



CITY OF FRONTENAC

COMPREHENSIVE PLAN UPDATE

SUBDIVISION TRUSTEES
VISIONING WORK SESSION

April 7, 2022

MEETING AGENDA

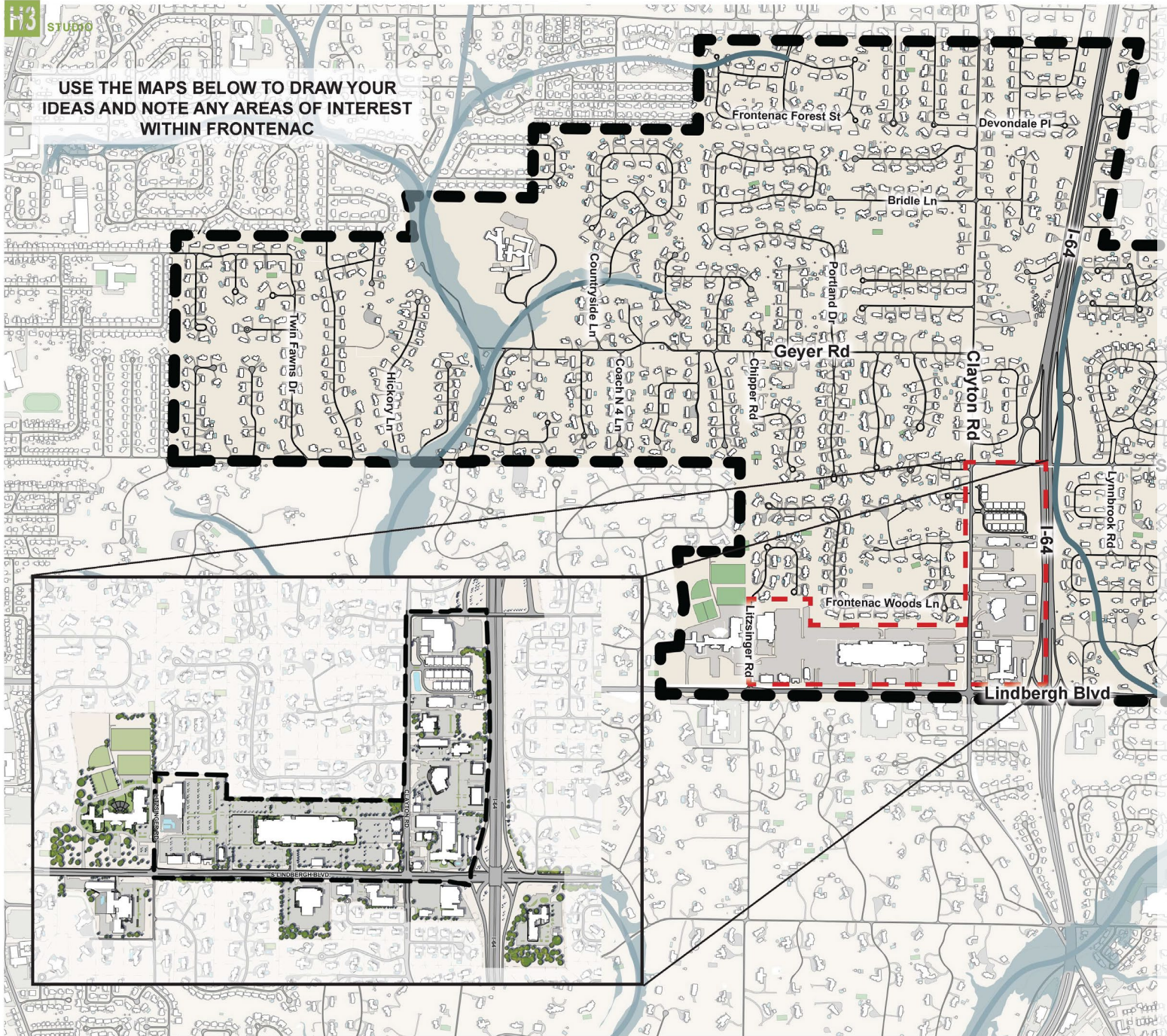
April 7, 2022

- **Meeting Objective**
- **Planning Process Overview**
Key Deliverables & Engagement Activities
- **What is a Comp Plan?**
- **2006 Comprehensive Plan Assessment**
Informational Presentation & Keypad Polling Exercise



MEETING OBJECTIVE

USE THE MAPS BELOW TO DRAW YOUR IDEAS AND NOTE ANY AREAS OF INTEREST WITHIN FRONTENAC



Objective

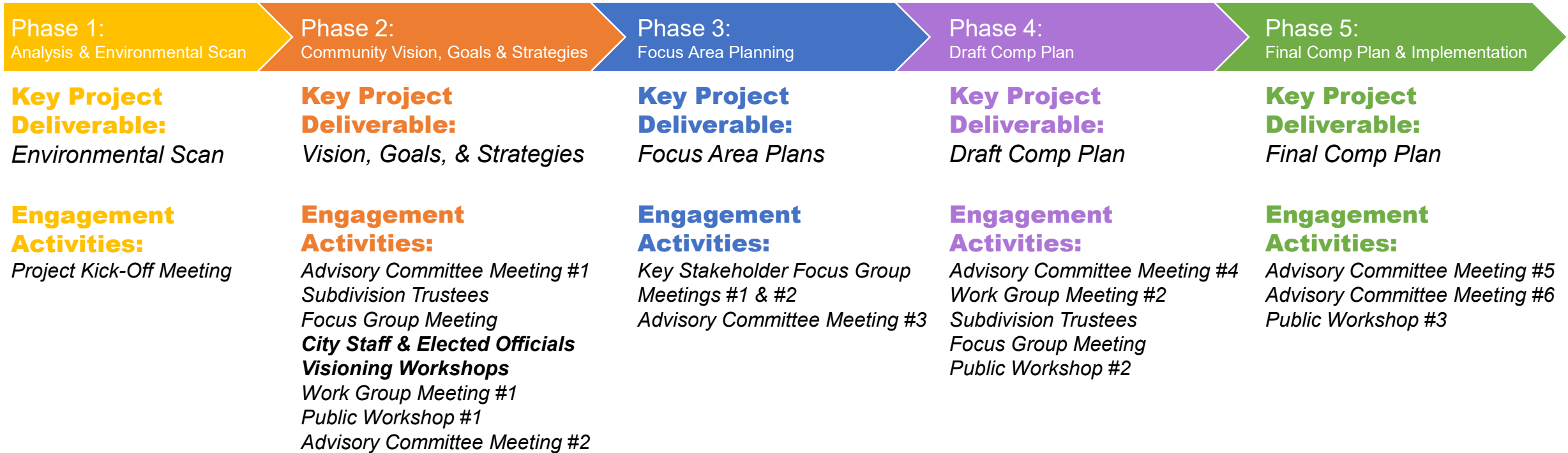
City Staff Visioning Workshop

- **Review** the existing Issues, Goals, and Strategies of the current Comp Plan and assess their current relevance and implementation success.
- **Discuss** the successes and failures of the current Comp Plan, and the reason for these outcomes.
- **Provide input** on current issues, opportunities, and priority areas for the Comp Plan Update.

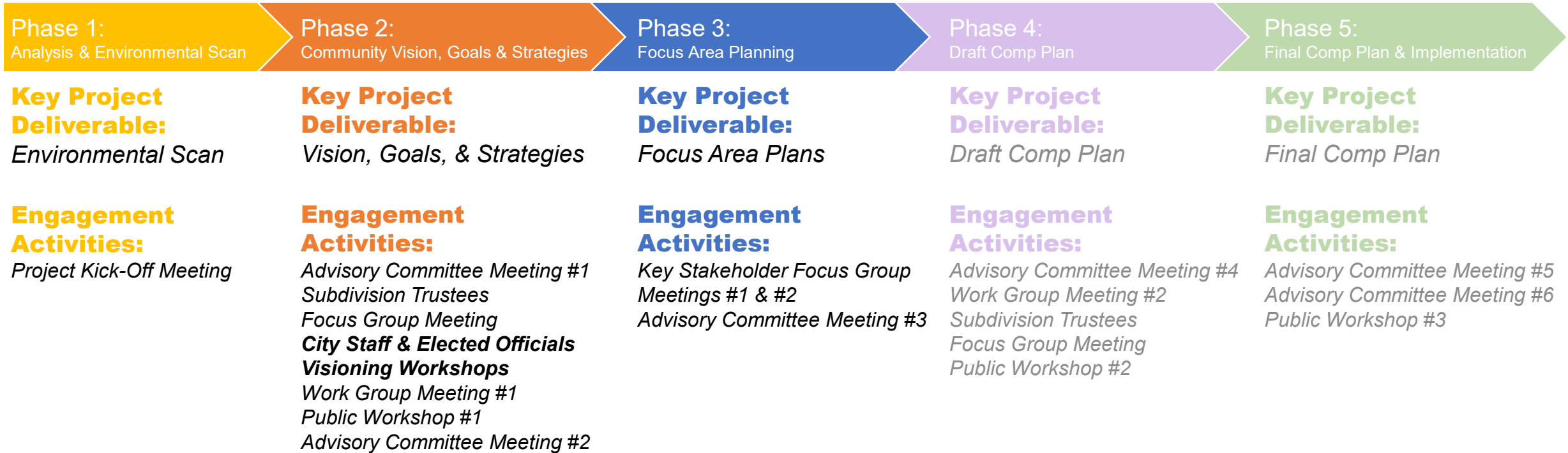
PLANNING PROCESS OVERVIEW

KEY DELIVERABLES & ENGAGEMENT ACTIVITIES

PLANNING PROCESS OVERVIEW



PLANNING PROCESS OVERVIEW



We are currently working on Phase 2

Phase 3 is running parallel with Phase 2

WHAT IS A COMP PLAN?

What is a Comprehensive Plan

A comprehensive plan is an **official document** adopted by a city as a **policy guide to decisions** about the physical development of the community.

- **The plan is not a regulatory ordinance, but a guide to be used when regulatory ordinances are developed and administered.**
- **The plan is not a detailed capital improvement program showing precise locations of public improvements and community facilities; it is used as a guide in the detailed planning that must occur before those facilities are built.**

The plan is a comprehensive document in that it covers all portions of the city and all facilities that relate to development.

What is a Comprehensive Plan

Chapter 89, Section 89.350; RSMo

“In the preparation of the city plan, the commission shall make careful and comprehensive surveys and studies of the *existing conditions and probable future growth* of the municipality.

The plan shall be made with the general purpose of guiding and accomplishing a coordinated development of the municipality which will, in accordance with existing and future needs, *best promote the general welfare*, as well as *efficiency and economy in the process of development.*”

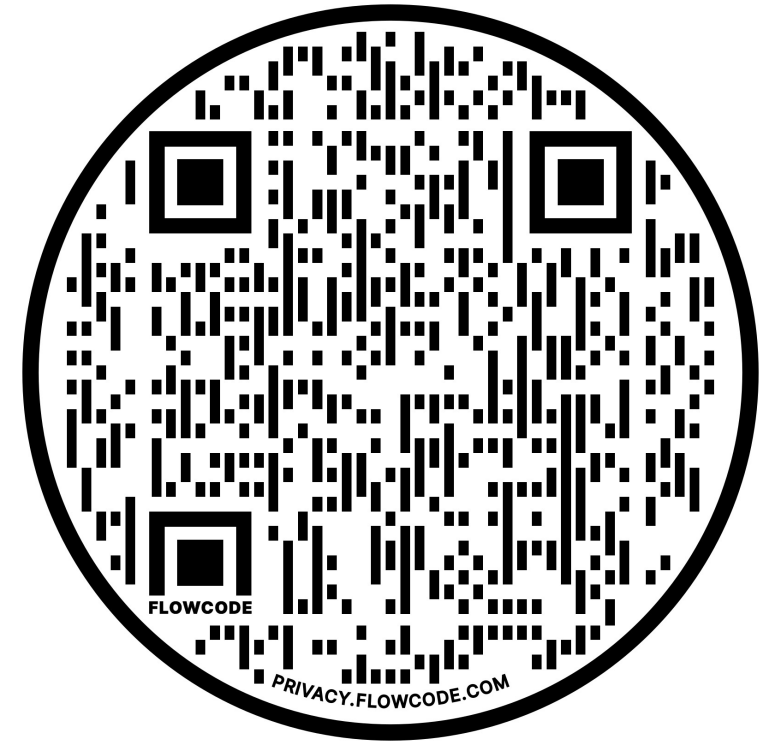
2006 COMPREHENSIVE PLAN ASSESSMENT

KEYPAD POLLING EXERCISE

KEYPAD POLLING EXERCISE...

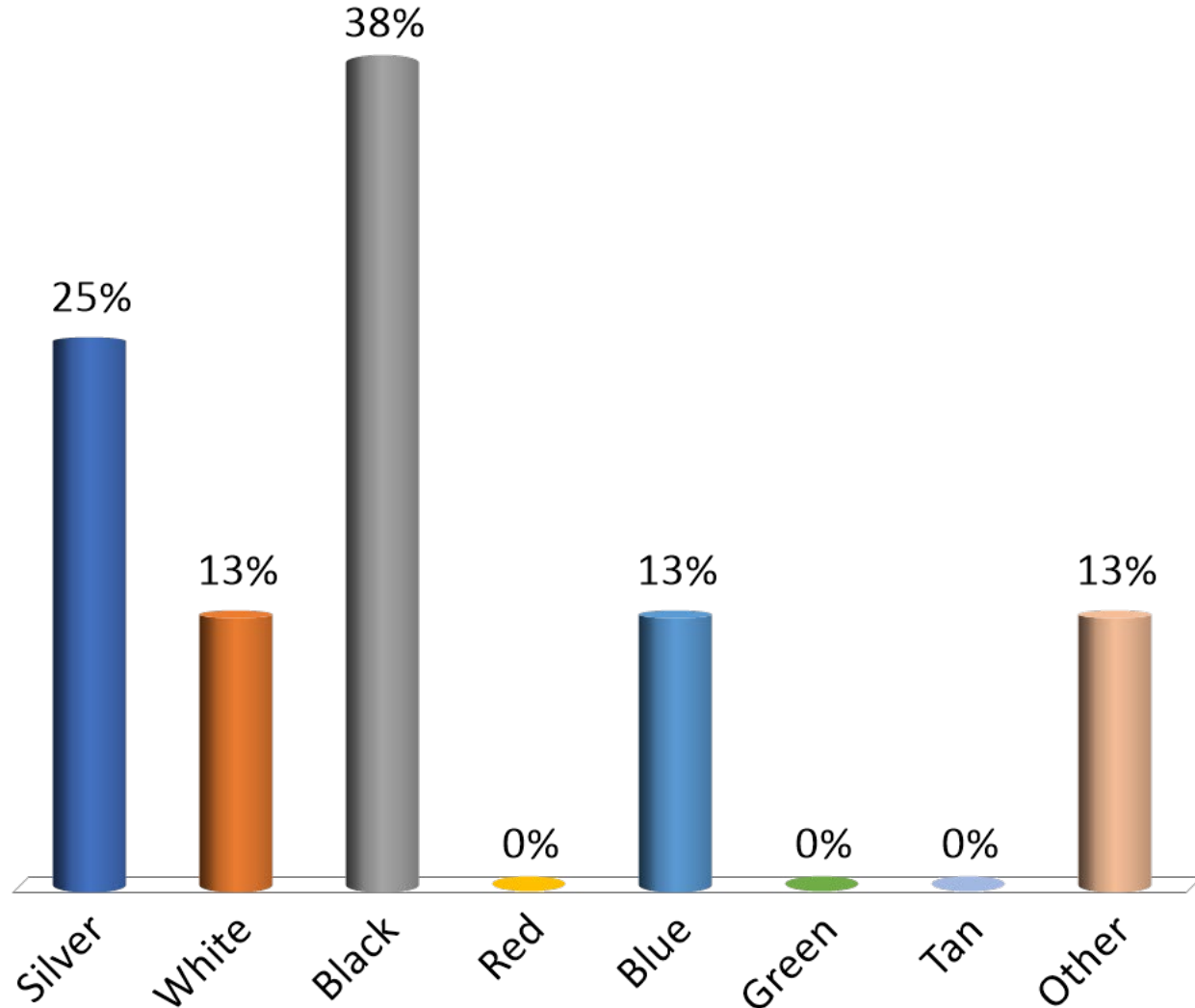
**On your smart phone or
web browser...**

- Go to <https://tppoll.com> or scan the QR code
- Enter the Session ID number 054107



A Test Question to Get You Started...
What Color is Your Car?

- A. Silver
- B. White
- C. Black
- D. Red
- E. Blue
- F. Green
- G. Tan
- H. Other



2006 COMPREHENSIVE PLAN SUMMARY



Frontenac
Missouri

2006 Comprehensive Plan

**Draft Comprehensive Plan
September 2006**

- ▶ Plan Structure:
 - ▶ There is no comprehensive vision statement in the plan.
 - ▶ **Key Community Issues/Comprehensive Goal Statements:**
 1. Community Character
 2. Public Facilities & Transportation
 3. Commercial Character
 4. Residential Character
 - ▶ **Land Use Plan**
 - ▶ **Implementation Strategies:**
 1. General Plan Implementation
 2. Community Character
 3. Public Facilities & Transportation
 4. Commercial Character
 5. Residential Character

2006 COMPREHENSIVE PLAN TOPIC AREAS

<p style="text-align: center;">Community Character</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Key Issues:</p> <ul style="list-style-type: none"> <i>Family Orientation</i> <i>Green Space</i> <i>Good Location</i> <i>City Identification</i> </td> <td style="width: 50%; vertical-align: top;"> <p>Implementation Strategies:</p> <ul style="list-style-type: none"> <i>Gateways</i> <i>Greenspace</i> <i>Community Facilities, Programs & Events</i> <i>Community Communications</i> <i>Community Gathering Places</i> </td> </tr> </table>	<p>Key Issues:</p> <ul style="list-style-type: none"> <i>Family Orientation</i> <i>Green Space</i> <i>Good Location</i> <i>City Identification</i> 	<p>Implementation Strategies:</p> <ul style="list-style-type: none"> <i>Gateways</i> <i>Greenspace</i> <i>Community Facilities, Programs & Events</i> <i>Community Communications</i> <i>Community Gathering Places</i> 	<p style="text-align: center;">Commercial Character</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Key Issues:</p> <ul style="list-style-type: none"> <i>No common character</i> <i>Upscale</i> <i>Lacks services for residents</i> <i>Outdated</i> <i>Out-lot development</i> <i>Auto dependent</i> </td> <td style="width: 50%; vertical-align: top;"> <p>Implementation Strategies:</p> <ul style="list-style-type: none"> <i>Design Character & Quality Architecture</i> <i>Optimize Existing Commercial Sites</i> <i>Encourage Mixed Use Developments</i> <i>Quality Landscape Design</i> <i>Clayton Road Business District</i> <i>West End Park Business District</i> <i>Attract Upscale Retailers & Restaurants</i> </td> </tr> </table>	<p>Key Issues:</p> <ul style="list-style-type: none"> <i>No common character</i> <i>Upscale</i> <i>Lacks services for residents</i> <i>Outdated</i> <i>Out-lot development</i> <i>Auto dependent</i> 	<p>Implementation Strategies:</p> <ul style="list-style-type: none"> <i>Design Character & Quality Architecture</i> <i>Optimize Existing Commercial Sites</i> <i>Encourage Mixed Use Developments</i> <i>Quality Landscape Design</i> <i>Clayton Road Business District</i> <i>West End Park Business District</i> <i>Attract Upscale Retailers & Restaurants</i>
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2006 COMPREHENSIVE PLAN TOPIC AREAS

Community Character

Key Issues:

Family Orientation
Green Space
Good Location
City Identification

Implementation Strategies:

Gateways
Greenspace
*Community Facilities,
Programs & Events*
Community Communications
Community Gathering Places

Commercial Character

Key Issues:

No common character
Upscale
Lacks services for residents
Outdated
Out-lot development
Auto dependent

Implementation Strategies:

Design Character & Quality Architecture
Optimize Existing Commercial Sites
Encourage Mixed Use Developments
Quality Landscape Design
Clayton Road Business District
West End Park Business District
Attract Upscale Retailers & Restaurants

Public Facilities & Transportation

Key Issues:

Stormwater Plan
Lack of walkability/bikeability
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Implementation Strategies:

Connectivity
Streetscape Enhancement
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Residential Character

Key Issues:

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Housing Options
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Implementation Strategies:

Encourage Renovation/Expansion
Compatible Scale & Character
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Family-Oriented Neighborhood Design

COMMUNITY CHARACTER

- Key Issues:

- **Family Orientation** – foster an emphasis on the family (i.e., *quiet and safe streets, financial stability, quality-constructed/high-value homes, active churches and schools, and sense of community* through tight-knit neighborhood associations).
- **Green space** – Landscaping, open spaces, public/private “public spaces”, and mature trees area a source of pride. The *upsizing of homes is seen as a threat to the amount of green space*.
- **Good Location** – Central location within St. Louis County allows Frontenac to be a quiet, bedroom community. *Everyday goods and services are available in nearby communities* thereby permitting *commercial activity in Frontenac to be more specialty/niche market-oriented*.
- **City Identification** – *Identification markers and entrance signs* across the City do not reflect the high level of quality, character, and community pride that exists in Frontenac.

COMMUNITY CHARACTER

Implementation Strategies:

- **Gateways**

- A new gateway/welcome sign design should be adopted and *gateways installed at key City entrances*. Particular emphasis should be placed on *enhancements at the “exterior” gateways* located at I-64 and Spode Rd and at I-64 and Lindbergh Blvd. “Interior” gateways should include enhancements at Lindbergh and Clayton Rd and at Lindbergh and Conway Rd.
- A *new welcome sign design* would better match the decorative street signs seen in the City. New signs should be placed at all roadway entrances into the City.
- To coincide with construction of I-64 improvements, the City of Frontenac has identified *need for funds for enhancement of the highway’s interchanges at Spode Rd. and Lindbergh Blvd.*

- **Greenspace**

- Coordinate the City’s *landscape, greenspace, and tree preservation objectives* and regulations.
- Review the City’s Greenspace Requirements for Residential Districts to *ensure “mature” landscaping requirements for residential and commercial improvements.*
- In coordination with the Greenspace Requirements, *adopt a Tree Preservation Ordinance* to ensure preservation of selected size and species of trees for residential and commercial improvements. The ordinance should also apply to infill housing when a teardown and new construction is involved.

COMMUNITY CHARACTER

Implementation Strategies *(Continued)*:

- **Community Facilities, Programs, and Events**

- Designate *City Hall as the Community Center* for the City to accommodate public meetings and events.
- *Sponsor public events and consider partnering* with local not-for-profit organizations or the business community to co-sponsor public events.

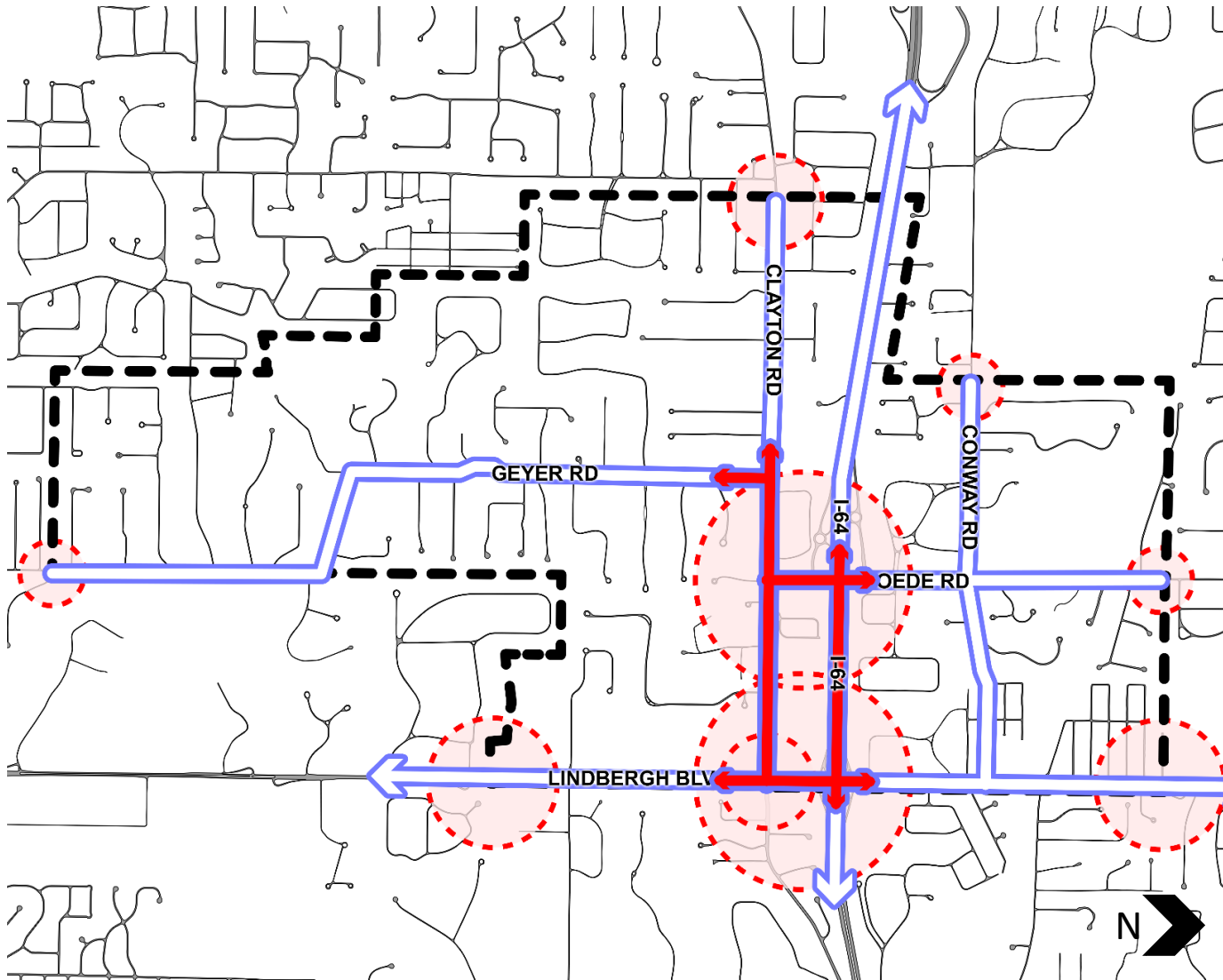
- **Community Communications**

- *Regularly update residents on the progress and status of City activities* and projects through a user-friendly, regularly-updated City website, a regular City newsletter, active involvement of the City's Aldermen in communications with City Ward residents, and hosting of annual or more frequent Neighborhood Trustee meetings.

- **Community Gathering Places**

- Encourage the provision of both *indoor and outdoor gathering places for community socialization* through public/private partnerships or design guidelines for new residential and commercial developments. Partnerships could involve privately provided space in an existing or new development with enhanced physical amenities provided by public or donated funds.

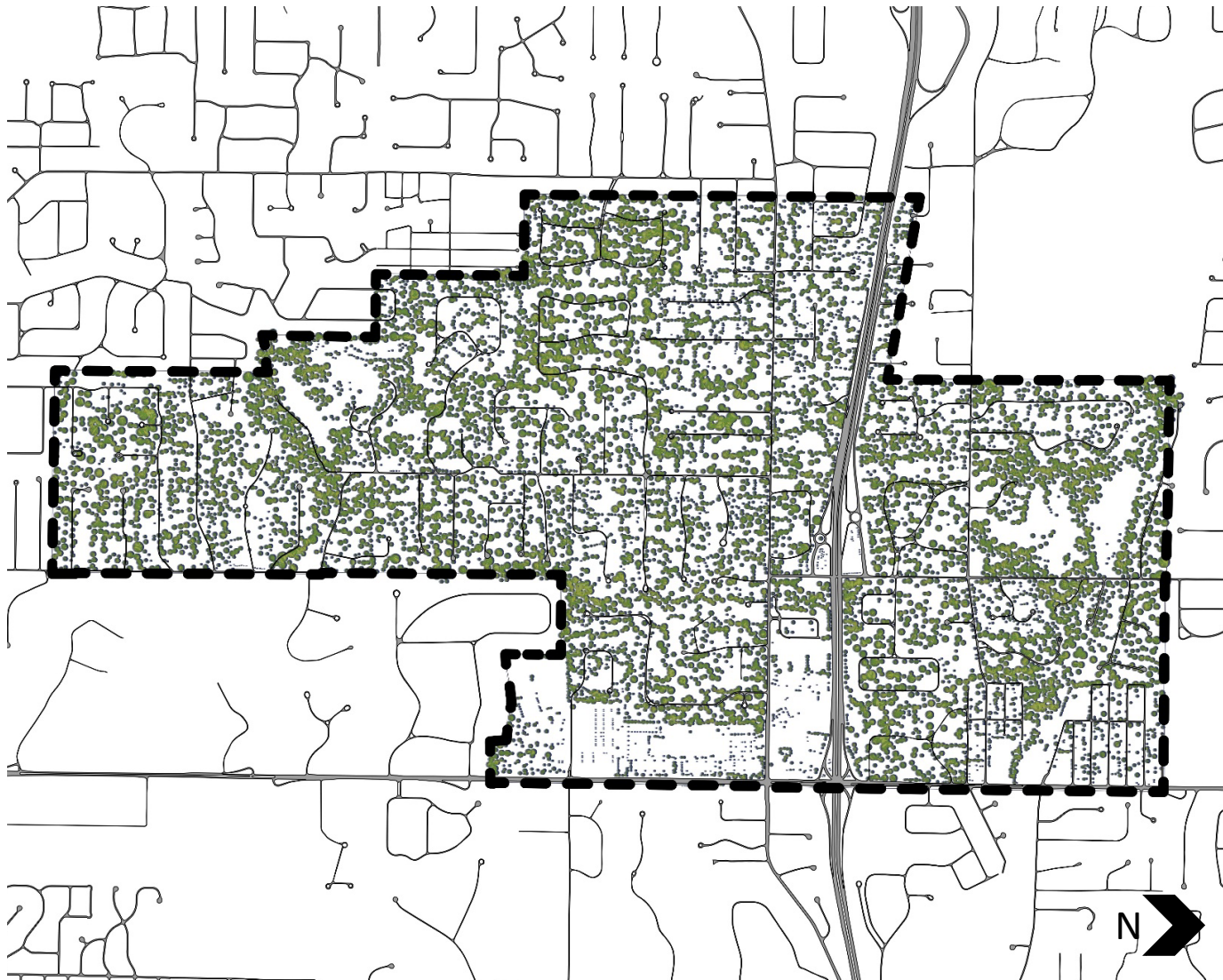
TRANSPORTATION & CONNECTIVITY | ACCESS



ACCESS POINTS / GATEWAYS

- ▶ Primary access into Frontenac occurs at:
 - ▶ I-64 and Spoeede
 - ▶ I-64 and Lindbergh
- ▶ Secondary access occurs at:
 - ▶ Clayton Road
- ▶ Subdivision access occurs at:
 - ▶ South Geyer
 - ▶ North Spoeede
 - ▶ West Conway

ECOLOGY, LANDSCAPE, & FORESTRY | FORESTRY

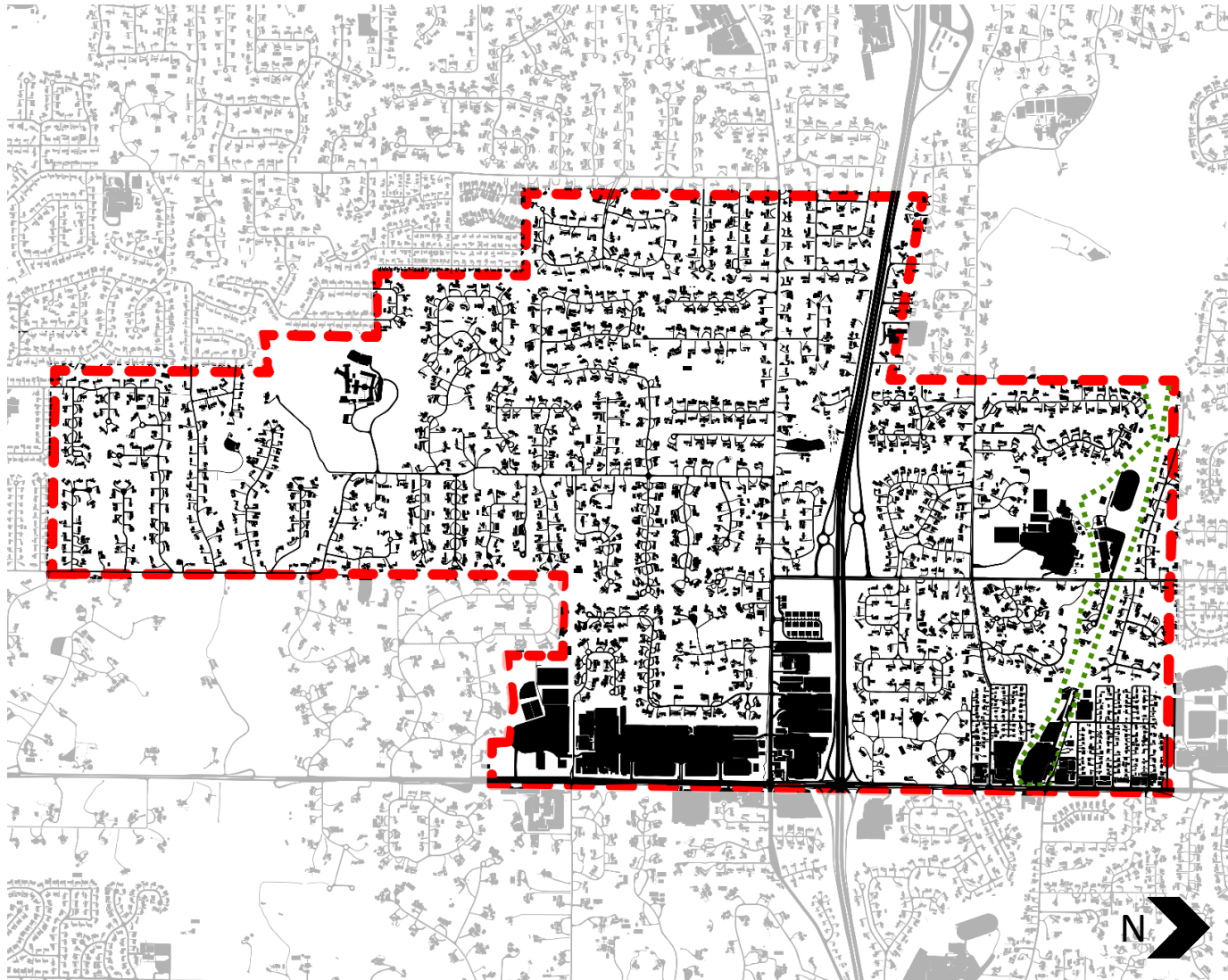


TREE CANOPY COVERAGE

- ▶ Frontenac is a well wooded city with many mature trees.
- ▶ Residential areas in Frontenac have more tree canopy coverage than commercial areas.
- ▶ All tree coverage in the city of Frontenac is privately owned and managed.

There are **1000 acres of canopy**

OPEN SPACE, PARKS, & GREENWAYS | BUILT FABRIC



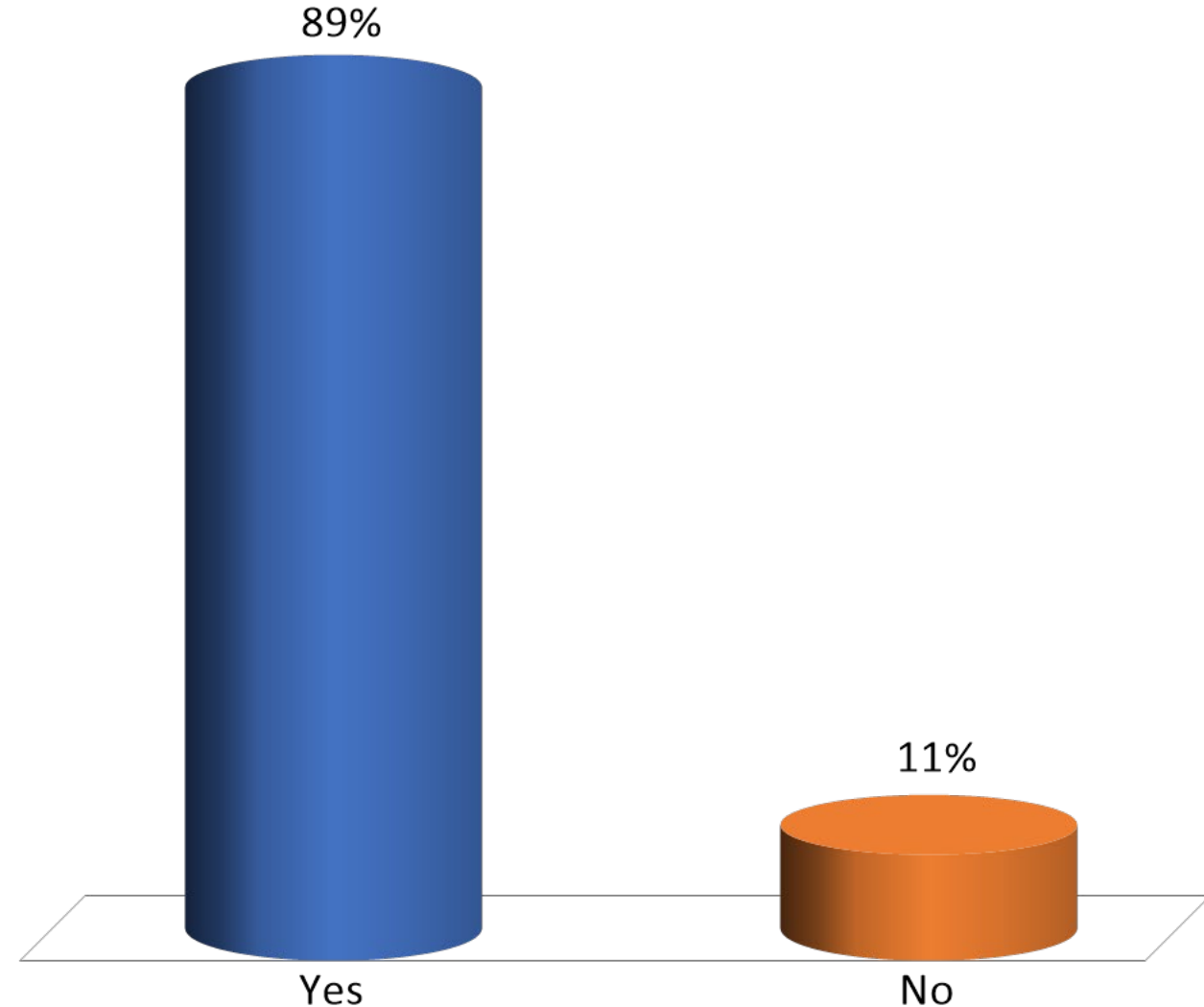
IMPERVIOUS VS. OPEN SPACE

- ▶ Roads make up 7.5% of all of Frontenac
- ▶ Buildings make up 8% of the area in Frontenac
- ▶ Impervious surfaces make up 12.5% of all of Frontenac.
 - ▶ 5% of all impervious surfaces is dedicated to parking.
 - ▶ 7% of all of impervious surfaces are dedicated to private driveways.
 - ▶ 0.5% of all impervious spaces are dedicated to public sidewalks.
- ▶ No greenways, trails, or public parks exist in Frontenac.

72% of land in Frontenac is
open space

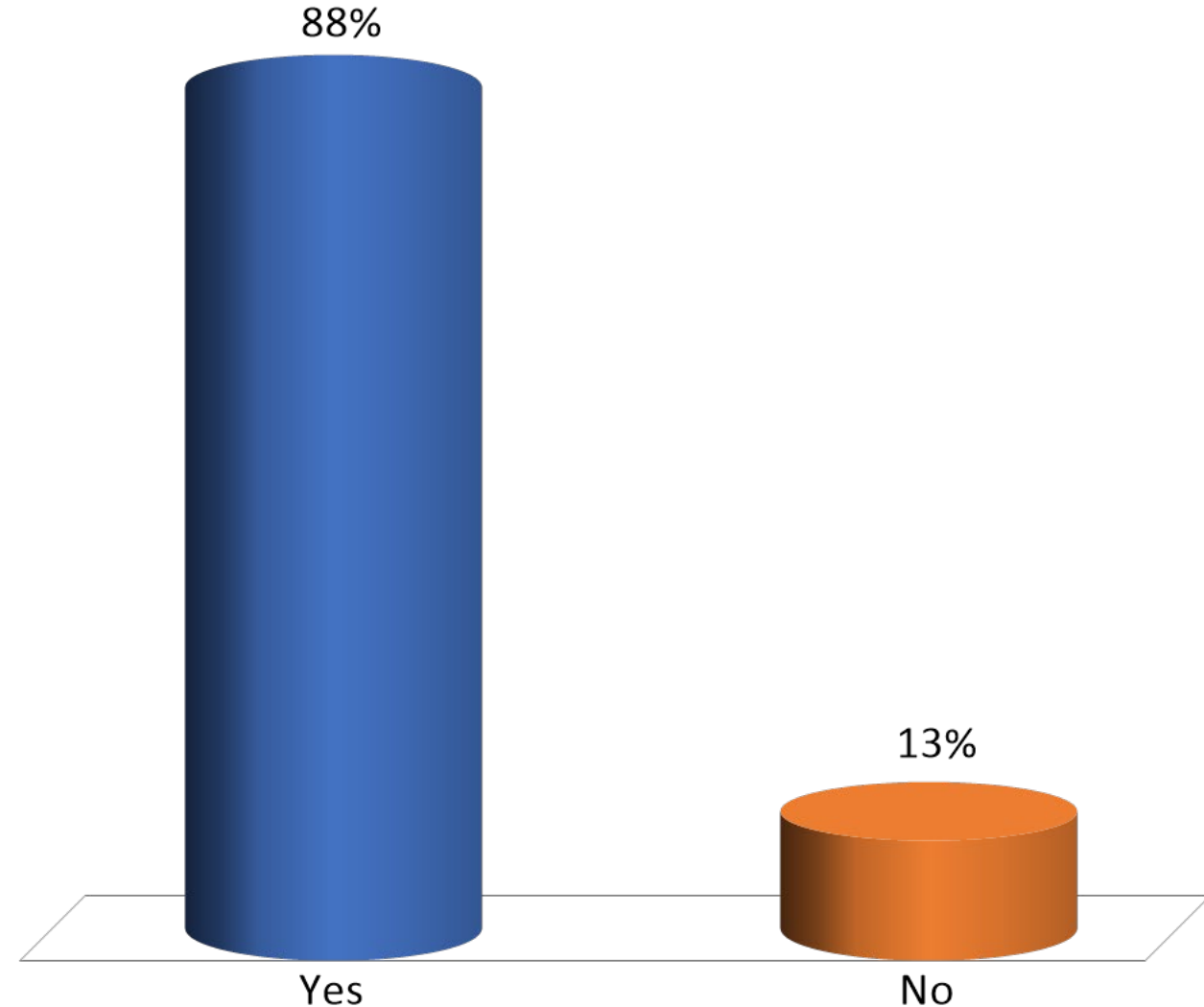
Community Character Preservation & Enhancement
Has Frontenac Made Good Progress Toward this Goal?

- A. Yes
- B. No



Community Character Preservation & Enhancement Is this Goal Still Relevant Today?

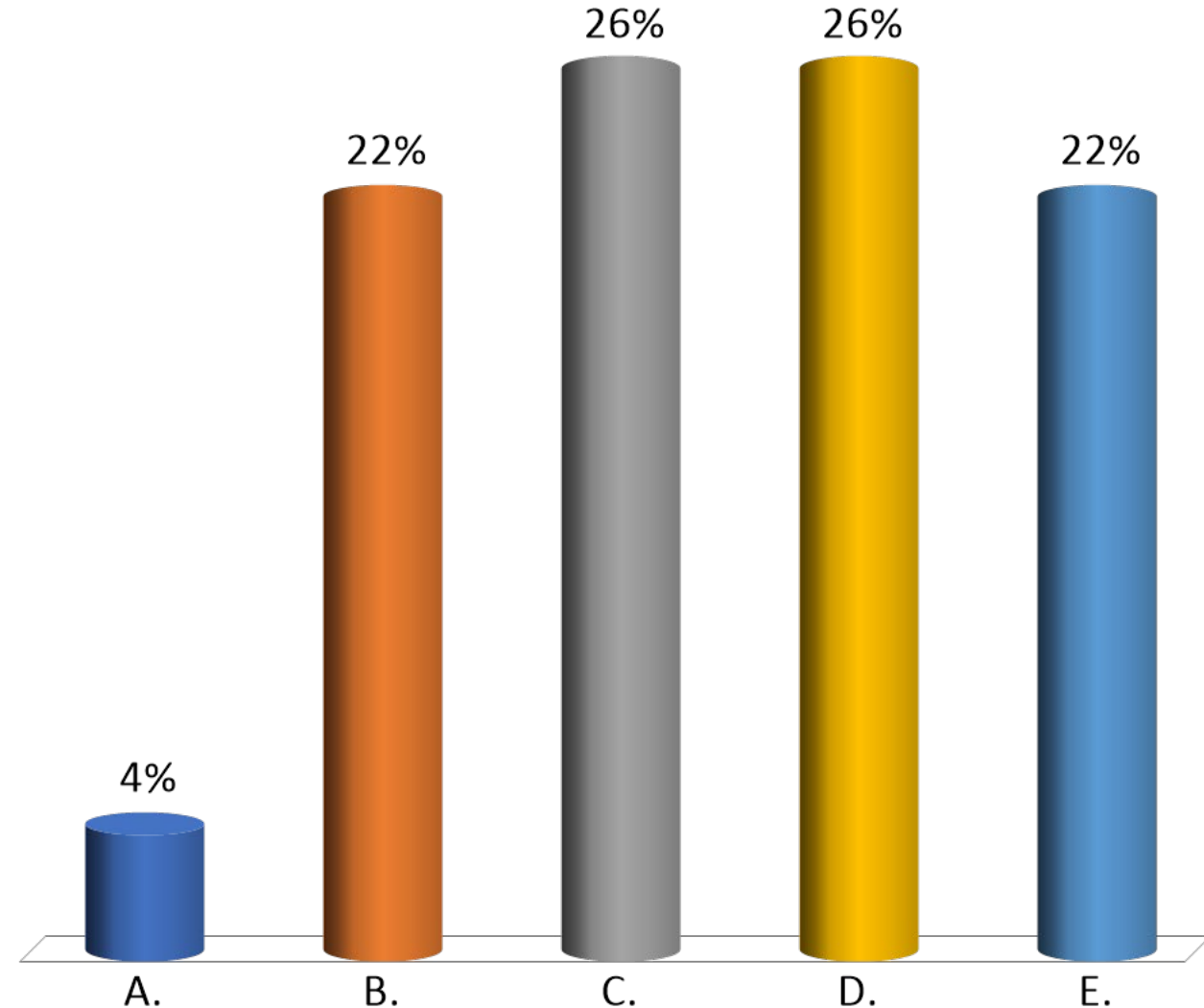
- A. Yes
- B. No



Community Character Preservation & Enhancement

Please Select Your Top 3 Priorities from the List...

- A. Community Gateways
- B. Community Greenspace
- C. Community Facilities, Programs & Events
- D. Community Communications
- E. Community Gathering Places



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PUBLIC FACILITIES & TRANSPORTATION

- Key Issues:

- **Stormwater Plan** – *Localized flooding and stormwater impacts of construction sites.*
Development of stormwater master plan in process. Residents concerned over communication issues regarding plan completion and adoption.
- **Lack of Walkability / Bikeability** – Residents would like to see *improvements in pedestrian and bicycle safety and accessibility along main roads* in Frontenac (i.e., Geyer, Clayton, Spoede, Conway, and Lindbergh were specified).
- **Traffic Congestion** – Peak hour traffic congestion on main roads. Improvements needed to allow *better traffic flow at key intersections.*
- **Outdated City Facilities** – City Hall, the Police Department, and the Fire Department are located in *buildings that are physically and functionally undersized and outdated.*
- **Inconsistent Road Maintenance** – *Conditions of pavement, right-of-way landscaping, and traffic calming devices across the City vary* due to multiplicity of maintenance responsibilities (i.e., private subdivisions, City and State).
- **Unreliable Electric Service** – Concern over lack of reliability of the public-utility electric service provided in the community as reflected by *frequent power outages.*

PUBLIC FACILITIES & TRANSPORTATION

Implementation Strategies:

- **Connectivity**

- *Frontenac-maintained streets should have sidewalks or a right-of-way designated for non-motorized transport* including Clayton Road, Spoele Road, and Conway Road. *A pedestrian/bicycle-only connection is recommended from the southern portion of West End Park across Deer Creek* to the German Boulevard area, potentially along the platted Princess Road right-of-way.
- A *community-wide trail plan should be prepared* in cooperation with the East-West Gateway Council of Governments and in coordination with the Great Rivers Greenway District.
- *Deer Creek can also be used as part of the Connectivity network in Frontenac.* Deer Creek is identified in the Great Rivers Greenway (GRG) Regional Plan as a “local greenway”. By coordinating with GRG, Frontenac could receive assistance with establishing this section of Deer Creek as a greenway and *creating a linear park and/or walking/biking trail along the creek.*

- **Streetscape Enhancement**

- *Create a continuous, accessible, and safe sidewalk on at least one side of Clayton Road* so pedestrians are not forced to cross the street to find suitable walkways. If required, acquisition of additional right-of-way would focus on commercial properties. Relocate utility poles and overhead lines to underground vaults.

- **Standardized Fixtures**

- Fixtures such as traffic lights, guardrails, electrical boxes, and sign poles have special treatment consisting of metallic black paint and fleurs-de-lis post caps on street signs. This simple treatment is *very distinctive and gives Frontenac a unique look* and should be continued throughout the City.

PUBLIC FACILITIES & TRANSPORTATION

Implementation Strategies *(Continued)*:

- **Municipal Services & Facilities**

- The age and original design of the *municipal structures and facilities are now outdated, insufficient, and inefficient*. Further study is recommended to determine the feasibility of a new versus expanded City Hall facility and the proper size and design of new Public Safety facilities at the current location on Clayton Road.

- **Stormwater Master Plan**

- The *City has adopted a storm water, erosion, and sedimentation control ordinance to prevent future problems*. The associated control ordinance deals with local flooding by requiring developers to demonstrate that storm water runoff (including sedimentation and erosion) from a new development will not increase as a result of the development, regardless of lot size.

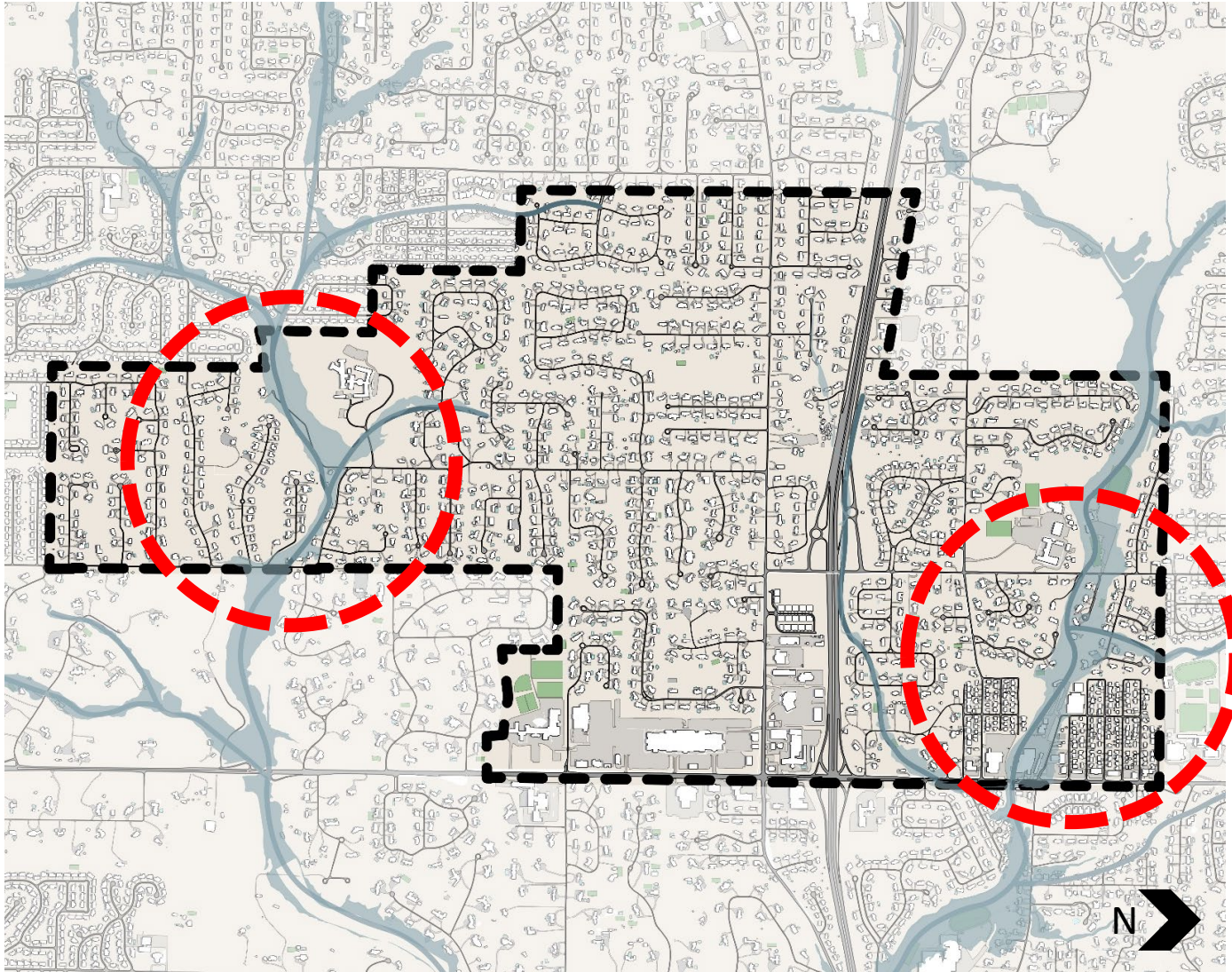
- **Maintenance of Electrical Service**

- The City should work closely with the electric utility provider, *Ameren UE, to improve the reliability of electric service through regular tree-trimming practices and maintenance or replacement of aging infrastructure*. In addition, the City and individual Neighborhood Associations should *encourage the burying of power lines* when new homes are constructed or existing homes undergo a renovation requiring utility upgrade.

- **Supplemental Municipal Funding**

- The City should *investigate alternative sources of funding* for the projects identified in this Comprehensive Plan.

ECOLOGY, LANDSCAPE, & FORESTRY | ECOLOGY

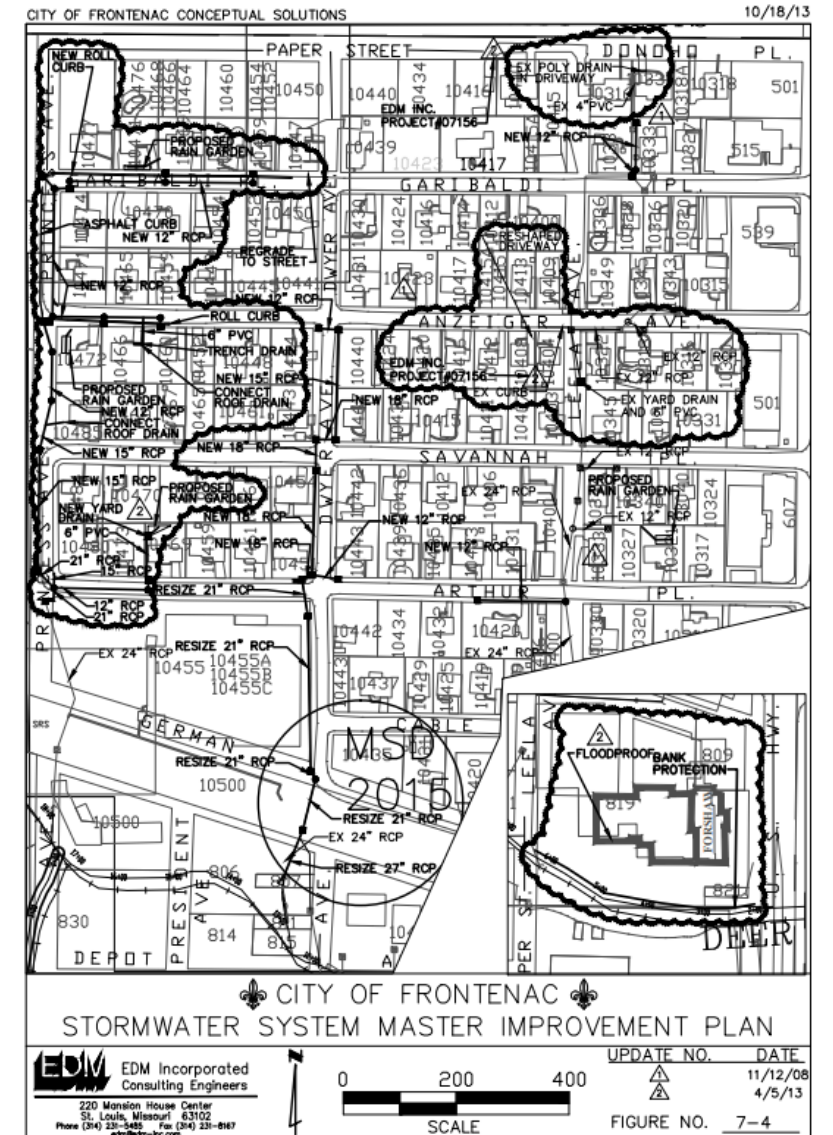


HYDROLOGY – FLOOD EFFECTS

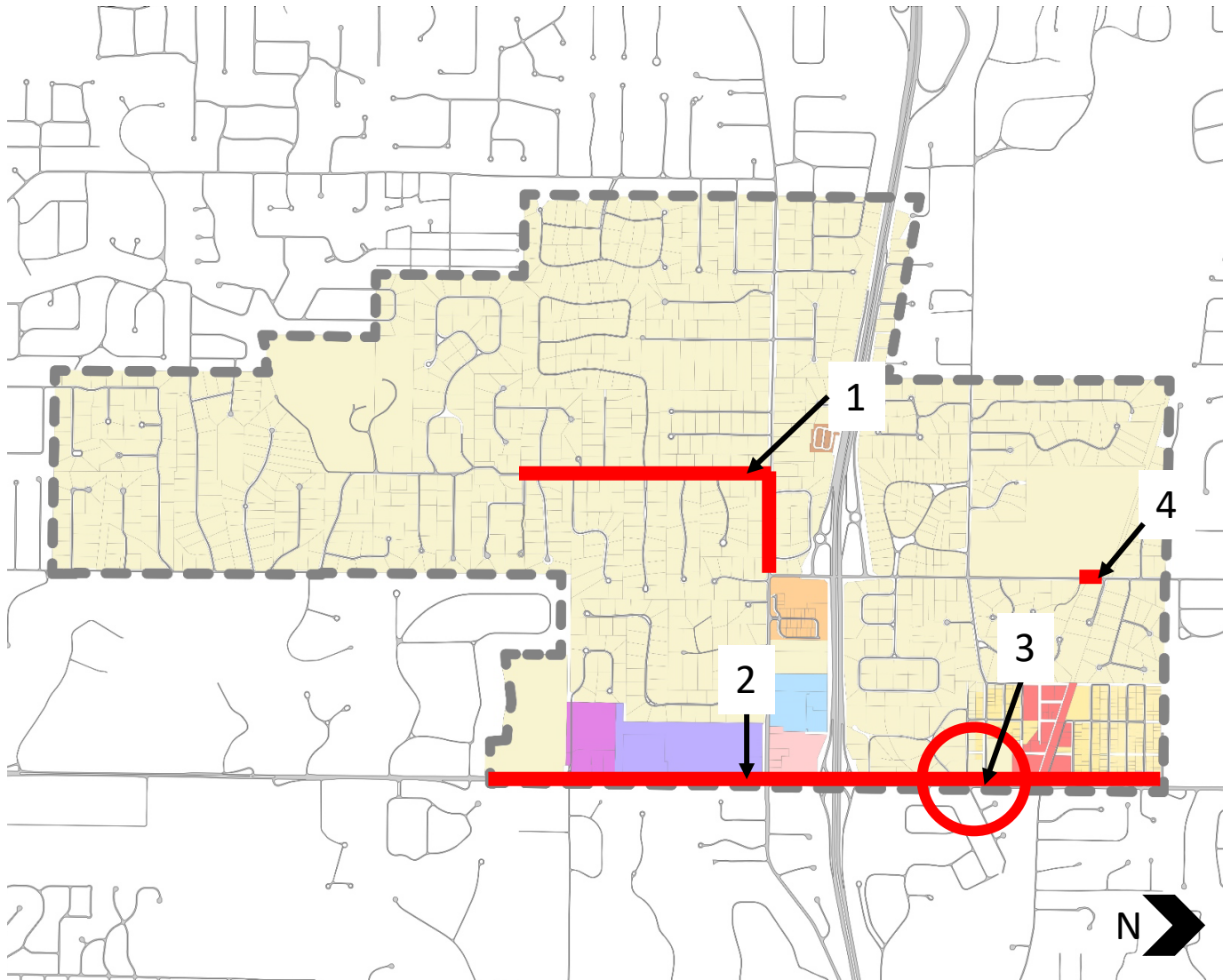
- ▶ Most buildings remain outside of the 500 year floodplain except for businesses and a few homes along the Deer Creek in the German Boulevard and Two Mile Creek.
- ▶ City code requires the following to address flooding:
 - ▶ “Any new structures that would be proposed in the City of Frontenac are required to have floor elevation, which would include the basement floor, at least two feet above the base flood elevation for the property that the structure is located on. Please refer to chapter 415. Any existing building in a flood plain that does not meet the flood prevention regulations may remain. However, if there are any substantial improvements exceeding 50% of the value of the structure, then the entire structure must be brought into compliance with the regulations. Also, the storm water regulations of the City apply to new structures and land disturbances in the flood plain, which is the same for all properties in the City.”

PLAN REVIEW | STORMWATER MASTER PLAN

- ▶ MSD constructed two projects:
 1. German Boulevard – Dwyer Ave. Storm Sewer Replacement
 2. Hermitage Hills Bank Stabilization
- ▶ Five more are scheduled for completion through MSD:
 1. Outer Ladue and Chipper Storm Sewer
 2. Firethorn Drive 2050 Storm Improvements
 3. Litzsinger #10412 Storm Sewer Improvements
 4. Timberwyck/Briar Ridge Creek Bank Stabilization
 5. Countryside and Frontenac Forest to Portland Drive Storm Sewer Project
- ▶ City Preferred solutions:
 1. The city chose BMP as a preferred solution
- ▶ Additional Projects:
 1. EDM is conducting a survey of Deer Creek Watershed to plan joint efforts to reduce flooding in the area.
- ▶ Funding Systems:
 1. A ½ cent sales tax has been dedicated to the purpose of storm water management solutions in the city



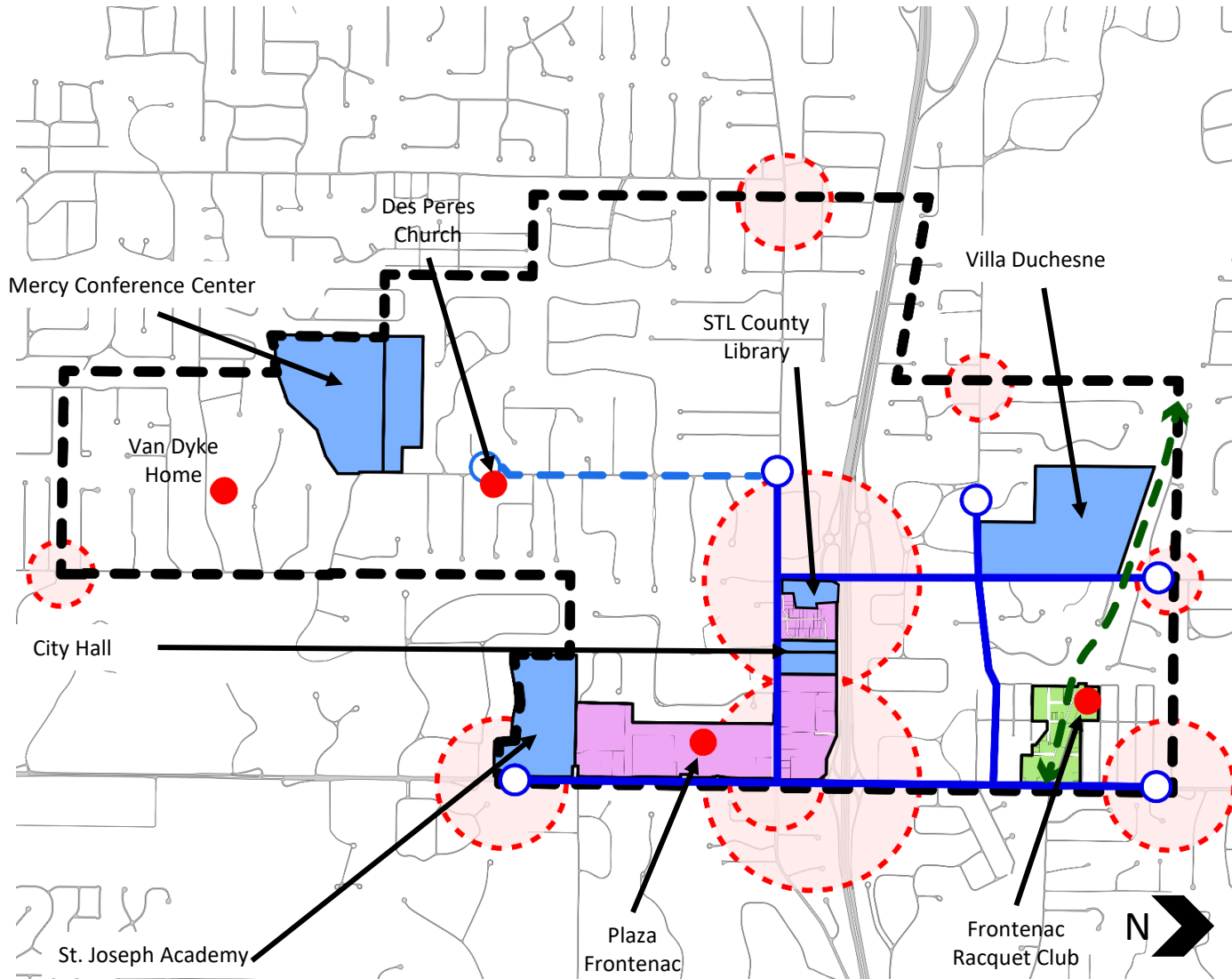
FUTURE DEVELOPMENT | PARCEL ANALYSIS



INFRASTRUCTURE IMPROVEMENTS

- ▶ (1) GEYER ROAD
 - ▶ The city will be adding continuous sidewalks, improving road pavement, adding storm drains, and improving utility structures along it.
 - ▶ Geyer Road will also be widened as part of the plan.
- ▶ (2) LINDBERGH BLVD.
 - ▶ MODOT will be replacing the (3) bridge over Deer Creek
 - ▶ MODOT will be improving sidewalk and driveway pavements beginning in 2023.
- ▶ (4) SPOEDE BRIDGE
 - ▶ A grant approved through East West Gateway secured replacing the bridge on Spoeде over Deer Creek in 2024.

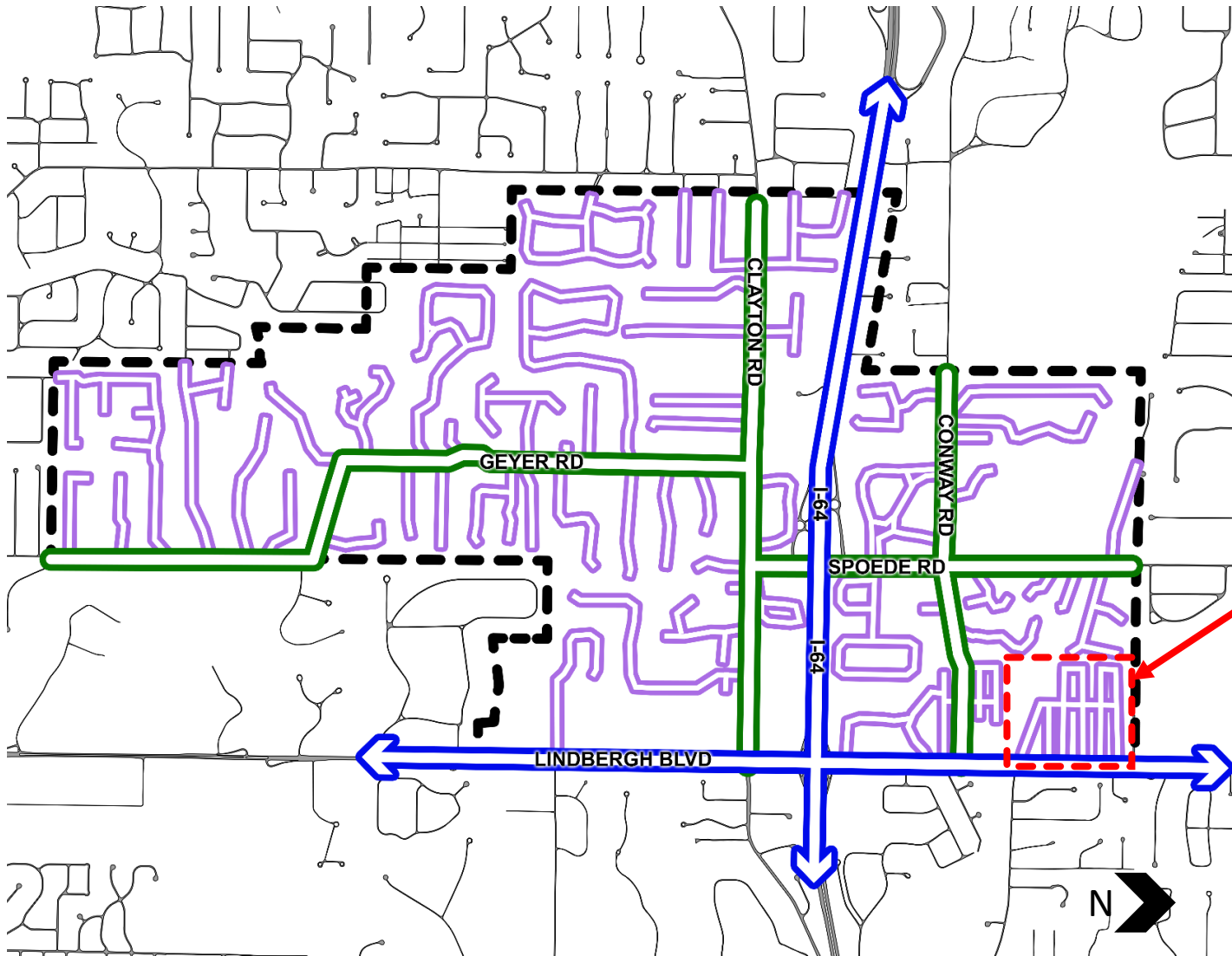
TRANSPORTATION & CONNECTIVITY | FACILITIES



PEDESTRIAN CONNECTIVITY

- ▶ Entry Points
 - ▶ 9 entry points into the city
- ▶ Walkability Analysis
 - ▶ Constructed Sidewalks
- ▶ Destinations
 - ▶ Institutions: Mercy Conference Center, St. Joseph Academy, Villa Duchesne, City Hall
 - ▶ Places of Interest: Van Dyke Home, Faith Des Peres Presbyterian Church, Plaza Frontenac, Frontenac Racquet Club
 - ▶ Focus Areas: German Blvd. & Lindbergh Commercial Area
- ▶ Planned Facilities:
 - ▶ Geyer Road Sidewalks
- ▶ Proposed Facility:
 - ▶ Deer Creek Greenway

TRANSPORTATION & CONNECTIVITY | STREETS



OWNERSHIP

▶ **MODOT Ownership**

- ▶ Lindbergh Blvd & Interstate 64

▶ **City Ownership**

- ▶ Spoeede Rd, Conway Rd, Geyer Rd, Clayton Rd

▶ **Private Ownership**

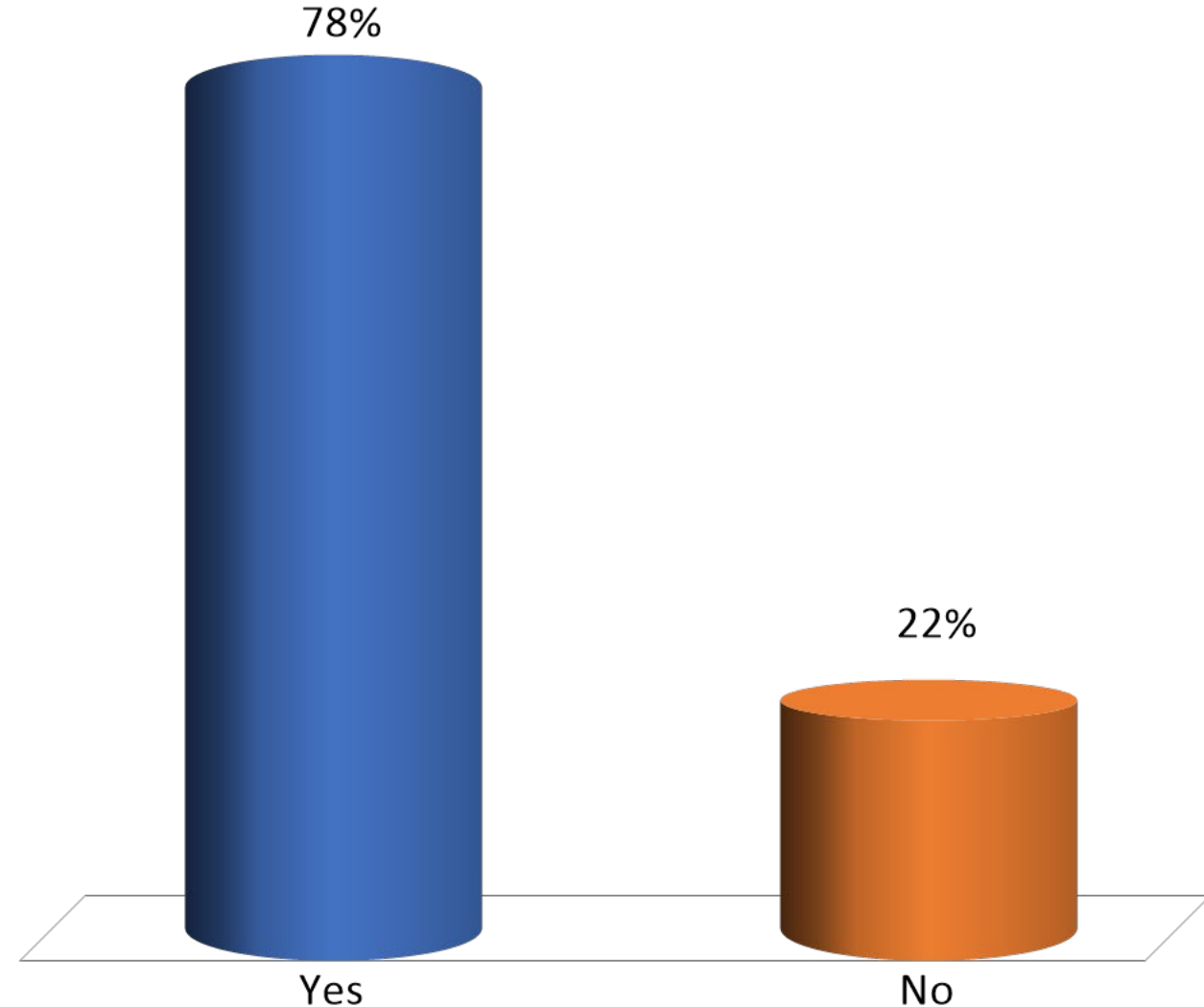
- ▶ Residential streets owned by each subdivisions
- ▶ The West End Park neighborhood streets are public streets that the city has elected by policy to make the financial responsibility of the private residents.

Most Right-of-Ways are **privately owned and maintained**

Public Facilities & Transportation

Has Frontenac Made Good Progress Toward this Goal?

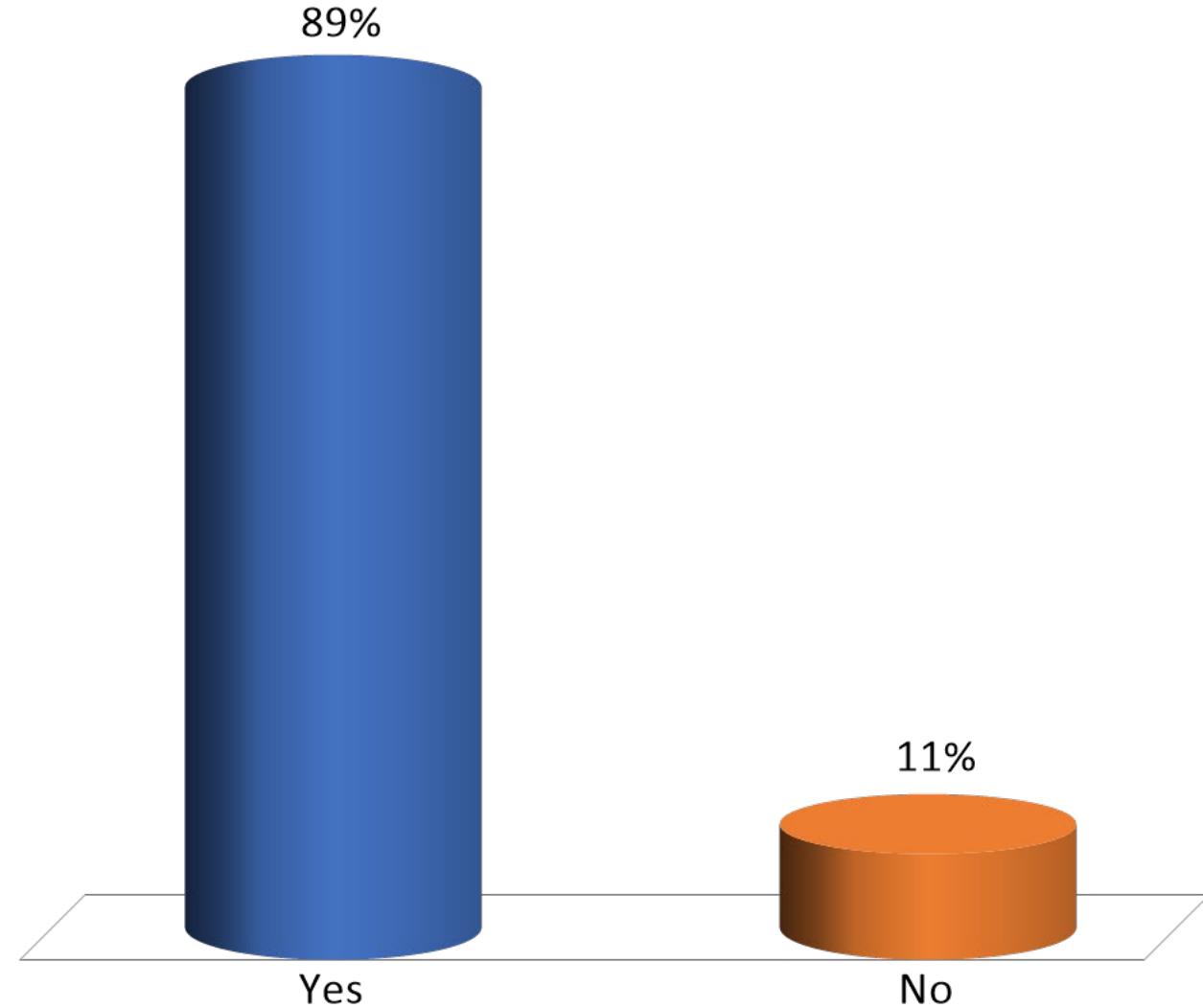
- A. Yes
- B. No



Public Facilities & Transportation

Is this Goal Still Relevant Today?

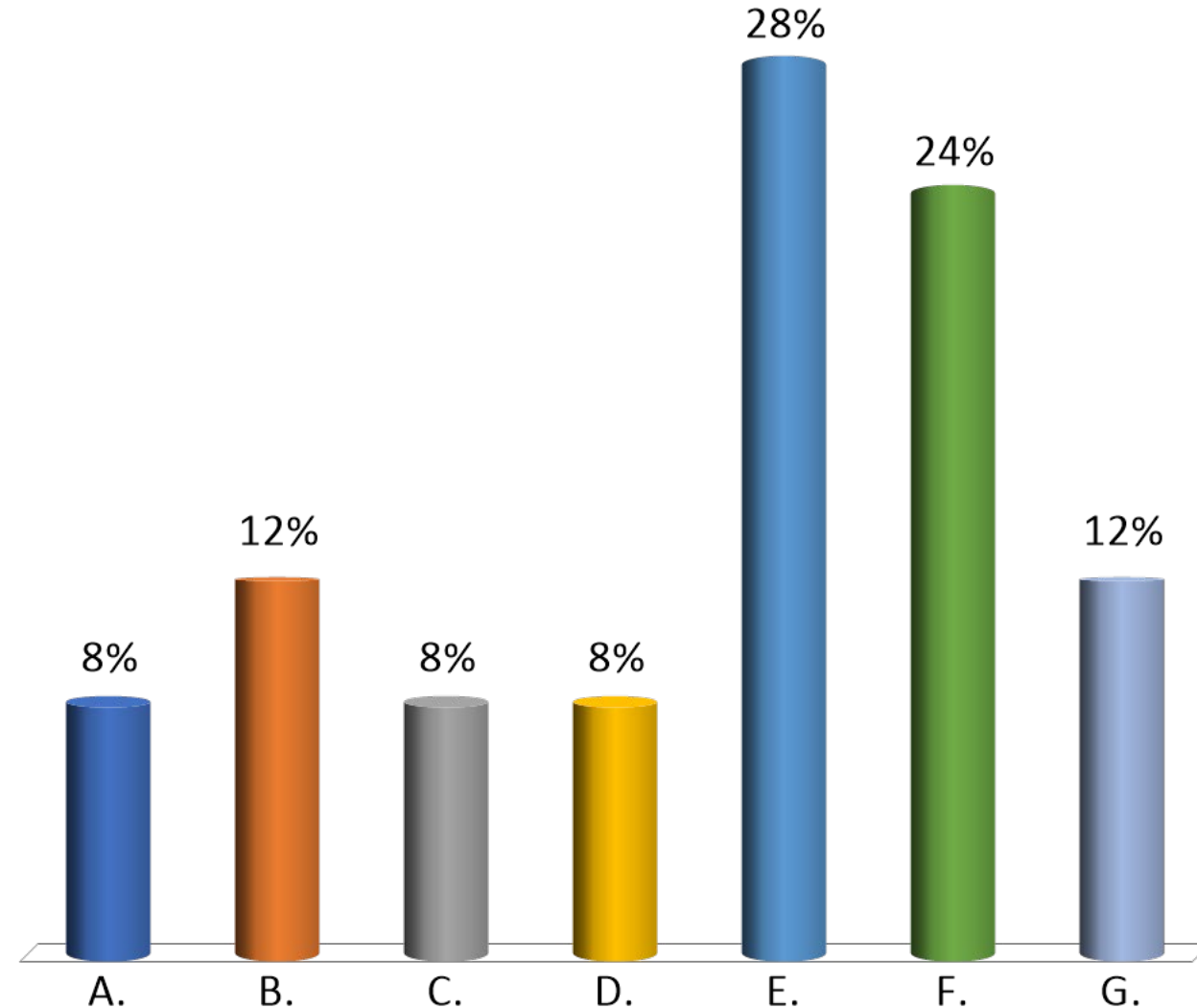
- A. Yes
- B. No



Public Facilities & Transportation

Please Select Your Top 3 Priorities from the List...

- A. Connectivity
- B. Streetscape Enhancement
- C. Standardized Fixtures
- D. Municipal Services & Facilities
- E. Stormwater Master Plan
- F. Maintenance of Electrical Service
- G. Supplemental Municipal Funding



2006 COMPREHENSIVE PLAN TOPIC AREAS

Community Character

Key Issues:

Family Orientation
Green Space
Good Location
City Identification

Implementation Strategies:

Gateways
Greenspace
Community Facilities, Programs & Events
Community Communications
Community Gathering Places

Commercial Character

Key Issues:

No common character
Upscale
Lacks services for residents
Outdated
Out-lot development
Auto dependent

Implementation Strategies:

Design Character & Quality Architecture
Optimize Existing Commercial Sites
Encourage Mixed Use Developments
Quality Landscape Design
Clayton Road Business District
West End Park Business District
Attract Upscale Retailers & Restaurants

Public Facilities & Transportation

Key Issues:

Stormwater Plan
Lack of walkability/bikeability
Traffic congestion
Outdated city facilities
Inconsistent road maintenance
Unreliable electric service

Implementation Strategies:

Connectivity
Streetscape Enhancement
Standardized Fixtures
Municipal Services & Facilities
Stormwater Master Plan
Maintenance of Electrical Service
Supplemental Municipal Funding

Residential Character

Key Issues:

Character if housing development
Housing Options
Impact of Construction on current residents
Maximize green space
Autonomous neighborhoods

Implementation Strategies:

Encourage Renovation/Expansion
Compatible Scale & Character
Housing Variety
Villa Homes
Impacts of Construction
Family-Oriented Neighborhood Design

COMMERCIAL CHARACTER

- Key Issues:

- **No Common Character** – Character of existing commercial buildings doesn't reflect the desire for an up-scale, attractive, people-friendly community. A *lack of identifiable specific business districts and a feel that the areas are fragmented*.
- **Upscale** – Businesses in general are viewed as having *a niche market with upscale goods and services*, which residents would like to continue.
- **Lack of Services for Residents** – Residents *must travel to other communities to purchase everyday goods and services* which is an inconvenience, but only minutes away.
- **Outdated** – Some *non-residential buildings have surpassed their peak of usefulness*. Because of size or configuration they are *not ideal for modern retail activity* or provision of services.
- **Out-Lot Development** – Land for new business development is limited. As a result, *new buildings are being constructed on out-lots of existing establishments*. This *negatively affects the suburban feel* of Frontenac *increasing the density* of commercial activity.
- **Auto Dependent** – Business centers are very *difficult to reach by anything other than automobiles*. It is even difficult to walk between adjacent businesses.

COMMERCIAL CHARACTER

Implementation Strategies:

- **Design Character & Quality Architecture**

- *Design guidelines should be developed* for new or renovated commercial facilities within the community and an *architectural review process enacted*. These minimum guidelines should cover such key design aspects as setbacks, location and screening of parking, building materials, and compatibility with surrounding facilities and overall community context.
- *Enhanced design guidelines and landscaping could occur through the Planned Development zoning district review process*. To accomplish this, all commercially zoned land (C and C-1) should be transitioned to the Planned Development zoning classification.

- **Optimize Existing Commercial Sites**

- The community desires that *future commercial development occur primarily within existing commercially zoned and utilized property*, such as the Clayton Road corridor, the West End Park area, and the Plaza Frontenac Planned High Fashion Center zoning district.
- To *maximize the municipal revenue-generating capabilities* of these areas, *residential use should be avoided* unless it is integral to a planned commercial/residential mixed use project.
- The City should review existing ordinances to allow for increased commercial density in exchange for higher quality construction and landscaping where it is determined to be appropriate.

- **Encourage Mixed Use Developments**

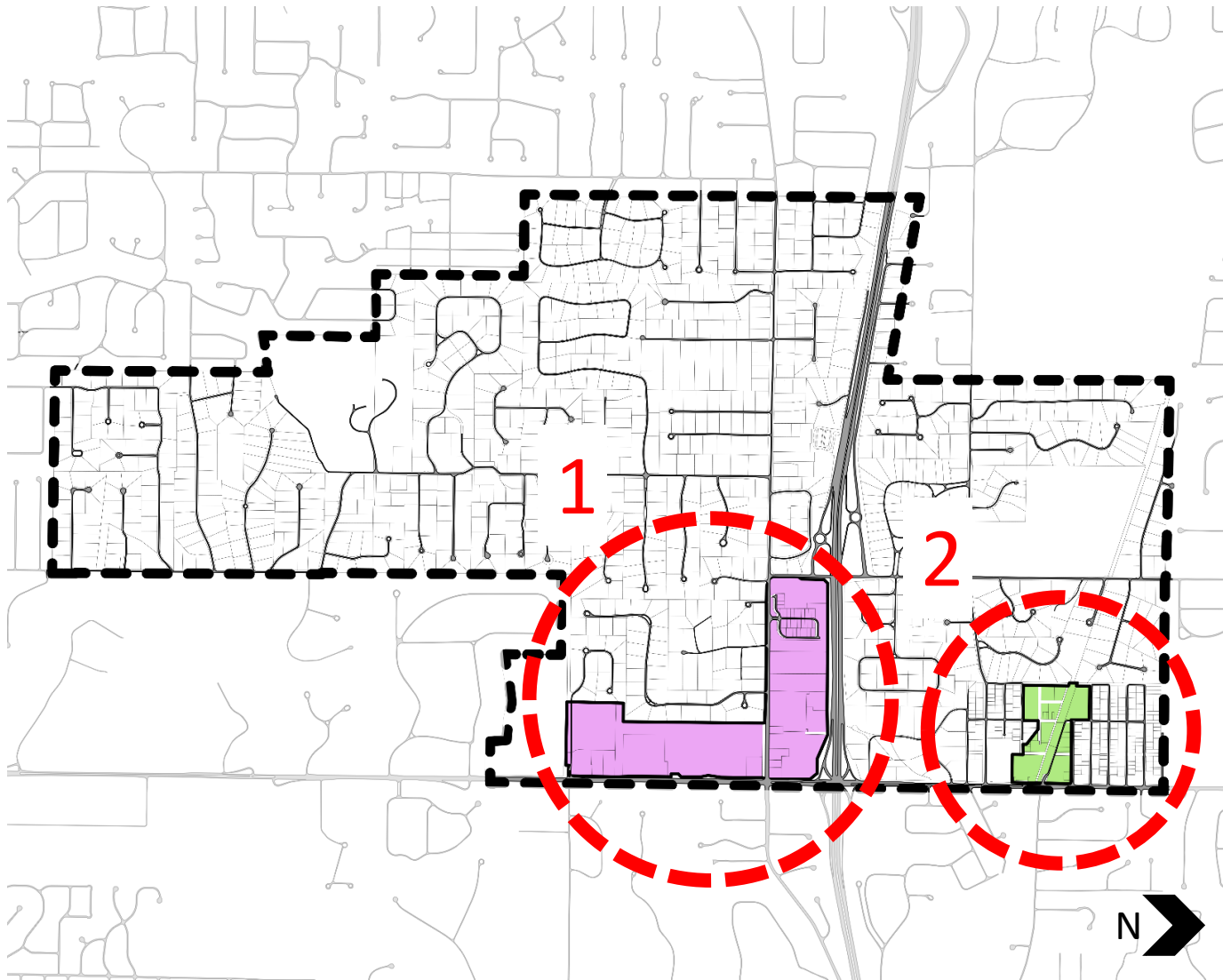
- The City should ensure that the *Comprehensive Plan, Zoning Ordinances, and Design Guidelines all are consistent in supporting mixed use commercial projects*. However, as stated above, the character and quality of the architecture is much more important than simply mixing uses.

COMMERCIAL CHARACTER

Implementation Strategies:

- **Quality Landscape Design**
 - *Landscape design guidelines should be incorporated in the design guidelines for new or renovated commercial facilities.* This would provide minimum standards for the amount of landscaping, location, type of acceptable landscape and hardscape materials, and compatibility with surrounding facilities and overall community context.
- **Clayton Road Business District**
 - The Clayton Road corridor between Lindbergh and Spoeede may *encourage consolidation of parcels and property development where necessary to ensure high quality design and planned development objectives are met.* An Urban Design District should cover architectural and landscape criteria for both public and private areas, parking standards, open space/gathering area requirements, and multi-modal access with internal circulation.
- **West End Park Business District**
 - The West End Park Business District should be *designed in a “town center” concept.* Further study of development constraints and a more detailed *Urban Design Plan should be completed* in order to establish more specific design criteria. An Urban Design District should cover architectural and landscape criteria for both public and private areas, parking standards, open space/gathering area requirements, and multi-modal access with internal circulation.
- **Attract Upscale Retailers & Restaurants**
 - The City should support commercial property owners or a local association of business owners in *targeting, soliciting, and closing on prospective upscale retailers and restaurants* that contribute to the desired character and business mix of the community.

DISTRICTS | FOCUS AREAS



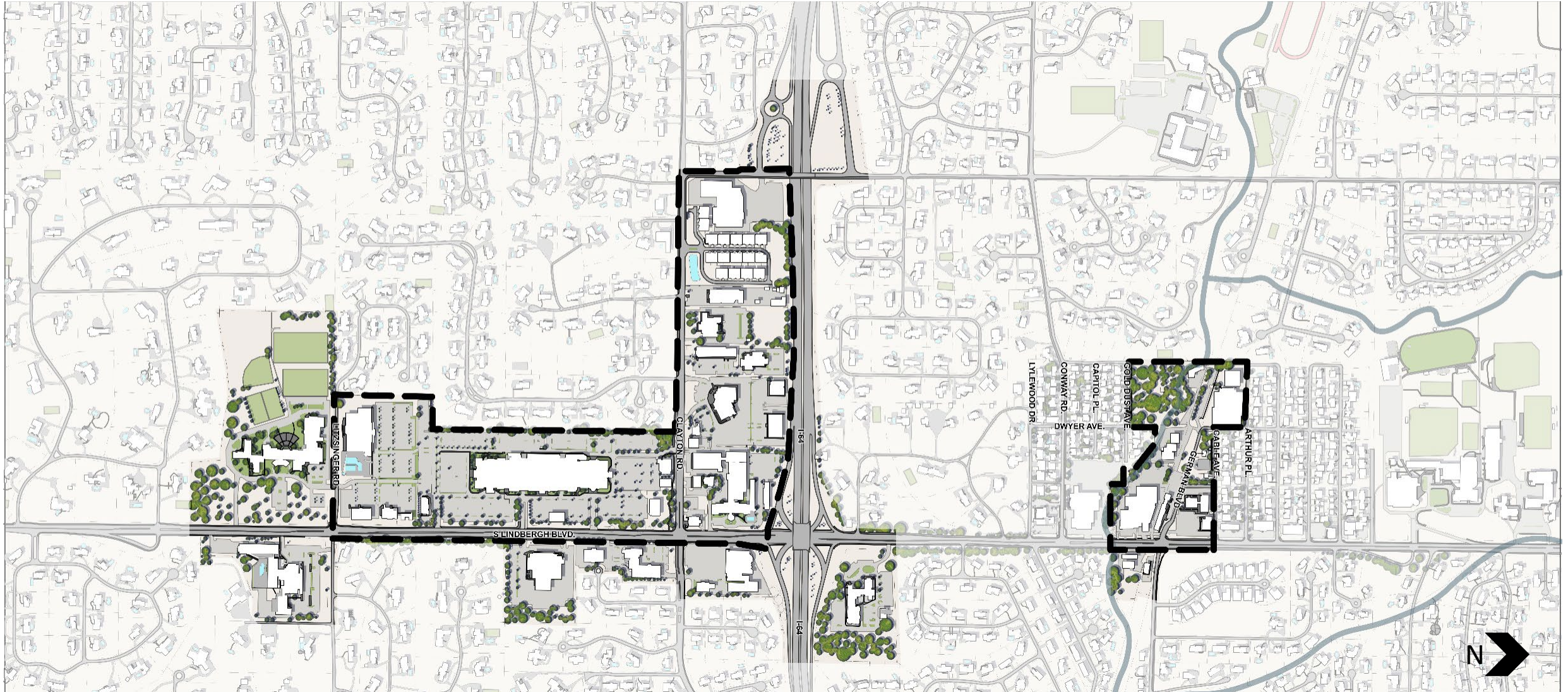
(1) LINDBERGH BOULEVARD

- ▶ Lindbergh is the primary commercial corridor in Frontenac. Clayton Road has a mix of uses between Lindbergh and Spoeede (commercial, residential, institutional, and civic).
- ▶ This area has larger blocks and larger scale development parcels.
- ▶ Notable commercial developments include Plaza Frontenac, The Hilton Hotel, Le Chateau Village, and Lifetime Fitness.

(2) GERMAN BOULEVARD

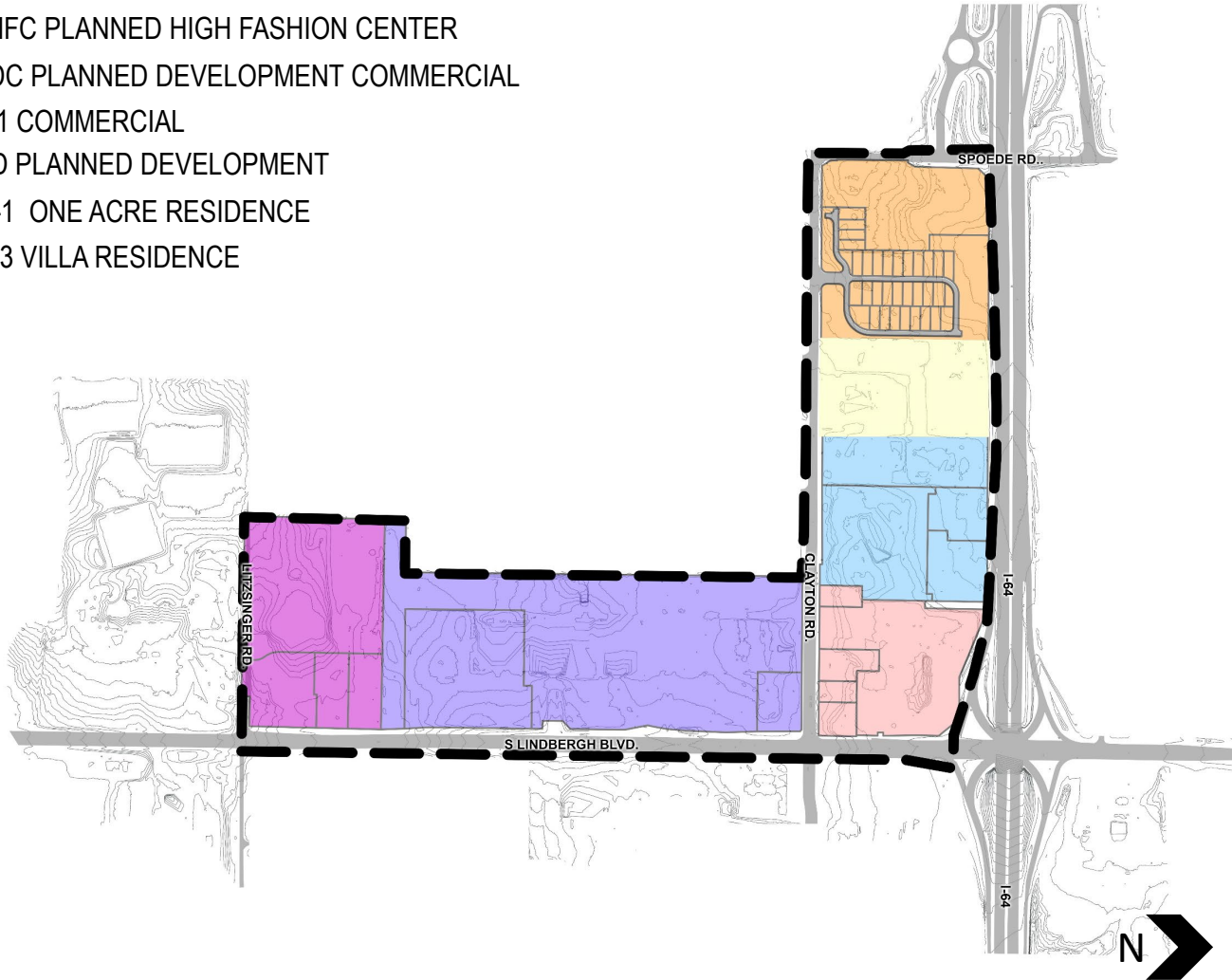
- ▶ Today, the German Boulevard has a unique section of smaller scale development parcels
- ▶ It boast a few community resources at a neighborhood scale
- ▶ This area is comprised of retail, medical offices, a racquet club, dance studio, catering, landscaping services, and two restaurants.

COMMERCIAL AREA | CONTEXT PLAN



LINDBERGH-CLAYTON | LAND USE, ZONING, OWNERSHIP

- PHFC PLANNED HIGH FASHION CENTER
- PDC PLANNED DEVELOPMENT COMMERCIAL
- C-1 COMMERCIAL
- PD PLANNED DEVELOPMENT
- R-1 ONE ACRE RESIDENCE
- R-3 VILLA RESIDENCE

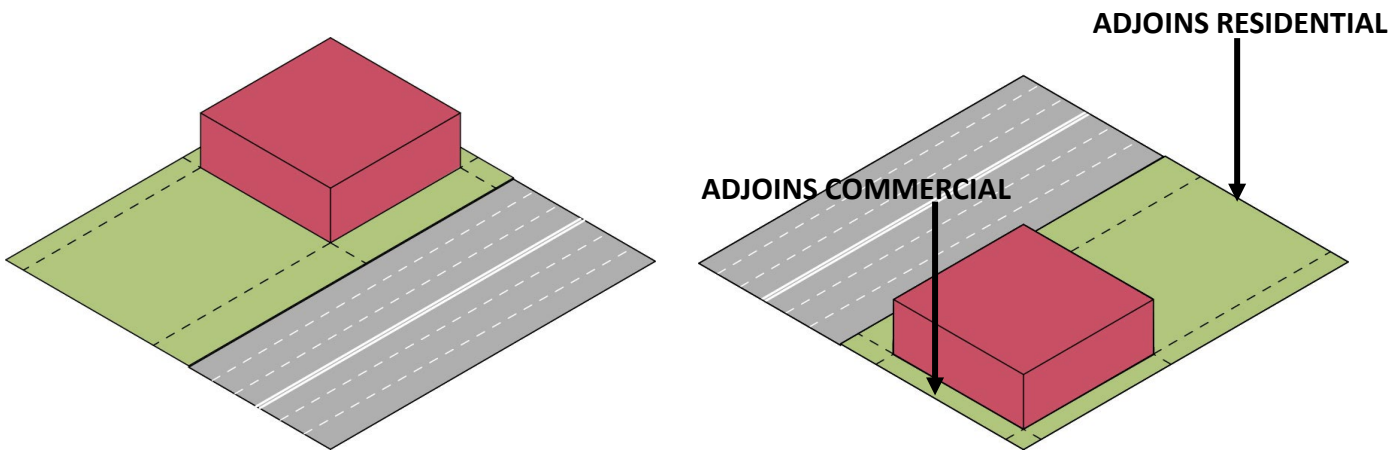
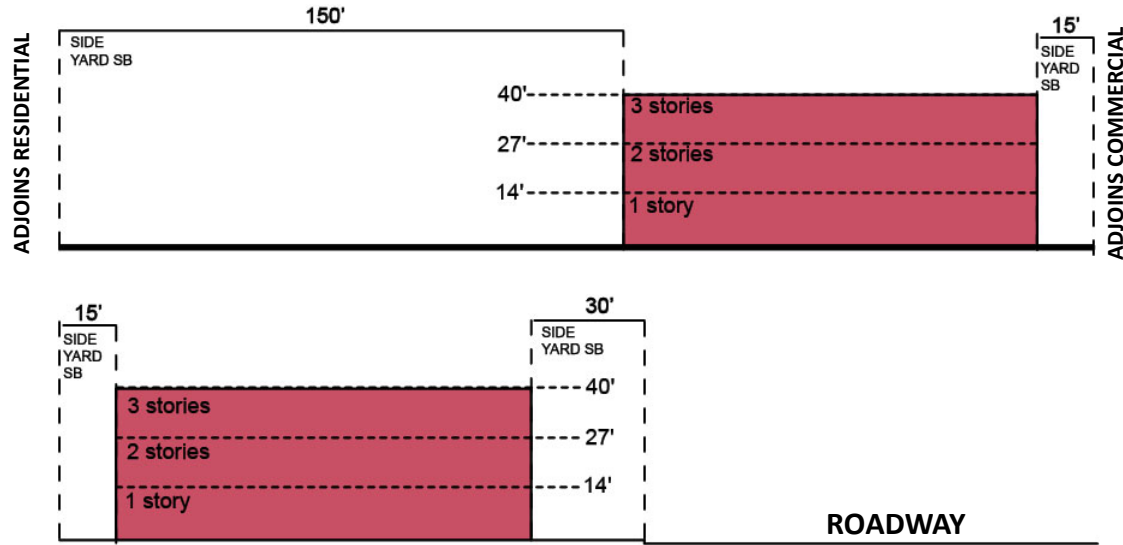


ZONING MAP

- ▶ 36% of land is zoned Planned High Fashion Center (PHFC)
- ▶ 16% of land is zoned Planned Development Commercial (PDC)
- ▶ 15% of land is zoned Villa Residence (R-3)
- ▶ 14% of land is zoned Planned Development (PD)
- ▶ 11% of land is zoned Commercial (C-1)
- ▶ 8% of land is zoned One Acre Residence (R-1)

77% is zoned for **commercial** uses

LAND USE & ZONING | PARCEL ANALYSIS



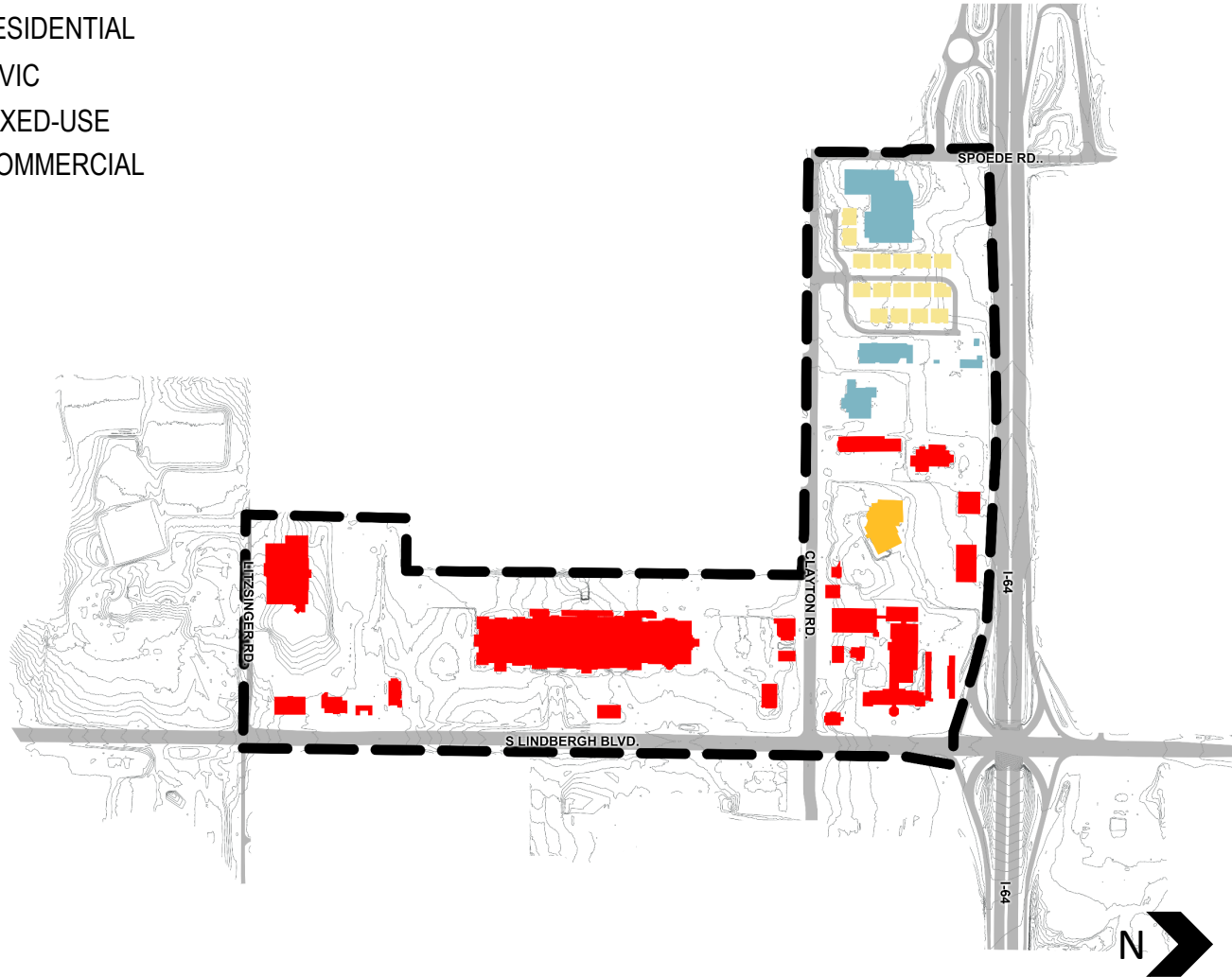
PHFC – OUTPARCELS

- ▶ Minimum Building Site Area: None
- ▶ Minimum Green Space: Tree preservation plan and landscape plans must be submitted and approved by city
- ▶ No building within 150' of any boundary of the project adjoining residential use
- ▶ No building within 15' of any boundary adjoining commercial or institutional
- ▶ No building shall be within 30' of an existing public highway, street, or roadway ROW
- ▶ Maximum Total Area: 12,000 sq ft
- ▶ Maximum Height: 3 stories or 40'

TOTAL ALLOWABLE BUILDING AREA: 12,000 sq ft maximum

LINDBERGH-CLAYTON | BUILDING ANALYSIS

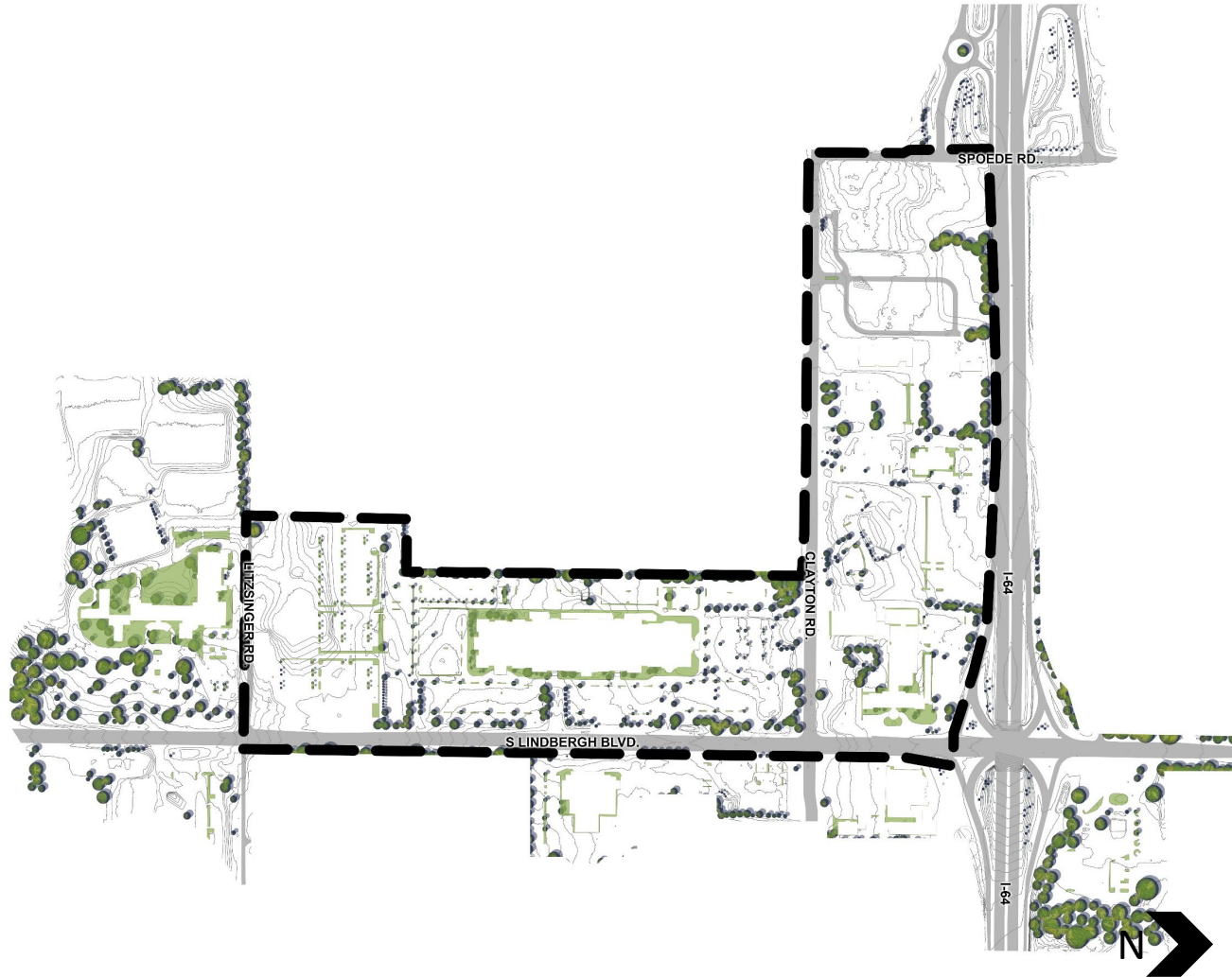
- RESIDENTIAL
- CIVIC
- MIXED-USE
- COMMERCIAL



BUILDING TYPE

- ▶ 70% of building types are commercial
- ▶ 16% of building types are civic
- ▶ 10% of building types are residential
- ▶ 4% of building types are mixed-use

LINDBERGH-CLAYTON | LANDSCAPE & ECOLOGY



LANDSCAPE

- ▶ Tree coverage is sparse along Lindbergh boulevard and is all privately owned and maintained.
- ▶ These trees are generally young trees, with limited shading.

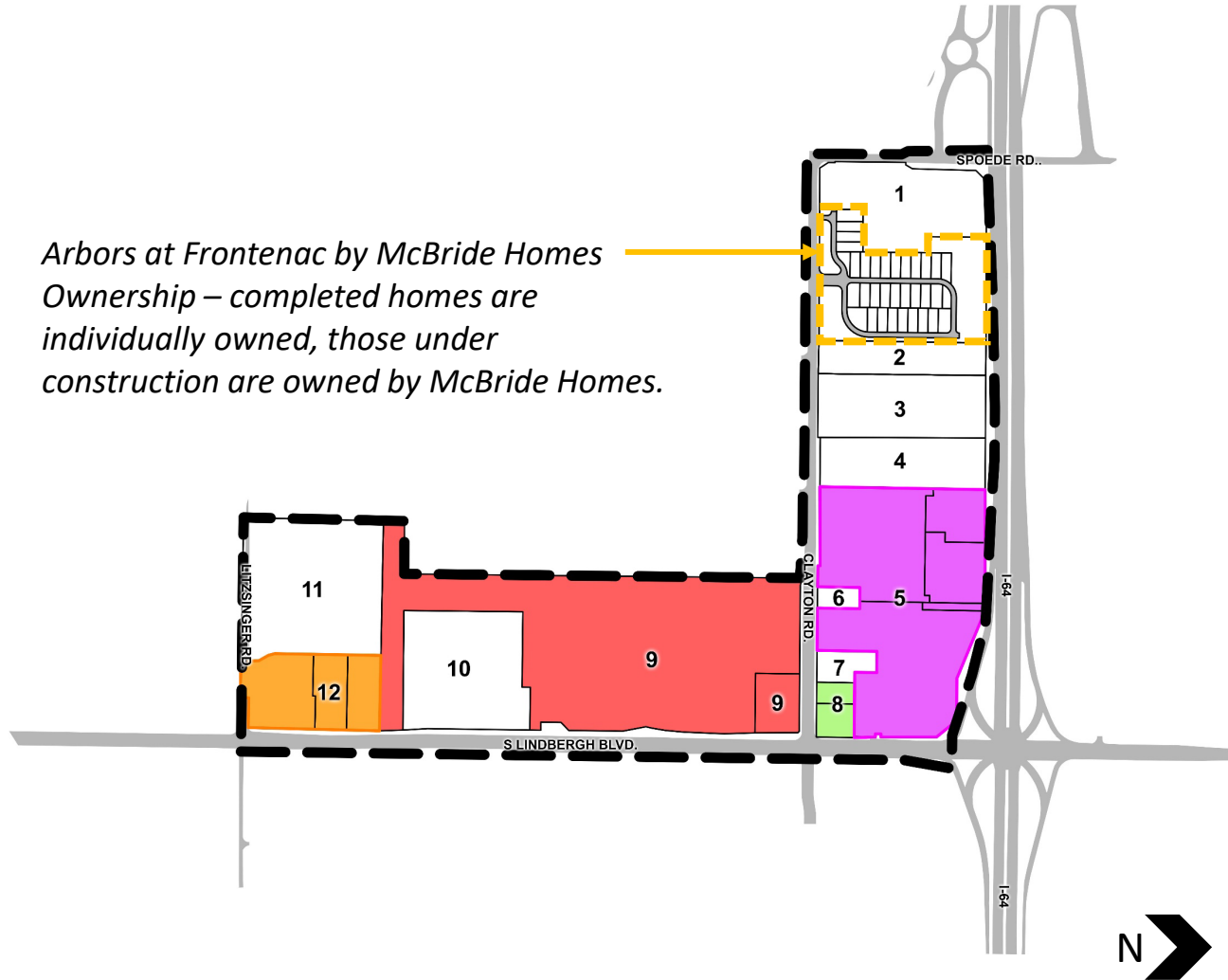
Tree coverage accounts for **6%**

LINDBERGH-CLAYTON | LAND USE, ZONING, OWNERSHIP

OWNERSHIP ANALYSIS

1. St. Louis County Library
2. City of Frontenac *(with Lessees)*
3. Church of Jesus Christ of Latter Day Saints
4. Frontenac Grove LLC
5. **Frontenac Prop Owner LLC**
6. KP3 LLC
7. Ziern Galleries Inc
8. **Simmons Bank**
9. **Plaza Frontenac Acquisition LLC**
10. Unknown *(Assessor Update Pending)*
11. Spirit Realty
12. **TDG Lindbergh LLC**

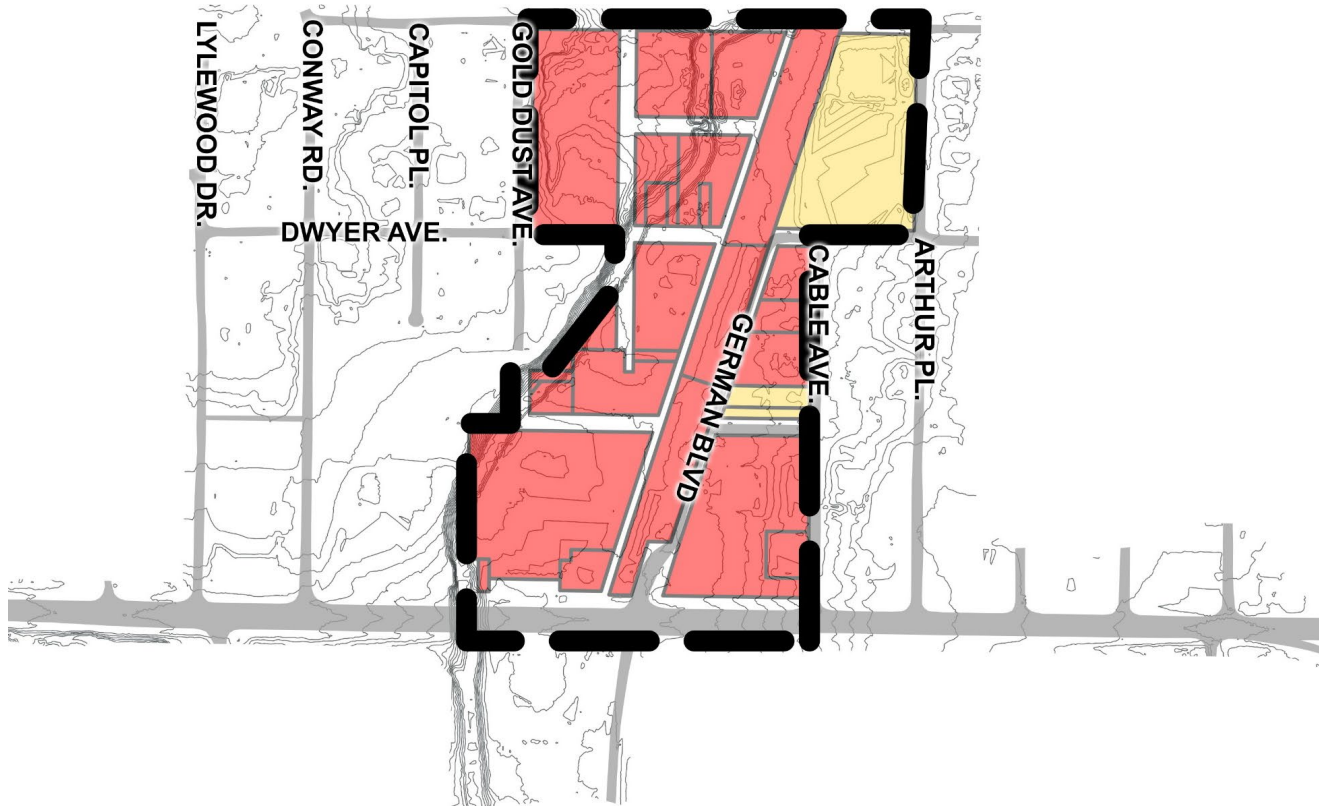
Arbors at Frontenac by McBride Homes Ownership – completed homes are individually owned, those under construction are owned by McBride Homes.



GERMAN BLVD. | LAND USE, ZONING, OWNERSHIP

ZONING MAP

- ▶ 82% of parcels are zoned commercial (C)
- ▶ 18% of parcels are residentially zoned (R-2)



RESIDENTIAL R-2
COMMERCIAL, C



GERMAN BLVD. | BUILDING ANALYSIS



- INDUSTRIAL
- COMMERCIAL
- RESIDENTIAL

Data collected through on-site field survey



BUILDING TYPE

- ▶ 70% of building types are industrial
- ▶ 29% of building types are commercial
- ▶ 1% of building types are residential

Industrial is the primary type

GERMAN BLVD. | LANDSCAPE & ECOLOGY



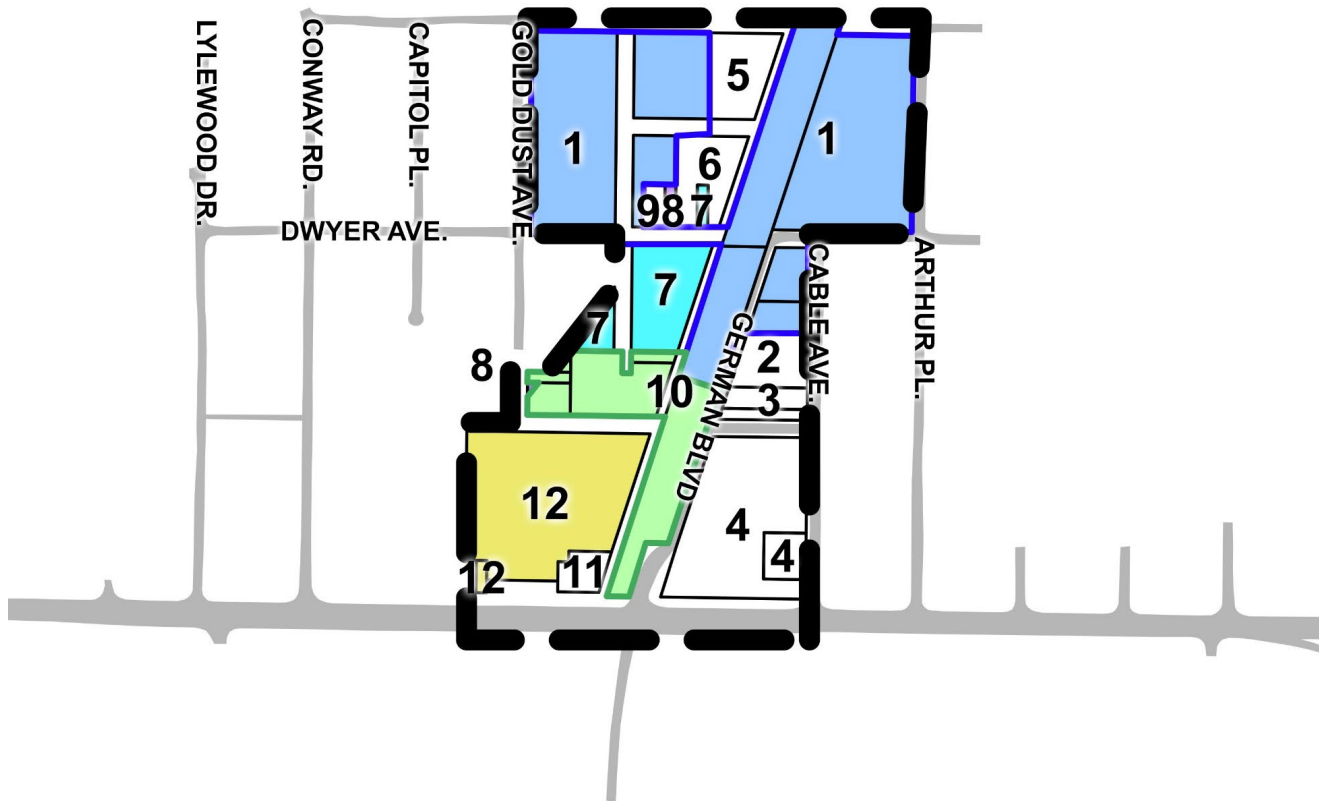
LANDSCAPE

- ▶ Tree coverage is sparse along built corridors but heavy along the creek edges.
- ▶ There are no trees in the public Right-of-Way all are privately owned and managed.



Tree coverage accounts for **28%**

GERMAN BLVD. | LAND USE, ZONING, OWNERSHIP



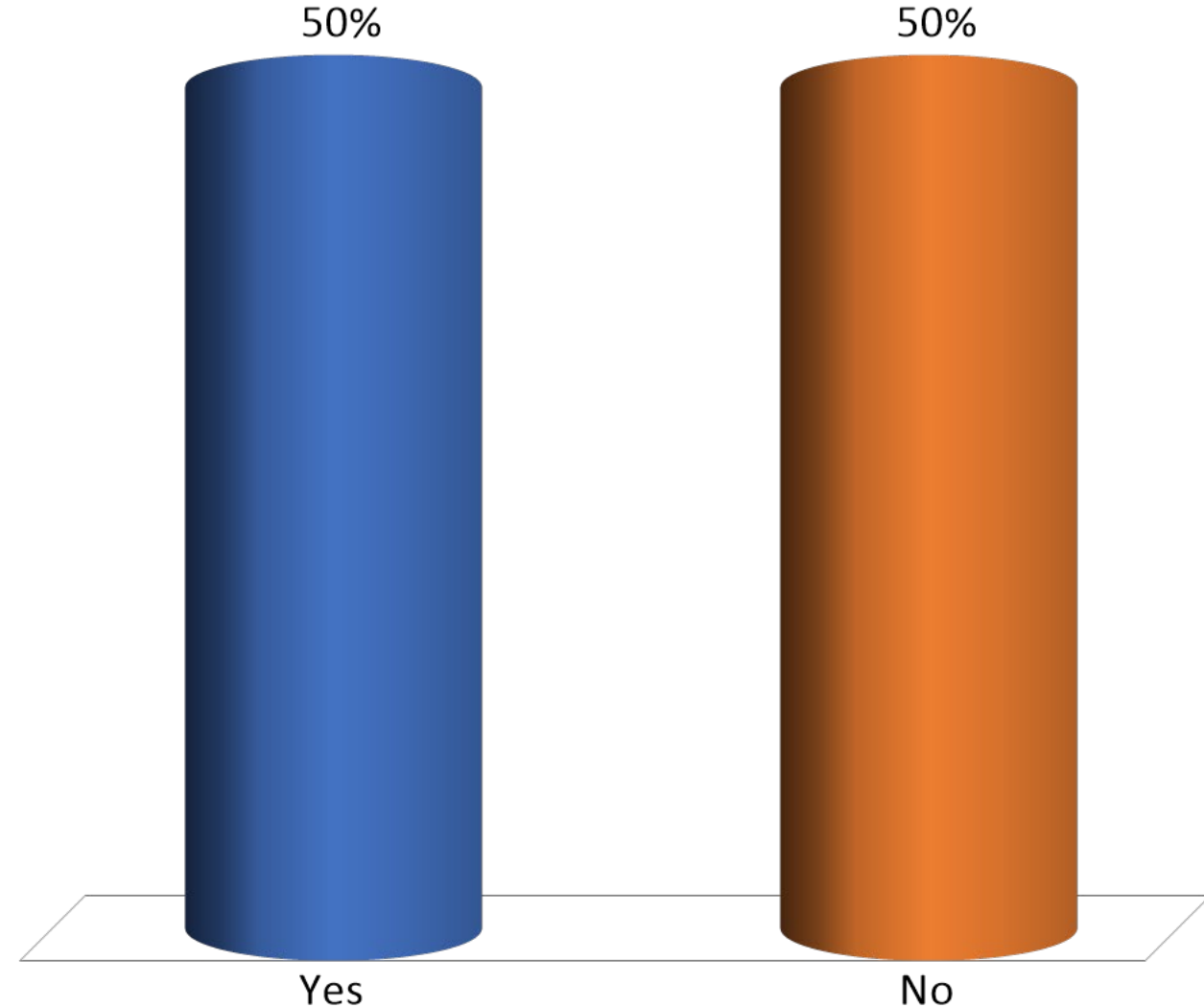
OWNERSHIP ANALYSIS

1. **FRC Club Inc**
2. Union Electric Co.
3. 10402 Cable LLC
4. Old Frontenac Square LLC
5. JD Schlegel Landscaping Co
6. 806 President Avenue LLC
7. **Stobar Inc**
8. RCW Li Company
9. German Blvd. Corp
10. **FIS Inc**
11. Richard and Doxey Campbell
12. **Tower Land**



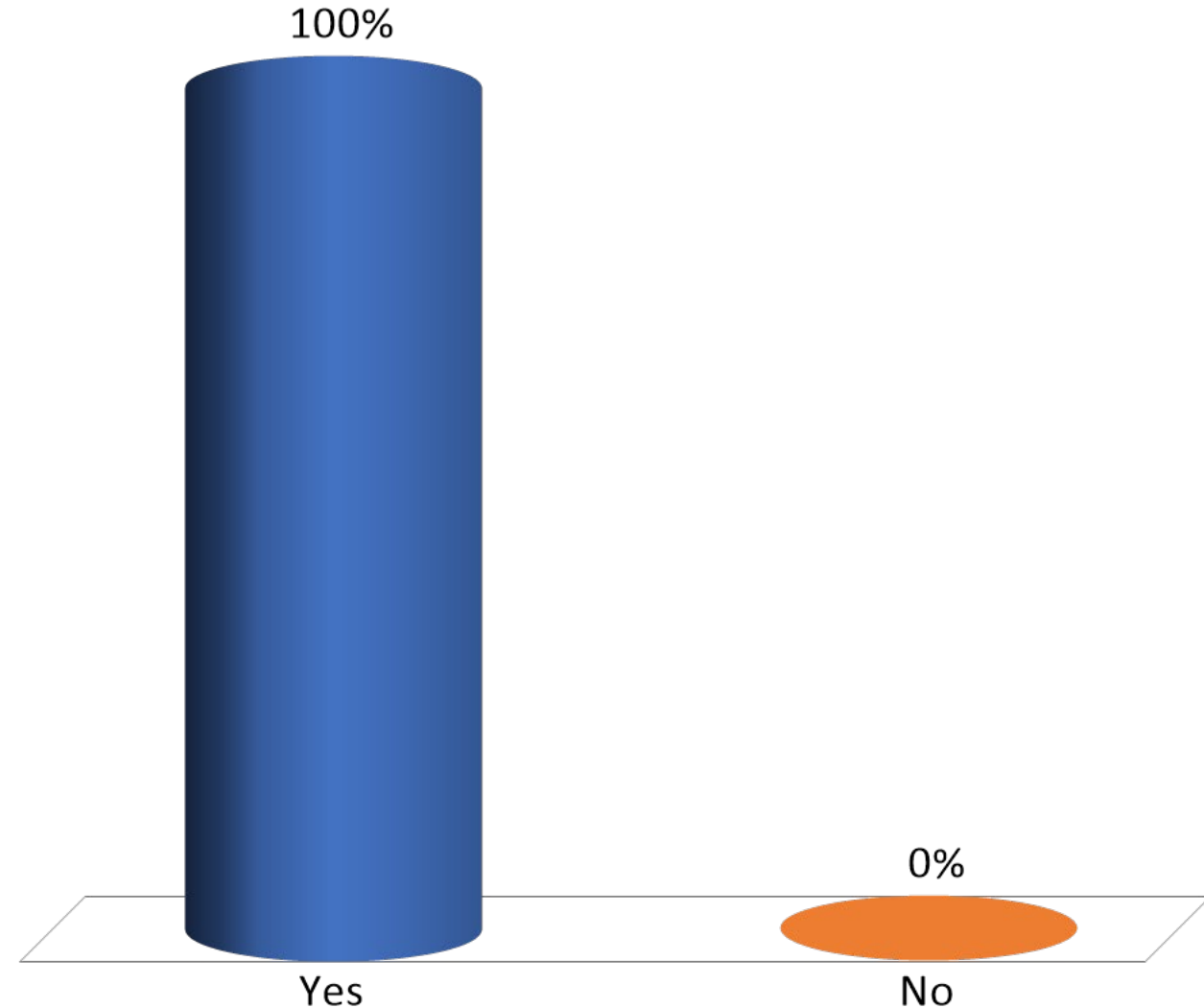
Commercial Character Preservation & Enhancement
Has Frontenac Made Good Progress Toward this Goal?

- A. Yes
- B. No



Commercial Character Preservation & Enhancement Is this Goal Still Relevant Today?

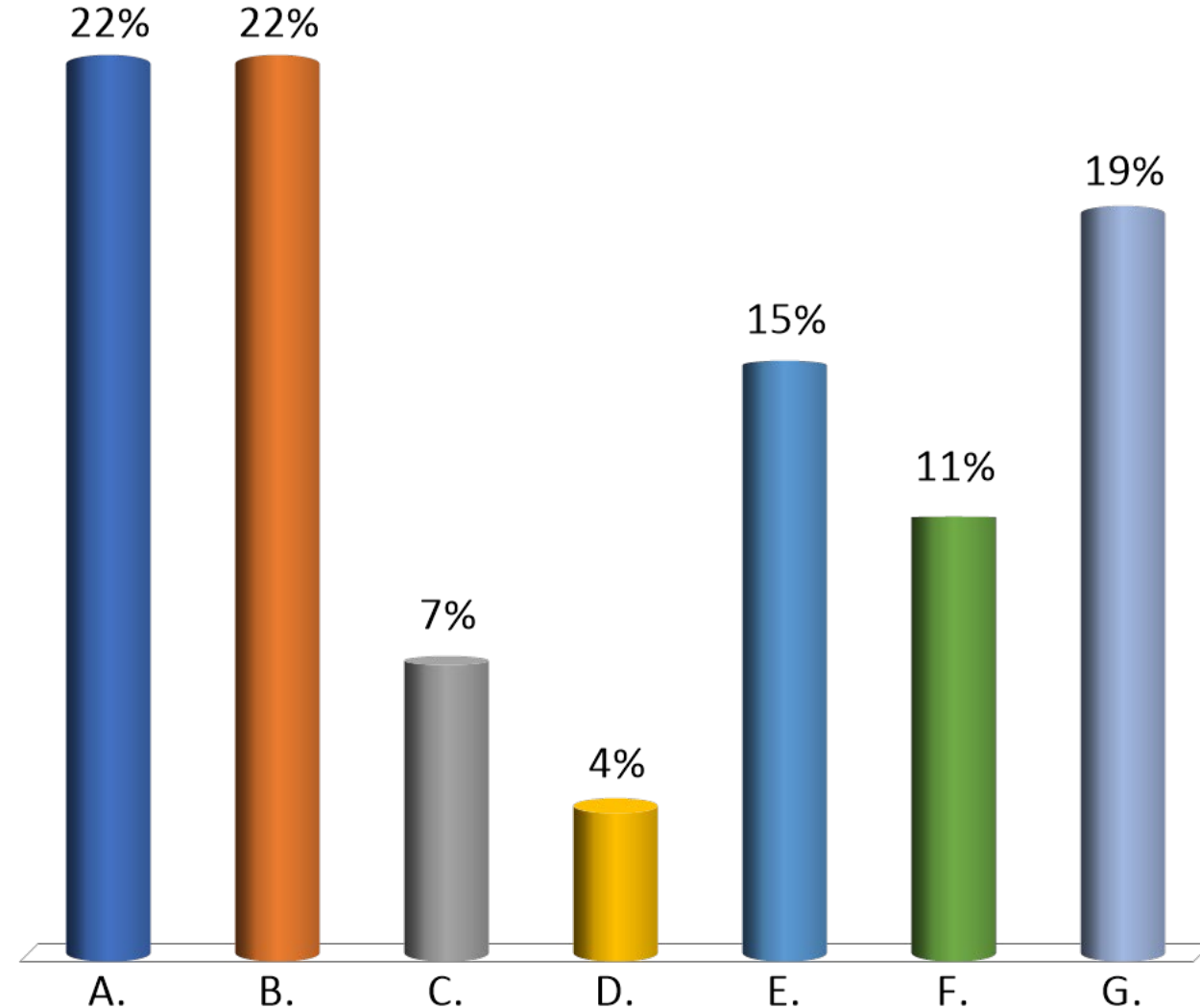
- A. Yes
- B. No



Commercial Character Preservation & Enhancement

Please Select Your Top 3 Priorities from the List...

- A. Design Character & Quality Architecture
- B. Optimize Existing Commercial Sites
- C. Encourage Mixed Use Developments
- D. Quality Landscape Design
- E. Clayton Road Business District
- F. West End Park Business District
- G. Attract Upscale Retailers & Restaurants



2006 COMPREHENSIVE PLAN TOPIC AREAS

<p style="text-align: center;">Community Character</p> <table border="0"> <tr> <td style="vertical-align: top;"> <p>Key Issues:</p> <ul style="list-style-type: none"> <i>Family Orientation</i> <i>Green Space</i> <i>Good Location</i> <i>City Identification</i> </td> <td style="vertical-align: top;"> <p>Implementation Strategies:</p> <ul style="list-style-type: none"> <i>Gateways</i> <i>Greenspace</i> <i>Community Facilities, Programs & Events</i> <i>Community Communications</i> <i>Community Gathering Places</i> </td> </tr> </table>	<p>Key Issues:</p> <ul style="list-style-type: none"> <i>Family Orientation</i> <i>Green Space</i> <i>Good Location</i> <i>City Identification</i> 	<p>Implementation Strategies:</p> <ul style="list-style-type: none"> <i>Gateways</i> <i>Greenspace</i> <i>Community Facilities, Programs & Events</i> <i>Community Communications</i> <i>Community Gathering Places</i> 	<p style="text-align: center;">Commercial Character</p> <table border="0"> <tr> <td style="vertical-align: top;"> <p>Key Issues:</p> <ul style="list-style-type: none"> <i>No common character</i> <i>Upscale</i> <i>Lacks services for residents</i> <i>Outdated</i> <i>Out-lot development</i> <i>Auto dependent</i> </td> <td style="vertical-align: top;"> <p>Implementation Strategies:</p> <ul style="list-style-type: none"> <i>Design Character & Quality Architecture</i> <i>Optimize Existing Commercial Sites</i> <i>Encourage Mixed Use Developments</i> <i>Quality Landscape Design</i> <i>Clayton Road Business District</i> <i>West End Park Business District</i> <i>Attract Upscale Retailers & Restaurants</i> </td> </tr> </table>	<p>Key Issues:</p> <ul style="list-style-type: none"> <i>No common character</i> <i>Upscale</i> <i>Lacks services for residents</i> <i>Outdated</i> <i>Out-lot development</i> <i>Auto dependent</i> 	<p>Implementation Strategies:</p> <ul style="list-style-type: none"> <i>Design Character & Quality Architecture</i> <i>Optimize Existing Commercial Sites</i> <i>Encourage Mixed Use Developments</i> <i>Quality Landscape Design</i> <i>Clayton Road Business District</i> <i>West End Park Business District</i> <i>Attract Upscale Retailers & Restaurants</i>
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RESIDENTIAL CHARACTER

- **Key Issues:**

- **Character of Housing Development** – Most new homes being built are a result of tear downs. Concern that the *size and design of new homes does not blend well with existing neighborhoods.*
- **Housing Options** – Housing options in Frontenac are limited. Residents are split on the issue of offering a range of “Life-Cycle Housing”; however, a majority believes the *addition of high-end villas would have a positive impact on Frontenac.*
- **Impact of construction on current residents** – *Negative impacts of demolition and construction:* damaged view sheds, stormwater and debris flow onto neighboring properties, and construction vehicle nuisances, safety hazards, and damage to private roads and timeliness of construction.
- **Maximize Green Space** – Maximization of open space, green areas, and landscaping. *Abundant and quality landscaping is viewed as desirable* for residential and commercial areas.
- **Autonomous Neighborhoods** – Every subdivision in Frontenac has a degree of authority and local control through covenants, indentures, and deed restrictions and trustee representation. All local residential streets are privately owned. However, the degree of control and level of enforcement varies across the City. Certain trustees have more experience and resources at hand to deal with issues affecting their neighborhood. *Coordination between the neighborhoods, or assistance available if needed, should be expanded.*

RESIDENTIAL CHARACTER

Implementation Strategies:

- **Encourage Renovation/Expansion**

- *Encourage the renovation and/or expansion of existing homes in Frontenac, as opposed to teardown of homes and new construction* on the site, *to retain the character of the area's neighborhoods* by providing a FAR (Floor-to-Area Ratio) “bonus” for renovation/expansions, changing the permit fee structure to encourage renovations/expansions, or enacting residential design guidelines and an architectural review process.

- **Compatible Scale & Character**

- Review front, side and rear yard *setbacks*; set minimum *greenspace requirements*; establish a *maximum footprint* or total house square footage; *limit the number of floors* (or height) above grade; or regulate the floor finish elevation of the first floor based on adjacent home grades or the street grade.
- Set a *limit for new home construction based on a Neighborhood FAR*. This could be adopted for the entire City or for individual neighborhoods. The FAR limit could be based on some percentage higher than the average FAR of homes built since 1990 City-wide or within a particular neighborhood.
- *Manage the size of new homes based on an Adjacent-Home Percentage*, dealing more directly with the concerns of neighborhood scale and character. The house size limit could be established based on the average size of the two adjacent houses with which the proposed new house shares street frontage.

- **Housing Variety**

- Frontenac should continue to *retain the R-2 (7,500 Square Foot Lot) zoning* category and *add a Planned Residential Development category*.

RESIDENTIAL CHARACTER

Implementation Strategies:

- **Villa Homes**

- The City should *ensure that Zoning Ordinances, and Design Guidelines all are consistent in accommodating villa home projects*. Villa developments should be particularly sensitive to the quality of the architecture and landscaping. A new Planned Residential Development category for detached and/or attached single-family planned residential developments (i.e., villas) should regulate unit density and establish a minimum lot size.

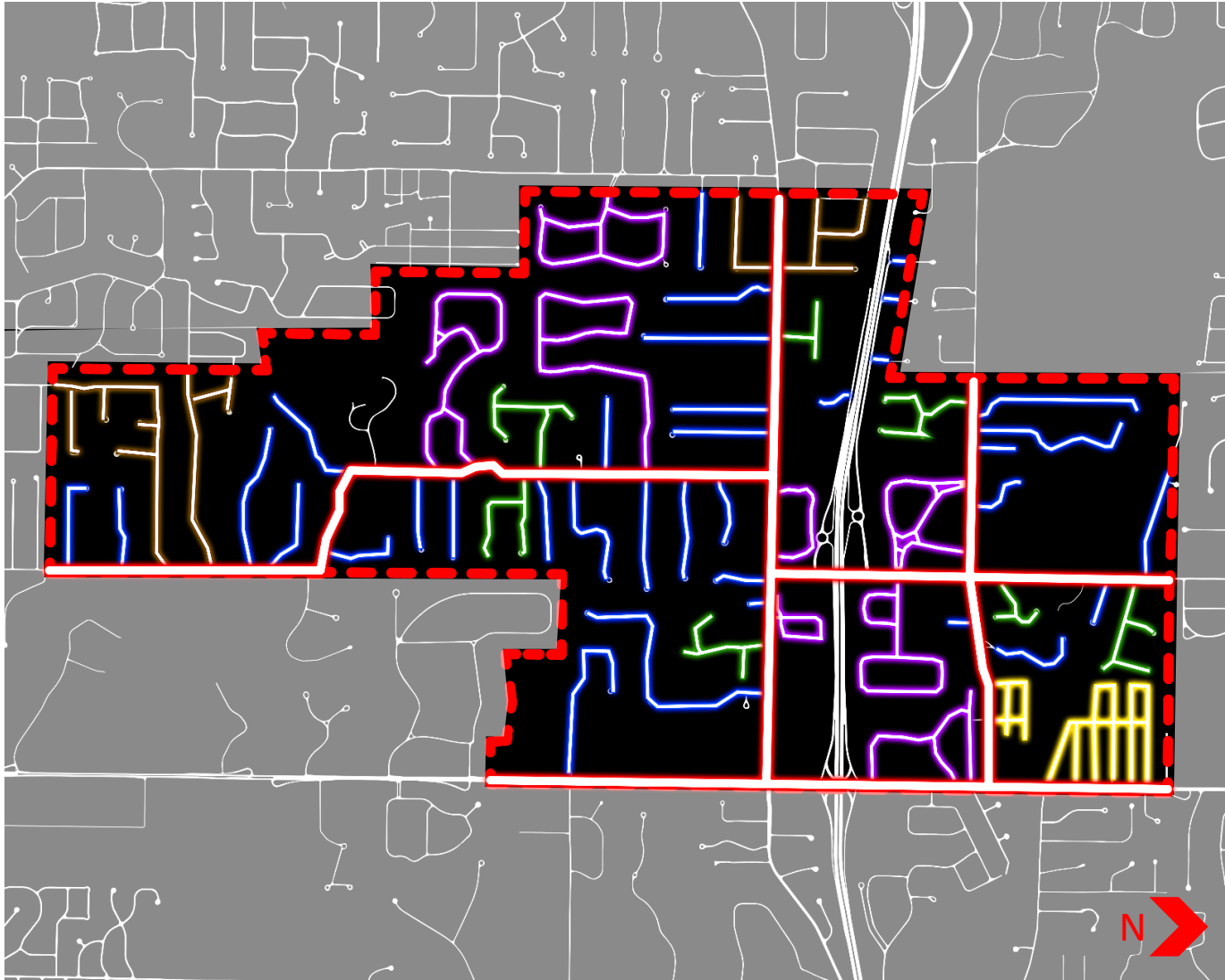
- **Impacts of Construction**

- The City should *improve or draft new ordinances regulating the off-site impacts of construction activity*. These include the routing and timing of heavy vehicle traffic and the length of time permitted for construction activity or inactive periods.

- **Family-Oriented Neighborhood Design**

- Wherever practical, site or *connectivity improvements should be encouraged* to connect neighborhoods with neighborhoods and neighborhoods with schools (e.g., safe walk or bike to school routes on public streets) and other community institutions.

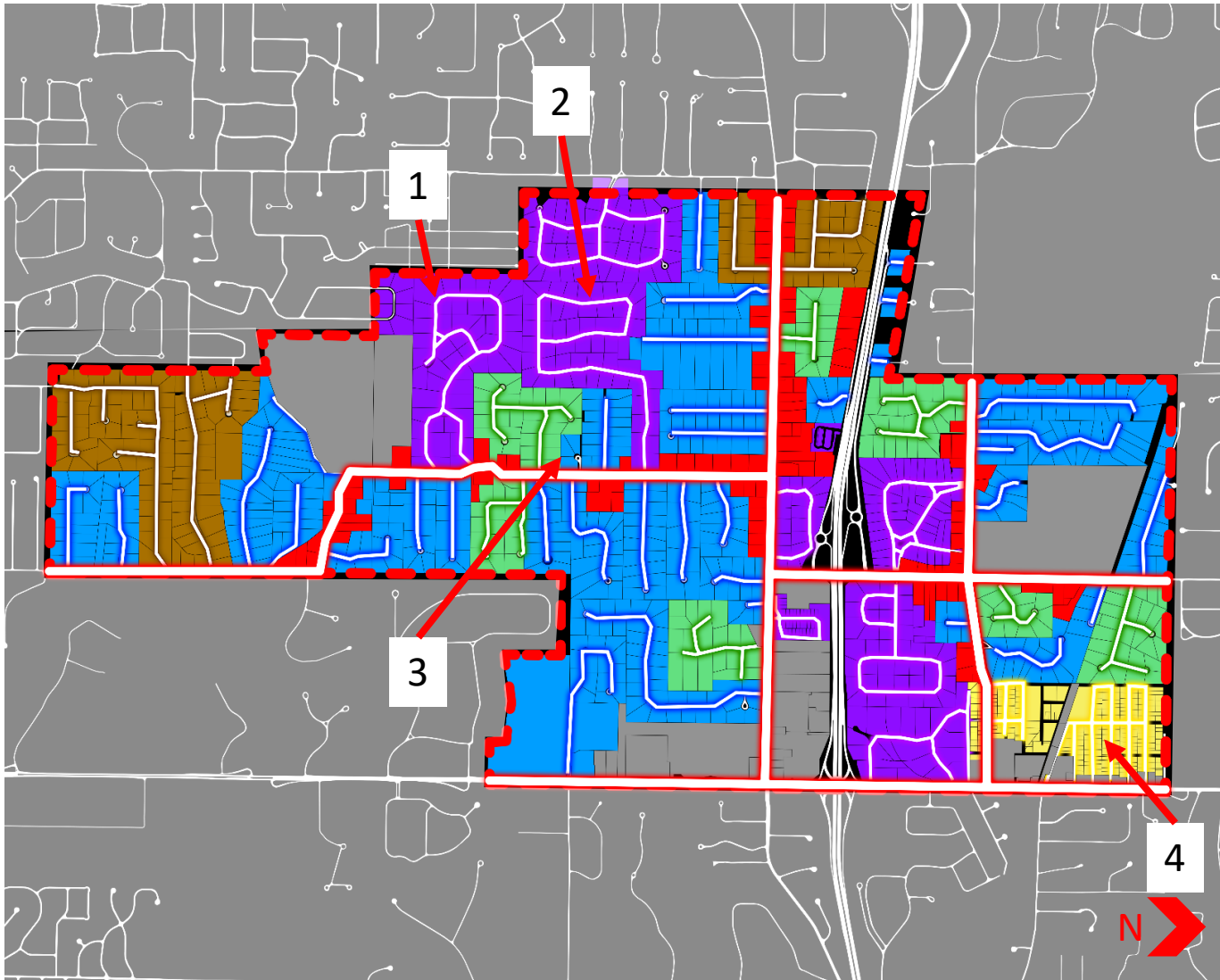
EXISTING CONDITIONS | MORPHOLOGY



SUBDIVISION PATTERNS

- ▶ **Type 1: Lane (single)**
 - ▶ Subdivision with one entry point terminating in a single cul-de-sac
- ▶ **Type 2: Lane (multiple)**
 - ▶ Subdivision with one entry point with more than one cul-de-sac branching off the main lane
- ▶ **Type 3: Looped Streets**
 - ▶ Subdivision with one or more entry points that is curvilinear incorporating one or more connected loops
- ▶ **Type 4: Connected Street**
 - ▶ Subdivision with multiple entry points with street connecting to adjacent neighborhoods typically linear with branching cul-de-sacs
- ▶ **Type 5: Grided Streets**
 - ▶ Subdivision with a linear pattern that has one or more entry points

EXISTING CONDITIONS | MORPHOLOGY

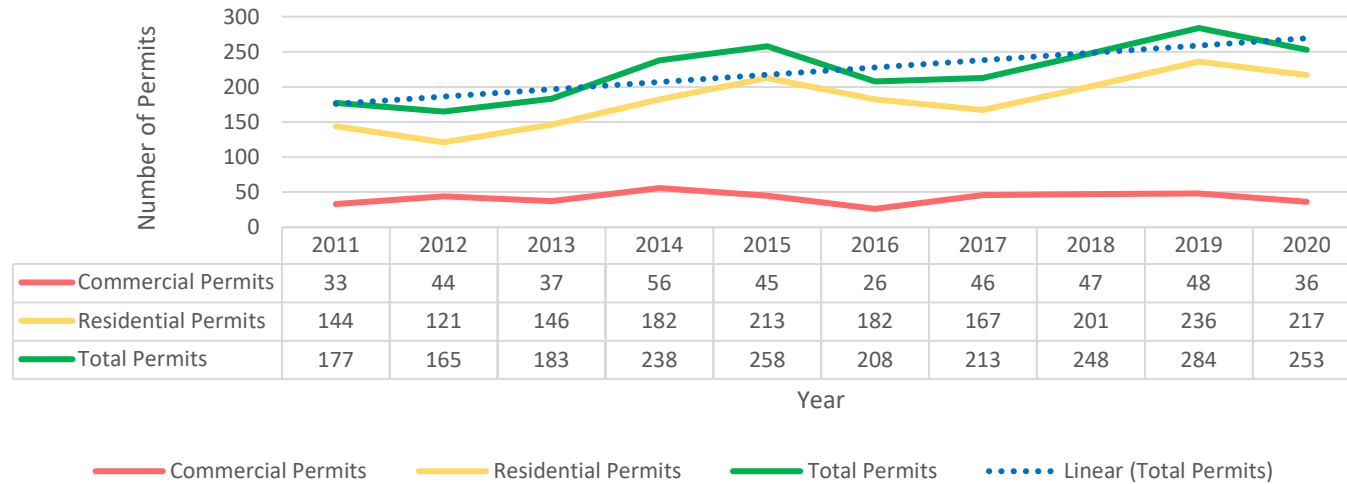


SUBDIVISION TYPES & SIZE

- ▶ The biggest subdivisions are (1) Countryside and (2) Portland
 - ▶ Countryside is 63 acres with 50 residential lots
 - ▶ Portland is 60 acres with 57 residential lots
- ▶ The smallest subdivision is (3) Geyer Downs Lane
 - ▶ Geyer Downs is 3 acres with 3 residential lots
- ▶ The (4) West End neighborhood is the densest subdivision
 - ▶ It has 37 acres of land with 220 residential lots
- ▶ The West End neighborhood has 41% less land than Countryside but 77% more properties than Countryside

ENVIRONMENTAL SCAN | TREND ANALYSIS

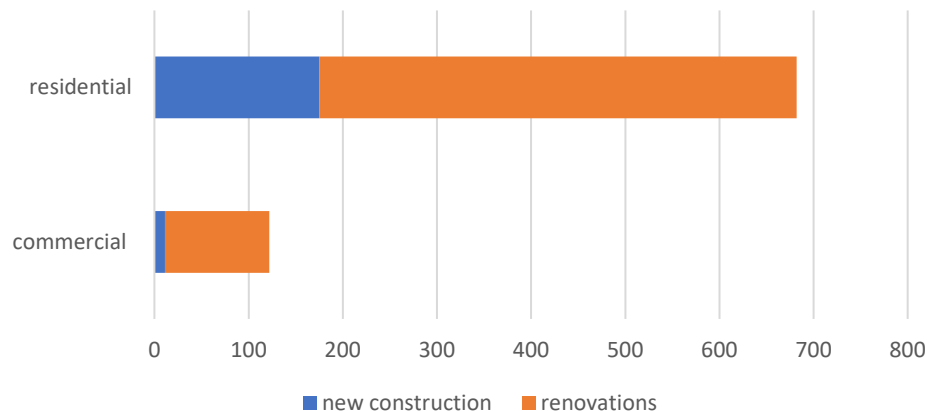
Building Trends from 2011-2020



BUILDING PERMIT ANALYSIS

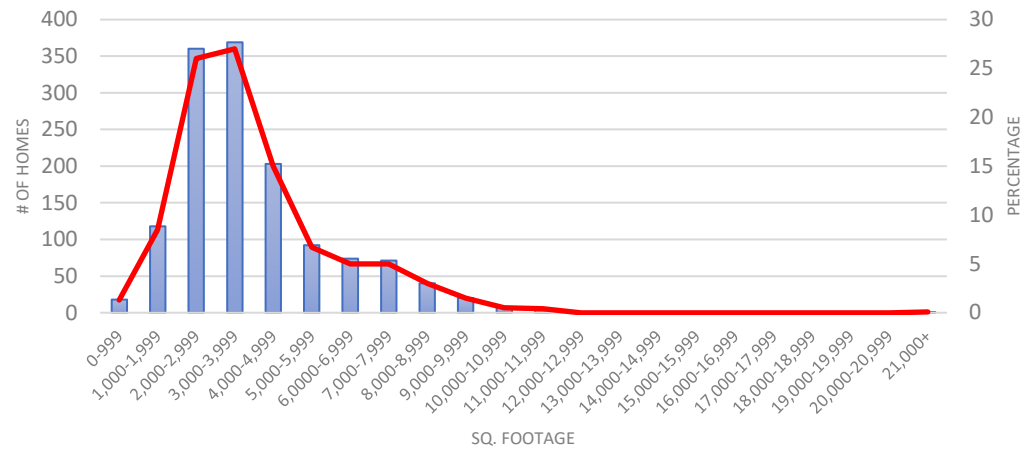
- ▶ Over the last 10 years building trends have gradually increased in Frontenac.
- ▶ Most residential and commercial properties are preferring to renovate their properties over tearing them down and building new.

Renovations vs New Construction
2011 - 2020

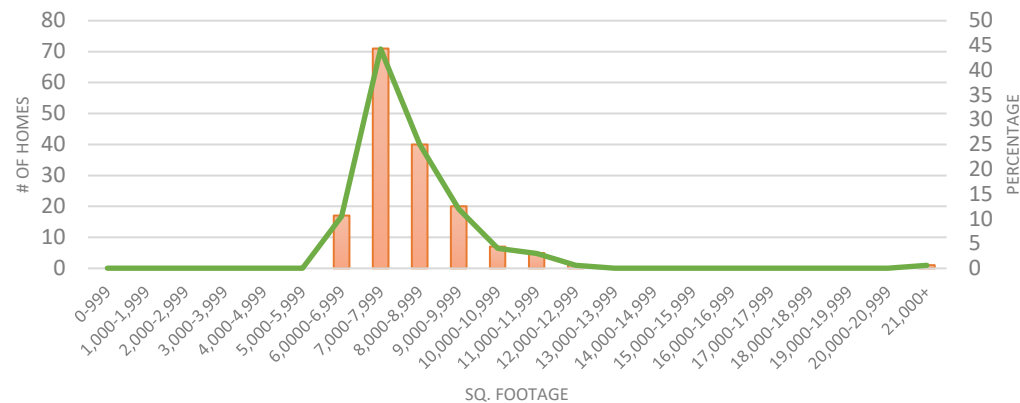


NEIGHBORHOOD & HOUSING | TRENDS ANALYSIS

HOUSING RESIDENTIAL SQUARE FOOTAGE



HOUSING RESIDENTIAL SQUARE FOOTAGE
(HOMES BUILT SINCE 2010)



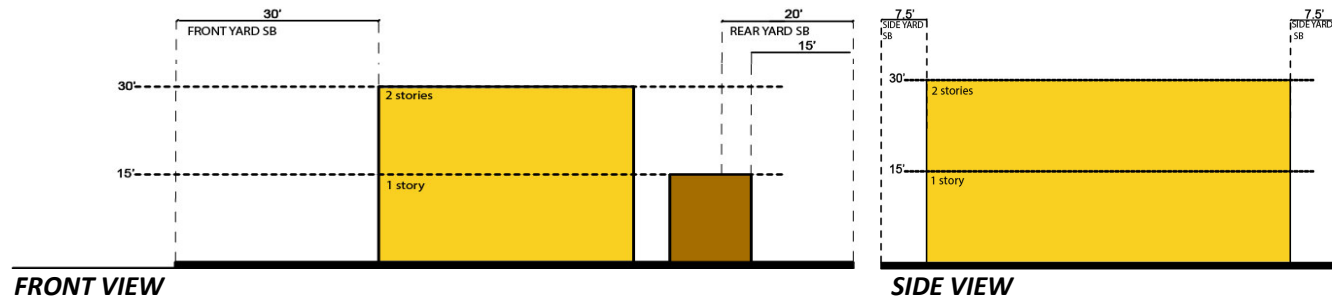
NEIGHBORHOOD & HOUSING

- ▶ 90% of all homes in Frontenac are less than 6000 sq. feet
- ▶ 10% of all homes in Frontenac are greater than 6000 sq. feet
- ▶ 0.9% of all homes in Frontenac are greater than 10,000 sq. feet

- ▶ 0% of new homes are less than 6000 sq. feet
- ▶ 100% of new homes are greater than 6000 sq. feet
- ▶ 8.6% of new homes are greater than 10,000 sq. feet

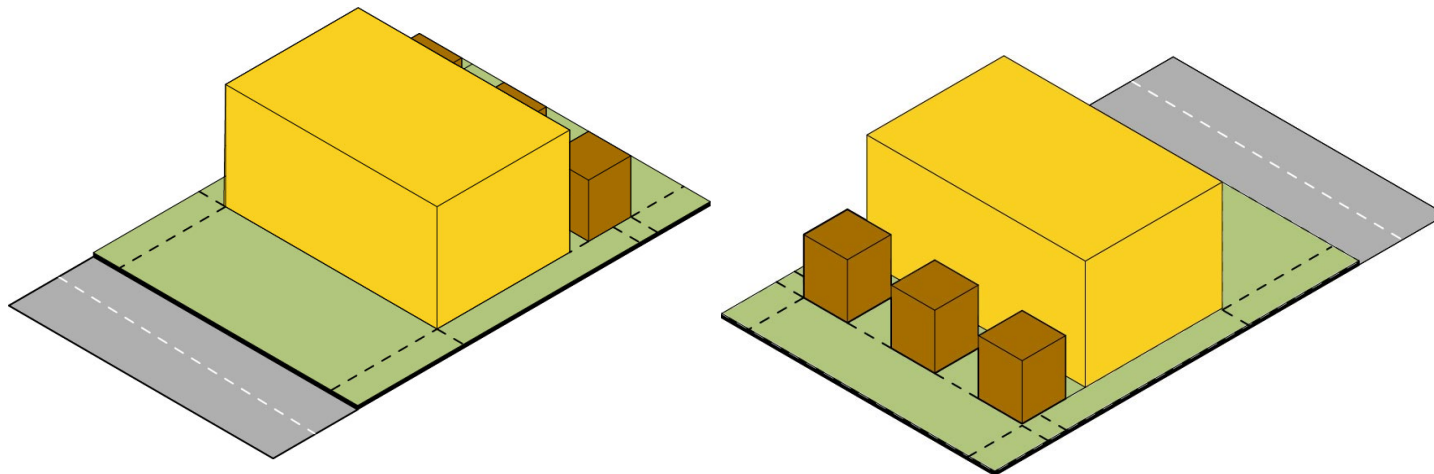
Information based on St. Louis County Assessor Data/
some properties may not be represented

LAND USE & ZONING | PARCEL ANALYSIS



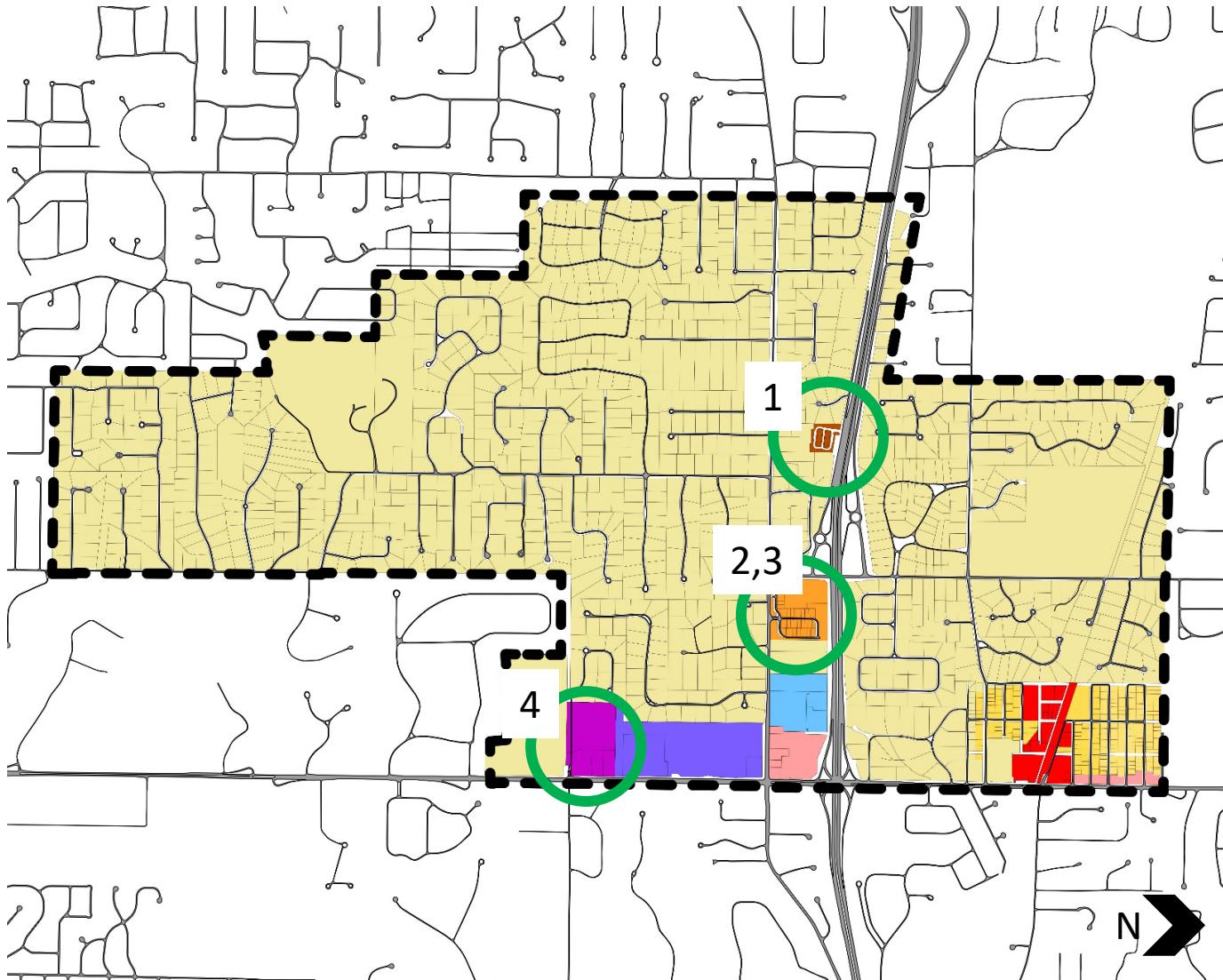
R2 – 7500 SQ FT RESIDENCE

- ▶ Minimum Building Site Area: 7,500 sq ft with a 75' lot width
- ▶ Minimum Green Space: 55% of the required front yard
- ▶ Front yard depth: 30'
- ▶ Width of each side yard: 20% of lot width
 - ▶ Cannot exceed front yard
 - ▶ A 3' yard is required for a 25' frontage lot
- ▶ Depth of rear yard: 20% of lot depth not less than 20'
- ▶ Minimum Livable Floor Area: 1500 sq ft
- ▶ Maximum Height: 2 stories or 30'



TOTAL ALLOWABLE BUILDING AREA: 6,000 sq ft

RECENT DEVELOPMENT | PARCEL ANALYSIS

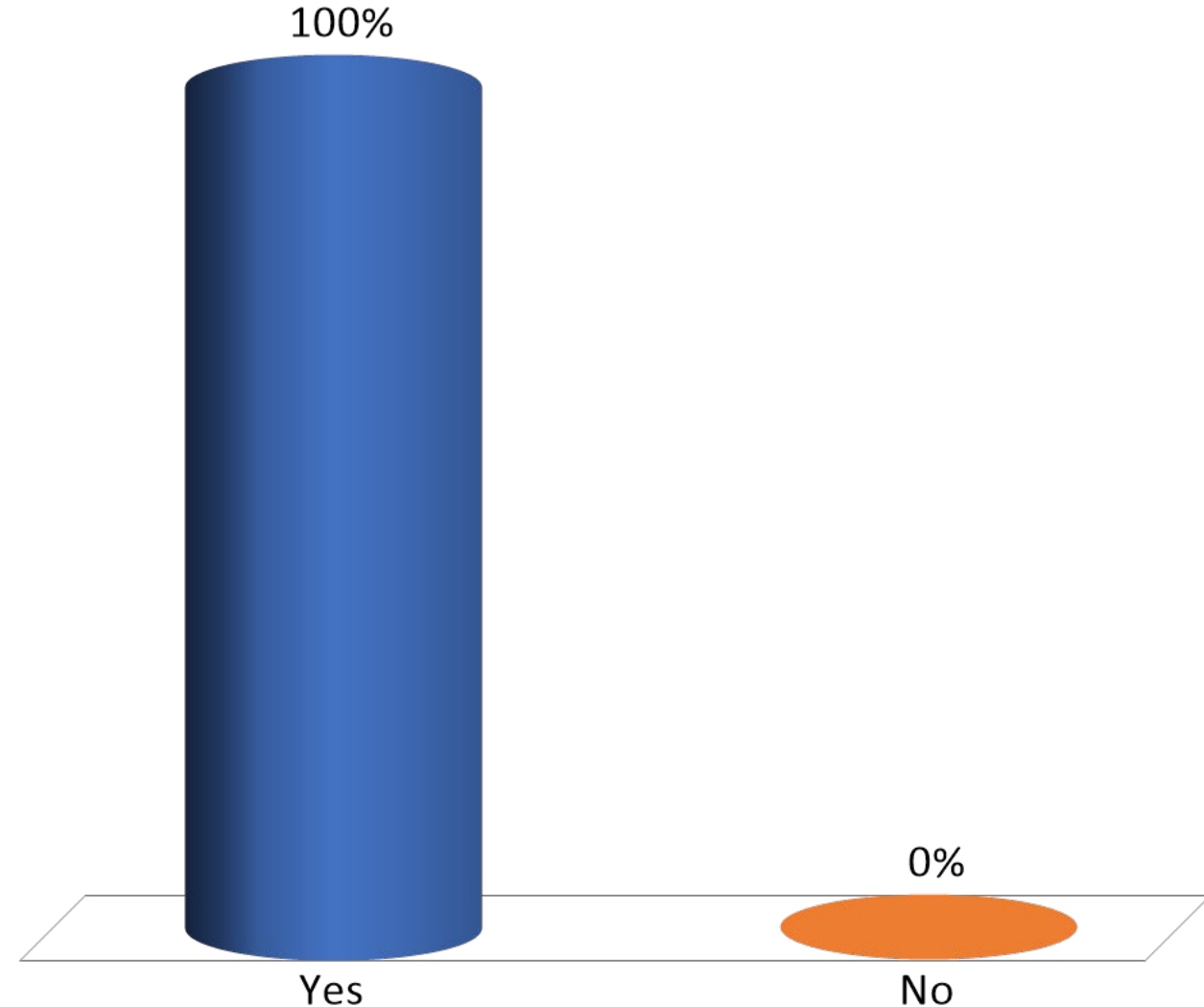


BUILDING DEVELOPMENTS

- ▶ (1) TALAMORE SQUARE TOWNHOMES
 - Six 3,300 sq foot three story buildings
 - lower level garage and upper living
- ▶ (2) ARBORS AT FRONTENAC
 - 31, 3,000 sq ft 1.5 story Villas
- ▶ (3) ST. LOUIS COUNTY LIBRARY
- ▶ (4) LIFETIME FITNESS DEVELOPMENT
 - A 71,500 sq ft 3 story fitness center
 - A 13,000 sq ft 3 story multi use office building
 - A 9,000 sq ft 1.5 story restaurant
 - A 4,200 sq ft 1 story bank

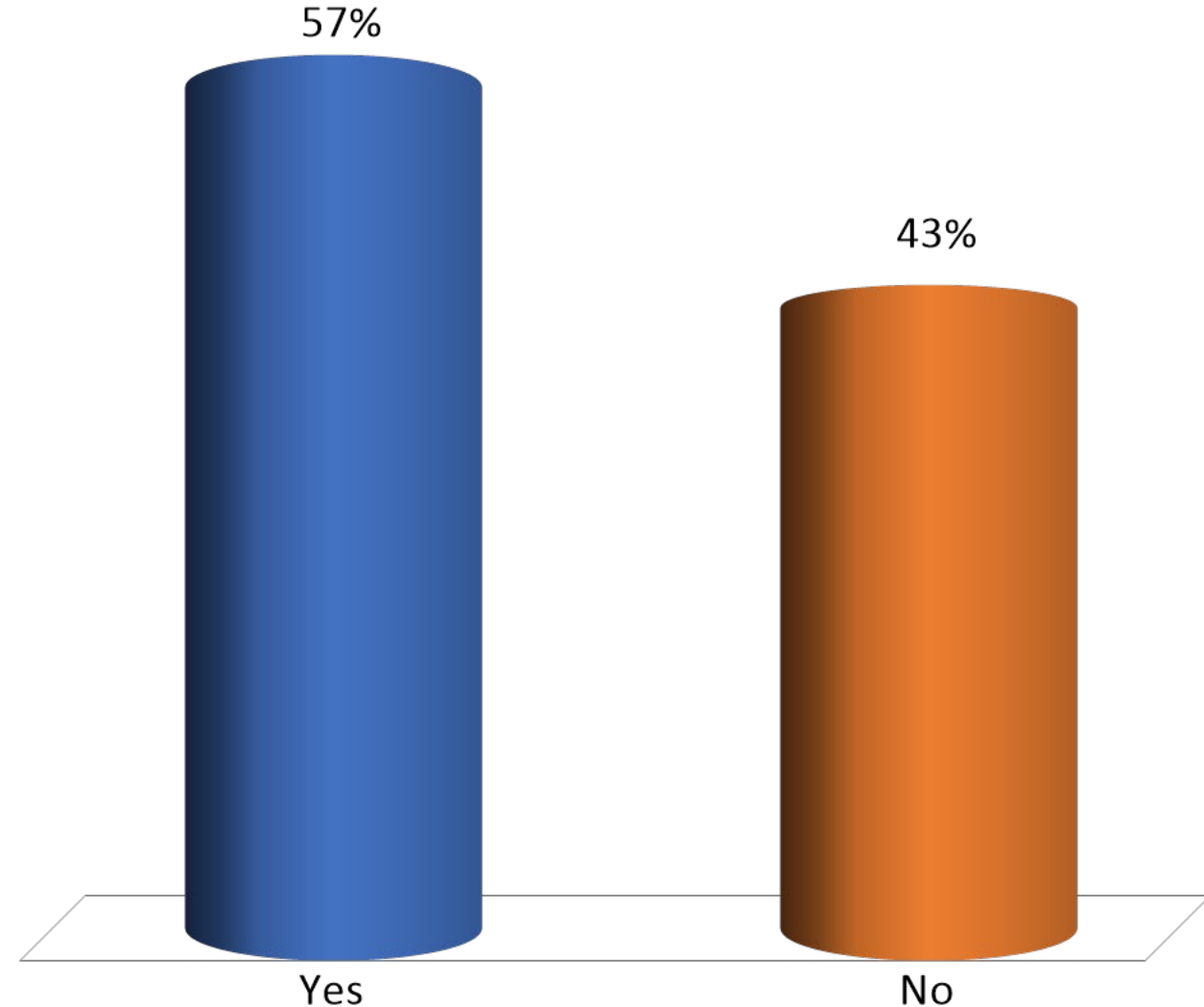
Residential Character Preservation & Enhancement
Has Frontenac Made Good Progress Toward this Goal?

- A. Yes
- B. No



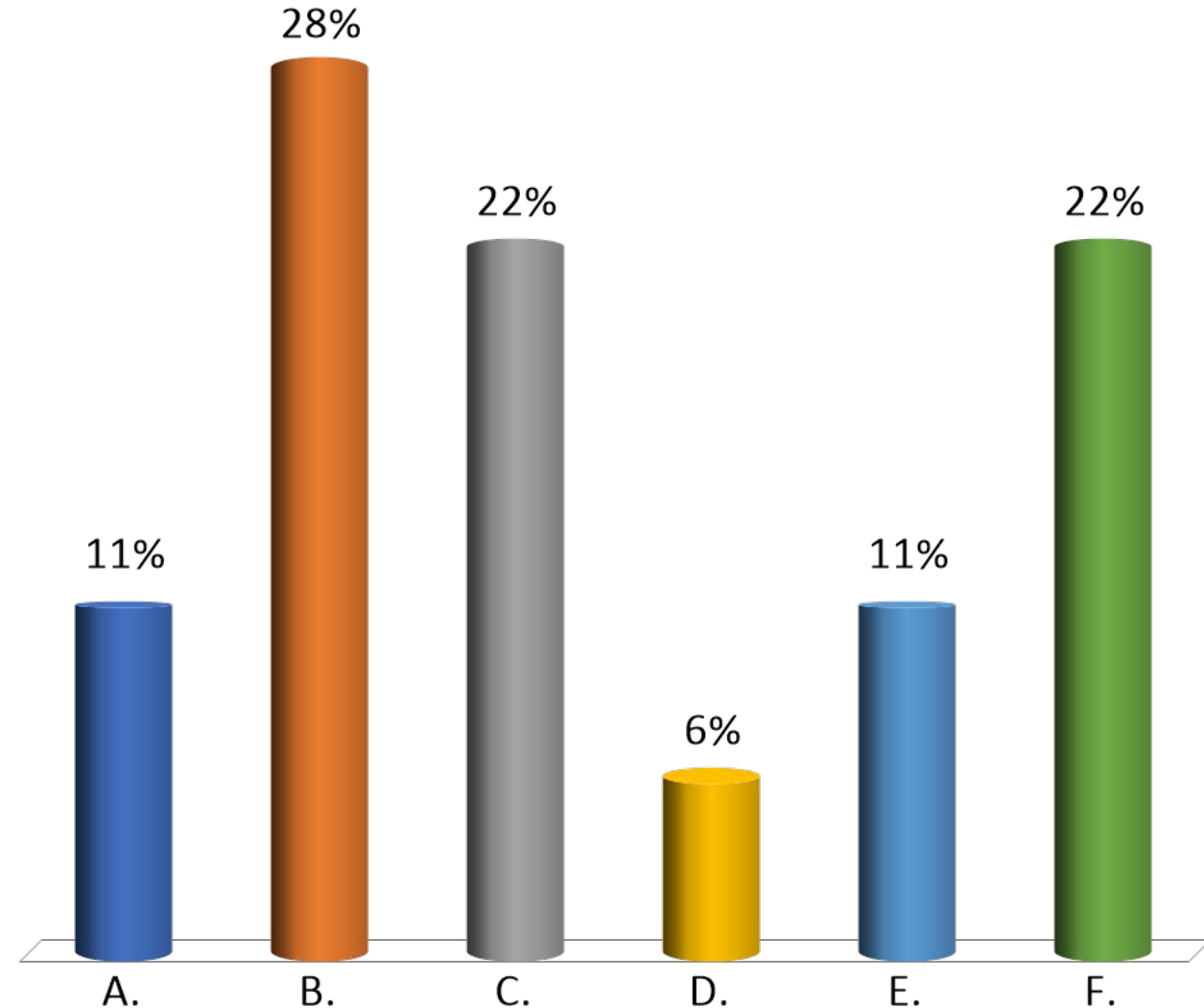
Residential Character Preservation & Enhancement **Is this Goal Still Relevant Today?**

- A. Yes
- B. No



Residential Character Preservation & Enhancement
Please Select Your Top 3 Priorities from the List...

- A. Encourage Renovation / Expansion
- B. Maintain Compatible Scale & Character
- C. Housing Variety
- D. Permit Villa Homes
- E. Mitigate the Impacts of Construction on Neighborhoods
- F. Promote Family-Oriented Neighborhood Design



THANK YOU!

Next Steps...

- *We are meeting with the Work Group (representative committee) on Tuesday, April 12.*
- *Throughout the process please relay any thoughts, ideas or feedback regarding the comp plan to H3 Studio (see contact below) or Jaysen Christensen.*

H3 Studio Contact

Tim Breihan – Breihan@h3studio.com