ST. CHARLES COUNTY MASTER PLAN

St. Charles County Council Members
Joe Cronin, District 1
Joe Brazil, District 2
Mike Elam, District 3
Dave Hammond, District 4
Terry Hollander, District 5
Mike Klinghammer, District 6
John White, District 7

St. Charles County Executive’s Office
Steve Ehmann, County Executive
Joann Leykam, Director of Administration
Jennifer George, Assistant Director of Administration
John Greifzu, Assistant Director of Administration

Master Plan Steering Committee Members
Nancy Matheny, Chairperson
Keith Arbucke
Luanne Cundiff
Mike Elam, County Council
Julie Feast
Jennifer George, Assistant Director of Administration
David Gipson
Marc Gottfried
John Greifzu, Assistant Director of Administration
Bart Haberstroh
Michael Hurlbert, Community Development Department Director
Matthew Jaspering
Mike Klinghammer, County Council
Daniel N. Kluesner
Jeanette A. Koechner
John Lamping
David Leezer
Shelley Machens
Sandra Meranda
Keith Schneider
John A. Schulte

Master Plan Staff
Amanda Brauer, Roads and Traffic Manager
Mary Enger, Communications Department Director
Bryanna Hartmann, Digital Media Specialist
Karen Hutchins, Planner II
Debbie Kennedy, Print Services Manager
Colene McEntee, Communications Manager
Ellie Marr, Senior Planner
Robert Myers, AICP, Planning & Zoning Division Director
Mark Price, AICP, Planner II
Jakob Schneider, GIS Analyst
Pinar Turker, Planner II
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This 2030 Master Plan is an integrated set of recommendations intended to promote the general welfare and prosperity across St. Charles County by coordinating desired land uses with facilities serving the public. A detailed background report on the County’s demographics, economy, community facilities and services, transportation, housing, natural resources, and land uses has been prepared to describe key conditions and trends affecting our future. The interrelated elements detailed in the background report provide a basis for preparing the Plan, but importantly, the 2030 Master Plan embodies community values in its vision statements, goals, and objectives. As implied by its title, the planning horizon for the 2030 Master Plan is the next two decades.

Under St. Charles County’s Charter, the County Council’s powers provide for a county-wide master plan with recommendations for development within the County. The Master Plan is to be reviewed every five years. (C-2.533) Chapter 120 of the County Code establishes a Master Plan Steering Committee composed of County residents to be appointed by the County Executive with approval of the County Council.

The 2030 Master Plan is substantially based on earlier versions with minor amendments as reviewed and approved by the Master Plan Steering Committee.

2020 Master Plan
In 2007, County Executive Steve Ehlmann appointed a 16-member Master Plan Steering Committee to update the County’s master plan. The Steering Committee was composed of 11 residents from across the County, two members of the County Council, and three County staff members.

At its first meeting in September, the Steering Committee created a process to update the 2015 Master Plan and reviewed background data relating to county development and major accomplishments from the 2015 Master Plan. At subsequent meetings, the Steering Committee formulated vision statements relating to specific plan elements and identified community issues. In addition, the Committee drafted goals and strategies to accomplish these visions.

At their Nov. 7, 2007 meeting, the Master Plan Steering Committee approved a preliminary draft of the planning document, absent the land use element. Two public forums were held on Nov. 14 and 15 to provide an opportunity for county residents to comment on the draft plan.

In January 2008, the committee began drafting the future land use section of the plan. This process included a number of opportunities for public participation, including focus groups and a land use workshop designed for invited participants. Public forums and a public hearing also were held to provide opportunities to the public.
Six focus groups, composed of members with similar interests, met in January and February 2008. The groups were municipal and County planners, land developers/homebuilders/realtors, large acreage land owners, farmers, commercial/industrial/economic developers, and community residents. Each focus group mapped its concept for future county development patterns. Forty people took part in this step.

Next, a land use workshop was held on Feb. 27, 2008, which included focus group members and other invited community participants. At this meeting, 53 participants were divided into eight multi-perspective groups to develop additional concept plans. The result of this workshop identified two concepts that had popular support.

With these two public participation steps completed, the County’s planning staff prepared draft land use plans, based upon the concepts developed at the community workshop that reflected land use needs for 2020 and the draft plans, visions and goals. A public forum to review the staff’s initial drafts was conducted on March 18, 2008. Approximately 25 people attended this forum. Subsequent to the public forum, the staff detailed the land use maps and prepared a draft version of the land use section for the Master Plan.

On April 2, 2008, the Steering Committee reviewed the preliminary draft of the land use chapter and plan and directed that a final version of the entire Master Plan be drafted. At their April 22, 2008 meeting, the Steering Committee reviewed a complete draft of the 2020 Master Plan and forwarded the document to the County Council with a recommendation for approval.

After holding a public hearing, the St. Charles County Council adopted the 2020 Master Plan on July 2, 2008 (Ordinance No. 08-081).

Planning is a dynamic and continuous process. Two amendments to the plan were prepared and approved: one for the Arena Parkway/Page Planning District adopted on Oct. 7, 2009, and the Agricultural-Tourism Land Use Plan for the southwestern portion of the county adopted on Oct. 31, 2012.

**2025 Master Plan**

Per County Charter, County Executive Steve Ehlmann in 2013 appointed a 16-member Master Plan Steering Committee to review the 2020 Master Plan for potential update. At that time, the County was slowly recovering from the nation’s Great Recession, and development activity had severely diminished from its peak in 2005. After reviewing how the recession had impacted the goals, strategies and land use planning for the County, the Steering Committee concluded that the basic assumptions, land use strategies and other elements of the plan were still valid, but that the planning time frame had slipped five years. Consequently, the Committee found that rewriting of the 2020 Master Plan was unnecessary and that previously-accomplished work remained relevant. County staff updated various background chapters with new information. The goals and strategies were reviewed and edited to reflect accomplishment of certain items or based upon the County Charter amendments. County staff attempted to keep the revisions as minor as possible while still providing up to date background information.
The Future Land Use Plan was updated to incorporate the amendments mentioned above and to correct any errors found in the plan. The Thoroughfare Plan was also corrected to make thoroughfare alignments more physically feasible and economically positioned.

The updated plan was reviewed and approved by the Master Plan Steering Committee for submittal to the County Council. St. Charles County Council approved the 2025 Master Plan on July 10, 2013 (Ordinance No. 13-054).

2030 Master Plan

County Executive Steve Ehlmann appointed 21 members to the Master Plan Steering Committee in April and May 2018. The Steering Committee convened monthly between May and November 2018. At the first Steering Committee meeting in May, it was agreed upon that the path forward would include minor updates and corrections, and that preparation of a new Master Plan would be advisable once the U.S. Census Bureau in 2022 releases detailed results of the decennial census.

A public open house was held on Oct. 10, 2018, to share the Steering Committee’s draft vision, goals, and objectives.

On Nov. 29, 2018, the Master Plan Steering Committee reviewed a complete draft of the Master Plan, including the Future Land Use Map and Thoroughfare Plan, and voted unanimously to forward the draft Plan to the County Council with a recommendation for approval.

The County Planning and Zoning Commission reviewed the land use component of the Steering Committee’s recommendations at its Dec. 19, 2018 meeting and recommended approval.

After holding a public hearing and making specific changes to the Future Land Use Map, the County Council adopted the 2030 Master Plan on Jan. 28, 2019 (Ordinance No. 19-003).
St. Charles County, Missouri
MISSION STATEMENT

St. Charles County Government is committed to providing exceptional public service to its citizens through principles of character, professionalism, and conscience.

To accomplish our mission, we shall:

- Develop strategies and goals based upon the principles of long-term planning to strengthen residential neighborhoods, increase economic opportunities, provide for adequate public services and utilities, and plan for and establish a viable transportation system.

- Provide data, facts, trends, and information to assist St. Charles County citizens making informed decisions relating to the future direction of their community.

- Promote intergovernmental cooperation among local governmental bodies within St. Charles County, the State of Missouri, and the federal government to advance objectives improving the well being of County citizens.

- Provide for fiscal accountability in County Government by utilizing fiscally conservative and responsible practices in the administration of County finances.

- Utilize professional and responsive service techniques in meeting the needs of County residents and businesses.

- Provide County citizenry with opportunities to express their comments and concerns relating to County policies, programs, and facilities.
VISION

Our population is diverse and growth is managed in a coordinated and sustainable manner.

SUMMARY

St. Charles County is part of the St. Louis Metropolitan Area, a region of 2.8 million residents and composed of 11 counties and the independent City of St. Louis. St. Charles County is adjacent to the metropolitan core consisting of St. Louis County and the City of St. Louis which, combined, contain approximately half the Metropolitan Area’s population.

St. Charles County underwent a rapid population increase between 1950 and 2000 of approximately 853 percent. Between 2000 and 2010, the County overall grew by 27 percent while Missouri increased by 7 percent, and the United States rose by 9.7 percent, making St. Charles County one of the larger numerical population increases in the nation. Today, St. Charles County is the third largest county in Missouri with a 2010 Census count of 360,485 residents and an estimated 2018 population of 397,000.

Much of this growth can be attributed to St. Charles County being located in a path of westward development within the I-70 and I-64 corridors. Residential development has been supported by an abundance of relatively inexpensive land, expanding utilities, the availability of relatively inexpensive gasoline and a good roadway network. St. Louis County’s population has seen slight growth as far fewer undeveloped tracts of land are available.

The result of the continuing in-migration of population to St. Charles County will have a direct correlation to land use planning for the County. This is especially true regarding the allocation of areas to accommodate future residential development. At first, the incoming population occurred along the Interstate 70 corridor, then also along the State Route 94 corridor in “leap-frog” patterns. The most noticeable population growth was within the Golden Triangle Area (bounded by I-70, I-64 and the Missouri River), with the most substantial increases occurring south of Highway 94 and south of Highway N. A substantial increase also was registered on either side of Highway K, and north of Highway N. Maps D1-D4 show the population distribution throughout the County based on the 2010 Census. Sizeable population increases also were recorded within various census tracts south of Interstate 70 between the cities of St. Charles and Lake Saint Louis. Despite the population increase for the overall County, three areas experienced a population decline. These areas include the northeast part of the County between the Mississippi and Missouri Rivers; the central area of the City of St. Charles; and the area between Interstate 70, Highway 94 and Mid Rivers Mall Drive. The decreases can be attributed to a static number of dwellings combined with a decline in household size.

The population of St. Charles County is relatively young, with an estimated median age of 37.7 in 2016, compared to 38.3 for Missouri, and 37.7 for the U.S. The proportion of residents aged 65 and
over is approximately 13.2 percent, compared to 15.3 percent in the state of Missouri, and 14.5 percent in the United States. Because the median age of residents has stayed relatively young through the succeeding decades, the number of resident live births has consistently far exceeded the number of resident deaths; thus sizeable population gains through natural increases surely will continue into the future and have a direct relationship to the planning for future governmental services, such as schools, parks and recreation facilities. At the other end of the age spectrum, a substantial number of the “Baby Boomer” generation will retire over the next 15 years. This could impact decisions on housing size, the development of more retirement-based housing and neighborhoods, and the expansion of services geared toward this age group.

As shown in Chart 1-1, the County’s total population is projected to continue growing, reaching a population of approximately 470,000 by the year 2030. The population growth in the County between 2010 and 2030 is expected to be approximately 110,000. The population will be unevenly distributed east and west of the line depicted by Interstate 64, Interstate 70 and Highway 79. Since increasingly less land is available for development in the eastern County, the bulk of this residential growth through 2030 is likely to occur in the western half of the County’s central corridor.

St. Charles County has for the past half century been located within the Metropolitan Area’s westward development path, and growth is expected to continue through the 2030 planning horizon. As the rapid population increase will necessitate additional homes and amenities, it is important that planning for future governmental services be tailored towards the needs of incoming residents as well as ensuring that sensible development and sustainable growth decisions are made.
ISSUES

- Additional growth will create new and expanded service needs.
- Seventy-seven percent of the population growth is expected to occur in the western area of the county and services will need to be provided to these areas.
- As the number of school age children increases or slows down in parts of the county, school districts will need to adjust and plan accordingly for these changes.
- A young median age will have a direct relationship on planning future governmental services such as schools, parks and recreational facilities.
- An increase in the number of people in older age groups will result in different housing and service needs.

GOALS AND STRATEGIES

GOAL:
Population growth is directed and coordinated to areas that have the essential infrastructure and public services available.

STRATEGIES:

- Land uses should be compact and located where essential infrastructure and services can be provided.
- All jurisdictions collaborate on planning for and providing essential infrastructure and utilities as the growth continues.
- Create a unified plan to provide essential services to match the demographics of the region.

GOAL:
Population growth and demographic forecasts are continually evaluated and updated to assure that an adequate level of service is maintained for the county’s diverse population.

STRATEGY:

- Utilize population projections and forecasts to ensure that necessary services can be planned for and made available.
VISION

We have a healthy and vibrant economic climate that provides a broad range of business and employment opportunities.

SUMMARY

In comparison with other suburban counties in Missouri, Illinois and Kansas, St. Charles County ranks at or near the top of every economic category. The County’s economy accounted for 6.8 percent of Missouri’s entire economy in 2017, behind only St. Louis County and Jackson County, the two largest counties in the state.

As with any rapidly growing community, job growth kept unemployment relatively low. Unemployment was fairly constant from 2000 to 2007 with the unemployment rate for the county hovering around 4 percent. In 2009, the unemployment rate peaked at 8.5 percent and has been declining since that year to a 2017 rate of 2.9 percent. From 2010 to 2016, the labor force residing within St. Charles County rose by 25,218 while the number of jobs here rose by 29,891.

From 2010 to 2016, the two economic sectors experiencing the biggest percentage increase in the number of jobs were manufacturing and educational services. The three sectors with the largest job losses for that period were finance and insurance; arts, entertainment and recreation; and utilities.

The average annual wage in St. Charles County during the 2017 reporting period for the Missouri Department of Economic Development was $44,039. This average annual wage is 5.6 percent higher than the 2000 average annual county wage of $29,432 ($41,699 CPI adjusted for 2017). Two-thirds (62.8 percent) of workers living in St. Charles County commute to work outside the County for their primary jobs. (U.S. Census Bureau, Longitudinal Employer-Household Dynamics, 2015).

A 2016 study prepared by MarksNelson for EDC Business and Community Partners in St. Charles County identified three key industries of advanced manufacturing (including aerospace and automotive manufacturing), financial services and information technology (including data centers), and management and administration (including headquarters/back office). Additionally, the county could continue to see significant growth in the logistics and distribution sector.

Obstacles for the development of key industries must be evaluated and addressed. Pressure for residential and retail development along major transportation routes has hampered efforts to preserve prime sites for enterprises that create high-paying jobs. Unless land use planning efforts in all jurisdictions in the county can preserve larger tracts at prime locations for business and commerce, the county’s economic potential will not be realized.
ISSUES

- Job creation and training incentive programs are needed in some areas of the local economy.
- State and federal development incentive programs need to be utilized.
- Local economic development incentive programs need to be assessed.
- County and municipal development officials need to address the lack of properties of 100 acres or more ready for development zoned for high tech industrial and office use.
- Need to encourage the development of high-end offices and technology-driven industrial and research parks.
- Development regulations must be reviewed and revised to promote high quality commercial and industrial projects.
- Career skills provided K-12 schools, along with institutions of higher learning, technical and vocational training, must align with future employment opportunities.
- Wireless and broadband networks need to be established throughout the county.
- The positive economic development climate in the county should be emphasized in attracting new employers.
- Economic growth engines should be highlighted in the quest to land new businesses.
- The economic strengths of the St. Louis Metropolitan Area must be presented as part of the county’s economic development efforts.
- Local governments rely heavily on sales tax revenues to provide services.

GOALS AND STRATEGIES

GOAL:
Utilize the land use policies of the County to enhance opportunities for economic development.

STRATEGIES:

- Land uses should be compact and located where essential infrastructure and services can be provided.
- All jurisdictions collaborate on planning for and providing essential infrastructure and utilities as the growth continues.
- Create a unified plan to provide essential services to match the demographics of the region.
St. Charles County will focus its economic development efforts to attract new business and industries, and foster the expansion of existing business and industries to diversify the tax base.

**STRATEGIES:**

- Expand water and sanitary sewer service to those areas with potential for industrial development.
- Upgrade both the state and local transportation network.
- Determine future transportation mode needs and facilitate the transport of workers to employment sites and reduce road congestion.
- Market the human resources potential of the county by assessing and identifying strengths in the existing labor force.
- Utilize existing analysis such as the WIOA Local Plan and the MarksNelson study to target identified sectors for business expansion and attraction.
- Continue to promote the concept of small business incubators as an important tool to assist the startup of small businesses.
- Target and recruit a wide range of businesses to create diversity in employment opportunities and the tax base.

Strengthen the overall impression that St. Charles County is a good location for business.

**STRATEGIES:**

- Market St. Charles County as a technological community with attractive, fresh and innovative marketing techniques, such as multi-media and “virtual reality” tours of the County.
- Promote the County’s image within and outside of the county through the public media and other venues and public education.
- Work with state initiatives to ensure an effective wireless and broadband system.
GOAL:
Promote the construction and creation of additional “pad-ready” development sites for Class A office uses and technology-driven industrial uses.

STRATEGIES:
- Develop and market remaining sites along Interstate 64 in Weldon Spring, O’Fallon, Dardenne Prairie, Lake Saint Louis and Wentzville.
- Promote redevelopment of existing sites along Interstate 70 in St. Charles, St. Peters, O’Fallon, Lake Saint Louis and Wentzville.
- Develop remaining sites in and around the St. Peters Special District near St. Peters City Hall.
- Encourage development at Highway 364 (Page Avenue Extension) and Arena Parkway in St. Charles.
- Encourage attainment of State “Certified Site” Accreditation for existing tracts envisioned for Class A office spaces, technology-driven light and heavy industrial development.

GOAL:
Promote the creation of additional “pad-ready” development sites for technology-driven light and heavy industrial and warehouse/distribution centers.

STRATEGIES:
- Utilize multiple locations along the Highway 370 Corridor such as Fountain Lakes Commercial Center, Elm Point Business Park, Truman Business Center, and Premier 370 Business Park.
- Complete development of the Crossroads Commercial Center (130+ acres) at Highway 61 and Highway A adjacent to Sachs Business Park and General Motors in Wentzville.
- Utilize other sites along Highway A near General Motors in Wentzville.
GOAL:
Encourage collaborative partnerships with institutions of higher learning to foster development of additional business and campus developments in and around Lindenwood University, St. Charles Community College, or elsewhere along Interstate 64, Interstate 70, Highway 364, Highway 370, or Highway 79.

STRATEGIES

- Utilize university resources for cultivation of knowledge, generation of regional wealth, creation of high-wage jobs, and fostering a county-wide entrepreneurial climate.
- Further develop the concepts of incubation, tech space, maker space and co-working space to grow business startups within the student population.
- Work with universities to retain student graduates to enhance our workforce and future community and business leaders.
- Look for opportunities to bring additional research and instructional facilities to the Missouri Research Park.
- Assist with additional research and business park development.

GOAL:
Encourage the creation of mixed use development campus sites around the community.

STRATEGIES

- Identify and market sites conducive to mix-used development.
- Seek partnerships with mixed-used developers.
- Ensure zoning and development standards are supportive of mixed use development.
Community facilities and services are required to support daily functions and development. These include such necessities as water and sewer services, public safety, parks and recreation, and general governmental services supplied by County government, municipalities, special districts, and utilities in order to enhance the overall quality of life.

The rapid growth of St. Charles County has been paralleled by increased demand for public facilities and services described below. The timely provision of these is a critical part in making the county an attractive place for new businesses and residents alike.

Of all utilities, sanitary sewer is the most critical for continuing future development in the county. Locations of existing sanitary facilities and where expansions of systems are planned will guide the direction of physical growth. Currently, St. Charles County’s sanitary sewer collection and treatment needs are supplied by eight municipal systems plus Duckett Creek Sanitary District, Public Water Supply District No. 2, and East-Central Water and Sewer Authority.

The largest water service providers in St. Charles County include Public Water Supply District No. 2, Missouri American Water Company, and East-Central Missouri Water and Sewer Authority. In addition, seven municipalities own their own water service systems.

Electric service is provided by Ameren Missouri, which serves the northern areas of the county and most of the Golden Triangle, and by Cuivre River Electric Cooperative, which primarily serves the western areas of the County south of I-70. There are areas in the northern section of the county—primarily north of the cities of St. Peters, O’Fallon and Wentzville—and in the southwestern section of the county, where no territorial service agreements exist. These areas are served by one or both of the above electric service providers.

Natural gas service is provided by Laclede Gas Company, which serves most of the cities along I-70 and all of the Golden Triangle area, and Ameren Missouri, which serves the Wentzville and the northwestern area of the county.

Land-line telephone service is provided by AT&T for the eastern portion of the county and by CenturyLink for the western portion. TDS Telecom serves the northern area of the county encompassing Orchard Farm and the surrounding area. Wireless telephone service is offered in St. Charles County by several companies including AT&T, Sprint, T-Mobile, Verizon and Cricket. Cable TV service is provided by Charter Communications and AT&T, which serves most of the Golden Triangle area and some unincorporated areas adjacent to municipalities. In addition, satellite systems are available to various parts of the county.
In addition to the utilities listed, St. Charles County jurisdictions offer citizens safety through ambulance, police, fire, and community health services. The county is served by 11 fire protection districts and one municipal fire department which employ a combination of career and volunteer firefighters to protect their citizens. The St. Charles County Police Department and eight municipal police departments provide continuous service within their jurisdictions. The St. Charles County Ambulance District is the largest ambulance district in Missouri, has won numerous local, state, and national awards, and is seen as an innovative leader in health care. The County’s Department of Public Health provides various service programs designed to promote healthy lifestyles.

St. Charles County citizens also benefit from over 6,500 acres of parks administered by various municipalities and the County. St. Charles County is part of the regional Great Rivers Greenway parks and trails district providing 123 miles of trails region-wide. Additionally, a number of federal and state agencies own and maintain recreational lands within the county. Parks and dedicated conservation areas in the county currently comprise 35,371 acres.

St. Charles County is endowed with a number of neighborhoods, buildings and sites recognized for historical, architectural, and cultural significance. The National Register of Historic Places currently lists five historic districts of national significance and 27 individual historic structures or sites of national significance county-wide. Several municipalities within St. Charles County have multiple locally-designated historic districts or landmarks. The South Main Street District in the City of St. Charles has the distinction of being the first local historic district enacted within Missouri.
POLICE, FIRE, AND AMBULANCE VISION

The physical design of St. Charles County supports safety.

ISSUES

- Safety services need to meet expanding demand.
- Emergency routes are periodically cut off during storm events.

GOALS AND STRATEGIES

GOAL:

Emergency response agencies in the County maintain reasonable response times to service calls.

STRATEGIES:

- Expand police, fire and ambulance services to meet public needs and population growth.
- Plan facility locations in growth areas to meet projected population growth.

GOAL:

Provide efficient and effective emergency and public safety services.

STRATEGIES:

- Achieve and maintain accreditation standards for County Police and Emergency Communications Departments.
- Respond to current and evolving public safety threats by maintaining multi-jurisdictional task forces and developing new teams as needs may arise.
- Leverage technology and date to improve communication, make better policing decisions and share information between agencies.
- Ensure all county agencies and institutions are in compliance with National Incident Management Systems (NIMS).
- Political subdivisions in the County should continue to regularly convene to discuss current issues and develop strategies and solutions.
- Work with the State to pursue “build out” of a public safety broadband network, known as First Net, to enhance emergency responder communication.
EDUCATION VISION

We have educational opportunities readily available for all.

ISSUES

• School facility needs are shifting with the shift of demographics.
• The County and region are challenged to produce enough workers for sectors targeted for future economic and job growth.
• School construction could be better coordinated with public infrastructure improvements.

GOALS AND STRATEGIES

GOAL:
School construction and expansion for primary and secondary education keep pace with expected student growth and are well-served by supporting infrastructure.

STRATEGIES:

• The school districts and the County should communicate regularly about future facility plans.
• Jurisdictions throughout the county should work together to develop a bicycle and pedestrian master plan to connect schools, libraries, and parks.
• Take public safety into account by including police, fire and ambulance in the design and operation of schools.

GOAL:
Increase the number of students pursuing skills and employment in targeted economic sectors.

STRATEGIES:

• Expand programming and participation in the Center for Advanced Professional Studies (CAPS) Program to advance business skills for high school students.
• Encourage expansion of coursework in robotics and computer coding.
UTILITIES VISION

Deliver the utility services necessary to reliably and safely meet the needs of a quickly growing county.

ISSUES

- Septic systems are not well maintained and promote inefficient land development patterns for the provision of utility and transportation infrastructure and governmental services.
- The location and timing of utility construction must coincide with population growth and business development.
- Providing sufficient sanitary sewer service is the utility most challenged in meeting customer needs, and sanitary sewer limits can inhibit industrial and other development.
- New development often occurs in areas outside areas now served by existing sanitary sewer systems.
- To grow industry, the higher energy demands of industrial parks and other major users must be met by natural gas and electricity utilities.
- A dozen transcontinental pipelines cross St. Charles County which can pose a public safety risk for fire, explosion, and soil and water contamination.

GOALS AND STRATEGIES

GOAL:
Ensure proper maintenance and upgrade to infrastructure.

STRATEGIES:

- Reduce the number and severity of sewage overflows into rivers from sewage treatment plants overwhelmed by stormwater infiltrating the sewage system.
- Help meet water capacity needs by ongoing identification and repair of leaking water lines.
- Seek opportunities to underground multiple utilities when possible to increase service reliability.
- Capitalize on State-approved electrical revenues for electrical grid modernization, including for cyber security.
GOAL: Reduce the number of inoperative septic systems and increase septic system requirements to insure proper maintenance.

STRATEGIES
- Discourage the installation of septic systems in areas planned for growth.
- Continue County requirements for ongoing maintenance contracts.
- Facilitate the removal of non-functioning systems through Neighborhood Improvement Districts.
- Facilitate elimination of septic tanks causing environmental or health hazards.
- Require latest approved design technology if a septic tank system is the only feasible option.

GOAL: Facilitate the collaboration of the county, municipalities, districts, and utilities to develop, maintain, and expand utility infrastructure to meet the growing potential needs of commercial, industrial, and residential land.

STRATEGIES
- Improve coordination on major road improvement projects between utilities, road sponsors, and designers by including utility facilities in the design and construction project schedules.
- Seek cost-saving/cost-sharing opportunities between multiple utilities for expansion of services and infrastructure.

GOAL: Anticipate development by preparing to expand and extend sewer infrastructure to growth areas of the County.

STRATEGIES
- County, municipalities and districts develop a comprehensive and coordinated plan for sewer extensions and expansion of existing facilities.
- Encourage wastewater providers, where appropriate, to develop a comprehensive approach to wastewater collection and treatment that will maximize efficiency within watersheds.
- Ensure new residential development has access to sewer facilities owned and operated by an appropriate local wastewater regulatory authority.
HUMAN SERVICES VISION

All residents have access to a wide variety of high-quality human services.

ISSUES

- Social needs are increasing and changing as the demographics change.
- The needs of at-risk residents need to be identified and assessed.
- A January 2018 point-in-time count found 484 homeless persons across St. Charles County, 155 of whom were children (17 and under). Although 336 persons were temporarily sheltered, only 36% homeless persons in emergency shelters in St. Charles County currently move to permanent housing.
- Greater financial resources are needed to both directly serve homeless residents and to coordinate the homelessness services already provided by multiple organizations.

GOALS AND STRATEGIES

GOAL:
Health and human services will have a seamless, coordinated system of services.

STRATEGIES

- Provide funding for programs for at-risk populations.
- The specific needs for at-risk populations such disabled, disadvantaged, and elderly residents should be identified and services tailored to meet those needs.
CULTURAL, RECREATION, HISTORIC VISION

We have an ever increasing variety of cultural, historical and recreational opportunities that are available, accessible, and affordable.

ISSUES

- Historical assets of the county need to be preserved.
- Opportunities to provide additional recreational areas in growth areas will become limited if not acquired in a timely fashion ahead of or in conjunction with development.

GOALS AND STRATEGIES

GOAL: Enhance and preserve cultural and historic assets.

STRATEGIES

- Promote the rich history and culture of the County through the identification and preservation of historically significant sites.
- Encourage the utilization of state and federal historic tax credits to restore historically significant housing.
- Endeavors by public or private individuals/landowners to preserve historical structures should be encouraged.

GOAL: The County will provide quality and effective service to its residents.

STRATEGIES

- Continue use of the one-fifth cent capital improvement tax beyond 2021 for providing needed capital improvements in a timely manner.
GOAL:
Establish and preserve open space and recreational opportunities.

STRATEGIES

- Integrate open space and park land into developing and developed areas.
- Encourage the continued development of the greenway system in the county.
- Develop support and alliances between municipalities, developers, landowners, intragovernmental departments and intergovernmental entities and agencies at the local, regional, state and national levels which can positively impact the development of a linked parks and recreation system.
- Utilize trails, waterways and wetlands through parks and linear greenways to connect neighborhoods, historic areas, parks, educational sites and commercial locations where feasible.
- Meet national standards for the amount of park land and open space needed for the projected population.
- Target and explore the establishment of one to two County parks within the “Golden Triangle” to serve the needs of the more highly populated areas of the county.
- Create innovative partnerships for development of park and recreation amenities and leisure pursuits.
- Seek partnerships and alliances which enhance both private interests and public need for open space, recreation, cultural and historical development and tourism to effect both economic development and efficient use of monetary and natural resources.
PUBLIC HEALTH VISION

The physical design of St. Charles County enables residents to enjoy healthy lifestyles.

ISSUES

- Some residents lack access to basic healthcare services, not only due to lack of insurance coverage but also factors such as a lack of transportation.
- Chronic diseases such as cancer, diabetes, and heart disease, are the leading causes of disability and premature deaths both locally and nationally.
- Substance abuse impacts both adolescents and adults both locally and nationally, and the misuse of prescription drugs is contributing to increases in opioid overdoses.
- Continued promotion of testing and increased immunization rates will be needed to maintain St. Charles County’s low rate of communicable diseases.
- Intervention is necessary to reduce the neglect and abuse of pets and other animals in our care.

GOALS AND STRATEGIES

GOAL:
Improve residents’ access to basic healthcare services.

STRATEGIES

- Assist residents with healthcare coverage enrollment by linking Public Health Department clientele to agencies who can aid with these efforts.
- Support low-cost transportation options to and from healthcare institutions.
- Partner with agencies to increase low-cost dentistry services in St. Charles County.
- Consider options for public health locations in the western portion of St. Charles County.
GOAL:
Reduce the impacts of chronic diseases such as cancer, diabetes, and heart disease.

STRATEGIES
• Support community environments that promote and support healthy choices as well as physical activity.
• Expand the role of health care and health service providers in chronic disease prevention.
• Expand the role of public and private employers in chronic disease prevention by promoting and supporting worksite wellness programs.
• Expand public health services to include more prevention-based testing programs.
• Support initiatives such as Community Strong St. Charles County that address community health concerns across platforms and providers.

GOAL:
Reduce substance abuse and opioid overdoses.

STRATEGIES
• Increase education to physicians who prescribe opioid drugs.
• Partner with the St. Charles County Ambulance District to support their Substance Use Recovery Response Team (SURRT) outreach program, with more services needed for diagnosis and recovery.
• Increase education to businesses on removing the stigma of addiction, as well as increasing their resources they may provide.
• Increase community awareness by partnering with programs such as Community Resources United to Stop Heroin (C.R.U.S.H) of St. Charles County.
GOAL: Continue promoting testing and immunization to maintain St. Charles County’s low rate of communicable diseases.

STRATEGIES
- Promote and increase the rates of vaccine-preventable diseases.
- Promote and increase the rates of adults vaccinated against influenza.
- Through promotion and education, broaden outreach to a wider age range on the importance of timely HIV and STD testing, through easier and cheaper testing methods for all.
- Improve the County’s vaccine services by offering a travel vaccine program that is more expansive to the needs of our residents.

GOAL: Ensure the health, safety and welfare of pets in our community.

STRATEGIES
- Follow the 12-trait, pet-friendly model for providing adequate animal shelters, homes, parks and businesses.
- Increase the number of sheltered animals placed in “forever homes.”
- Decrease the time animals spend in shelters waiting adoption by increasing specialized fostering opportunities.
- Broaden education to ensure pet owners have access to care, nutrition, and affordable veterinarian care, no matter the income level.
- Increase animal education interventions to younger age groups in order to decrease the occurrence of animal abuse and increase the awareness of animal care.
- Strengthen and enforce good health standards in County-operated kennels.
VISION

Our transportation system provides alternative, affordable, and efficient modes of transportation that are reliable, safe, environmentally friendly, and promote economic development.

SUMMARY

Centrally located within the continental United States, and located at the confluence of two of the world’s major rivers, St. Charles County is at the crossroads of interstate, water, rail, and air transportation systems.

Reflecting the rise of automobiles as the dominant means of personal transportation since World War II, development patterns today county-wide are predominantly automobile-dependent. During the period 2011 to 2016, 92.5 percent of workers living in St. Charles County commuted to work by automobile, truck or van, with the vast majority of those workers driving alone. Since 1985, with the initial passage of the County’s half-cent transportation sales tax, St. Charles County has been able to supplement state and federal funding to expand the county’s roadway network commensurate with growth. But given uncertainties about long-term state and federal roadway funding, and population growth between 2018 and 2030 of some 74,000 additional residents, meeting the transportation needs of county residents and employers will be challenging.

To improve the efficiency of the county’s transportation system, issues such as the high use of single-occupancy vehicles and the lack of a viable public transit system (bus and/or rail) should be addressed. In addition, other forms of transportation (e.g., rail, aircraft, water) also should be included as part of the overall transportation system, which needs to support existing businesses and encourage continued economic growth throughout the county.

The county’s rail facilities need to be studied to determine if additional sidings are needed to support the expansion of industrial development. And, St. Charles County should maintain its airport facility to serve its growing needs while fostering economic growth within the county.

As transportation helped to place St. Charles at the forefront for adventure when Lewis and Clark first left to explore the western frontier, it is our complete transportation network, including all of its varied forms, that will keep St. Charles County strong and viable for the future. However, it is important to continuously strive for workable alternatives and innovative solutions to improve the transportation network so vital to our County.

In conjunction with preparing the 2030 Future Land Use Plan, the Thoroughfare Plan has been amended to accommodate this growth. The Thoroughfare Plan is used to identify transportation corridors vital county-wide for efficient traffic flow and orderly development.
ISSUES

- Uncertainties with state and federal funding for future road improvements.
- Continuation of the county’s half-cent transportation sales tax.
- Public transit (bus and rail) is non-existent or very limited in many parts of the county.
- Alternatives to transit, including ride sharing, autonomous and connected vehicles, may provide viable solutions in the future.
- Alleviating congestion on current and future road systems.
- Consideration should be made for multi-modal facilities.
- Safety of all users must be considered as we strive for zero transportation-related deaths (Vision Zero).
- Ongoing maintenance of existing road systems and bridges.
- Transportation infrastructure’s impact on workforce and economic development.

GOALS AND STRATEGIES

GOAL:
Provide an efficient, reliable, and well managed road system.

STRATEGIES:

- Insure that the carrying capacity of arterial roadways is maintained by prudent management of vehicular access to and from these roadways using established design criteria.
- Continue to fund the maintenance and upgrading of existing roads and facilities.
- Inform public about transportation system conditions and alternative routes via Intelligent Transportation Systems (ITS).
- Prepare for future use of autonomous shuttles and connected vehicles.

GOAL:
Provide alternative and affordable modes of transportation.

STRATEGIES:

- Encourage use of public transit, ride sharing, autonomous and connected vehicles, and provide other modes including bikeways, sidewalks, and trails.
- Support land use patterns that will utilize alternative modes of transportation.
- Evaluate mobility needs of the county’s population not having automobiles (elderly, low-income, disabled, etc.)
GOAL:
Increase multi-modal options to improve connectivity, safety, and access.

STRATEGIES:
- Promote the use of multi-modal transportation facilities.
- Develop a county-wide bicycle and pedestrian master plan to connect trails, parks, schools and libraries that will allow better project coordination and leveraging of Federal/State dollars, metropolitan parks tax funding, and Great Rivers Greenway District projects.
- Encourage use of the Complete Streets philosophy in transportation planning and design.
- Support mixed-use developments where living, shopping, working, and recreational activities are in close proximity.

GOAL:
Provide an environmentally friendly and safe transportation system.

STRATEGIES:
- Reduce delay and congestion on existing roadways through corridor signal optimization (Gateway Green Light provided cross-jurisdictional signal coordination.)
- Use cost-efficient yet environmentally safe de-icing chemicals.
- Improve roadway safety through projects aimed at crash reduction and focused on high-crash locations.

GOAL:
Continue the expansion of the transportation system in a way to accommodate population growth and economic development.

STRATEGIES:
- Ensure connectivity between older and newer transportation networks.
- Develop new funding sources and other strategies to address congestion issues on the major arterials.
- Proactively expand and improve roads within the County to efficiently move people and freight.
- Work with agencies and partners to ensure rail, water and air services are complementary to the County’s continuing growth.
The natural environment places both opportunities and constraints on the way land is utilized. Soil characteristics, the slope of the land and flooding frequency are a few of the many factors which affect land development. Other environmental considerations include wetlands, vegetative cover, and sensitive environmental areas.

Approximately 70 percent of St. Charles County drains into the Mississippi River, while the remaining southern 30 percent drains into the Missouri River. Approximately 43 percent of the county is within 100-year floodplains. Other areas of the county having 100-year floodplain designations are along the Cuivre River, Dardenne Creek, Peruque Creek, Femme Osage Creek, and Big Creek.

St. Charles County, being part of the St. Louis Region, has been designated as a moderate non-attainment area for the eight-hour ozone standard of the U.S. Environmental Protection Agency. East-West Gateway Council of Governments (EWGCOG), as the Metropolitan Planning Organization (MPO), had until June 15, 2005 to perform a Conformity Determination under this eight-hour ozone standard. In March 2005, EWGCOG conducted a Conformity Determination for Legacy 2030, The Transportation Plan for the St. Louis Region, which satisfied the June 15 statutory deadline requirement. The Conformity Determination for the FY 2013-2016 Transportation Improvement Program (TIP) and related amendments to the Regional Transportation Plan 2040 (RTP) has been performed with the Conformity procedure as relates to the 1997 eight-hour ozone standard.

The St. Louis Region also does not meet EPA regulations relating to fine particles (less than 2.5 microns in diameter). Particle matter (PM) is a mix of solid particles and liquid droplets suspended in air. Fine PM is made up of a variety of components including acid, organic chemicals, metals, dirt, and dust particles. EWGCOG, as the MPO, was required to demonstrate conformity with the current Transportation Plan and TIP for the PM2.5 standard by April 5, 2006. In February 2006, EWGCOG conducted a Conformity Determination on the FY 2006-2009 TIP and related amendments to Legacy 2030, The Transportation Plan for the St. Louis Region, which satisfied this statutory deadline requirement. The Conformity Determination for the FY 2013-2016 TIP and related amendments to the RTP 2040 has been performed with the Conformity procedure set out for the annual PM2.5 standard.
Three areas of prime farmland are recognized within St. Charles County. The first is the area between the Mississippi and Missouri Rivers north of Highway 370 and east of Highway 79. The second prime farmland area is north of the City of O’Fallon between U.S. Highway 61 and Highway 79. The third lies along the bottom lands parallel to the Missouri River.

A great diversity of plant and animal life exists in the county due to variations in weather, soil, and topography. The six major physical habitat communities found in the County are: oak hickory, forest, floodplain forest, glades, prairie, stream and gravel bar.

Wetlands are located principally along the Mississippi and Missouri Rivers and in various areas of northern St. Charles County east of Highway 79. Areas of wetlands are also found along creeks and lakes throughout the county.

St. Charles County’s primary vegetative cover is grasslands. Forested areas are predominately in the southwestern section of the county. Cropland is located primarily in north St. Charles County, along the west side of Highway 79, and in the Greens Bottom, Darst Bottoms, and Augusta Bottoms areas along the Missouri River.

The impacts of wastewater and storm water runoff are considerable environmental concerns for St. Charles County residents. As more homes are built and commercial sites are developed, great care must be taken to protect water quality in our watersheds and to reduce storm water damage to property and human life.

A 21-mile section of Highway 94, between I-64 and Warren County, crosses an area with unique scenic features. In a study of this area prepared in 2002, approximately 30 scenic vistas or view sheds were identified in this corridor.

Development constraints within St. Charles County include areas within the 100-year floodplain, wetlands, extreme slopes, and soils not conducive for septic tank installation. New construction within County-designed flood zones must be elevated so that the lowest floor (including basement) is elevated a minimum of one foot above the base flood established for that location. Slopes in excess of 33 percent are generally precluded from development. Soils in many areas of the County are not conducive for septic tank installation. The installation of a private sewage treatment system in the wrong type of soil may lead to contamination of ground water resources.
ISSUES

- Stormwater management efforts are too fragmented to effectively manage stormwater runoff as impervious surfaces increase.
- Prime farmland is a finite resource which is being lost over time due to development and topsoil mining.
- Forested lands and wetlands which improve stormwater and provide wildlife habitat are being lost.
- Air and water quality has the potential to decrease with development.
- Floodplains continue to face pressure for development.
- Property owners individually and collectively responsible for maintaining private stormwater infrastructure often do not have the resources necessary to do so.

GOALS AND STRATEGIES

GOAL: Protect people and property from flooding by avoiding or reducing development in areas naturally unsuited for development.

STRATEGIES:

- Prudently manage floodplain development.
- Manage levee construction within the Mississippi River and Missouri River floodplains.
- Increase public awareness of risks associated with building in a floodplain.
- Implement the use of structural and non-structural measures to alleviate flood losses.
- Continue to implement the county’s flood risk mitigation plan: Protecting Our Resources: St. Charles County’s Strategy for Floodplain Management.
- Review the floodway boundary lines defined by FEMA flood maps to insure accuracy and equity.
- Continue taking opportunities for voluntary buyout and demolition of structures with severe repetitive losses due to flooding.
GOAL: Protect and successfully manage water across watersheds.

STRATEGIES:
• Develop a coordinated, county-wide storm water management plan on a watershed specific basis.
• Seek to improve stormwater quality on a watershed basis by creating working groups involving government and other stakeholders to communicate and coordinate efforts.
• Review aligning County policies for erosion control, streambank protection, tree protection, County parks, and flood buyout properties to connect and support natural corridors.
• Consider incorporating water quality and management facilities/measures in County facility projects to use as examples for the development community.
• Educate the public on how they can reduce stormwater pollution at the source through measures such as installing rain gardens and rain barrels, planting and maintaining trees and native vegetation, best practices with fertilizer and pesticide use, proper waste disposal, etc.
• Incorporate Best Management Practices to ensure land development follows proper storm water management principles.
• Incorporate low impact site design techniques to reduce the amount and velocity of surface water runoff.

GOAL: Adapt development patterns and practices to mitigate natural risks and environmental conflicts.

STRATEGIES:
• Develop a RISK mapping system tied to real-time precipitation forecasting to predict areas of the County that are vulnerable to flooding for emergency management and public awareness/information.
• Insure proper safeguards for the use of onsite sewage disposal systems by maintaining
• 5-acre minimum lot sizes in rural areas and adopting and enforcing the latest sewage effluent standards.
• Provide informational resources to help property owners and property owner associations responsible for solving localized stormwater problems.
5. Natural Resources

GOAL:
Contribute to reducing ozone levels for the St. Louis region to conform to Federal standards.

STRATEGIES:

• Provide public education to promote and increase the awareness of air quality issues including personal, institutional and business practices that impact air quality such as carpooling, reduction of open burning, vehicle maintenance, alternative modes of transportation and energy conservation methods.
• Pursue reducing single-occupancy vehicle use by enabling alternative transportation choices such as walking, cycling, ride sharing, and paratransit.
• Recognize and address the impact of “heat islands” on contributing to ozone.

GOAL:
Protect and manage natural resources to preserve the community of native plants, wildlife and pollinators for the enjoyment and education of the public.

STRATEGIES:

• Protect natural communities by removal of invasive species; promote oak hickory regeneration and increase ground flora/fauna of wooded areas.
• Increase wildlife diversity by promoting natural communities.
• Support pollinator habitat by planting and protecting corridors of prairie, wetlands and tree canopies that include host and nectar plants.
• Protect and preserve existing riparian zones from the increasing impervious surfaces by planting a 100-foot corridor of trees, shrubs and native plants.
• Educate the public by offering nature programs and service opportunities led by park staff.
VISION

Development and population growth is well-planned and our natural resources are maintained and protected.

SUMMARY

Over the past several decades St. Charles County has experienced high levels of growth, currently the fastest growing county in the state. The pressures from this growth, coupled with an increased awareness of economic, environmental, and social issues, leads to increasing concern in how we use our land. St. Charles County’s land area is 561.35 square miles. Of this total area approximately 30 percent remains outside incorporated municipalities. The projected land use is driven by population and employment growth. Future land use projections apply the assumption that the land use patterns and trends would remain the same and will provide a guide for the future.

St. Charles County’s current residential land uses contain 110,771 detached single-family units occupying 53,920 acres, and a 2016 estimate of 32,255 attached and multi-family units occupying 2,454 acres accommodating a 2010 Census population of 360,485. Chart 6-1 shows the percentage of existing units and the density they occupy in 2010.

Businesses employing some 182,155 private sector, non-farm employees utilize some 15,510 acres. In 2013, 14 percent of employment acreage was used for the industrial sector, 72 percent of employment acreage was used for the retail trade sector, and 14% of employment acres were used for the industrial sector. Facilities in the County consist of general government, parks and open space, and private golf courses. General government facilities, which also include police, fire, and jail, occupy 2,148 acres, utilities occupy 1,630 acres, and parks, private golf courses and open space occupy 37,321 acres.
Educational facilities occupy 3,021 acres to accommodate a total of 69,169 public and private K-12 students. In addition, St. Charles County utilizes approximately 240 acres to accommodate 7,724 St. Charles Community College students, and 1,487 acres to accommodate 11,903 Lindenwood University students as well as some 1,600 students at Midwest University, Vatterott College, Sanford-Brown College, National American University, and other schools.

Demographic changes have important implications for future land use demands. These changes in population directly affect the need for housing, employment, and public facilities. By 2030, St. Charles County’s population is projected (using the Cohort-Survival Method) to reach 470,437 residents and employment is projected to reach 225,289 jobs. These estimates are used to project the amount of land needed in order to accommodate its citizens. The purpose of these projections is not to advocate one development scenario over another, but rather to gauge future land use needs. It does not allocate land uses to the land, nor does it indicate where development should occur. Assuming projections hold, they show in general terms the magnitude of change facing St. Charles County. Table 6-1 shows the acreages of current land uses as well as the projected land use acreages for the year 2030.

Residential needs were estimated for single-family and multi-family land use categories. To accommodate the housing needs of 470,437 residents by the year 2030 a 15 percent increase in housing units and a 13 percent increase in acres would be needed. Proportionally, growth would also be seen in the space needed to accommodate employment. Based on estimated space requirements, accommodating the land use needs of businesses employing 225,289 workers will require a 21 percent increase in acreage.

Estimating the need for public facilities and associated land use needs affect all people in the community. To accommodate the increased population, as well as to maintain the same level of service from 2018 to 2030, a 19 percent increase in the number of acres for government facilities will be needed. Parks, private golf courses, and open space would require a 19 percent increase and education facilities would require a 5 percent increase from 2018 to 2030 to accommodate the increase in school age children.

<table>
<thead>
<tr>
<th>Year</th>
<th>Residential</th>
<th>Commercial</th>
<th>Industrial</th>
<th>Government</th>
<th>Education</th>
<th>Parks</th>
<th>Other</th>
<th>Agricultural</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>66,107</td>
<td>12,626</td>
<td>2,884</td>
<td>3,778</td>
<td>3,021</td>
<td>37,321</td>
<td>14,884</td>
<td>202,674</td>
</tr>
<tr>
<td>2030</td>
<td>75,788</td>
<td>15,221</td>
<td>3,476</td>
<td>4,494</td>
<td>3,131</td>
<td>44,392</td>
<td>14,884</td>
<td>174,647</td>
</tr>
</tbody>
</table>
ISSUES

- Land uses need to be distributed and balanced.
- Land use growth is outpacing infrastructure development.
- Large land tracts ready for business development are lacking.
- Better coordination of land use plans between the county, cities, and utilities is needed.
- Inefficient development is increasing the cost of providing infrastructure.

GOALS AND STRATEGIES

6. Land Use

GOAL:
Plan for land use development and growth in a sustainable way.

STRATEGIES:

- Provide a balance of integrated and complimentary land uses.
- Establish areas for growth that are compact where utilities and infrastructure can be provided.
- Coordinate zoning for land uses with the growth patterns, trends, and densities as identified on the adopted land use plan.
- Discourage inefficient growth patterns and development types.
- Encourage cluster residential development where appropriate.
- Encourage in-fill developments.
- Influence the timing of development to coincide with the provision of public facilities, water, sanitary sewer, etc.
- Promote mixed-use development, combining residential and retail components, as a means of reducing traffic congestion and fostering neighborhood identity.
- Designate appropriate tracts for business development for higher-impact, targeted economic sectors.
- Coordinate land use and development plans between the County, municipalities, and utility providers.
- Consider realigning County zoning districts and zoning regulations with County Master Plan and other land use policies.

GOAL:
Develop a land use system which allows for a balance between jobs and housing.

STRATEGIES:

- As part of land development and zoning processes, take into consideration the need to balance jobs and housing.
- Preclude large future business development sites from premature development into other uses.
- Identify and revitalize declining and underutilized commercial and industrial areas.
VISION

*Housing sufficient to accommodate the needs of residents and workers county-wide.*

SUMMARY

St. Charles County’s sustained prosperity and its ability to attract new residents are due in large part to the high quality of life it offers. Residential development in the County should strive to provide housing opportunities for its residents in a variety of housing choices and in a range of prices. Such residential development should be accomplished while protecting the natural environment and providing a balance of land use patterns which minimizes land use conflict.

Residential building permits have been recovering since the low point occurring in 2011. County-wide, permits for 1,998 residences were issued in 2017 which is down from the 2,364 permits issued in 2016. In comparison, 1,815 residential permits were issued in 2012.

The total amount of multiple-family rental units increased between 2011 and 2016. The overall percentage of multi-family units also increased in this same time frame. In 2000, multiple-family units accounted for 18 percent of the total number of occupied units, increased to 20 percent in 2011. (See Chart 7-1)

Table 7-1 shows the median price increase of new and existing single-family detached homes between 2010 and 2017. Utilizing raw data from the St. Charles County Assessor’s Office, the median sale price of a new single-family detached home increased from 2010 to 2017 by 19 percent. The median sale price of an existing single-family detached home increased by approximately 4.3 percent.
The median sale price of a new single-family detached home in 2017 was $297,954. This represents an approximate increase of 19 percent in sale price since 2010. The median sale price has increased by 17 percent since 2012. Between 2010 and 2017 the median sale price of an existing single-family detached home rose from $215,691 to $225,000. This represents an increase of 4.3 percent in median sale price during this period.

<table>
<thead>
<tr>
<th>Type of Housing</th>
<th>2000</th>
<th>2007</th>
<th>2010</th>
<th>2017</th>
<th>Percent Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Single-family Detached</td>
<td>$194,701</td>
<td>$275,074</td>
<td>$249,776</td>
<td>$297,954</td>
<td>19.3%</td>
</tr>
<tr>
<td>Existing Single-family Detached</td>
<td>$139,822</td>
<td>$190,950</td>
<td>$215,691</td>
<td>$225,000</td>
<td>4.3%</td>
</tr>
</tbody>
</table>

**Future Housing Demands**

The average household size in 2010 of an owner-occupied unit was 2.74 persons, while the average household size of a renter-occupied unit was 2.18. Analysis by County staff predicts that in ten years the average household size for an owner-occupied unit will be 2.66, while a renter-occupied unit will remain at 2.18. By 2030, the overall average household size is estimated to decrease slightly to 2.6 persons. Given the County’s projected 2030 population of 470,437 residents, and assuming an average household size of 2.6 persons, some 28,820 additional housing units could be anticipated to accommodate this population growth.

The median age of the general population will slightly increase in this time period which should greatly influence the types of housing to be constructed. While single-family detached homes were the predominate choice in housing during the period of 2000 – 2010, a shift toward attached housing is predicted to occur. As more residents from the Baby Boomer generation near retirement, homes on smaller lots and attached housing will likely be more popular. By 2030, the mix between detached housing/attached housing is predicted to approximate 70 percent/30 percent, meaning that 20,174 detached dwellings might be constructed and 8,646 attached dwellings might be constructed.

Single-family detached/attached housing units are anticipated to be developed at a density of 2.7 units per acre, requiring approximately 8,677 acres for the projected land use. Attached dwellings excluding single family attached dwellings are anticipated to be developed at a higher density of approximately 8 units per acre, requiring 1004 acres for the projected land use.
Housing Summary

- Median sale prices of new single-family detached homes between 2016 and 2017 increased from $280,997 to $297,954, an increase of approximately 6.3 percent. (CPI adjusted, 2017 figures)
- Median sale prices for existing single-family detached homes between 2016 and 2017 increased from $217,554 to $225,000, an increase of 3.4 percent. (CPI adjusted, 2017 figures)
- The largest segment of new/existing single-family detached homes sold in 2017 were between ($150,001 and $200,000) and ($200,001 and $250,000); 24% of all sales totaling 1,493 and 1,462 housing units respectively.
- Twenty-three percent of homeowners and 41 percent of renters in St. Charles County have housing costs exceeding 30 percent of family income resulting in a housing burden.
- There are an estimated 4,379 platted yet undeveloped lots of one acre or smaller county-wide.

ISSUES

- The housing needs are not being met for some segments of current and prospective residents.
- The demand for rental apartments and other attached housing options has far outpaced construction.
- Older neighborhoods will decline without ongoing maintenance and investment in the existing housing stock.

GOALS AND STRATEGIES

GOAL:
Promote affordable, safe, stable, and attractive neighborhoods in various developing areas.

STRATEGIES:

- Create policies that promote a variety of housing types to serve all socio-economic and age groups while preserving open space.
- Promote the concept of mixed-use and mixed-income development with a diversity of housing types and complementary commercial development.
- Allow for the development of housing aligned with jobs in St. Charles County.
- Convene stakeholders and policy makers to identify action items to ensure housing affordability for all residents and families in St. Charles County.
GOAL:
Promote housing options for older generations and special needs segments of the population.

STRATEGIES:
• Support the development of retirement centers, attached housing, and other types of housing serving older generations.
• Educate the public and housing developers about the benefits of universal design to meet the housing needs of all segments of residents and allow aging in place.
• Work with not-for-profit organizations and developers to increase the supply of affordable housing for all senior citizens, the disabled, and homeless residents.

GOAL:
develop a community education program for the general public that generates an awareness of the universal need to accommodate housing for all segments of the population.

STRATEGIES:
• Provide information on alternative housing markets.
• Provide information on the advantages of smaller, higher density housing developments.
• Implement community education programs to eliminate the stigmas attached to non-traditional housing.
• Provide information on dwelling types, occupancy styles, and construction methods.
GOAL:
Encourage creative solutions to housing needs through quality design which is functional as well as livable.

STRATEGIES:
- Encourage the development of planned communities that provide a broad range of housing opportunities.
- In-fill housing should be designed in harmony with the existing neighborhood.
- Provide open space and recreational facilities associated with residential development.
- Encourage developments which retain natural vegetation, wetlands, and scenic vistas.
- Create walkable neighborhoods.
- Promote the development of quality designed attached housing, especially those providing rental units.
- Research and incorporate best practices from other communities.

GOAL:
Ensure that older neighborhoods remain vital.

STRATEGIES:
- Maintain existing housing through proactive code enforcement activities to maintain, stabilize and strengthen existing neighborhoods.
- Identify subdivisions and neighborhoods the County should address through market value analysis or other techniques.
- Educate homeowners on how to repair and maintain their homes to enhance livability and prevent deterioration of housing.
- Ensure that Federally-funded programs for home improvement loans and grants are designed to support stable and attractive neighborhoods.
VISION

This plan provides a land use framework for future development in the County through 2030.

FUTURE LAND USE PLAN

The Future Land Use Plan provides a land use framework for future development in the County through 2030. The plan depicts the distribution of agricultural, residential, commercial, industrial, mixed-use, and open space uses. It does not depict an “end state” or “full build out” at some future date. The plan is a dynamic tool which is reviewed every five years. It is not intended to change stable neighborhoods. It mainly focuses on places where new development will occur in the future, including some redevelopment areas.

KEY LAND USE CONCEPTS

This section describes the key land use concepts utilized in the 2030 Future Land Use Plan map. These concepts incorporate elements from the Vision, Goals and Strategy statements that relate to land use planning. These concepts are intended to guide land use decisions and development in the County with the following characteristics:

1. Urban development focused within an Urban Service Area;
2. Balanced mix of housing and jobs;
3. Neighborhoods with housing choices;
4. Variety of vital "activity centers;"
5. System of parks and trails connecting neighborhoods and communities;
6. Connected transportation systems;
7. Viable agricultural and rural lands;
8. Natural and environmental constraints; and
Concept 1: Urban Service Area

The plan illustrates an Urban Service Area (USA), which is anticipated as the major growth area for the County. Generally, the USA follows a boundary where water and sewer utilities are now provided or planned by 2030. It is expected that most urban development should and will occur within this area. New urban residential neighborhoods, with supporting businesses and services, will be directed into this area that is generally contiguous with existing development. Development within the USA that is not connected to urban facilities, especially community sewer systems, will exacerbate the economical extension of such systems and contribute to an inefficient use of land.

Concept 2: Balanced Mix of Land Use Types (Housing and Jobs)

The plan attempts to balance the future use of lands between residential neighborhoods and employment and service areas. The County will annually review the plan to determine if the balance of land uses remains appropriate.

Concept 3: Neighborhoods with Residential Choices

Neighborhoods are the building blocks of the County. The plan encourages future residential development to occur in urban neighborhoods with a variety of housing choices and other amenities. To facilitate a greater variety of housing choices, and to integrate open space into developments, the County encourages the use of clustered development whereby overall densities of a zoning district are maintained within a development but flexibility is provided to allow a variety of lot sizes and residential building types. The plan provides an option for rural residential development, but this type of development is not preferred because of the costs to serve it and the lack of community sewer and water services. Agriculture may also continue in these areas, although at a lesser scale over time.

Concept 4: Variety of Vital "Activity Centers"

Mixed use activity centers is another key plan concept. These are places designed to be somewhat pedestrian-oriented, with a higher quality of design and cohesive site development, and with a mix of complementary uses, such as retail services and higher density housing, including loft style apartments. The plan identifies different kinds of future "activity centers" for services and businesses and employment (see Future Land Use Plan).

Activity centers range from small retail services near housing—Neighborhood Business Centers (which are not shown on the plan), to Mixed-Use Commercial Activity Centers, to larger centers for Community and Regional-scale Commercial and Employment.
A parks and open space system is made of numerous types of parks, open space and recreational facilities and amenities that are important to the County’s identity and livability. These are provided by a number of city, county, district, state, and federal agencies. An important but often overlooked component of this system is the various open spaces and walkway systems within individual development areas. This portion of the system is important to provide the connectivity to create a truly integrated system. This plan generally describes the potential location of the Great Rivers Greenway trail system. Individual agency plans for parks and recreation provide more detail.

**Concept 6: Connected and Coordinated Transportation System with Future Transit Corridors**

The plan promotes land use patterns in the Urban Service Area intending to support a variety of transportation alternatives and mobility throughout the county. For example, the mixed-use activity centers should include a mix of compatible land uses and be designed to be safe and comfortable for pedestrians and should be located along corridors that could be future transit routes. Developing land use patterns that are more mixed can allow people to live in neighborhoods where they are able to drive shorter distances to services and jobs, and where they may be more inclined to walk, ride a bike, or use transit.

St. Charles County’s “Three-Year Transportation Improvement Program” addresses necessary transportation improvements. As part of this Master Plan, the Thoroughfare Plan recommends reserving future rights-of-way for future major streets so streets will be connected, efficient and sufficient to provide for the future roadway needs of the County.
Concept 7: Viable Agricultural Lands

The plan depicts areas of the County that should be reserved for agricultural uses and cropland conservation. These areas are where large parcels are largely held by a few landowners and where farming is currently taking place. Many of these parcels are also in environmentally sensitive areas. These environmentally sensitive areas are generally located within the 100-year flood plains of the Mississippi and Missouri Rivers. Agriculture is an important use in the County and should be protected from intrusions that will impact its viability. Minimal residential development not associated with agricultural uses is permitted but not encouraged. This plan strives to maintain and strengthen the viability of these economic activities involved with agriculture. Some lands designated Agriculture in this plan may change to other land uses in the future.

Concept 8: Natural and Environmental Constraints

The Future Land Use Plan identifies major flood plain areas within the County. Other natural and environmental constraints are depicted in the various maps in the plan’s appendix. The areas shown are generally undeveloped lands rich with natural and/or cultural values, including creeks and riparian areas, steep slopes and wildlife habitat. This plan promotes conserving these areas and designing development in ways that protect the resources and integrates development into the landscape. Much of the future growth areas, in general, are not conducive to the use of septic systems. While site-by-site analysis may show that soil conditions may support the use of septic systems, this plan does not encourage the use of this wastewater disposal method for urban development and within urban service areas. Floodplains and other hazard areas should be kept free of development to the maximum extent feasible. It is noted however, that our river systems provide a tremendous recreational amenity. Therefore, development associated with recreational uses, consistent with floodplain development regulations, is contemplated by this plan.

Concept 9: Flexible Land Use Categories

The Future Land Use Plan does not predetermine specific land uses or densities for given parcels of land. Instead, it illustrates general categories with preferred character types and policies and criteria to describe the interest in creating a mix of uses and compatible densities within new neighborhoods. This allows more creative and efficient use of land according to this plan's goals and strategies.
How to Use the Future Land Use Plan

The purpose of the Future Land Use Plan is not to predetermine specific land uses for individual parcels or specific locations for uses or facilities, but to provide a general framework for neighborhoods and activity centers organized around a roadway network and major parks and open space. Therefore, if a developer proposes a project that is generally consistent with the categories shown and with locations for activity centers identified, or that meet location criteria described in this section, then the proposed project could be considered to be in conformance with this Plan. For example, the plan shows Urban Residential land uses but not Neighborhood Business Centers. A developer is able to propose a Neighborhood Business Center in a location not shown if it meets location criteria as set forth in this chapter. The proposal for the activity center should also follow design principles in the plan to achieve a long lasting and beneficial community project. It is also anticipated that large land tracts could be developed under its own master development plan provided that the master development plan is generally consistent with the land use patterns and principles contained in this plan. The determination of consistency shall be made by the Planning and Zoning Commission and Governing Body, based on a review and recommendations from planning staff. The master development plan could be processed as an amendment to this plan, in accordance with County procedures.

Special Planning Areas Depicted on the Future Land Use Map

Urban Service Area

The plan illustrates an Urban Service Area (USA), which is anticipated as the primary growth area for the county. Generally, the USA follows a boundary where water and sewer are provided or planned to be provided within the planning horizon of the plan. It is expected that most urban development should and will occur within this area. While a significant amount of the land within the Urban Service Area is already developed, a considerable amount of undeveloped land exists particularly within the western and northern portions of the USA. These sectors of the USA will provide the area for the majority of the county’s future neighborhoods. New urban residential neighborhoods, with supporting businesses and services, will be directed into this area that is generally contiguous with existing development. Development that is not connected to urban facilities, especially urban sewer systems, will exacerbate the economical extension of such systems and contribute to an inefficient use of land. Such development should be discouraged and prohibited from occurring within the USA.

Arena Parkway/Page Planning District Plan

The Arena Parkway/Page Plan was developed to address the land use potential at the intersection of Highway 364, Upper Bottom Road and Arena Parkway. Desired outcomes are land use compatibility with the existing area, realistic future land uses, minimized traffic impacts with control of access points, retained and preserved natural and environmentally sensitive areas, pedestrian connectivity and sites which are well planned and attractive. The Arena Parkway/Page Plan was adopted by Ordinance 09-106 and is included in this plan by reference.
**Whites Branch Planning District**

The Future Land Use Plan identifies the Whites Branch Planning District as an area that needs further study.

The Whites Branch Planning District contains approximately 7,600 acres of land. The Future Land Use Plan depicts a general agricultural land use for this area, considering that this area has few roads and no planning for sewage treatment. This area is also shown as being within an urban service area. The intent is that without appropriate urban services this area should only be used for agricultural uses. Residential development not associated with agricultural uses would also be permitted on no less than five acres of land with a septic sewage system.

However, development pressure on this area will occur and therefore opportunities exist to properly plan for transitions that provide for urban services, and are sensitive to environmental issues and neighborhood character concerns. Therefore, residential development within this planning district could be considered provided that such development has appropriate urban services, is designed and arranged in a manner that clusters development providing open space (not including developments consisting of 3-acre parcels), and development densities do not exceed one dwelling unit per gross acre.

**Agricultural-Tourism Land Use Overlay**

The County adopted an Agricultural-Tourism Land Use Plan (Ordinance 12-072) to preserve a significant cultural asset in southwestern St. Charles County, protect and preserve scenic vistas and rural landscapes, aid in the expansion of tourism and economic development within that portion of St. Charles County, protect and preserve agricultural lands within this scenic area, promote historic preservation in the area, provide for non-residential and non-agricultural development in the area which is both buffered and non-obtrusive, and provide for the protection and enhancement of natural resources along area roadways. The area defined by the Agricultural-Tourism Land Use Plan is defined in the Future Land Use Map as an overlay for otherwise agricultural land uses.
100-Year Floodplain Overlay

The Future Land Use Plan identifies 100-year flood plain areas along major waterways within the county. Vast areas of 100-year flood plain are designated within the Mississippi River and Missouri Rivers valleys. Other stream corridors designated as 100-year flood plain include the Cuivre River, Big Creek, Dardenne Creek, Peruque Creek, and Femme Osage Creek.

These are generally undeveloped lands containing rich farmland with natural and cultural values. This plan promotes conserving these areas and directs development to other areas that are less constrained. This land use designation overlays base land use designations and therefore provides additional guidance on the use of land so depicted.

In general, uses which have a lower potential for flood damage are best suited within the 100-year flood plain. Such uses would include general farming, pasture, nurseries, gardens, airport landing strips, golf courses, parks, and wildlife and nature preserves. Any structure erected within a 100-year flood plain must have its lowest floor (including basement) elevated at least one (1) foot above the base flood elevation. The flood plain regulations of the County should be consulted prior to considering development within flood plain areas.
FUTURE LAND USE CATEGORIES

These land use categories are intended to allow future neighborhoods and activity centers to be distinctive, diverse places with a mix of compatible activities. They also provide some flexibility to respond to market conditions.

Land Use Categories

Broad land use categories contain land use subcategories which are hereinafter described in detail. For each subcategory, the plan describes uses (primary and secondary), general characteristics, and location criteria. Public/Institutional land uses will develop within and as part of these categories.

Agriculture Category, including:
- Agriculture
- Agriculture Tourism

Rural Residential Category, including:
- Rural Residential

Urban Residential Category, including:
- Low Density Residential;
- Medium Density Residential; and
- High Density Residential

Mixed-Use Category, including:
- Mixed-Use: Employment Campus (research and office parks); and
- Mixed-Use: Commercial Emphasis.

Mixed-Use Activity Center Category, including:
- Neighborhood Business Centers;
- Mixed-Use Commercial Activity Centers; and
- Community/Regional Commercial Activity Centers.

Commercial Category, including:
- Community Business and Office.

Industrial Category, including:
- Manufacturing, assembly, fabrication, distribution, warehouse and wholesale.

Parks and Open Space Category, including:
- Parks, Greenways, Trails, and Open Space.
Agriculture Category

Subcategories: Agricultural and Agricultural Tourism

The areas illustrated as agricultural in the County contain vast undeveloped areas. It is the intent of this Plan to promote continued farming and agricultural use in these areas rather than more intense development. The areas shown do not have community sewer services, are not within the urban service area where such facilities are planned, or are not in an area within the urban services area where sewers are expected to be provided by 2030. Development not associated with an agricultural use are generally discouraged.

Agricultural Design Ideals

If non-agriculture development is to occur it should minimize its impacts on natural areas and on nearby farming and agricultural operations. The following design ideals are appropriate for all rural development that occurs outside of the Urban Service Area (that will be primarily residential):

1. Minimize cut and fill for roads and site grading.
2. Steer development away from geologic features such as rock outcroppings or steep slopes.
3. Use appropriate setbacks, and placement of structures that are compatible with adjacent agricultural activities.
4. Incorporate wildlife-friendly or "rural" open fencing rather than solid fencing.

Agriculture Subcategory (Applicable Zoning District: A)

Appropriate Primary Uses

Farming and other agriculturally related uses, including raising farm animals, equestrian activities, breeding and boarding facilities, vet services, kennels, are appropriate.

Appropriate Secondary Uses

Agriculture-related businesses and agricultural support services are encouraged (e.g. agricultural tourism activities such as wineries). Residential dwellings are accessory to agricultural and farming activities. Very low density residential (5-acre large lots or larger). Wind energy generation and other energy production facilities may be appropriate but should be located away from residential areas.

 Desired Characteristics and Location

Land designated Agriculture will typically be prime farmland, farmlands of statewide importance, and land used for agriculture uses that are not within an Urban Service Area. Areas with significant slopes and without urban services are also so designated.

In the southwestern and western portions of the County outside of the Urban Service Area, the vast majority of land is dedicated to farming and agriculturally related uses. Agricultural operations typically require very large parcels of land. Scattered areas of residences on large lots are also located here. These residences rely on individual wells and septic systems, and open spaces are usually privately owned. Agriculture depends on soil capabilities and requires some basic utility services. Agricultural operations should have access to minor county roads. Agriculture is permitted in floodplains and geologic hazard areas, subject to state and county regulations. Residential uses not associated with agricultural or farming operations should have minimum lot sizes of 5 acres, however this development type is discouraged.
**Agricultural-Tourism Subcategory** *(Applicable Zoning District: AT)*

**Appropriate Primary Uses**
Farming and other agriculturally related uses, including raising farm animals, equestrian activities, breeding and boarding facilities.

**Appropriate Secondary Uses**
Agricultural tourism businesses such as wineries and other tourism businesses that promote tourism subject to strict site planning and architectural design standards that blends the development into the rural and agricultural character of the area. Residential on large lots (5 acres or greater).

**Desired Characteristics and Location**
The area illustrated as agricultural–tourism in the county contains significant undeveloped areas and areas in various forms of agricultural use. It also contains the town of Augusta and the villages of Matson and Defiance. It is the intent of this land use category to continue to promote farming and agricultural use in these areas, but also to incorporate non-agricultural uses and uses related to agricultural which cater to tourism activities in a manner which will not detract from its essential rural and open character.

Development related to agri-business/tourism should minimize its impacts on natural areas, open space, and agricultural operations. These uses should not be concentrated next to each other but should be concentrated in an area of the county in order to generate symbiotic relationships between these uses and to have sufficient concentration to further generate and promote tourism activity. The location for this land use category is designated on the Future Land Use Map of this plan. It should be noted that the area acceptable for this land use category does not imply that all properties within this area would be appropriate for such uses.
Rural Residential Category (Applicable Zoning District: RR)

The areas depicted as rural residential in the County contain significant undeveloped areas. It is the intent of this Plan to promote continued farming and agricultural use in these areas until rural residential development occurs.

Rural Residential Design Ideals
If development is to occur in the rural residential areas, it should minimize its impacts on natural areas and on nearby farming and agricultural operations. The following design ideals are appropriate for all rural residential development that occurs outside of the Urban Service Area:

1. Minimize cut and fill for roads and site grading.
2. Steer development away from geologic features, such as rock outcroppings or steep slopes.
3. Use appropriate setbacks and placement of structures that are compatible with adjacent agricultural activities.
4. Incorporate wildlife friendly fencing or "rural" open fencing rather than solid fencing.

Appropriate Primary Uses
The Rural Residential category provides for single family residences on individual large lots (3 acres or larger). The keeping of horses is appropriate in this category.

Appropriate Secondary Uses
Supporting and complementary uses, including open space and recreation, schools, places of worship, and other public uses are appropriate, as well as accessory structures, such as barns and stables.

Desired Characteristics and Location
The Future Land Use Plan shows this type of development to the north of Hwy W, adjacent to Highway P, and along Hwy F in the southwestern portion of the County.

Rural Residential will develop at densities lower than typically found in the more urban residential areas (i.e., within the Urban Service Area) with lifestyles oriented to more rural characteristics, such as keeping horses. Open space is on private lands. This type of residential development emphasizes spaciousness over convenience. Landowners may develop large lot single-family rural residential, or cluster development on smaller lots to conserve open space, views, and other natural features. The cluster development option promotes retention of open space and providing larger connected open space or agricultural lands that are conserved in perpetuity. With this option, a significant percent of the site should be conserved as open space within the clustered development.
Urban Residential Category

Subcategories: Low-Density Residential, Medium Density Residential, and High Density Residential

The County’s residential areas vary in character and densities. The locations of future residential areas will be designed to protect and strengthen existing and proposed neighborhoods. Cluster development patterns, whereby a variety of residential types and lot sizes are permitted within a zoning district’s density maximum with areas reserved for open space is encouraged. The county will also consider availability of utilities, the development’s impact on the transportation system and roads, accessibility, and proximity to community facilities.

For multiple family residential (e.g., townhomes and apartments), vehicular, bicycle, and transit routes should be accessible, yet residential areas should be protected from heavy traffic. In addition, these types of residential developments should be within convenient proximity to neighborhood retail centers as well as open space and parks.

Urban Neighborhood Design Ideals

Development of new neighborhoods (usually larger areas than an individual development) are designed with the following ideals in mind:

1. Contain a mix of lot sizes and housing styles, types, and sizes, and land uses.
2. Include a core, such as neighborhood serving retail, civic services, or a gathering space (e.g., a park, plaza, school, community center, or natural open space). Neighborhood recreation area should occur within distances specified on municipal plans or provided within developments that are operated by the residents.
3. Contain connected streets and sidewalks based on a modified-grid pattern. Pedestrian connections at appropriate locations provide interconnectivity.
4. Be designed for pedestrians, including amenities such as sidewalks, shade trees, and other features.
5. Include open space, parks, and other amenities.
6. Contain a variety of buildings to avoid monotony.
7. Be designed in harmony and to respect the natural landscape and landforms and conserve natural features, such as creeks or geologic features.
8. Include transitions between different residential intensities and bulk configurations.
This Plan encourages new neighborhoods to be developed in traditional development patterns with a mix of densities, lot sizes, housing types, and home sizes that are well integrated with one another. New urban residential developments should have a wide variety of housing types, lot sizes, styles, and patterns. Future neighborhoods should also include well planned amenities such as parks and open space.

The core of an urban residential neighborhood may contain apartments and townhomes and may even include neighborhood retail uses organized around a public space that is inviting for pedestrians. The secondary uses are intended to serve the neighborhood and should be developed and operated in harmony with the residential character.

Within urban residential neighborhoods, streets and sidewalks should interconnect neighborhoods to make it safe and convenient for people to walk and ride bicycles. Urban Residential areas will be served by central water and sewer, and will contain paved streets with sidewalks. Neighborhoods should have transitions between different intensities or activities. For example, lower density residential (2 to 4 dwelling units per acre) is appropriately located away from shopping and other activity centers and should be accessed from local or collector streets. For these areas, some common open space should be provided. Open space should be usable and connected.

Multi-family residential (6 to 15 dwelling units per acre) is appropriate in locations closer to activity centers or supporting business uses. These types of housing are generally served by collector streets or arterial streets and in the future should have access to transit or transit centers. In these multi-family residential areas with density higher than six dwelling units per acre, some common open space or other amenities should be provided. Open space should be usable and/or connected. In addition, for multiple family residential projects, other private recreational amenities should be provided, such as tot lots, playgrounds, or garden/courtyards. Where it is adjacent to lower density development, densities and building heights should step down. The development could also provide transitions by incorporating open space buffers into the development plan.
Low Density Residential Subcategory
(Applicable Zoning Districts: R1A through R1D)

Appropriate Primary Uses
This land use category allows for single-family residences at a density of 1 to 4 dwelling per acre. The single-family residences are normally detached units and have urban services (central water distribution and sanitary sewers). Lot sizes in these areas can vary from approximately 43,000 square feet to 10,000 square feet. Clustering development is encouraged.

Appropriate Secondary Uses
Supporting and complementary uses, including open space and recreation, schools, places of worship, and other public or civic uses are also appropriate in this category. Senior housing is appropriate if compatible with the surrounding area.

Desired Characteristics and Location
Low density residential in St. Charles County is the dominant land use type within the designated Urban Service Area. This land use is suburban in character with detached homes on individual subdivision lots. Housing styles should vary to avoid monotony. Subdivisions should be designed in harmony with the natural landscape and conserve natural features. The category allows for a blend of "urban" neighborhood housing with more "rural" characteristics, such as larger lots.

Developments should be connected to community water and sewer systems. In addition, this type of residential development should be located on paved streets with sidewalks. Developments should provide transitions between less intense uses on neighboring properties (such as single family residences), and proposed higher intensity uses, such as townhomes. Transitions could include transitions in building heights, and landscaped buffers. This Plan encourages the provision of urban improvements in these areas, such as sidewalks, trails, and developed parks. Neighborhood commercial may be appropriate in newly developing areas if it complies with the criteria for neighborhood business centers.

Finally, landowners and developers may develop large lot single-family rural residential provided community water and sewer systems are provided.

Clustering development on smaller lots to conserve open space, views, and other natural features using a cluster development provision would also be encouraged.
Medium-Density Residential Subcategory
(Applicable Zoning: R1D, R1E, R2, R3A)

Appropriate Primary Uses
The Medium-Density Residential category allows for a broader variety of residential types, including single-family residences, duplexes, patio homes, townhomes, and multi-family structures. This land use allows for moderate density residential development which permits both detached and attached housing units with urban services (central water distribution and sanitary sewers). Such residential housing units would include single-family residences, duplexes developed under traditional development patterns, and can include in addition villas, zero lot line and patio homes under a clustering approach. Density levels are 4.1 to 10 units per acre.

Appropriate Secondary Uses
Supporting and complementary uses, including open space and recreation, schools, places of worship, and other public or civic uses are encouraged. Senior housing facilities are also appropriate. Neighborhood commercial may be appropriate in newly developing areas if it complies with the criteria for Neighborhood Business Centers.

Desired Characteristics and Location
Medium Density Residential is shown in established neighborhoods and newly developing neighborhoods within the Urban Service Area. This density pattern is found in various locations in the Golden Triangle Area, particularly within the cities of St. Charles, St. Peters, O’Fallon, and Wentzville. Such developments are within urban settings with sidewalks, trails, parks, and neighborhood services. Neighborhoods should contain a mix of lot sizes and housing styles, types and sizes. The building styles should vary to avoid monotony. Subdivisions should be designed in harmony with the natural landscape and conserve natural features.
High Density Residential Subcategory
(Applicable Zoning Districts: R3B)

Appropriate Primary Uses
The land use classification allows for high density residential development. Developments would have urban services (central water distribution and sanitary sewers). This classification allows for 10.1 or more dwelling units per acre.

Appropriate Secondary Uses
Secondary uses for this land use include places of worship, schools, parks, and recreational facilities, public buildings and facilities. Accessory uses would include swimming pools, club houses, and community garages.

Desired Characteristics and Location
The density patterns for this land use classification are generally found in close proximity to arterial streets and major thoroughfares. Housing units within this classification are usually multi-storied multiple-family buildings, (apartments, condominiums, senior housing, etc.), and also possibly townhomes and villas. Such developments are within urban settings with sidewalks, trails, parks and neighborhood services. Buildings should vary in architectural style. Development should be designed for pedestrians with benches, shade trees, and human-scale features. Transitional areas should be maintained between different residential intensities. Development should be designed in harmony with the natural landscape.
Historically, downtown cores traditionally had mixed-use development—where offices, homes, and shopping coexisted in one discrete area. However, development trends in the county have shifted away from this pattern of mixed-use. The automobile as the dominant mode of transportation has led to a more dispersed pattern of land uses, and consumer demand for larger single family homes on larger lots has dispersed the community more over time.

This Plan promotes mixed-use development patterns in areas designated on the Future Land Use Plan to create livable neighborhoods, safe and inviting pedestrian environments, and to create a variety of housing options. The mixed-use commercial use is located along existing or future thoroughfares, generally between activity centers. These locations recognize the need for commercial and offices to be along major transportation routes. In addition, multi-family development also benefits from being near major roadways. This category promotes the mixture of commercial/office and residential either in vertical or horizontal format. This land use arrangement can also provide opportunities for riders on public transit.

The mixed-use employment campus is intended to provide large development sites for research, advanced technology, and low impact industrial parks as well as offices within those developments or separate office campuses. The absence of well planned and designed employment campuses will result in the County missing opportunities to provide for employment within the county for county residents. Opportunities for County residents to work locally is important to reduce commute times and reduce road congestion.

Mixed-Use Design Ideals

Generally, a mixed-use development area should be designed with the following ideals in mind:

1. Develop according to a coherent mixed-use concept plan that physically integrates different uses, including retail space, residential, hotels, offices, or civic and cultural facilities (for projects greater than five acres).

2. Incorporate a mix of land uses that is either “vertical” (where components are mixed within a single building or block such as dwellings on top floors with retail on bottom), or “horizontal” (where different activities on the site are in separate buildings, but linked through a cohesive design).

3. Provide internal connected streets and sidewalks that allow safe and direct access between buildings, and accommodate pedestrians in a safe manner.

4. Provide transitions in building heights from adjacent buildings in a less intensive land use.

5. Connections to the road system are designed to mitigate traffic issues and enhance safety.
Mixed-Use Commercial Emphasis Subcategory
(Applicable Zoning Districts: CO, C1, C2, and all residential)

Appropriate Primary Uses
The Mixed-Use Commercial category is intended to promote a range of land uses, with primarily retail, office, light industrial, and live-work developments. Parks, plazas and/or open space should also be part of the core of Mixed-Use Commercial areas that form activity centers.

Appropriate Secondary Uses
Apartments and townhomes and other residential uses are also encouraged as part of the mix of uses. Places of worship and other public or civic uses are also appropriate.

Desired Characteristics and Location
Mixed-Use Commercial areas should be located along principal arterial or minor arterial streets or transit facilities and can become larger activity centers if they meet the Mixed-Use Activity Center criteria. The intent is to create an environment that has employment and shopping opportunities, a range of housing types and civic uses, if appropriate. Uses may be mixed either vertically or horizontally. Mixed-Use areas should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any one land use or housing type.

Higher intensity employment and residential developments are encouraged in the core of Mixed-Use Commercial areas, or adjacent to principal arterial roadways or at the intersection of a principal arterial or as part of activity centers. Building heights should be evaluated during the development review process. Where appropriate, building height transitions and step-downs should be provided to be compatible with adjacent land use characteristics.

Mixed-Use Employment Campus Subcategory
(Applicable Zoning Districts: CO, C1, C2, I1, HTCD)

Appropriate Primary Uses
The Mixed-Use Employment Campus category is intended to promote a range of land uses, with primarily office, research, high tech and light industry designed in a business campus setting. The campus should include open space, parks and plazas, and pedestrian walkways. Retail and services can also be an important component to creating a functional business campus.

Appropriate Secondary Uses
Supporting uses for this land use classification include financial institutions, child care facilities, hotels, motels and extended-stay rental lodging facilities, tennis courts, fitness centers and indoor recreational facilities, restaurants, retail and personal service establishments. Also, public buildings and facilities (i.e., fire stations) would be appropriate secondary uses. Places of worship and other public or civic uses are also appropriate.
Desired Characteristics and Location

Mixed-Use Employment Campus areas should be located in areas generally depicted on the Future Land Use Plan. The intent is to create an environment that has employment opportunities integrating buildings and outdoor spaces, transportation and parks, open space, civic uses, and other uses as appropriate. Uses may be mixed either vertically or horizontally.

Mixed-Use Employment Campus areas should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any one land use.

Higher intensity employment is encouraged in the core of Mixed-Use Employment Campus areas or adjacent to collector or arterial roadways. Building heights should be evaluated during the development review process. Where appropriate, building height transitions/step-downs and/or landscape buffers should be provided to be compatible with adjacent land use classifications.

Mixed-Use Activity Centers Category

Activity Centers and Location Criteria

A key direction of this Plan is to develop mixed-use activity centers as a focus for economic and social activity in the community. The intent is that a variety of different kinds of centers will serve different needs in the community. Centers will range from small scale neighborhood or community-oriented centers (i.e., a Neighborhood Business Center or a Mixed-Use Commercial Activity Center) to regional centers (i.e., a Community/Regional Activity Center).

These will all be places with high quality site design containing a mix of complementary land uses, such as retail and higher density housing (e.g., loft style apartments). Site design also should include some public or quasi-public spaces such as plazas, natural open space, or outdoor seating associated with restaurants. Site and building design should be cohesive and designed with people in mind, and should include some open space or plaza facility. Finally, the location of activity centers must be coordinated with the street system and transportation as defined in the criteria that follow.

The criteria in the following sections address the location and some size and design ideals for:

- Neighborhood Business Centers (not shown on the Future Land Use Plan);
- Mixed-Use Commercial Activity Centers; and
- Community/Regional Commercial Centers.
Neighborhood Business Centers Subcategory

Neighborhood Business Centers are NOT specifically designated on the Future Land Use Plan as activity centers. Neighborhood Business Centers are intended to be located to serve the convenience shopping needs of a neighborhood. The County will use the following criteria in determining the location of this type of center and for site plan review and approval. It should:

- Occur in an areas designated for Urban Residential.
- Have frontage on an arterial and a collector or two collector roads.
- Range in size up to five acres.
- Generally will serve a trade area up to one mile.
- Be accessible by walking from neighborhoods.
- Contain amenities such as a pedestrian plaza, sidewalks, and landscaping and access control to create a cohesive development.
- Ensure that commercial development is integrated with and enhances the surrounding neighborhoods.
- Connections to the road system are designed to mitigate traffic issues and enhance safety.

This example illustrates:

1. A neighborhood business center focused internally to create a pedestrian-friendly atmosphere and allowing easy walking between uses. Commercial buildings are located to be visible from the arterial and/or collector streets.
2. Townhomes providing a transition to adjoining neighborhoods.
3. Offices providing a transition to surrounding neighborhoods and employment opportunities within close proximity of residential.
4. Single-family dwellings at various densities to transition from higher intensity uses and to create housing variety.
**Mixed-Use Commercial Activity Centers Subcategory**

Mixed-use commercial activity centers are located throughout the community to serve the day-to-day commercial needs of surrounding neighborhoods. Use the following criteria in determining the location and design of mixed-use commercial activity centers (as designated on the Future Land Use Plan OR to designate new centers). This type of center will generally:

- Be located on one quadrant of the intersection of two arterials in places designated for "Mixed-Use" on the future land use plan.
- Vary in size depending on the mix of uses.
- Serve a trade area up to approximately 2 miles.
- Have a gross floor area up to 200,000 square feet of non-residential uses.
- Typical format consists of one anchor store, such as a supermarket or drug store, and smaller retail and services. The project should also contain some residential development (either vertically or horizontally mixed). (See Design Principles for Mixed-Use Development.)
- The main part of the development should contain amenities such as a pedestrian plaza and landscaping as well as access control to create a cohesive development.
- Additional Mixed-Use Activity Centers can be located in the community provided that traffic impacts are mitigated and transitions are provided for residential areas.
- Connect to the road system so as to reduce traffic issues and enhance safety.
Community/Regional Activity Centers Subcategory

Community/Regional Activity Centers are located throughout the community to serve the day-to-day commercial needs of the community. Use the following criteria in determining the location and design of Community/Regional Activity Centers (as designated on the Future Land Use Plan OR to designate new centers). This type of center should:

- Be located on one to two quadrants of an Interstate interchange or on one quadrant of the intersection of two arterials.
- Range in size up to approximately 100 acres.
- Serve a trade area up to approximately five miles.
- Have a gross floor area of over 200,000 square feet for non-residential uses.
- Typical format consists of one to two anchor stores, such as a supermarket or drug store, or can consist of regional shopping, "lifestyle" centers, outlet mall, and "big box" configurations.
- Contain amenities such as a pedestrian plaza and landscaping as well as sign and access control to create a cohesive development.
- Connections to the road system are designed to mitigate traffic issues and enhance safety.
- Additional Community/Regional Activity Centers can be located in the community provided that traffic impacts are mitigated and transitions are provided for residential areas.

Commercial and Industrial Category

Subcategories: Commercial and Industrial

The Commercial and Industry subcategories on the Future Land Use Plan have a variety of uses, development intensities, and characteristics that generally do not include residential development. These are the areas of the community designed to provide jobs, services, and economic vitality. The industrial and commercial uses are planned to be compatible with existing and proposed development, site constraints, and market demand.

Commercial and Industry Development Ideals

Commercial and Industry development should be designed using the following principles:

1. Provide greater attention to design in high visibility locations, such as along interstates or on arterials.
2. Screen service areas and outdoor storage to the extent possible.
3. Provide pedestrian access from the main street through parking areas to the building.
4. Access to arterials and collectors should be limited and placed at locations which will not compromise the functionality of such thoroughfares as traffic corridors.
Commercial Subcategory *(Applicable Zoning Districts: CO, C1 through C2)*

**Appropriate Primary Uses**
General retail to serve neighborhoods and the community and region is appropriate in the Commercial category. This category also allows offices. It may also include, but is not limited to, general retail and office, large tenant retail (i.e., "big boxes"), and regional malls. Intensive industrial activities are not appropriate.

**Appropriate Secondary Uses**
Supporting uses, open space and recreation, and other public or civic uses are appropriate. Multi-family housing (e.g., apartments) may be appropriate if designed as part of an integrated mixed-use concept plan.

**Desired Characteristics and Location**
The Commercial category encompasses retail centers that provide shopping services in the community and region. Commercial is generally shown on the Future Land Use Plan at interstate interchanges or at the intersection of an arterial or state highway, or at two arterials. Community/Regional Activity Centers should meet location criteria for activity centers. Additional locations along major arterials may also be appropriate.

Where possible, internal streets and sidewalks should provide access and connections to nearby neighborhoods. Community business should blend into the neighborhoods, with scale, design, signage, and lighting.

---

Industrial Subcategory *(Applicable Zoning Districts: I1 and I2)*

**Appropriate Primary Uses**
This land use classification includes manufacturing and assembly facilities, fabrication, distribution, warehousing and wholesale operations, contractor's yards and related facilities. Offices are also appropriate in this land use.

**Appropriate Secondary Uses**
Supporting retail uses and services are also appropriate in this category, as are open space and recreation, and other public or civic uses.

**Desired Characteristics and Location**
This category encompasses the heavier and light industrial areas and generally provides a location where less restrictive regulations are applied. Outdoor storage and heavy industry may be appropriate in certain areas and will be evaluated as part of the development review process. Highly visible locations require greater attention to design. Industrial areas should be located with access to major transportation facilities, such as interstates and railroads.
Parks and Open Space Category
(Applicable Zoning Districts: PR and other Districts)

This category includes existing and future parks, conservation areas, trails and other open space. Public or semi-public land uses and activities for schools, public buildings, fire and police stations, and libraries are not depicted in the future land use plan. Future municipal parks are also not shown. Some of the existing public and quasi public facilities shown on various background maps or reference should be directed to the individual authority responsible for those facilities. The County does not provide local or neighborhood parks. The County’s role has been to provide regional parks. Parks or open space within unincorporated areas are therefore normally owned and operated by Home Owners Associations.

Parks and Open Spaces Ideals

Parks and public spaces should be designed using the following principles. They should:

1. Be designed and planned as part of neighborhoods—not be merely "left over."
2. Be large enough to provide useable space to meet the intended uses.
3. Incorporate natural features, including ridgelines, habitats, hills, drainage-ways, and historic sites or landmarks.
4. Be visible from at least one local street (two ideally) to invite use, encourage a sense of ownership, and provide a safe area.
5. Include a focal point or amenities for a variety of users.
6. Include appropriate lighting.
7. County parks should be approximately 100 acres in size or more and serve larger community needs.
8. Parks and Open Space areas need to be connected to area walkways and neighborhood sidewalk systems.

Uses

Public and private open space, public and private parks, country clubs, trail systems, conservation areas, and golf courses are appropriate uses. Some public utilities or facilities may also be appropriate. This category may also include natural/cultural resource areas.
Characteristics and Location
Existing parks and open space are shown on the Future Land Use Plan and some general locations for future county parks; however, not all future parks are shown. Locations for neighborhood parks will be addressed through the policies of the various entities providing these facilities. The characteristics and location will vary, depending on the type of use.

Open space includes areas for active and passive recreation, conservation and mitigation of environmental hazards. Proposed locations for the Greenway Trail system are also shown.

The location, access, terrain, size, and design will vary for future open space, depending on the specific use. Open space incorporated into the design of residential neighborhoods can provide active and passive open space for neighborhood residents as well as providing connections to other neighborhoods and parks. The picture above shows a residential development with internal open space and a walkway system connected to a public park.

LAND USE PLAN SUMMARY

This section provides a synopsis of the Future Land Use Plan and what it means for growth in the County for the planning horizon of 2030. Table 8-1 shows anticipated land use consumption by category for 2018 and 2030 and compares those numbers to the quantity of acres as mapped in the 2030 Future Land Use Plan map.

While the County’s planning and zoning jurisdiction does not include municipalities, planning for growth and development cannot be done in a vacuum. The acreages shown account for lands within both municipalities and unincorporated areas of the County. The Future Land Use Plan incorporates existing municipal future land use plans, but the County has standardized land use categories and densities for compatibility.

<table>
<thead>
<tr>
<th>Year</th>
<th>Residential</th>
<th>Commercial</th>
<th>Industrial</th>
<th>Public/Institutional</th>
<th>Parks</th>
<th>Other</th>
<th>Agricultural</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>66,107</td>
<td>12,626</td>
<td>2,884</td>
<td>6,799</td>
<td>37,321</td>
<td>14,884</td>
<td>202,674</td>
</tr>
<tr>
<td>2030</td>
<td>75,788</td>
<td>15,221</td>
<td>3,476</td>
<td>7,625</td>
<td>38,317</td>
<td>14,884</td>
<td>174,647</td>
</tr>
<tr>
<td>2030 Future Land Use Plan</td>
<td>114,906</td>
<td>16,910</td>
<td>10,582</td>
<td>3,081</td>
<td>42,465</td>
<td>2,238</td>
<td>155,533</td>
</tr>
</tbody>
</table>
The Future Land Use plan depicts more acres for residential, commercial, and industrial than the projected need for 2030. The quantity of acres depicted deliberately exceeds the projected land use needs to insure that sufficient lands have been designated to provide the necessary flexibility for developers to obtain sites and to account for externalities that will affect the availability of sites for development. While the land use acreages designated exceed projected needs, the plan still encourages a compact and contiguous growth pattern.

It will be important to monitor growth rates over time and adjust the plan accordingly.

**New Residential Development Potential**

The approximately 74,000 new residents anticipated 2018-2030 could be housed in some 29,000 new dwellings. Assuming continuation of the population distribution ratios used in the 2025 Master Plan, and given the range of residential densities defined in preceding sections, this new housing might be accommodated by developing some 9,700 acres under both municipal and County zoning jurisdictions (Table 8-2).

<table>
<thead>
<tr>
<th>Residential Land Use Categories</th>
<th>Population Distribution Ratio</th>
<th>Population</th>
<th>Persons per Household</th>
<th>Dwellings</th>
<th>Dwellings Per Acre</th>
<th>Net Acres Needed</th>
<th>Gross Acres Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential</td>
<td>24%</td>
<td>2,074</td>
<td>2.6</td>
<td>798</td>
<td>0.4</td>
<td>1,994</td>
<td>2,346</td>
</tr>
<tr>
<td>Low Density</td>
<td>51%</td>
<td>29,680</td>
<td>2.6</td>
<td>11,416</td>
<td>2.7</td>
<td>4,228</td>
<td>4,974</td>
</tr>
<tr>
<td>Medium Density</td>
<td>14%</td>
<td>20,982</td>
<td>2.6</td>
<td>8,070</td>
<td>7</td>
<td>1,153</td>
<td>1,356</td>
</tr>
<tr>
<td>High Density</td>
<td>10%</td>
<td>22,197</td>
<td>2.6</td>
<td>8,537</td>
<td>10</td>
<td>854</td>
<td>1,004</td>
</tr>
<tr>
<td><strong>TOTAL NEW</strong></td>
<td><strong>74,933</strong></td>
<td><strong>28,820</strong></td>
<td></td>
<td><strong>8,229</strong></td>
<td></td>
<td><strong>8,229</strong></td>
<td><strong>9,681</strong></td>
</tr>
</tbody>
</table>

**NOTES:**

Proposed "Population Distribution Ratio" percentages brought forward from 2025 Master Plan.

"Persons per Household" is the projected 2030 persons per household overall.

For the purposes of this analysis, "Dwellings" equals the calculated number of households.

"Dwellings per acre" is the average density range for each category brought forward from 2025 Master Plan.

"Gross Acres Needed" adds 15% land area for acreage not part of lots (such as roads).
New Commercial and Industry Potential
Over the period 2016 to 2030, total County employment is expected to grow from 250,559 to 250,912 jobs. Of this, total an estimated 33,504 new commercial and 4,248 industrial jobs are expected county-wide. Given 12.9 employees per acre for commercial land uses in 2017, and 7.2 employees per acre for industrial uses in 2017, and assuming those ratios remain constant through 2030, the development of some 3,187 net additional acres of commercial and industrial lands can be expected. Roughly 10-15 percent additional land for commercial and industrial might be added to account for road rights-of-way. While a total 18,700 acres for commercial and industrial uses are anticipated in 2030, the Future Land Use Map depicts some 27,942 acres. Consequently, the overall quantity of commercial and industrial acres is more than sufficient.

The Future Land Use Plan depicts areas for major employment centers such as technology-driven, office, and research parks. In light of land utilization within the Missouri Research Park, the creation of a new major employment center seems warranted. Regardless of whether a location designated on the Land Use Plan would be used, a concerted effort should be initiated to further explore and orchestrate the creation of such a development.

Coordinated Planning
Future coordination will need to take place in a variety of areas but of significant importance is the provision of sanitary sewer services within the Urban Service Area. Timely extensions and strategically placed treatment facilities will facilitate orderly growth and development.
### Agriculture Category

**Primary Uses:** Farming, and agriculturally related uses.

**Secondary Uses:** Agriculture-related businesses and farming support services. Residential on large lots (e.g., 5 acres or greater). Wind and other energy production facilities should be located away from the urban area.

- Located in various locations outside of the Urban Service Area (USA) in St. Charles County.
- Areas for continued farming—requiring large parcels of land.
- Scattered areas of residences on large lots rely on individual well and septic.
- No urban services available.
- Minor County roads provide access.

### Agricultural-Tourism Overlay

**Primary Uses:** Farming and other agriculturally related uses, including raising farm animals, equestrian activities, breeding and boarding facilities.

**Secondary Uses:** Agricultural tourism businesses such as wineries and other tourism businesses that promote tourism subject to strict site planning and architectural design standards that blends the development into the rural and agricultural character of the area. Residential on large lots (e.g., 5 acres or greater).

- Development related to agri-business/tourism should minimize its impacts on natural areas, open space, and agricultural operations.
- These uses should not be concentrated next to each other but should be concentrated in an area of the county in order to generate symbiotic relationships between these uses and to have sufficient concentration to further generate and promote tourism activity.
- The location for this land use category is designated on this plan.
- It should be noted that the area acceptable for this land use category does not imply that all properties within this area would be appropriate for such uses.

### Rural Residential Category

**Primary Uses:** Single family residences on large lots (generally 3+ acres), clustering encouraged. The raising of horses is permitted.

**Secondary Uses:** Supporting and complementary uses, including open space and recreation, equestrian uses, schools, places of worship, and other public uses.

- Located in various locations outside of the USA.
- Development densities are lower than typically found in the urban residential areas (i.e., within the USA); an area for rural lifestyles, such as keeping horses, with accessory structures, such as barns and stables.
- Roads are paved but may be private.
- Large lot single-family rural residential or clustered development on smaller lots (encouraged) to conserve open space, views, and other natural features.
### URBAN RESIDENTIAL CATEGORY

| Low Density Residential | **Primary Uses:** This land use category allows for single-family residences at a density of 1 to 4 dwelling units per acre. The single family residences are normally detached units and have urban services (central water distribution and sanitary sewers). Lot sizes in these areas can vary from approximately 0.25 acre to 1 acre. Clustering development is encouraged.  
**Secondary Uses:** Supporting and complementary uses, including open space and recreation, schools, places of worship, and other public or civic uses are also appropriate in this category. Senior housing is appropriate if compatible with the surrounding area. |  
- Within the Urban Service Area (USA).  
- Allows for a blend of "suburban" neighborhood housing with more "rural" characteristics, such as larger lots.  
- Developments should be connected to central water and central sewer.  
- Developers should provide transitions between less intense uses on neighboring properties (such as single-family residences), and proposed higher intensity uses, such as townhomes.  
- This Plan encourages the provision of urban improvements in these areas, such as sidewalks, trails, and developed parks.  
- Development of large lot single-family rural residential provided community water and sewer systems are provided.  
- Cluster development on smaller lots to conserve open space, views, and other natural features is encouraged. |

9. Land Use Table & Map
### Medium Density Residential

**Primary Uses:**
The Medium Density Residential category allows for a broader variety of residential types, including single-family residences, duplexes, patio homes, and townhomes. This land use allows for moderate density residential development which permits both detached and attached housing units with urban services (central water distribution and sanitary sewers). Such residential housing units would include single-family residences, duplexes developed under traditional development patterns and can include in addition villas, zero lot line and patio homes under a clustering approach. Density levels are 4.1 to 10 units per acre.

**Secondary Uses:**
Supporting and complementary uses, including open space and recreation, schools, places of worship, and other public or civic uses are encouraged. Senior housing facilities are also appropriate. Neighborhood commercial may be appropriate in newly developing areas if it Business Centers on page 8.61. It is not the intent of this plan to change existing stable neighborhoods with single family residential development, except those where redevelopment is desirable.

### High Density Residential

**Primary Uses:** The land use classification allows for high density residential development. Developments would have urban services (central water distribution and sanitary sewers). This classification allows for 10.1 or more dwelling units per acre.

**Secondary Uses:** Secondary uses for this land use include places of worship, schools, parks, and recreational facilities, public buildings and facilities. Accessory uses would include swimming pools, club houses, and community garages.

- In the Urban Service Area (USA).
- Served by municipal water and sewer and paved streets and sidewalks.
- Includes a wide variety of residential types, styles, and patterns and amenities such as parks and open space.
- Secondary uses are complementary to the neighborhood.
- Streets and sidewalks provide connections, making it safe and convenient for people to walk and ride bicycles.
- Transitions provided between different intensities or activities.
- Developments should contain a mix of lot sizes and housing styles, types and sizes.
- Subdivisions should be designed in harmony with the natural landscape and conserve natural features.

- The density patterns for this land use classification are generally found in close proximity to arterial streets and major thoroughfares.
- Housing units within this classification are usually multi-storied multiple-family buildings, (apartments, condominiums, senior housing, etc.), and also townhomes and villas.
- Developments are within urban settings with sidewalks, trails, parks and neighborhood services.
- Development should be designed for pedestrians with benches, shade trees, and human-scale features.
- Establish transitional areas between different residential intensities.
- Development should be designed in harmony with the natural landscape.
| Mixed-Use: Commercial Emphasis | **Primary Uses:** Primarily retail, office, and light industrial. Parks, plazas and open space are part of the core of mixed-use commercial areas.  

**Secondary Uses:** Apartments and townhomes and other residential should be included. Places of worship and other public or civic uses. | • Located in the USA, near collector or arterial streets or transit facilities and in or near larger activity centers.  

• Create an environment with employment and shopping, a range of housing types and parks, open space, and civic uses.  

• Uses mixed vertically and/or horizontally.  

• Developed in an integrated, pedestrian-friendly manner and are not overly dominated by any one land use or housing type.  

• Building heights evaluated during the development review process. Height transitions and step-downs provided. |

| Mixed-Use: Employment Campus | **Primary Uses:** Office and light industrial designed in a business campus setting with open space, parks and plazas, and pedestrian walkways. Retail and services are important components.  

**Secondary Uses:** Places of worship and other public or civic uses are also appropriate. | • Located within the Urban Service Area (USA).  

• Located in areas shown on the plan.  

• Create an environment with employment opportunities integrating buildings and outdoor spaces, transportation and parks, open space, civic uses, and other uses as appropriate.  

• Uses may be mixed either vertically or horizontally.  

• Should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any one land use.  

• Higher intensity employment is encouraged in the core of Mixed-Use Business Campus areas, or adjacent to collector or arterial roadways. Building heights should be evaluated during the development review process. Where appropriate, building height transitions and step-downs should be provided to be compatible with adjacent development. |
<table>
<thead>
<tr>
<th>Neighborhood Business Center</th>
<th><strong>Primary Uses:</strong> Uses to serve the convenience shopping needs of a neighborhood.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Not specifically designated on the Future Land Use Plan.</td>
</tr>
<tr>
<td></td>
<td>• Occur in an area designated for Urban Residential development.</td>
</tr>
<tr>
<td></td>
<td>• Have frontage on an arterial and a collector or two collector roads.</td>
</tr>
<tr>
<td></td>
<td>• Range in size up to five acres.</td>
</tr>
<tr>
<td></td>
<td>• Serve a trade area up to 1 mile.</td>
</tr>
<tr>
<td></td>
<td>• Be accessible by walking from neighborhoods.</td>
</tr>
<tr>
<td></td>
<td>• Contain amenities such as a pedestrian plaza, sidewalks, and landscaping and signs and access control to create a cohesive development.</td>
</tr>
<tr>
<td></td>
<td>• Ensure that commercial development is integrated with and enhances the surrounding neighborhoods.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mixed-Use Commercial Activity Center</th>
<th><strong>Primary Uses:</strong> Uses to serve the day-to-day commercial needs of surrounding neighborhoods.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Located within the Urban Service Area (USA)</td>
</tr>
<tr>
<td></td>
<td>• Be located on one quadrant of the intersection of two arterials in places designated for “Mixed-Use” on the Future Land Use Plan.</td>
</tr>
<tr>
<td></td>
<td>• Vary in size depending on the mix of uses.</td>
</tr>
<tr>
<td></td>
<td>• Serve a trade area up to 2 miles.</td>
</tr>
<tr>
<td></td>
<td>• Have a gross floor area up to 200,000 square feet of non-residential uses.</td>
</tr>
<tr>
<td></td>
<td>• Typical format consists of one anchor store, such as a supermarket or drug store, and smaller retail and services. The project should also contain some residential development (mixed either vertically or horizontally).</td>
</tr>
<tr>
<td></td>
<td>• The main part of the development should contain amenities such as a pedestrian plaza and landscaping as well as sign and access control to create a cohesive development.</td>
</tr>
<tr>
<td></td>
<td>• Additional Mixed-Use Activity Centers can be located in the community provided that traffic impacts are mitigated and transitions are provided for residential areas.</td>
</tr>
</tbody>
</table>
### Community/Regional Commercial Activity Center

<table>
<thead>
<tr>
<th>Primary Uses: Uses to serve the day-to-day commercial needs of the community.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Located within the Urban Service Area (USA).</td>
</tr>
<tr>
<td>Be located on one to two quadrants of an Interstate interchange or on one quadrant of the intersection of two arterials.</td>
</tr>
<tr>
<td>Range in size up to 100 acres.</td>
</tr>
<tr>
<td>Serve a trade area up to 5 miles.</td>
</tr>
<tr>
<td>Have a gross floor area of over 200,000 square feet for non-residential uses.</td>
</tr>
<tr>
<td>Typical format consists of one to two anchor stores, such as a supermarket or drug store, or can consist of regional shopping, “lifestyle” center, outlet mall, and “big box” configurations.</td>
</tr>
<tr>
<td>Contain amenities such as a pedestrian plaza and landscaping as well as sign and access control to create a cohesive development.</td>
</tr>
<tr>
<td>Additional Community/Regional Activity Centers can be located in the community provided that traffic impacts are mitigated and transitions are provided for residential areas.</td>
</tr>
</tbody>
</table>

### COMMERCIAL CATEGORY

<table>
<thead>
<tr>
<th>Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Uses:</strong> General retail to serve neighborhoods and the community and offices. No intensive industrial activities.</td>
</tr>
<tr>
<td>Located in the Urban Service Area (USA).</td>
</tr>
<tr>
<td>Generally located at the intersection of two arterial streets or at the intersection of a collector and an arterial street.</td>
</tr>
<tr>
<td>Retail centers that provide shopping service to adjacent and surrounding community and region.</td>
</tr>
<tr>
<td>Where possible, internal streets and sidewalks provide access and connections to nearby neighborhoods.</td>
</tr>
<tr>
<td>Businesses blend with nearby neighborhoods or development with scale, design, signage, and lighting. (See Centers Criteria)</td>
</tr>
<tr>
<td><strong>Secondary Uses:</strong> Supporting uses, open space, and recreation, multi-family housing (e.g., apartments and townhomes), and other public or civic uses.</td>
</tr>
</tbody>
</table>

### INDUSTRIAL CATEGORY

<table>
<thead>
<tr>
<th>Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Uses:</strong> Industrial, office, distribution, warehouses, and manufacturing.</td>
</tr>
<tr>
<td>Located in the USA with access to major transportation facilities.</td>
</tr>
<tr>
<td>Includes the heavier and light industrial areas and generally provides locations for less restrictive regulations.</td>
</tr>
<tr>
<td>Outdoor storage and heavy industry may be allowed in certain areas and will be evaluated as part of the development review process, but higher quality design necessary in high visibility locations.</td>
</tr>
<tr>
<td><strong>Secondary Uses:</strong> Supporting retail or office uses.</td>
</tr>
</tbody>
</table>
# Parks and Open Space Category

<table>
<thead>
<tr>
<th>Parks and Open Space</th>
<th>Public and private open space, public and private parks, country clubs, and golf courses. Some public utilities or facilities may be appropriate. May also include trail corridors.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Existing open space and parks are shown on the Future Land Use Plan. It also illustrates the location of some potential future open space areas but not all future parks.</td>
</tr>
<tr>
<td></td>
<td>• Open space includes sites and areas for active and passive recreation, conservation and mitigation of environmental hazards.</td>
</tr>
<tr>
<td></td>
<td>• Neighborhood parks to be addressed through the policies and during neighborhood development.</td>
</tr>
<tr>
<td></td>
<td>• Location, access, terrain, size and design will vary for future open space, depending on the specific use.</td>
</tr>
</tbody>
</table>

# Floodplain Overlay

<table>
<thead>
<tr>
<th>100-Year Floodplain</th>
<th>Primary Uses: Agriculture and conservation. <strong>Secondary Uses:</strong> Uses associated with recreation.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Principally along the Mississippi and Missouri Rivers. Also along designated streams as mapped on the Future Land Use Plan.</td>
</tr>
</tbody>
</table>
such damages, or for any claim by any other party. Furthermore, in States that do not allow the contract or otherwise, even if St. Charles County Government has been informed of the possibility of
merchantability and fitness for a particular purpose or noninfringement.

Future Land Use Plan
St. Charles County Government makes no representations about the validity of these data for any

Commercial

High Density Residential (10+ units/acre)

Mixed Use Commercial

Industrial

Incorporated Areas

Urban Service Area

Floodplain

Planning Districts

Wellhead District Area

Katy Trail

Airports

Mixed Use Employment Campus

Mixed Use Commercial Activity Center

Community/Regional Activity Center

Disclaimer of Warranty

St. Charles County Government makes no representations about the validity of these data for any

Northeast

Southwest

Central

Future Land Use Plan

St. Charles County Government, 20 North Second Street, St. Charles, Missouri 63301
The Thoroughfare Plan is a long-range, conceptual plan depicting where roadway improvements are needed to add capacity for the efficient movement of vehicular traffic through 2030. Specifically, the purposes of the Thoroughfare Plan include:

1. Providing for the efficient movement of vehicular traffic into and throughout the County;
2. Identifying the right-of-way needs to be dedicated to accommodate a proposed thoroughfare;
3. Ensuring adequate roadways to serve existing and proposed developments;
4. Assisting in identifying Capital Improvement Program needs;
5. Reducing traffic in residential areas by ensuring an adequate arterial roadway network; and
6. Assisting in coordination with other agencies.

The existing roadway system interconnecting St. Charles County is an intricate network of Federal and State highways, County roads, and municipal streets. This system is not only expected to efficiently transport people and goods nationally and regionally but also connect more than 137,000 parcels of land developed county-wide. To accommodating these opposing functions, a hierarchy of roadways has been designed for arterial roadways prioritizing longer-distance transport versus local streets prioritizing access to land.

Given the County Road Board’s role in evaluating and recommending funding for projects county-wide, the scope of the Thoroughfare Plan is limited to arterial roadways, highways, and freeways which integrate the County across municipal jurisdictions.

The Thoroughfare Plan is intended to inform decision making in both the private and public sectors, including the various municipalities. It will indicate where priority roadway improvements are deemed necessary to improve roadway network capacity. Such improvements include both the extension of new thoroughfares and widening or other capacity-building improvements to existing roadways.

Secondarily, the Thoroughfare Plan provides the framework for and organizes new residential, commercial, and industrial development. The roadway system projected beyond the existing urbanized area can affect the location preferences for future land uses. Commercial, industrial, and other uses generating higher traffic will normally locate on higher capacity streets and highways, and lower density residential land uses will normally locate elsewhere.
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