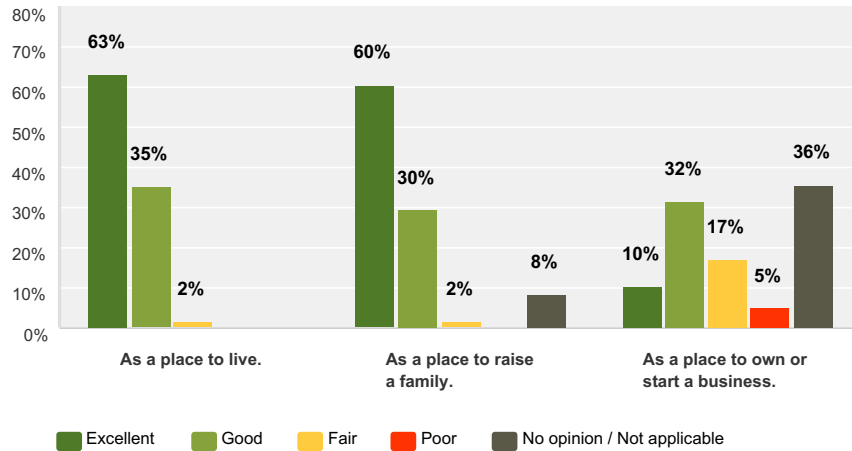
HOUSING

“Better code enforcement on upkeep of our aging housing stock.”

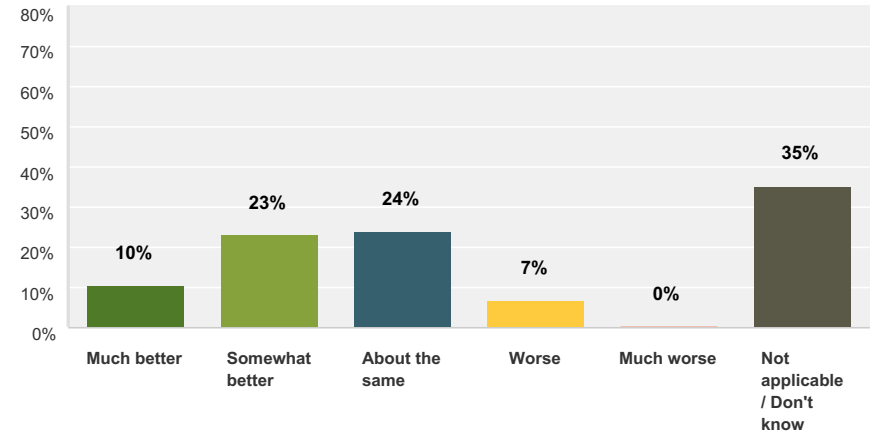
DEVELOPMENT

“Our city is growing greatly, like to see them keep a balance between residential and business.”

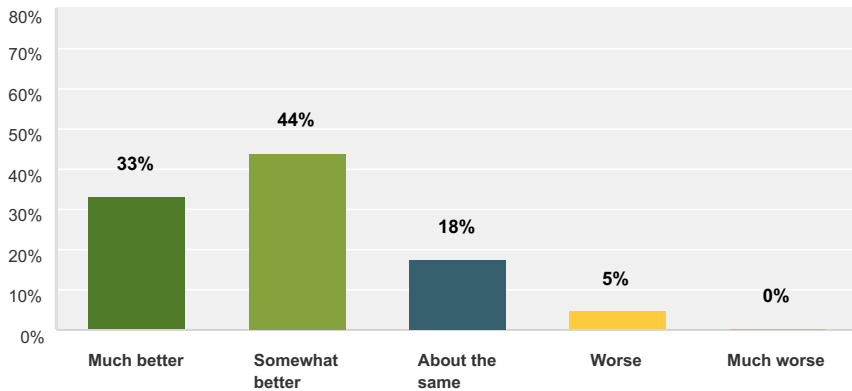
Q11. How would you rate Lake Saint Louis for the following:



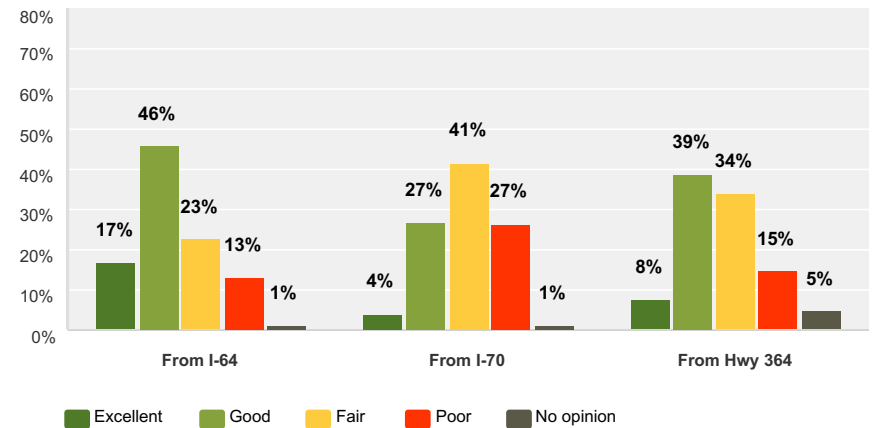
Q12. How does the quality of life in Lake Saint Louis today compare to ten years ago?



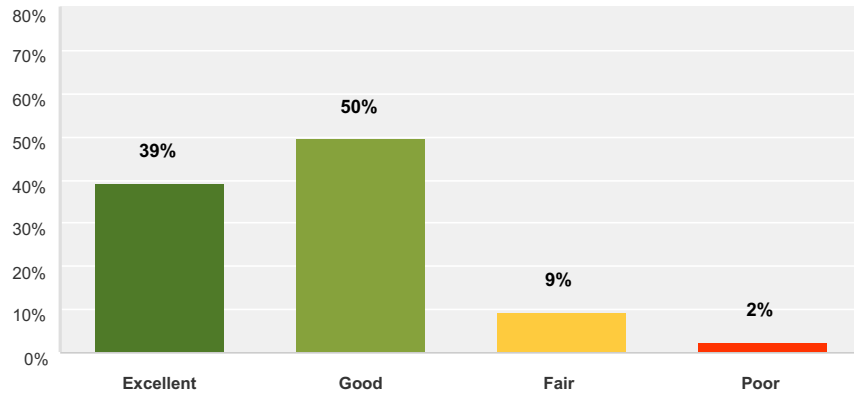
Q13. How would you rate the attractiveness and image of Lake Saint Louis compared to surrounding communities?



Q14. How would you rate the physical appearance of the community from the City's main points of entry along I-64, I-70, and Hwy 364:



Q15. How would you rate the overall quality of parks and recreational opportunities in Lake Saint Louis?



Representative comments include:

“Nice parks w/ places for family gatherings and community events. Lakes wonderful for those of us in the LSLCA.”

“We love all of the parks located within the community . Once again I wish the CA was something that my family could take advantage of...”

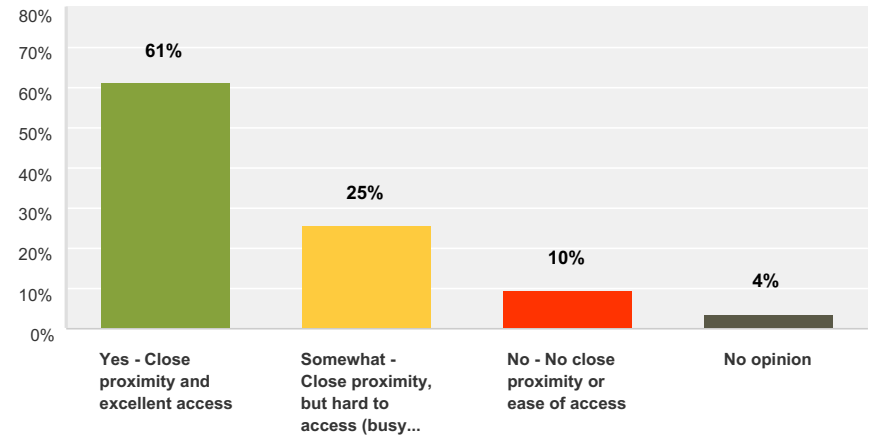
“Would like to see more off-road biking and walking opportunities.”

“Need more park/recreational options and/or define what is CA and what is City-specific park and recreation opportunities.”

“Well maintained and variety. Would mark “excellent” but for an increase in crowding.”

“Zachary Park is excellent and a model for other areas. The other smaller parks offer playground and natural areas for children and families to play.”

Q16. Do you feel that parks, trails, and open space are adequately located near your home and neighborhood?



Representative comments include:

“Trapped in neighborhood. No sidewalks to get to safe place to walk. Technology is too busy to walk on without sidewalks.”

“We have no sidewalks to walk on. No access to trails.”

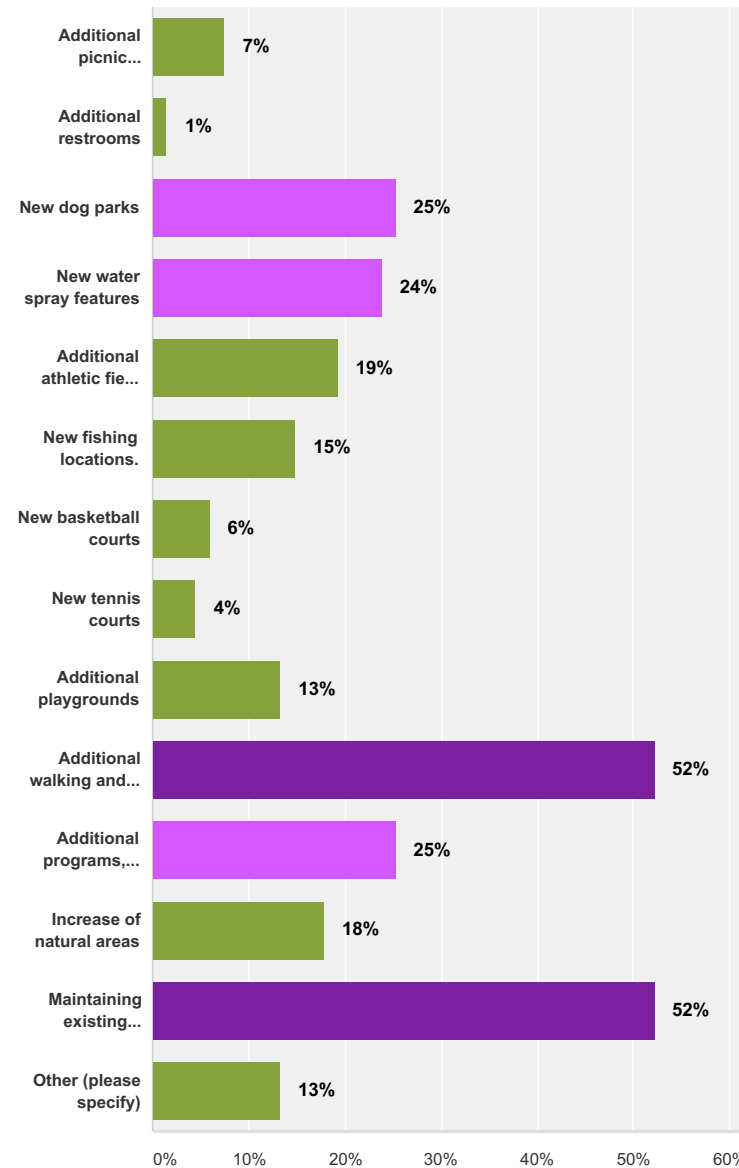
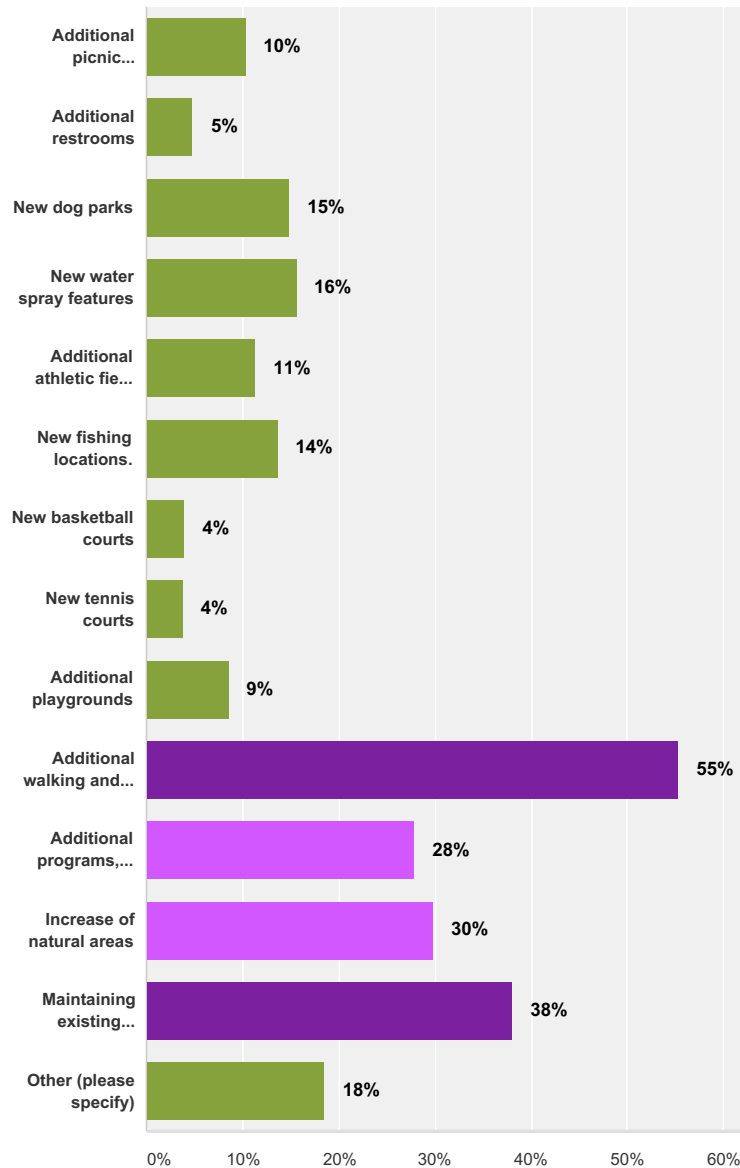
“Close proximity, but NO sidewalks from our subdivision to walk to the park.”

“Sidewalks are needed on Technology.”

“It is critical that future development should include appropriate linkage or extension to the existing amenities.”

“The goal should be that every community in LSL can be safely traveled on foot or bike from one end to the other.”

Q17. What are your top three priorities for parks and recreational opportunities in Lake Saint Louis? (Choose up to three)



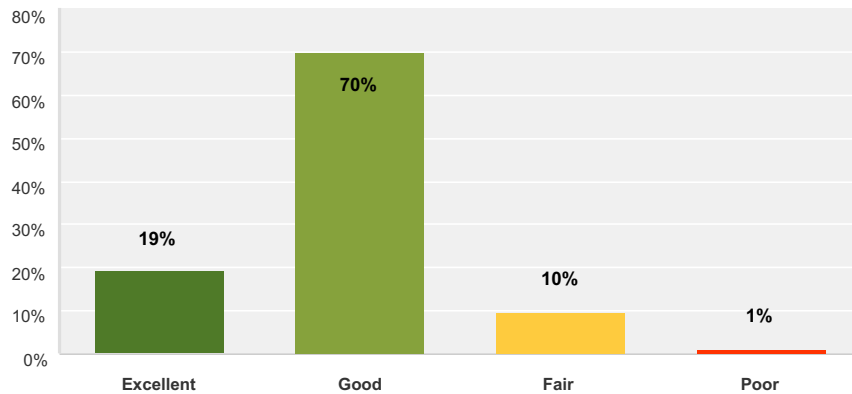
‘Additional walking and hiking trails’ and ‘Maintaining existing facilities and not adding new facilities’ were the top two priorities for all residents. ‘Increase of natural areas’ and ‘Additional programs, classes, and events’ were in the second tier of priorities.

Younger residents also listed ‘Additional walking and hiking trails’ and ‘Maintaining existing facilities and not adding new facilities’ as top priorities. However, younger residents ranked ‘New dog parks’ and ‘New water spray features’ higher than other respondents.

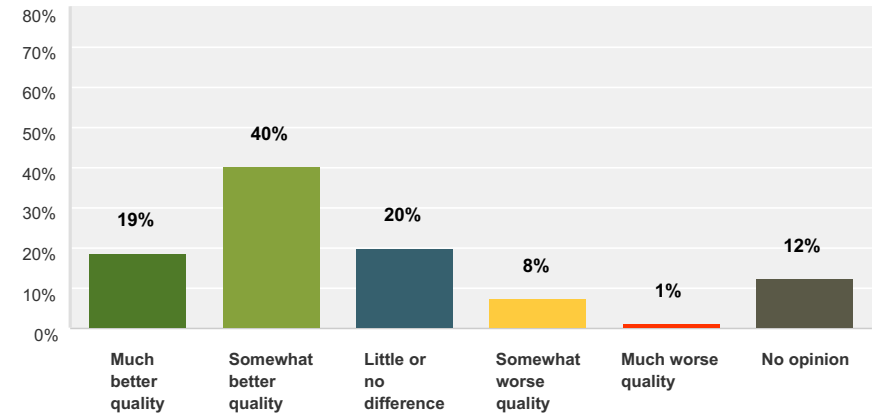
All Residents

Residents - 34 Years Old and Younger

Q18. How would you rate the overall appearance of residential properties in Lake Saint Louis?



Q19. Generally speaking, how is the quality of recent residential development compared to older residential areas?



Representative comments include:

“Obviously there are newer built and older homes, but overall most are well maintained look nice.”

“In general, residents take pride in maintaining homes and properties. The city could do a better job of sanctioning and enforcing rules and regs for those who do not.”

“Older stock needs to be maintained or updated.”

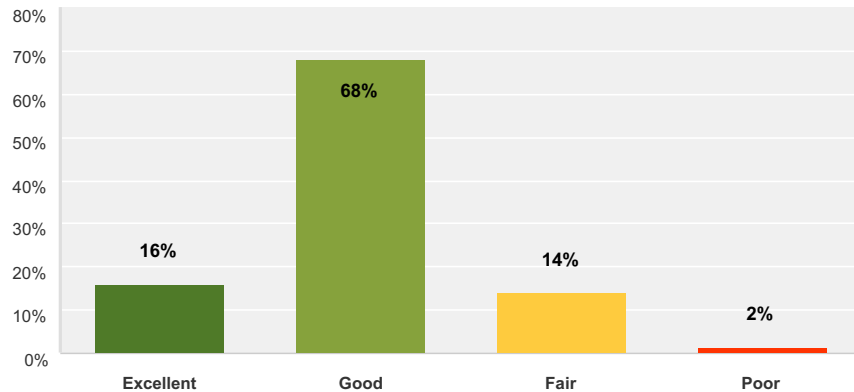
“Most properties are maintained well. There seems to be a high degree of pride in home ownership.”

“I’m comparing LSL with other communities in the metro area. Most residential properties are well maintained.”

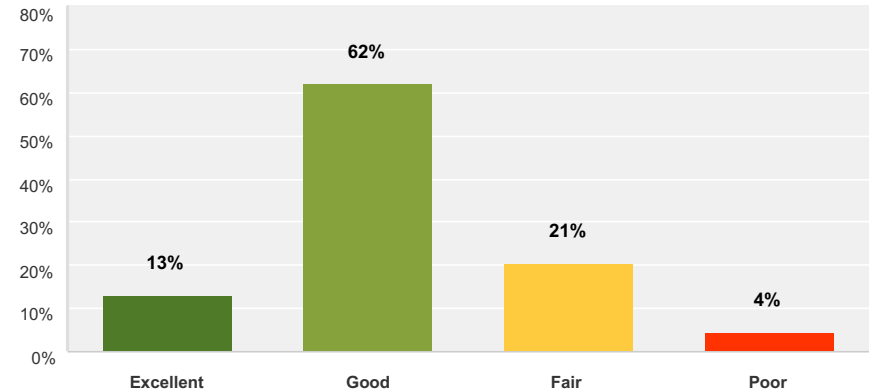
“Some of the older properties /neighborhoods are the reason I said fair.”

“Excellent in some areas, and good in others.”

Q20. How would you rate the existing housing options for keeping and attracting a diverse spectrum of residents (young families, singles, retirees, etc.)?



Q21. How would you rate the overall appearance of office, retail, and commercial buildings in Lake Saint Louis?



Representative comments include:

“Meadows is very attractive.”

“Wildly varying. I-70 side is very dated, aside from the recent additions to the hospital. I-40 side has appealing architecture, specifically around the City Hall and The Meadows.”

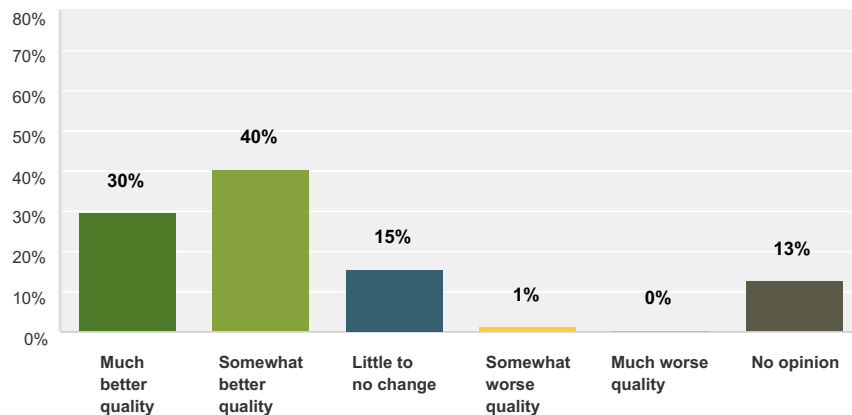
“North side very dated.”

“The highway 70 side leaves much to be desired.”

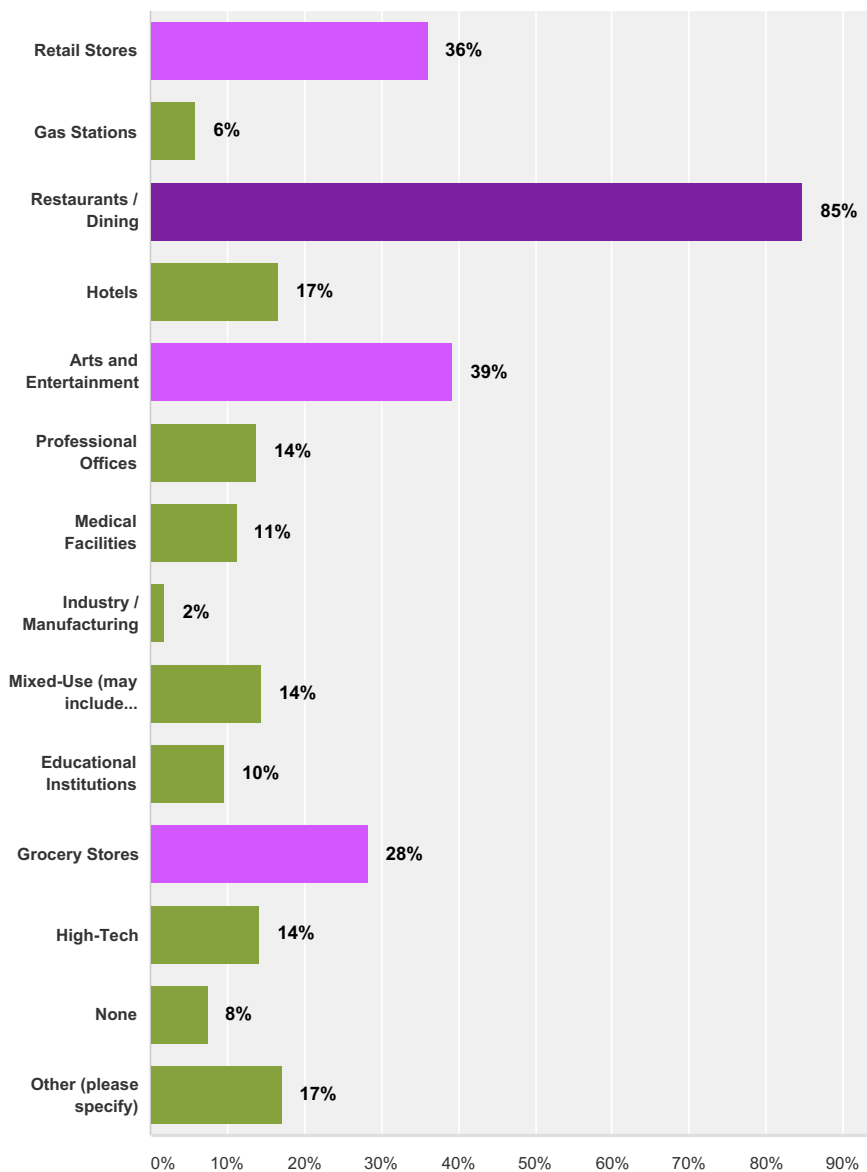
“The 40 side has a nice appearance. The 70 side looks uninviting and old.”

“40, N, and 364 look great. 70 side could use attention.”

Q22. Generally speaking, how is the quality of recent development (office, retail, and commercial buildings) compared to older development in the City?



Q23. What kind of non-residential development would you like to see in the city in the future? (Check all that apply)



Common ‘Other’ responses included suggestions for Trader Joe’s and other grocery development, specific types of retail such as coffee shops, a focus on the Meadows, and discussion of development versus retaining a residential character. Representative comments include:

“Trader Joe’s or Whole Foods would be a nice addition to the area.”

“Dierberg’s & Trader Joe’s, please! Coffee shop, Ice Cream shop at The Meadows, plus another restaurant.”

“More stores in the Meadows.”

“The Meadows need to have more businesses to fill the shopping center- coffee shop, ice cream store, quality restaurants/dining. We don’t believe that a ton of new businesses need to be built---we need to fill the retail space we currently have available.”

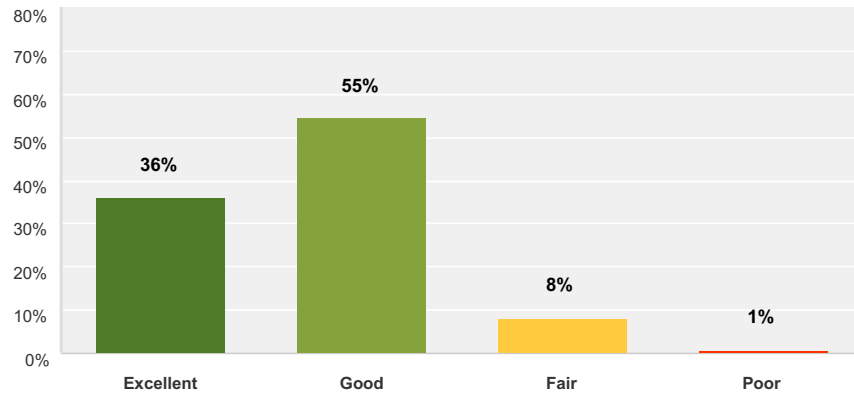
“Since all cities need businesses for their tax base it’s inevitable that more will come, but I do not want to see our city overrun with businesses - that would completely kill LSL’s reputation for having the country feel in a city.”

“How about a developing a common area along LSL Blvd where it overlooks the lake by the dam. The commercial development there is rather blah. It would be a great place to some outdoor restaurants, and ice cream shops, etc where people could mingle.”

“The roads, mainly LSL Boulevard as it is the main artery here, is becoming a steady stream of increasingly faster vehicles passing by. With less residents driving and more transient drivers there is less regard to the residents who are used to cycling, running, or walking the community. That was one of the largest draws to the area, an active community.”

“You will lose what attracts most to the Lake by continuing development. Maintain it but limit growth.”

Q24. How would you rate the quality of the existing natural environment (trees, open space, etc) in Lake Saint Louis?



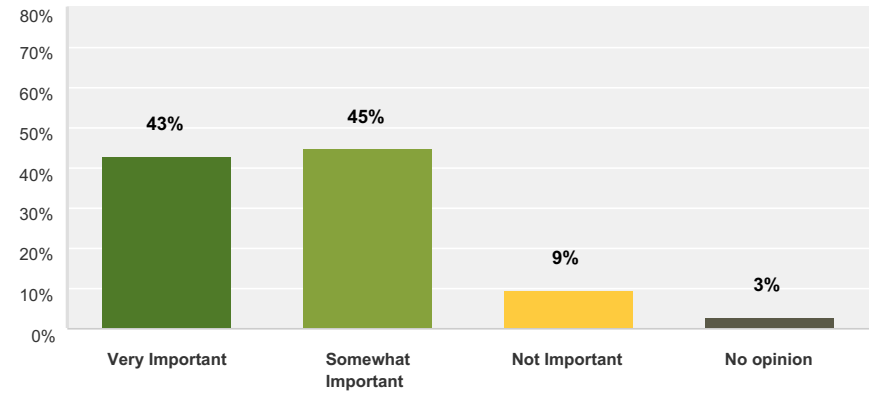
Representative comments include:

“But cutting down too many trees for what seems to be no reason.”

“There are nice natural areas in older communities, but not so much in newer developments.”

“Has been good, however, some of the natural woodland area is being overdeveloped.”

Q25. How important is biodiversity (native plant and animal life) in the community?



Representative comments include:

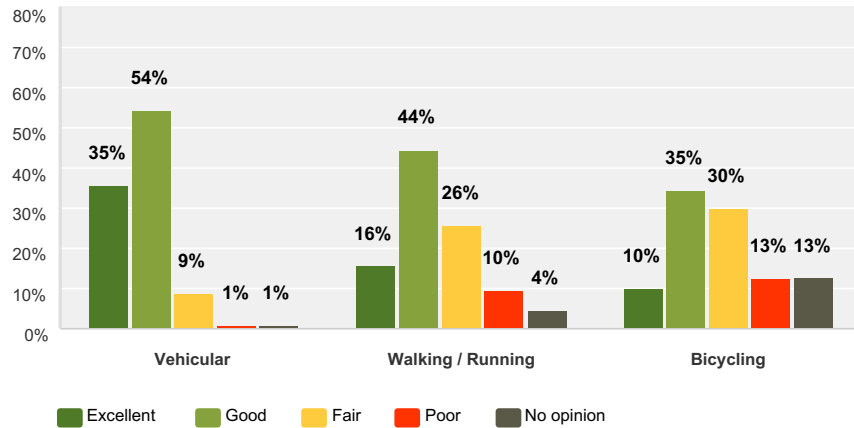
“Let’s make biodiversity, eco efforts, native plant and animal life a priority for our city. Make it a formal part of our city plan to set us apart from the communities around us.”

“When we moved here 11 years ago, we marveled at the diversity of the plants and animals we could see in our own neighborhood. We hope that LSL does not overdevelop (like other St. Charles County cities) and push out all of the plant and animal life.”

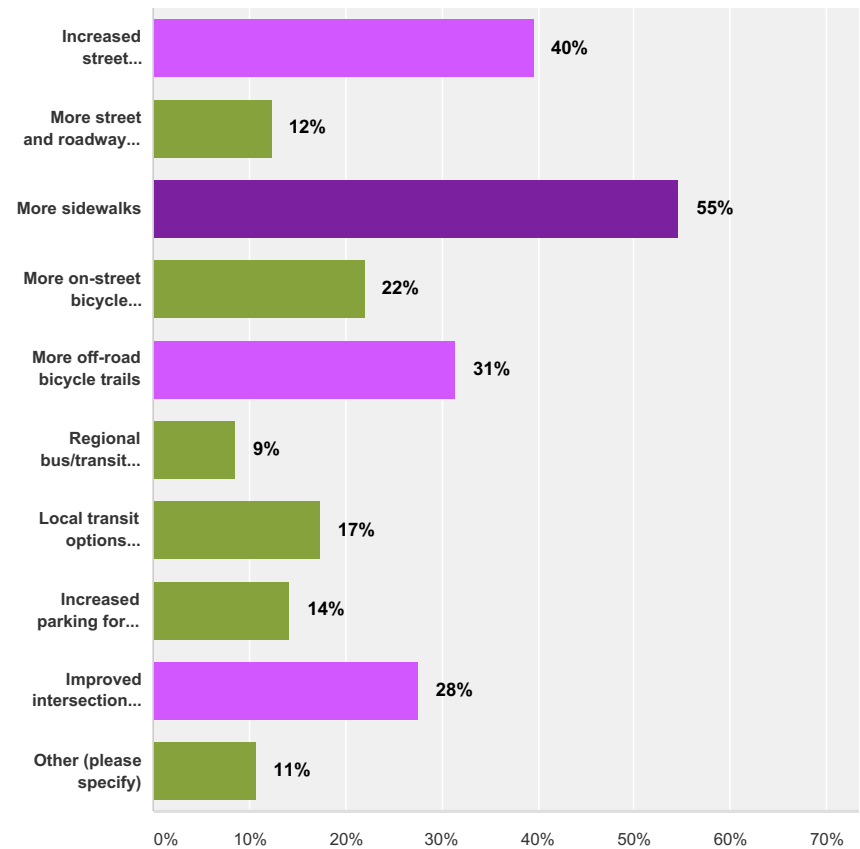
“Most people don’t like the native look. Like more manicured look.”

“LSL has quite a bit of natural areas...but we need to make sure we do not over develop.”

Q26. How would you rate the ease of the following modes of transportation in Lake Saint Louis?

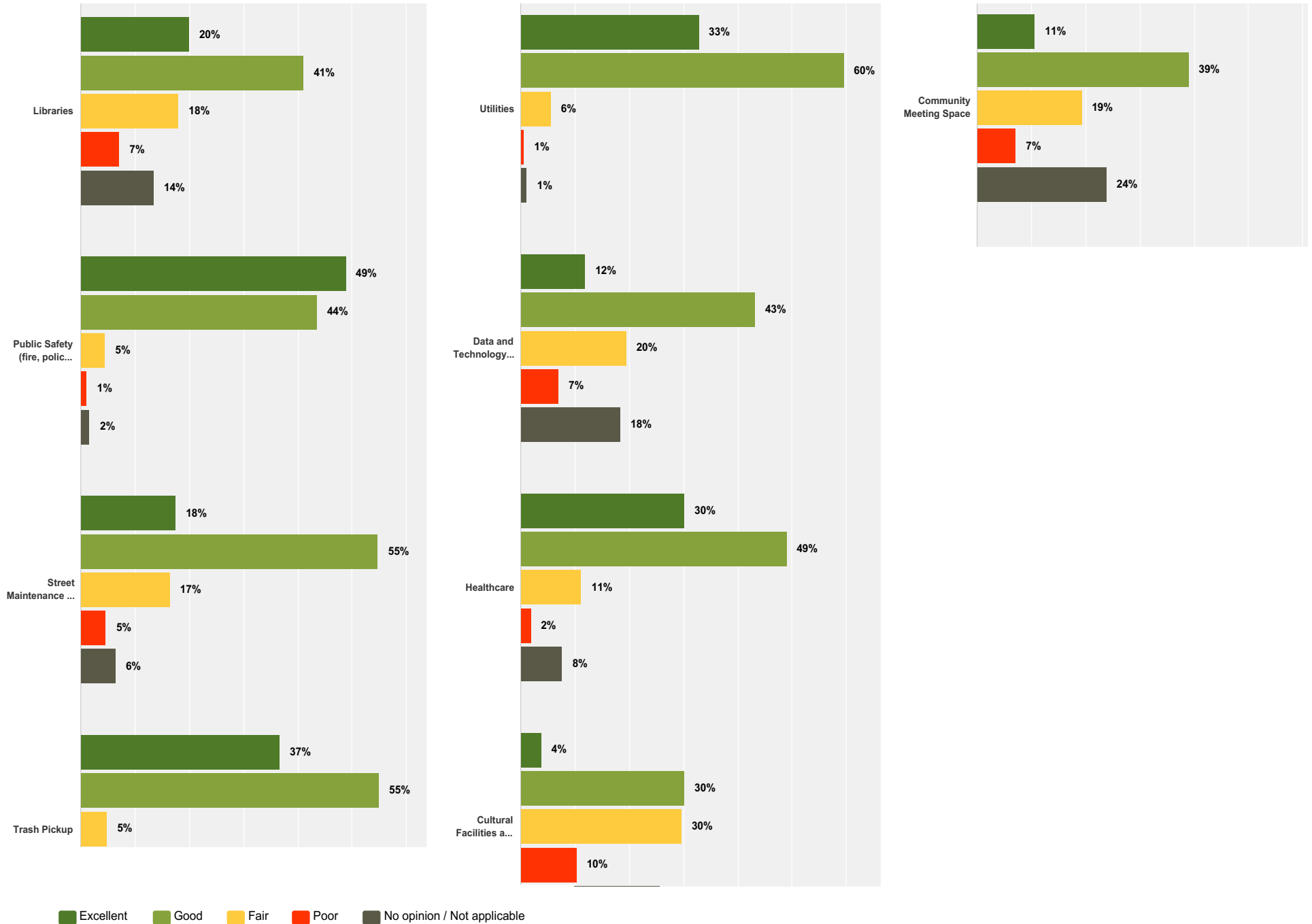


Q27. What are your top three priorities for transportation in Lake Saint Louis? (Choose up to three)

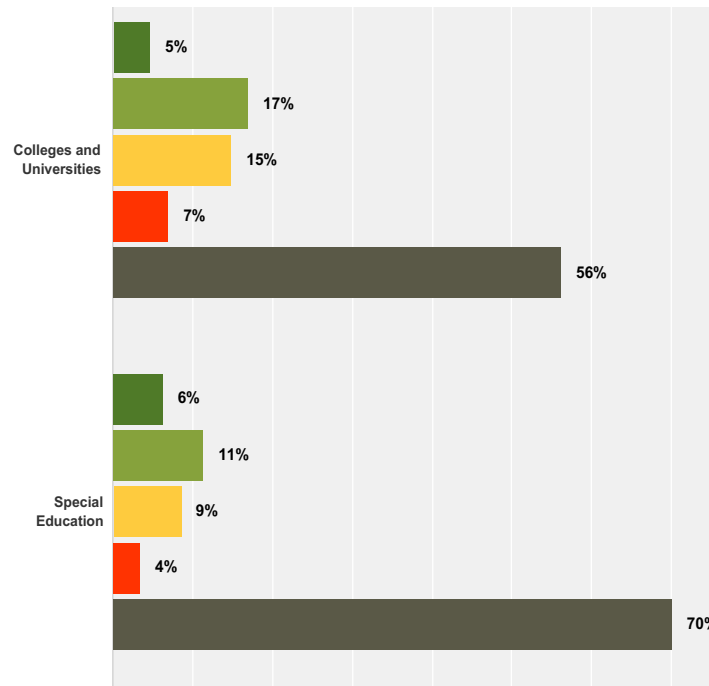
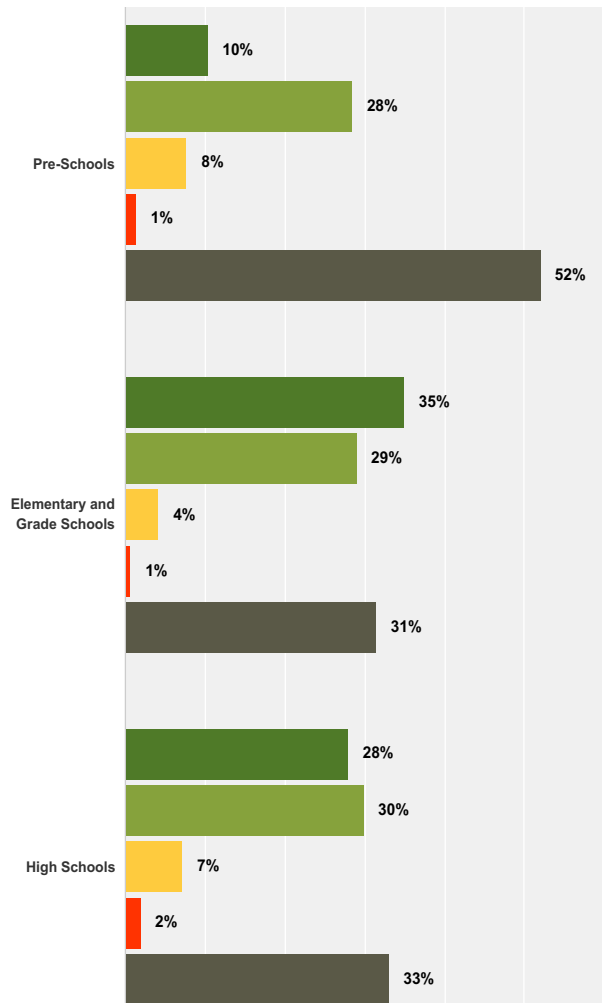


‘More sidewalks’ was the top response by all residents. The second tier of priorities included ‘Increased street maintenance’, ‘More off-road bicycle trails’, and ‘Improved intersection crossings for pedestrians and bicyclists’. These priorities were fairly consistent among various groups within the City, however younger residents placed a greater priority on ‘More sidewalks’ and ‘Improved intersection crossings for pedestrians and bicyclists’.

Q28. How would you rate the following community services and facilities (in terms of quality, proximity, availability, etc)?



Q28. How would you rate the following community services and facilities (in terms of quality, proximity, availability, etc)?



Additional comments focused on schools, library, internet service, and cultural facilities. Representative comments include:

“Some of the Cultural programs and meeting space is focused on the CA not the non-CA.”

“Schools are great but we have but one elementary school in the City limits.”

“For the most part city services are good to excellent; elementary and secondary schools are very good.”

“The Wentzville School District has done an amazing job with unprecedented growth. They have somehow maintained good ratings and test scores.”

“There are no special needs schools in the area! All require long bus rides and high tuitions to schools across the river.”

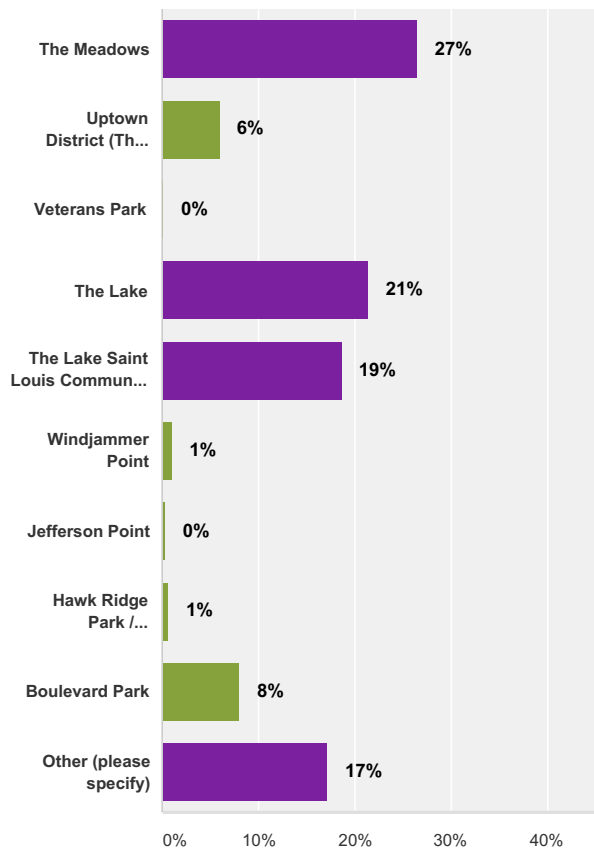
“It would be nice to have a library within the city limits.”

“The library on Corporate Parkway is too small and in need of remodeling.”

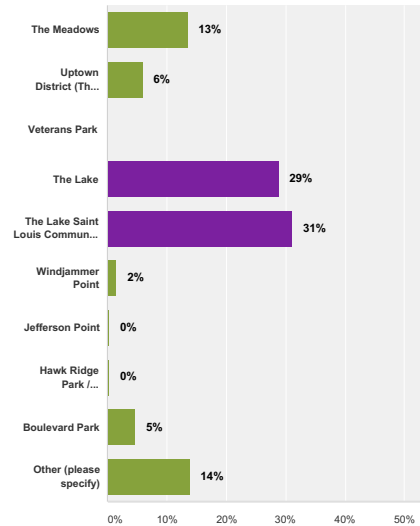
“There are cultural programs but no building.”

■ Excellent
 ■ Good
 ■ Fair
 ■ Poor
 ■ No opinion / Not applicable

Q29. For many communities, there is often a "center" or "heart" of a community such as a downtown, main street, park, or neighborhood that residents consider to be the "heart" of the community. For Lake Saint Louis, where do you consider the "heart" of the City to be?



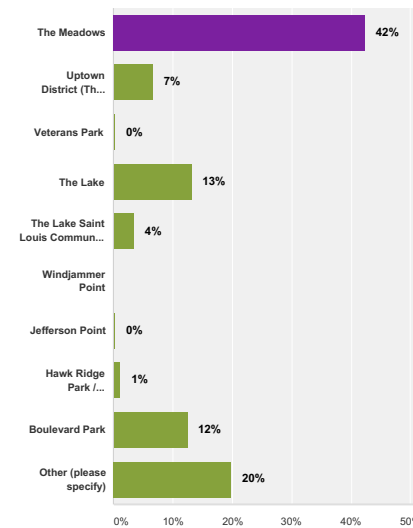
All Residents



Residents - LSL Community Association Members

For all residents, the question of the "heart" of the community was fairly evenly split between 'The Meadows', 'The Lake', the 'LSL CA Clubhouse' and 'Other'.

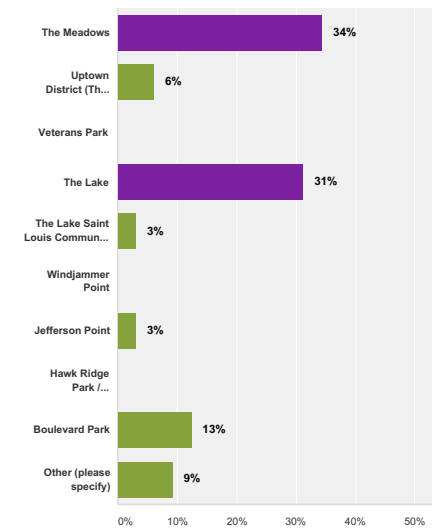
However, there was significant differences between constituencies in the City. LSL Community Association members ranked 'The Lake' and the 'LSL CA Clubhouse' as their top choices. Residents who are not members of the LSL CA ranked 'The Meadows' well ahead of other choices.



Residents - Not Members of LSL CA

Interestingly, younger residents, who may not have access to LSL Community association amenities, still ranked 'The Lake' almost on par with 'The Meadows'.

'Other' comments included that there are multiple "hearts", there is not a "heart" (or a need for one), and that the Uptown area has potential especially if it allows residents to have access to the lake.



Residents - 34 Years Old and Younger, Not Members of LSL CA



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