Envision 2025

Master Plan

ST. CHARLES COUNTY
ENVISION 2025

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FORWARD

During the summer of 2007, St. Charles County Executive Steve Ehlmann formally appointed a sixteen member Master Plan Steering Committee to update the county’s master plan as required by the County Charter. The membership of this steering committee consisted of eleven county citizens, two members of the County Council, two staff members of the County Executive’s Office, and the Director of Community Development.

At the first meeting of the Master Plan Steering Committee in September 2007, a process for the plan update was created. In addition, the background data relating to county development and the major accomplishments from the 2015 Master Plan were reviewed.

At subsequent meetings the steering committee formulated vision statements relating to specific plan elements and identified community issues. In addition, goals and strategies to accomplish the visions were drafted.

The Master Plan Steering Committee met on November 7, 2007, and approved a preliminary draft of the planning document, minus the land use element. Two public forums were held on November 14th and 15th to provide an opportunity for county residents to comment on the draft Master Plan that had been developed.

In January 2008, the Committee initiated the process for drafting the future land use section of the plan. This process included a number of opportunities for public participation. Two of the components of this process included Focus Groups and a Land Use Workshop which were designed for invited participants. Public Forums and a Public Hearing were also scheduled to provide opportunities for the public at-large to participate in this process.

Six Focus Groups met in January and February 2008. Briefly, each Focus Group consisted of members of similar interests or backgrounds. The groups were Municipal and County Planners, Land Developers/Homebuilders/Realtors, Large Acreage Land Owners, Farmers, Commercial/Industrial/Economic Development, and Community Residents. Each of these focus groups mapped their concept for future county development patterns. Forty people took part in this step.

The next step in this process, The Land Use Workshop, was held on February 27, 2008. The Land Use Workshop consisted of the focus groups 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 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.
The Steering Committee on April 2, 2008, reviewed the preliminary draft of the land use plan section of the plan including the land use plans and directed that a final version of the entire Master Plan be drafted. The entire Master Plan document was reviewed by the Steering Committee on April 22, 2008. The document was approved and forwarded to the County Council.

The Council conducted a public hearing on June 9, 2008 and passed Ordinance No. 08-081 adopting the Master Plan Envision 2020 on July 2, 2008.

Throughout this process there has been a concerted attempt to allow a variety of ways for the public to be involved in the preparation of this plan. This process has also included the development of a web site whereby the various presentation materials, the draft documents, and maps were posted with opportunities for the public to submit comments.

Planning is a dynamic and continuous process. The County’s growth and development must be continually monitored. Coordination with other agencies that have impacts on our growth and development needs to be ongoing. Two amendments to the plan were prepared and approved. One for the Arena Parkway/Page Planning District adopted on October 7, 2009 and the Agri-Tourism Land Use Plan for the southwestern portion of the county adopted on October 31, 2012.

Five years have passed and by county charter the county must formally review its master plan. During the past 5 years the county, along with the nation as a whole have experienced a recession and the slow recovery from it. While there has been growth in the county over the past 5 years, development activity has been strongly depressed from its peaks in 2005. In examining how this recession has impacted the goals, strategies and land use planning for the county, we generally conclude that the basic assumptions, land use strategies and the various other elements of the plan are still valid. The effect of the recession has caused the planning time frame to slip by 5 years with a continued slow recovery which will continue for at least another two years until a new normal is reached. In view of the above, a complete rewrite of the plan was found to be unnecessary and that the work previously accomplished by many people was found to still be relevant for the 2013-2018 Master Plan. Therefore, Planning and Zoning Division staff of the Community Development Department have updated various background chapters with new information and have reviewed and edited the goals and strategies where it was determined that certain items had been accomplished or based upon the County Charter amendments adjustments to the plan were needed. Staff attempted to keep the revisions as minor as possible while still providing up to date background information.

The future land use plan has been updated to incorporate the amendments mentioned above and to correct any errors found in the plan. The thoroughfare map has also been updated by correcting thoroughfare alignments to be more physically feasible and more economically positioned.

The updated plan was reviewed and approved by the Master Plan Steering Committee for submittal to the County Council. The County Council approved the Plan on __________________.
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.
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SUMMARY

St. Charles County is located in the St. Louis Metropolitan Statistical Area, adjacent to the inner ring of the metropolitan area that consists of St. Louis city and St. Louis County, the two jurisdictions that contain approximately half the population of the metropolitan area. While St. Louis County continues to develop, only a limited number of undeveloped areas remain in the western and southwestern areas of the county, placing St. Charles County in the path of the western expansion. Due to these facts and others, St. Charles County has been the fastest growing county in the metropolitan area for three decades and will remain at a substantial pace for the foreseeable future.

Today, St. Charles County is the third largest county in the state of Missouri with a 2010 Census population of 360,485. It underwent a rapid population increase between 1950 and 2000, approximately 853 percent. The estimate between the years 2000 and 2010 would present a rate of growth of 27 percent. During this same time period the population of the state of Missouri increased by seven percent, and the population of the United States rose by 9.7 percent, making St. Charles County one of the larger numerical population increases in the nation.

This increase in population and residential development was fueled by an abundance of relatively inexpensive acreage, an expanding utility system, the availability of relatively inexpensive gasoline and a good transportation network. 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 (the area bounded by I-70, Highways 40/61 and the Missouri River), with the most substantial increases occurring south of Highway 94 and south of Highway N. A substantial increase was also 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 were also recorded within various census tracts south of Interstate 70 between the cities of St. Charles and Lake Saint Louis. Despite the population increase...
throughout the county, three areas of the county saw a population decrease. These areas are between the Mississippi and Missouri Rivers in the northeast part of the county, 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 minimal new development, decreases in the size of households and an aging population in these areas.

The population of St. Charles County is relatively young, with an estimated median age of 36.6 years in 2011, compared to 37.6 years in the state of Missouri, and 37.2 for the United States. The population 65 years of age and over is relatively low, accounting for approximately 10.6 percent, compared to 13.7 percent in the state of Missouri, and 13 percent in the United States. Due to the fact that 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 will surely continue into the future and will 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 baby boomers will enter into retirement over the next fifteen 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 page 1.1, the population projection for the county is projected to continually grow, reaching a population of approximately 446,732 by the year 2025. The population growth in the county between 2010 and 2025 is expected to be approximately 86,000. The population will be unevenly distributed east and west of the line depicted by Interstate 64, Interstate 70 and Highway 79. Since there is less available land in the eastern area for development over the next 15 years it is expected the population increase in this area will be ap-
proximately 19,000 which is expected to produce 7,300 housing units. The western area will have a greater population increase of 64,000 which will require 24,600 housing units to accommodate the population increase.

Because St. Charles County is located in the path of western expansion, it has for fifty years and will continue to benefit from rapid growth insuring a strong and viable future for the county. 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.
GOALS & STRATEGIES

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

- 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.

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

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.
SUMMARY

ECONOMIC INDICATORS

When compared to other suburban counties in Missouri, Illinois and Kansas, St. Charles County ranks at or near the top of every economic category. It accounted for 6.4 percent of Missouri’s economy in 2012, behind only St. Louis County and Jackson County, the two largest metropolitan 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 four percent. In 2009 the unemployment rate peaked at 8.7 percent and has been declining since that year to a 2012 rate of six percent. Between 2011 and 2012 the labor force dropped by just over 2,000 people in St. Charles County while the number of people employed rose by 845. This dropped the unemployment rate from 7.3 percent in 2011 to six percent in 2012.

From 2005 to 2010, industries in the county with the biggest increase in the number of jobs were health care and accommodations/food service. The areas with the largest losses were construction and manufacturing. Both of these are expected to be on the rise in the near term with the expansion planned at the GM plant and a slow increase in construction the past two years. The St. Louis Metropolitan area 2010 to 2020 forecast for occupational growth areas are Business and Financial Operations Occupations, Management Occupations, and Construction and Extraction Occupations according to the Missouri Department of Economic Development.

The 2011 American Community Survey reports that 51% of the employed workforce worked in the county and 49% of the employed workforce worked outside of the county or in another state.

The average annual wage in St. Charles County during the 2011 reporting period for the Missouri Department of Economic Development was $38,106. This average annual wage is 29.5 percent higher than the 2000 average annual county wage of $29,432.

St. Charles County currently has relatively few zoned areas available for future commercial, office complex or business park, high technology campus and industrial enterprises. Land development by residential developers along major transportation routes and local jurisdictions’ inabilities to preserve prime sites for these enterprises have hampered the county’s potential for providing desirable locations for job producing enterprises.

ECONOMIC ANALYSIS

The Economic Development Center of St. Charles County has identified several issues that should be addressed in order to provide for a better economic climate. Those issues include preservation of sites for office parks along I-64; development of an intra-county bus system; and completion of transportation improvements to I-70, the I-64 bridge and MO 364.
SUMMARY
The economic indicators previously depicted would seem to provide St. Charles County with the potential for a continued bright economic future. However, unless land use planning efforts in all jurisdictions in the county can preserve some large prime sites for business and commerce, especially along the major transportation routes, growth could stagnate.

ISSUES
- Job 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 zoned industrial and ready for development.
- Need to encourage the development of high-end office, high-tech industrial and research parks.
- Development regulations must be reviewed and revised to promote high quality commercial and industrial projects.
- Job skills provided by technical and vocational programs must match 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.

GOALS & STRATEGIES
GOAL Utilize the land use policies of the county to enhance opportunities of economic development.
- Designate large areas on the future land use plan for industrial site alternatives (100 acres or larger).
- Develop high-end industrial parks and research parks while maintaining high environmental standards.
- Reserve areas for the development of office parks (Class A office buildings) along the I-64 corridor.
- Address the need for “ready-to-go” large industrial sites with rail access.
- Encourage economic development by coordinating municipal and county land use and development policies.
- Increase focus on tourism as an economic factor throughout the county.
GOAL St. Charles County will focus its economic development efforts to attract new business and industry, and foster the expansion of existing business and industry 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 target research analysis in identifying industries which are presently in an expansion mode.
- Continue to promote the concept of small business incubators as an important tool to assist the startup of small businesses.
- Research market and industry trends to assist in targeting business relocations.
- Research and target emerging businesses and industries that offer skilled and well-paying jobs.
- Target and recruit a wide range of businesses to create diversity in employment opportunities.

GOAL Create an overall impression that St. Charles County is a good location for business.

**STRATEGIES**

- Market St. Charles County as a “high-tech” community with attractive, fresh and innovative marketing techniques, such as multi-media and “virtual reality” tours of St. Charles County.
- Promote county’s image within and out of the county through the public media and other venues and public education.
- Implement the nation’s premier wireless and broadband system.
GOAL  St. Charles County will promote construction of Class A office and high-tech industrial development at existing, “pad-ready” locations.

STRATEGIES
- Develop remaining sites in and around Winghaven master planned community along Interstate 64 in O’Fallon
- Develop remaining sites in and around Barathaven master planned community along Interstate 64 in Dardenne Prairie
- Develop remaining sites in and around St. Peters Special District near St. Peters City Hall and Rec-Plex in St. Peters

GOAL  St. Charles County will promote creation of additional “pad-ready” development sites for Class A office and high-tech industrial uses.

STRATEGIES
- Encourage development at Highway 364 (Page Avenue Extension) and Arena Parkway in St. Charles
- Encourage development on Interstate 64 and Technology Drive from the Verizon campus to Old Wolfrum Road in Weldon Spring
- Encourage development at Interstate 64 and State Highway DD in O’Fallon
- Encourage development at Interstate 64 and Lake Saint Louis Blvd. in Lake Saint Louis

GOAL  St. Charles County will promote creation of additional pad-ready development sites for high tech 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
St. Charles County will promote creation of additional “pad-ready” development sites for high tech light and heavy industrial and warehouse/distribution centers.

- Merz Farms (163-acres) adjacent to New Town at St. Charles
- Proposed Crossroads Commercial Center (130+ acres) at Highway 40 and Highway A adjacent to Sachs Business Park and GM in Wentzville
- Other sites along Highway A near GM in Wentzville
- Proposed I-70 Industrial Park West (190 and 605 acre tracts) in Foristell

St. Charles County will promote redevelopment of existing sites for Class A office and other high-end uses.

- Interstate 70 and Fifth Street interchange in St. Charles
- Interstate 70 and First Capitol interchange in St. Charles
- Interstate 70 and Lake Saint Louis Blvd. in Lake Saint Louis
- Interstates 70 & 64 intersection at former Belz Mall in Wentzville
- Tee Kay Mobile Home Park adjacent to O’Fallon Corporate Center on I-64 in O’Fallon

Encourage working with institutions of higher learning to foster development of additional “Research Park” 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.

Encourage attainment of State “Certified Site” Accreditation for existing tracts envisioned for Class A office, high tech light and heavy industrial development.

Encourage development of additional data center facilities throughout the county.
SUMMARY

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 sewers are 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 within the county. Currently, St. Charles County’s sanitary sewer collection and treatment needs are supplied by eight municipal systems, 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.

Telephone service is provided by AT&T which serves the eastern sections of the county, and by CenturyLink which serves the western sections of the county. 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.

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 City of Wentzville and the northwestern area of the county.

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 above, St. Charles County jurisdictions offer its citizens safety through ambulance, police, fire, and community health services. The county is served by eleven 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 Sheriff’s Department operates Administrative Services, Criminal Investigations, Patrol Division, Special Operations, Community Education, Civil Process, Forensics, and the Crime Lab. Eight municipalities have their own police departments which offer 24/7 service to their citizens. The St. Charles County
Ambulance District is the primary pre-hospital care provider in the county, has won numerous local, state, and national awards, and is seen as an innovative leader of health care. The Department of Community Health and the Environment promotes healthy lifestyles by providing various service programs.

St. Charles County citizens also benefit from over 6,000 acres of parks that are administered by various municipalities and the county government. In addition to county and municipal park systems, a number of federal and state agencies own and maintain recreational lands within the county. Total park land and conservation area in the county currently equals about 33,548 acres.

St. Charles is well endowed with buildings and sites of historical, architectural, and cultural significance. There are three historical districts within St. Charles County: the Cottleville Historical District located within the central area of the County; the St. Charles Historical District located in the city of St. Charles, downtown; and the Frenchtown Historical District located in the northern section of the city of St. Charles.
3.1 AMBULANCE, FIRE, POLICE, AND PUBLIC HEALTH

VISION
We have a safe and healthy community.

ISSUES
- Wireless and broadband technology is changing.
- Safety services need to meet expanding demand.

GOALS & STRATEGIES

GOAL Provide efficient and effective emergency and public safety services.
- County police and public health service levels should meet national standards.
- Expand police and public health services to provide a quality level of service.
- Plan facility locations in growth areas for police and public health needs.
- Enhance the inter-operability of radio frequencies to ensure compatibility among all agencies within St. Charles County.
- Ensure all county agencies and institutions are in compliance with National Incident Management System (NIMS).
- Enhance the outdoor and indoor warning system.

GOAL Pursue measures to protect County residents and visitors against acts of bio-terrorism and the effects of such acts.
- Increase surveillance and epidemiology capacity of the county.
- Actively participate in regional and state planning activities related to bio-terrorism.
- Create a bio-terrorism planning committee including but not limited to representation from hospital systems, law enforcement, fire departments, and emergency response/emergency management sectors.
- Create and annually review a bio-terrorism preparation and response plan.
### 3.2 EDUCATION

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</table>
| ISSUES   | • School facility needs are shifting with the shift of demographics.  
          | • Educational attainment needs to accommodate future job requirements. |
| GOALS & STRATEGIES |  
| GOAL | Increase the percentage of citizens having college degrees to satisfy the demands of current and future economic development interests and job demands. |
| STRATEGIES |  
|   | • Establish a committee to explore and recommend strategies to obtain the goal focusing on: Increase high school graduation rate, increase college enrollment rate, increase college continuation rate, increase college completion rate and increase college graduate retention rates. |
3.3 UTILITIES

VISION

We have infrastructure that is environmentally sound, technologically up to date, well maintained and coincides with development.

ISSUES

- Septic systems are not well maintained and promote an inefficient land development pattern for the provision of utility and transportation infrastructure and governmental services.
- New facilities have to be built while maintaining the old.
- Utility infrastructure is more expensive to provide in low density areas.

GOALS & STRATEGIES

GOAL  Reduce the number of inoperative septic systems and increase septic system requirements to insure proper maintenance.

- Discourage the installation of septic systems in areas planned for growth.
- Increase the minimum lot size for use of a septic system.
- Continue the program requiring 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 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.

- Improve coordination on major road improvement projects between utilities, road sponsors, and designers by including utility facilities in the design and construction project schedules.
### GOALS & STRATEGIES

**GOAL**  Provide services to growth areas by planning for sewer extensions and expansion of existing facilities to coincide with development.

- 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.
3.4 CULTURAL, RECREATIONAL, HISTORIC

VISION

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

ISSUES

- The 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 & STRATEGIES

GOAL Enhance and preserve the cultural and historic assets.

- 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 historical 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 services to its residents.

- Continue the use of the 1/5 cent capital improvement tax beyond 2021 for providing needed capital improvements in a timely manner.
GOALS & STRATEGIES

GOAL  Establish and preserve open space and recreational opportunities.

• 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, intra governmental 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.
### 3.5 HUMAN SERVICES

**VISION**

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

<table>
<thead>
<tr>
<th>ISSUES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Social needs are increasing and changing as the demographics change.</td>
<td></td>
</tr>
<tr>
<td>• Homelessness.</td>
<td></td>
</tr>
<tr>
<td>• Service needs for the at risk population.</td>
<td></td>
</tr>
</tbody>
</table>

| GOALS & STRATEGIES |
|---|---|
| **GOAL** Health and human services will have a seamless, coordinated system of services. | |

| STRATEGIES |
|---|---|
| • Provide funding for programs for at risk populations such as programs for the disabled, disadvantaged, elderly, etc. | |
| • Assess the homeless and at risk populations in the county. | |
3.6 PUBLIC HEALTH

We have excellent health service programs that are high in quality, effectiveness and efficiency that meet the demands of increasing and diverse population.

VISION

GOAL     Increase the role of the department of Community Health and the Environment in providing effective public health education to residents.

ISSUES

- Public is not well aware of information sources available or health services provided.
- Quality and effectiveness of public health needs to be assessed in order to provide the necessary health services.
- Diversity of health services demanded is increasing as the diversity of population increases.

GOALS & STRATEGIES

GOAL     The department of Community Health and the Environment shall keep pace with the population growth of the County and the need for public health.

STRATEGIES

- Provide the general public and policy leaders with information on health risks, health status and health needs in St. Charles County as well as information describing policies and programs that can potentially improve community health.
- Provide health information to enable individuals and groups, including vulnerable populations and those at increased risk, to make informed decisions about healthy living and lifestyle choices and sponsor education programs to develop knowledge, skills and behavior needed to improve individual and community health.
- Use appropriate media (print, radio, television, and Internet) to communicate health information to the community at large.
- Evaluate the appropriateness, quality and effectiveness of public health education activities at least every two years.

STRATEGIES

- Evaluate the need for additional space to house the program of the Division of Public Health with special attention directed at finding a secondary location in central to central/western portion of the County to replace donated space and provide a presence in these growing areas.
GOAL The department of Community Health and the Environment will directly, and through partnerships, design and implement a wide range of health promotion activities to facilitate healthy living throughout the County.

- Conduct health promotion activities for the community at large and for populations at increased risk for negative health outcomes.
- Develop collaborative networks for health promotion activities that facilitate healthy living in healthy communities.
- Assess the appropriateness, quality and effectiveness of health promotion activities at least every two years.
VISION

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

SUMMARY

St. Charles County is located in the central part of the United States at the confluence of two major rivers and has available the major forms of transportation such as rail, air, water, and roadway. During the initial development of St. Charles the primary mode of travel was by trails and boats just as Lewis and Clark used. However the predominant form of transportation over the last 50 years has been the automobile.

Growth within the county has been in typical suburban patterns with automobile dependent development. The 2011 American Community Survey of the U.S. Census Bureau indicates that 86.8 percent of the workers in the county 16 years or older utilized the automobile, truck or van as their means of transportation to work. With this high percentage of workers driving to work, transportation is a key concern of both residents and employers in St. Charles County.

However, with the growth rate projected at 1.7 percent, there will be 78,066 additional people that will call St. Charles County home by the year 2025. As the county grows in population meeting the transportation needs of its citizens becomes more challenging especially considering the uncertainties with state and federal funding for future road improvements. Since 1985 with the initial passage of the county’s ½ cent transportation sales tax, funds have been available to be used throughout the county for road improvements.

As the Land Use Plan is updated as part of Envision 2025, the Thoroughfare Plan also needs to be amended to ensure it will meet the needs of the traveling public. The Thoroughfare Plan is used to identify strategic road corridors vital for efficient traffic flow and orderly development in the county.

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) should also be included as part of the overall transportation system which needs to support existing businesses and encourage continued economic growth throughout the county.

St. Charles County must continue to support and maintain its airport facility to serve its growing needs while fostering economic growth within the county. In addition, the county’s rail facilities need to be studied to determine if additional sidings are needed to support the expansion of industrial development in 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 not rest on past laurels but to keep searching for alternatives and innovative concepts to improve the backbone of the county, our transportation network.
ISSUES

- Uncertainties with state and federal funding for future road improvements.
- Continuation of the county’s ½ cent transportation sales tax.
- Public transit (bus and rail) is non-existent or very limited in many parts of the county.
- Congestion is a growing problem on current and future road systems.
- Existing road systems need to be maintained.
- Transportation infrastructure’s impact on economic development.

GOALS & STRATEGIES

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

- Provide access management on major arterials.
- Implement a traffic mitigation program.
- Promote the use of alternative modes of transportation including public transit, bicycle routes, and on-street bike lanes.
- Support mixed-use developments where living, shopping, working, and recreational activities are in close proximity.
- Continue to fund the maintenance and upgrading of existing roads and facilities.

GOAL Provide alternative and affordable modes of transportation.

- Encourage use of public transit and provide other modes including bikeways, sidewalks, and trails.
- Analyze the feasibility of creating and funding a county-wide mass transit system, including bus and rail service that serves both the unincorporated and incorporated areas.
- Support land use patterns that will utilize public transit.
- Evaluate mobility needs of the county’s population not having automobiles (elderly, low-income, disabled, etc.).
GOAL  Provide an airport that serves the needs and economic growth of the area.

- Continue to maintain and make upgrades as needed to the county’s airport facility.

GOAL  Provide an environmentally friendly and safe transportation system.

- Promote the expansion of passenger rail to serve the population centers of St. Charles County.
- Decrease congestion by providing alternative modes of mass transportation.
- Use cost-efficient yet environmentally safe de-icing chemicals.
- Inform public about transportation system conditions via Intelligent Transportation Systems (ITS).

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

- Ensure connectivity between older and newer transportation networks.
- Ensure the system is being developed to accommodate the needs of a growing economy and population.
- Develop new funding sources and other strategies to address congestion issues on the major arterials.
- Promote the expansion/improvement of roads within the county to serve growth areas prior to or in conjunction with the growth occurring.
SUMMARY

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.

There are three areas of prime farmland 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.

There is a great diversity of plant and animal life in the county due to the varieties of climate, 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.
SUMMARY

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 primarily has grasslands as vegetative cover. 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.

The Highway 94 corridor between U.S. Highway 40/61 and the Warren County line contains a unique set of scenic features. In a study of this area prepared in 2002, approximately 30 scenic vistas or view sheds were identified along this 21-mile section of highway.

Development constraints within St. Charles County include areas within the 100-year floodplain, wetlands, extreme slopes, and soils not conducive for septic tank installation. Any structure constructed within the floodplain is mandated by county floodplain regulations to elevate the lowest floor (including basement) a minimum of one foot above the 100-year flood elevation. 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.
GOALS & STRATEGIES

GOAL  Preserve, protect and manage the watersheds in the county.

- Create a list of Best Management Practices to ensure land development follows proper storm water management principals.
- Develop a coordinated, countywide storm water management plan on a watershed specific basis.
- Incorporate low impact site design techniques to reduce the amount and velocity of surface water runoff.

GOAL  Lead and promote the use of alternative/renewable energy sources by taking advantage of current and future legislation.

- County leads by example efforts to promote the use of alternative/renewable energy sources and the conservation of fossil fuel energy (e.g., replace conventional light bulbs with compact fluorescent light (CFL) bulbs in all county buildings).
- County officials to meet with public utility officials and private sector representatives to explore the feasibility and economic viability of installing solar energy systems on county public buildings to promote the use of cleaner, environmentally friendly renewable energy sources.
- Determine and take advantage of all incentives available to install alternative/renewable energy systems on public buildings.

ISSUES

- Storm water management authority is needed as development continues and additional impervious surfaces are created to increase storm water runoff.
- Protection of prime farmland, wetlands, and other natural resources is needed to reduce problems with storm water management and protect habitat for wildlife.
- Air and water quality needs to be protected for human health.
- Large floodplain will face increased pressure to be developed.
GOAL Protect human life and property while reducing public and private expenditures through floodplain management.

- 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.

GOAL St. Charles County will strive to meet or exceed ambient air quality standards.

- 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.

GOAL Protect and manage natural resources to retain the benefits they provide.

- Minimize the impacts of development encroaching on natural resource areas.
- Prohibit and/or minimize development in and adjacent to environmentally sensitive areas such as wetlands and floodplains.
- Adjust zoning districts in the floodplains to reflect the intent of the land use plan.
**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, as well as 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 is situated within the incorporated communities of the county. 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 104,182 detached single-family units occupying 58,261 acres, and 30,839 attached multi-family units occupying 2,861 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.

The workforce in St. Charles County consists of 109,229 employees utilizing 19,845 acres to accommodate industrial, retail trade, and office sectors. In 2013, 14 percent of employment acres were used for the industrial sector; 72 percent of employment acres were used for the retail trade.
SUMMARY

sector; and 14 percent of employment acres were used for the office sector.

Facilities in the county of St. Charles consist of general government, parks and open space, and private golf courses. General government facilities, which also include police, fire, and jail, occupy 6,095 acres with parks and golf courses occupying 35,458 acres.

Education facilities occupy 2,110 acres to accommodate a total of 67,489 public and private K-12 students. In addition, St. Charles County utilizes approximately 219 acres to accommodate 6,933 St. Charles Community College students, and 4,375 acres to accommodate 9,633 Lindenwood University students and approximately 1,200 students at Midwest University, Vatterott College, and Sanford-Brown College.

Demographic changes have important implications for future land use demands. These changes in population directly affect the need for housing, employment, and public facilities. St. Charles County’s population is projected (using the Cohort-Survival Method) to reach 446,732 and employment is projected to reach 210,137 by 2025. 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 gather a first impression of future land use needs. It does not allocate land uses to the land, nor does it say where development should or should not go. As a first impression device, it allows one to see a first cut estimate, not precise figures, of land use needs. Assuming the 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 2025.

<table>
<thead>
<tr>
<th>Year</th>
<th>Residential</th>
<th>Commercial</th>
<th>Industrial</th>
<th>Office</th>
<th>Government</th>
<th>Education</th>
<th>Parks</th>
<th>Other</th>
<th>Agricultural</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>61,122</td>
<td>14,284</td>
<td>2,840</td>
<td>2,721</td>
<td>6,095</td>
<td>6,704</td>
<td>35,458</td>
<td>19,718</td>
<td>210,322</td>
</tr>
<tr>
<td>2025</td>
<td>72,264</td>
<td>17,569</td>
<td>3,493</td>
<td>3,347</td>
<td>7,558</td>
<td>8,289</td>
<td>43,968</td>
<td>19,718</td>
<td>183,058</td>
</tr>
</tbody>
</table>

Residential needs were estimated for single-family and multi-family land uses. To accommodate the housing needs of 446,732 residents by the year 2025, a 28 percent increase in housing units and an 18 percent increase in acres would be needed.

Proportionally, growth would also be seen in the space needed to accommodate employment. Requirements associated with private and public sector employment to accommodate a total of 210,137 employees would require a 23 percent increase in acres.

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 2013 to 2025 a 25 percent of increase in the number of acres for government facilities will be needed. Parks, private golf courses, and open space would require a 24 percent increase and education facilities would require a 23 percent increase from 2013 to 2025 to accommodate the increase in school age children.
ISSUES

- Land uses need to be distributed and balanced.
- Land use growth is outpacing infrastructure development.
- Large tracts for industrial use and research parks are lacking.
- Coordination of land use plans between county and cities is needed.
- Inefficient development is increasing the cost of providing infrastructure.

GOALS & STRATEGIES

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 industrial use and research parks.
- Coordinate land use plans between county and cities.
- Develop a land use plan that designates land use acreages that to some extent exceed our projected needs.
- Create minimum development standards for growth areas to address under-utilized development patterns.
- Create an exclusive agricultural zoning district that supports and preserves actual agricultural uses.
VISION

We have a sufficient supply and variety of housing accommodating a range of lifestyles, needs, and incomes for our residents.

SUMMARY

St. Charles County’s sustained prosperity and its ability to attract new residents are due in a large part to the high quality of life it offers. Residential development in the county can strive to provide housing opportunities for all its citizens 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.

Building permit numbers have been slowly recovering since the low point occurring in 2009. In St. Charles County 1,815 residential permits were issued in 2012 which is up from the 1,106 permits issued in 2011. As a comparison, 4,152 residential permits were issued in 2005.

The total amount of multiple-family rental units increased slightly between 2000 and 2011. However the overall percentage of multiple-family units decreased in this same time frame. In 2000, multiple-family units accounted for 18 percent of the total number of occupied units, decreased to 17 percent in 2011. (See Chart 7-1)

Table 7-1 shows the median price increase of new and existing single-family detached homes between 2000 and 2012. Utilizing raw data from the St. Charles County Assessor’s Office, the median sale price of a new single-family detached home increased from 2000 to 2010 by 30 per-
SUMMARY

The cost of a new single-family home escalated at a rate of more than two times the percentage increases in median family income between 2000 and 2007. Then the trend changed from 2007 to 2010 with the cost of a new single-family residence dropping from $275,074 in 2007 to $215,315 in 2012. The median sales price of existing single-family residences also saw a large increase from 2000 to 2007, at over 36 percent and then these median sales prices were reduced from $190,950 in 2007 to $172,000 in 2012.

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. It is anticipated by staff analysis that in a ten-year period the average household size for an owner-occupied unit will be 2.66, while a renter-occupied unit will remain at 2.18. The overall average household size is estimated to be 2.6 by 2025.

The projected population for St. Charles County in 2025 is 446,732 with an estimated 2.6 persons per household yields 37,546 additional housing units to be developed to accommodate anticipated population growth. The median age of the general population will slightly increase in this time period which will have direct correlation on the types of housing units to be constructed. While single-family detached homes were the predominate choice in housing during the period of 2000 – 2010, there may be a shift toward more multi-family housing within the planning period. As more baby boomers near retirement, a move toward downsizing their current housing situation could occur. In place of their present single-family detached housing, demand could increase for multiple-family housing. Due to this phenomenon, the ratio of housing developments could change to approximately 70 percent, or 26,282 units for single-family detached housing and 30 percent, or 11,264 units for multi-family housing alternatives. Single-family detached housing units are anticipated to be developed at a density of 2.7 units per acre, requiring approximately 9,734 acres for the projected land use. Multiple-family housing units are anticipated to be developed at a higher density of approximately 8 units per acre, requiring 1,408 acres for the projected land use.

### Table 7-1

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>New Single-family Detached</td>
<td>$194,701</td>
<td>$275,074</td>
<td>$252,904</td>
<td>$215,315</td>
<td>11%</td>
</tr>
<tr>
<td>Existing Single-family Detached</td>
<td>$139,822</td>
<td>$190,950</td>
<td>$180,000</td>
<td>$172,000</td>
<td>23%</td>
</tr>
</tbody>
</table>
SUMMARY

- Median sale prices of new single-family detached homes between 2000 and 2012 increased from $194,701 to $215,315, an increase of approximately 10.6%. The Consumer Price Index change during this period relating to this type of home was -17%.

- Median sale prices for existing single-family detached homes between 2000 and 2012 increased from $139,822 to $172,000, an increase of 23%. Adjusting for inflation, existing home prices only decreased by 1.3% over the 12 year period.

- The largest segment of new/existing single-family detached homes sold in 2012 were between $150,001 and $200,000; thirty-one percent of all sales totaling 744 housing units.

- Ten percent of homeowners and forty-two percent of renters in St. Charles County have housing costs exceeding 30% of family income resulting in a housing burden.

- There are an estimated 7,115 vacant, platted undeveloped lots of one acre or less in size in the county.
**Issues**

- The future housing needs of all segments of the county’s population must be addressed.
- The demand for rental apartment housing is not being met.
- The preservation of existing housing stock to provide affordable housing and stable neighborhoods.

**Goals & 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 development with a diversity of housing types and commercial development.

**Goal**

*Promote housing opportunities for senior citizens and special needs segments of the population.*

**Strategies**

- Support the development of retirement centers, senior apartment housing, and other types of housing serving the elderly.
- Examine the concept of universal design to make housing more accessible for senior citizens and the disabled.
- Work with not-for-profit organizations and developers to increase the supply of affordable housing for senior citizens, the disabled, and homeless.
GOALS & STRATEGIES

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 multiple-family housing, especially those providing rental units.
GOAL  Maintain the existing housing stock.

- Maintain the existing supply of housing through aggressive code enforcement activities to maintain and stabilize existing neighborhoods.
- Educate homeowners on how to repair and maintain their homes to enhance livability and prevent deterioration of housing.
The Plan provides a land use framework for future development in the county through 2025.

**Future Land Use Plan**

The Future Land Use Plan provides a land use framework for future development in the county through 2025. The plan illustrates 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 and updated as provided by county charter at least every five years. It is not intended to change stable neighborhoods—its primary focus is 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 drafting the 2025 Future Land Use Plan (see Future Land Use 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 throughout our neighborhoods and community;
6. Connected transportation system;
7. Viable agricultural and rural lands;
8. Natural and environmental constraints; and
1—Urban Service Area

The plan illustrates an Urban Service Area (USA), which is the anticipated major 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. 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.

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

The plan includes lands for future residential neighborhoods and employment and service areas in a balanced manner—to meet the needs for growth through 2025. The county will annually review the plan to determine if the balance of land uses continues to be appropriate.

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. In order to facilitate a greater variety of housing choices and to integrate open space into developments, the county encourages the use of clustering 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 still 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.

4—Variety of Vital "Activity Centers"

One of the concepts of the plan is the notion of mixed-use activity centers. These are places designed to be somewhat pedestrian-oriented, with high quality of design and cohesive site development, and with a mix of complementary uses, such as retail services and higher density housing (even loft style apart-
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.

5—System of Connected Parks throughout our Neighborhoods and County

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, which 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.

6—Connected and Coordinated Transportation System with Future Transit Corridors

The plan promotes land use patterns in the Urban Service Area that are conducive to supporting a variety of transportation alternatives and mobility in 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 “Proposed Ten-Year Transportation Improvement Program” addresses necessary transportation improvements. The Thoroughfare Plan, a part of this 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.
7—Viable Agricultural Lands
The plan illustrates areas of the county that should promote 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 needs to 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. This land use plan attempts to depict only the areas needed for non-agriculture uses to meet 2025 projected land use.

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 appendix of this plan. 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 treatment 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.

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.
Future Land Use Categories

The land use categories should allow our future neighborhoods and activity centers to become distinctive, diverse places with a mix of compatible activities. They also provide some flexibility to respond to market conditions.

The Land Use Categories

The land use categories are grouped under eight major types and more detailed descriptions are provided in later pages of this plan. For each category, the plan describes uses (primary and secondary), general characteristics, and location criteria.

1. Agriculture
   Includes:
   - Agriculture
   - Agriculture Tourism

2. Rural Residential
   Includes:
   - Rural Residential

3. Urban Residential
   Includes:
   - Low Density Residential;
   - Medium Density Residential; and
   - High Density Residential

4. Mixed-Use
   Includes:
   - Mixed-Use: Employment Campus (research and office parks); and
   - Mixed-Use: Commercial Emphasis.

5. Mixed-Use Activity Centers
   Includes:
   - Neighborhood Business Centers;
   - Mixed-Use Commercial Activity Centers; and
   - Community/Regional Commercial Activity Centers.

6. Commercial
   Includes:
   - Community Business and Office.

7. Industrial
   Includes:
   - Manufacturing, assembly, fabrication, distribution, warehouse and wholesale.

8. Parks and Open Space
   Includes:
   - Parks, Greenways, Trails, and Open Space
Specific Plans and Areas Depicted on the Future Land Use Plan

Agri-Tourism Land Use Plan

The intent of the Agri-Tourism Land Use Plan was to preserve a cultural asset of vast significance in southwestern St. Charles County, to protect and preserve scenic vistas and rural landscapes, aid in the continuing expansion of tourism and economic development within this portion of St. Charles County, to protect and preserve agricultural lands within this scenic area, to assist with the promotion of historical preservation in the area, to provide for non-residential and non-agricultural development in the area which is both buffered and non-obtrusive, and to provide for the protection and enhancement of natural resources along area roadways. The Plan was adopted by Ordinance #12-072 and is included in this plan by reference.

Arena Parkway/Page Planning District Plan

The plan was developed to address the unique land use potential at the intersection of Highway 364, Upper Bottom Road and Arena Parkway. Desired outcomes were land uses compatible with the existing area, realistic future land uses, minimize traffic impacts with control of access points, retain and preserve natural and environmentally sensitive areas, provide pedestrian connectivity and create attractive, well planned and designed sites. The 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 in depth 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.

It is recognized however, that 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.

100-Year Floodplains

The Future Land Use Plan identifies major 100-year flood plain areas along the flood plains of the major waterways within the county. The 100-year flood plain areas in St. Charles County are located along the Mississippi and Missouri Rivers. Other major areas having 100-year flood plain designations are along 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 not so constrained. This land use designation overlays base land use designations and therefore provides additional guidance on the use of land so depicted.

Uses

Primary Uses

In general, uses which have a low flood damage potential are best suited within the 100-year flood plain. Such uses would include general farming, pasture, nurseries, gardens, airport landing strips, golf courses, parks, wildlife and nature preserves. Any structure erected within a 100-year flood plain must have its lowest floor (including basement) elevation 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.

Urban Service Area

The plan illustrates an Urban Service Area (USA), which is the anticipated major 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.
Land Use Categories and Location Criteria

General Intent

The intent 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 does not designate 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 tracts of property could develop their 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 the process and procedures established by the county.

Agriculture

- Agricultural
- 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 provide 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 2025. Development not associated with an agricultural use are not encouraged.

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 outcappings 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.

Agriculture Category

Appropriate Uses
Primary Uses
Farming and other agriculturally related uses, including raising farm animals, equestrian activities, breeding and boarding facilities, vet services, kennels, are 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 (e.g., 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 may also be included within this land use designation.

In the southwestern and western portions of the planning area 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 space usually is owned privately. 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 not encouraged.

Applicable Zoning Districts: A

Agriculture Tourism Category

Appropriate Uses
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)

Desired Characteristics and Location
The area illustrated as agri-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.

Applicable Zoning District: AT

Rural Residential
-Rural Residential
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.

Rural Residential Category

Appropriate Uses

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.

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.

Applicable Zoning Districts: RR
Urban Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential

The county’s residential areas have a variety of characteristics 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 in ways that follow the ideals below:

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 pass-throughs provided 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 provide connections to, from, and within the 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 (i.e., with a minimum of two dwelling units per acre and ranging up to four du/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 (i.e., townhomes and apartments with densities higher than six dwelling units per acre and up 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 Category**

**Appropriate Uses**

**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 43,000 square feet to 10,000 square feet. 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.
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 on page 8.19.

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.

**Applicable Zoning Districts: R1A through R1D**

Medium Density Residential Category

**Appropriate Uses**

**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.

**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 on page 8.19.

**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.

*Applicable Zoning Districts: Some R1D – R1E, R2, R3A*

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**High Density Residential Category**

**Appropriate Uses**

**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.

**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.

*Applicable Zoning Districts: R3B*
Mixed-Use

- Mixed-Use Commercial Emphasis
- Mixed-Use Employment Campus (research and office parks)

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 along or in close proximity of these 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, high tech 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. It is important to provide opportunities for area residents to find work locally and thereby reduce travel times and contribute to less road congestion through shorter trips.

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 Category

Appropriate Uses

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.

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.

Applicable Zoning Districts: CO, C1, C2, all residential

Mixed-Use Employment Campus Category

Appropriate Uses

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.

**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.

*Applicable Zoning Districts:* CO, C1, C2, I1, HTCD

**Mixed-Use Activity Centers**

**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
Neighborhood Business Centers are NOT specifically designated on the Future Land Use Plan as activity centers. The intent for Neighborhood Business Centers is to locate them 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 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 1 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.

Mixed-Use Commercial Activity Centers
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:

1. Neighborhood Business Center focused internally to create a pedestrian-friendly atmosphere allowing easy walking between uses. Commercial buildings are located to be visible from the arterial and/or collector streets.
2. Townhomes...Medium density housing can provide a transition to surrounding neighborhoods.
3. Offices...Provide a transition to surrounding neighborhoods and employment opportunities within close proximity of residential.
4. Single-family Dwellings at various densities to provide transition from higher intensity uses and to create a variety of housing types.
• 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.
• Connections to the road system are designed to mitigate traffic issues and enhance safety.

Community/Regional Activity Centers

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 5 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

-Commercial

Industrial

The commercial and industry categories 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 Category

Appropriate Uses

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.

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 gener-
ally 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.

*Applicable Zoning Districts: CO, C1 through C2*

**Industrial Category**

*Appropriate Uses*

**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.

**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. High visibility locations require greater attention to design.

Industrial areas should be located with access to major transportation facilities, such as interstates and railroads.

*Applicable Zoning Districts: I1, I2*

**Parks and Open Space**

*Parks and Open Space*

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.

Parks and Open Space Category

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 on the previous page shows a residential development with internal open space and a walkway system connected to a public park.

**Applicable Zoning Districts: PR and other Districts**

**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 2025. The land use categories as displayed on the land use plan should provide the necessary acreage that will exceed the projected land use needs for 2025. The amount of acres in each land use category has deliberately been depicted to exceed the projected land use needs to insure that sufficient lands have been designated to provide the necessary flexibility in obtaining sites for development and to account for other externalities, e.g., land not available for sale, 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. Over the next 12 years, the County could grow to a population of over 440,000 residents. This growth and where it occurs will have significant implications on county and city services, such as utilities, transportation, and parks. While the County’s planning jurisdiction does not include incorporated areas, planning for growth and development cannot be done in a vacuum. The development of this plan has included the consultation of municipal planners and has incorporated the basic land use arrangements contained within municipal land use plans if they existed.

It is important to consider the Future Land Use Plan’s ability to accommodate potential future growth and to monitor growth rates over time and adjust the plan accordingly. The land use acreages as shown on the plan are shown in Table 8-1 below in comparison to the projected needs.

<table>
<thead>
<tr>
<th>Year</th>
<th>Residential</th>
<th>Commercial</th>
<th>Industrial</th>
<th>Office</th>
<th>Government</th>
<th>Education</th>
<th>Parks</th>
<th>Other</th>
<th>Agricultural</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>61,122</td>
<td>14,284</td>
<td>2,840</td>
<td>2,721</td>
<td>6,095</td>
<td>6,704</td>
<td>35,458</td>
<td>19,718</td>
<td>210,322</td>
</tr>
<tr>
<td>2025</td>
<td>72,264</td>
<td>17,569</td>
<td>3,493</td>
<td>3,347</td>
<td>7,558</td>
<td>8,289</td>
<td>43,968</td>
<td>19,718</td>
<td>183,058</td>
</tr>
<tr>
<td>Mapped Acreage</td>
<td>103,138</td>
<td>18,817</td>
<td>7,466</td>
<td>4,400</td>
<td>7,600</td>
<td>8,500</td>
<td>45,000</td>
<td>19,718</td>
<td>144,625</td>
</tr>
</tbody>
</table>

The acreages shown account for lands within incorporated and unincorporated areas.

**New Residential Development Potential**

New residential development could occupy a total of approximately 11,142 acres. This future
residential development could amount to approximately 37,456 new housing units, and accom-
modate approximately 86,247 new people. The land use plan envisions that these new residential
units will consist of a mix of housing types ranging from rural to urban residential. Urban resi-
dential densities consist of three density ranges as defined in the previous sections. Dwelling Unit
and Population calculations are shown in Table 8-2.

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Acres Planned</th>
<th>Net Acres Available*</th>
<th>Dwelling Units Per Acre</th>
<th>Total Dwelling Units</th>
<th>People per Dwelling Unit</th>
<th>Total Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential</td>
<td>2,700</td>
<td>2,295</td>
<td>0.4</td>
<td>918</td>
<td>2.6</td>
<td>2,387</td>
</tr>
<tr>
<td>Low Density</td>
<td>5,725</td>
<td>4,866</td>
<td>2.7</td>
<td>13,139</td>
<td>2.6</td>
<td>34,161</td>
</tr>
<tr>
<td>Medium Density</td>
<td>1,561</td>
<td>1,327</td>
<td>7.0</td>
<td>9,288</td>
<td>2.6</td>
<td>24,149</td>
</tr>
<tr>
<td>High Density</td>
<td>1,156</td>
<td>983</td>
<td>10.0</td>
<td>9,826</td>
<td>2.6</td>
<td>25,548</td>
</tr>
<tr>
<td>Total</td>
<td>11,142</td>
<td>9,471</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Net acres available equals acres planned minus 15% in roads

New Commercial and Industry Potential
New retail, office, and industrial land uses could occupy a total of approximately 4,564 acres
based upon the Future Land Use Plan. These land uses could provide an estimated 41,446 new
jobs. This assumes a net of 15 jobs per acre on commercial lands and 3.5 jobs per acre on indus-
trial lands. These estimates assume an 80 per cent land utilization rate and that 15 per cent of the
utilized acreage will be devoted to roadways.

The land use plan depicts an area for a major employment center e.g. a new high tech, office and
research park. Whether the actual location is near to the designated location on the Land Use
Plan or not, the economic development sectors have indicated the importance of establishing a
new location in light of the degree of fill within the Missouri Research Park. A concerted effort
needs to 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 growth and development in a sustainable
manner.
<table>
<thead>
<tr>
<th>Category</th>
<th>Land Uses and Activities</th>
<th>Characteristics and Location</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AGRICULTURE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td><strong>Primary Uses:</strong> Farming, and agriculturally related uses.</td>
<td>• Located in various locations outside of the Urban Service Area (USA) in St. Charles County.</td>
</tr>
<tr>
<td></td>
<td><strong>Secondary Uses:</strong> Agriculture-related businesses and farming support services.</td>
<td>• Areas for continued farming—requiring large parcels of land.</td>
</tr>
<tr>
<td></td>
<td>Residential on large lots (e.g., 5 acres or greater). Wind and other energy production</td>
<td>• Scattered areas of residences on large lots rely on individual well and septic.</td>
</tr>
<tr>
<td></td>
<td>facilities should be located away from the urban area.</td>
<td>• No urban services available.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Minor County roads provide access.</td>
</tr>
<tr>
<td>Agriculture-Tourism</td>
<td><strong>Primary Uses:</strong> Farming and other agriculturally related uses, including raising farm</td>
<td>• Development related to agri-business/ tourism should minimize its impacts on natural areas, open space, and agricultural operations.</td>
</tr>
<tr>
<td></td>
<td>animals, equestrian activities, breeding and boarding facilities.</td>
<td>• 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.</td>
</tr>
<tr>
<td></td>
<td><strong>Secondary Uses:</strong> Agricultural tourism businesses such as wineries and other tourism</td>
<td>• The location for this land use category is designated on this plan.</td>
</tr>
<tr>
<td></td>
<td>businesses that promote tourism subject to strict site planning and architectural</td>
<td>• 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.</td>
</tr>
<tr>
<td></td>
<td>design standards that blends the development into the rural and agricultural character of</td>
<td></td>
</tr>
<tr>
<td></td>
<td>the area. Residential on large lots (e.g., 5 acres or greater)</td>
<td></td>
</tr>
<tr>
<td><strong>RURAL RESIDENTIAL</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural Residential</td>
<td><strong>Primary Uses:</strong> Single family residences on large lots (generally 3 acres+),</td>
<td>• Located in various locations outside the USA.</td>
</tr>
<tr>
<td></td>
<td>clustering encouraged. The raising of horses is permitted.</td>
<td>• 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.</td>
</tr>
<tr>
<td></td>
<td><strong>Secondary Uses:</strong> Supporting and complementary uses, including open space and</td>
<td>• Roads are paved but may be private.</td>
</tr>
<tr>
<td></td>
<td>recreation, equestrian uses, schools, places of worship, and other public uses.</td>
<td>• Large lot single-family rural residential or clustered development on smaller lots (encouraged) to conserve open space, views, and other natural features.</td>
</tr>
<tr>
<td>URBAN RESIDENTIAL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------</td>
<td>---</td>
<td></td>
</tr>
</tbody>
</table>
| **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 43,000 square feet to 9,000 square feet. 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. |
### 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 complies with the criteria for Neighborhood 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.
## MIXED-USE AND MIXED USE ACTIVITY CENTERS

### 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.
### Neighborhood Business Center

**Primary Uses:** Uses to serve the convenience shopping needs of a neighborhood.

- Not specifically designated on the Future Land Use Plan.
- Occur in an area designated for Urban Residential development.
- Have frontage on an arterial and a collector or two collector roads.
- Range in size up to five acres.
- Serve a trade area up to 1 mile.
- Be accessible by walking from neighborhoods.
- Contain amenities such as a pedestrian plaza, sidewalks, and landscaping and signs and access control to create a cohesive development.
- Ensure that commercial development is integrated with and enhances the surrounding neighborhoods.

### Mixed-Use Commercial Activity Center

**Primary Uses:** Uses to serve the day-to-day commercial needs of surrounding neighborhoods.

- Located within the Urban Service Area (USA)
- 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 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).
- 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.
- Additional Mixed-Use Activity Centers can be located in the community provided that traffic impacts are mitigated and transitions are provided for residential areas.
**Community/Regional Commercial Activity Center**

**Primary Uses:** Uses to serve the day-to-day commercial needs of the community.

- Located within the Urban Service Area (USA).
- 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 100 acres.
- Serve a trade area up to 5 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” center, 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.
- Additional Community/Regional Activity Centers can be located in the community provided that traffic impacts are mitigated and transitions are provided for residential areas.

**COMMERICAL**

**Commercial**

**Primary Uses:** General retail to serve neighborhoods and the community and offices. No intensive industrial activities.

**Secondary Uses:** Supporting uses, open space, and recreation, multi-family housing (e.g., apartments and town-homes), and other public or civic uses.

- Located in the Urban Service Area (USA).
- Generally located at the intersection of two arterial streets or at the intersection of a collector and an arterial street.
- Retail centers that provide shopping service to adjacent and surrounding community and region.
- Where possible, internal streets and sidewalks provide access and connections to nearby neighborhoods.
- Businesses blend with nearby neighborhoods or development with scale, design, signage, and lighting. (See Centers Criteria)

**INDUSTRIAL**

**Industrial**

**Primary Uses:** Industrial, office, distribution, warehouses, and manufacturing.

**Secondary Uses:** Supporting retail or office uses.

- Located in the USA with access to major transportation facilities.
- Includes the heavier and light industrial areas and generally provides locations for less restrictive regulations.
- 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.
### PARKS and OPEN SPACE

**Parks and Open Space**

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.

- 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.
- Open space includes sites and areas for active and passive recreation, conservation and mitigation of environmental hazards.
- Neighborhood parks to be addressed through the policies and during neighborhood development.
- Location, access, terrain, size and design will vary for future open space, depending on the specific use.

### FLOODPLAIN OVERLAY

**100-Year Floodplain**

- **Primary Uses:** Agriculture and conservation.
- **Secondary Uses:** Uses associated with recreation.

- Principally along the Mississippi and Missouri rivers. Also along other designated areas as mapped on the land use plan.
The Thoroughfare Plan provides an indication of the locations and capacities needed to provide efficient movement of traffic.

**Thoroughfare Plan**

The purpose of the Thoroughfare Plan is to guide both the public and private sectors of the County and the various municipalities in future decisions involving thoroughfares. It will serve as an indication of the locations and capacities that need to be designed into the construction of new, or upgrading of existing thoroughfares. More specifically, the goal of this plan is to:

1. Provide for the efficient movement of vehicular traffic into and throughout the County.
2. Identify the right-of-way needs to be dedicated to accommodate a proposed thoroughfare.
3. Ensure adequate roadways to serve existing and proposed developments.
4. Assist in identifying Capital Improvement Program needs.
5. Reduce the traffic volumes in residential areas by ensuring adequate arterials.
6. Serve as a planning tool and assist coordination with other agencies.

The street system of a county forms the skeleton on which the county is built. The functions of urban roadways are twofold and often in opposition to each other. First, a roadway must be designed to serve the safe and expedient through movement of people and goods. Second, it provides access to adjacent property and is often used for vehicle parking. Rarely can one street serve both needs effectively; therefore, a variety of streets serving different functions provide the most efficient service.

A street can be a positive or negative influence on the various lands uses within the county. For example, a major street carrying large traffic volumes would have a negative effect within a residential neighborhood but would have a positive effect on commercial land uses. At the other extreme, a low carrying capacity street would have a positive influence in a residential area, while it would have a negative influence on commercial land use potentials.

The street system projected beyond the built-up, urbanized area can affect the location preferences for future land uses. Land uses that need good access to major traffic flow will locate on the designated major streets. At the same time, low density residential land uses will often be located away from these major carriers where a quieter pace is possible or be designed in ways to mitigate the impacts of the thoroughfare.

Improving the efficiency of the present traffic corridors and insuring that future corridors will function as designed is more complicated than just ensuring that adequate right-of-way is provided. Other design functions will also be necessary to improve the efficiency of traffic flow, such as the channelization of turning traffic out of the through lanes and eliminating endless numbers of access points for commercial and residential land uses. Another method that reduces conflict points is to use frontage roads along major streets where a minimum number of access points is allowed. This arrangement allows free movement along the frontage road without the conflict.
with through traffic. Designing residential land uses that “back up” to major streets, and controlling the number of commercial access points along major streets by locating them in a unified development, will help eliminate the conflict between local and thoroughfare traffic.

Individual streets and highways do not serve independently of each other but must form an integrated system. Each street has certain design characteristics that allow them to function as intended. The thoroughfare standards contained within this plan are consistent with nationally accepted standards. They have also been adopted by most of the municipalities within the county.

The Thoroughfare Plan is a long-range conceptual road plan that outlines the right-of-way needed for future road improvements necessary to accommodate additional residential, commercial, and industrial development. The Thoroughfare Plan, Map T2 is provided on the next page of this document.
Disclaimer of Warranty

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Data Source:
St. Charles County Government
J:\gis_services\Projects\Planning\2013MasterPlanMaps\T2_Thoroughfare_Plan.mxd
6/4/2013

Legend

Roads and Proposed Roads
- STATE ROUTE (MAJOR IMPROVEMENT)
- STATE ROUTE (MINOR IMPROVEMENT)
- NEW ONE-WAY OUTER ROAD
- EXISTING ONE-WAY OUTER ROAD
- NEAR TERM LOCAL NEED
- LONG TERM LOCAL NEED
- LOCAL ROAD IN PROGRESS
- OFF RAMP
- ON RAMP
- INTERSTATE
- US HIGHWAY
- STATE HIGHWAY
- STATE LETTERED ROUTE
- ROUNDABOUT (CURRENT AND PLANNED)
- LOCAL ROAD

Throughfare Planned Right-of-Way Width
- 120 Feet
- 100 Feet
- 80 Feet

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