



CITY OF FRONTENAC
COMPREHENSIVE
PLAN UPDATE

ENVIRONMENTAL SCAN

ENVIRONMENTAL SCAN | TABLE OF CONTENTS



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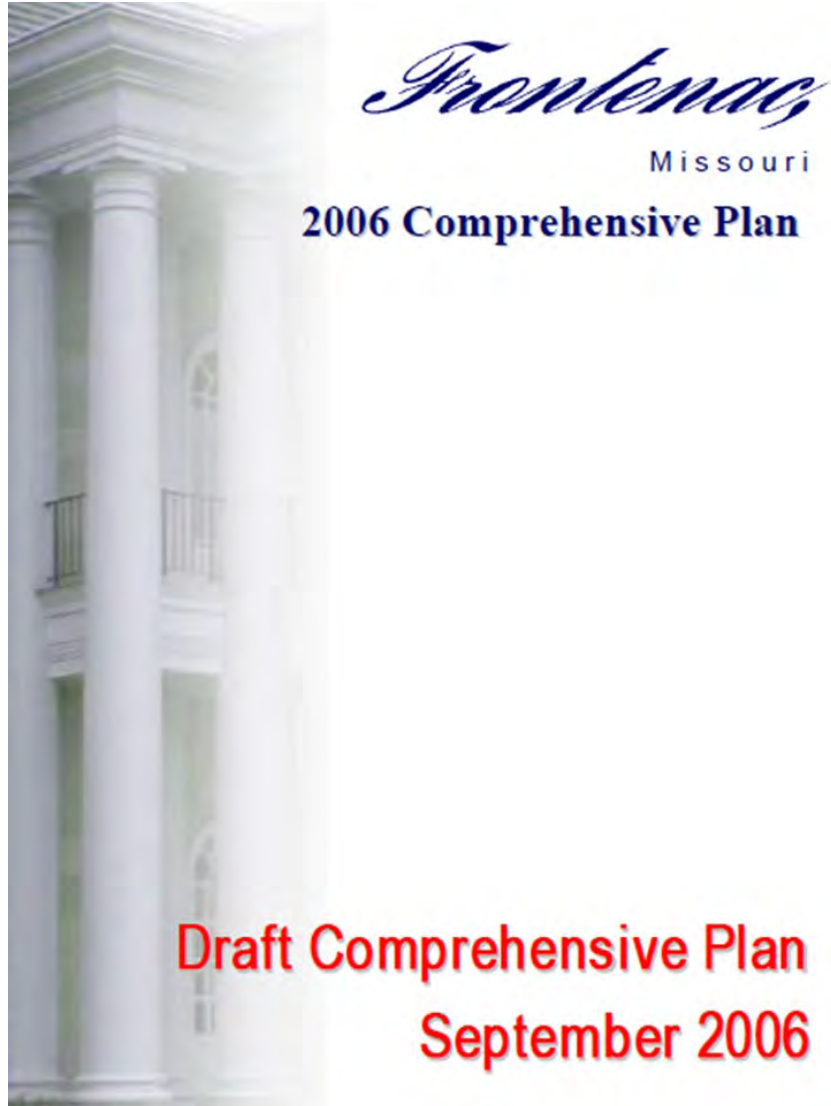


ENVIRONMENTAL SCAN

EXISTING PLAN REVIEW

EXISTING PLAN REVIEW

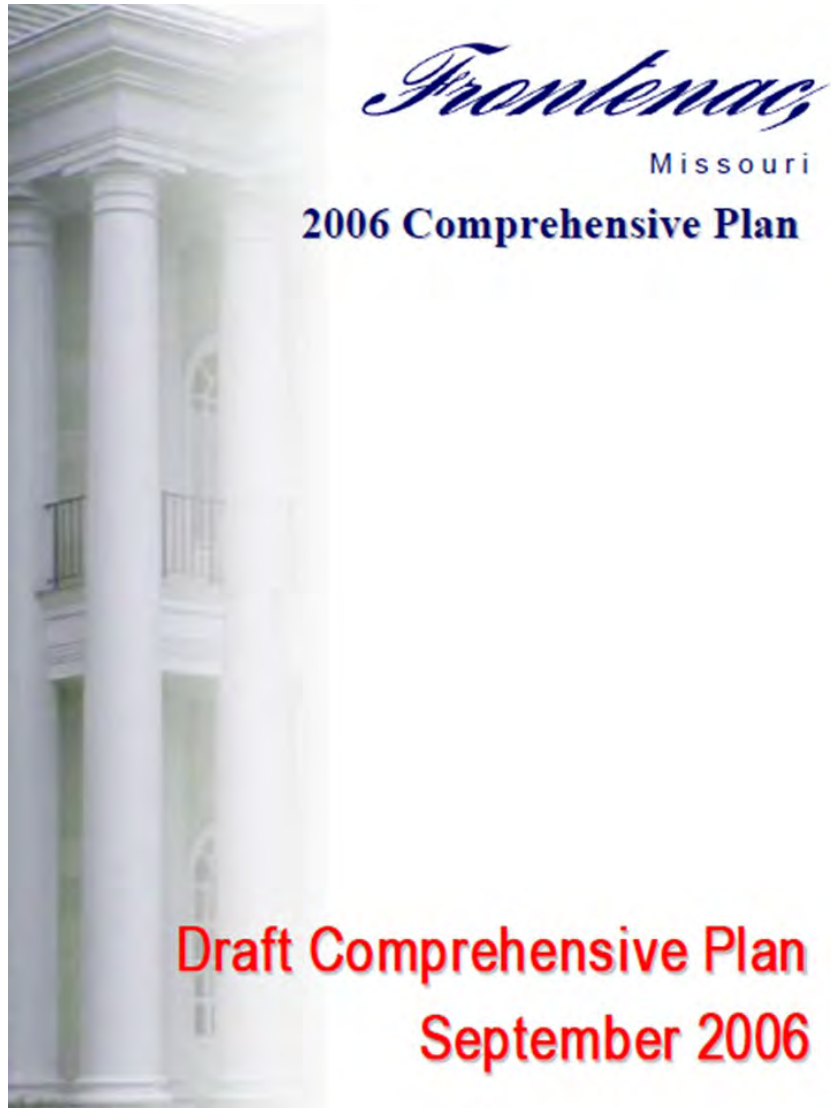
- ▶ City Plans:
 - ▶ 2006 Comprehensive Plan
 - ▶ Frontenac Strategic Plan (2020)
 - ▶ 2005 Stormwater Master Plan
 - ▶ Geyer Road Improvements
 - ▶ Architectural Review Board Guidelines
- ▶ Regional Plans:
 - ▶ Deer Creek Watershed Analysis and Plan
 - ▶ MODOT US-67 (Lindbergh Blvd) Plan
 - ▶ St. Louis County Action Plan for Walking & Biking (2021)

EXISTING PLAN REVIEW | 2006 COMP PLAN *SUMMARY*

▶ Relevant Information:

- ▶ The plan provides guidelines on future land use and zoning considerations for the future of the city.
- ▶ It provides community studies on the visual character and architectural direction the city should take.
- ▶ The plan encourages the preservation of the tree canopies and landscapes that make Frontenac unique.
- ▶ The plan does not consider the role or position of Plaza Frontenac over time and must be reviewed to address changing retail methods.
- ▶ There is no comprehensive vision statement in the plan.
- ▶ It identifies and addresses four key thematic areas (*Issues & Goals*):
 1. Community Character
 2. Public Facilities & Transportation
 3. Commercial Character
 4. Residential Character

EXISTING PLAN REVIEW | 2006 COMP PLAN *KEY ISSUES*



1. COMMUNITY CHARACTER

- a. Presence and identity is lacking or minimal in signage and at gateways
- b. Greenspaces and community facilities/amenities to hold events, gatherings, workshops, etc. are lacking
- c. Communication between the city and its residents must be improved

2. PUBLIC FACILITIES AND TRANSPORTATION

- a. Pedestrians have few connections between different areas of the city
- b. Safe amenities to walk and bike do not exist in this area and such activities feel unsafe
- c. Capital improvements on street image and safety need improved
- d. Street hardware and fixtures are varied and unstandardized

3. COMMERCIAL CHARACTER

- a. Commercial properties and districts lack cohesion and density
- b. Commercial properties are generally disconnected
- c. There is a lack of mix use development in the area
- d. Needs to be made more welcoming through landscaping efforts

4. RESIDENTIAL CHARACTER

- a. Properties are maxing out lot sizes
- b. The zoning ordinances fail to properly regulate design and construction of such properties
- c. Housing variety is minimal
- d. Neighborhoods are not family friendly, supported by amenities, or well connected

EXISTING PLAN REVIEW | 2006 COMP PLAN *GOAL STATEMENTS*

1. COMMUNITY CHARACTER

- ▶ **Contribute to community identity** by establishing gateways and streetscape improvements along public streets, with special emphasis on gateways at the reconfigured I-64 interchanges at Spoede and Lindbergh and streetscaping on Clayton Road.
- ▶ **Increase current balance of greenspace** on both public and private property through landscaping and tree preservation requirements.
- ▶ **Help foster a sense of community and family** orientation through facilities, programs and events that bring residents together.
- ▶ **Improve communications** between residents, neighborhood trustees, and City elected/appointed officials.
- ▶ **Establish indoor and outdoor community gathering places** through public/private partnerships or private venues.

EXISTING PLAN REVIEW | 2006 COMP PLAN *KEY STRATEGIES*

1. COMMUNITY CHARACTER

- ▶ **Gateway signs** ought to be included on exterior entries like I-64 and interior entries like Clayton Lindbergh and created as enhanced landscaping with consistent design features throughout the city.
- ▶ **Greenspace** requirements need to be coordinated to ensure mature landscaping requirements through the adoption of a tree preservation ordinance.
- ▶ **Community facilities, programs, and events** need to be sponsored through partnerships with local organizations and businesses designating city hall as the community center for the city.
- ▶ **Community Communications** are improved through the management of a regularly updated city website, newsletter, and more active meetings between the city, Alderman's, trustees, and ward residents.
- ▶ **Community Gathering Places** can be implemented through public and private partnerships provided through existing or future residential or commercial developments with enhanced amenities.

EXISTING PLAN REVIEW | 2006 COMP PLAN ***GOAL STATEMENTS***

2. PUBLIC FACILITIES & TRANSPORTATION

- ▶ **Improve off-street pedestrian and cyclist connectivity** via sidewalks and trails.
- ▶ **Improve on-street and street right-of-way safety** for pedestrians and cyclists.
- ▶ **Enhance the streetscape of public streets** through improved landscaping and use of standardized fixtures.
- ▶ **Update the municipal complex** containing City Hall, Public Works, Police Department, and Fire Department facilities.
- ▶ **Pursue supplemental funding sources** for public improvements.
- ▶ **Work with AmerenUE** to improve the reliability of electric service in the community.

EXISTING PLAN REVIEW | 2006 COMP PLAN *KEY STRATEGIES*

2. PUBLIC FACILITIES & TRANSPORTATION

- ▶ **Connectivity** needs to be improved for health, fitness, and walkability of the area through sidewalks and shared right of way systems along Spoede, Clayton, and Conway Rds. Additionally, a trail system must be developed in conjunction with East-West Gateway
- ▶ **Streetscape Enhancement** should be made through the relocation of utility lines, right of way acquisitions for continuous, safe, and accessible sidewalks, and consistent landscaping.
- ▶ **Standardized fixtures** need to be applied city wide to maintain a consistent community image and character with a consistent visual language.
- ▶ **Municipal Services and Facilities** need to be updated to work efficiently and for the cities growing needs.
- ▶ **Storm Water and Maintenance** is planned through ordinances which require proof that runoff will not increase and impact localized flooding and that tree trimming will occur in areas of powerlines to ensure reliable services.
- ▶ **Municipal Funding Programs** should be considered by the city to supplement the strategies in the Comprehensive Plan.

Figure 10—Bicycle/Pedestrian Access Concepts

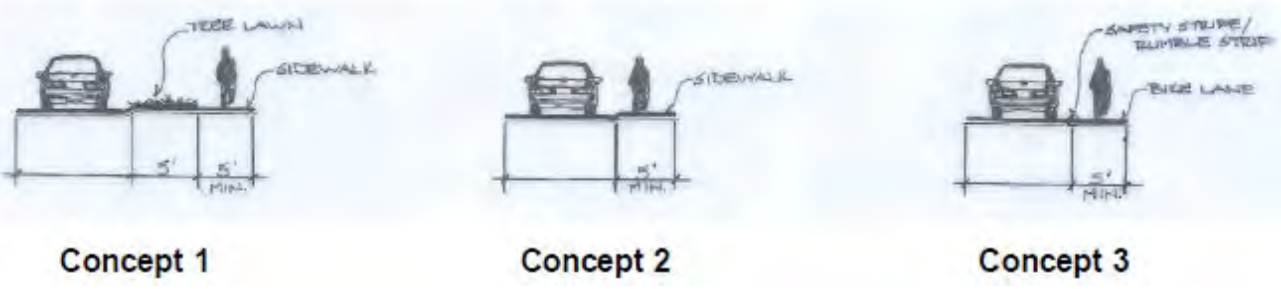


Figure 12—Concept 1: Landscaped Median



Figure 13—Concept 2: Landscaped Tree Lawn



Figure 14—Concept 3: Full Boulevard

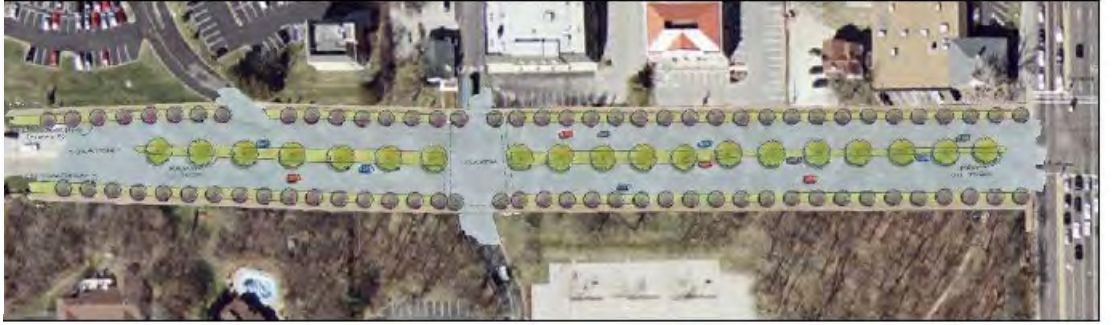
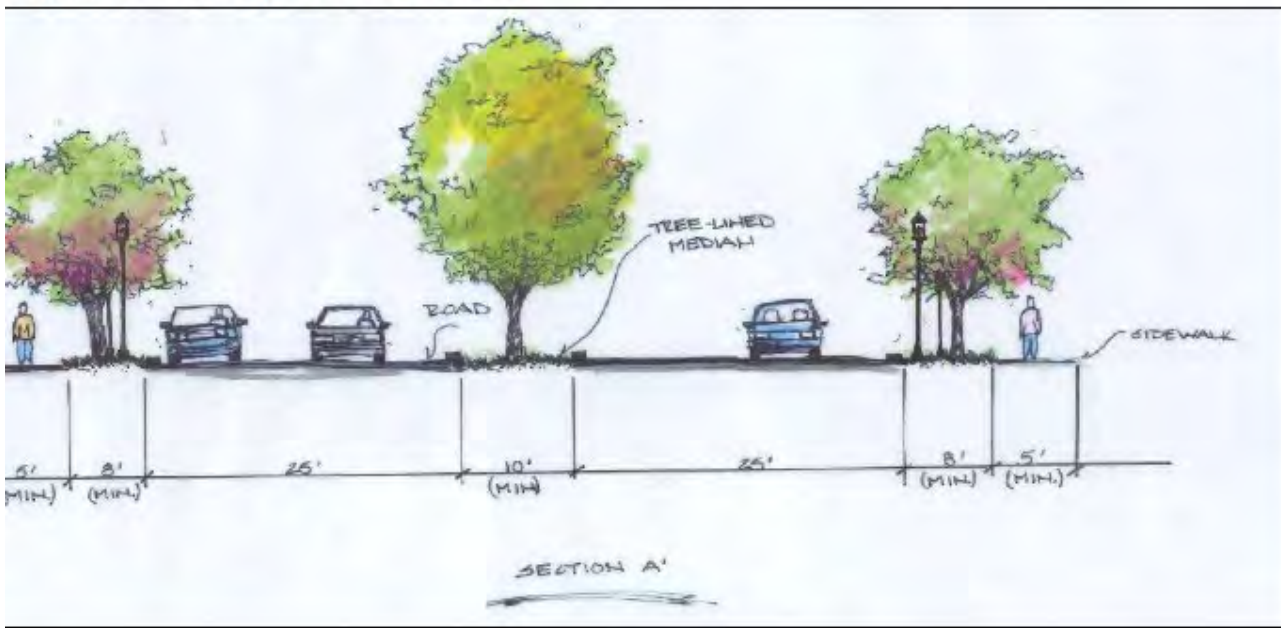


Figure 15—Concept 3: Cross Section



EXISTING PLAN REVIEW | 2006 COMP PLAN ***GOAL STATEMENTS***

3. COMMERCIAL CHARACTER

- ▶ **Encourage upscale character and quality architecture** of commercial buildings.
- ▶ **Optimize use of space and tax-generating potential** within existing commercial areas.
- ▶ **Encourage mixed use development** of commercial areas (e.g., retail, office, and restaurant uses).
- ▶ **Require high quality landscape design** for existing and future commercial developments.
- ▶ **Prepare and enforce design criteria for Frontenac's identified business districts** (e.g., Clayton Road and West End Park).
- ▶ **Assist in attracting upscale retailers and restaurants** to Frontenac's existing commercial areas.

EXISTING PLAN REVIEW | 2006 COMP PLAN *KEY STRATEGIES*

3. COMMERCIAL CHARACTER

- ▶ **Design and Architectural Guidelines** need to be established for new or renovated commercial facilities as well as an architectural review process.
- ▶ **Optimize commercial sites** by reviewing existing ordinances to allow for increased commercial density in exchange for higher quality landscape and construction. Residential uses should be avoided unless it is a mixed use development plan.
- ▶ **Encourage mixed use development** by reviewing the zoning codes to ensure they are consistent in supporting such projects while preserving a high quality architecture.
- ▶ **Quality Landscape Design** should be incorporated into a set of zoning guidelines requiring minimum standard, locations, and acceptable landscapes and materials compatible to the context.
- ▶ **Clayton Road Business District** needs a consistent and cohesive development guidelines that encourage inviting public spaces, attractive landscape, parking in the rear, and high standard materials. **West End Business District** needs a town center concept developed at the community scale well connected and accessible to Deer Creek.
- ▶ **Attracting Upscale Businesses** through partnerships contributes to the desired character of future mix businesses.

Figure 17—Clayton Road Urban Design Concept



Figure 18—West End Park Urban Design Concept



EXISTING PLAN REVIEW | 2006 COMP PLAN *GOAL STATEMENTS*

4. RESIDENTIAL CHARACTER

- ▶ **Encourage renovation/expansion** of residences at a compatible scale and character to homes around them as opposed to tear down/rebuild of existing homes.
- ▶ **Sustain the variety of housing types in Frontenac** to allow residents to remain in the community throughout their lifetime and across multiple stages of housing need (i.e., first home, family home, empty nest, retirement).
- ▶ **Supplement housing types with high-end villas** as needed to meet the needs of the community.
- ▶ **Regulate impacts of construction**, such as erosion, heavy vehicle traffic, and long durations of inactive construction sites.
- ▶ **Improve the family orientation of Frontenac through design** (e.g., public sidewalks and bike trails connecting neighborhoods with neighborhoods and neighborhoods with schools).

EXISTING PLAN REVIEW | 2006 COMP PLAN *KEY STRATEGIES*

4. RESIDENTIAL CHARACTER

- ▶ **Encourage renovation/expansion** of residences by providing a FAR (floor to area ratio) bonus, changing the permit fee structure, and enacting residential/design guidelines, and an architectural review process.
- ▶ **Compatible Scales and Characters** require updates to the zoning codes that include specifying maximum footprints and floor limits. Standards can be set based on neighborhood FAR or Adjacent Home percentages.
- ▶ **Housing Variety** improvements encourage life cycle housing opportunities by maintaining the R2 zoning district and creating a Planned Residential Development category to expand housing types in the city.
- ▶ **Villa Homes** require updated zoning measures in a PDR category but should have carefully regulated unit densities and minimum lot sizes with guidelines on required architecture and landscaping to maintain an appropriate character.
- ▶ **Impacts of Constructions** can be reduced through ordinances which regulate traffic times, construction activity times, and off site impacts.
- ▶ **Family Oriented Designs** can be achieved through increased connectivity between neighborhoods, schools, and community institutions.

Most Liked



- Residents had divergent views about this home
 - Likes – new and updated
 - Dislikes – Consumes too much of the lot and destroys vegetation
- Good design if constructed properly
- Adds to the tax base



- Residents had divergent views about this home
 - Likes – large lot with extensive set-back
 - Dislikes – outdated, needs maintenance and landscaping
- Traditional Frontenac residence (1950's)
- Ideal for older residents and multi-generational families
- Ranches provide a sustainable market
-

Least Liked



- On-street parking
- Density
- Lacks open, green space
- Out of character for Frontenac (maybe found in Webster or Kirkwood)
- Too urban



- Out of character for Frontenac
- Inhospitable, sterile environment
- Lack landscaping
- Unattractive

EXISTING PLAN REVIEW | FRONTENAC STRATEGIC PLAN

► Vision:

The City of Frontenac will be recognized for its heritage of gracious living, shopping, and dining.

► Mission Statement:

Increase the desirability of Frontenac as a place for residents, visitors, businesses, and employees.

► Values:

1. **Efficiency** – Leverage the human and financial resources of the City in the most efficient and effective manner to find the best solutions for the City and its constituents.
2. **Integrity** – Adhere to the highest ethics, morals, and legal code; always do the right thing.
3. **Superior service delivery** – Operate the City in a way that is highly efficient and focused on ensuring public satisfaction.
4. **Constituent focused** – Place the highest priority on serving the residents of Frontenac effectively with honesty and respect for their time and resources.
5. **Transparency** - Conduct ourselves with open communication and honesty, ensuring that we are always credible and accountable to colleagues and the people of Frontenac.

The City Staff, Committees, and Commissions will address the strategic priorities with the Action Plans in the process of being developed and implemented as follows:

1. **Build and maintain confidence in Frontenac government as demonstrated by reputation and level of resident and business satisfaction**

Who	What	By When	Cost
Administrator, City Clerk, Mayor, Board of Alderpersons	A. Continue to enhance the external Communication Plan	June 2020	defining with the budgeting process
	B. Improve internal communications with the electronic posting of Board and committee agendas, packets, minutes, and historical documents.	2020-2021	
	C. Investigate opportunities for shared services with neighboring cities to enhance the quality and efficiency of service delivery	2020-2021	
	D. In collaboration with Public Works, continue to establish and strengthen relationships with various utility providers to improve the quality of services provided	On-going	
Mayor & Administrator	A. Establish and maintain a plan to maximize the use of existing commercially zoned property consistent with the Comprehensive Plan	Dec. 2020	defining with the budgeting process
	B. Collaborate with the Chamber of Commerce, St. Louis Economic Development Partnership, ULI, or other community organizations dedicated to attracting and retaining economic opportunities.	On-going	
	C. Establish a plan to continue to collaborate with and support Le Chateau, Plaza Frontenac and other existing businesses in the commercially zoned areas	scheduling meetings w/ businesses	

2. **Maintain Superior City Services as demonstrated by resident satisfaction and accreditations achieved by Fire, Police, Prosecutor, Court, and Finance.**

Who	What	By When	Cost
Administrator Mayor & Board of Alderpersons	A. Maintain well trained, professional, courteous and responsive staff as evidenced by annual volume or rates of complaints, turnover and retention rates and workers compensation claims/injury reports at or better than peer municipalities.	On-going	defining with the budgeting process
Director of Finance and Ways & Means Commission	B. Maintain the City's AAA bond rating and GFOA certificate of achievement while balancing revenue and expenses to support the City's vision.	On-going	
Prosecutor & Chief of Police	C. Maintain superior Police Services as evidenced by MO Police Association accreditation.	2022	\$6,000
Judge & Court Clerk	D. Maintain a court system for Frontenac, Crystal Lake Park, and Westwood, where parties perceive a fair system with issues managed in a timely and impartial manner.	On-going	In the budget process
Administrator & Fire Chief	E. Maintain Excellent Fire & EMS Services as evidenced by an ISO rating of 2 or better	2021	\$25,000/yr Add'l

EXISTING PLAN REVIEW | FRONTENAC STRATEGIC PLAN

▶ The plan calls for five strategic priorities:

1. Build and maintain confidence in Frontenac government as demonstrated by reputation and level of resident and business satisfaction.

2. Maintain superior City services as demonstrated by resident satisfaction and accreditations achieved by Fire, Police, Prosecutor, Court, and Finance.

3. Safeguard a well-balanced blend of community and commerce.

4. Maintain municipal infrastructure, such as roadways, bikeways, and walkways, with consideration of ADA accessibility.

5. Promote environmental quality, health, and safety.

Administrator	F. Maintain Trash Service with recycling and yard waste collection – change to new provider Jan. 2019 completed G. Maintain annual leaf collections service	On-going	budgeted.
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3. Safeguard a well-balanced blend of community and commerce

Who	What	By When	Cost
Building Dept.,	A. Make zoning and sign decisions fairly and impartially consistent with Frontenac zoning ordinances and the Comprehensive Plan	On-going	In the budget process
Planning Zoning Commission & Board of adjustment	B. Review the Comprehensive Land Use Plan & ordinances and update or make corrections as needed, in collaboration with the community C. Maintain ISO rating of 3 or higher Frontenac & Crystal Lake Park (Building Codes every three years)	Dec. 2020 Oct. 2020	
Building Dept. & Architectural Review Board	D. Continue to support and encourage upscale character and high-quality architecture and buildings consistent with the existing features that make Frontenac a highly desirable location for residents and businesses.	2020	In budget as above

4. Build and maintain municipal infrastructure such as roadways, bikeways, and walkways with consideration of ADA accessibility

Who	What	By When	Cost
Public Works Dept & Public Works Commission	A. Improve and maintain roadways, bikeways, walkways and ADA accessibility B. Prepare a street evaluation, maintenance, and rehabilitation plan and schedule for each City roadway for ADA compliance and pavement longevity. C. Establish an annual plan to maintain City vehicles of the PD, FD, and Public Works, snow plowing, and emergency response plans (including Westwood, Huntleigh & Crystal Lake Park).	On-going 2020-2025 Update by Dec. 202	In the budgeting process

5. Promote environmental quality, health, and safety

Who	What	By When	Cost
Public Works Dept & Public Works Commission	A. Reduce negative stormwater impact on residential and commercial properties and assist in the achievement of clean streams	2020 On-going	Updating 10 year plan

EXISTING PLAN REVIEW | STORMWATER MASTER PLAN

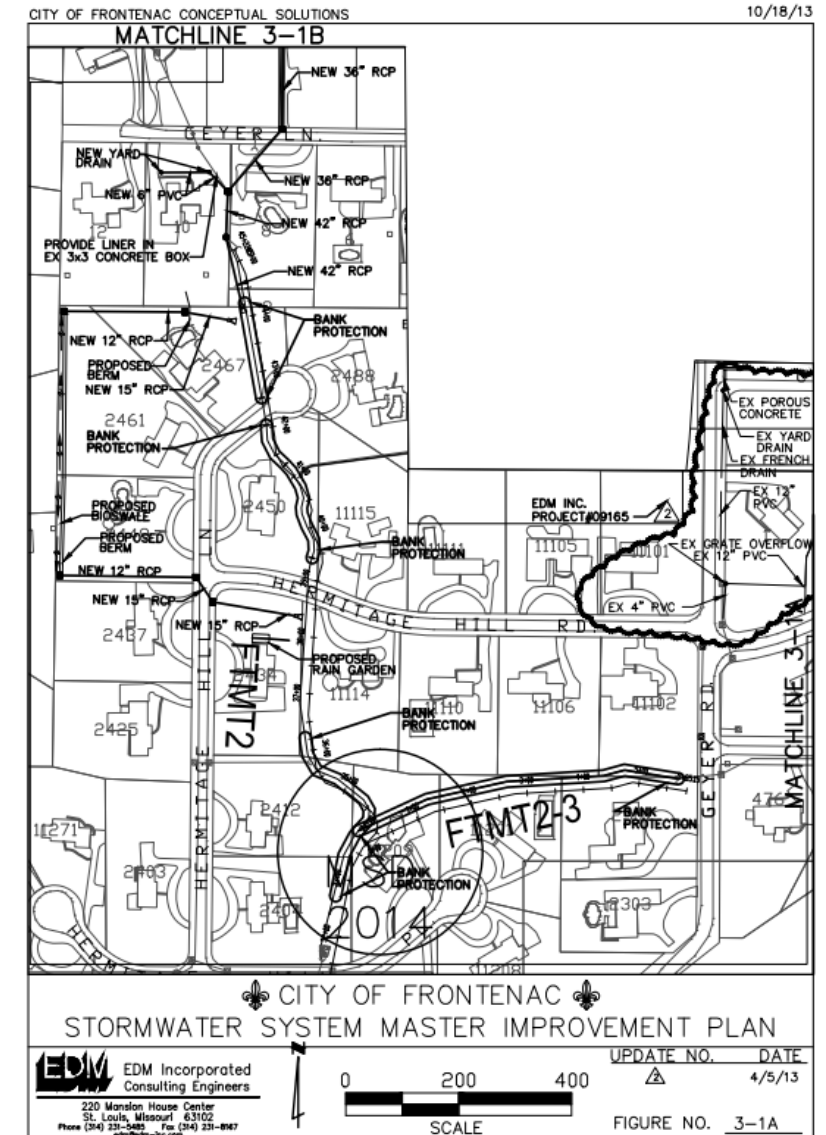
This plan acts as an update to a previously completed 2013 master plan for storm water in Frontenac. Information was gathered through questionnaires, phone records, and emails to pinpoint new storm sewer related issues that were not addressed in the previous plan.

▶ Purpose of the Storm Water Capital Improvement:

1. Correct the noted deficiencies in the stormwater system
2. Ensure that proposed solutions do not create additional problems
3. Resolve the problem areas efficiently, understanding comprehensive needs of the city
4. Prioritize problem areas to ensure critical problems with higher benefits are resolved first
5. Plan for future development within and adjacent to the city which may impact the stormwater system.

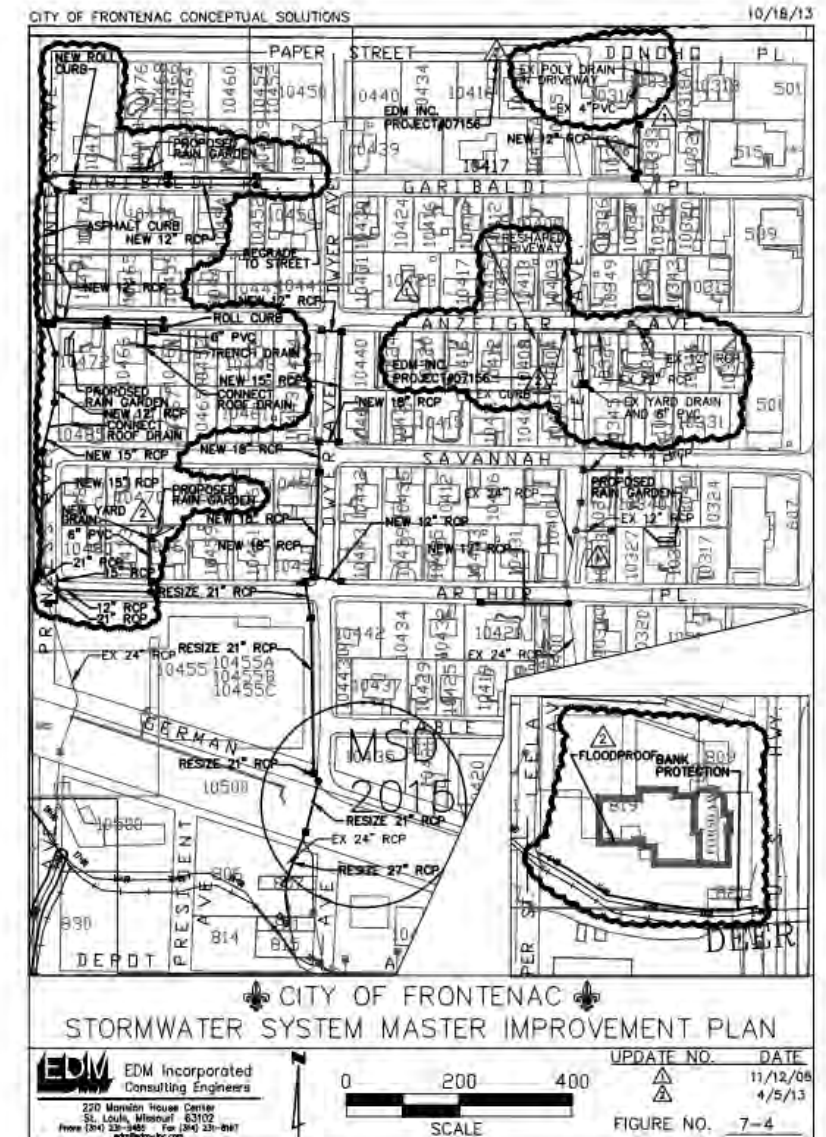
▶ Three primary problems identified:

1. Overland Flow
2. Undersized stream crossings
3. Natural Channel Erosion



EXISTING PLAN REVIEW | STORMWATER MASTER PLAN

- ▶ MSD constructed two projects since the last meeting:
 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

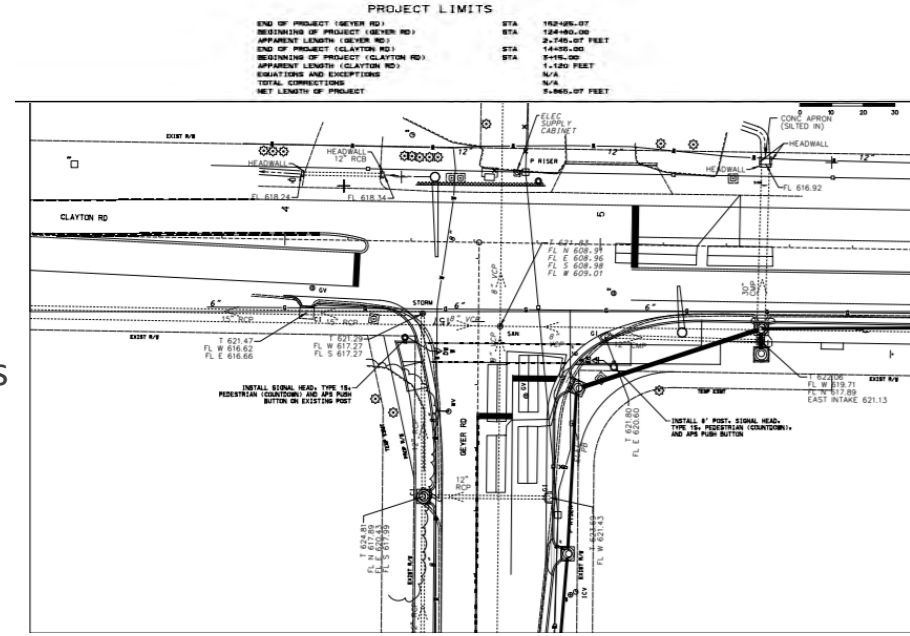


EXISTING PLAN REVIEW | GEYER ROAD IMPROVEMENTS

- ▶ The city will be making infrastructure improvements to Geyer Road:
 1. Widening the street
 2. Improving paving conditions
 3. Adding sidewalks
 4. Improving utility structures along Geyer
 5. Improving storm drains

- ▶ This is a three phase project with anticipated completion in 2024:
 1. Phase 1 May 2022 – November 2022:
 2. Phase 2 Summer 2023 - 2024
 3. Phase 3 Summer 2023 - 2024

- ▶ Expected Outcome:
 1. Given Geyer Roads position as a primary artery with access to many of the cities residential neighborhoods, these improvements will aid with traffic flow and congestion, pedestrian safety, and localized flooding.



EXISTING PLAN REVIEW | ARCHITECTURAL REVIEW BOARD GUIDELINES

▶ Architectural Review Board Purpose:

- ▶ The purpose of the ARB shall be to determine whether a proposed new structure, or the expansion of an existing structure, will conform to good standards of architectural appearance and design, will be in general conformity with the style, character, aesthetics and design of adjacent structures and the neighborhood in which the property is located consistent with the City's comprehensive plan and the intended pattern of development of the City of Frontenac. They will be a resource for property owners, architects, designers, developers, and contractors during the design process to clarify city standards and serve as the basis for review by the board.

▶ Architectural Review Board Application & Approval Process:

- ▶ The board reviews all plans that affect the outward appearance of a building and all information can be found under CH 120 Article IV of the Frontenac Code. Upon submittal of all documents including the tree preservation and landscape plan adopted by the city in 2005 and revised in 2011, and 2021. The plan must then go to review within 20 days of receipt and voted on by the architectural review board for approval if found to conform to the guidelines in which case a permit will be issued.

Note: The ARB Guidelines and Checklist do not provide guidance on building design, architectural style or features, massing, siting, or configuration; it does provide a checklist for what to submit, and provides guidance on the requirements of the Landscape Plan and Tree Preservation Review.

EXISTING PLAN REVIEW | DEER CREEK WATERSHED PLAN

► Relevant Information:

1. The Deer Creek Watershed Master Plan conducted a study to identify points of impairment within its 21 municipalities.
2. It is a collection of environmental data and an assessment of storm water system capacities.
3. It pinpoints the issues in the table to the right as primary sources of deteriorating watershed quality and system management
4. The watershed lays out the four following goals:
 1. Capture the first 1.14 inch of rainfall in rain scaping projects to reduce E.coli and nutrient loads in streams
 2. Eliminate 100% of combined sewer overflows by 2030, 85% of sanitary sewer overflows by 2023 and 100% of sanitary sewer overflows by 2033 to reduce E.coli and nutrient loads in streams (MSD)
 3. At least 5000 pounds of trash, leaf litter and/or organic debris removed or prevented from entering creek annually.
 4. At least 4 linear miles of riparian corridor permanently removed from development and appropriately landscaped to reduce impacts on erosion, sedimentation and creek widening by 2030.

SUMMARY OF WATERSHED IMPAIRMENTS, POLLUTANTS, AND INDICATORS			
Causes/Sources	Watershed Problems/Concerns	Pollutant Loads	Other Assessment Indicators
Increased impervious surface area	Increased creek widening, property loss, bridge damage, gabion wall damage, erosion, flash flooding; reduced habitat, species diversity	Low dissolved oxygen, High E. Coli	Geomorphologic assessment
Channel straightening and loss of riparian corridor		High TSS, E. Coli	Resident reports
High clay soil content, soil compaction from construction	Low soil infiltration, Erosion/sedimentation, stormwater runoff	Low DO High TSS, E. Coli	GIS soil analysis chart Onsite soil samples
Increased precipitation from global climate change	Flooding, erosion, sedimentation, creek widening, property loss, sewer overflows	High TSS, E. Coli	Climate change prediction models, scientific papers
Commercial/Industrial properties clustered in lower floodplain	Economic damage from flooding causing property damage/loss	Industrial pollutants in stream.	GIS Land Use mapping, List of potential industrial point-source polluters
1950's home construction practices	Potential erosion/ sedimentation, basement flooding from increases in overland flow stress	High TSS,	ID locations of and number of homes with inappropriate downspout connect.
		E. Coli	
		Low DO Habitat Dest.	
Human waste from CSO's & SSO's and animal waste from pets and wildlife in stream.	Human health hazard	High E. Coli count, Low DO	Homeowner surveys
Municipal winter road salting operations, landowner salt use	Human/pet health impact, reduced species diversity	High chloride count	Survey road salt operations
		High specific conductivity	
Lawn monoculture and pervasive invasive species with shallow root structure	Erosion/sedimentation	High TSS, Low DO	Visual plant location assessments
Landowner yard maintenance patterns	Increase in eutrophication; channel obstruction; reduction in scenic beauty	Low DO	Visual assessments
Yard waste, organic debris, trash, lawn fertilizers in stream		High phosphorus	Landowner reports
Tree loss from construction and disease	Erosion, sedimentation, and flooding	Low DO, High TSS	Tree inventory
Presence of karst topography/sinkholes	Potential groundwater pollution	Depends on source	GIS mapping of karst/sinkhole locations
Building in floodplain & floodplain infill	Residential flooding	High TSS, Habitat loss	Citizen reports/MSD database

EXISTING PLAN REVIEW | MODOT US-67 PLAN

▶ Relevant Information:

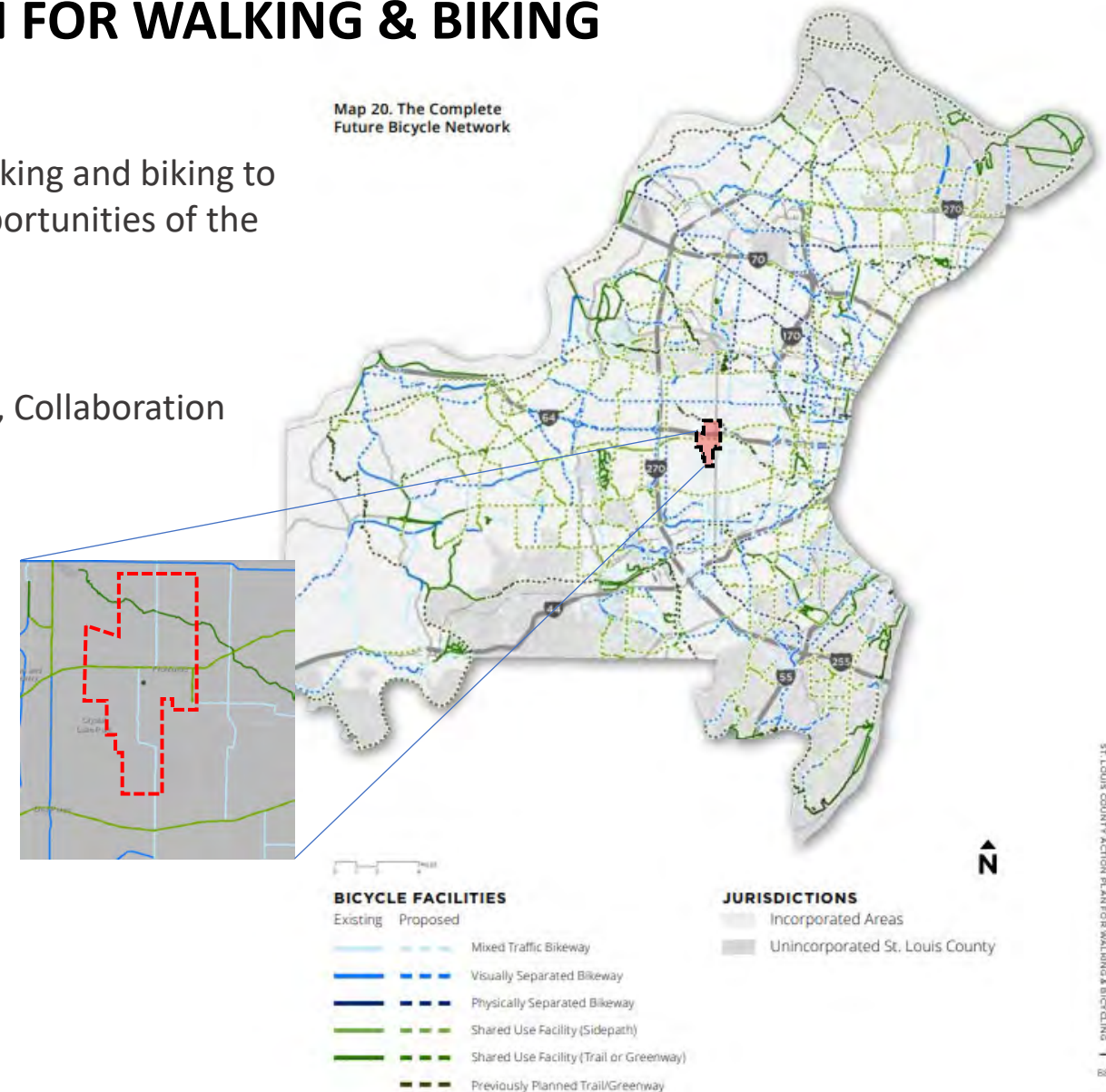
1. In the Spring of 2023 MODOT is expected to repave and improve the conditions of US-67 between Page Avenue (North of the German Blvd.) and Swan Avenue in Kirkwood.
2. In 2024 they will close the Deer Creek bridge near the German Boulevard for infrastructure improvements.
3. Closures will include the following:
 1. Full closure of Lindbergh at the bridge in the summer of 2024
 2. Lane closures in either direction
4. Additional project improvements include:
 1. Sidewalk re-pavement for ADA compliance
 2. Driveway improvements for businesses and residences connected to Lindbergh



EXISTING PLAN REVIEW | STL CO ACTION PLAN FOR WALKING & BIKING

▶ Relevant Information:

- ▶ The plan serves as a guide for infrastructure programs for walking and biking to improve the overall health, connectivity, and recreational opportunities of the region.
- ▶ It has developed 7 goals:
 - ▶ Safety, Connectivity, Equity, Health, Inclusivity, Reliability, Collaboration
- ▶ The Plan Proposes:
 - ▶ Mixed Traffic Bikeways along Geyer and Spoede
 - ▶ Shared Use Facility (Sidepath) along Clayton
 - ▶ Shared Use Facility (Trail or Greenway) along Deer Creek through the West End neighborhood

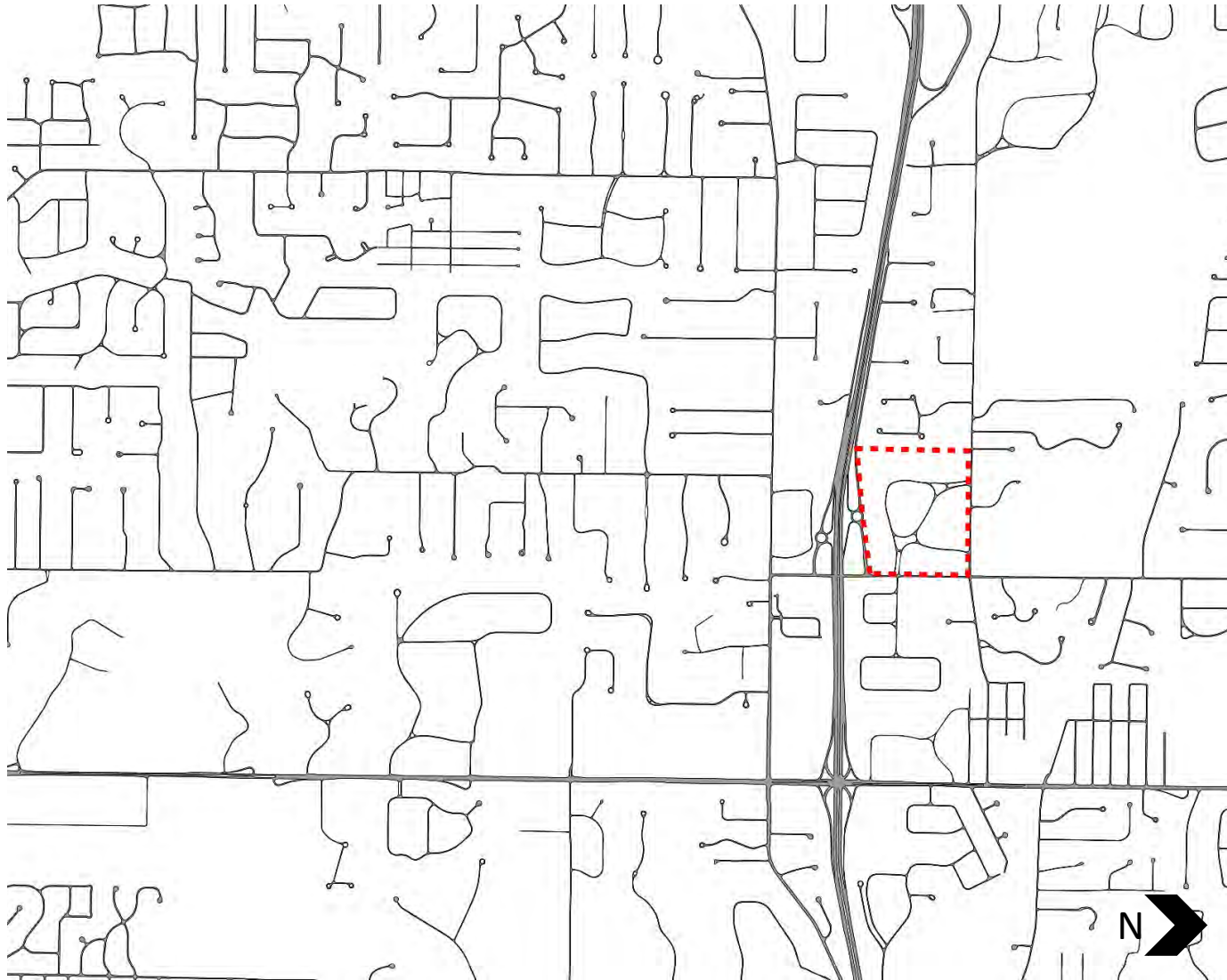




ENVIRONMENTAL SCAN

EXISTING CONDITIONS

EXISTING CONDITIONS | HISTORY

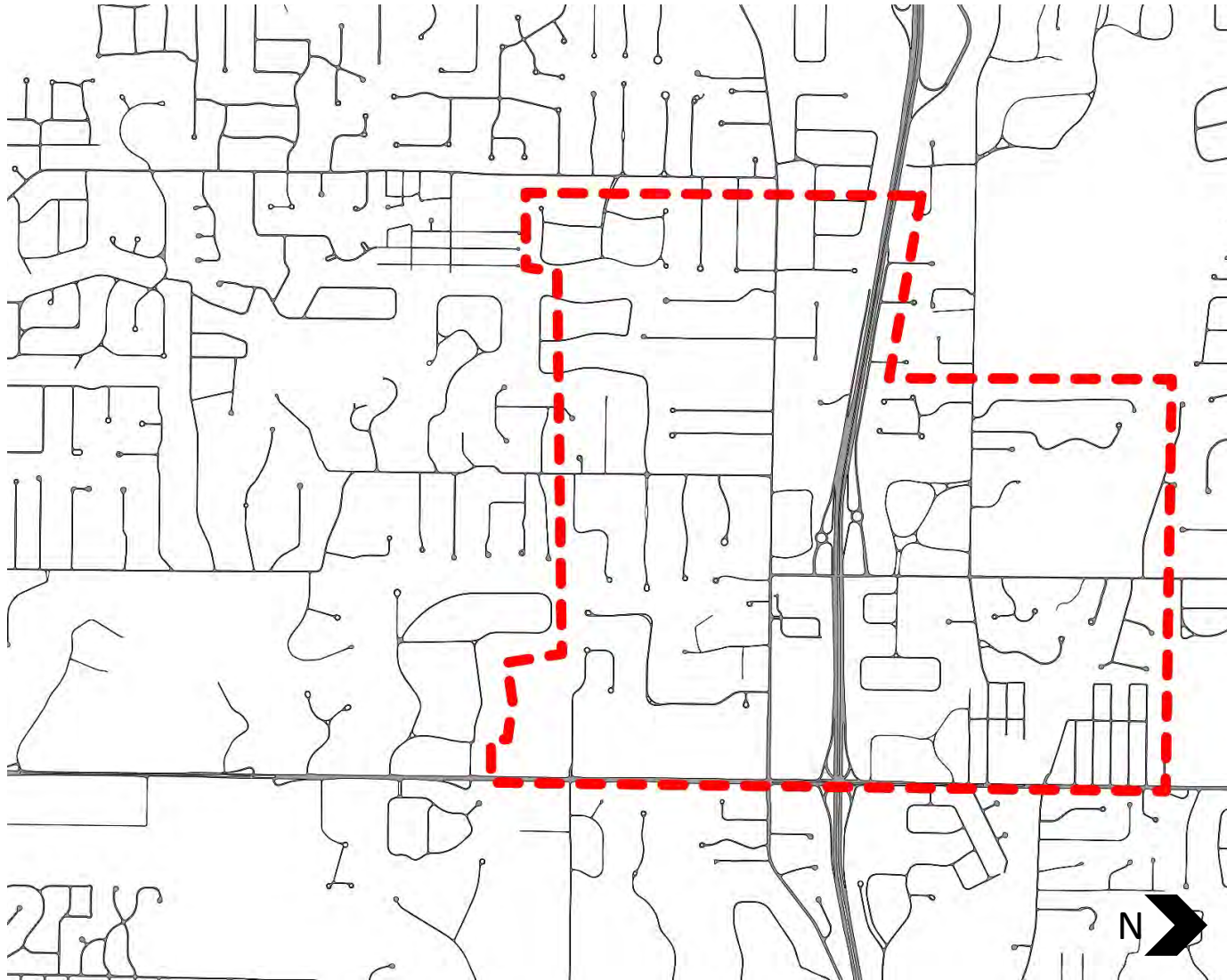


FRONTENAC 1928

- ▶ Frontenac began as a 26 parcel area known as Frontenac Estates developed in 1928.

Frontenac was originally 217 acres

EXISTING CONDITIONS | HISTORY

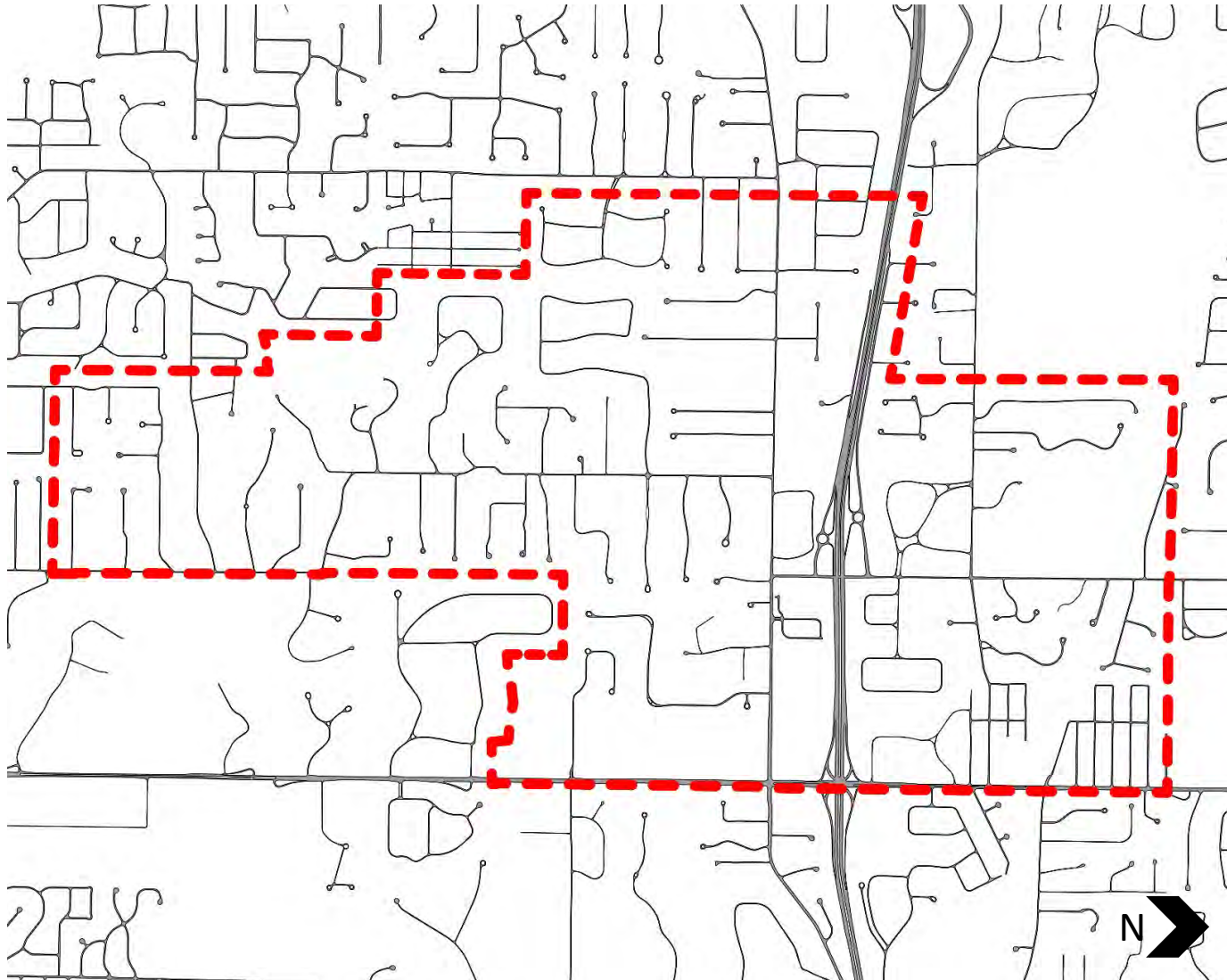


FRONTENAC 1948

- ▶ Frontenac began as a 26 parcel area known as Frontenac Estates developed in 1928.
- ▶ By 1948 it annexed the areas of West End Park, the future Villa Duchesne School, and the Cenacle retreat house.
- ▶ The annexation added 967 additional acres to the city limit.

By 1948 Frontenac
claimed **1184 acres**

EXISTING CONDITIONS | HISTORY



FRONTENAC 1950 - 2021

- ▶ Frontenac began as a 26 parcel area known as Frontenac Estates developed in 1928.
- ▶ By 1948 it annexed the areas of West End Park, the future Villa Duchesne School, and the Cenacle retreat house.
- ▶ The annexation added 967 additional acres to the city limit.
- ▶ In 1950, Frontenac officially became a city of the fourth class annexing more land south.

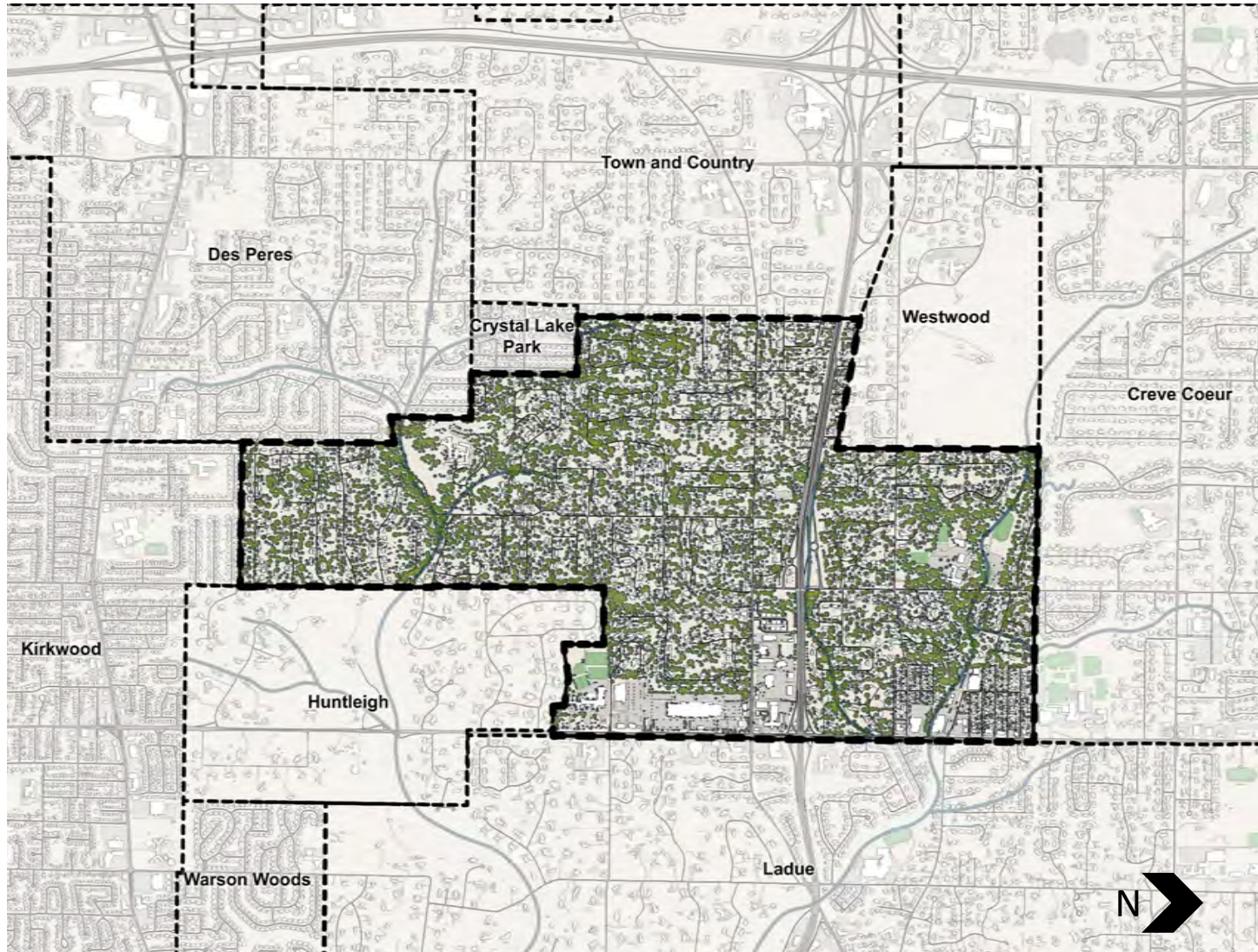
Today Frontenac has grown to
1944 acres

EXISTING CONDITIONS | CONTEXT

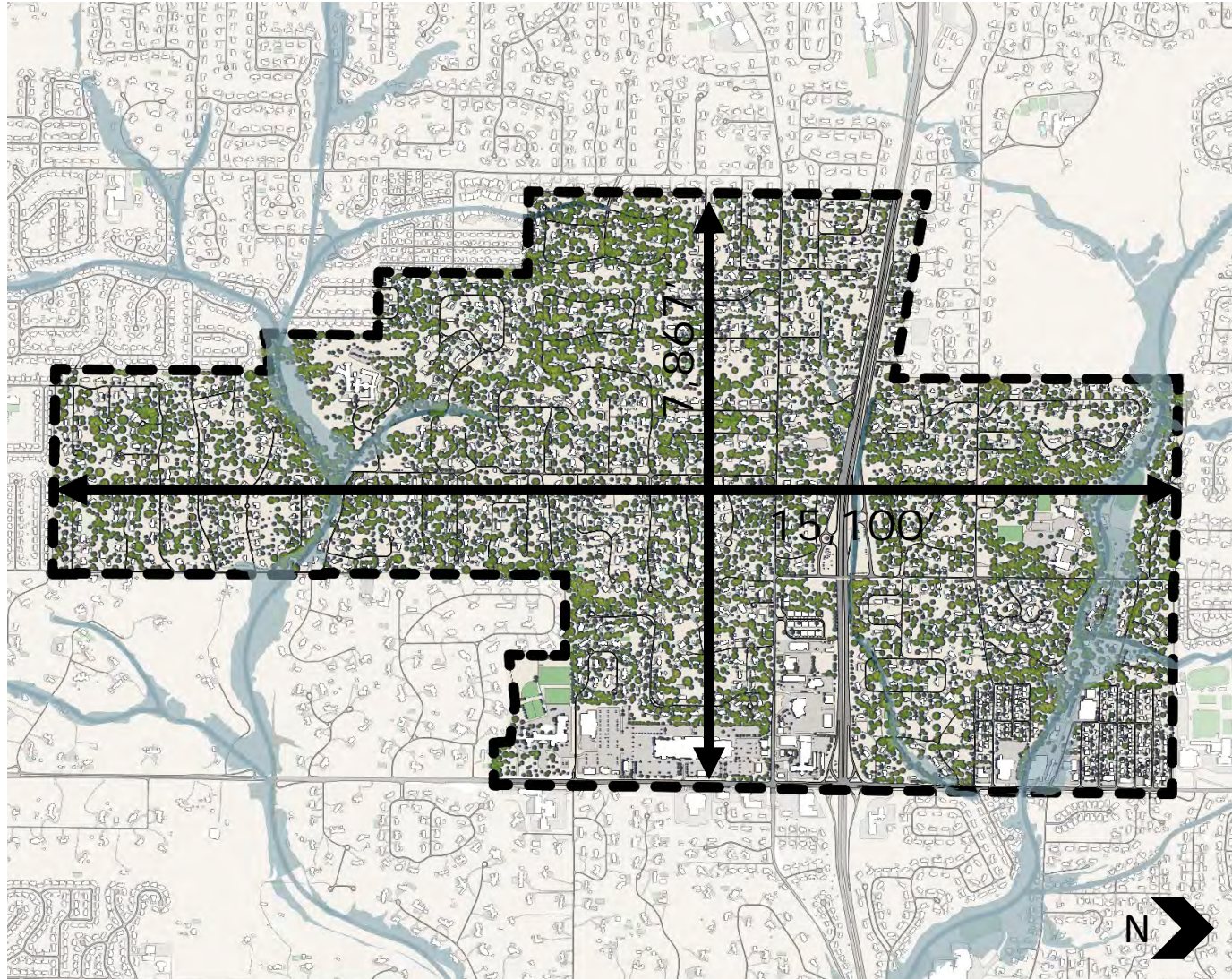
ADJACENCIES

► Frontenac is surrounded by 8 municipalities of the St. Louis region:

- Creve Coeur
- Westwood
- Town and Country
- Crystal Lake Park
- Des Peres
- Kirkwood
- Huntleigh
- Ladue



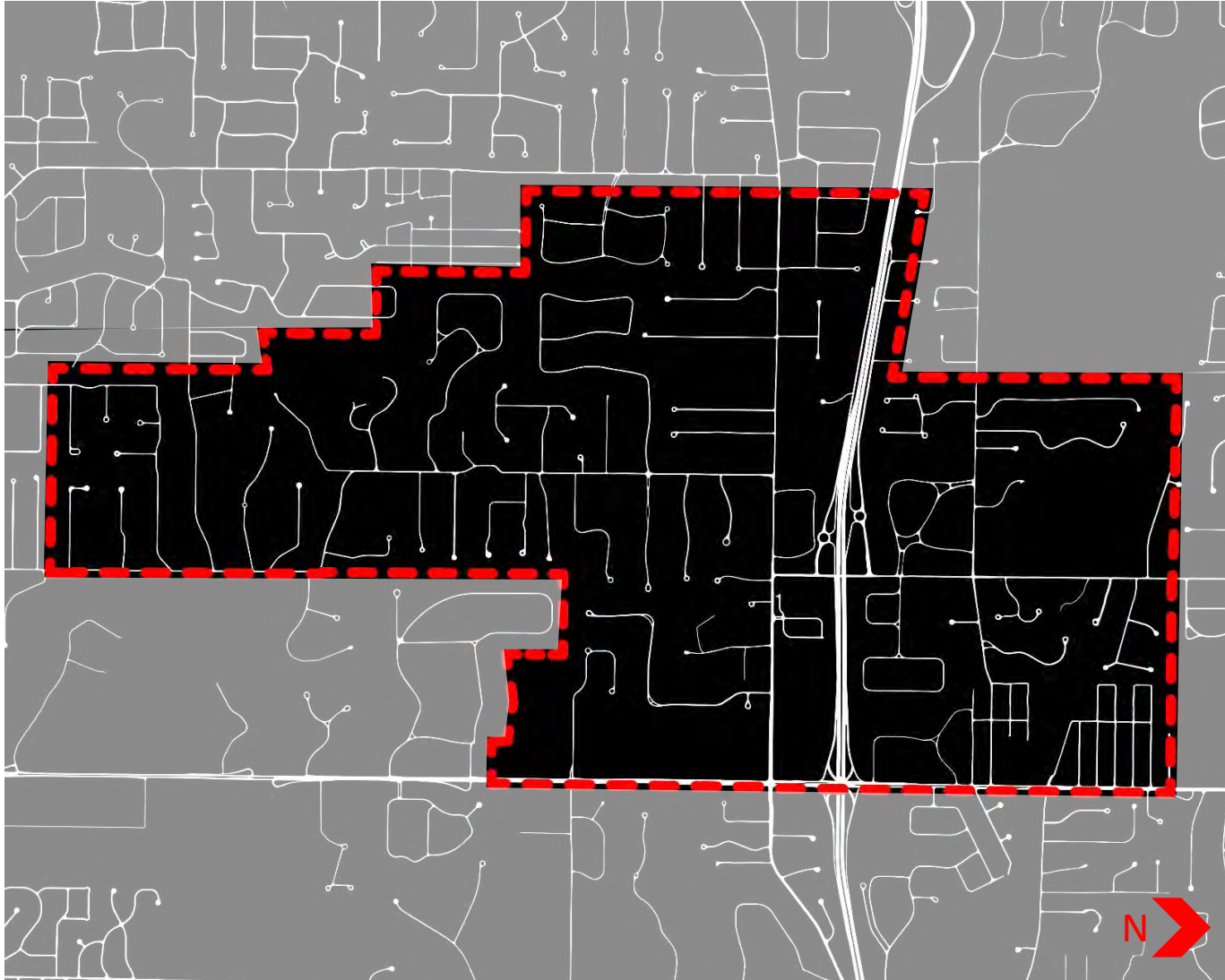
EXISTING CONDITIONS | CONTEXT



COMMUNITY SNAPSHOT

- ▶ 4th class City in population
- ▶ 3,612 residents
- ▶ 1,360 households
- ▶ 1944 acres (2.8 sq mi)
- ▶ Low population density of 1,221 people/sq mi
- ▶ Median resident age: 50.3 years
(For reference: Median age in 2010 was 49.2 years)

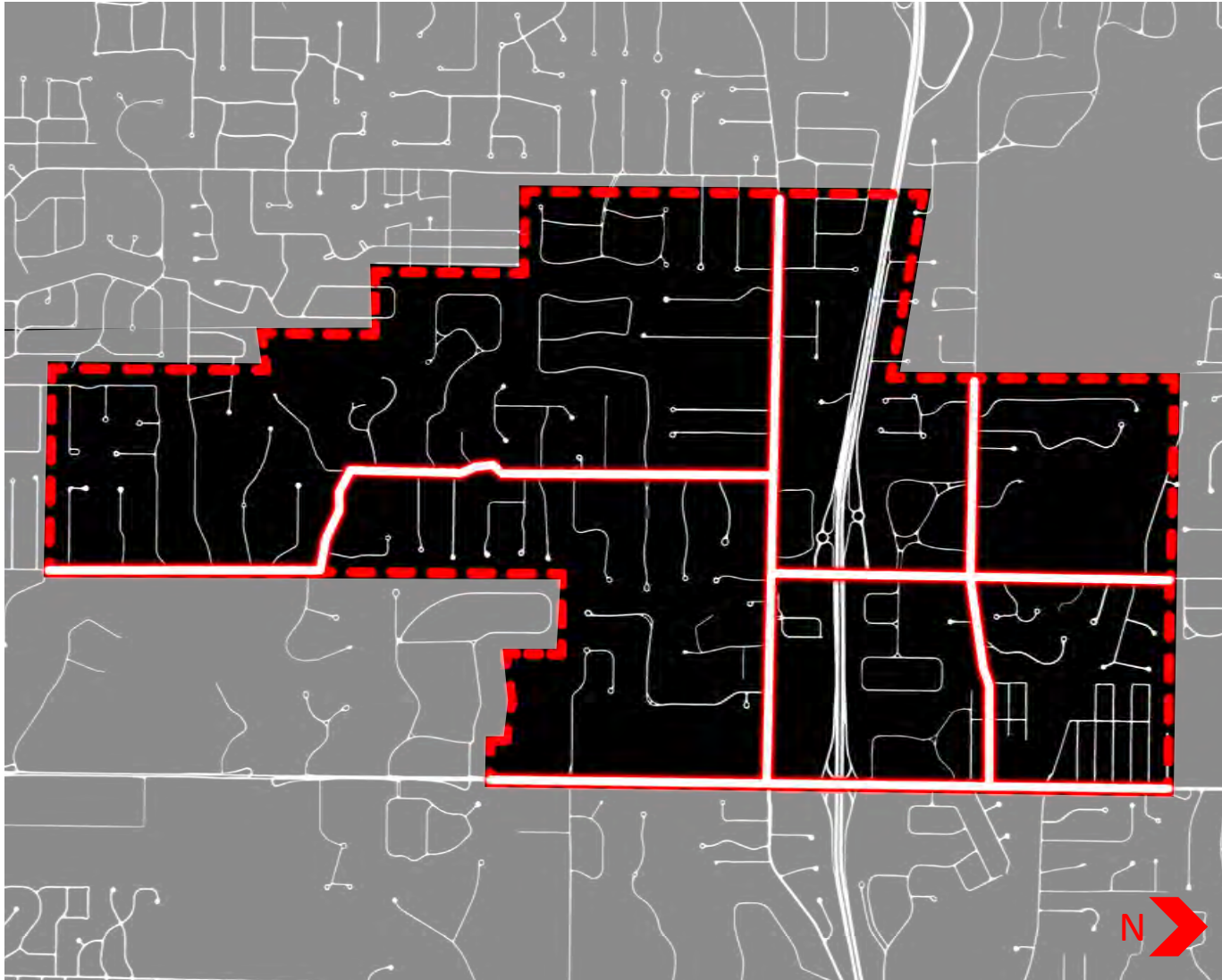
EXISTING CONDITIONS | MORPHOLOGY



SUBDIVISION PATTERNS

- ▶ Blocks in Frontenac are irregular and vary in sizes depending on the subdivisions.
- ▶ Private lanes have minimal connectivity typically leading to cul-de-sacs with no outlet.

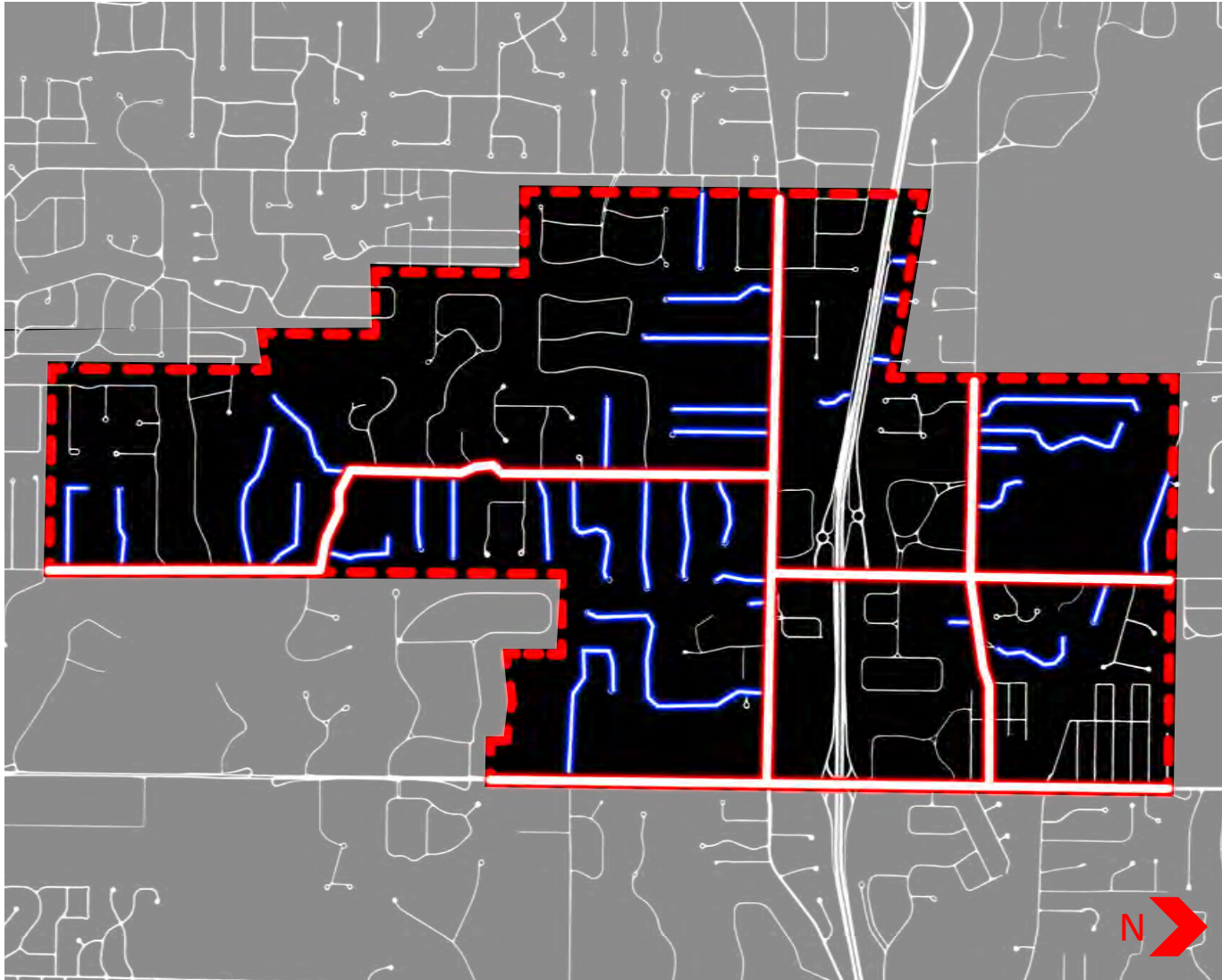
EXISTING CONDITIONS | MORPHOLOGY



SUBDIVISION PATTERNS

- ▶ Main Roads: Lindbergh, Geyer, Spoede, Clayton, and Conway are the main roadways which provide circulation through Frontenac and connect to adjacent communities.

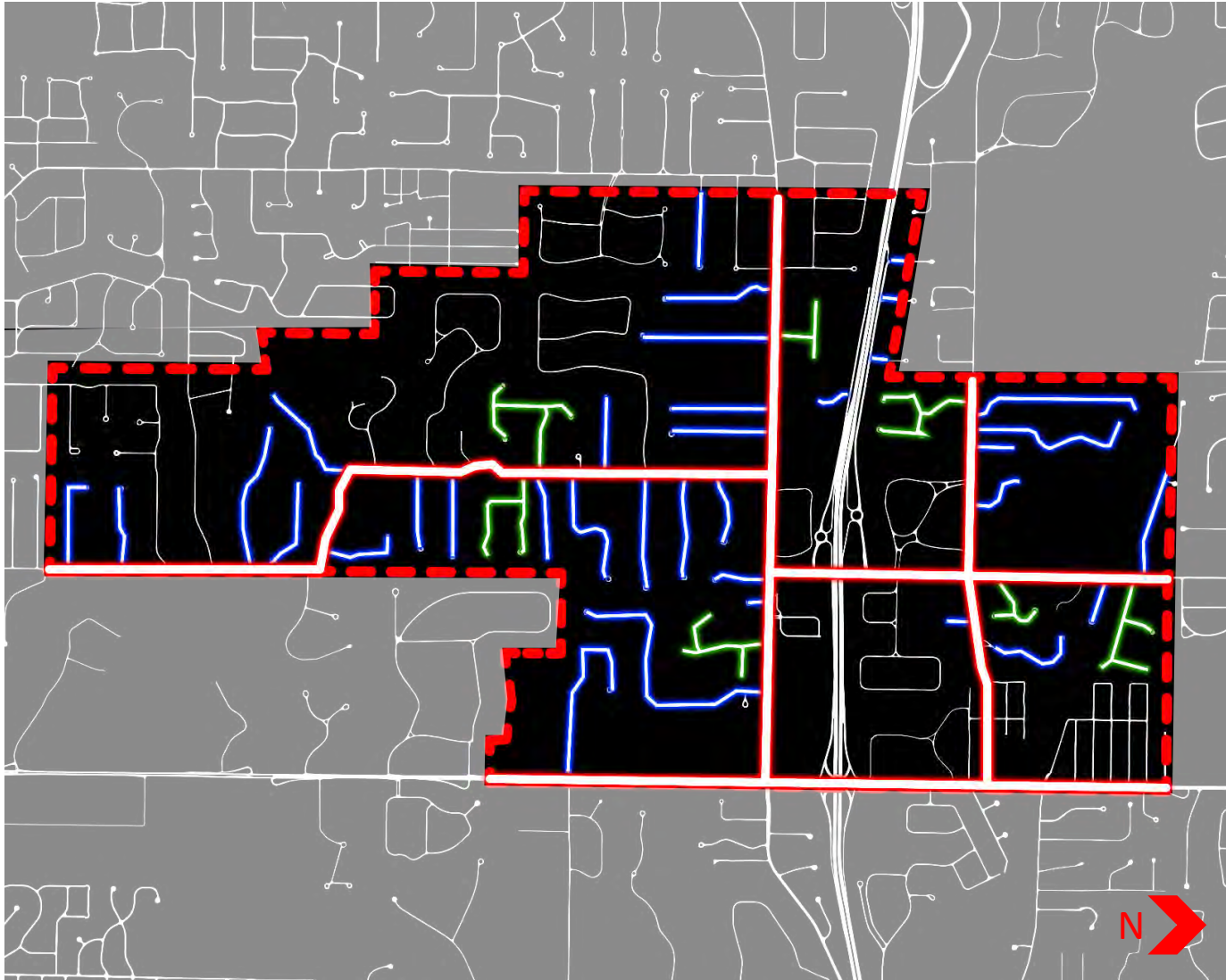
EXISTING CONDITIONS | MORPHOLOGY



SUBDIVISION PATTERNS

- ▶ **Type 1:** Lane (single)
 - ▶ Subdivision with one entry point terminating in a single cul-de-sac

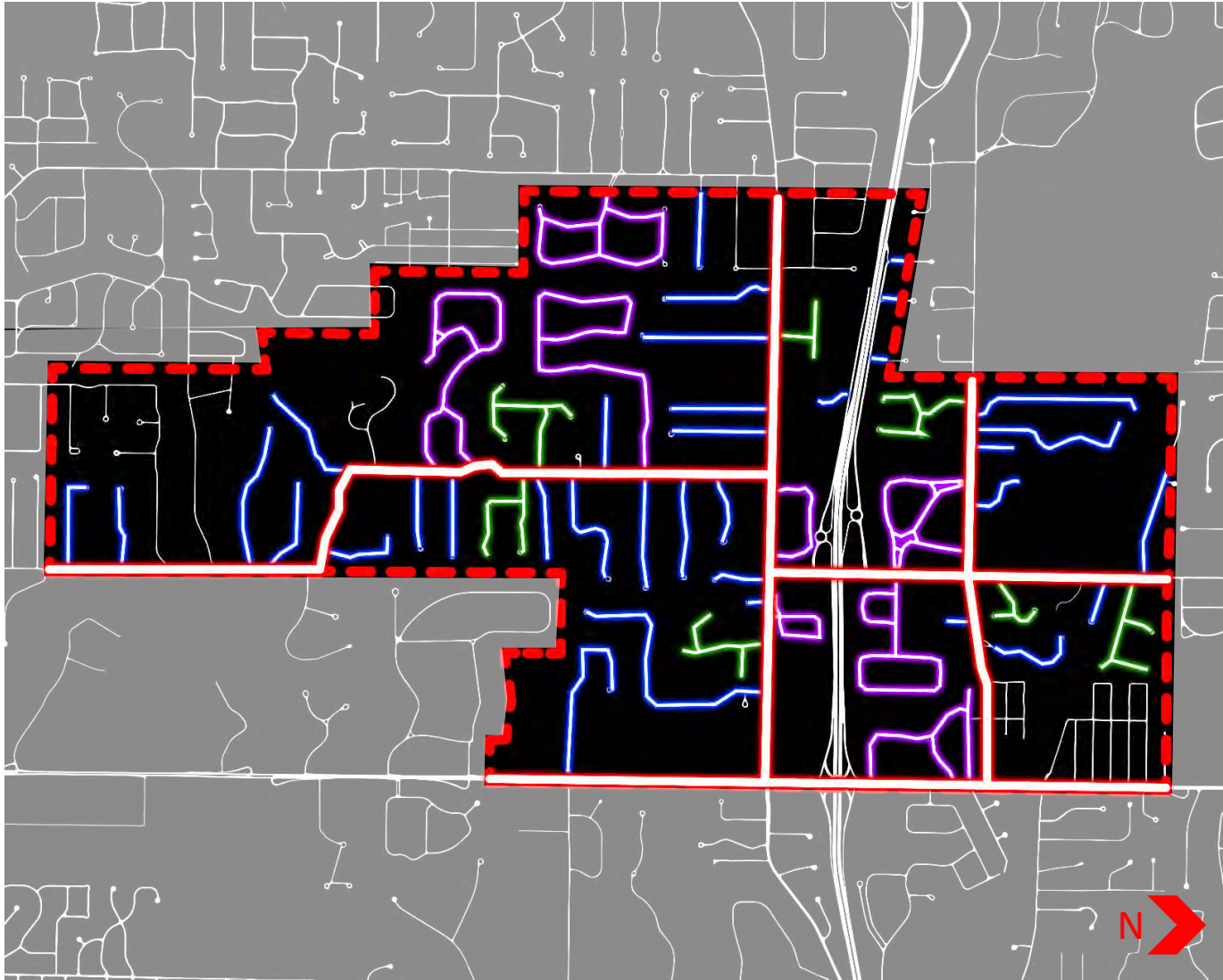
EXISTING CONDITIONS | MORPHOLOGY



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

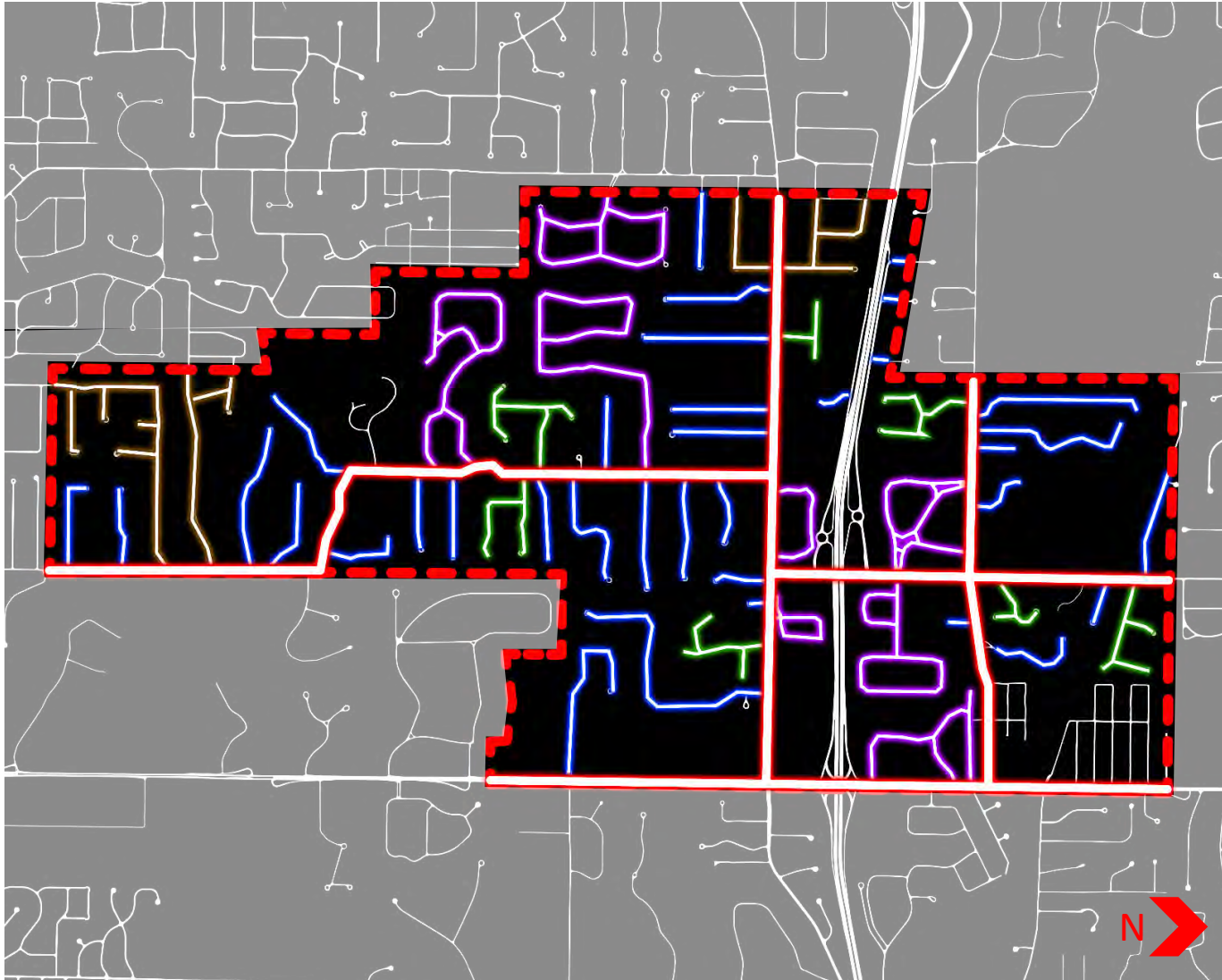
EXISTING CONDITIONS | MORPHOLOGY



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

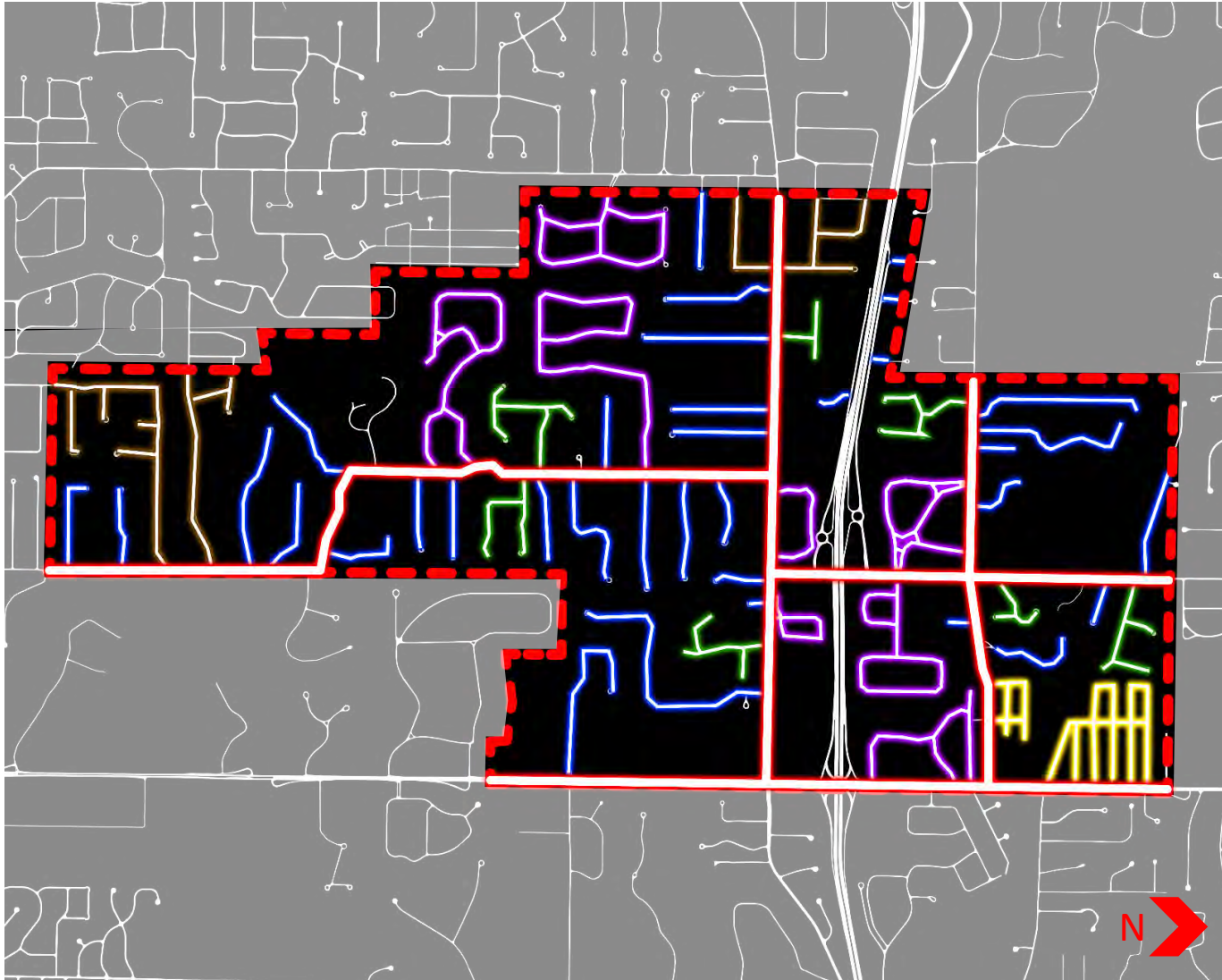
EXISTING CONDITIONS | MORPHOLOGY



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

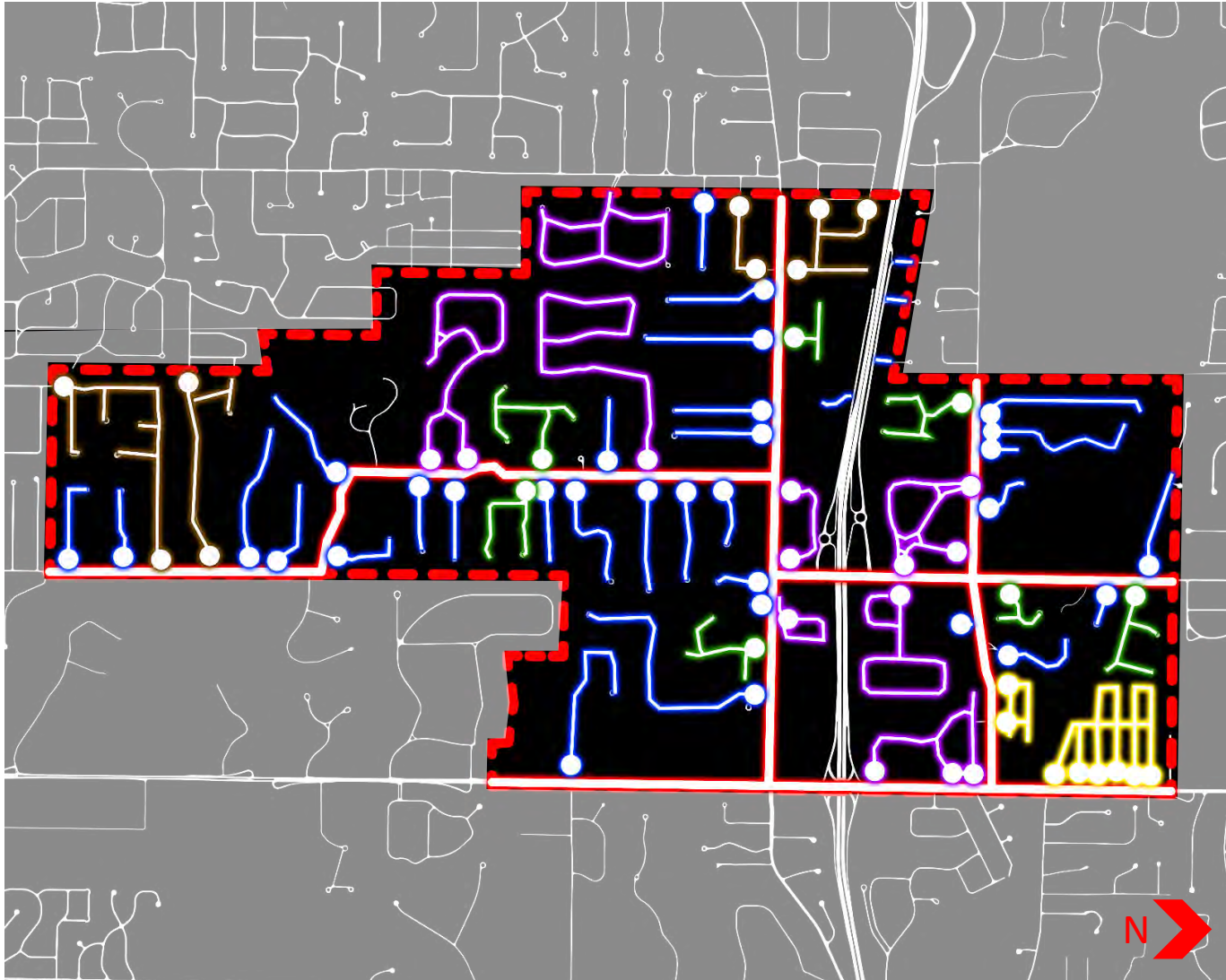
EXISTING CONDITIONS | MORPHOLOGY



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

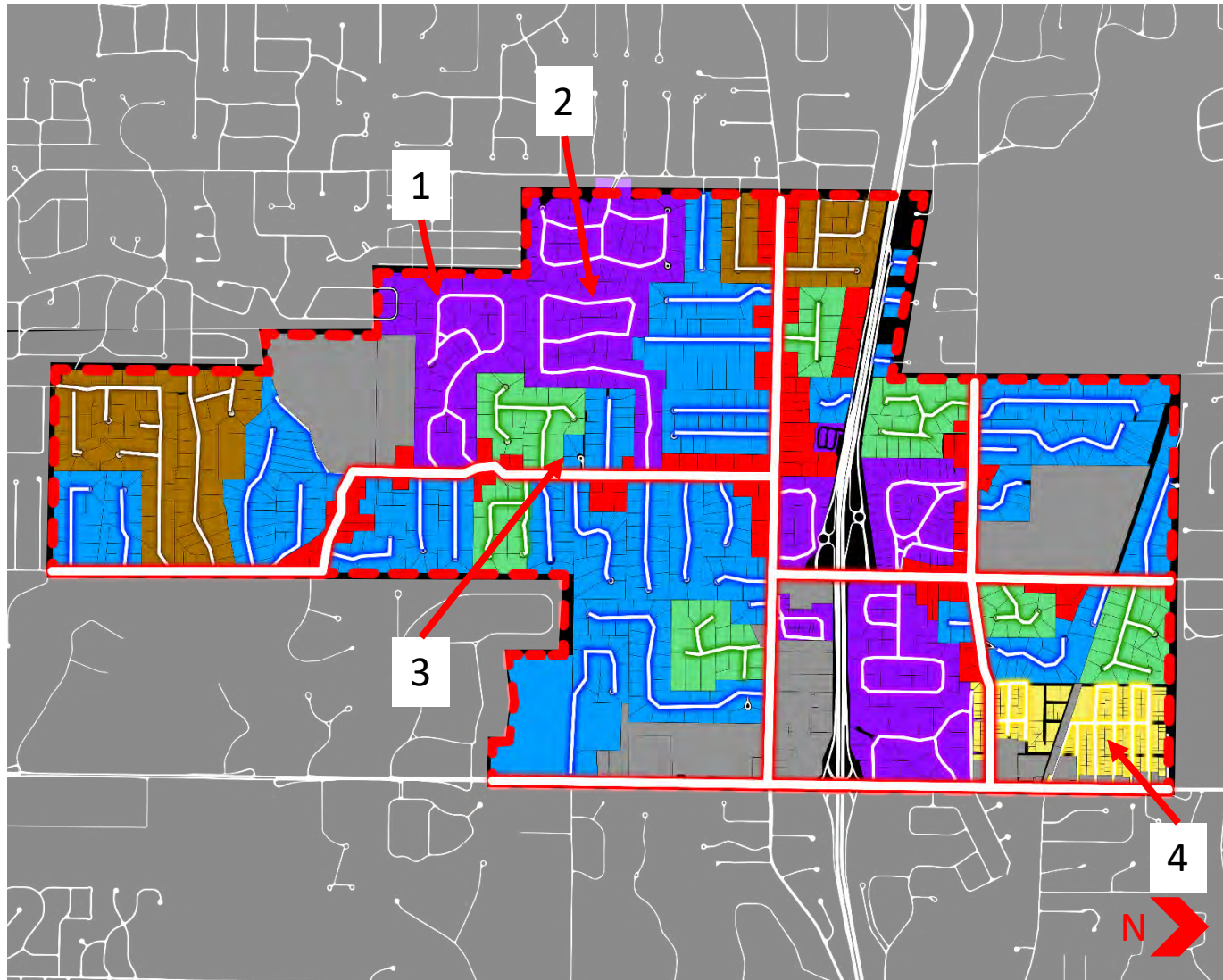


SUBDIVISION ENTRY POINTS

- ▶ Geyer Road has 21 residential street entrances
- ▶ Clayton Road has 14 residential street entrances
- ▶ Conway Road has 11 residential street entrances
- ▶ Lindbergh Blvd. has 10 residential street entrances
- ▶ Spoede Road has 6 residential street entrances

Geyer Road is the primary residential collector

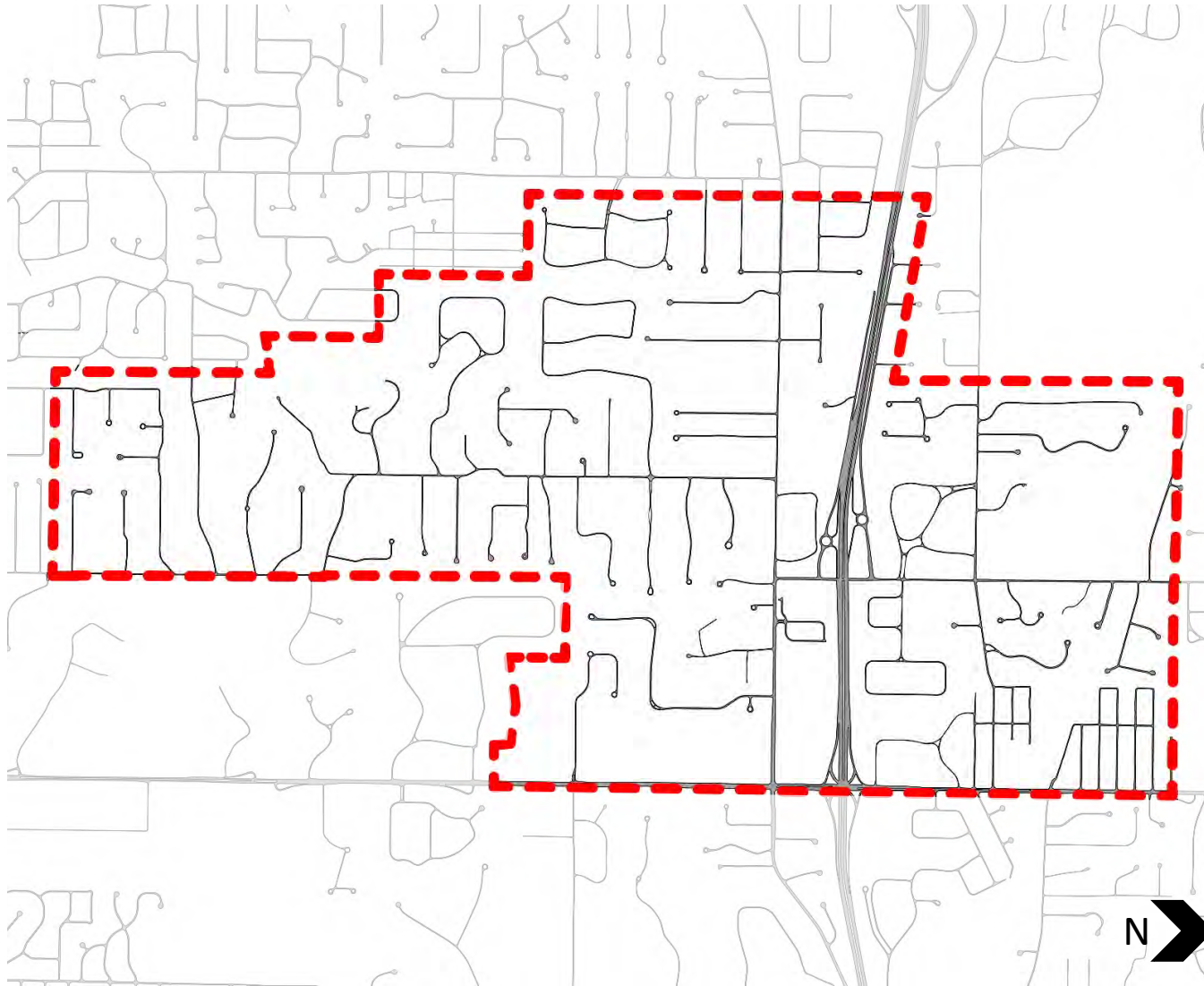
EXISTING CONDITIONS | MORPHOLOGY



SUBDIVISION TYPES & SIZES

- ▶ 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 densest subdivision is (4) West End neighborhood
 - ▶ 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

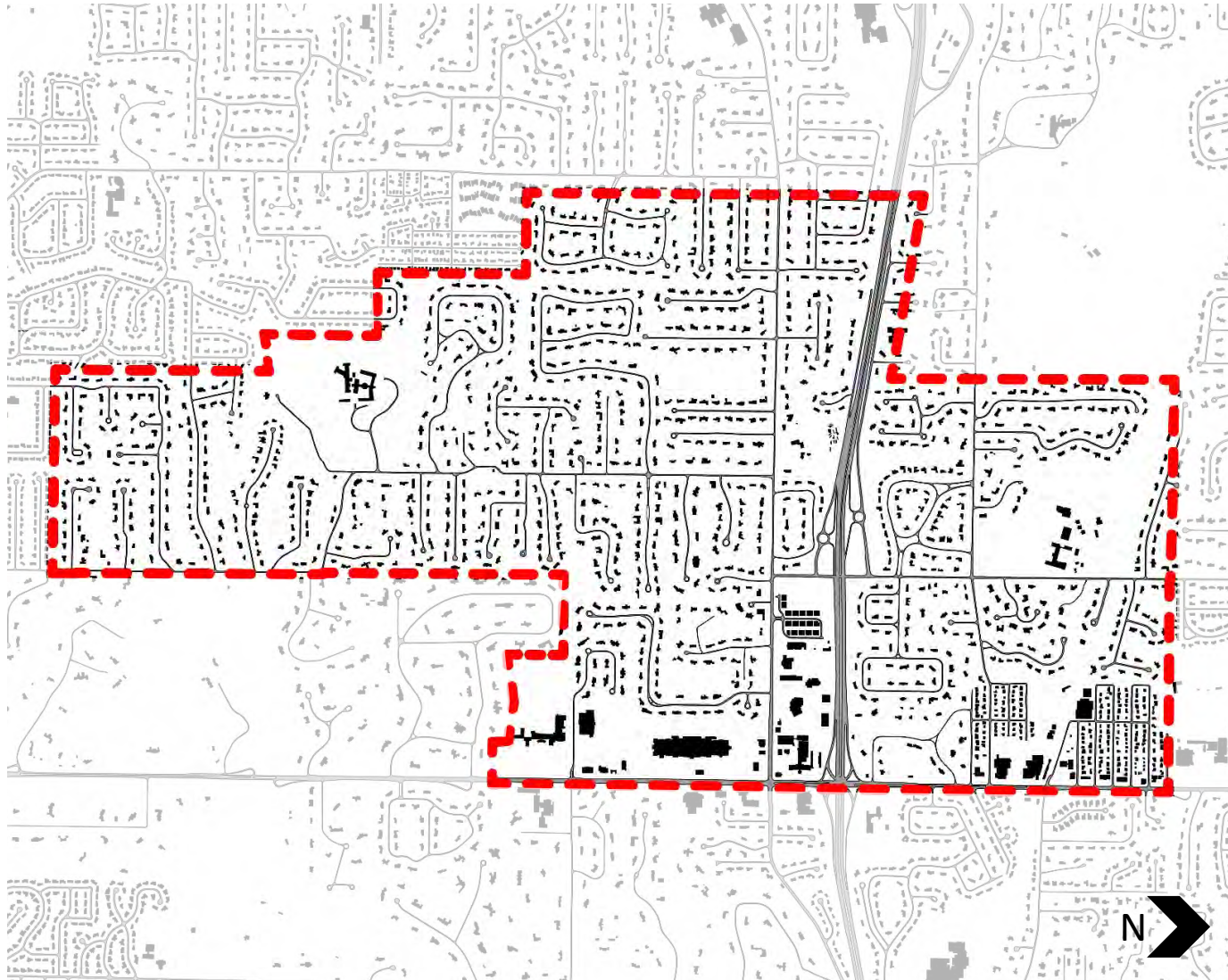
EXISTING CONDITIONS | BUILT FABRIC



ROADS

- ▶ Roads make up 13% of all of Frontenac

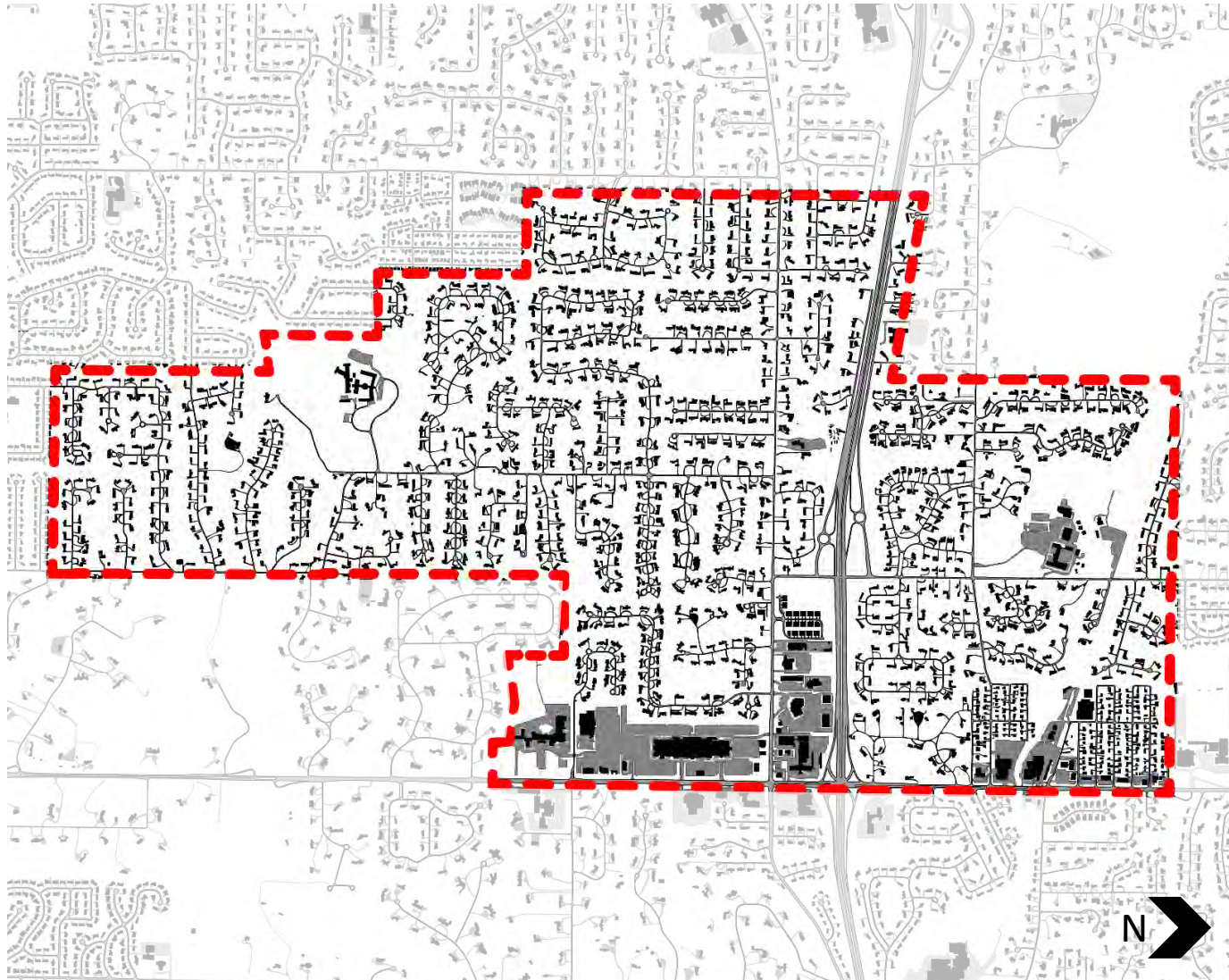
EXISTING CONDITIONS | BUILT FABRIC



BUILDINGS

- ▶ Roads make up 13% of all of Frontenac
- ▶ Buildings make up 8% of the area in Frontenac

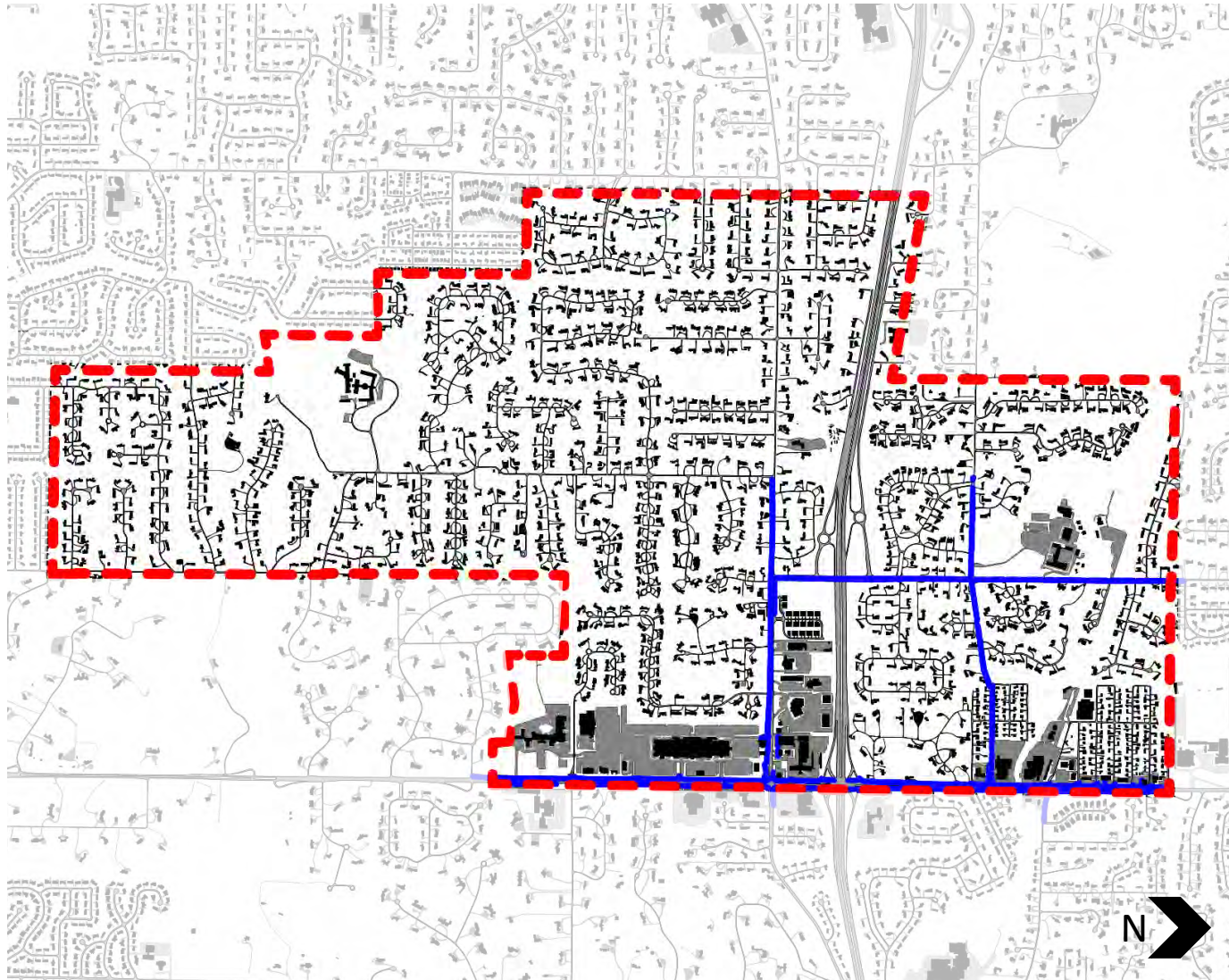
EXISTING CONDITIONS | BUILT FABRIC



IMPERVIOUS SURFACES

- ▶ Roads make up 13% 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.

EXISTING CONDITIONS | BUILT FABRIC

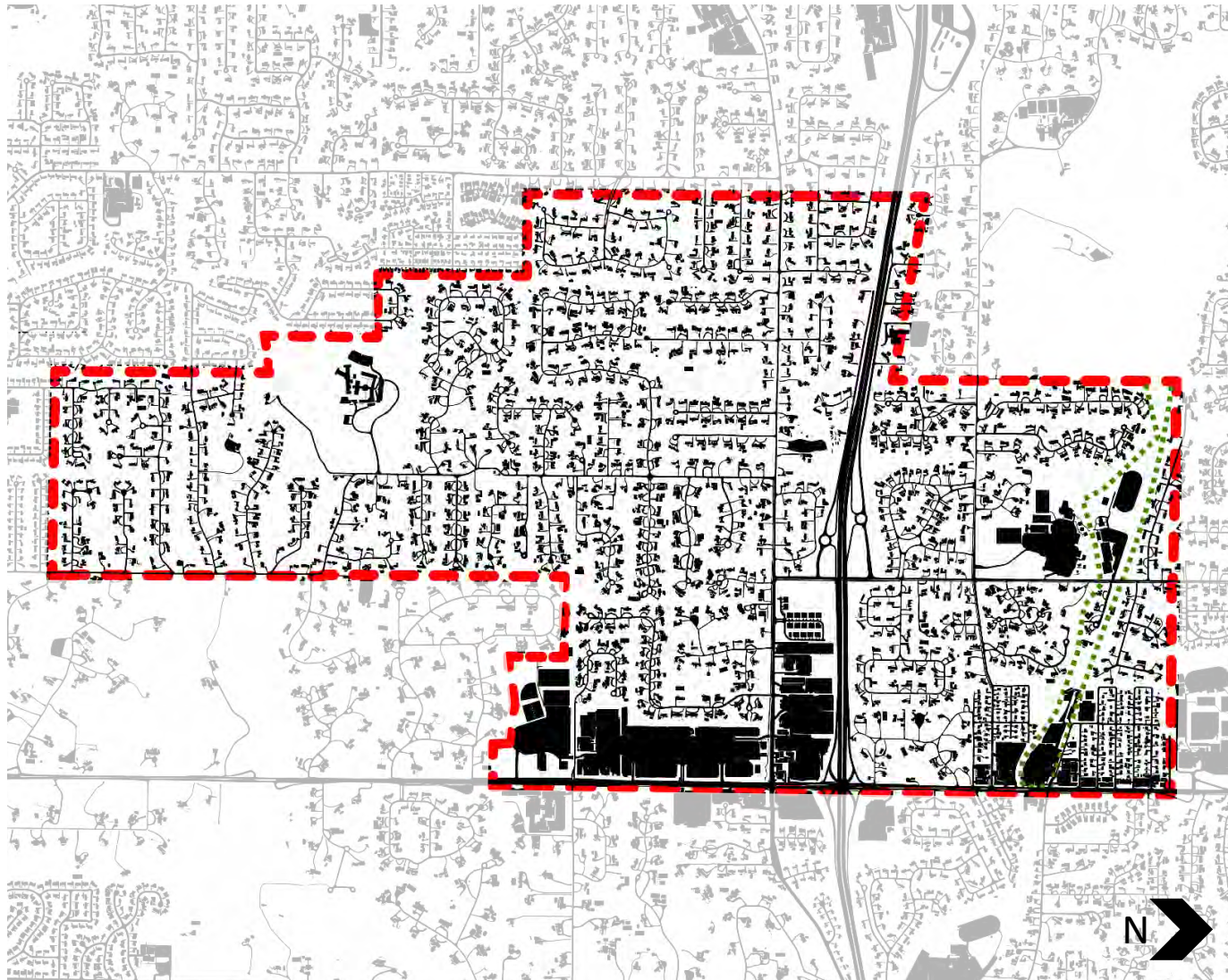


IMPERVIOUS SURFACES

- ▶ Roads make up 13% 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.

12% is dedicated to cars and 0.5% is dedicated to the pedestrian

EXISTING CONDITIONS | BUILT FABRIC



TOTAL UNBUILT AREA

- ▶ Roads make up 13% 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.

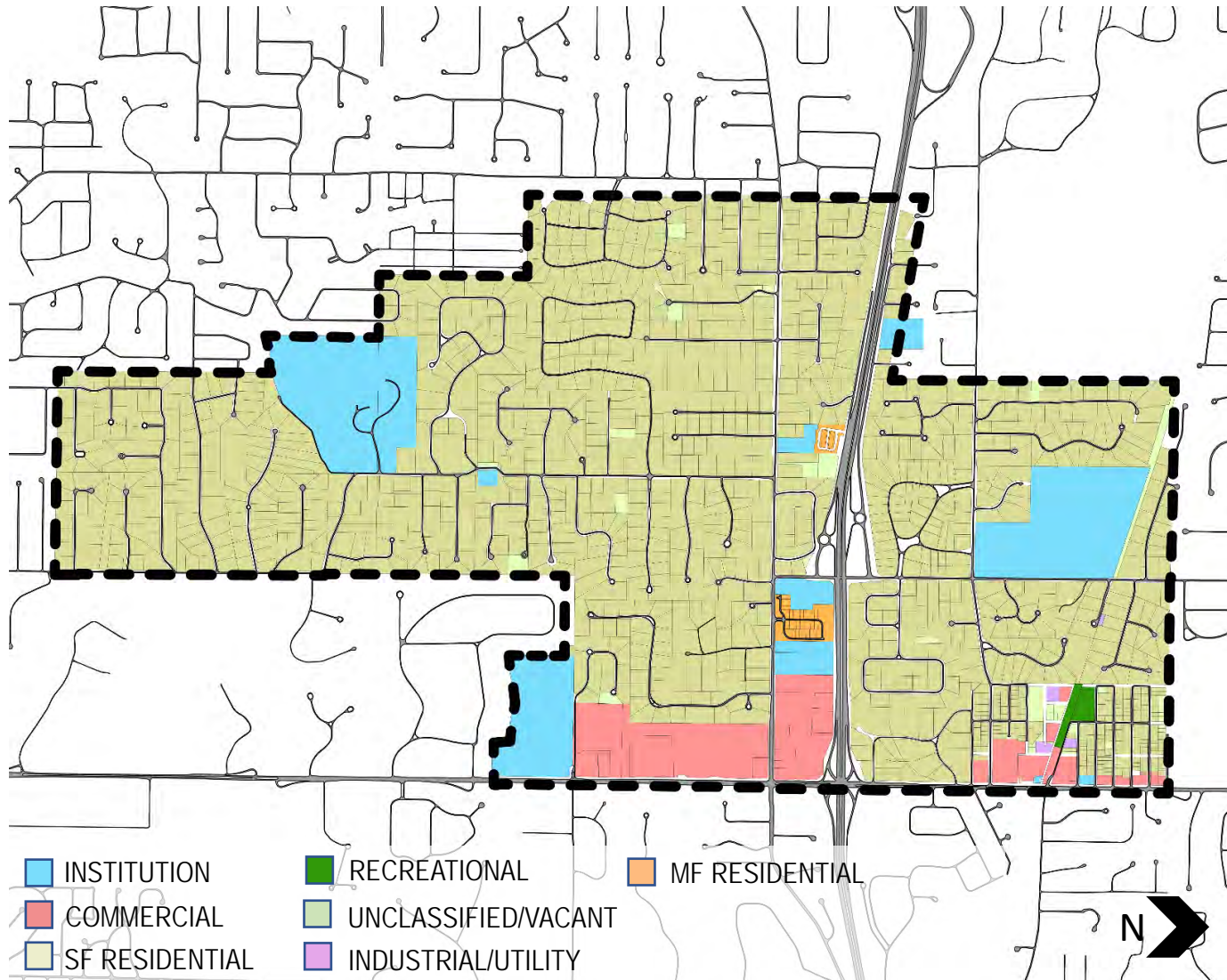
66.5% of land in Frontenac is
open space



ENVIRONMENTAL SCAN

LAND USE, ZONING, & DEVELOPMENT

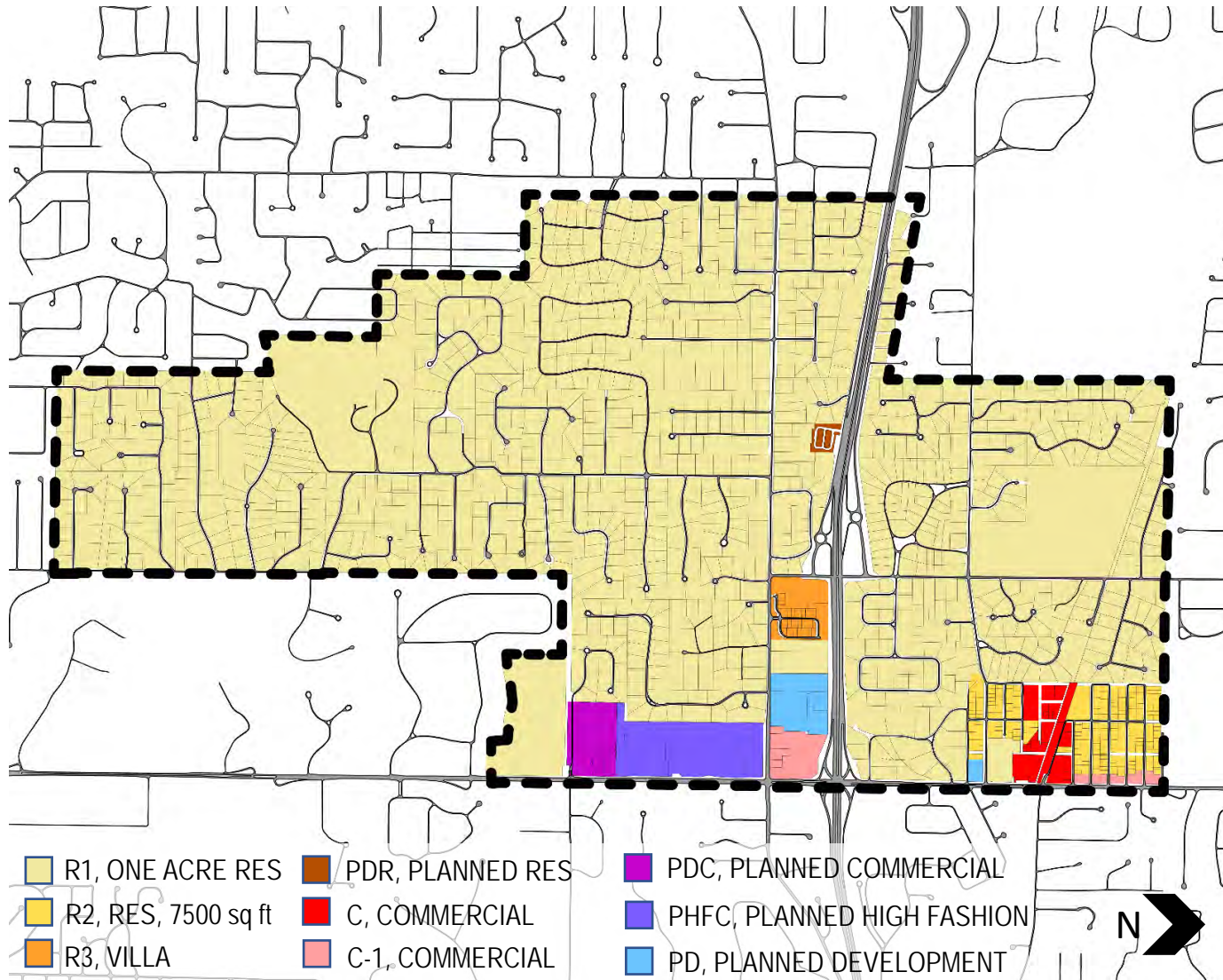
LAND USE & ZONING | PARCEL ANALYSIS



LAND USE MAP

- ▶ 79% of land is single family residential
- ▶ 10% of land is institutional
- ▶ 4% of land is commercial
- ▶ 3.5% of land is vacant/agricultural
- ▶ 2% of land is Multi Family Residential
- ▶ 1% of land is industrial
- ▶ 0.5% of land is recreational

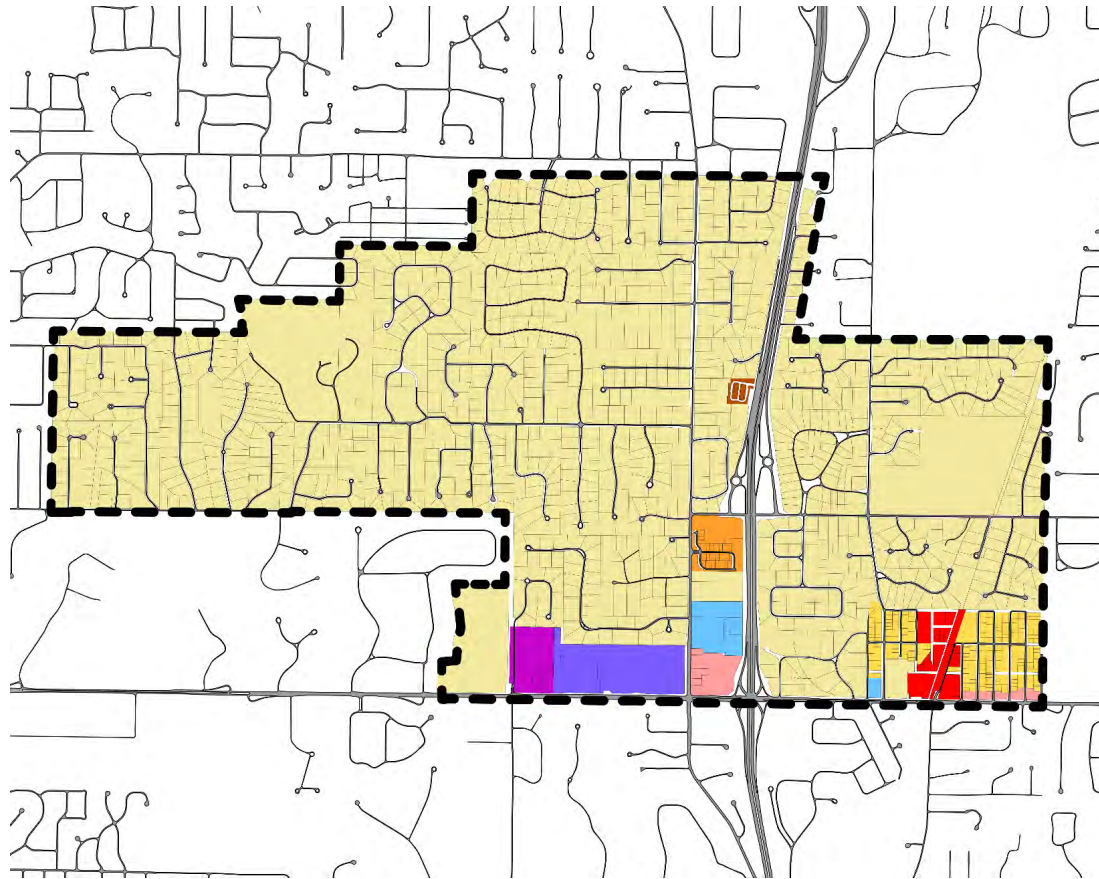
LAND USE & ZONING | PARCEL ANALYSIS



ZONING MAP

- ▶ 78% of Frontenac is zoned for residential 1 acre parcels.
- ▶ Commercial development zoning is concentrated along Lindbergh Blvd.

LAND USE & ZONING | ZONING ANALYSIS

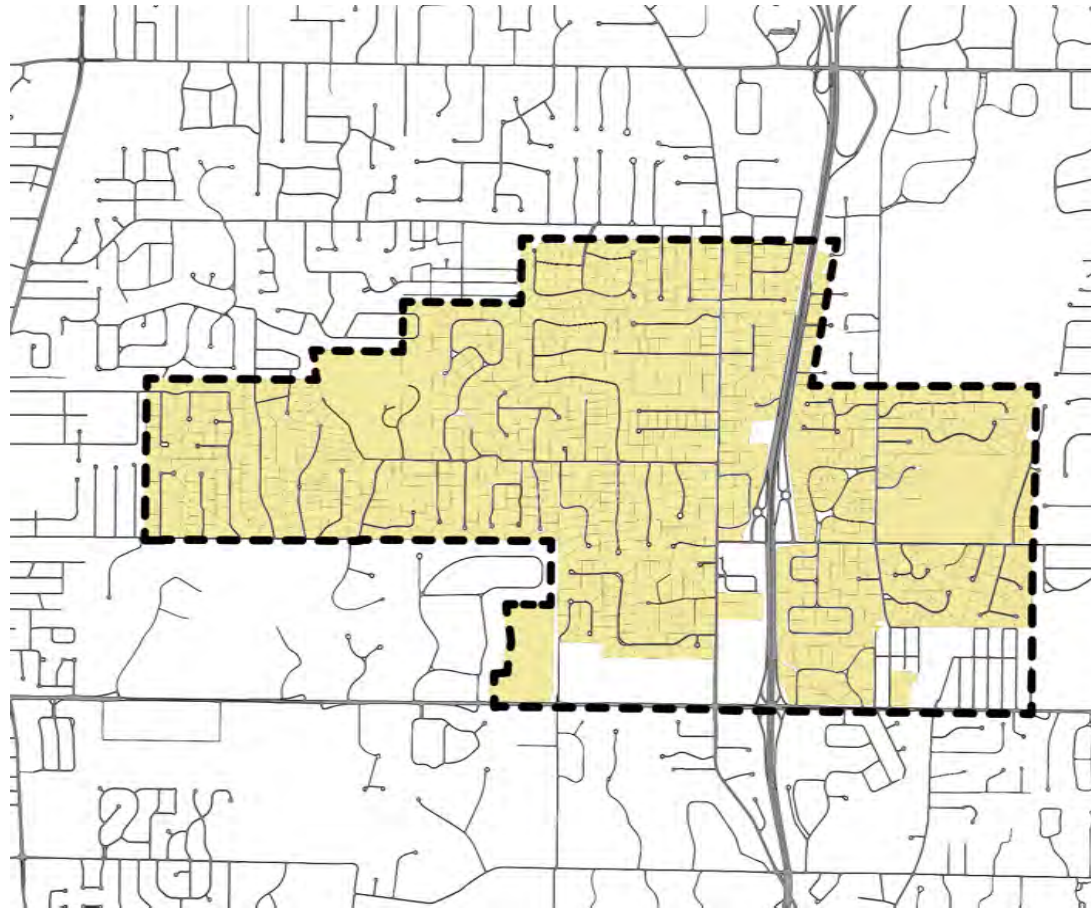


Zones	# BLDGS	BLDG %	SURFACE %	TOTAL BUILT	TOTAL UNBUILT
R1	1314	7.74%	11.73%	19.46%	80.54%
R2	210	22.78%	13.12%	35.89%	64.12%
R3	17	22.36%	17.68%	40.04%	59.96%
PD	10	21.36%	57.07%	78.43%	21.57%
PDR	6	28.81%	15.61%	44.41%	55.59%
PDC	4	13.87%	50.19%	64.06%	35.94%
PHFC	6	20.03%	57.77%	77.80%	22.20%
C1	12	28.6%	50.85%	79.45%	20.55%
C	9	21.92%	37.62%	59.54%	40.46%

- R1, ONE ACRE RES
 PDR, PLANNED RES
 PDC, PLANNED COMMERCIAL
- R2, RES, 7500 sq ft
 C, COMMERCIAL
 PHFC, PLANNED HIGH FASHION
- R3, VILLA
 C-1, COMMERCIAL
 PD, PLANNED DEVELOPMENT



LAND USE & ZONING | ZONING ANALYSIS

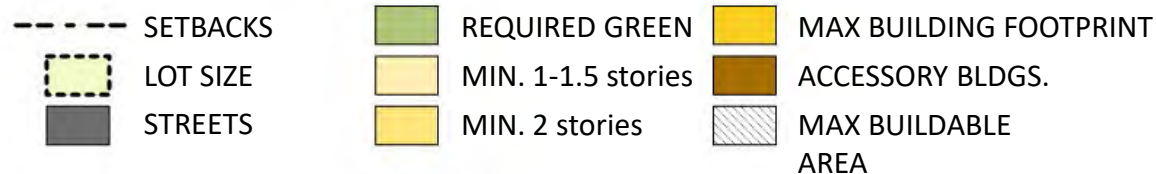
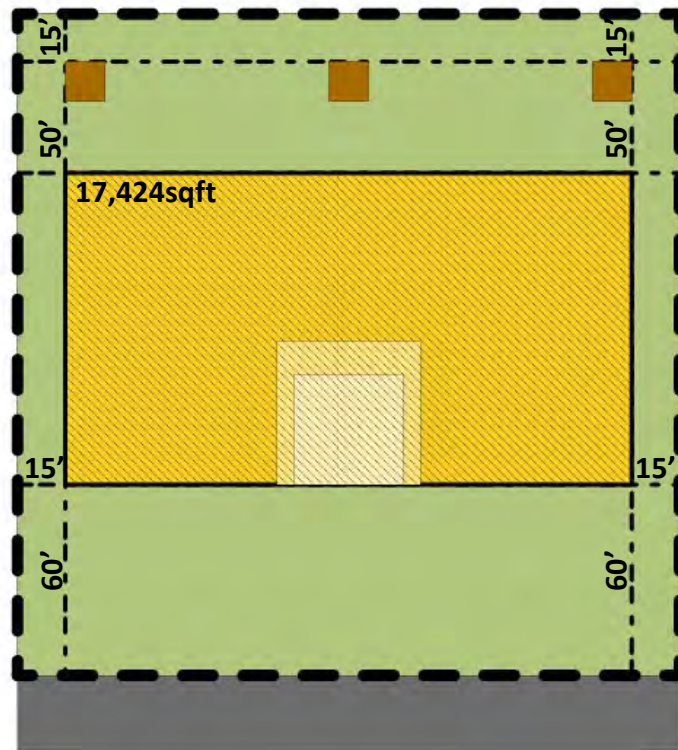


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 PDR, PLANNED RES
 PDC, PLANNED COMMERCIAL
- R2, RES, 7500 sq ft
 C, COMMERCIAL
 PHFC, PLANNED HIGH FASHION
- R3, VILLA
 C-1, COMMERCIAL
 PD, PLANNED DEVELOPMENT



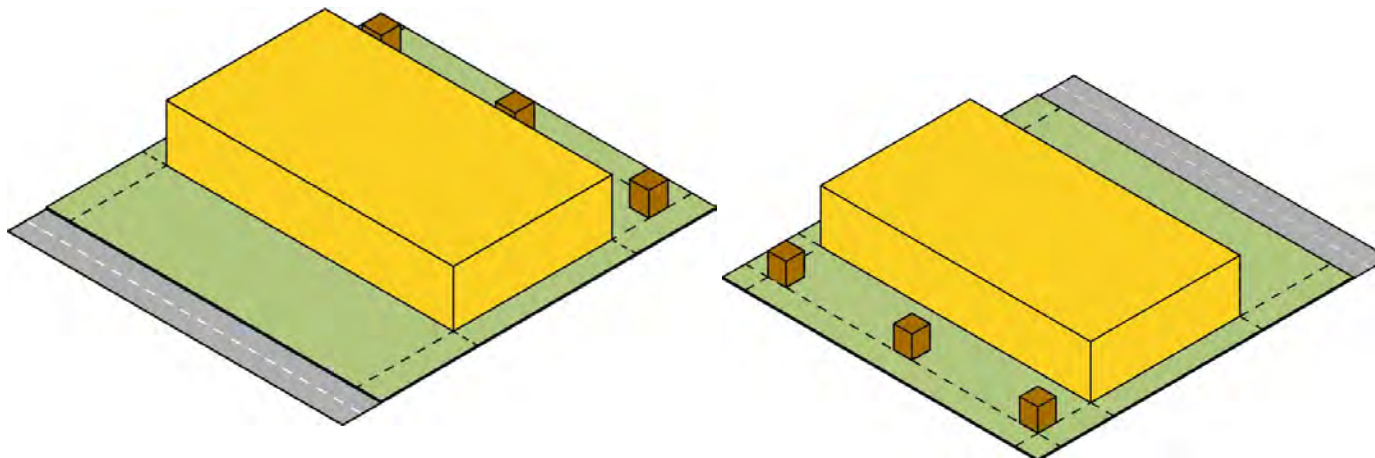
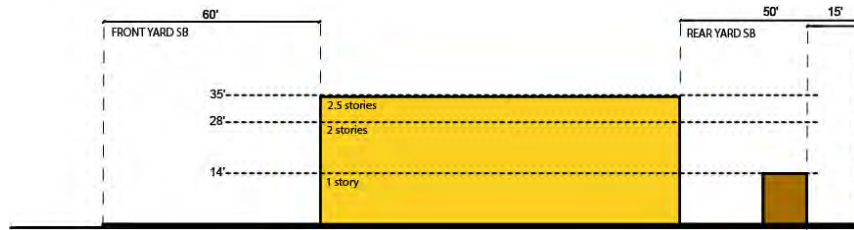
LAND USE & ZONING | ZONING ANALYSIS



R1 – ONE ACRE RESIDENCE

- ▶ Minimum Building Site Area: 1 acre
- ▶ Minimum Green Space: 60%
- ▶ Front yard depth: 60'
- ▶ Width of each side yard: 15'
- ▶ Depth of rear yard: 50'
(but 15' for detached garages and accessory buildings)
- ▶ Minimum Livable Floor Area:
 - ▶ For 1st Floor and 1.5 story residences: 2,000 sq ft
 - ▶ For a split level residence: 2,000 sq ft not including overlapping floor levels
 - ▶ For a 2 story: 2,400 sq ft with not less than 1,200 sq ft on the first floor
 - ▶ A max of 3 accessory buildings not exceeding 150 sq ft ea.
- ▶ Maximum Height: 2.5 stories or 35'

LAND USE & ZONING | ZONING ANALYSIS

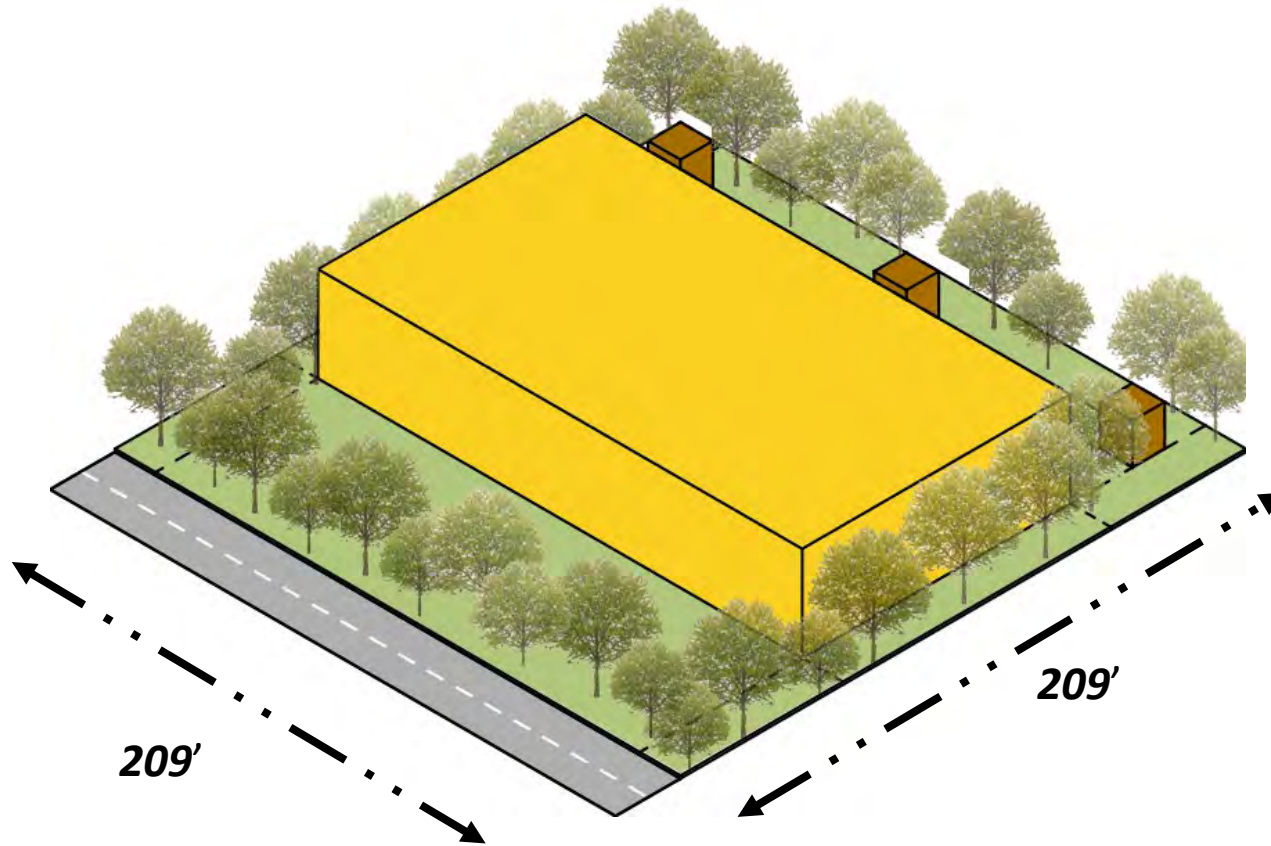


TOTAL ALLOWABLE BUILDING AREA: 34,848 sq ft

R1 – ONE ACRE RESIDENCE

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- ▶ Minimum Green Space: 60%
- ▶ Front yard depth: 60'
- ▶ Width of each side yard: 15'
- ▶ Depth of rear yard: 50'
(but 15' for detached garages and accessory buildings)
- ▶ Minimum Livable Floor Area:
 - ▶ For 1st Floor and 1.5 story residences: 2,000 sq ft
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LAND USE & ZONING | ZONING ANALYSIS

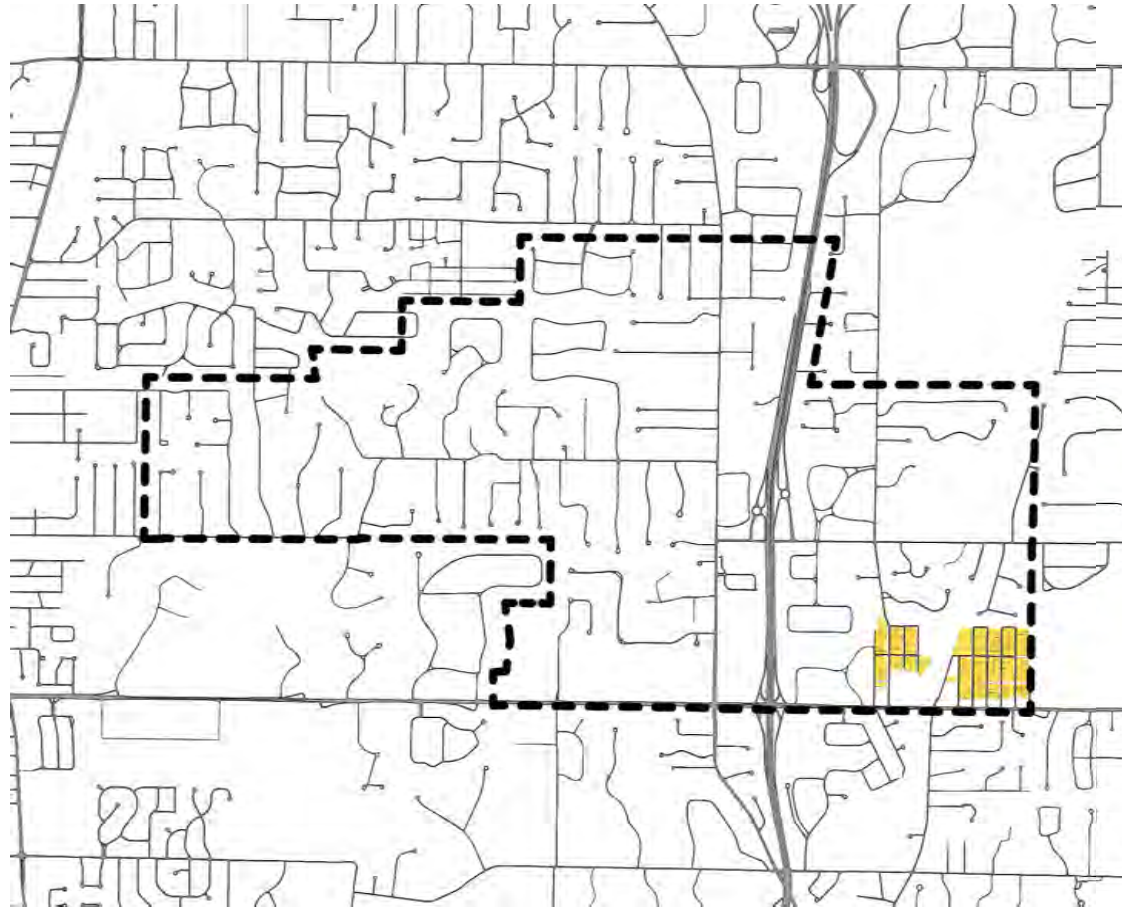


R1 – TREE REQUIREMENTS

- ▶ Landscaping shall, whenever possible create and preserve a visual buffer zone between properties.
- ▶ Landscape shall encompass an entire lot including front, side, and rear yards.
- ▶ Yards bordering streets, residential or private, will be required to install 1 tree per 100' of frontage.
- ▶ 1 canopy tree is required per every 1,000 square feet of lot area.
- ▶ Trees that reach over 25' in height shall not be within 15' of utilities.
- ▶ Existing trees on site may be discounted from the required number of trees.

1 ACRE REQUIRES A MINIMUM 44 TREES

LAND USE & ZONING | ZONING ANALYSIS



Zones	# BLDGS	BLDG %	SURFACE %	TOTAL BUILT	TOTAL UNBUILT
R1	1314	7.74%	11.73%	19.46%	80.54%
R2	210	22.78%	13.12%	35.89%	64.12%
R3	17	22.36%	17.68%	40.04%	59.96%
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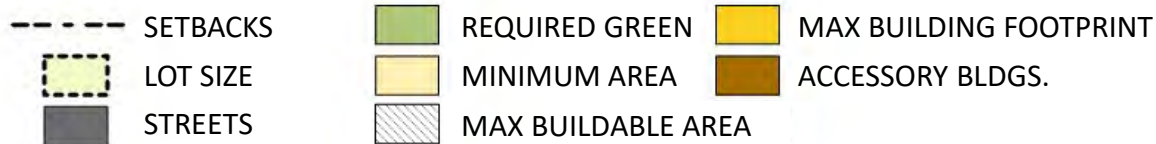
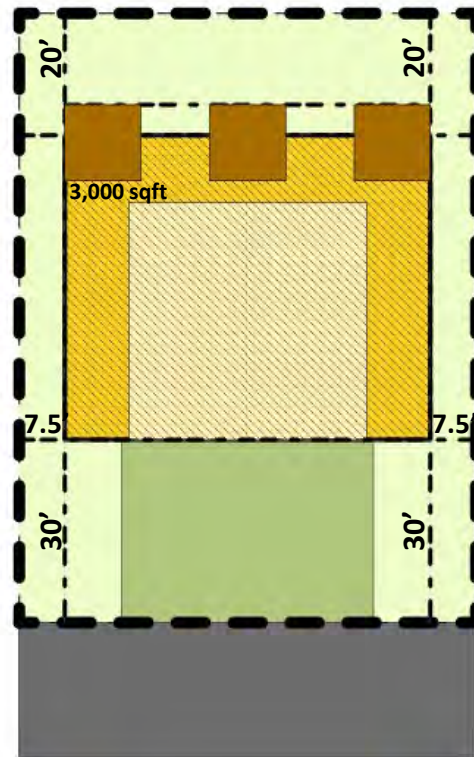
- R1, ONE ACRE RES
 PDR, PLANNED RES
 PDC, PLANNED COMMERCIAL
- R2, RES, 7500 sq ft
 C, COMMERCIAL
 PHFC, PLANNED HIGH FASHION
- R3, VILLA
 C-1, COMMERCIAL
 PD, PLANNED DEVELOPMENT



LAND USE & ZONING | ZONING ANALYSIS

R2 – 7500 SQ FT RESIDENCE

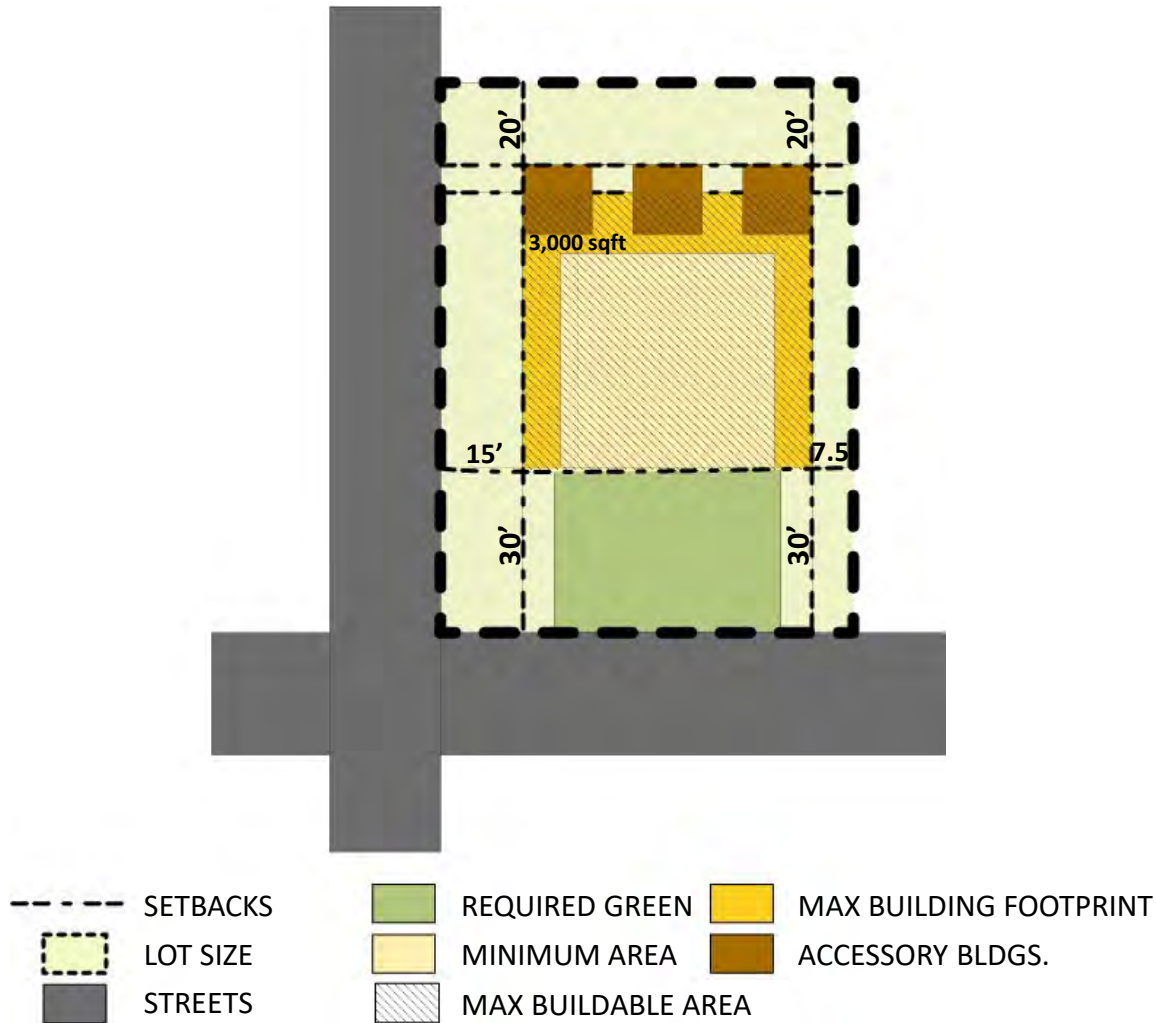
- ▶ Minimum Building Site Area: 7,500 sq ft with a 75' lot width
- ▶ Minimum Green Space: 55% of the required front yard
- ▶ Front yard depth: 30'
- ▶ Width of each side yard: 10% of lot width
- ▶ Depth of rear yard: 20% of lot depth not less than 20'
- ▶ Minimum Livable Floor Area: 1500 sq ft
- ▶ Maximum Height: 2 stories or 30'



LAND USE & ZONING | ZONING ANALYSIS

**R2 – 7500 SQ FT RESIDENCE
(ON A CORNER LOT)**

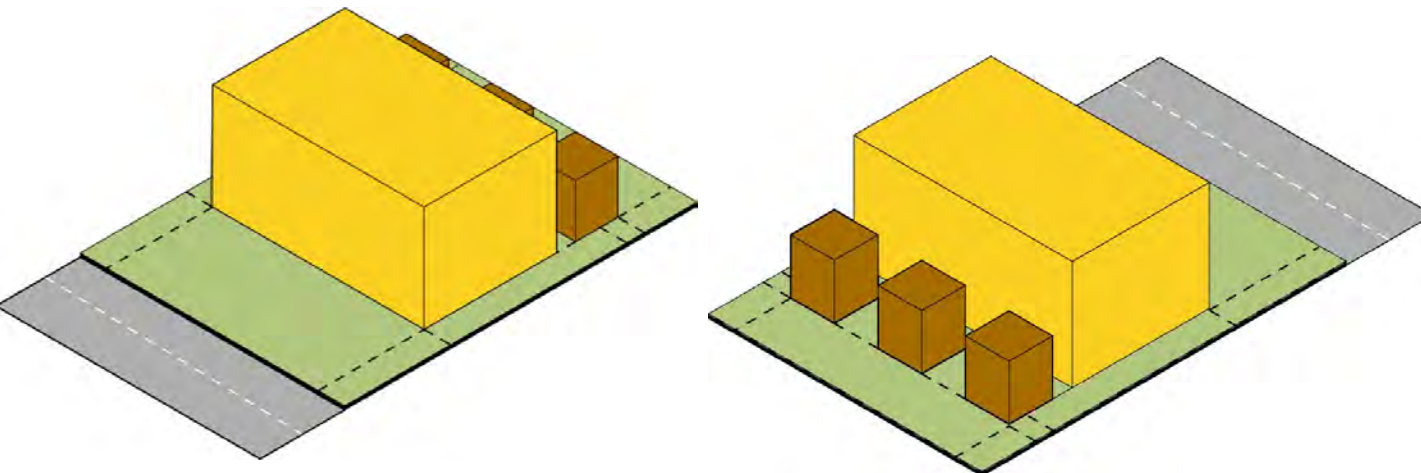
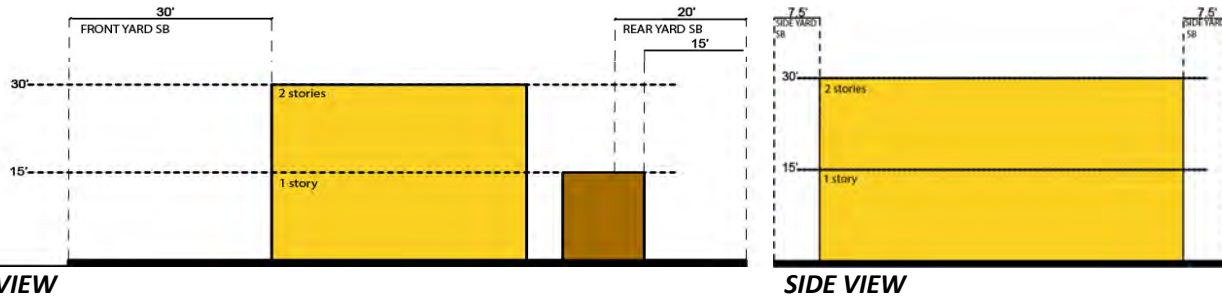
- ▶ Minimum Building Site Area: 7,500 sq ft with a 75' lot width
- ▶ Minimum Green Space: 55% of the required front yard
- ▶ Front yard depth: 30'
- ▶ Width of each side yard: 20% of lot width
 - ▶ Cannot exceed front yard
 - ▶ A 3' yard is required for a 25' frontage lot
- ▶ Depth of rear yard: 20%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



LAND USE & ZONING | ZONING ANALYSIS

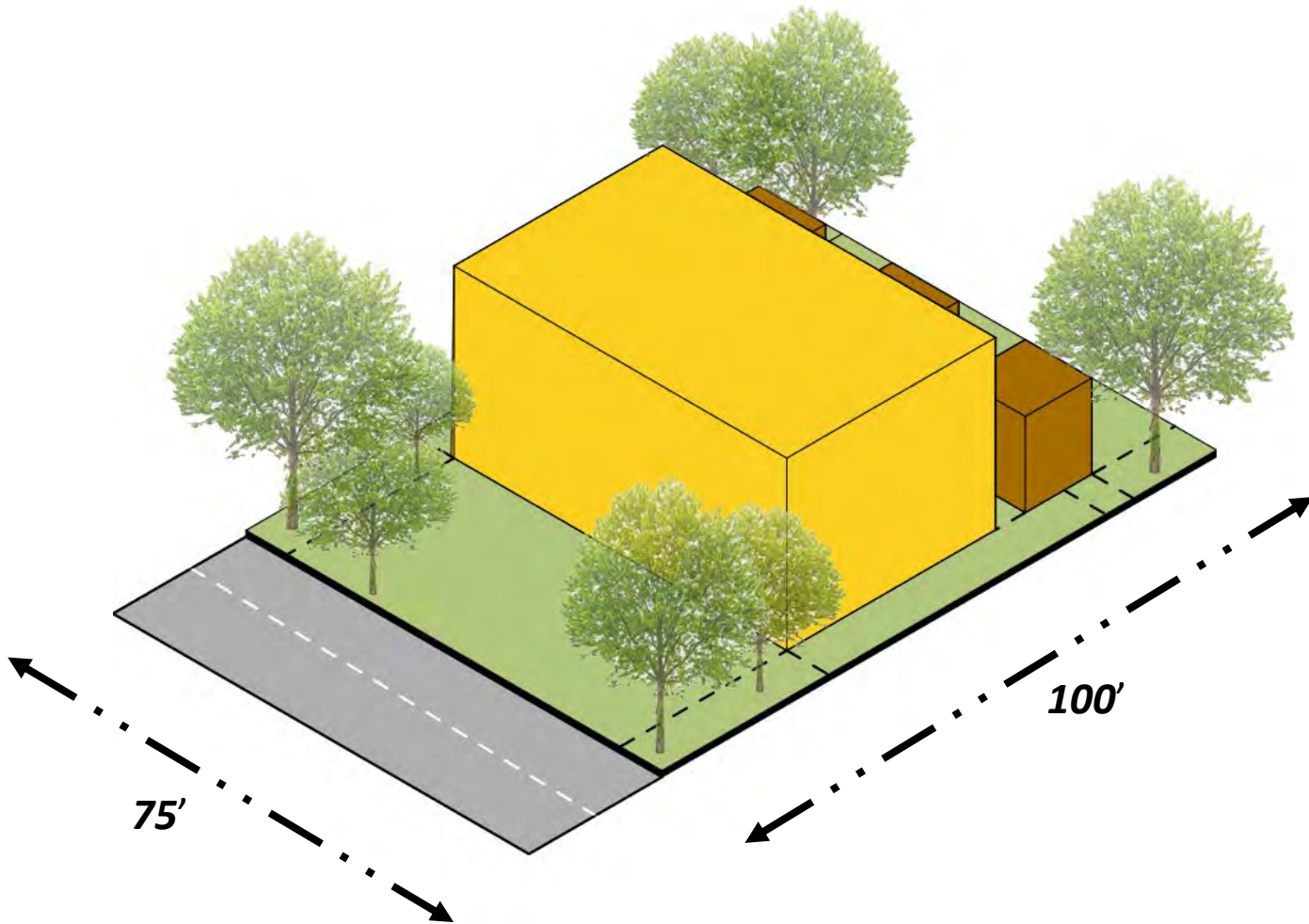
R2 – 7500 SQ FT RESIDENCE

- ▶ 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

LAND USE & ZONING | ZONING ANALYSIS

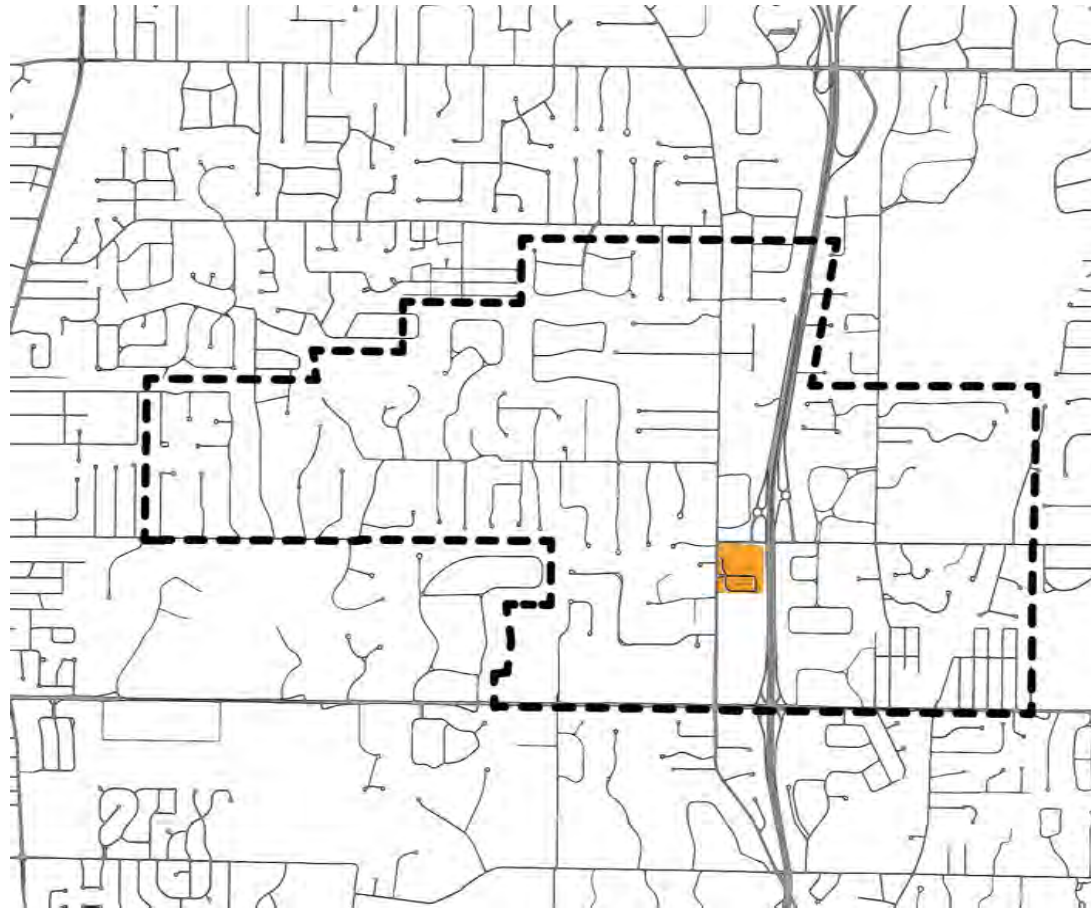


R2 – TREE REQUIREMENTS

- ▶ Landscaping shall, whenever possible create and preserve a visual buffer zone between properties.
- ▶ Landscape shall encompass an entire lot including front, side, and rear yards.
- ▶ Yards bordering streets, residential or private, will be required to install 1 tree per 100' of frontage.
- ▶ 1 canopy tree is required per every 1,000 square feet of lot area.
- ▶ Trees that reach over 25' in height shall not be within 15' of utilities.
- ▶ Existing trees on site may be discounted from the required number of trees.

7500 SQ FT REQUIRES A MINIMUM 8 TREES

LAND USE & ZONING | ZONING ANALYSIS



Zones	# BLDGS	BLDG %	SURFACE %	TOTAL BUILT	TOTAL UNBUILT
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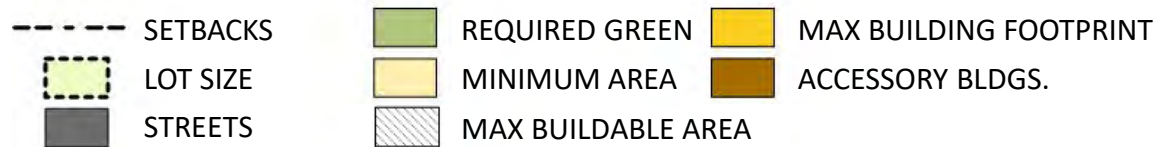
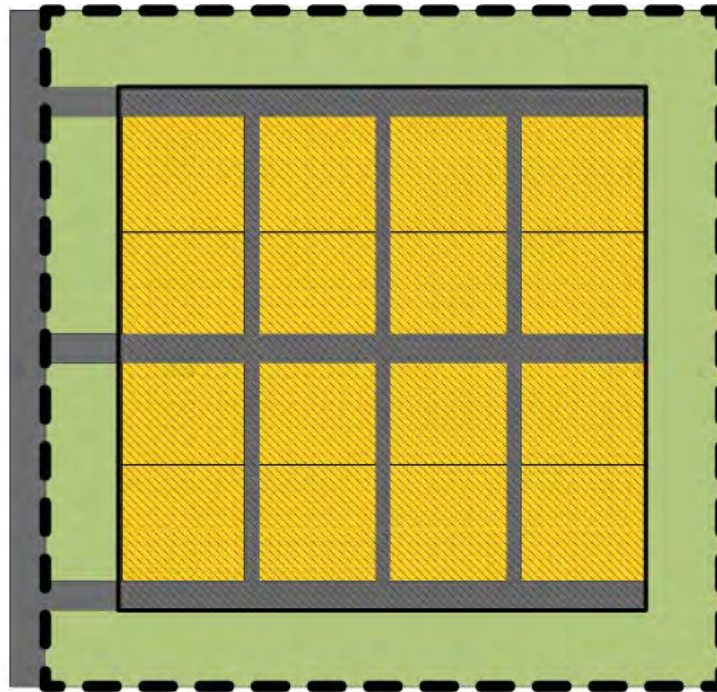
- R1, ONE ACRE RES
 PDR, PLANNED RES
 PDC, PLANNED COMMERCIAL
- R2, RES, 7500 sq ft
 C, COMMERCIAL
 PHFC, PLANNED HIGH FASHION
- R3, VILLA
 C-1, COMMERCIAL
 PD, PLANNED DEVELOPMENT



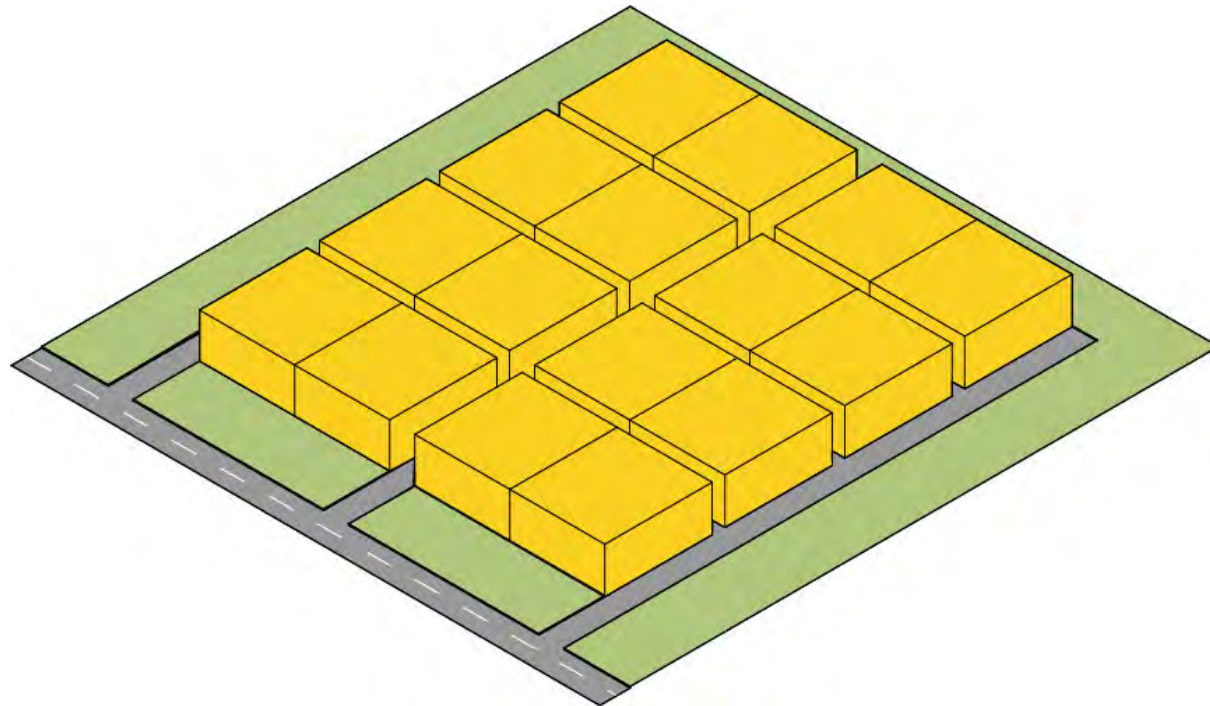
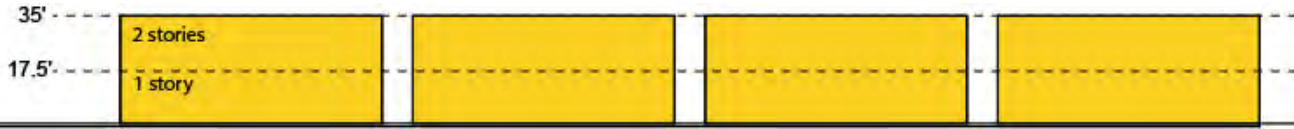
LAND USE & ZONING | ZONING ANALYSIS

R3 – VILLA RESIDENCE

- ▶ Minimum Building Site Area: 5 acres
- ▶ No minimum floor or yard requirements specified
- ▶ Minimum Green Space: Not less than 40% of the development area
- ▶ Maximum Height: 2 stories or 35' whichever is less
- ▶ Density of the site cannot exceed 3.5 units per acre of land with no more than 2 units per 1 structure
 - ▶ 17.5 units per 5 acres or 8.75 buildings



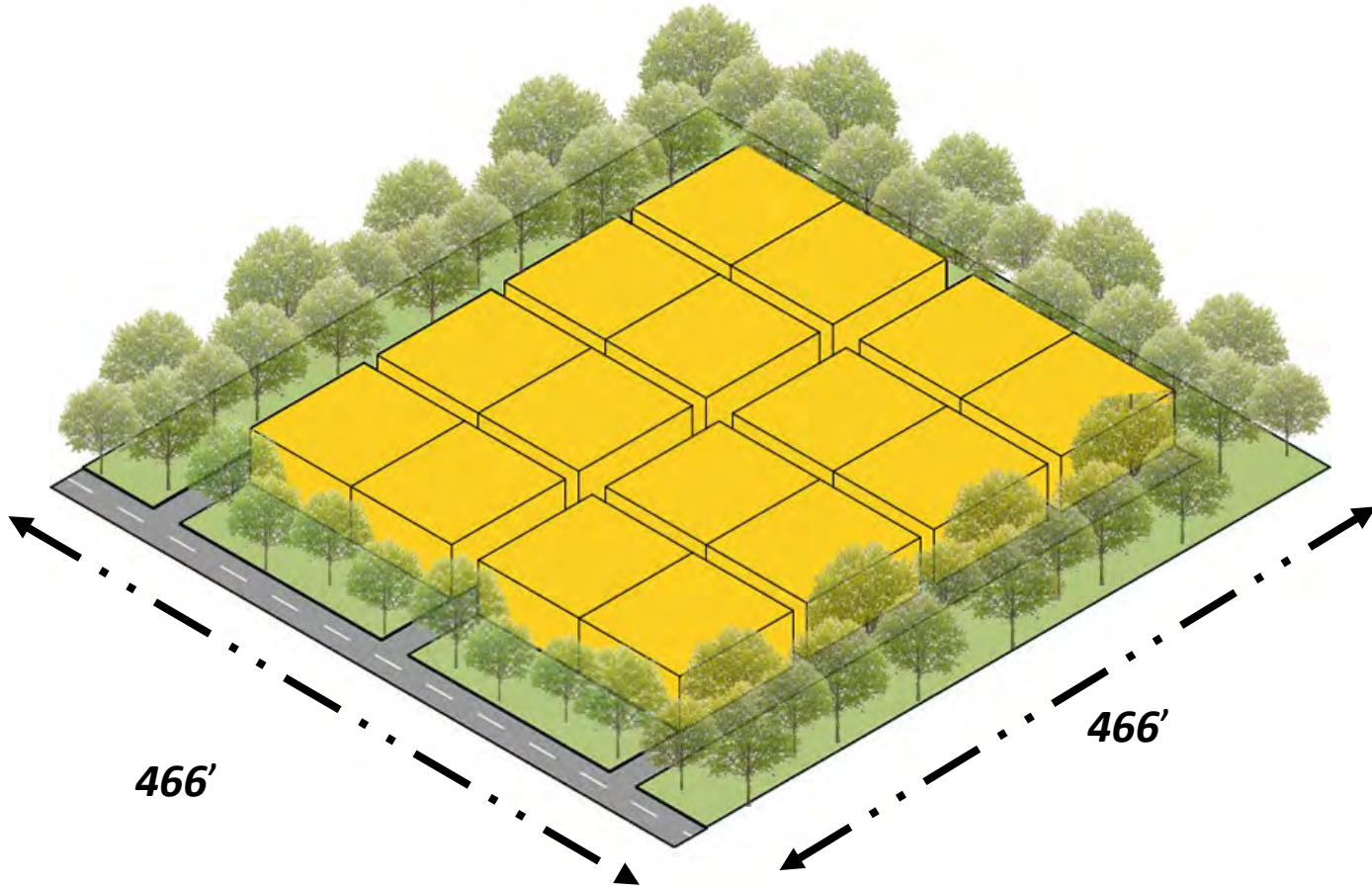
LAND USE & ZONING | PARCEL ANALYSIS



R3 – VILLA RESIDENCE

- ▶ Minimum Building Site Area: 5 acres
- ▶ No minimum floor or yard requirements specified
- ▶ Minimum Green Space: Not less than 40% of the development area
- ▶ Maximum Height: 2 stories or 35' whichever is less
- ▶ Density of the site cannot exceed 3.5 units per acre of land with no more than 2 units per 1 structure
 - ▶ 17.5 units per 5 acres or 8.75 buildings

LAND USE & ZONING | ZONING ANALYSIS

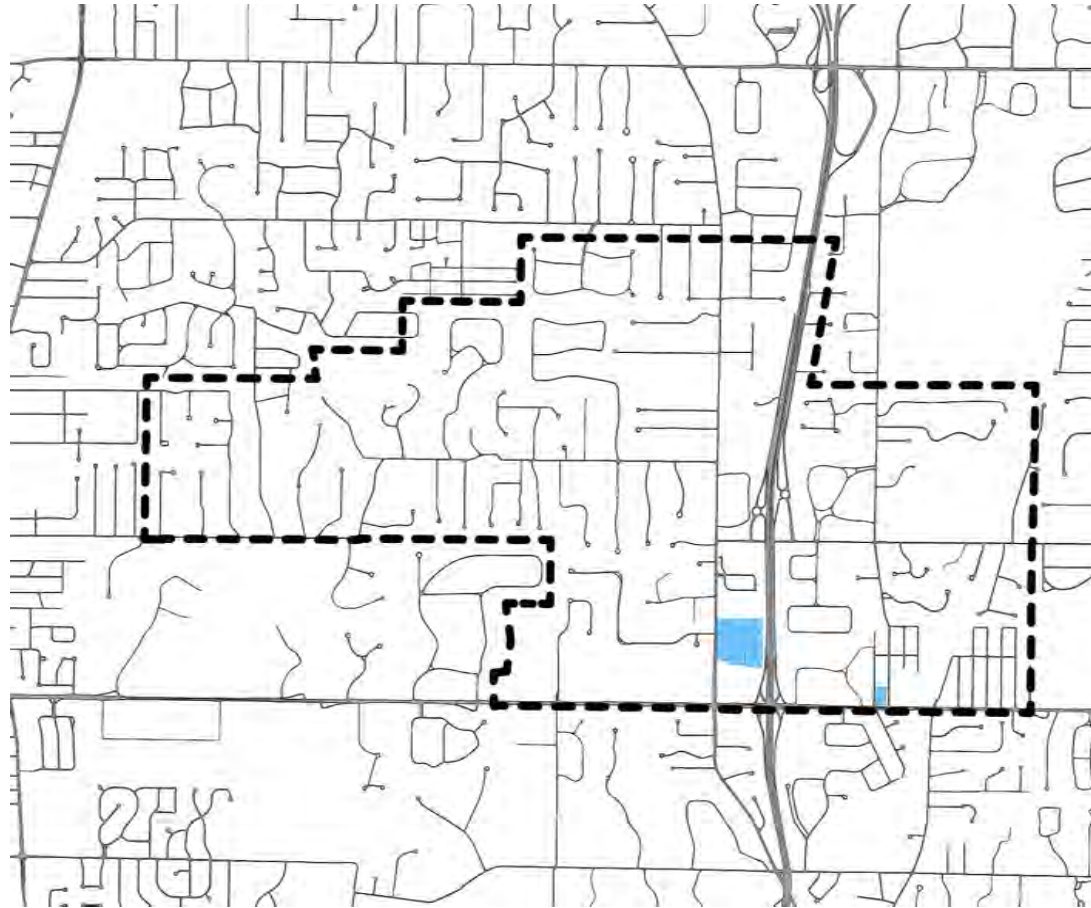


R3 – TREE REQUIREMENTS

- ▶ Landscaping shall, whenever possible create and preserve a visual buffer zone between properties.
- ▶ Landscape shall encompass an entire lot including front, side, and rear yards.
- ▶ Yards bordering streets, residential or private, will be required to install 1 tree per 100' of frontage.
- ▶ 1 canopy tree is required per every 1,000 square feet of lot area.
- ▶ Trees that reach over 25' in height shall not be within 15' of utilities.
- ▶ Existing trees on site may be discounted from the required number of trees.

5 ACRES REQUIRES A MINIMUM 218 TREES

LAND USE & ZONING | ZONING ANALYSIS

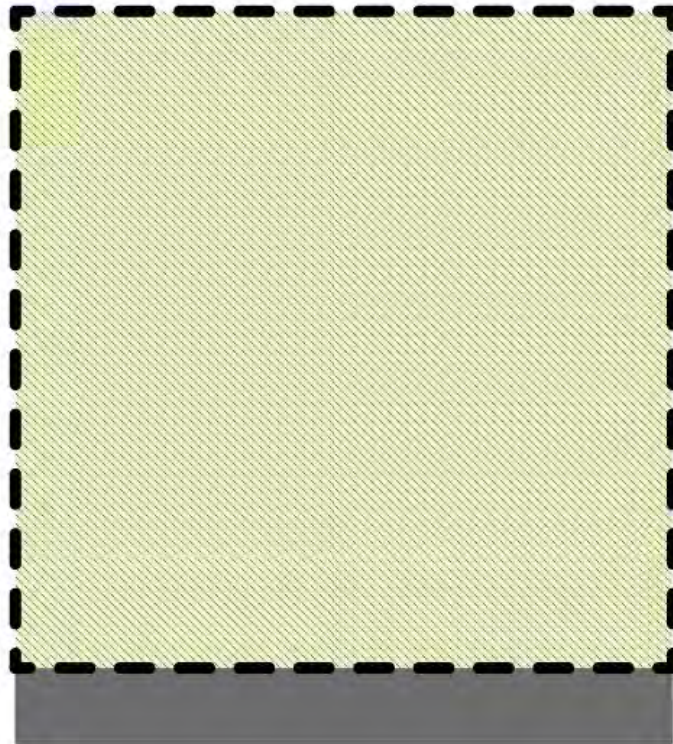



Zones	# BLDGS	BLDG %	SURFACE %	TOTAL BUILT	TOTAL UNBUILT
R1	1314	7.74%	11.73%	19.46%	80.54%
R2	210	22.78%	13.12%	35.89%	64.12%
R3	17	22.36%	17.68%	40.04%	59.96%
PD	10	21.36%	57.07%	78.43%	21.57%
PDR	6	28.81%	15.61%	44.41%	55.59%
PDC	4	13.87%	50.19%	64.06%	35.94%
PHFC	6	20.03%	57.77%	77.80%	22.20%
C1	12	28.6%	50.85%	79.45%	20.55%
C	9	21.92%	37.62%	59.54%	40.46%

- R1, ONE ACRE RES
 PDR, PLANNED RES
 PDC, PLANNED COMMERCIAL
- R2, RES, 7500 sq ft
 C, COMMERCIAL
 PHFC, PLANNED HIGH FASHION
- R3, VILLA
 C-1, COMMERCIAL
 PD, PLANNED DEVELOPMENT



LAND USE & ZONING | ZONING ANALYSIS

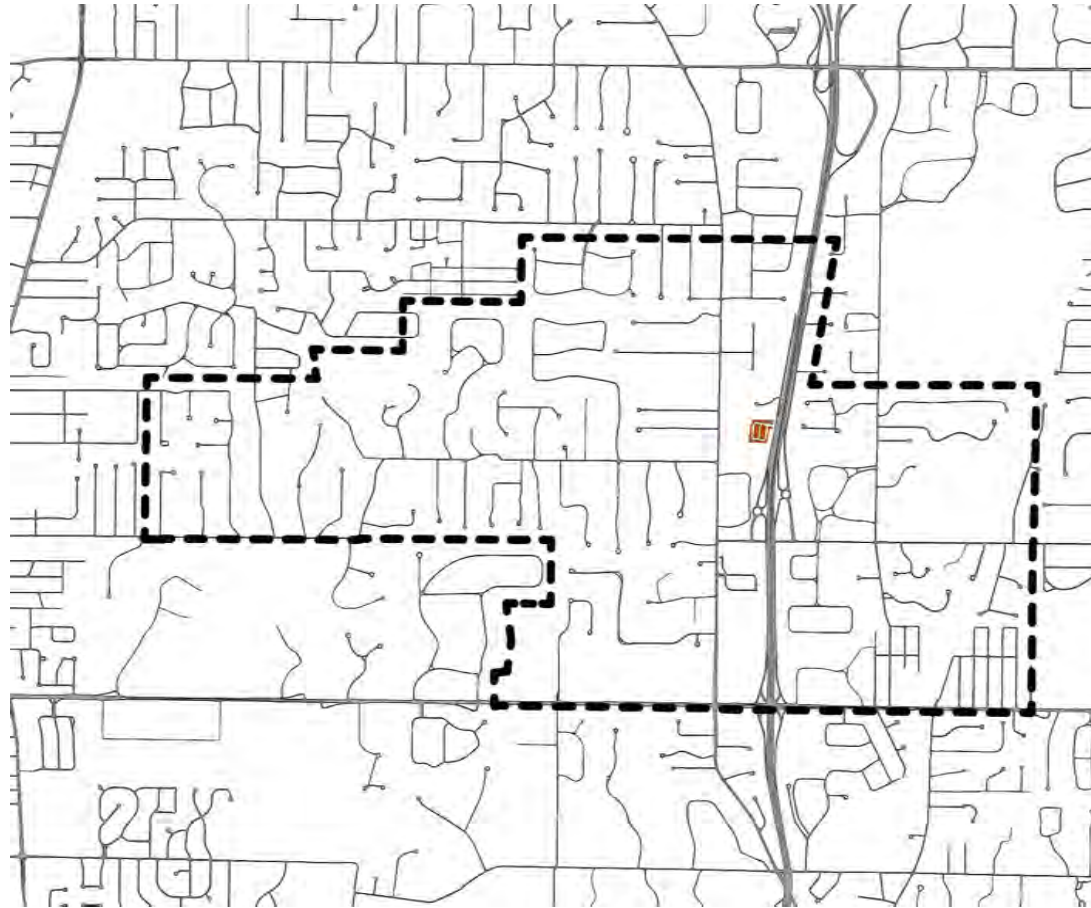


-  SETBACKS
-  LOT SIZE
-  STREETS
-  MAX BUILDABLE AREA

PD – PLANNED DEVELOPMENT (MIX)

- ▶ Minimum Building Site Area: 1 acre
- ▶ Planned Developments are at the discretion of the city and provide flexibility of design possibilities to add public benefits to the city.
- ▶ Allowable Uses:
 - ▶ Single family detached
 - ▶ Single family attached
 - ▶ Retail/sales
 - ▶ Commercial Uses for mixed res/comm development

LAND USE & ZONING | ZONING ANALYSIS

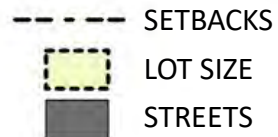


Zones	# BLDGS	BLDG %	SURFACE %	TOTAL BUILT	TOTAL UNBUILT
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C	9	21.92%	37.62%	59.54%	40.46%

- R1, ONE ACRE RES
 PDR, PLANNED RES
 PDC, PLANNED COMMERCIAL
- R2, RES, 7500 sq ft
 C, COMMERCIAL
 PHFC, PLANNED HIGH FASHION
- R3, VILLA
 C-1, COMMERCIAL
 PD, PLANNED DEVELOPMENT



LAND USE & ZONING | ZONING ANALYSIS

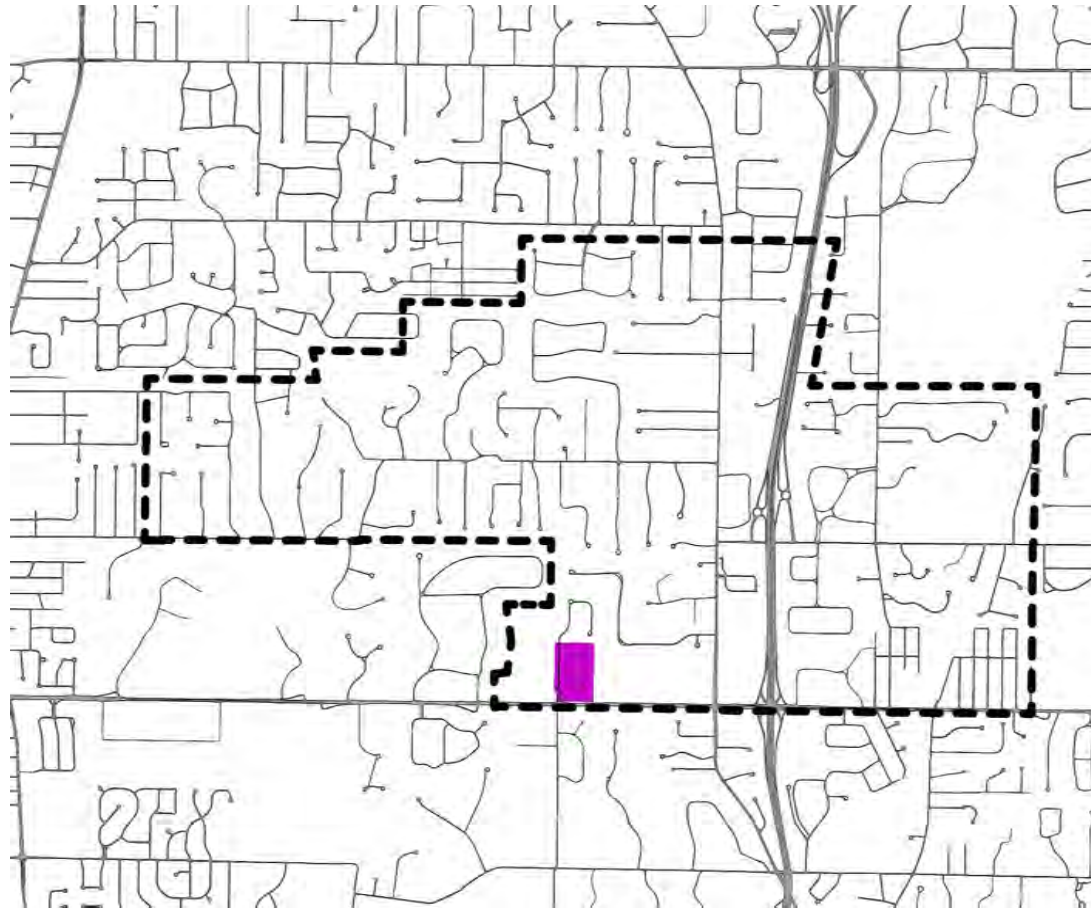


 MAX BUILDABLE AREA

PDR – PLANNED RESIDENTIAL

- ▶ Minimum Building Site Area: 1 acre
- ▶ Planned Developments are at the discretion of the city and provide flexibility of design possibilities to add public benefits to the city.
- ▶ Allowable Uses:
 - ▶ Single family attached
 - ▶ Single Family detached

LAND USE & ZONING | ZONING ANALYSIS



Zones	# BLDGS	BLDG %	SURFACE %	TOTAL BUILT	TOTAL UNBUILT
R1	1314	7.74%	11.73%	19.46%	80.54%
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- R1, ONE ACRE RES
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 PDC, PLANNED COMMERCIAL
- R2, RES, 7500 sq ft
 C, COMMERCIAL
 PHFC, PLANNED HIGH FASHION
- R3, VILLA
 C-1, COMMERCIAL
 PD, PLANNED DEVELOPMENT



LAND USE & ZONING | ZONING ANALYSIS



- SETBACKS
- LOT SIZE
- STREETS
- ▨ MAX BUILDABLE AREA

PDC – PLANNED COMMERCIAL

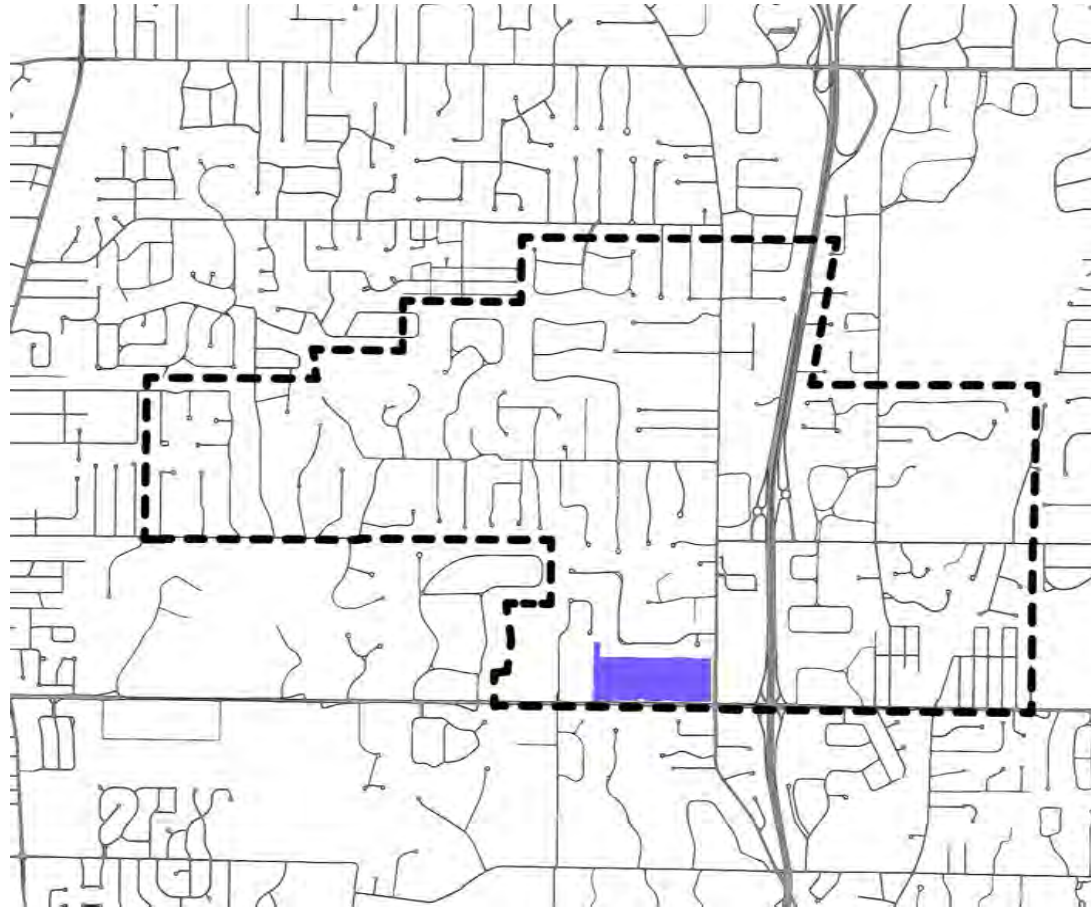
- ▶ Minimum Building Site Area: 1 acre
- ▶ Planned Developments are at the discretion of the city and provide flexibility of design possibilities to add public benefits to the city.
- ▶ Allowable Uses:
 - ▶ Retail Sales of High Quality Goods
 - ▶ Commercial Uses complementary to uses
 - ▶ Sit down full service restaurants no drive throughs

LAND USE & ZONING | ZONING ANALYSIS

Planned Developments must meet at least three of the following categories:

- ▶ Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property.
- ▶ Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
- ▶ Combination and coordination of architectural styles, building forms and building relationships covering different phases within a single development project.
- ▶ Diversification in the uses permitted and variation in the relationship of uses, structures, open space and height of structures in developments intended as cohesive, unified projects.
- ▶ Use of design, landscape or architectural features to create a pleasing environment.
- ▶ Inclusion of special features.
- ▶ Functional and beneficial uses of open space areas.
- ▶ Preservation of natural features of a development site.
- ▶ Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.
- ▶ Elimination of deteriorated structures or incompatible uses through redevelopment or rehabilitation.
- ▶ Rational and economic development in relation to public services.
- ▶ Efficient and effective traffic circulation, both within and adjacent to the development site.
- ▶ Facilitate implementation of the recommendations of the Comprehensive Plan, where applicable.

LAND USE & ZONING | ZONING ANALYSIS



Zones	# BLDGS	BLDG %	SURFACE %	TOTAL BUILT	TOTAL UNBUILT
R1	1314	7.74%	11.73%	19.46%	80.54%
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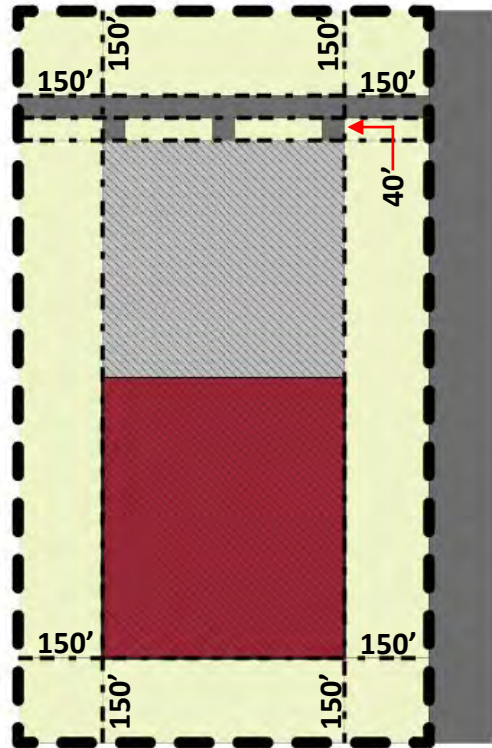
- R1, ONE ACRE RES
 PDR, PLANNED RES
 PDC, PLANNED COMMERCIAL
- R2, RES, 7500 sq ft
 C, COMMERCIAL
 PHFC, PLANNED HIGH FASHION
- R3, VILLA
 C-1, COMMERCIAL
 PD, PLANNED DEVELOPMENT



LAND USE & ZONING | ZONING ANALYSIS

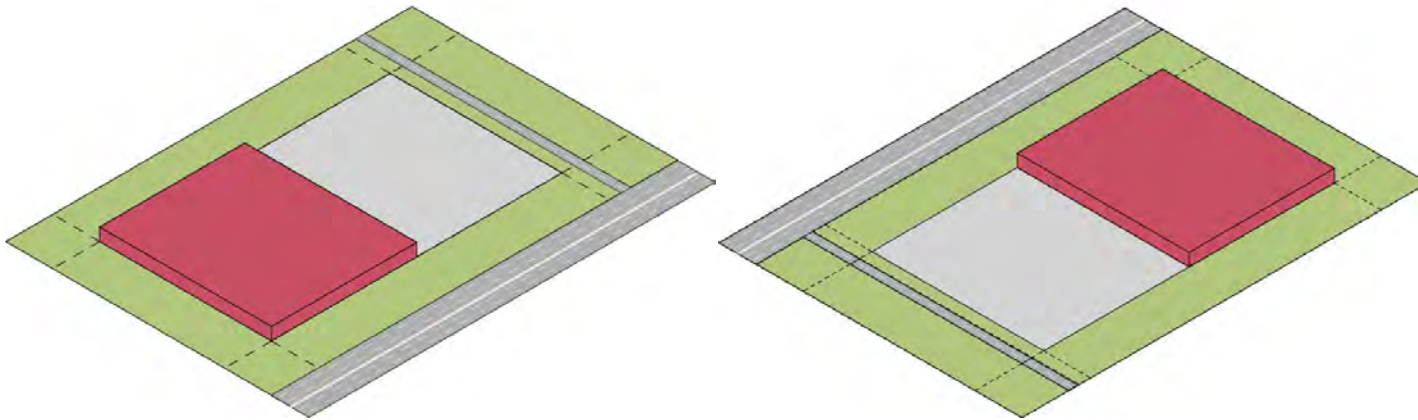
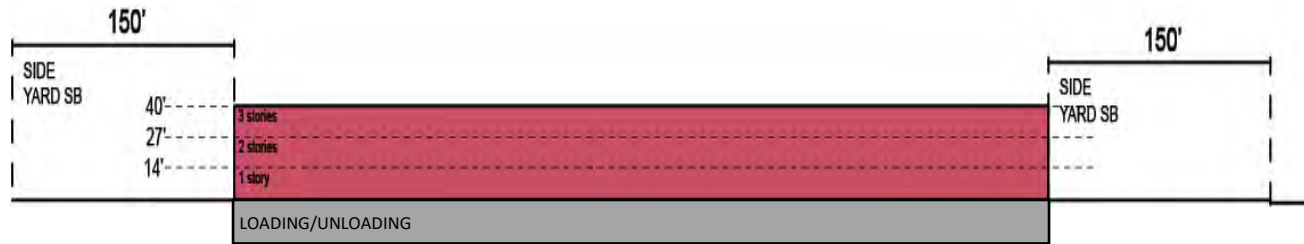
PHFC – PLANNED HIGH FASHION

- ▶ 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
- ▶ No building within 40’ of any major access drive serving the project
- ▶ Off street parking abutting residential must maintain a 20’ setback with landscaping
- ▶ Maximum Height: 3 stories or 40’
- ▶ All loading zones must be below grade
- ▶ Parking required at 1 per each 200 sq ft of floor area



	SETBACKS		REQUIRED GREEN		PARKING
	LOT SIZE		MAX BUILDING FOOTPRINT		
	STREETS		MAX BUILDABLE AREA		

LAND USE & ZONING | ZONING ANALYSIS



PHFC - OUTPARCELS

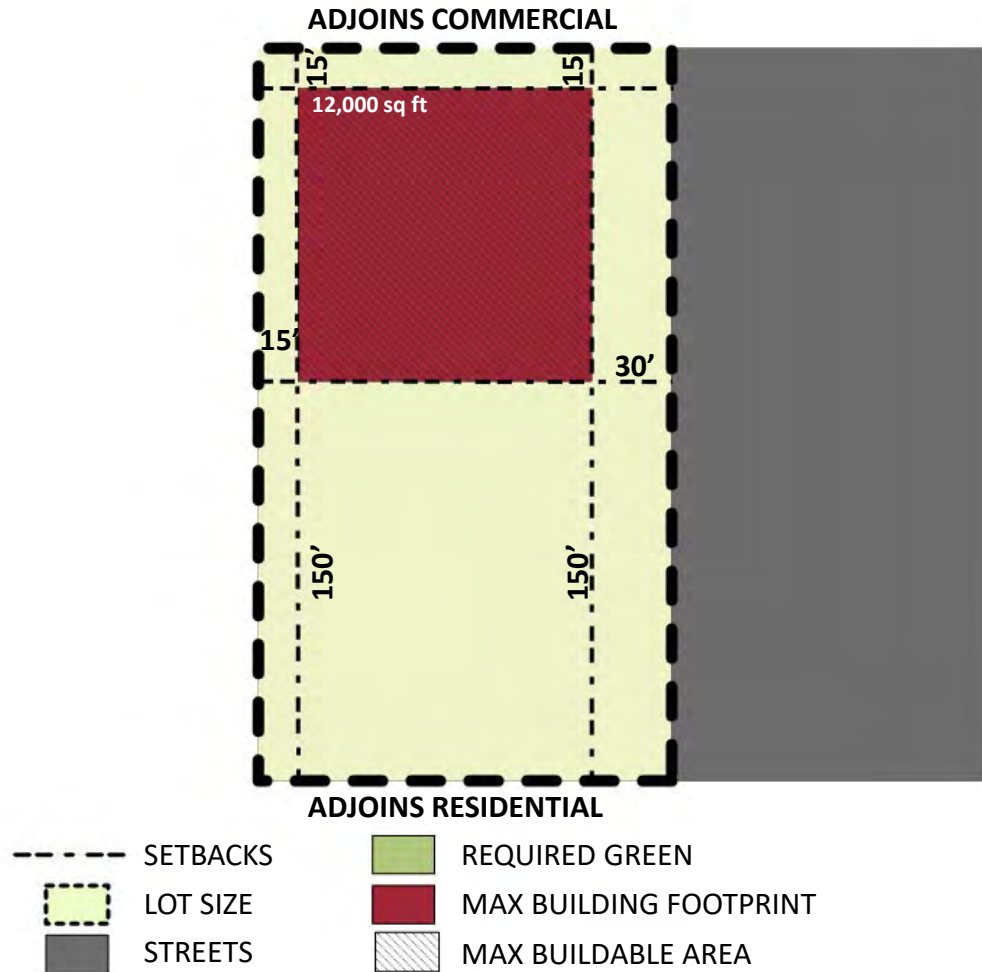
- ▶ Minimum Building Site Area: None
- ▶ Minimum Green Space: Tree preservation plan and landscape plans must be submitted and approved by city
- ▶ No building within 150' of any boundary of the project
- ▶ No building within 40' of any major access drive serving the project
- ▶ Off street parking abutting residential must maintain a 20' setback with landscaping
- ▶ Maximum Height: 3 stories or 40'
- ▶ All loading zones must be below grade
- ▶ Parking required at 1 per each 200 sq ft of floor area

TOTAL ALLOWABLE BUILDING AREA: VARIES DEPENDING ON LOT SIZE

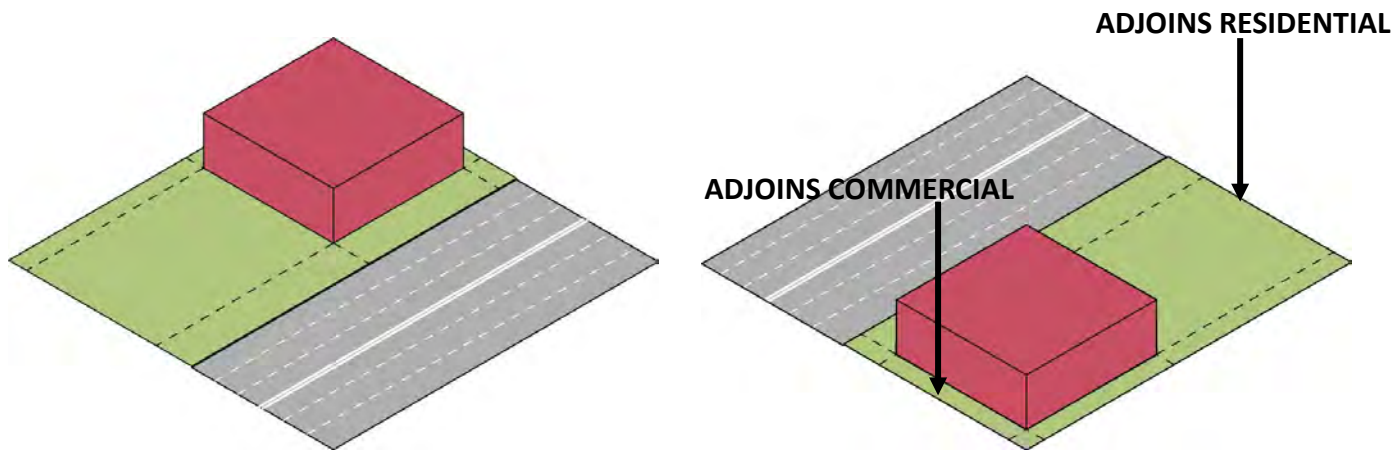
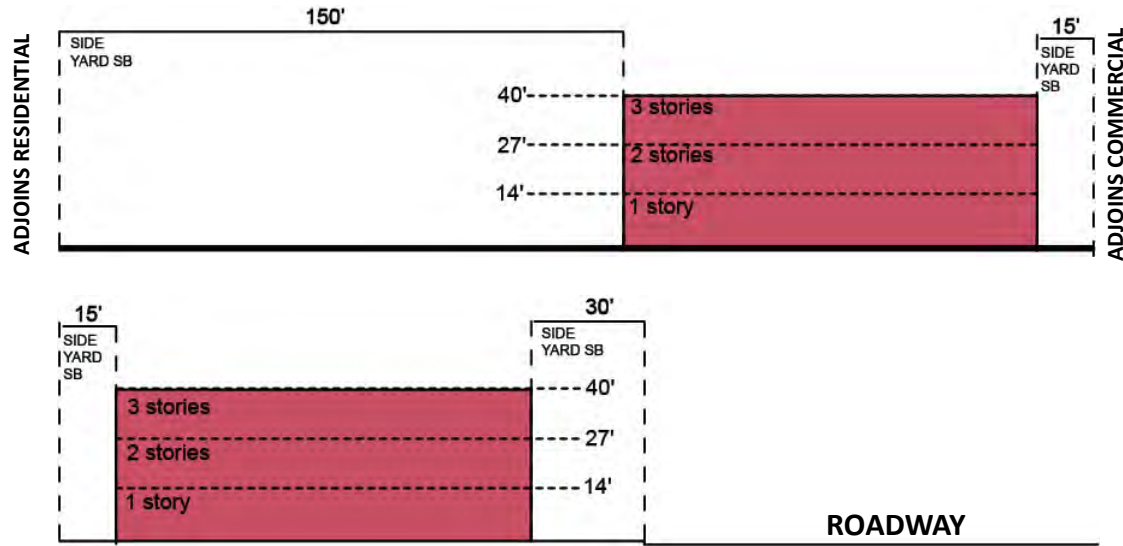
LAND USE & ZONING | ZONING ANALYSIS

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'



LAND USE & ZONING | ZONING ANALYSIS

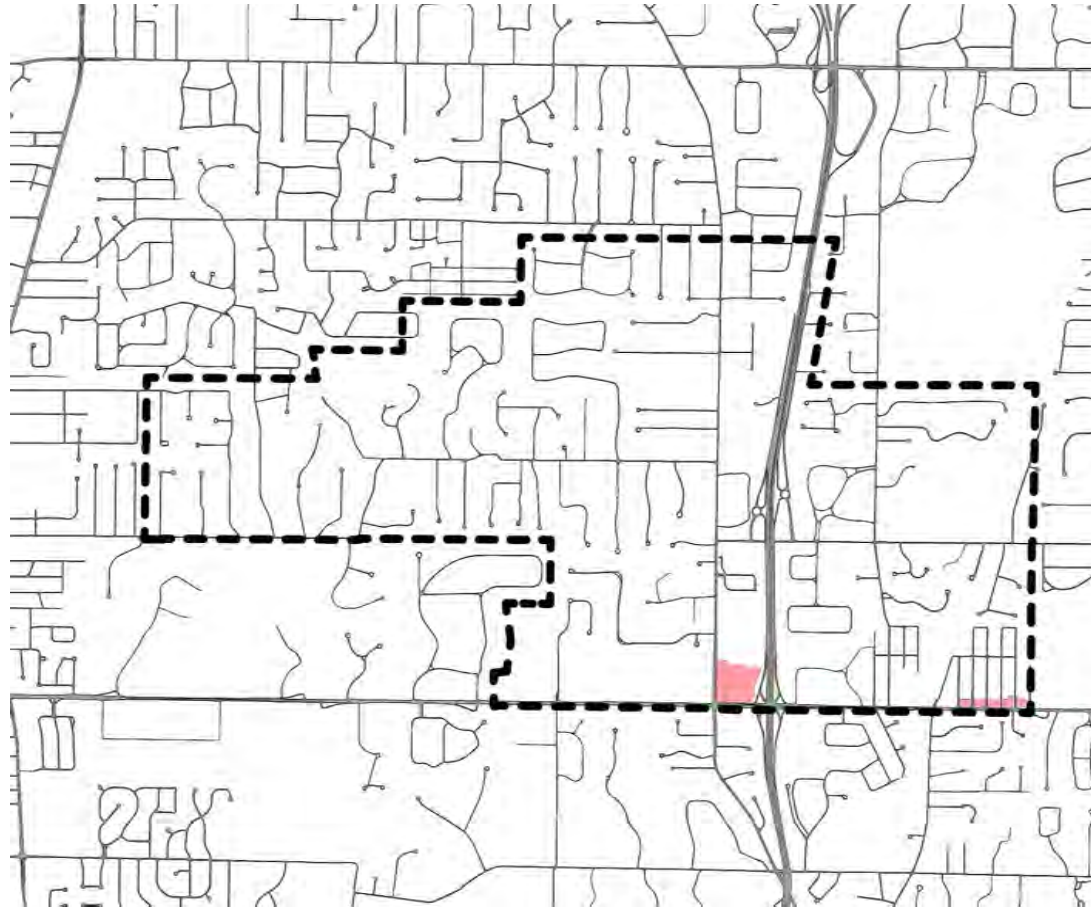


PHFC – OUTPARCELS

- ▶ 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

LAND USE & ZONING | ZONING ANALYSIS

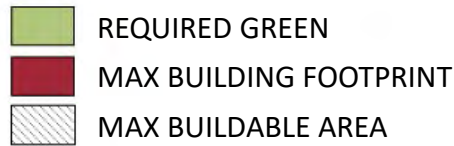
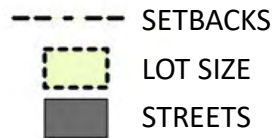
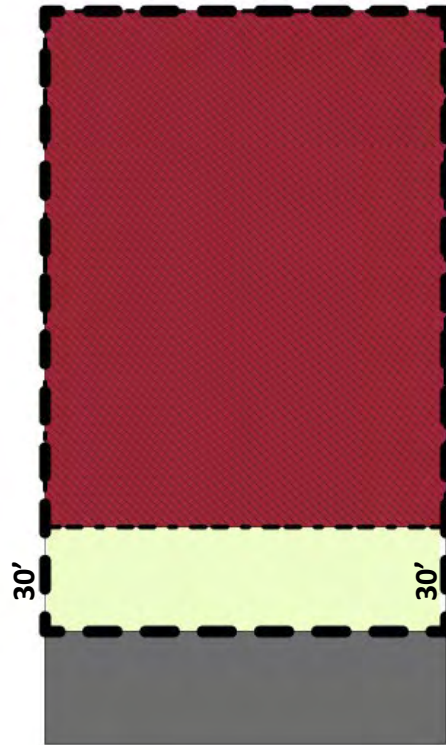


Zones	# BLDGS	BLDG %	SURFACE %	TOTAL BUILT	TOTAL UNBUILT
R1	1314	7.74%	11.73%	19.46%	80.54%
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C1	12	28.6%	50.85%	79.45%	20.55%
C	9	21.92%	37.62%	59.54%	40.46%

- R1, ONE ACRE RES
 PDR, PLANNED RES
 PDC, PLANNED COMMERCIAL
- R2, RES, 7500 sq ft
 C, COMMERCIAL
 PHFC, PLANNED HIGH FASHION
- R3, VILLA
 C-1, COMMERCIAL
 PD, PLANNED DEVELOPMENT



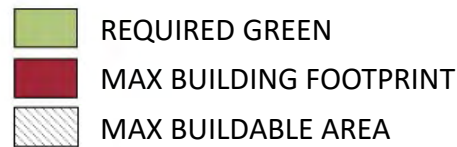
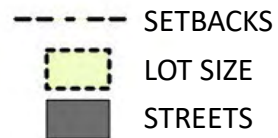
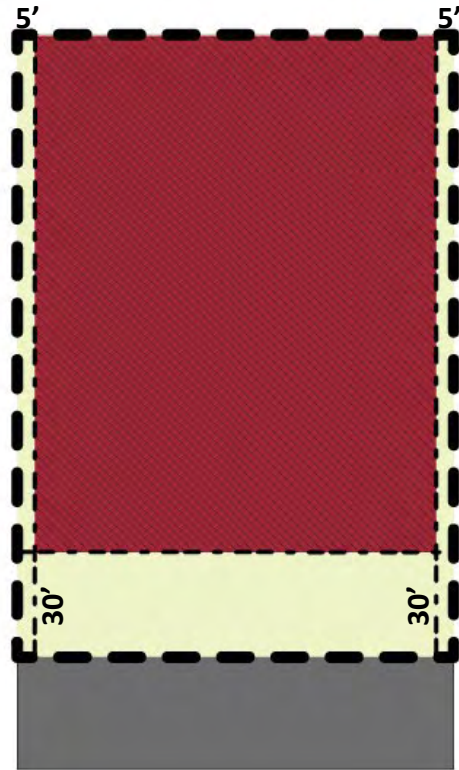
LAND USE & ZONING | ZONING ANALYSIS



C1 – COMMERCIAL

- ▶ Minimum Building Site Area: None
- ▶ Minimum Green Space: Tree preservation plan and landscape plans must be submitted and approved by city
- ▶ Front yard depth: 30'
- ▶ Width of each side yard: 0'
 - ▶ Only required if adjoining lot zoned residential
 - ▶ Optional 5' for adjoining commercial uses
- ▶ Depth of rear yard: 0'
 - ▶ Only required if abutting or across the street from a residentially zoned lot
- ▶ Maximum Height: 3 stories or 40'

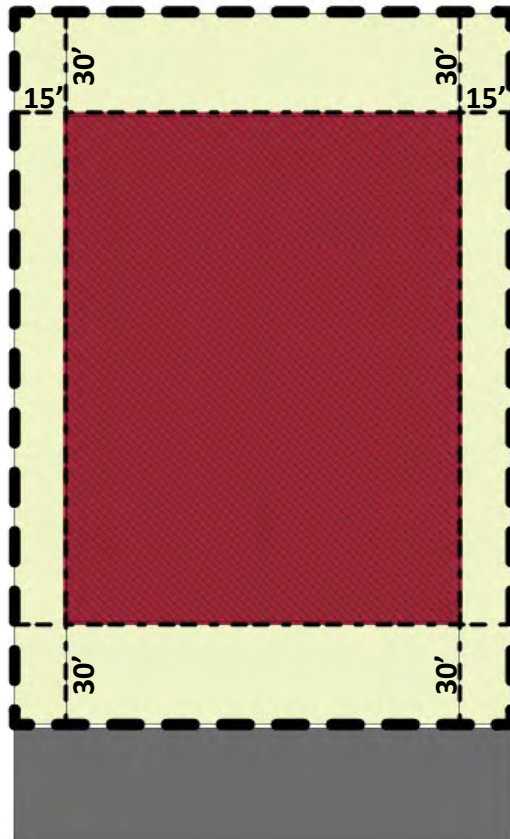
LAND USE & ZONING | ZONING ANALYSIS



C1 – COMMERCIAL BY COMMERCIAL

- ▶ Minimum Building Site Area: None
- ▶ Minimum Green Space: Tree preservation plan and landscape plans must be submitted and approved by city
- ▶ Front yard depth: 30'
- ▶ Width of each side yard: 5'/0'
 - ▶ Only required if adjoining lot zoned residential
 - ▶ Optional 5' for adjoining commercial uses
- ▶ Depth of rear yard: 0'
 - ▶ Only required if abutting or across the street from a residentially zoned lot
- ▶ Maximum Height: 3 stories or 40'

LAND USE & ZONING | ZONING ANALYSIS

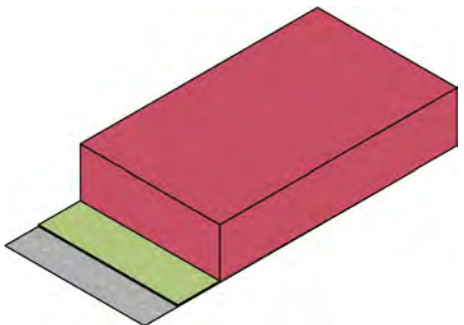


-  SETBACKS
-  LOT SIZE
-  STREETS
-  REQUIRED GREEN
-  MAX BUILDING FOOTPRINT
-  MAX BUILDABLE AREA

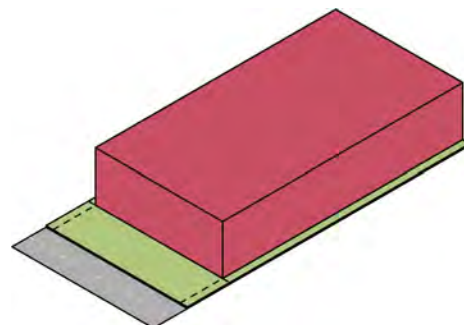
C1 – COMMERCIAL BY RESIDENTIAL

- ▶ Minimum Building Site Area: None
- ▶ Minimum Green Space: Tree preservation plan and landscape plans must be submitted and approved by city
- ▶ Front yard depth: 30'
- ▶ Width of each side yard: 15'
 - ▶ Only required if adjoining lot zoned residential
 - ▶ Optional 5' for adjoining commercial uses
- ▶ Depth of rear yard: 30'
 - ▶ Only required if abutting or across the street from a residentially zoned lot
- ▶ Maximum Height: 3 stories or 40'

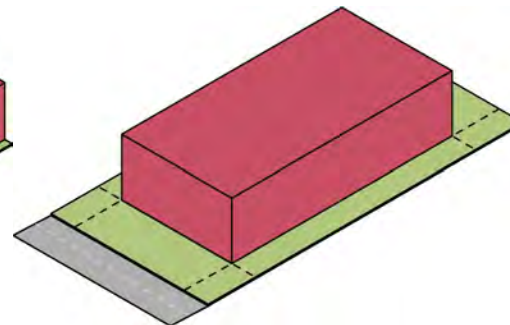
LAND USE & ZONING | ZONING ANALYSIS



NORMAL CONDITION



COMMERCIAL ADJOINS



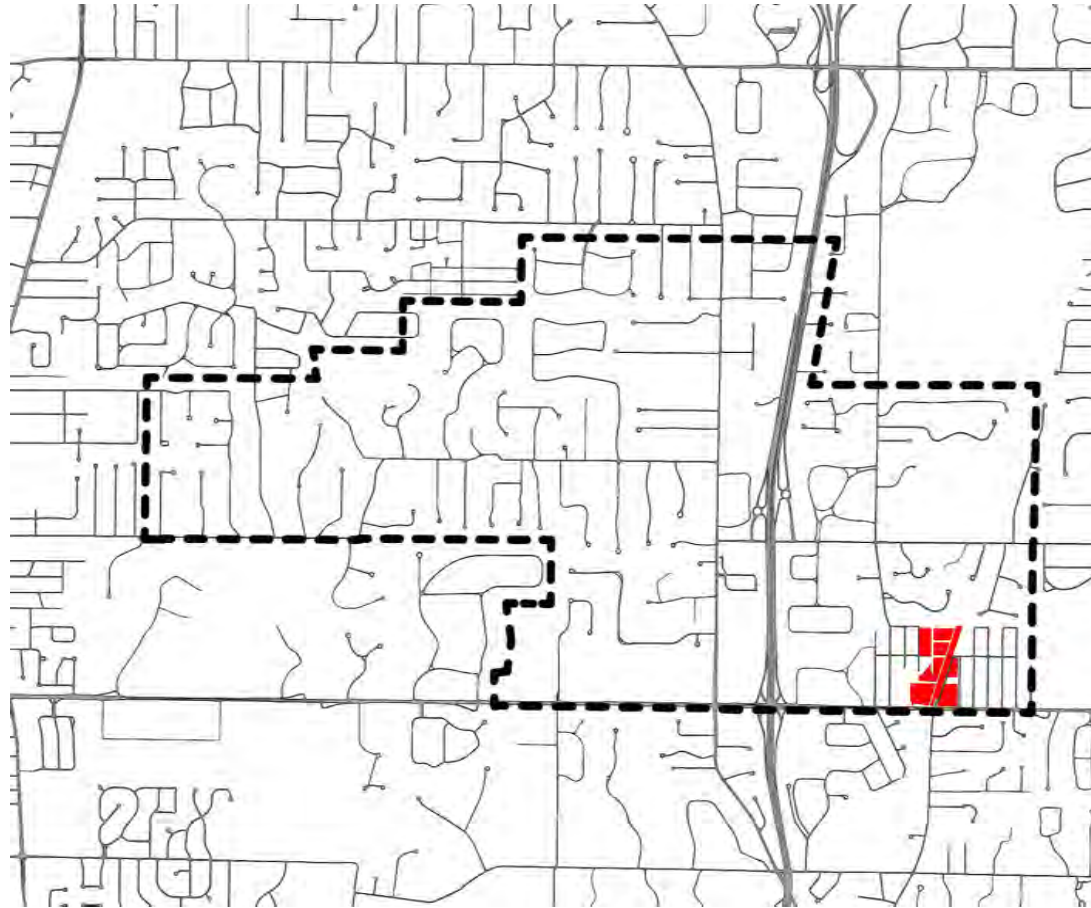
RESIDENTIAL ADJOINS

C1 – COMMERCIAL

- ▶ Minimum Building Site Area: None
- ▶ Minimum Green Space: Tree preservation plan and landscape plans must be submitted and approved by city
- ▶ Front yard depth: 30'
- ▶ Width of each side yard: 15'(res)/5'(comm)/0'
 - ▶ Only required if adjoining lot zoned residential
 - ▶ Optional 5' minimum for adjoining commercial uses
- ▶ Depth of rear yard: 30'/0'
 - ▶ Only required if abutting or across the street from a residentially zoned lot
- ▶ Maximum Height: 3 stories or 40'

TOTAL ALLOWABLE BUILDING AREA: VARIES DEPENDING ON LOT SIZE

LAND USE & ZONING | ZONING ANALYSIS

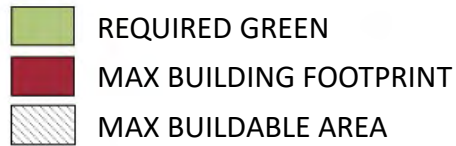
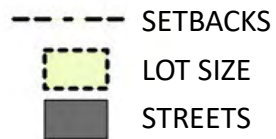
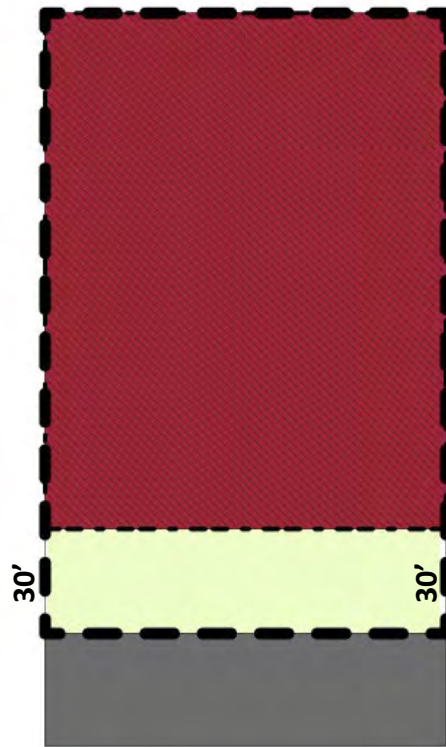


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 PD, PLANNED DEVELOPMENT



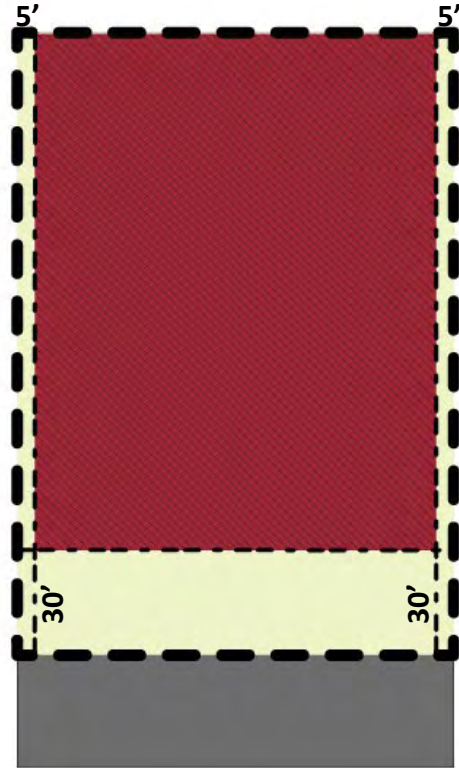
LAND USE & ZONING | ZONING ANALYSIS



C – COMMERCIAL

- ▶ Minimum Building Site Area: None
- ▶ Minimum Green Space: Tree preservation plan and landscape plans must be submitted and approved by city
- ▶ Front yard depth: 30'
- ▶ Width of each side yard: 0'
 - ▶ Only required if adjoining lot zoned residential
 - ▶ Optional 5' minimum for adjoining commercial uses
- ▶ Depth of rear yard: 0'
 - ▶ Only required if abutting or across the street from a residentially zoned lot
- ▶ Maximum Height: 2.5 stories or 35'
 - ▶ If ground area exceeds 160,000 sq ft, max height will be 3 stories or 40'

LAND USE & ZONING | ZONING ANALYSIS

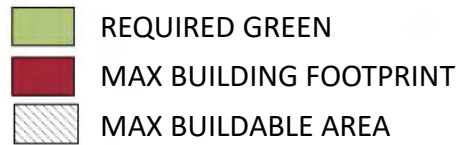
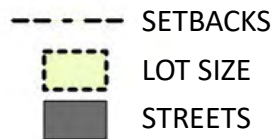
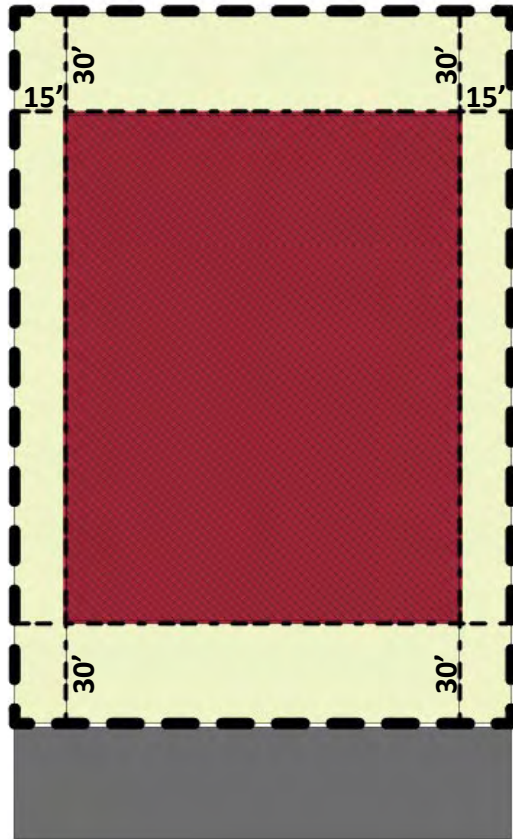


-  SETBACKS
-  LOT SIZE
-  STREETS
-  REQUIRED GREEN
-  MAX BUILDING FOOTPRINT
-  MAX BUILDABLE AREA

C - COMMERCIAL BY COMMERCIAL

- ▶ Minimum Building Site Area: None
- ▶ Minimum Green Space: Tree preservation plan and landscape plans must be submitted and approved by city
- ▶ Front yard depth: 30'
- ▶ Width of each side yard: 5'/0'
 - ▶ Only required if adjoining lot zoned residential
 - ▶ Optional 5' minimum for adjoining commercial uses
- ▶ Depth of rear yard: 0'
 - ▶ Only required if abutting or across the street from a residentially zoned lot
- ▶ Maximum Height: 2.5 stories or 35'
 - ▶ If ground area exceeds 160,000 sq ft, max height will be 3 stories or 40'

LAND USE & ZONING | ZONING ANALYSIS



C - COMMERCIAL BY RESIDENTIAL

- ▶ Minimum Building Site Area: None
- ▶ Minimum Green Space: Tree preservation plan and landscape plans must be submitted and approved by city
- ▶ Front yard depth: 30'
- ▶ Width of each side yard: 15'
 - ▶ Only required if adjoining lot zoned residential
 - ▶ Optional 5' minimum for adjoining commercial uses
- ▶ Depth of rear yard: 30'
 - ▶ Only required if abutting or across the street from a residentially zoned lot
- ▶ Maximum Height: 2.5 stories or 35'
 - ▶ If ground area exceeds 160,000 sq ft, max height will be 3 stories or 40'

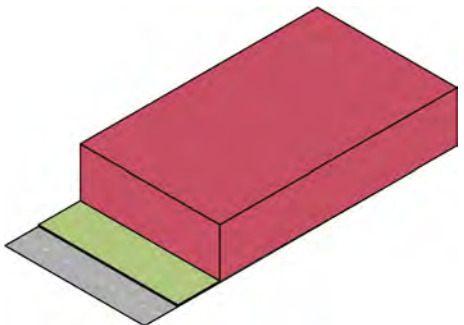
LAND USE & ZONING | ZONING ANALYSIS



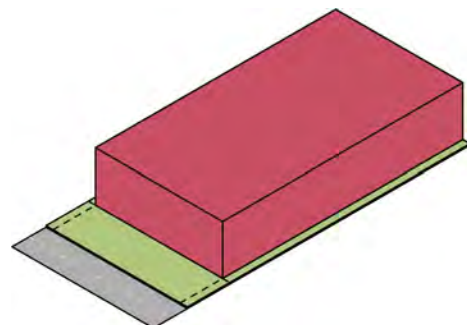
FRONT VIEW



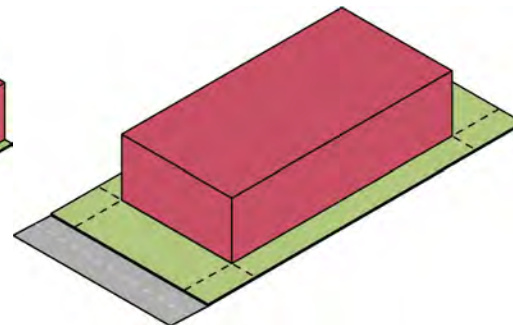
SIDE VIEW



NORMAL CONDITION



COMMERCIAL ADJOINS



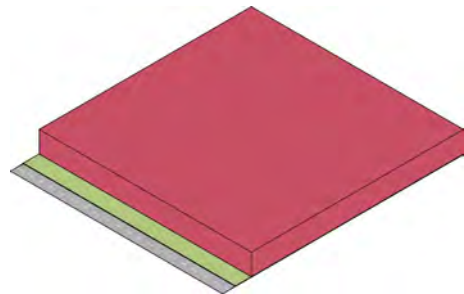
RESIDENTIAL ADJOINS

TOTAL ALLOWABLE BUILDING AREA: VARIES DEPENDING ON LOT SIZE

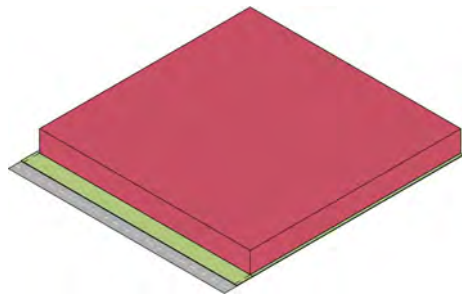
C - COMMERCIAL BY HEIGHTS

- ▶ Minimum Building Site Area: None
- ▶ Minimum Green Space: Tree preservation plan and landscape plans must be submitted and approved by city
- ▶ Front yard depth: 30'
- ▶ Width of each side yard: 15'(res)/5'(comm)/0'
 - ▶ Only required if adjoining lot zoned residential
 - ▶ Optional 5' minimum for adjoining commercial uses
- ▶ Depth of rear yard: 30'/0'
 - ▶ Only required if abutting or across the street from a residentially zoned lot
- ▶ Maximum Height: 2.5 stories or 35'
 - ▶ If ground area exceeds 160,000 sq ft, max height will be 3 stories or 40'

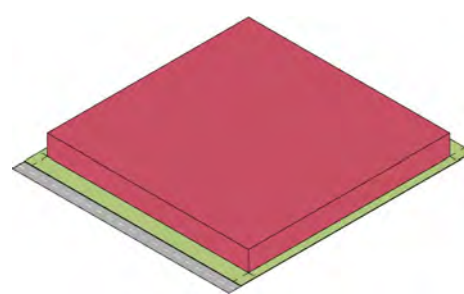
LAND USE & ZONING | ZONING ANALYSIS



NORMAL CONDITION



COMMERCIAL ADJOINS



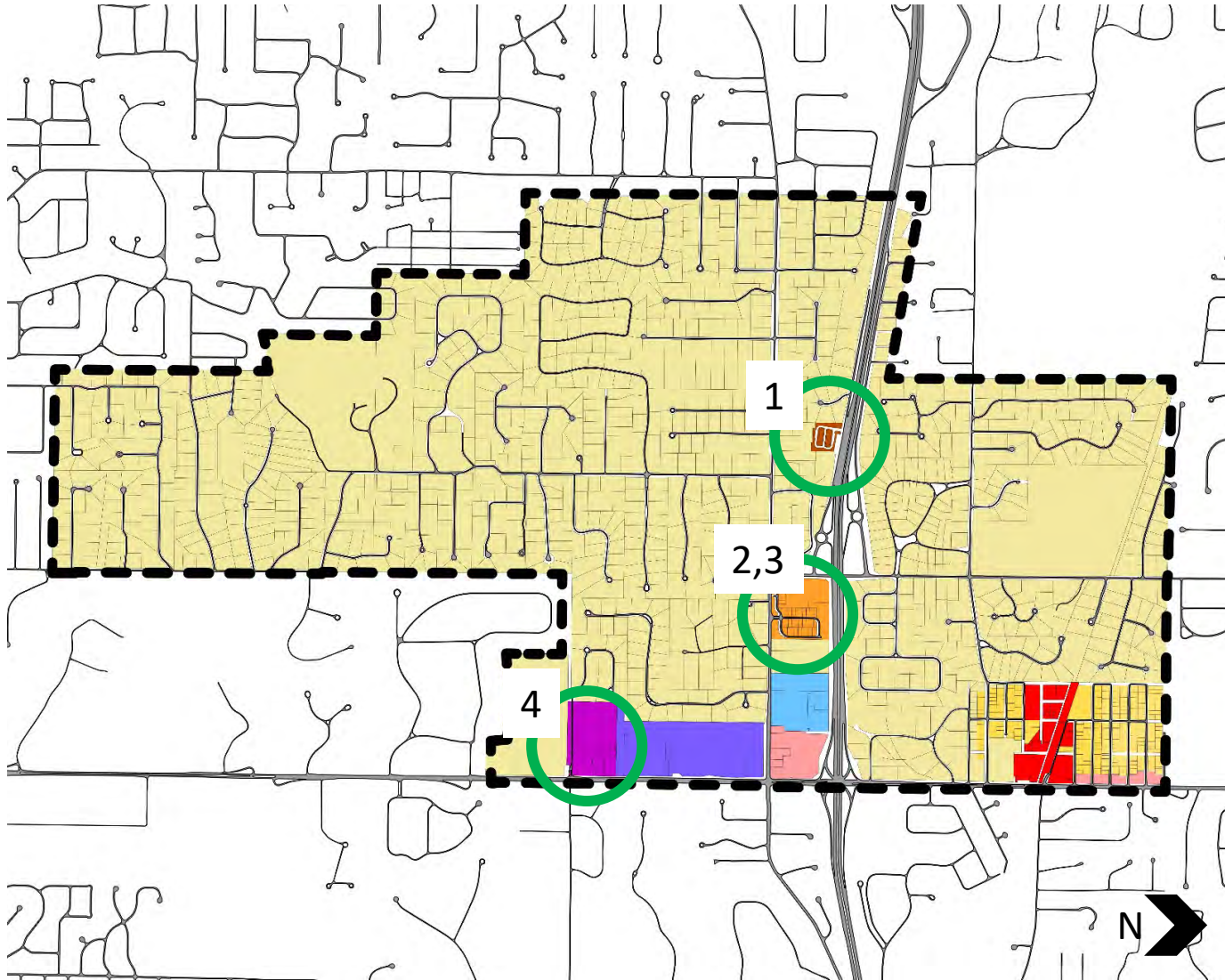
RESIDENTIAL ADJOINS

TOTAL ALLOWABLE BUILDING AREA: 160,000 SQ FT MINIMUM

C – 160,000+ SQ FT HEIGHT

- ▶ Minimum Building Site Area: None
- ▶ Minimum Green Space: Tree preservation plan and landscape plans must be submitted and approved by city
- ▶ Front yard depth: 30'
- ▶ Width of each side yard: 15'(res)/5'(comm)/0'
 - ▶ Only required if adjoining lot zoned residential
 - ▶ Optional 5' minimum for adjoining commercial uses
- ▶ Depth of rear yard: 30'/0'
 - ▶ Only required if abutting or across the street from a residentially zoned lot
- ▶ Maximum Height: 2.5 stories or 35'
 - ▶ If ground area exceeds 160,000 sq ft, max height will be 3 stories or 40'

DEVELOPMENT | RECENTLY BUILT PROJECTS

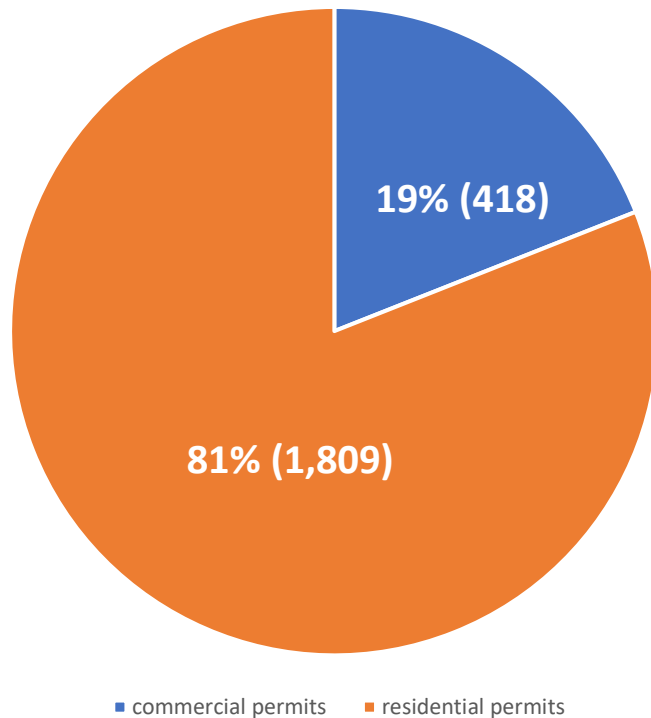


BUILDING DEVELOPMENTS

- ▶ (1) TALAMORE SQUARE VILLAS
 - 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

DEVELOPMENT | TREND ANALYSIS

Permit Types from 2010-2011

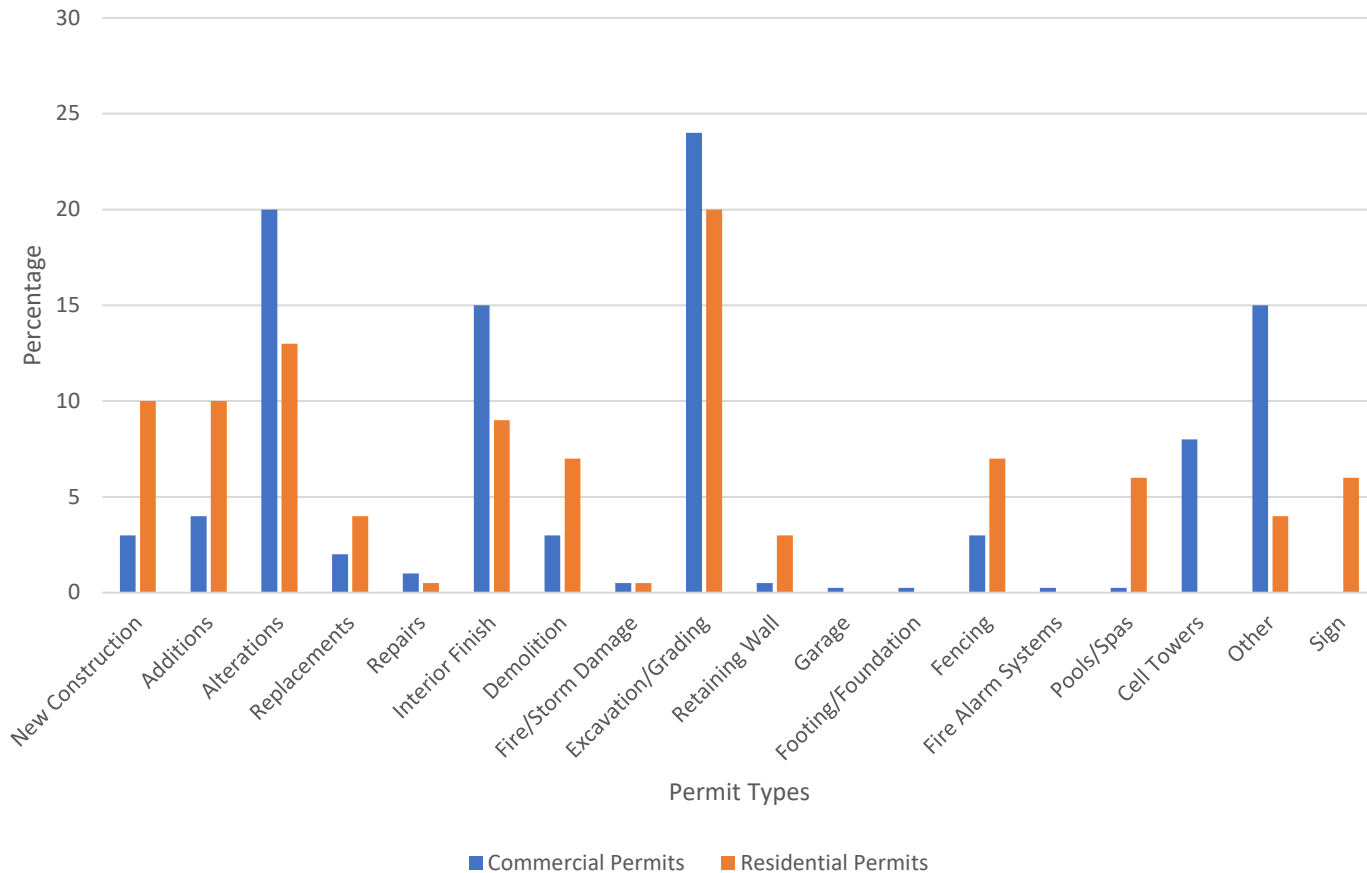


BUILDING PERMIT ANALYSIS

- ▶ Over the last 10 years 2,227 permits have been granted in Frontenac.
 - ▶ 19% of permits were for commercial uses
 - ▶ 81% of permits were for residential uses

DEVELOPMENT | TREND ANALYSIS

Percent of Permit Types from 2011-2020



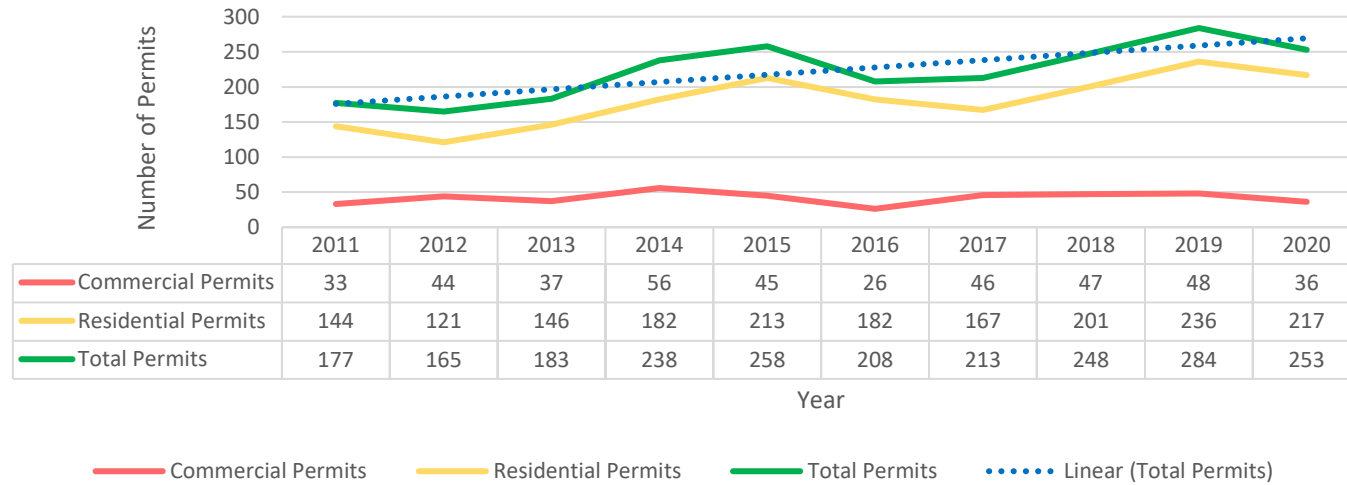
BUILDING PERMIT ANALYSIS

▶ Over the last 10 years 2,227 permits have been granted in Frontenac.

- ▶ 19% of permits were for commercial uses
 - ▶ Of the commercial permits the majority were granted for:
 1. Excavation/Grading
 2. Alterations
 3. Interiors
- ▶ 81% of permits were for residential uses
 - ▶ Of the residential permits, the majority were granted for:
 1. Excavation/Grading
 2. Alterations
 3. Additions and New Constructions

DEVELOPMENT | TREND ANALYSIS

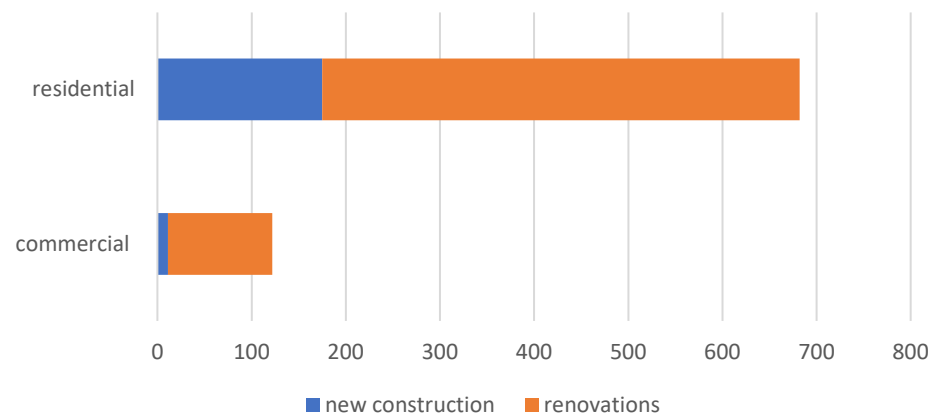
Building Trends from 2011-2020



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



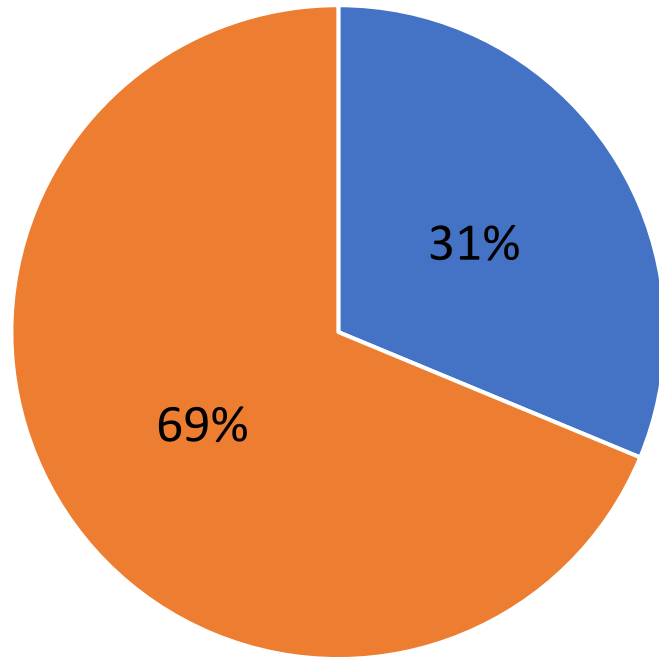


ENVIRONMENTAL SCAN

NEIGHBORHOODS & HOUSING

NEIGHBORHOODS & HOUSING | TRENDS ANALYSIS

BEDROOMS PER HOUSEHOLD



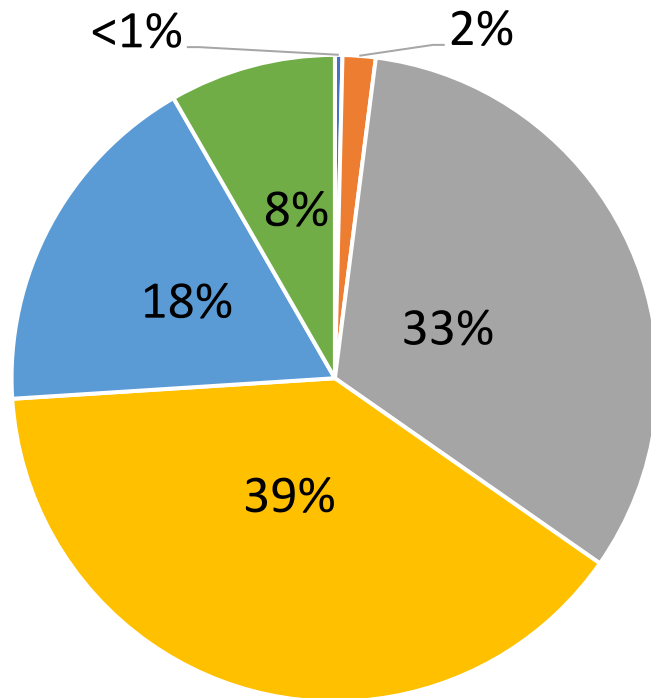
■ 2 or 3 bedrooms ■ 4+ bedrooms

HOME CONFIGURATIONS

- ▶ The majority of homes in Frontenac offer 4+ bedrooms.
- ▶ No housing options with one bedroom exist in the area.

NEIGHBORHOODS & HOUSING | TRENDS ANALYSIS

HOUSING BY YEAR BUILT



- Before 1900 ■ 1900-1930 ■ 1931-1960
- 1961-1990 ■ 1991-2010 ■ 2011-2021

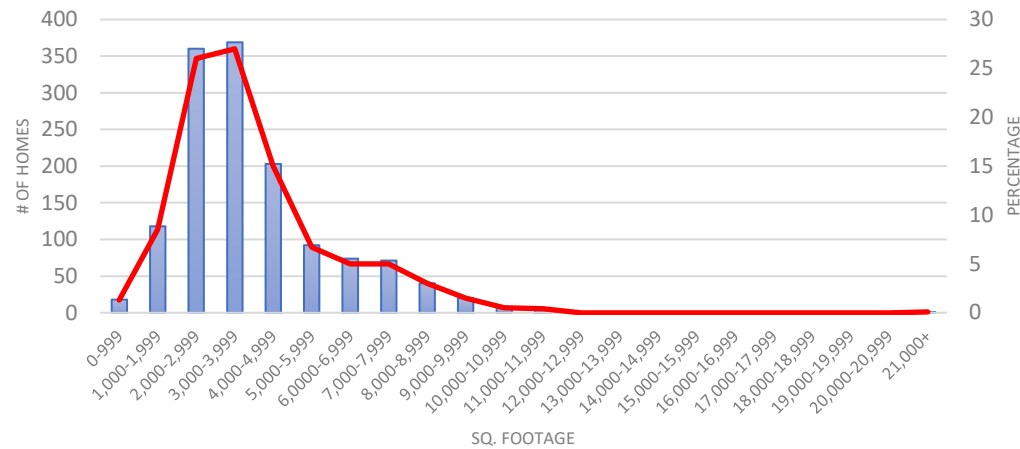
AGE OF HOMES

- ▶ 75% of homes in Frontenac were built before 1990.
- ▶ Only 25% of homes have been constructed since 1990.

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

NEIGHBORHOODS & HOUSING | TRENDS ANALYSIS

HOUSING RESIDENTIAL SQUARE FOOTAGE



HOUSING RESIDENTIAL SQUARE FOOTAGE
(HOMES BUILT SINCE 2010)



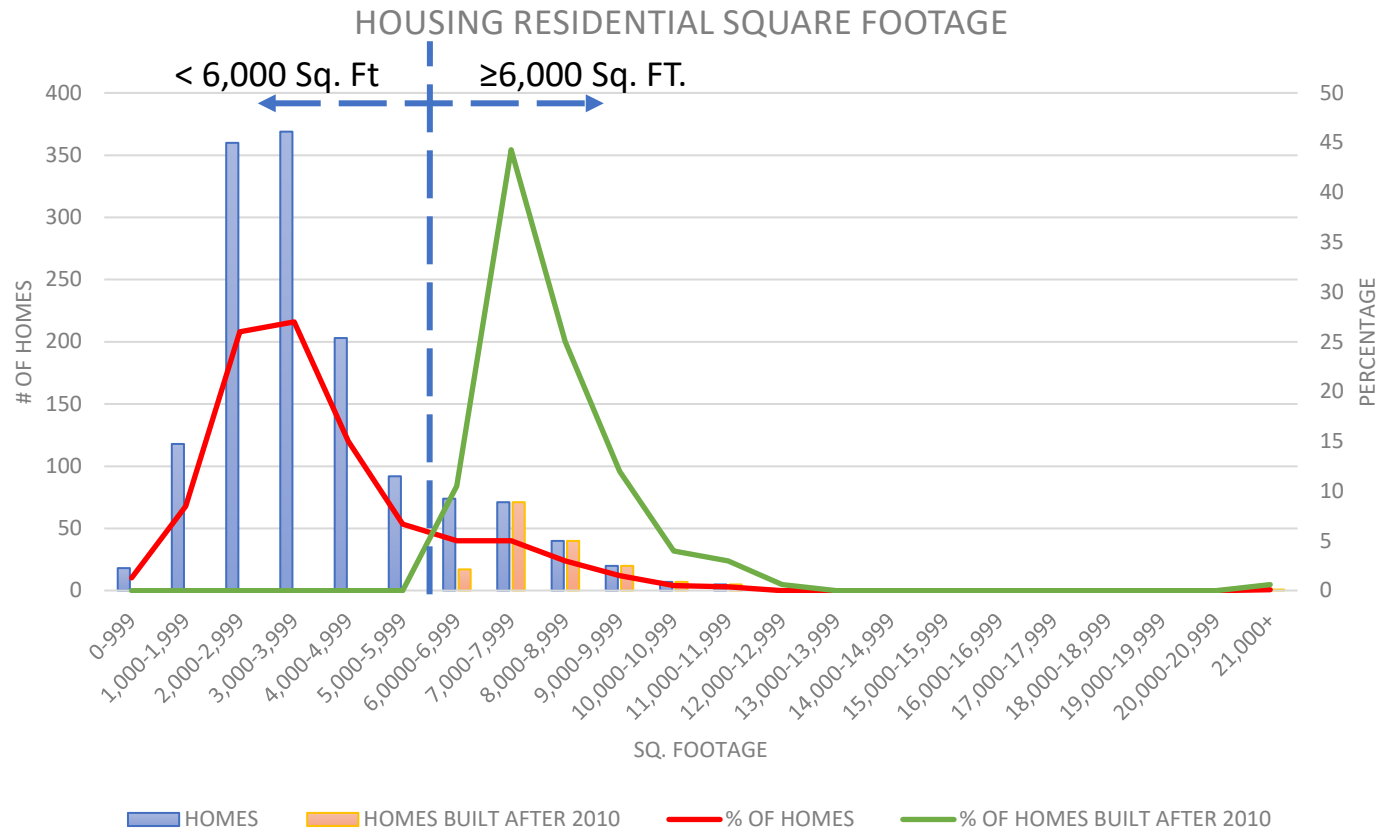
HOME SIZE

- ▶ 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

NEIGHBORHOODS & HOUSING | TRENDS ANALYSIS



HOME SIZE

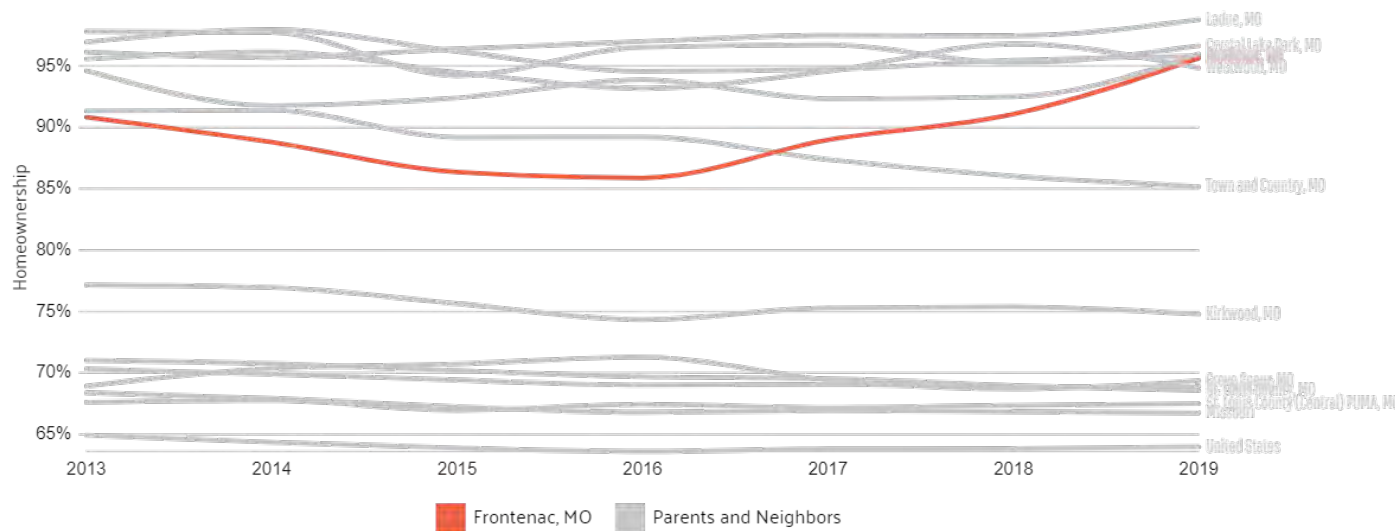
- ▶ 90% of all homes in Frontenac are less than 6,000 sq. feet
- ▶ 100% of new homes are greater than 6,000 sq. feet
- ▶ The smallest home in Frontenac is 780 sq feet in the West End Park neighborhood.
- ▶ The largest home in Frontenac is 21, 649 sq ft in the Bridle Lane subdivision

NEIGHBORHOODS & HOUSING | TRENDS ANALYSIS

HOMEOWNERSHIP

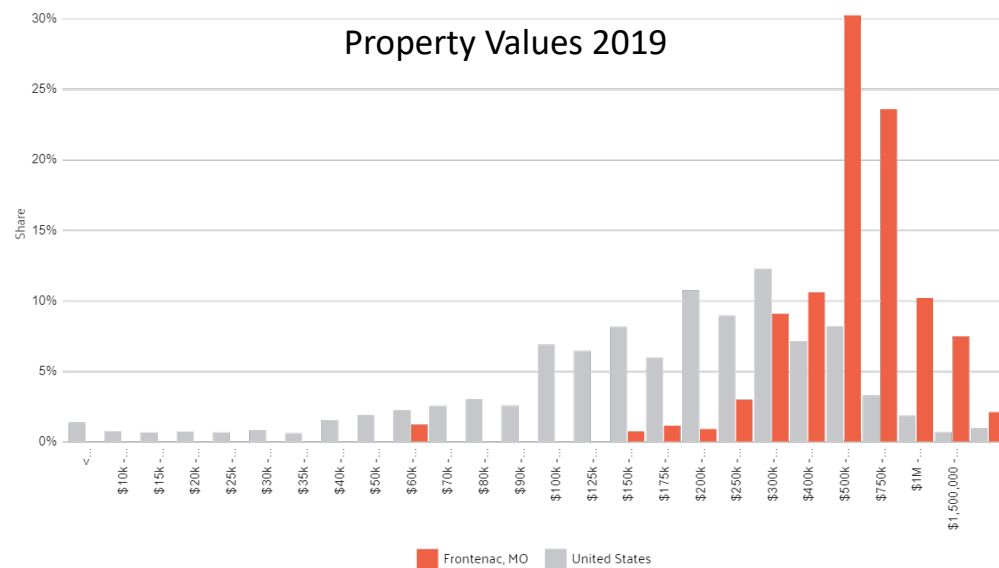
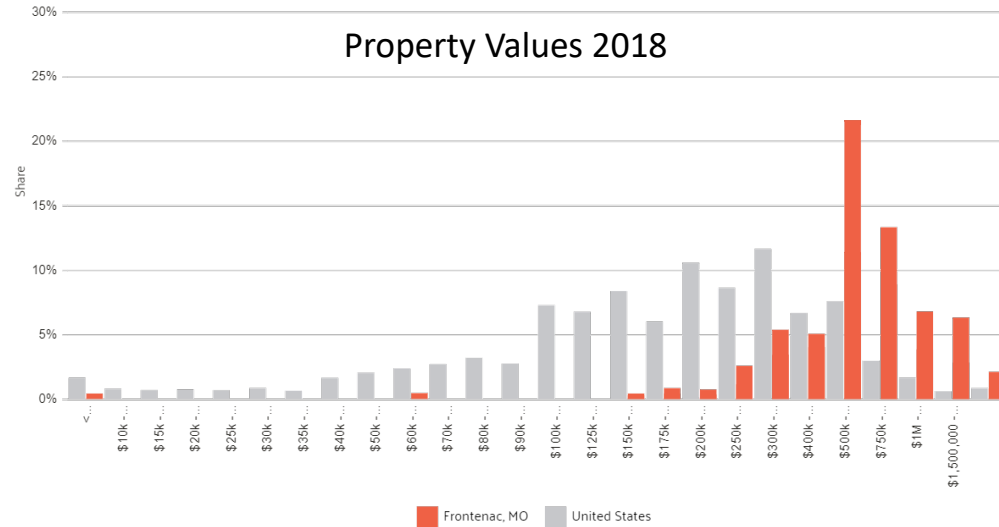
- ▶ Since 2016, homeownership in Frontenac has been increasing.
- ▶ In 2019, it was reported that, 95.6% of the homes in Frontenac were occupied by their owner.
- ▶ Frontenac is above the national average of 64% and county average of 68.6%

Homeownership in Frontenac



*Information based on American Community Survey 2019/
some properties may not be represented*

NEIGHBORHOODS & HOUSING | TRENDS ANALYSIS



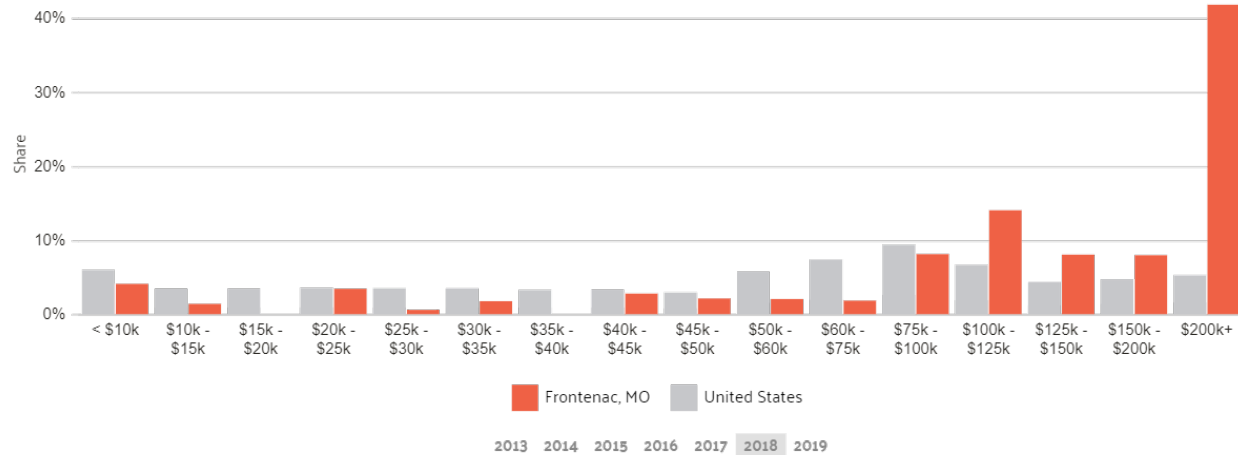
PROPERTY VALUES

- ▶ In general, the median property value in Frontenac decreased to \$694,300 in 2019 from \$700,700 in 2018.
- ▶ Property values are \$476,800 higher than the national average of \$217,000 and \$504,200 higher than the county average of \$190,100.

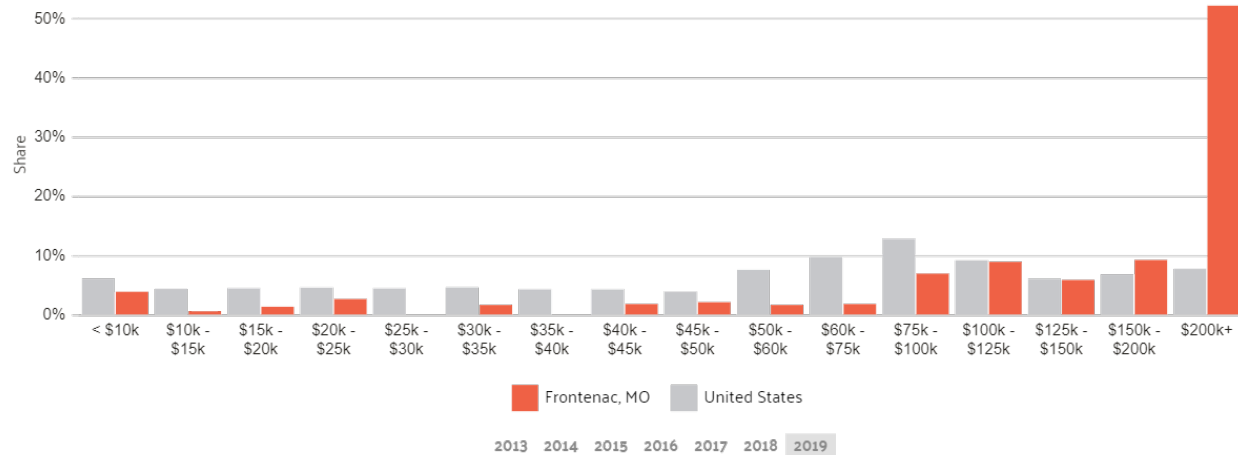
*Information based on American Community Survey 2019/
some properties may not be represented*

NEIGHBORHOODS & HOUSING | TRENDS ANALYSIS

Household Income 2018



Household Income 2019



HOUSEHOLD INCOME

- ▶ In general, the median household income in Frontenac has increased to \$217, 768 in 2019 from \$149,643 in 2018
- ▶ Household incomes are \$154,925 higher than the national average of \$62,843 and \$150, 348 higher than the county average of \$67,420.

Information based on American Community Survey 2019/
some properties may not be represented

NEIGHBORHOODS & HOUSING | TRENDS ANALYSIS



HOUSING TYPES

- ▶ Single family homes in the 1 acre lot residential zoning districts are unattached large scale properties.



- ▶ Single family homes in the 7,500 sq. feet lot residential zoning districts are smaller scale constructions located in the West End Park neighborhoods.

NEIGHBORHOODS & HOUSING | TRENDS ANALYSIS



HOUSING TYPES

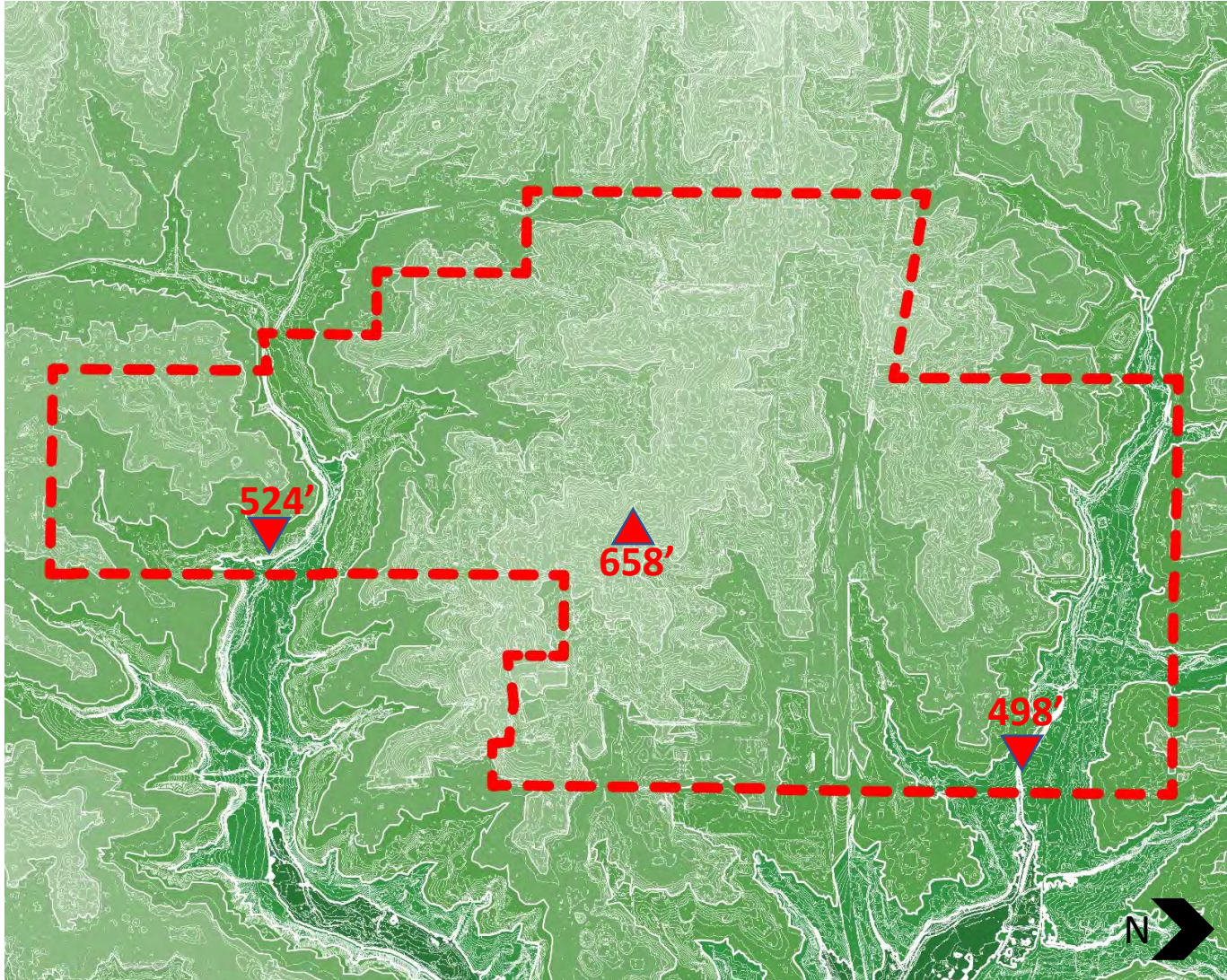
- ▶ Villa style attached single family homes have more recently been developed in Frontenac.
- ▶ Talamore Square near S Forty and Arbors at Frontenac on Clayton road are the most recent development examples.



ENVIRONMENTAL SCAN

ECOLOGY, LANDSCAPE, AND FORESTRY

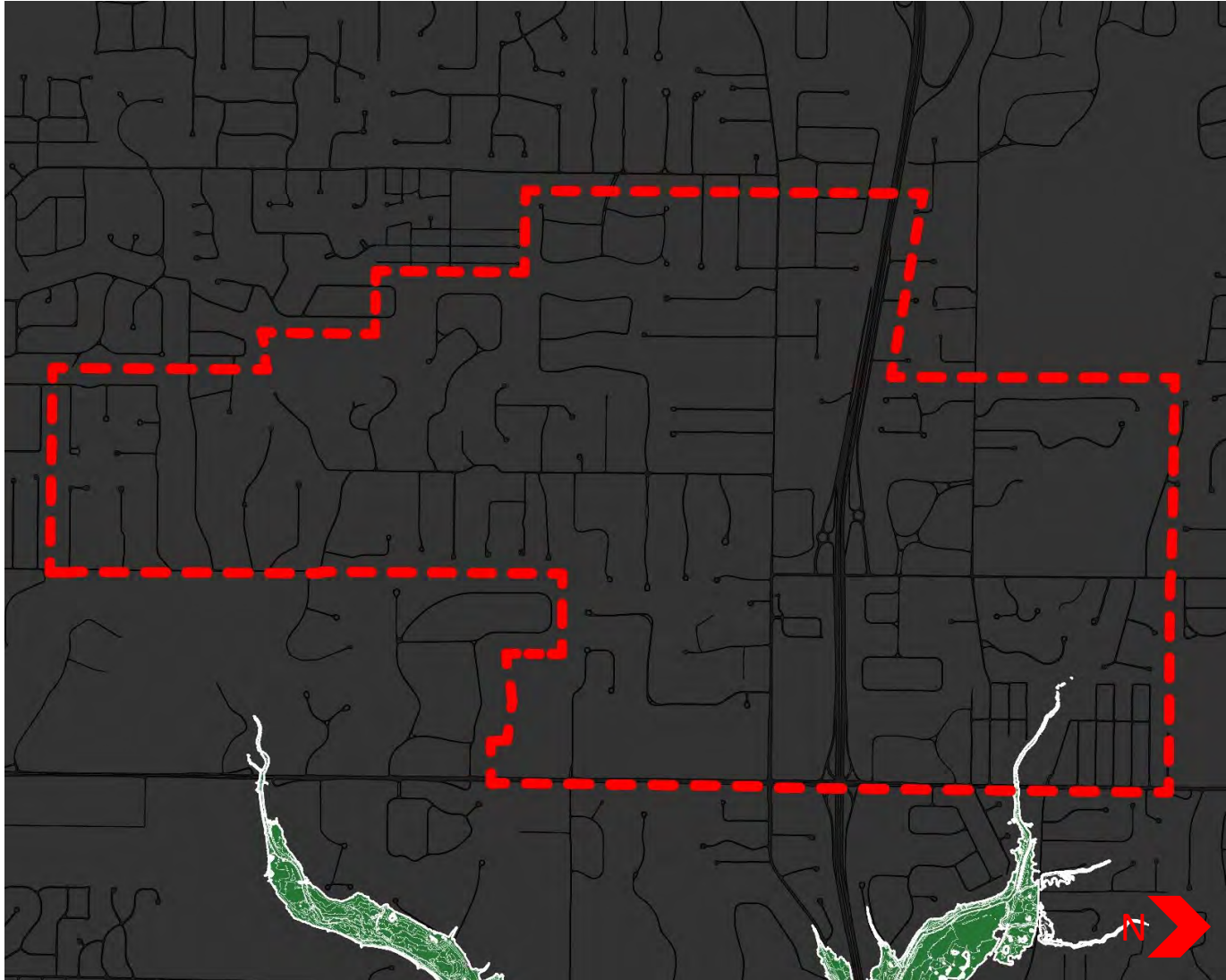
ECOLOGY, LANDSCAPE, & FORESTRY | LANDSCAPE



TOPOGRAPHY - COMPOSITE

- ▶ Two Mile Creek and Deer Creek are the lowest elevation points in Frontenac.
- ▶ Elevations increase as one moves towards central Frontenac with its highest elevation near Geyer Road and Tregaron Place (approx.)

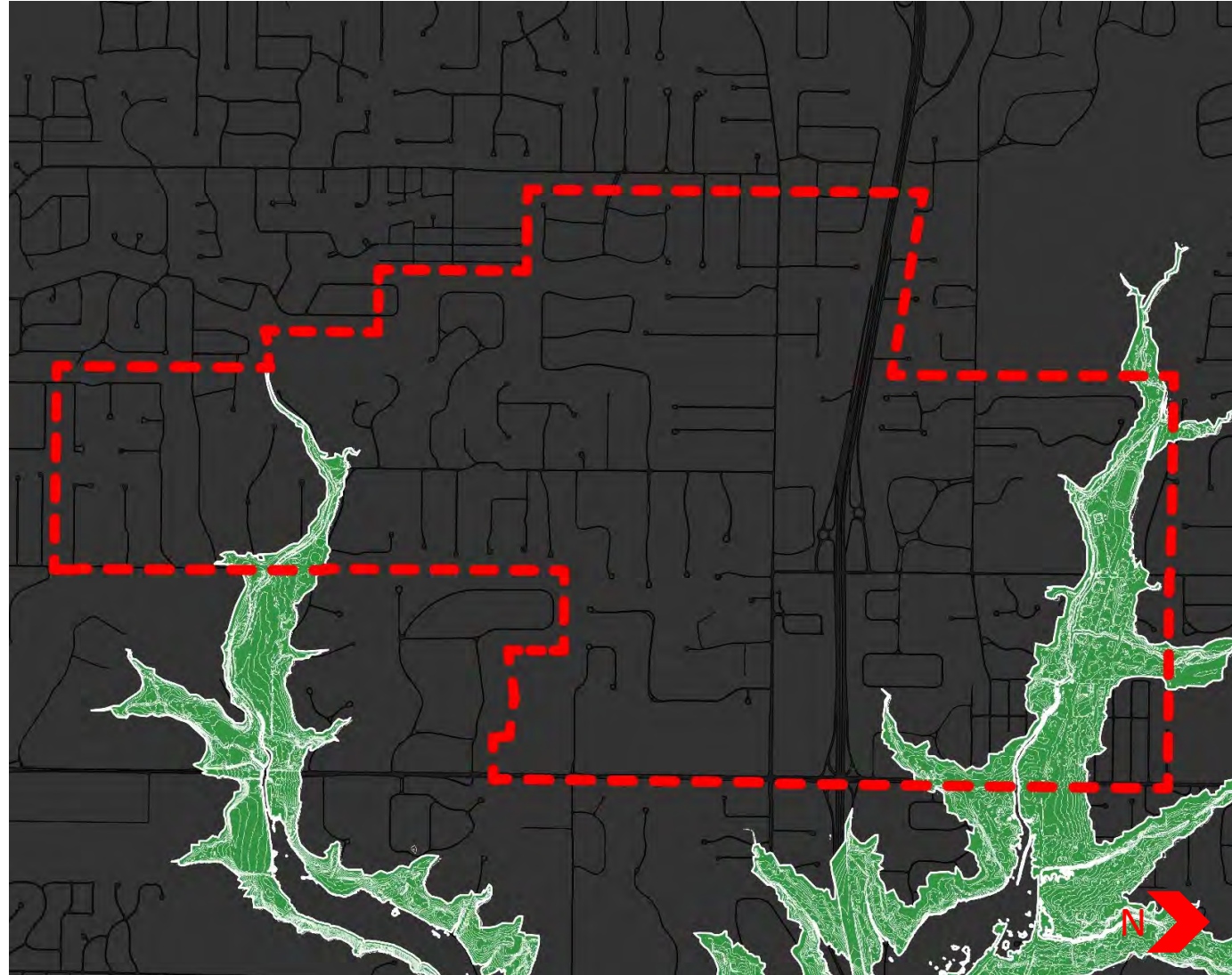
ECOLOGY, LANDSCAPE, & FORESTRY | LANDSCAPE



TOPOGRAPHY

- ▶ The lowest points of elevation begin in eastern Frontenac
- ▶ Elevation from 482' – 512'

ECOLOGY, LANDSCAPE, & FORESTRY | LANDSCAPE



TOPOGRAPHY

- ▶ The lowest points of elevation begin in eastern Frontenac
- ▶ Elevation from 482' – 512'
- ▶ Elevation from 512' – 542'

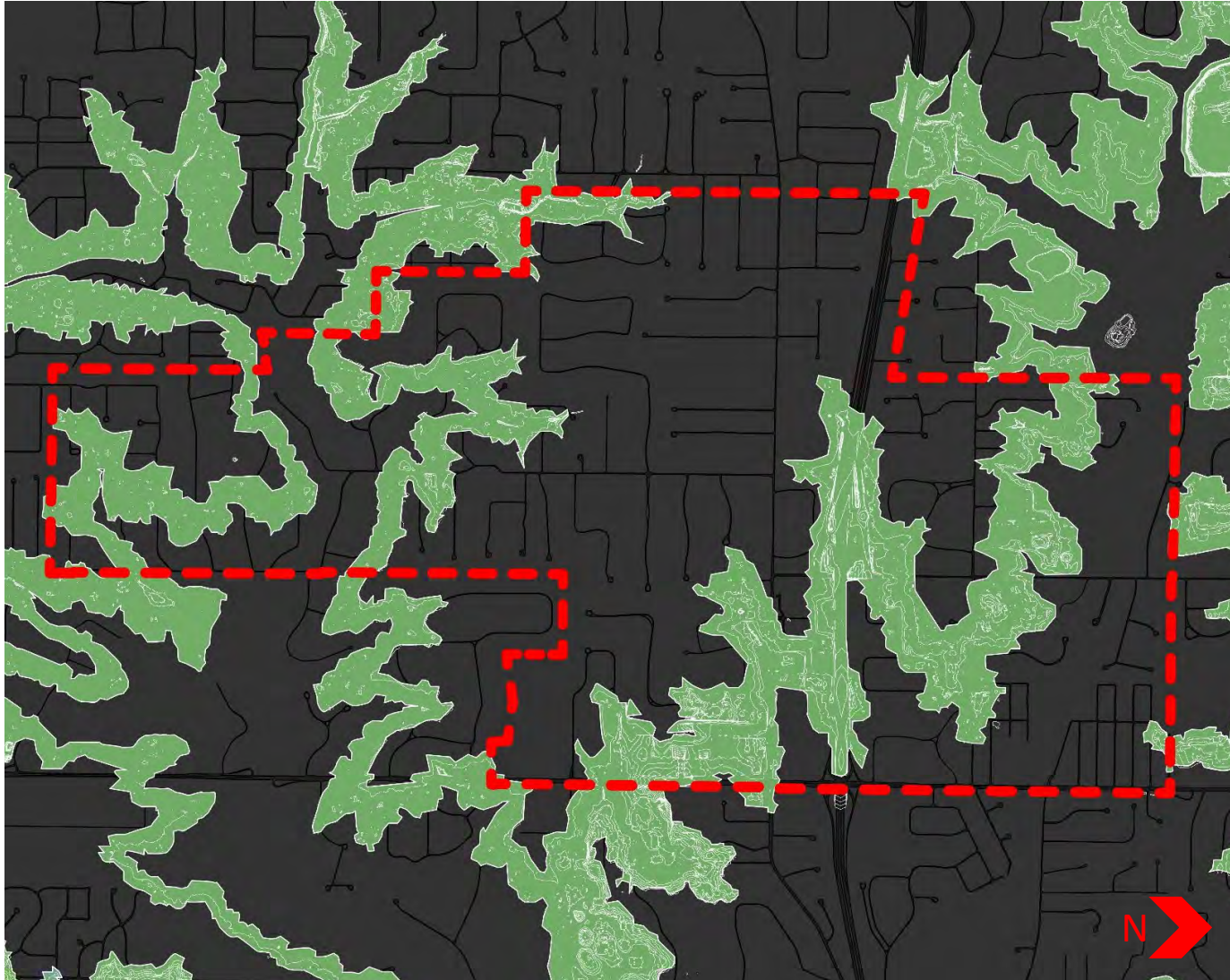
ECOLOGY, LANDSCAPE, & FORESTRY | LANDSCAPE



TOPOGRAPHY

- ▶ The lowest points of elevation begin in eastern Frontenac
- ▶ Elevation from 482' – 512'
- ▶ Elevation from 512' – 542'
- ▶ Elevation from 542' – 572'

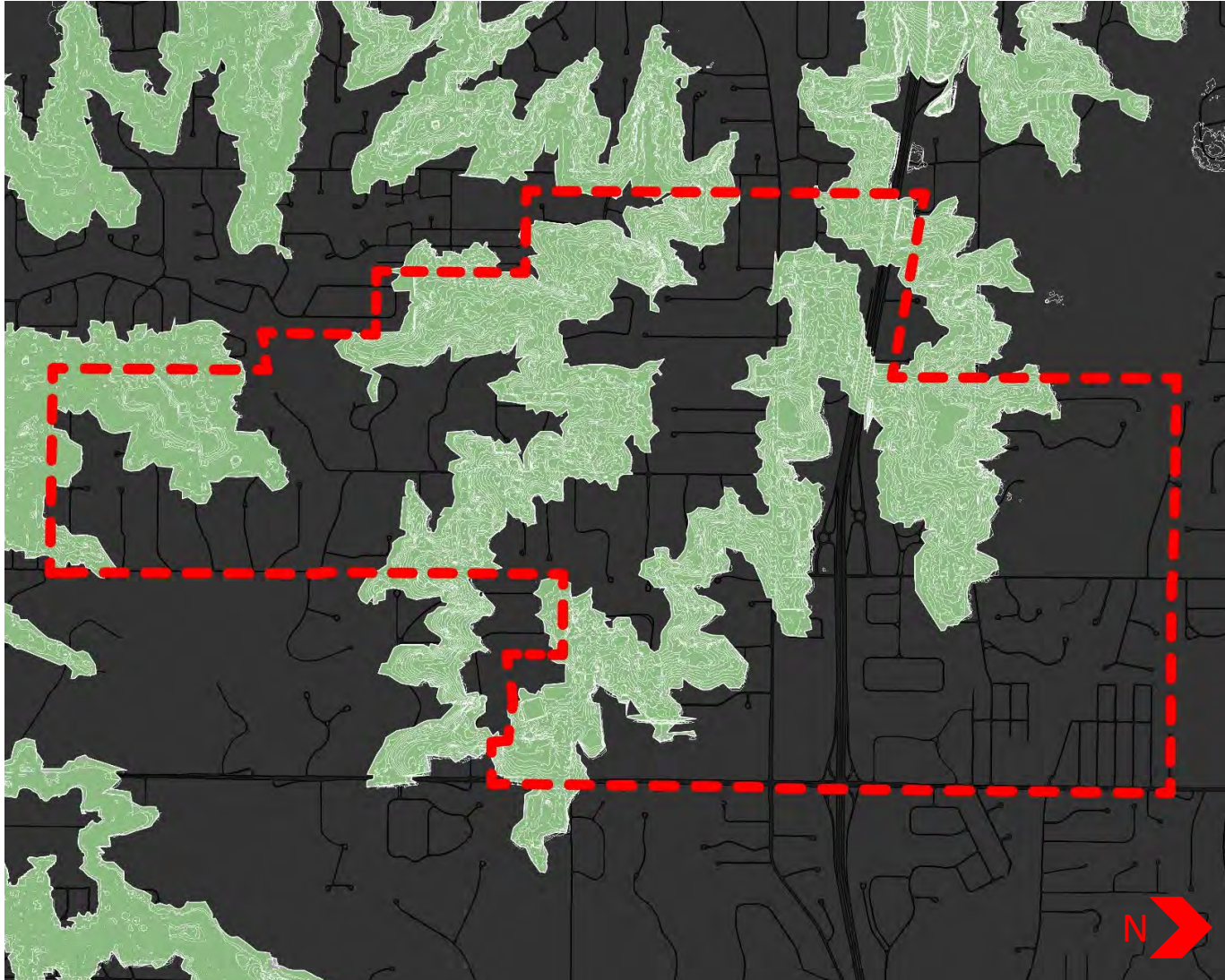
ECOLOGY, LANDSCAPE, & FORESTRY | LANDSCAPE



TOPOGRAPHY

- ▶ The lowest points of elevation begin in eastern Frontenac
- ▶ Elevation from 482' – 512'
- ▶ Elevation from 512' – 542'
- ▶ Elevation from 542' – 572'
- ▶ Elevation from 572' – 602'

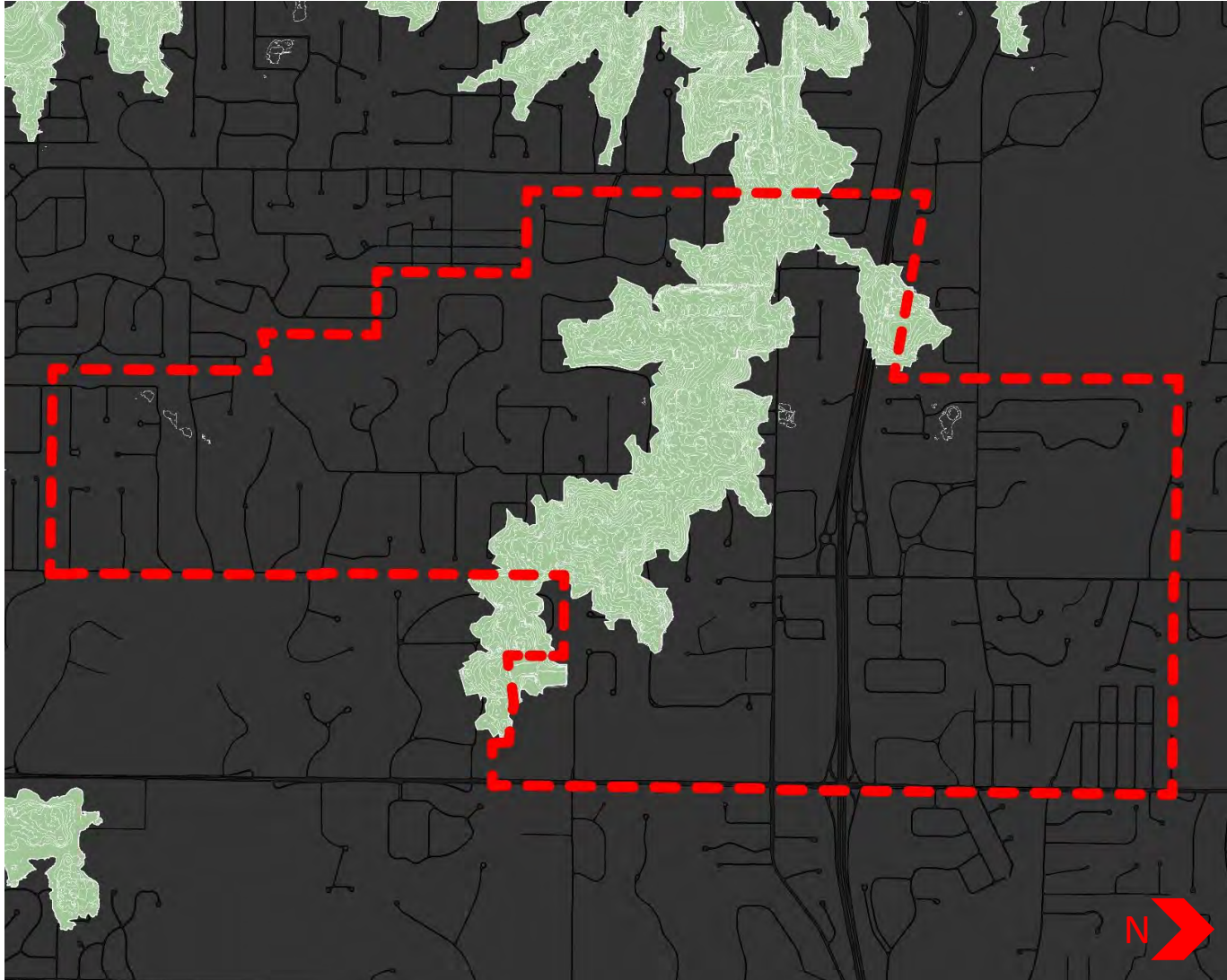
ECOLOGY, LANDSCAPE, & FORESTRY | LANDSCAPE



TOPOGRAPHY

- ▶ The lowest points of elevation begin in eastern Frontenac
- ▶ Elevation from 482' – 512'
- ▶ Elevation from 512' – 542'
- ▶ Elevation from 542' – 572'
- ▶ Elevation from 572' – 602'
- ▶ Elevation from 602' – 632'

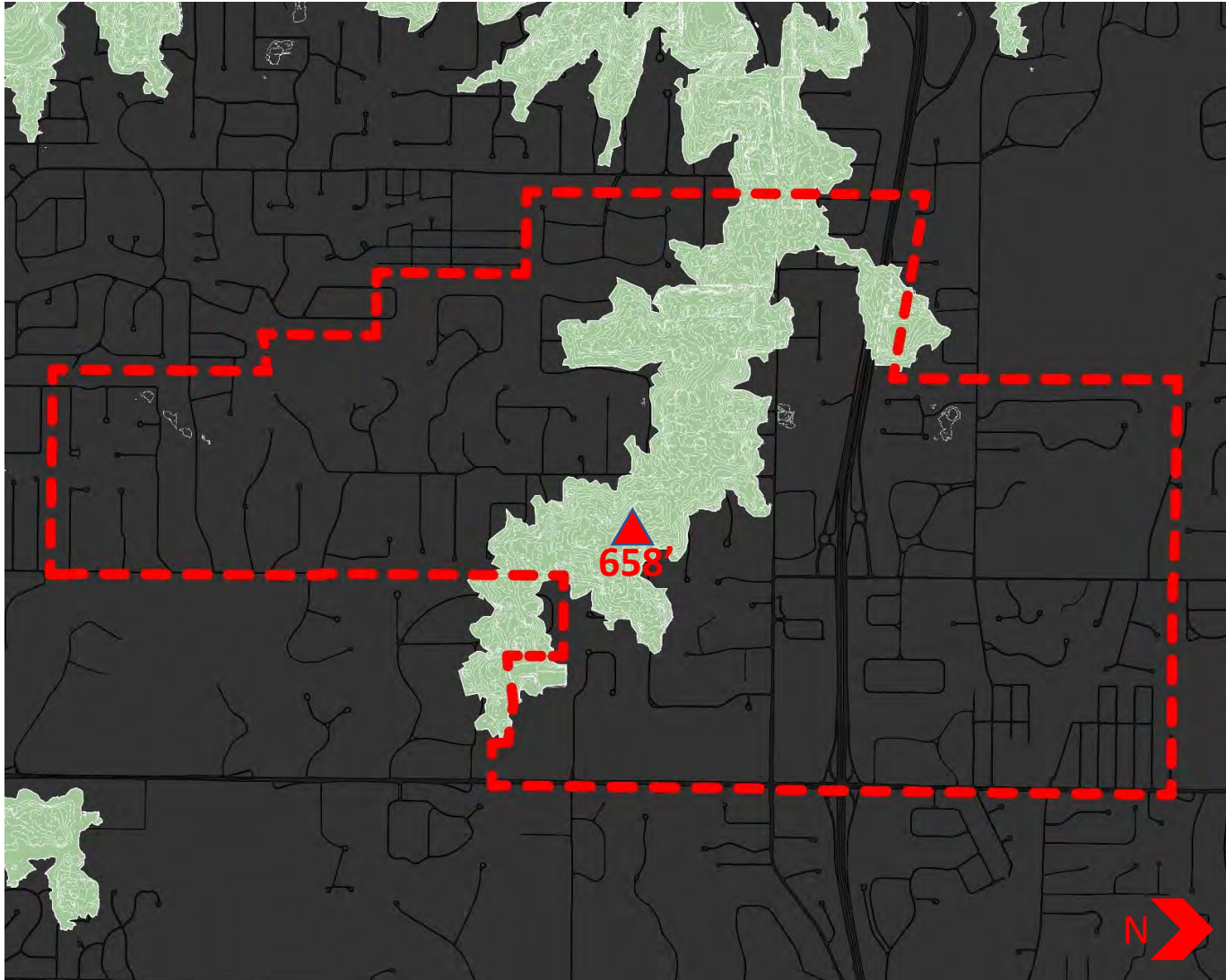
ECOLOGY, LANDSCAPE, & FORESTRY | **LANDSCAPE**



TOPOGRAPHY

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- ▶ Elevation from 542' – 572'
- ▶ Elevation from 572' – 602'
- ▶ Elevation from 602' – 632'
- ▶ Elevation from 632' – 662'

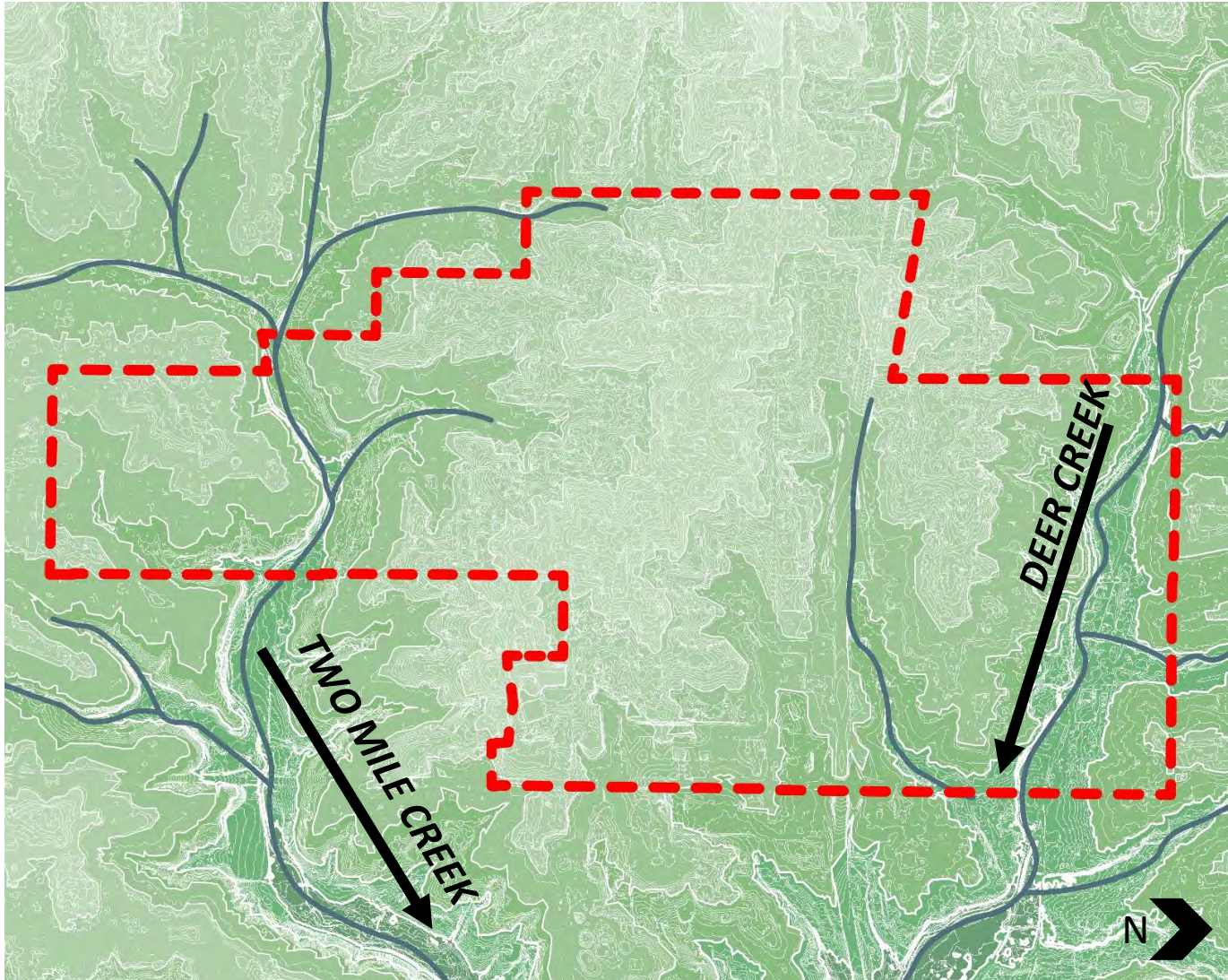
ECOLOGY, LANDSCAPE, & FORESTRY | **LANDSCAPE**



TOPOGRAPHY

- ▶ The lowest points of elevation begin in eastern Frontenac
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- ▶ Elevation from 542' – 572'
- ▶ Elevation from 572' – 602'
- ▶ Elevation from 602' – 632'
- ▶ Elevation from 632' – 662'
- ▶ The highest elevation point in Frontenac is 658' just East of Geyer road

ECOLOGY, LANDSCAPE, & FORESTRY | HYDROLOGY

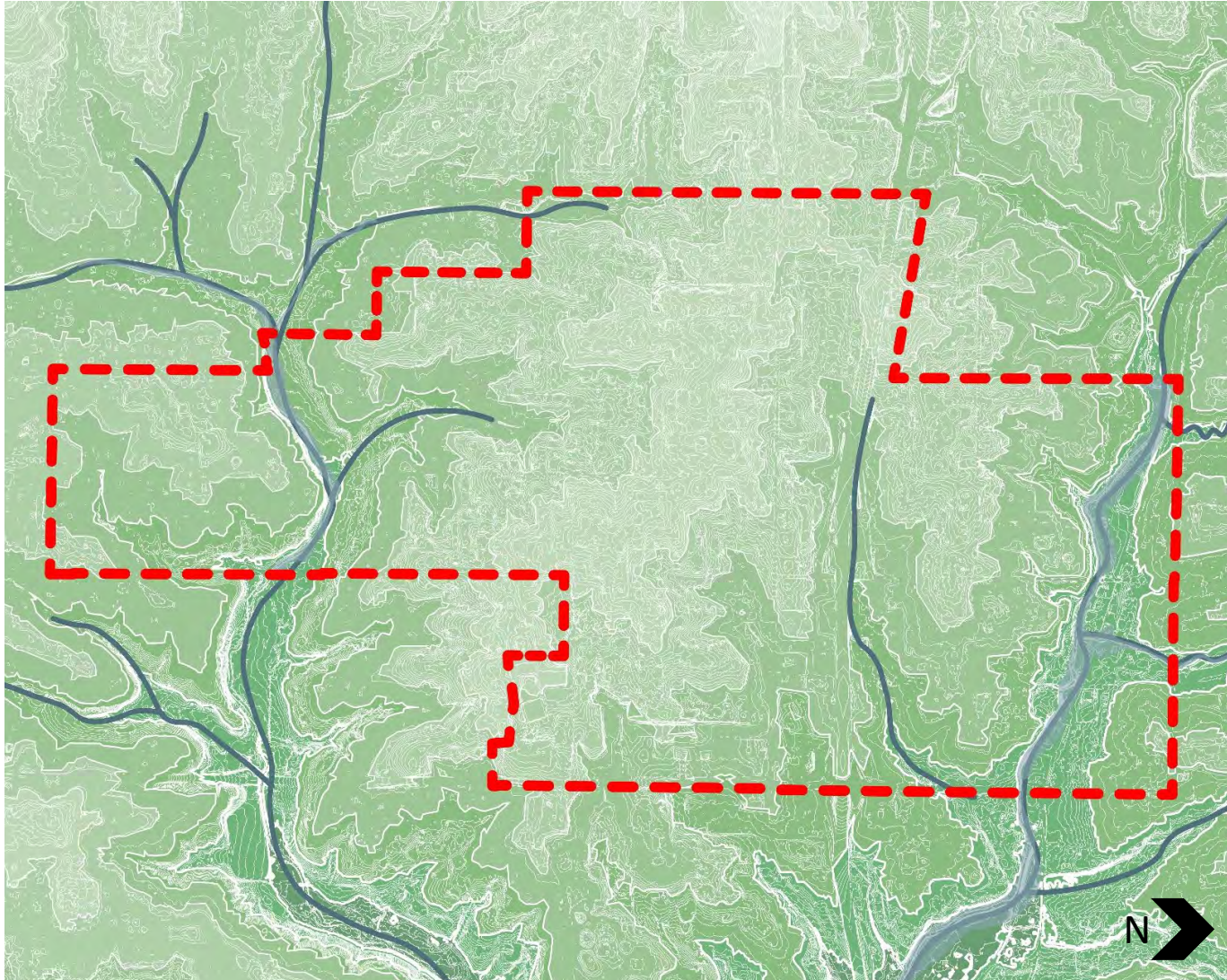


HYDROLOGY - CREEKS

- ▶ Frontenac lies within the Deer Creek watershed making up 9.5% of it.
- ▶ The two most prominent creeks within Frontenac are Deer Creek in Northern Frontenac and Two Mile Creek in Southern Frontenac.
- ▶ Deer Creek flows south east
- ▶ Two Mile Creek flows north east

Frontenac has 2 major creeks

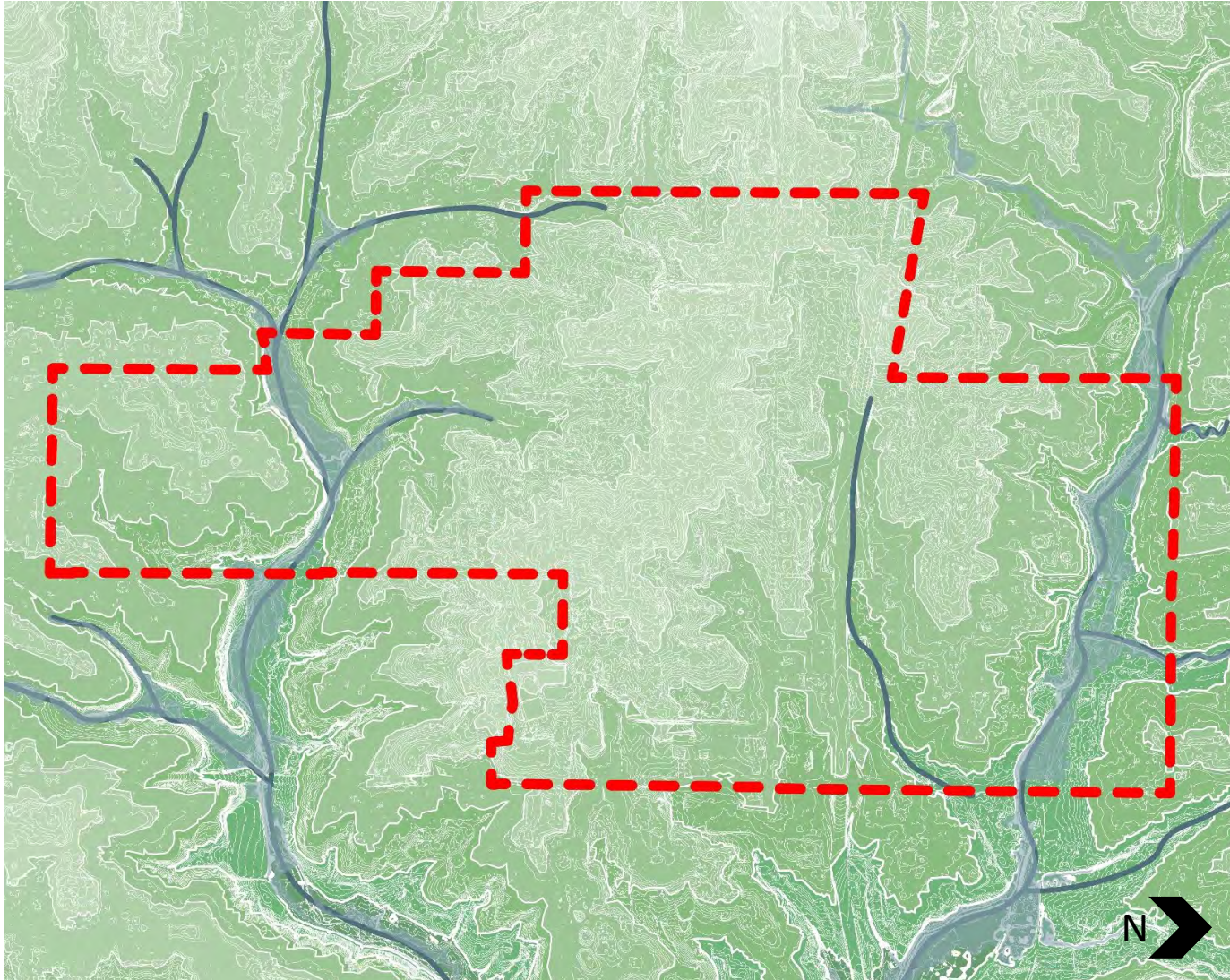
ECOLOGY, LANDSCAPE, & FORESTRY | HYDROLOGY



HYDROLOGY – FLOODING

- ▶ The following area is within the floodway.
- ▶ Overall, Frontenac has a minor risk of severe flooding.

ECOLOGY, LANDSCAPE, & FORESTRY | HYDROLOGY

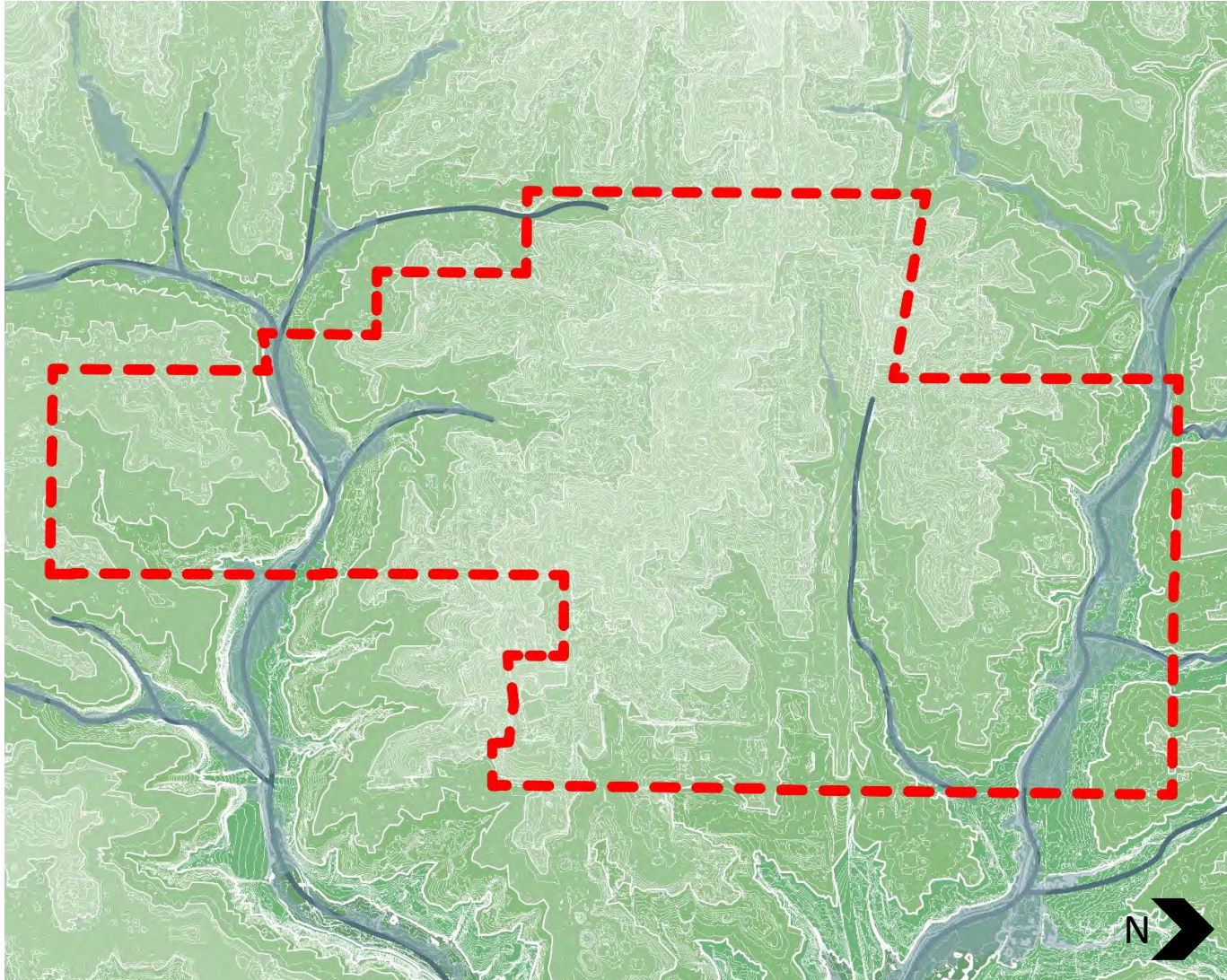


HYDROLOGY – 100 YEAR FLOOD

- ▶ These are the areas in Frontenac with a 1% chance of flooding yearly.

7% of properties have a 1% chance of flooding.

ECOLOGY, LANDSCAPE, & FORESTRY | HYDROLOGY

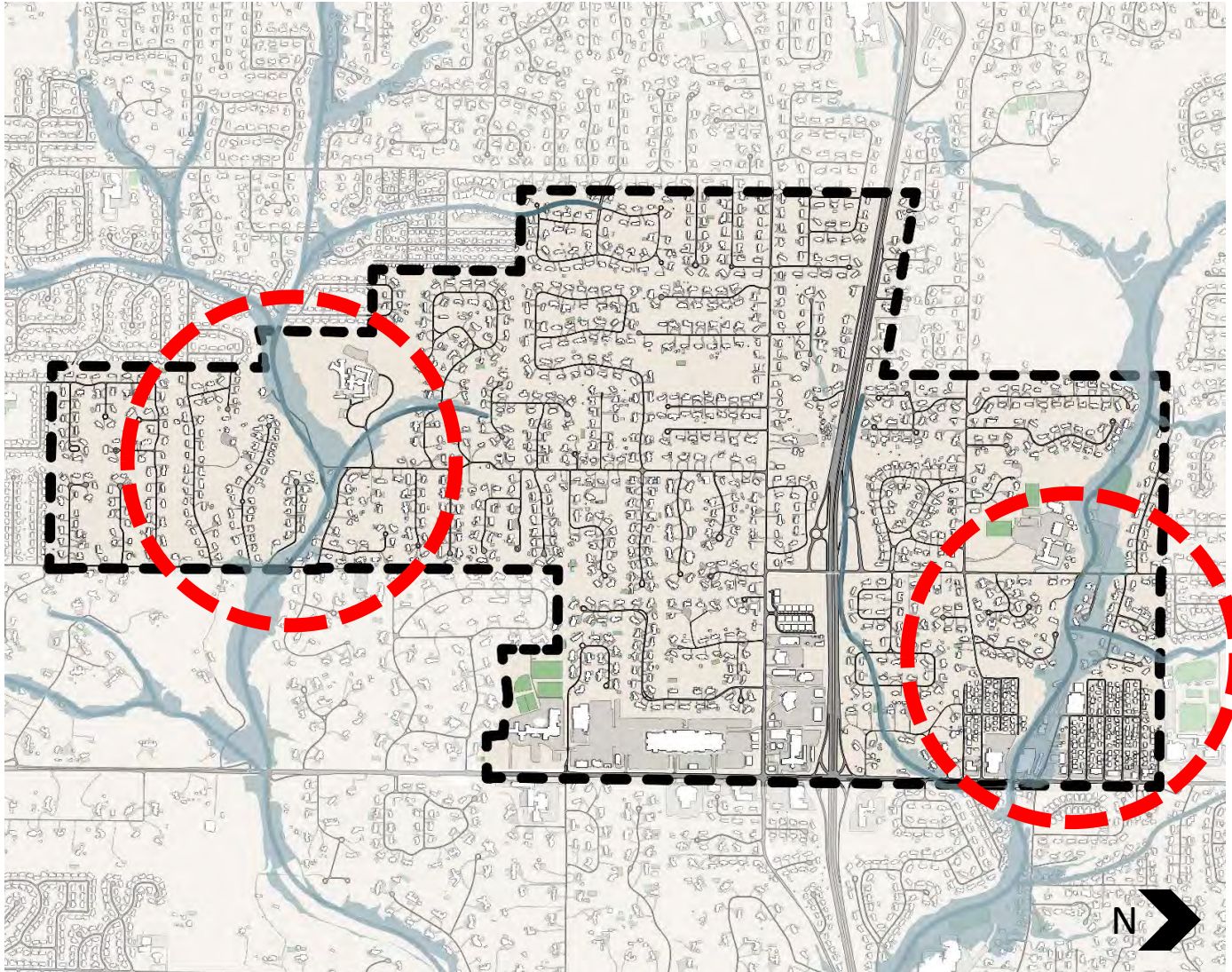


HYDROLOGY – 500 YEAR FLOOD

- ▶ These are the areas with a 0.2% chance of flooding annually.

9% of properties have a 0.2% chance of flooding.

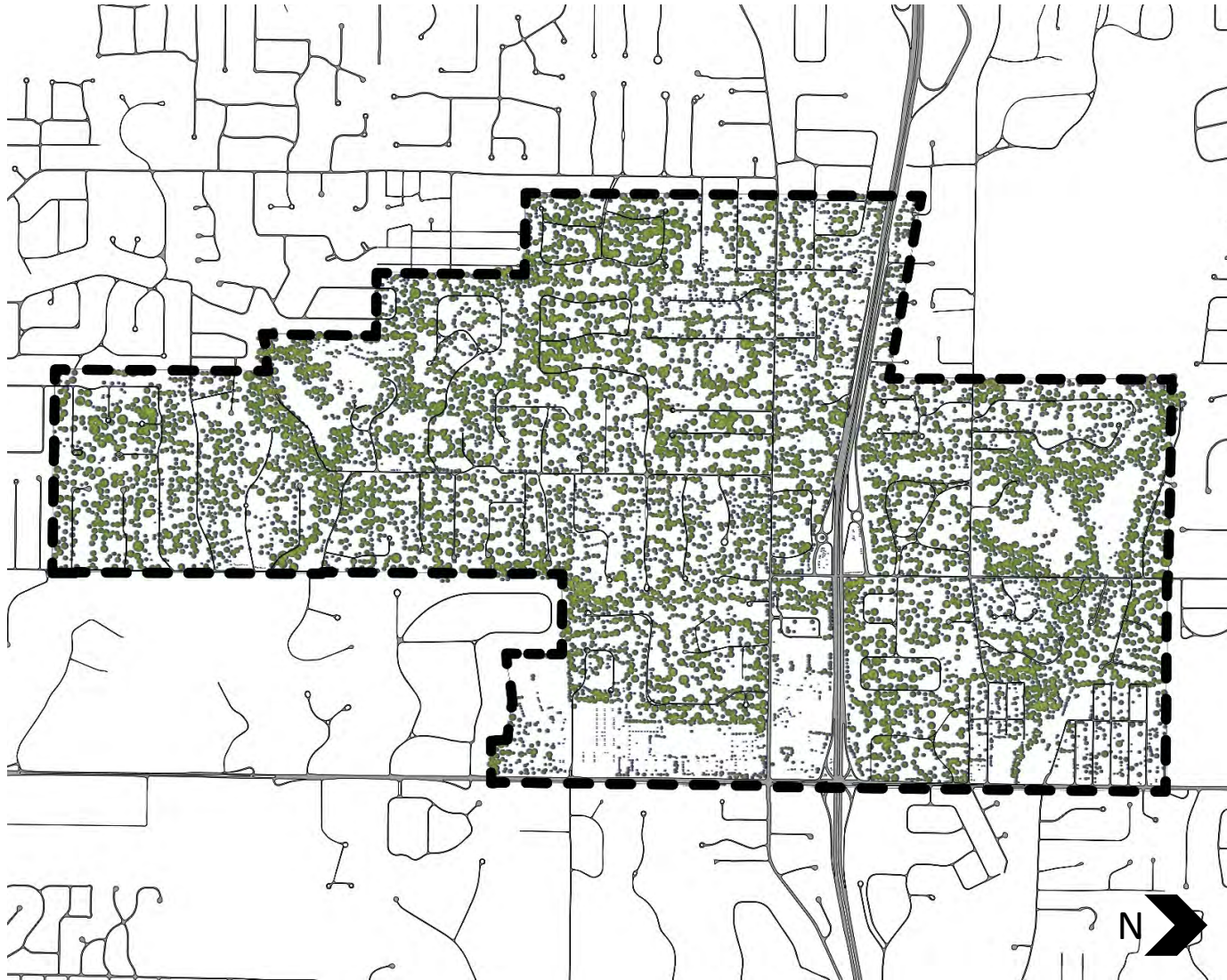
ECOLOGY, LANDSCAPE, & FORESTRY | HYDROLOGY



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.”

ECOLOGY, LANDSCAPE, & FORESTRY | FORESTRY

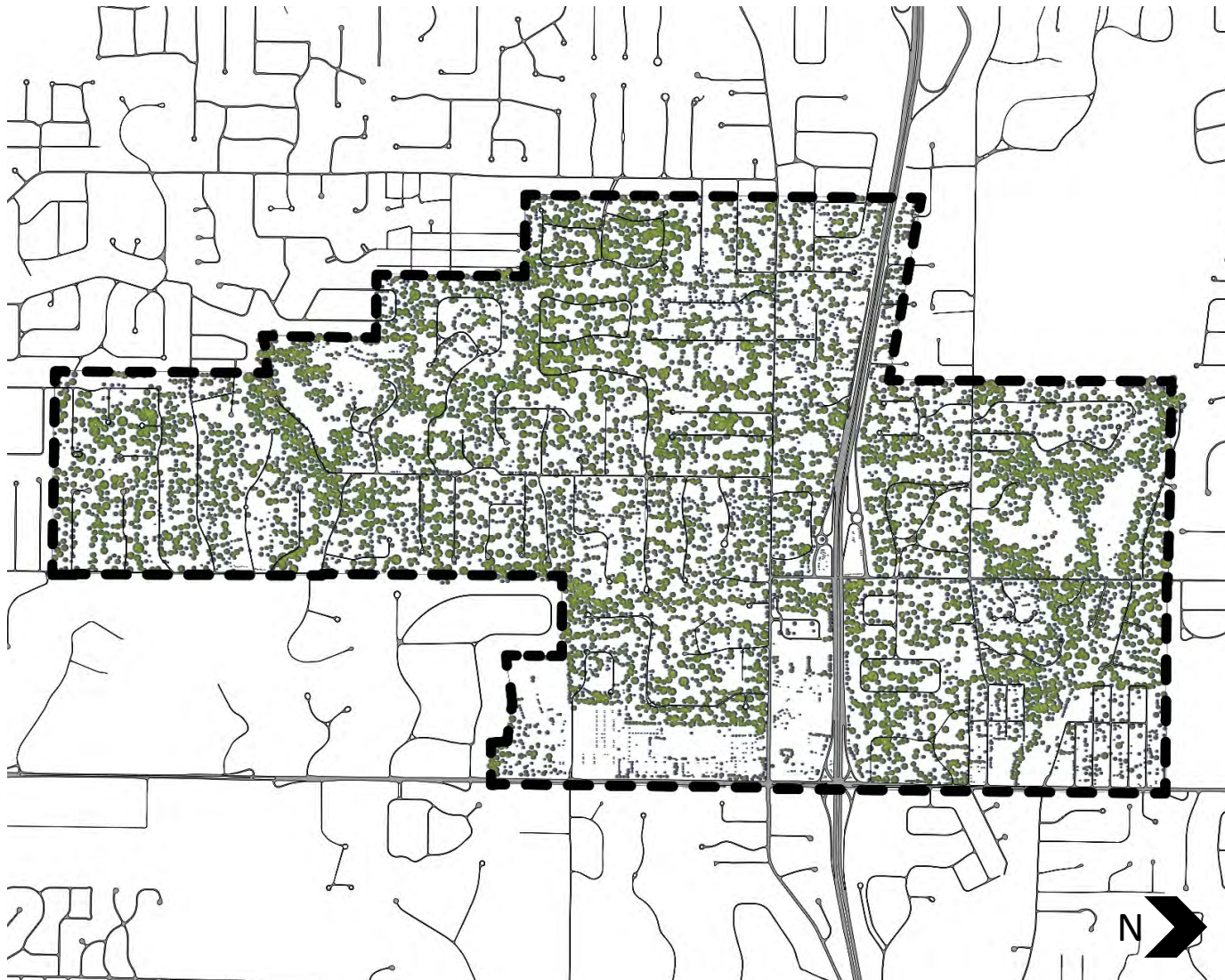


TREE CANOPY COVERAGE

- ▶ 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

ECOLOGY, LANDSCAPE, & FORESTRY | FORESTRY

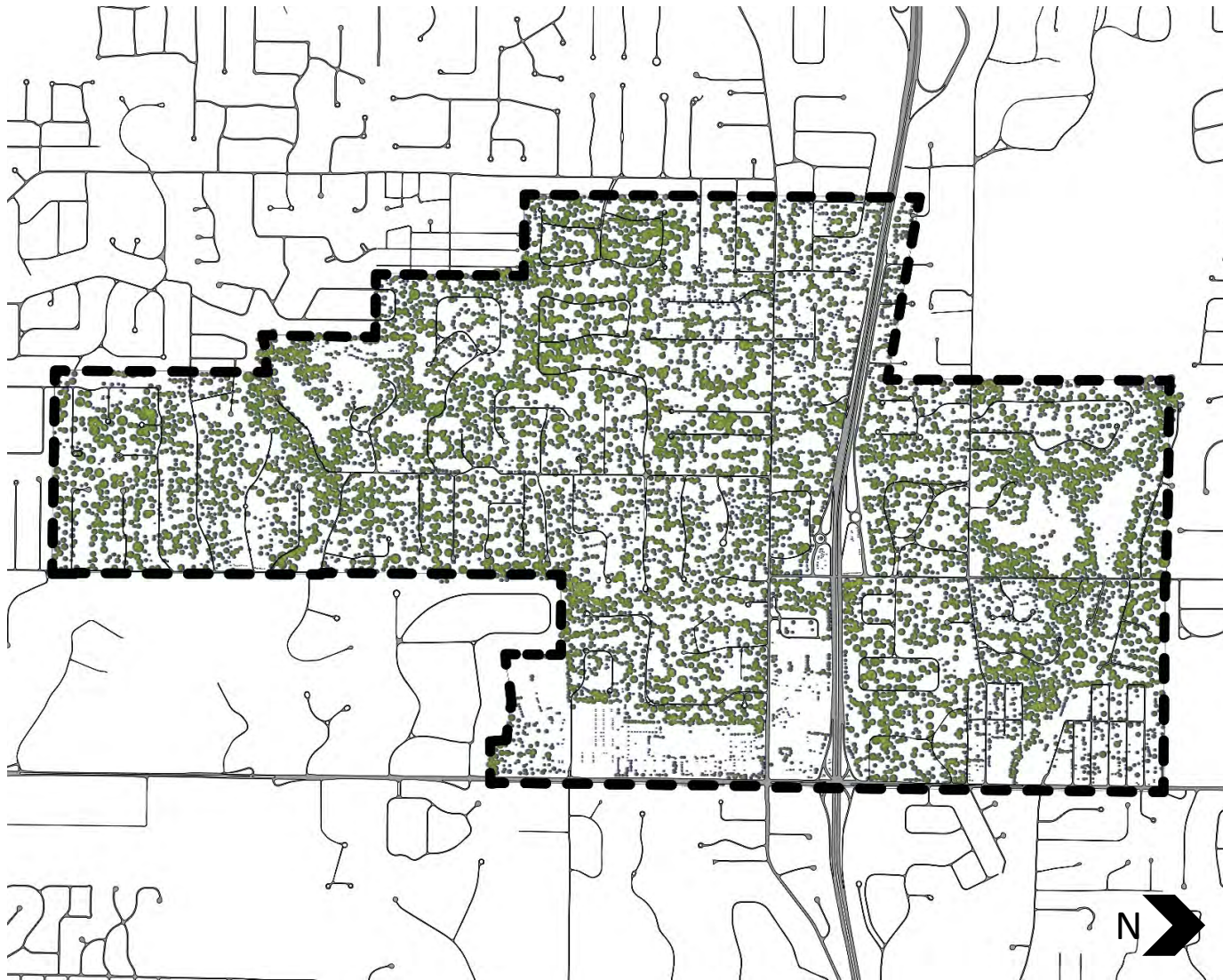


PRESERVATION & LANDSCAPE CODES

- ▶ The intent of the Code is to:
 - Aid with erosion and storm water control;
 - Mitigate air pollution;
 - Protect property values and prevent safety hazards;
 - Maintain the goals of the Comprehensive Plan
 - The purpose is to avoid the unnecessary loss of trees woodlands

- ▶ Removing a tree requires an application process to the city.
- ▶ Any new development must submit a tree protection plan, chart, and survey.
- ▶ It is considered the responsibility of the property owner to ensure the protection of trees.
- ▶ Landscaping is permissible but must be approved by the city to ensure consistent, healthy, and long-lasting greenery.

ECOLOGY, LANDSCAPE, & FORESTRY | FORESTRY

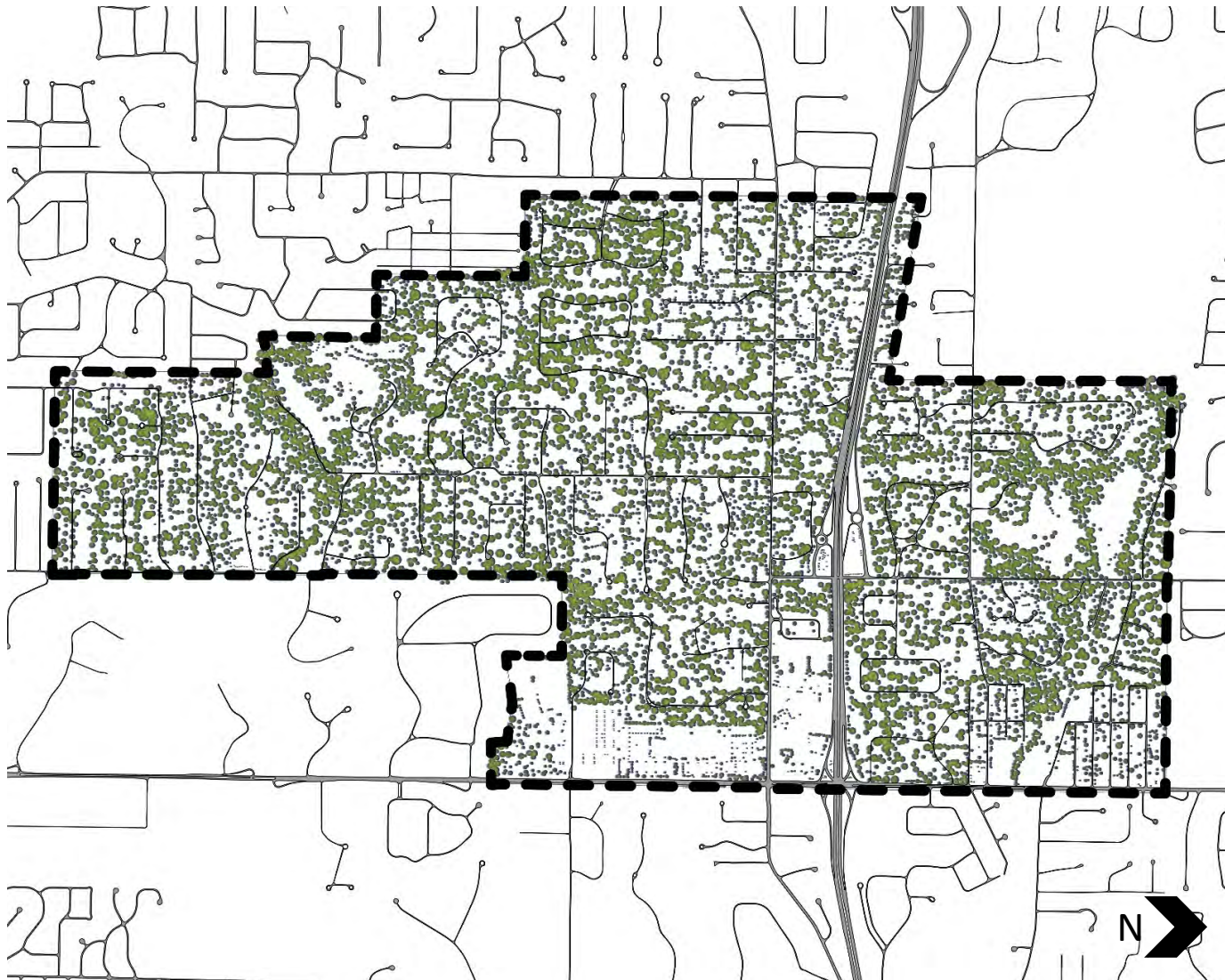


PRESERVATION & LANDSCAPE CODES

Removal and Replacement Regulations:

- ▶ No person shall remove, injure, damage, or cause the death of (i) a healthy, living grand tree, or (ii) trees having a caliper of three inches or more within a Woodland area; or (iii) 25% or more of the trees on any Lot, without first securing a permit from the City of Frontenac. Removal of trees that have been determined to be diseased or hazardous by a certified arborist shall be exempt from this requirement.
- ▶ B. Tree replacement is required when: (i) a Grand Tree is removed; or (ii) 25% of the trees on a Lot are proposed to be removed; or (iii) when 25% or more of the area or 25% or more of the number of trees in any Woodland area is proposed to be cleared of existing trees. If 25% or more of the trees on a Lot or 25% or more of the area of or number of trees in a Woodland are removed, any tree
- ▶ 5 scheduled for removal having a caliper of 6 inches or more shall be replaced. At least half of the replacement trees must be canopy trees from the City of Frontenac’s Recommended Tree List.
- ▶ C. Replacement trees shall meet the following minimums:
- ▶ (i) Each Grand Tree shall be replaced on the Lot by planting two canopy trees each of which is a minimum of two caliper inches (2”) at the time of planting or two evergreen trees each of which is a minimum of six feet (6’) at the time of planting, or a combination of canopy and evergreen trees of the same minimum dimensions.
- ▶ (ii) Each tree scheduled for removal from a Lot or Woodland requiring replacement pursuant to subsection (B), above, shall be replaced on the same Lot by planting and thereafter maintaining canopy, small deciduous, flowering or evergreen trees as follows (provided that at least half of the replacement trees must be canopy trees from the City’s Recommended Tree list):
- ▶ (a) two canopy trees each having a minimum 2 inch caliper at the time of planting on site;

ECOLOGY, LANDSCAPE, & FORESTRY | FORESTRY



PRESERVATION & LANDSCAPE CODES

Removal and Replacement Regulations:

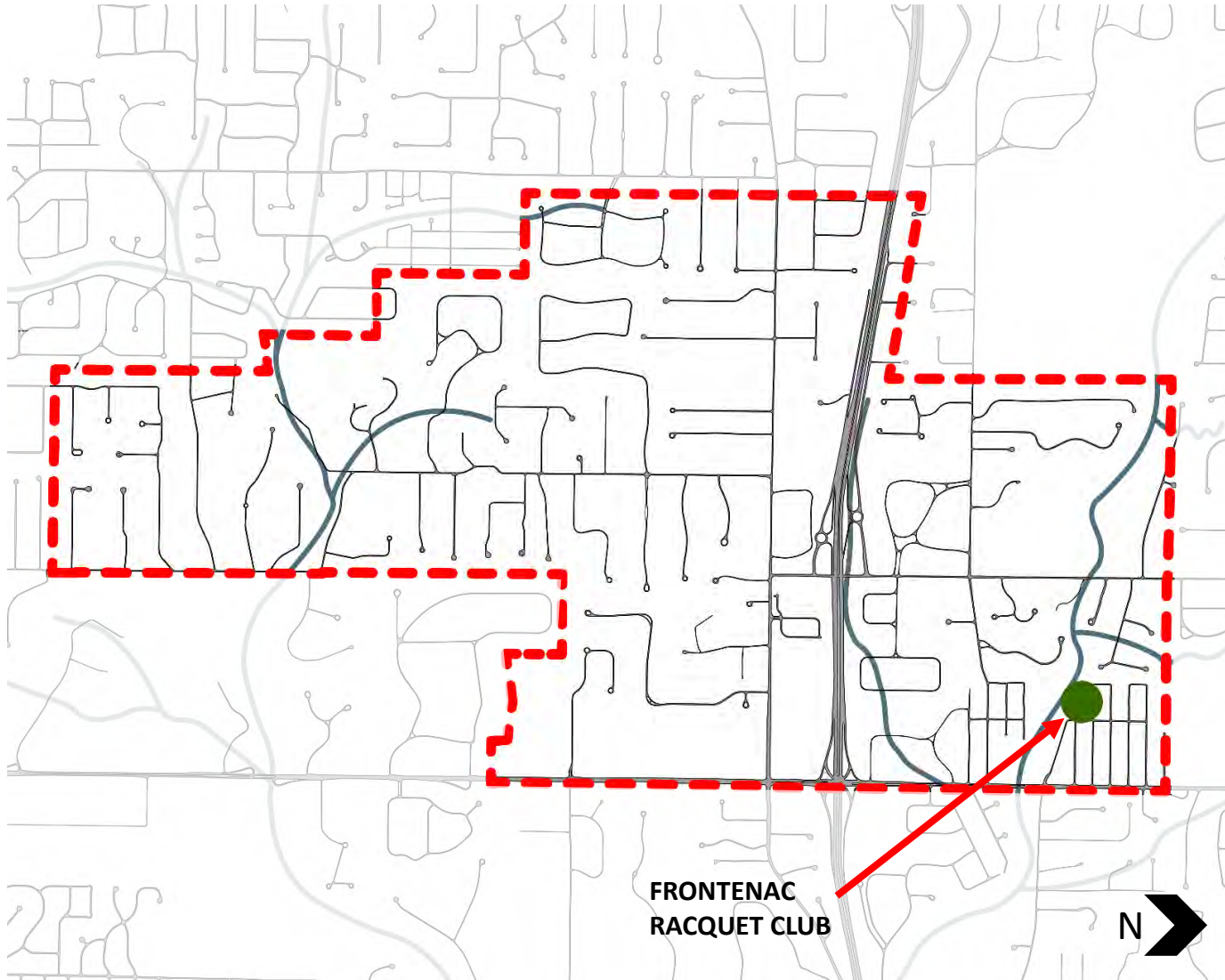
- ▶ (b) three deciduous trees each having a minimum 2 inch caliper at the time of planting on site;
- ▶ (c) one flowering tree of a single stem species or variety having a minimum 1.5 inch caliper at the time of planting on site; or one flowering tree of a multi-stem species or variety having a minimum 1.5 inch caliper at the time of planting on site; or one flowering tree of a clump species or variety having a minimum 8 feet height at the time of planting on site; or
- ▶ D. (d) one evergreen tree having a minimum of 6 feet height at the time of planting on site. – except for replacement trees situated as screening of garage doors, mechanical equipment, and re-establishment of privacy, where evergreens with a height to provide year-round screening are required. After issuance of the tree removal permit, the permit must be displayed at the property during the tree removal process and shall not be removed until completion of the work.
- ▶ E. Any trees which have been removed from a site within twelve (12) months prior to application for a demolition, grading or building permit (to the extent that such building permit applies to new construction activity) or other land use approval shall be deemed to
- ▶ 6 have been removed for purposes covered by this Chapter and shall be subject to all replanting and restoration requirements contained herein.



ENVIRONMENTAL SCAN

OPEN SPACE, PARKS, AND GREENWAYS

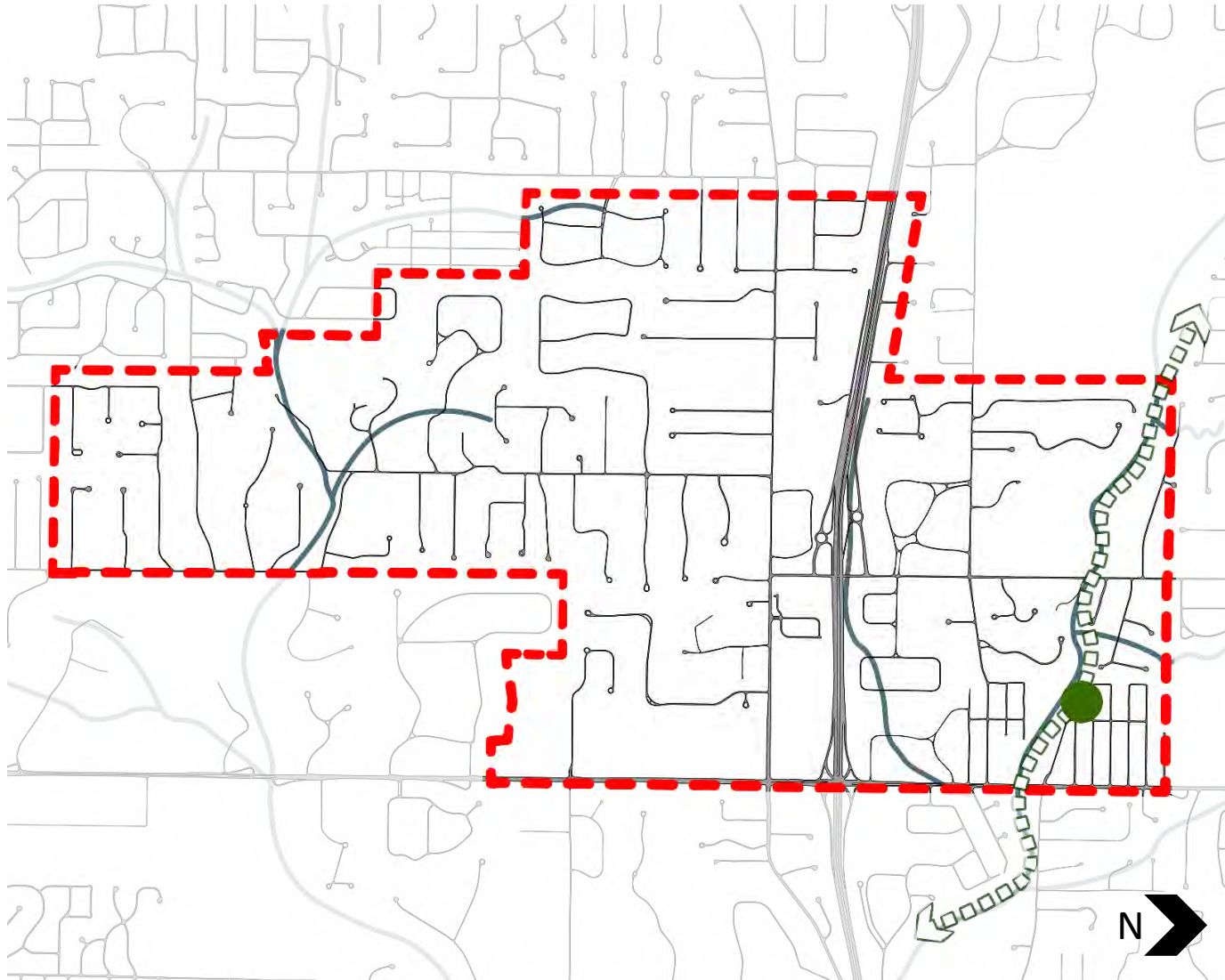
OPEN SPACE, PARKS, & GREENWAYS | FACILITIES



PROPOSED FACILITIES

- ▶ There are no planned facilities by the city of Frontenac and recreational opportunities are limited to the Racquet Club in Northern Frontenac.

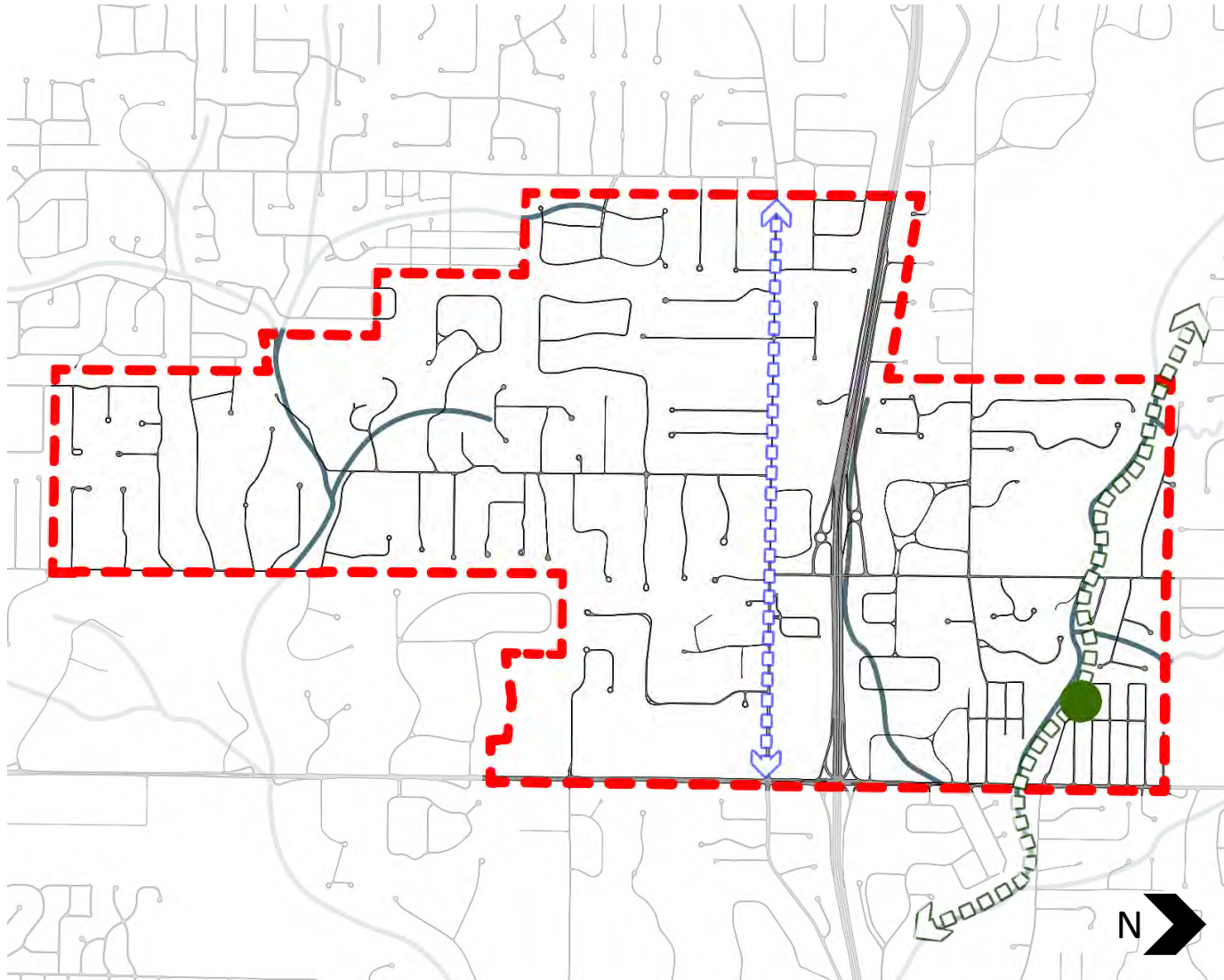
OPEN SPACE, PARKS, & GREENWAYS | FACILITIES



GREENWAYS AND TRAILS

- ▶ There are no planned facilities by the city of Frontenac and recreational opportunities are limited to the Racquet Club in Northern Frontenac.
- ▶ The St. Louis County Action Plan for Walking and Biking:
 - ▶ Maintains the proposal for the Deer Creek Trail through the German Boulevard

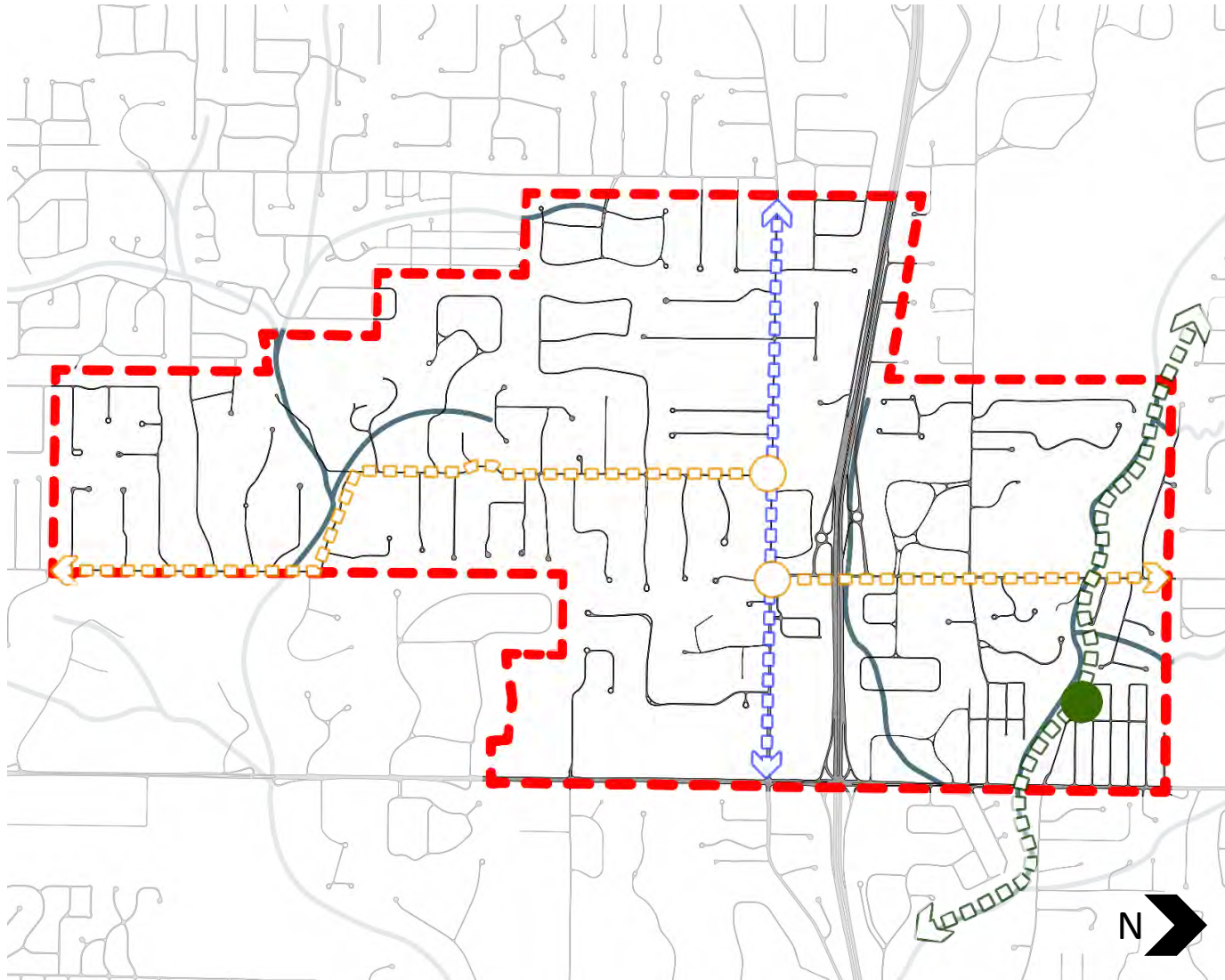
OPEN SPACE, PARKS, & GREENWAYS | FACILITIES



BIKE PATHS

- ▶ There are no planned facilities by the city of Frontenac and recreational opportunities are limited to the Racquet Club in Northern Frontenac.
- ▶ The St. Louis County Action Plan for Walking and Biking:
 - ▶ Maintains the proposal for the Deer Creek Trail through the German Boulevard
 - ▶ Proposes the creation of a shared use facility side path on Clayton

OPEN SPACE, PARKS, & GREENWAYS | FACILITIES



BIKE PATHS

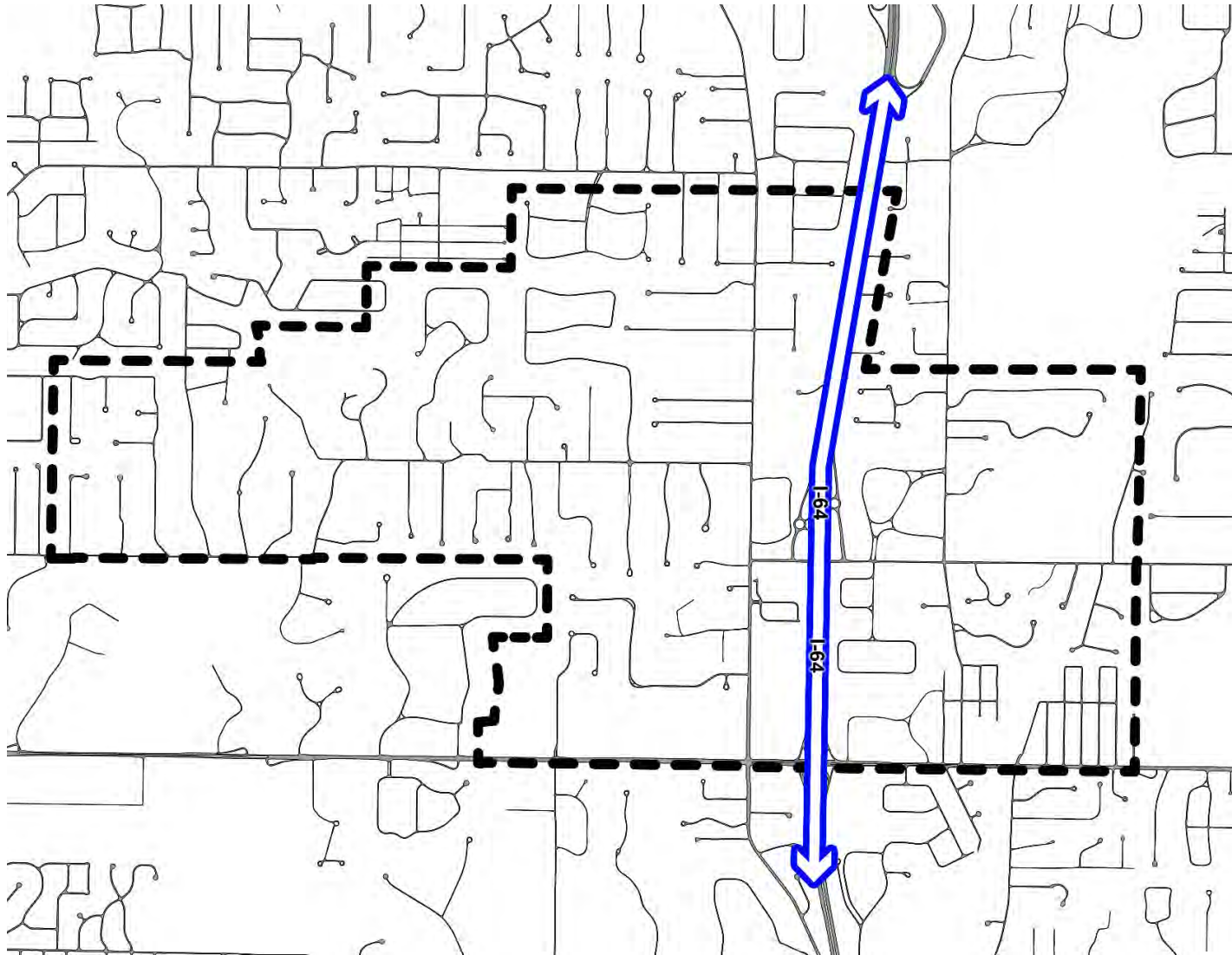
- ▶ There are no planned facilities by the city of Frontenac and recreational opportunities are limited to the Racquet Club in Northern Frontenac.
- ▶ The St. Louis County Action Plan for Walking and Biking:
 - ▶ Maintains the proposal for the Deer Creek Trail through the German Boulevard.
 - ▶ Proposes the creation of a shared use facility side path on Clayton.
 - ▶ Proposes Geyer Rd. and Spuede Rd. become mixed traffic bikeways.



ENVIRONMENTAL SCAN

TRANSPORTATION AND CONNECTIVITY

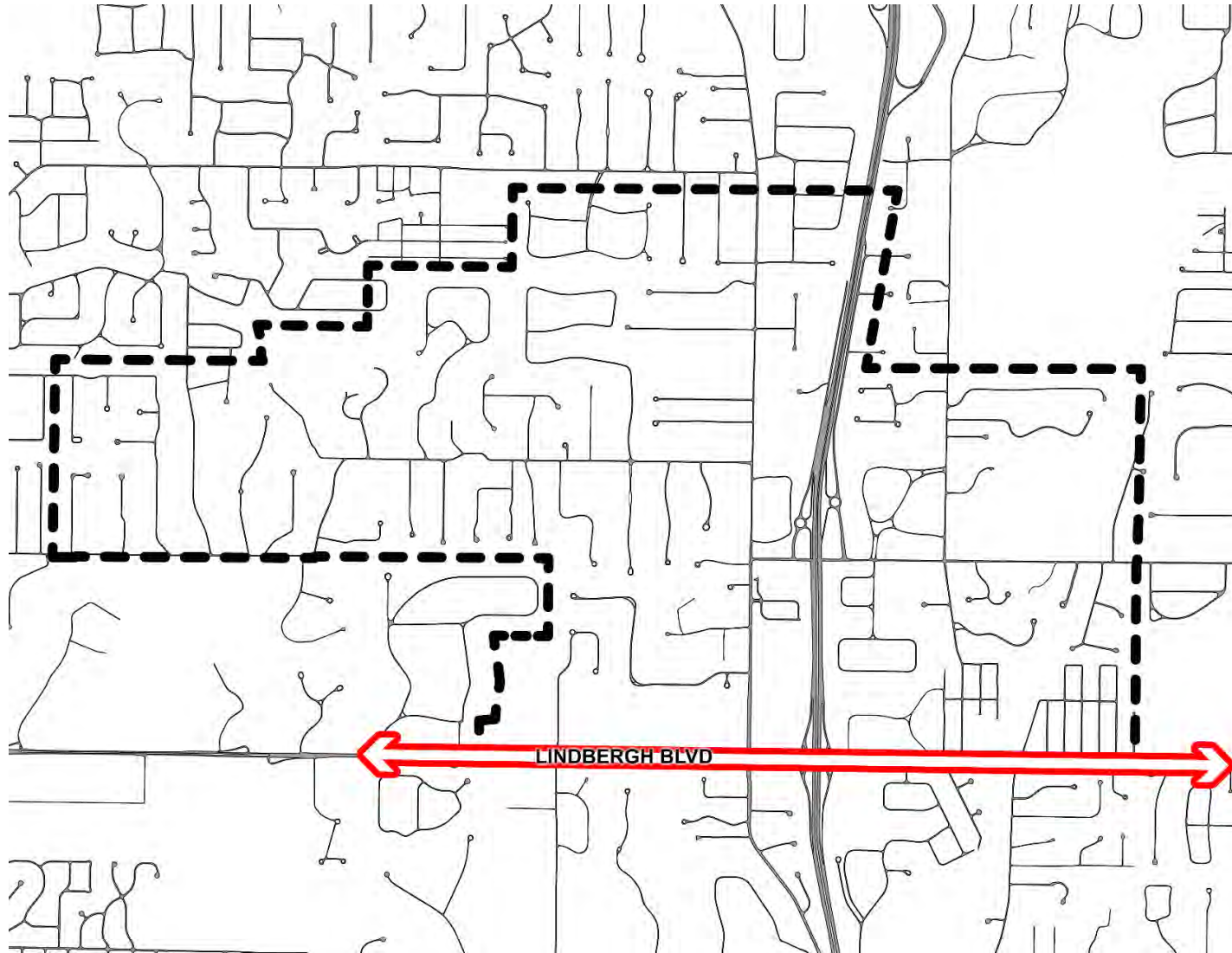
TRANSPORTATION & CONNECTIVITY | STREETS



CLASSIFICATIONS

- ▶ Interstate
- ▶ Interstate 64

TRANSPORTATION & CONNECTIVITY | STREETS

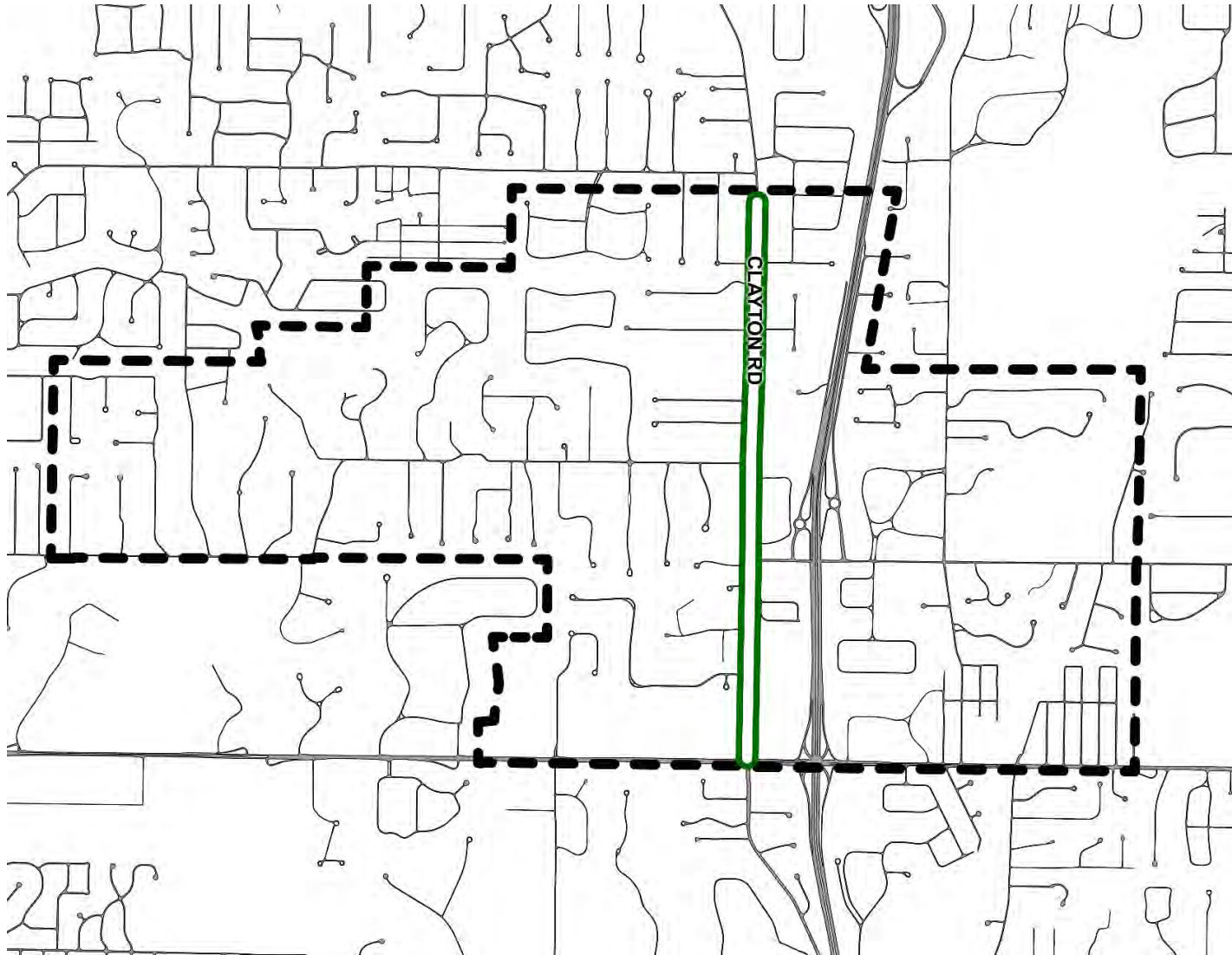


CLASSIFICATIONS

- ▶ **Interstate**
 - ▶ Interstate 64
- ▶ **Principal Arterial**
 - ▶ Lindbergh Blvd. (US-67)

Frontenac manages 6 centerline mi

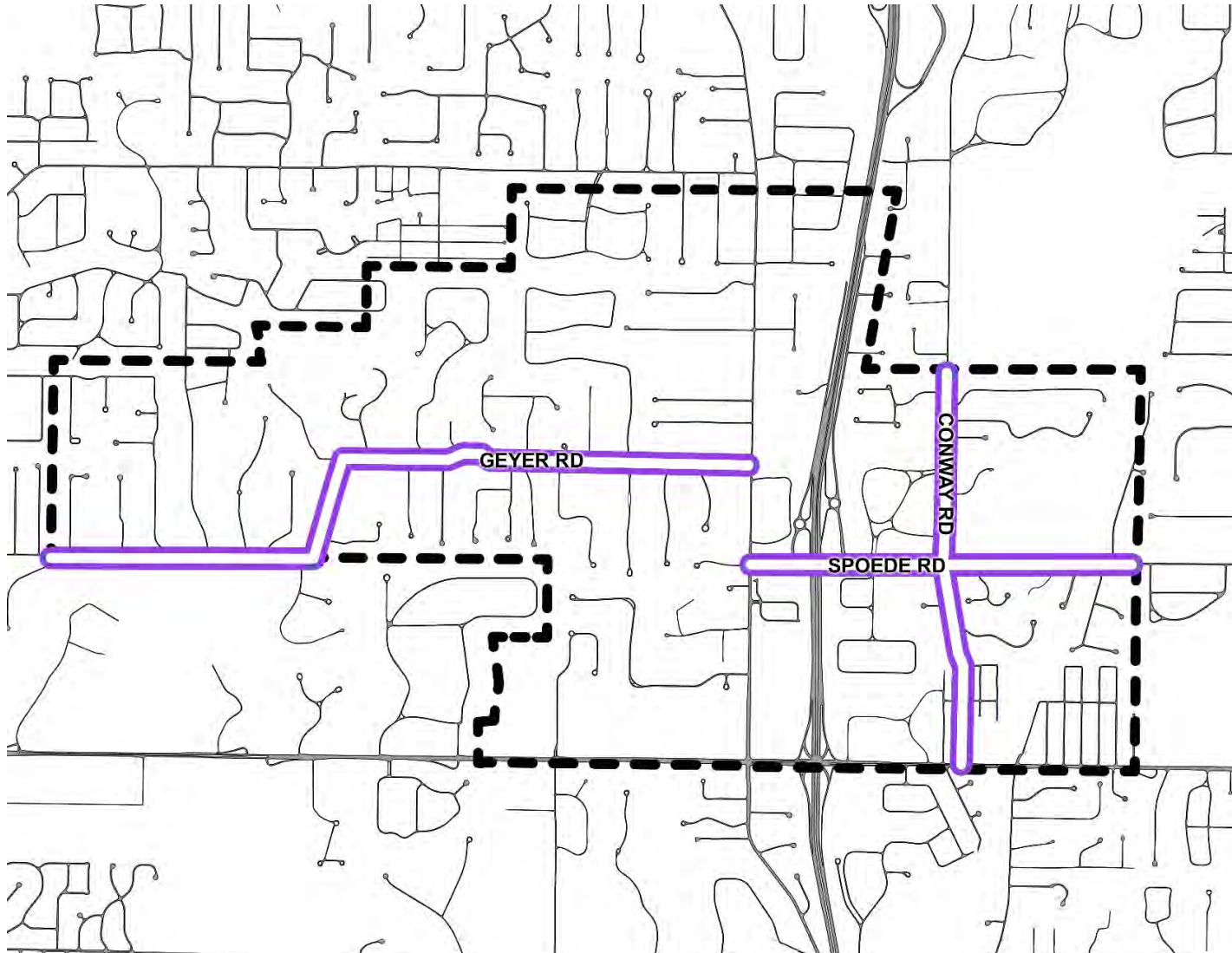
TRANSPORTATION & CONNECTIVITY | STREETS



CLASSIFICATIONS

- ▶ **Interstate**
 - ▶ Interstate 64
- ▶ **Principal Arterial**
 - ▶ Lindbergh Blvd. (US-67)
- ▶ **Minor Arterial**
 - ▶ Clayton Rd.

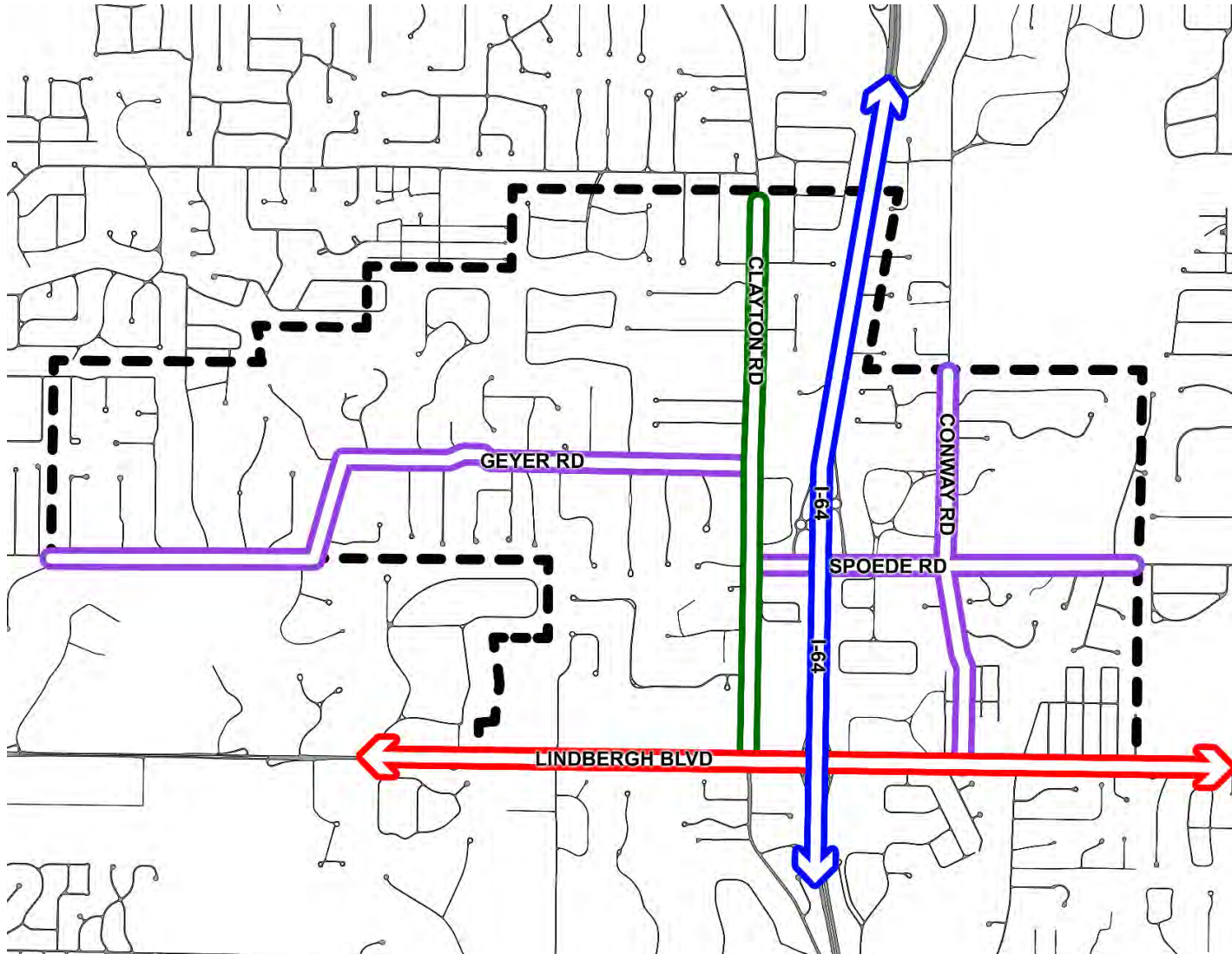
TRANSPORTATION & CONNECTIVITY | STREETS



CLASSIFICATIONS

- ▶ **Interstate**
 - ▶ Interstate 64
- ▶ **Principal Arterial**
 - ▶ Lindbergh Blvd. (US-67)
- ▶ **Minor Arterial**
 - ▶ Clayton Rd.
- ▶ **Major Collector**
 - ▶ Spoeede Rd, Conway Rd, Geyer Rd

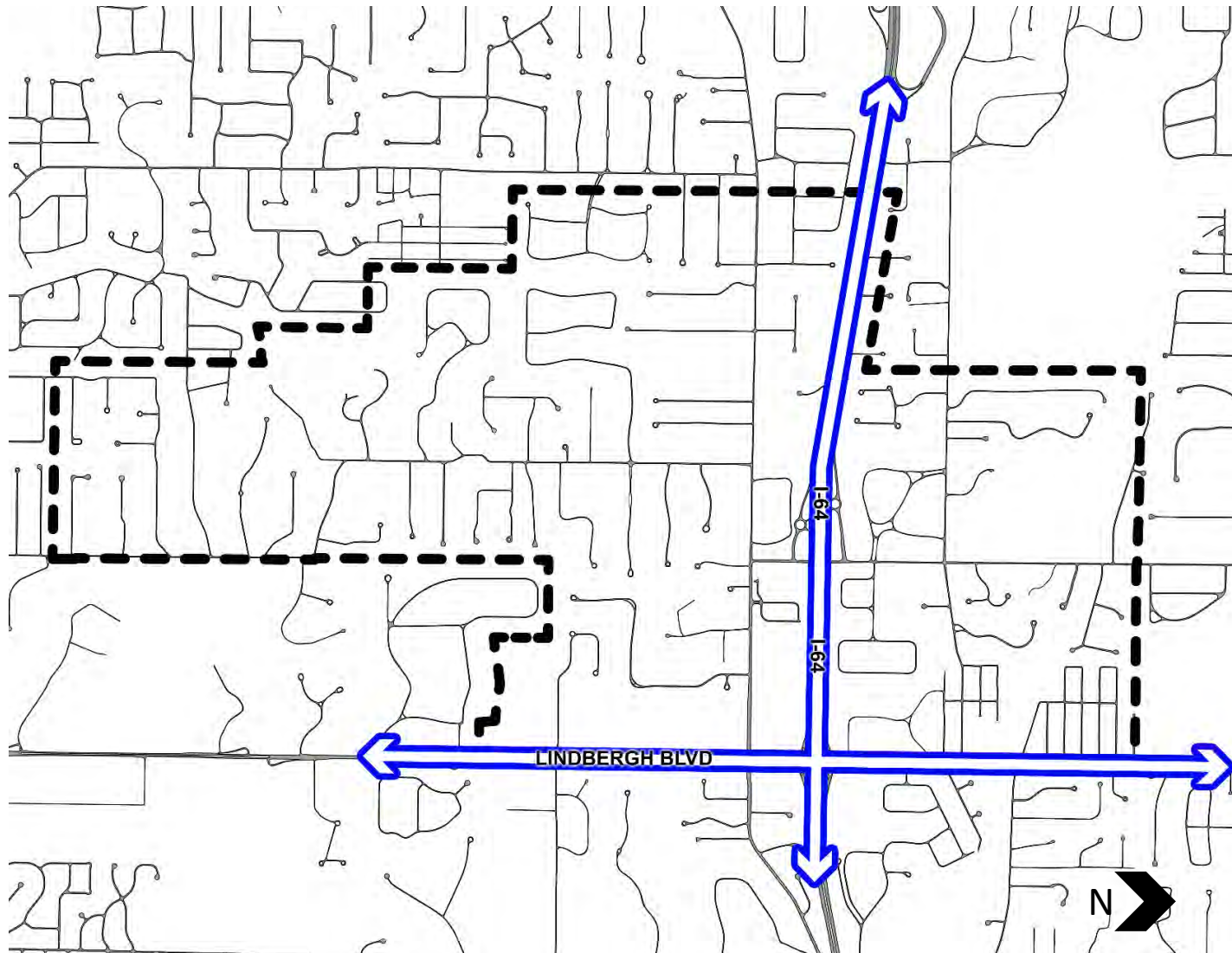
TRANSPORTATION & CONNECTIVITY | STREETS



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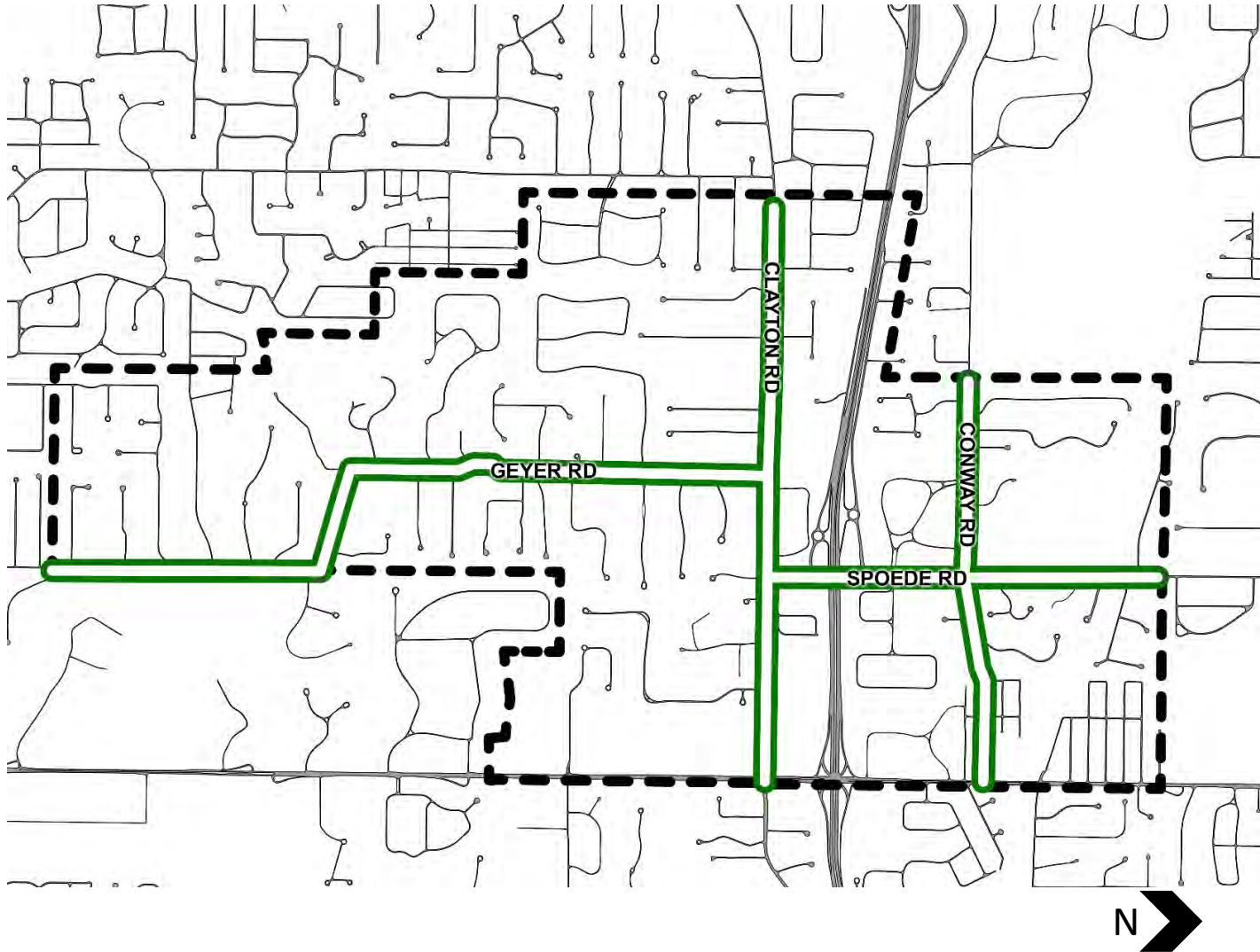
TRANSPORTATION & CONNECTIVITY | STREETS



OWNERSHIP

- ▶ **MODOT Ownership**
 - ▶ Lindbergh Blvd & Interstate 64

TRANSPORTATION & CONNECTIVITY | STREETS



OWNERSHIP

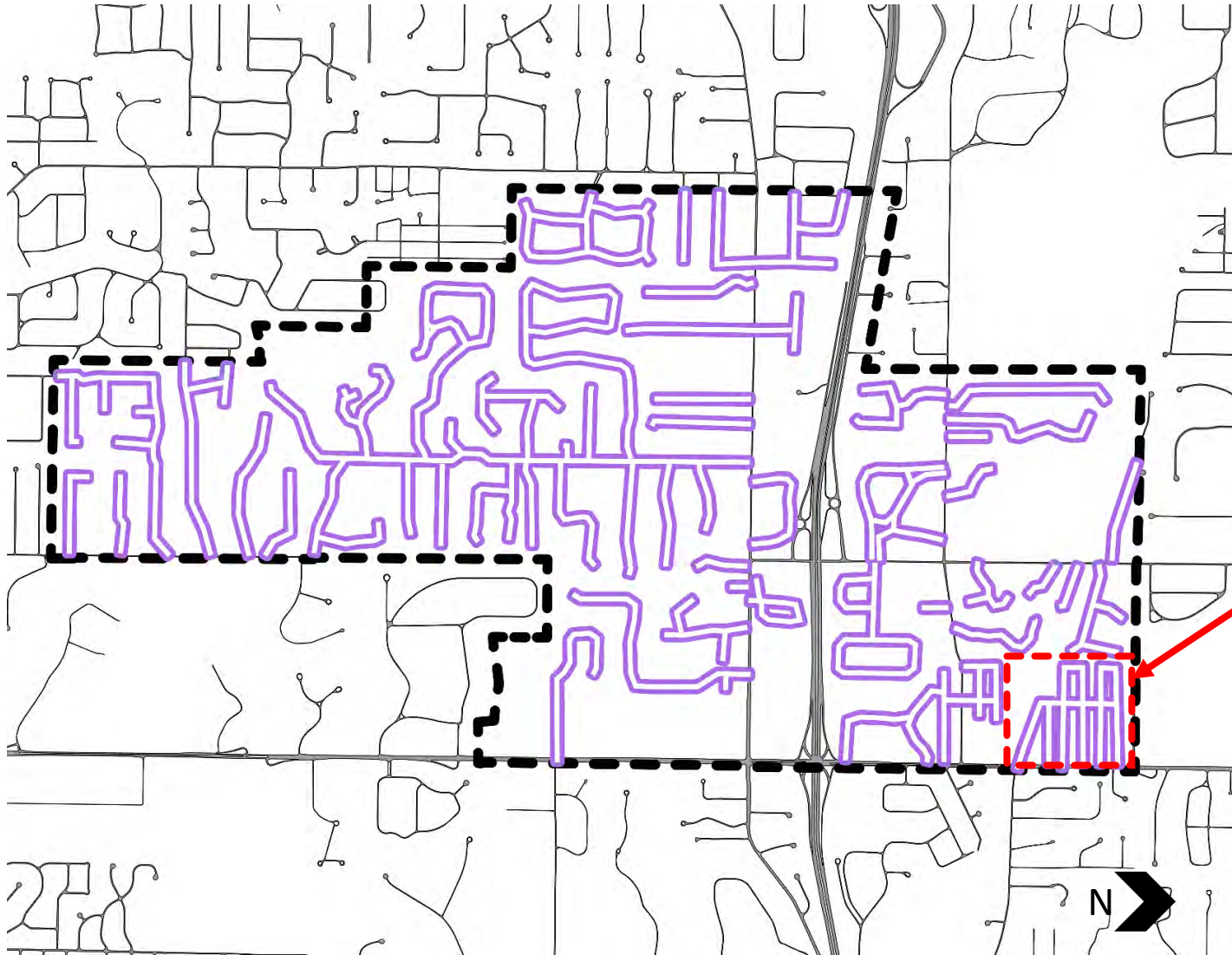
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▶ **City Ownership**

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TRANSPORTATION & CONNECTIVITY | STREETS



OWNERSHIP

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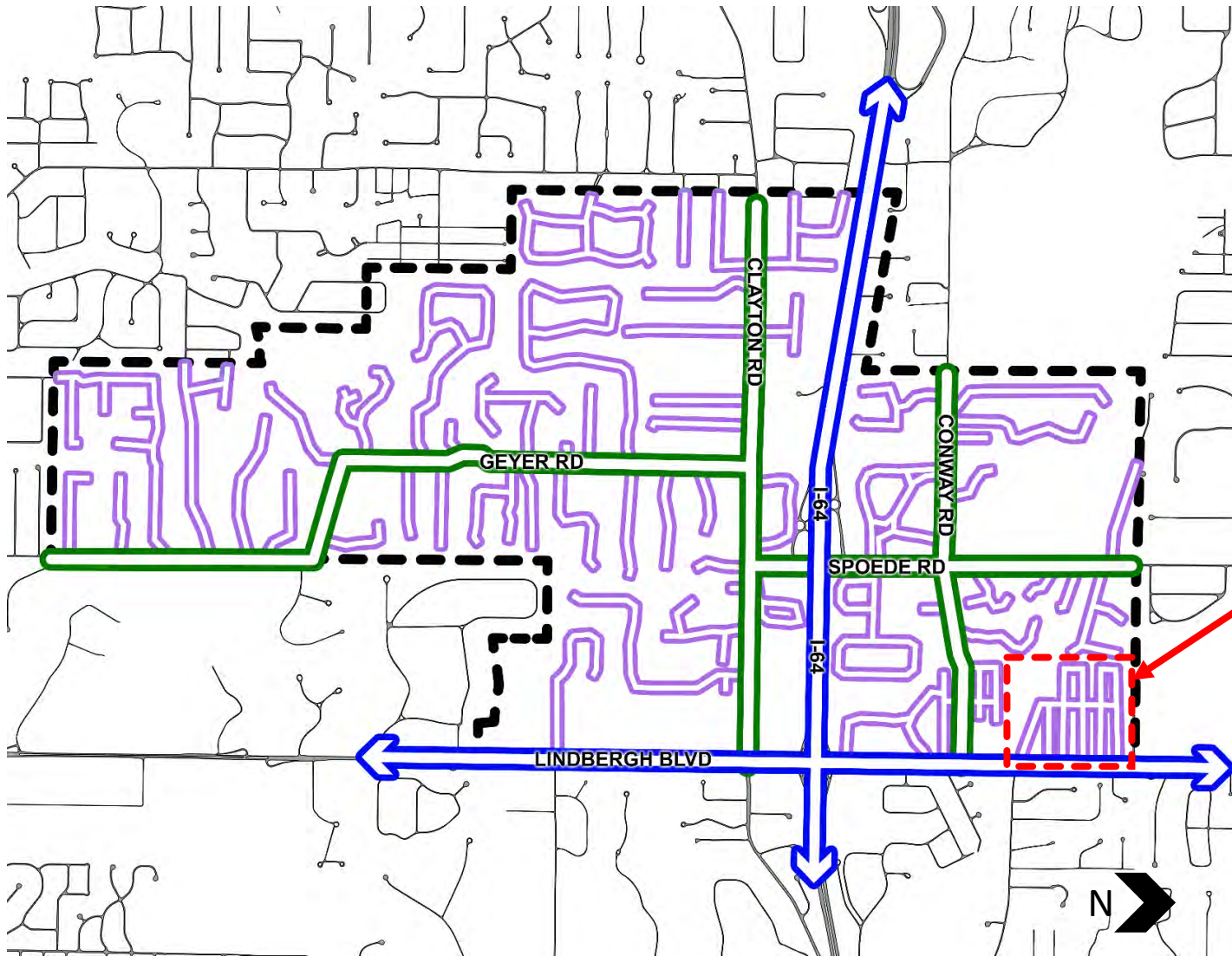
▶ **City Ownership**

- ▶ Spoede 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.

TRANSPORTATION & CONNECTIVITY | STREETS



OWNERSHIP

▶ **MODOT Ownership**

- ▶ Lindbergh Blvd & Interstate 64

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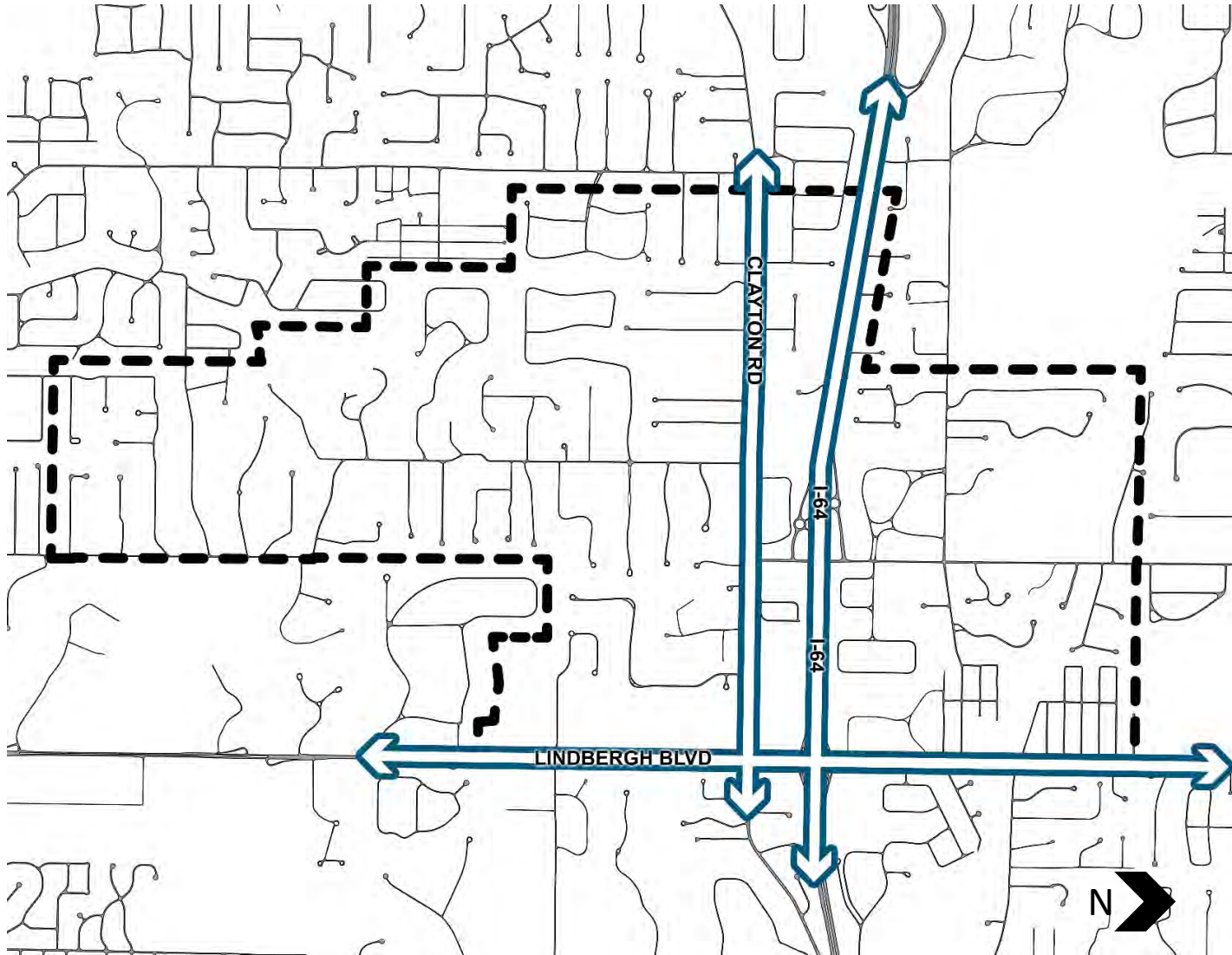
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Most Right-of-Ways are **privately owned and maintained**

TRANSPORTATION & CONNECTIVITY | STREETS

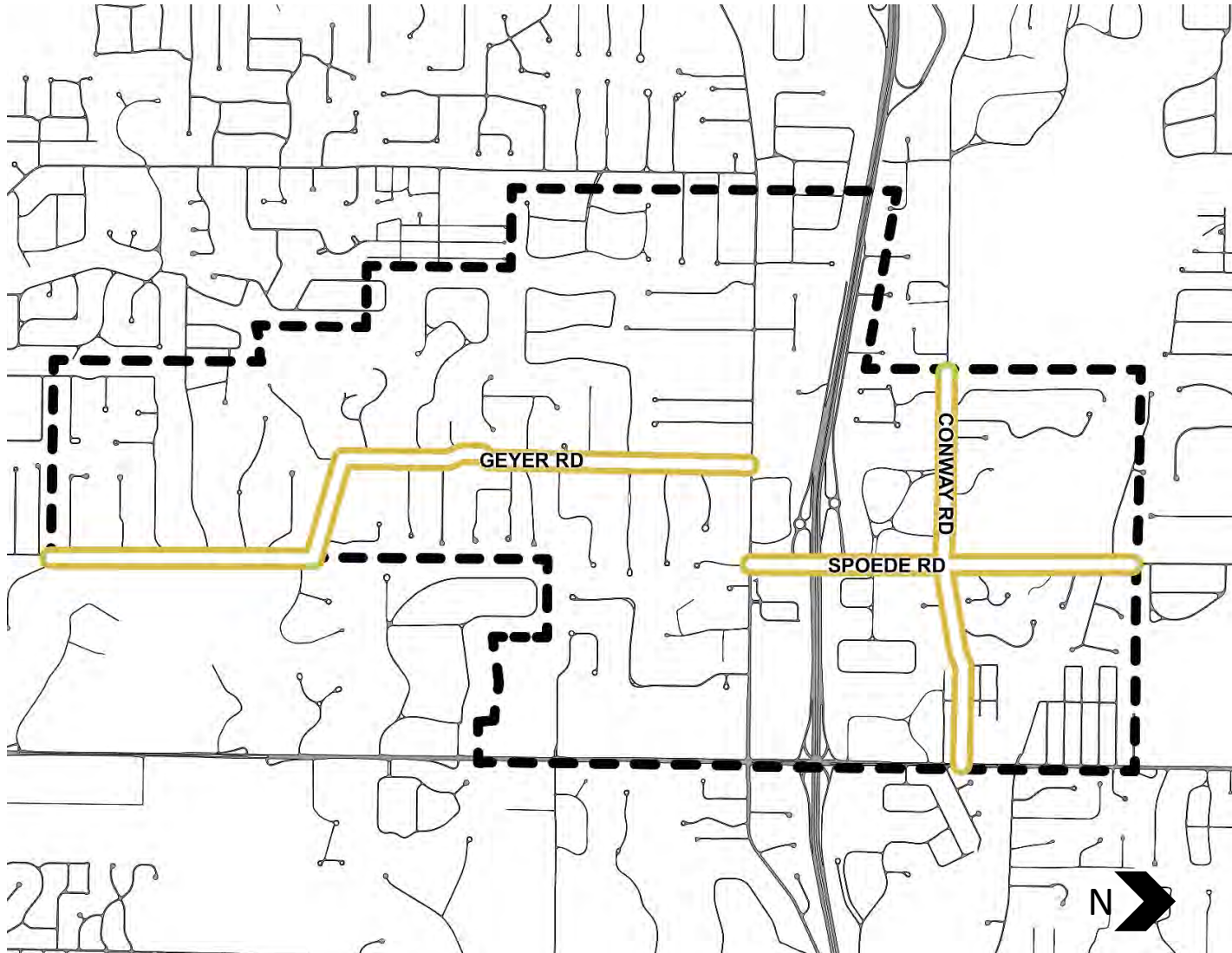


STREET CONNECTIVITY

- ▶ **Regional Connector**

- ▶ Interstate 64, Lindbergh Blvd, Clayton Rd

TRANSPORTATION & CONNECTIVITY | STREETS



STREET CONNECTIVITY

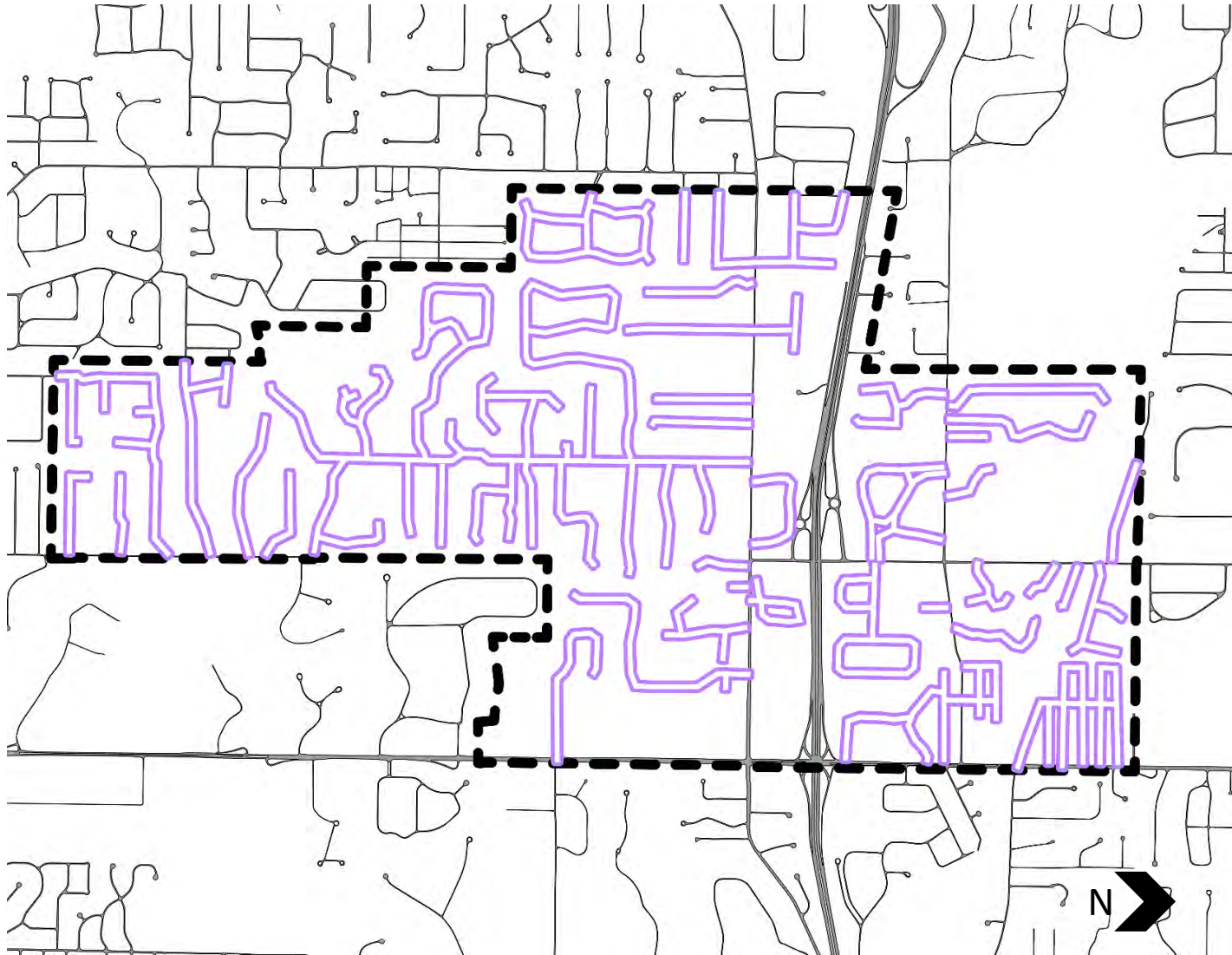
▶ **Regional Connector**

- ▶ Interstate 64, Lindbergh Blvd, Clayton Rd

▶ **City Connector**

- ▶ Spoeede Rd, Geyer Rd, Conway Rd

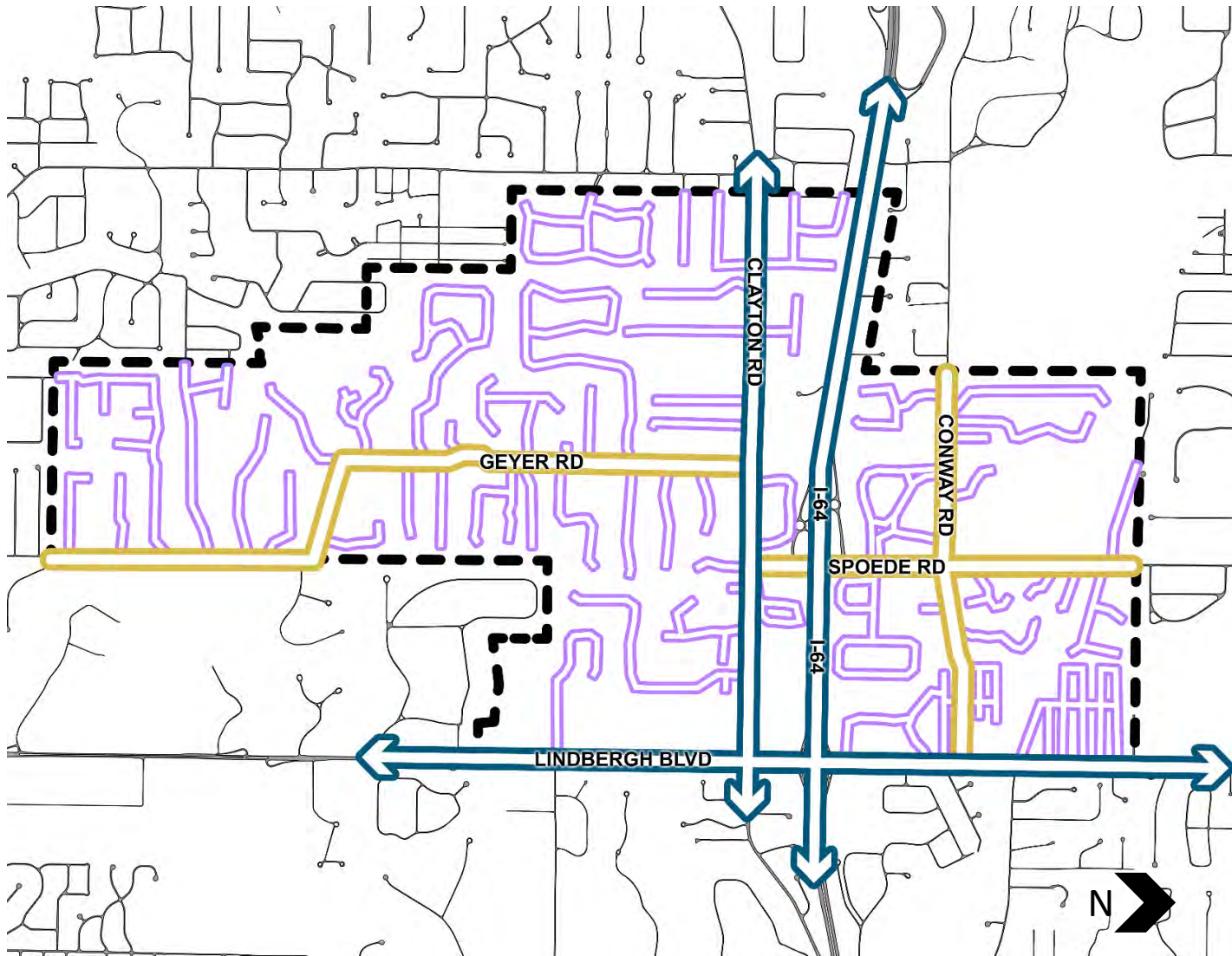
TRANSPORTATION & CONNECTIVITY | STREETS



STREET CONNECTIVITY

- ▶ **Regional Connector**
 - ▶ Interstate 64, Lindbergh Blvd, Clayton Rd
- ▶ **City Connector**
 - ▶ Spoede Rd, Geyer Rd, Conway Rd
- ▶ **Neighborhood Connector**
 - ▶ Residential Streets

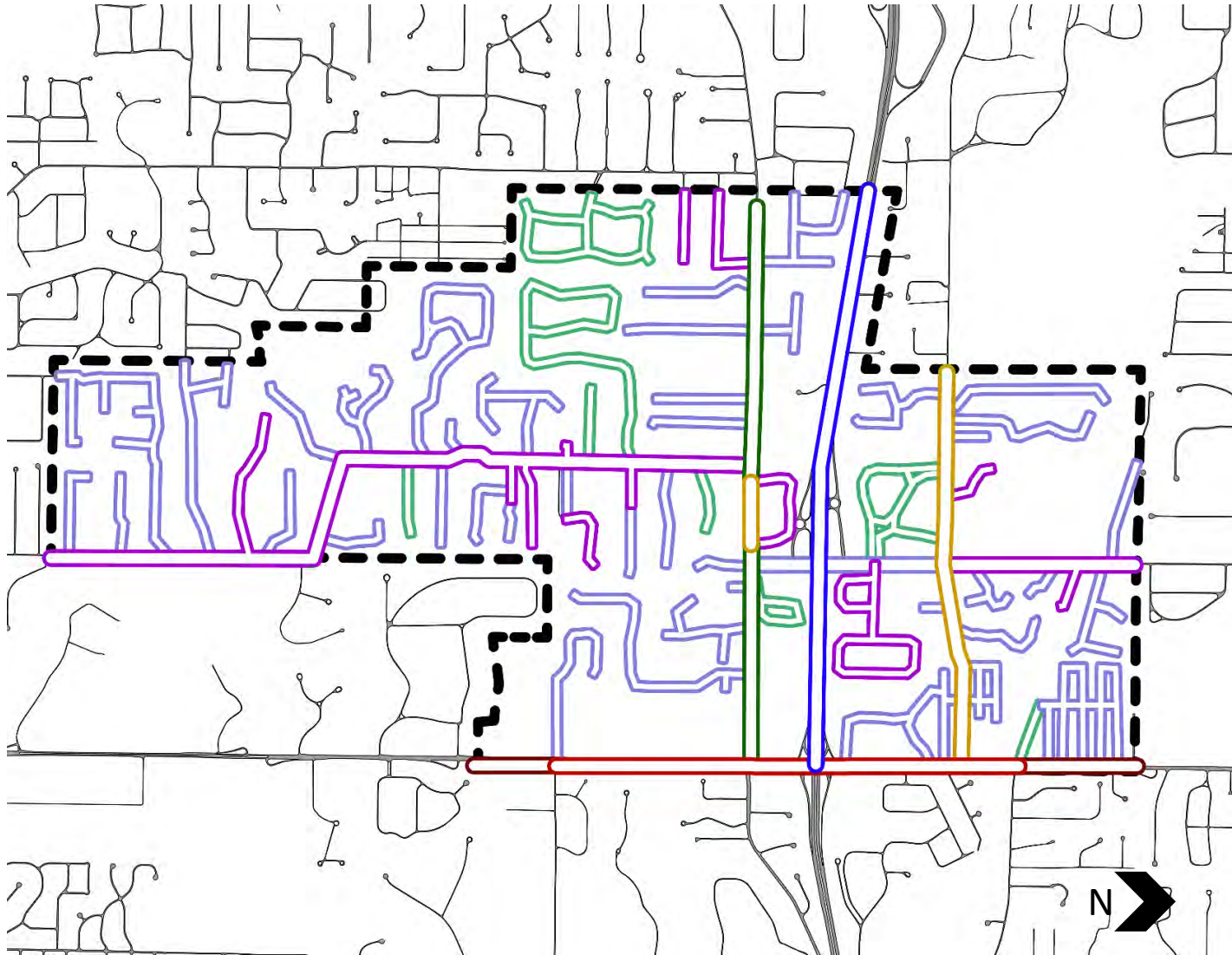
TRANSPORTATION & CONNECTIVITY | STREETS



STREET CONNECTIVITY

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TRANSPORTATION & CONNECTIVITY | STREETS



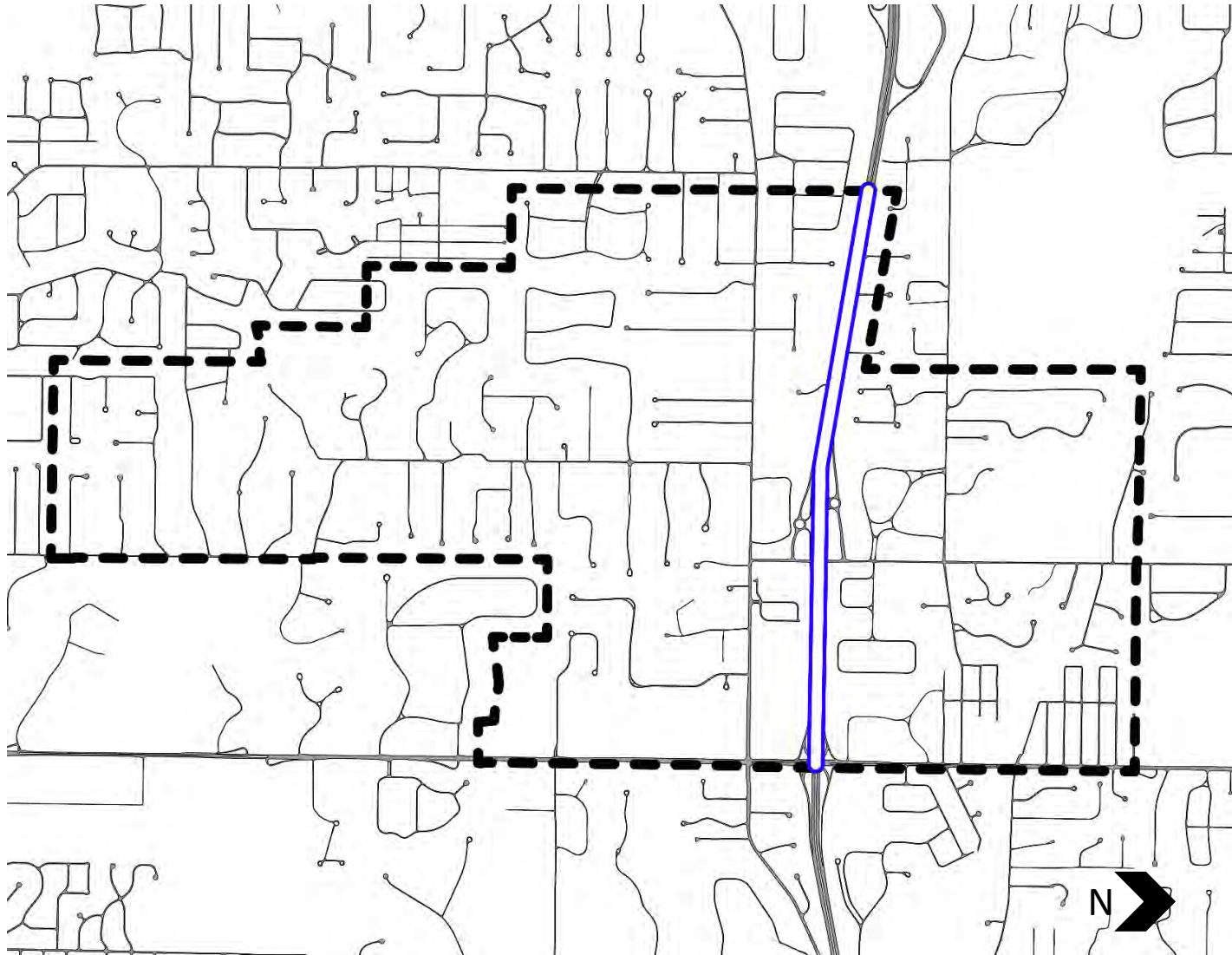
RIGHT OF WAY DIMENSIONS

- ▶ **200'** : I-64
- ▶ **121'- 140'** : Lindbergh Blvd
- ▶ **100'- 120'** : Lindbergh Blvd
- ▶ **61'- 80'** : Clayton Rd.
- ▶ **51'- 60'** : Clayton Rd, Conway Rd.
- ▶ **41'- 50'** : Geyer Road, N. Spoede Rd, residential streets
- ▶ **31'- 40'** : S. Spoede Rd, residential streets
- ▶ **20'- 30'** : German Boulevard, residential streets

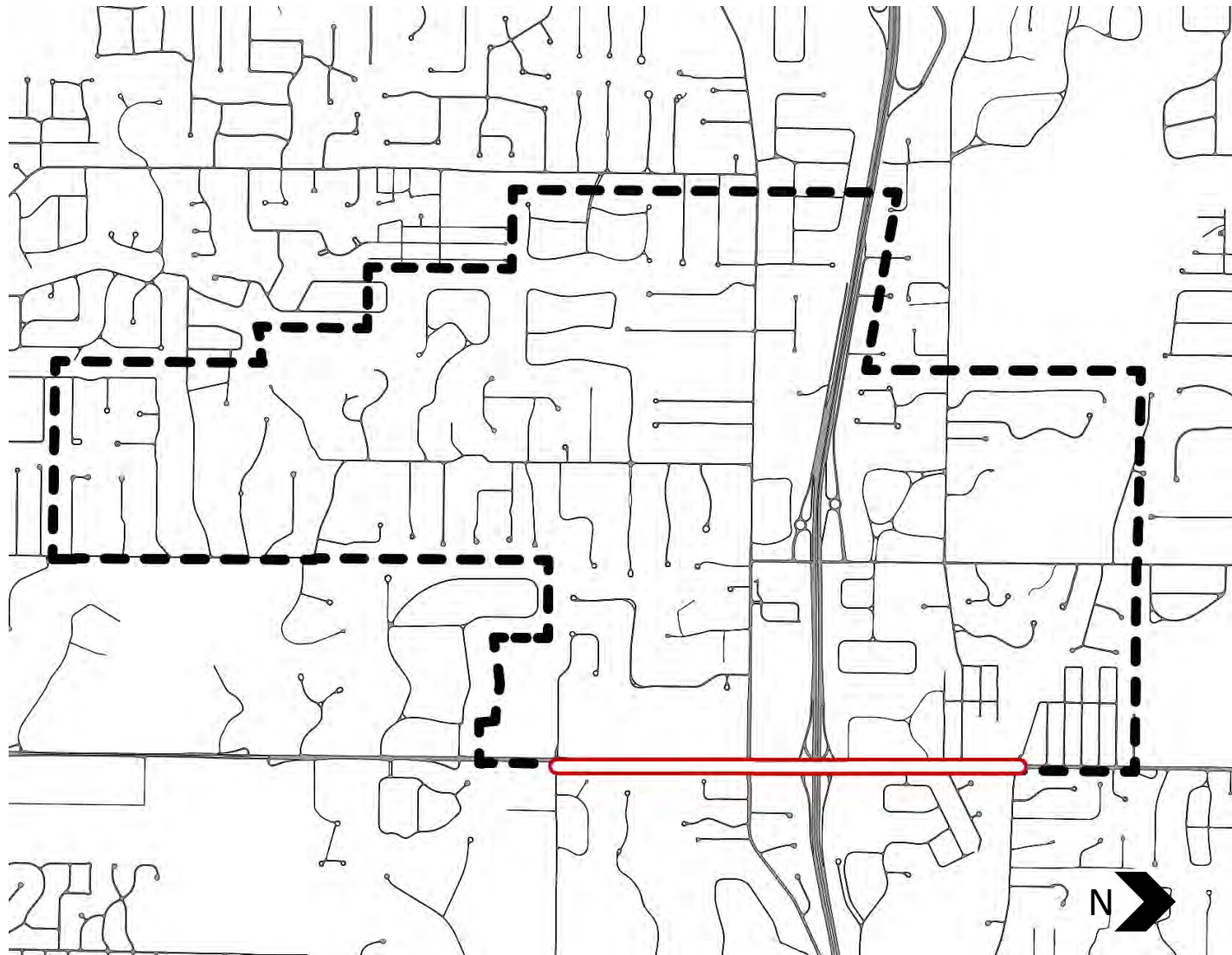
TRANSPORTATION & CONNECTIVITY | STREETS

RIGHT OF WAY DIMENSIONS

▶ 200' : I-64



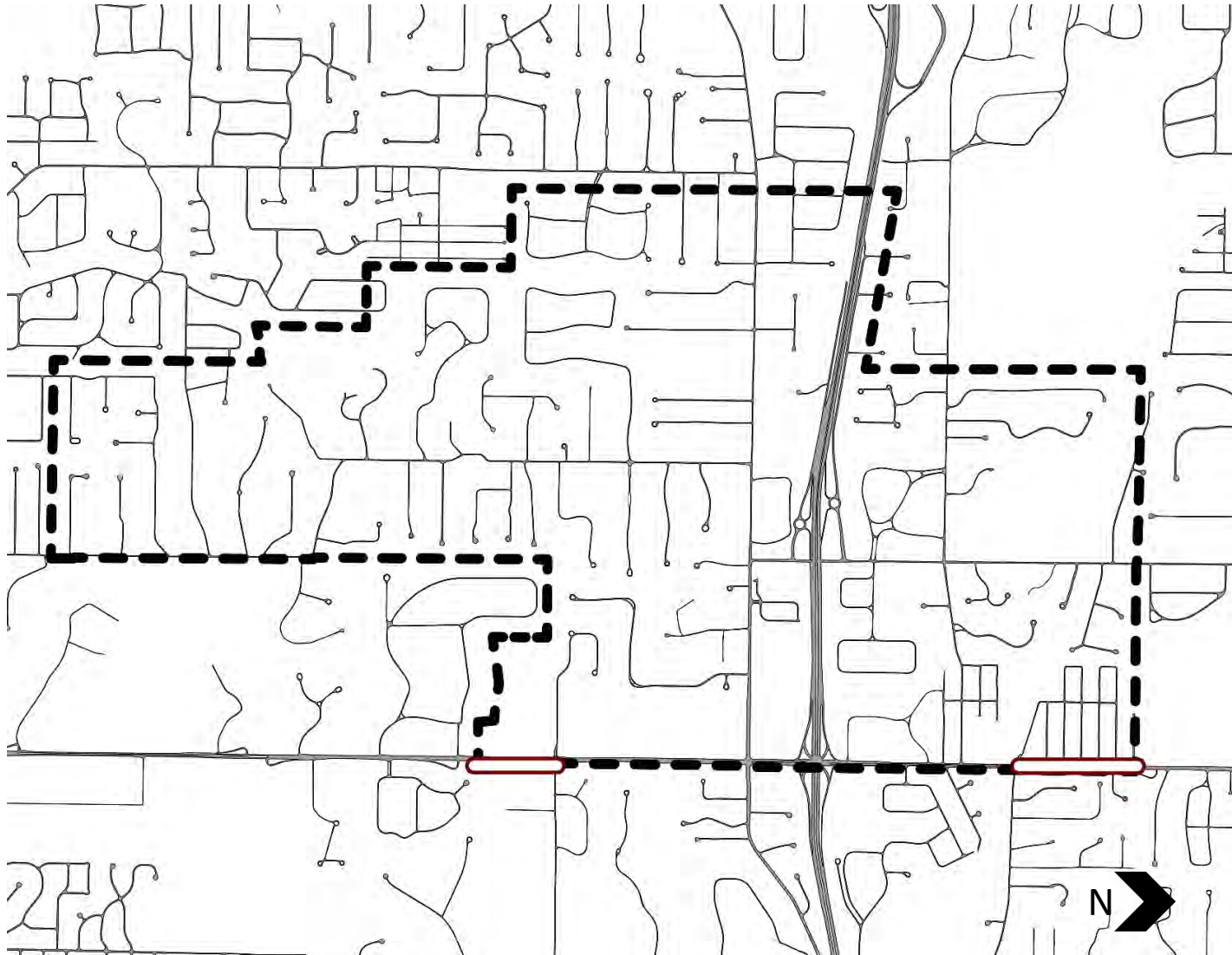
TRANSPORTATION & CONNECTIVITY | STREETS



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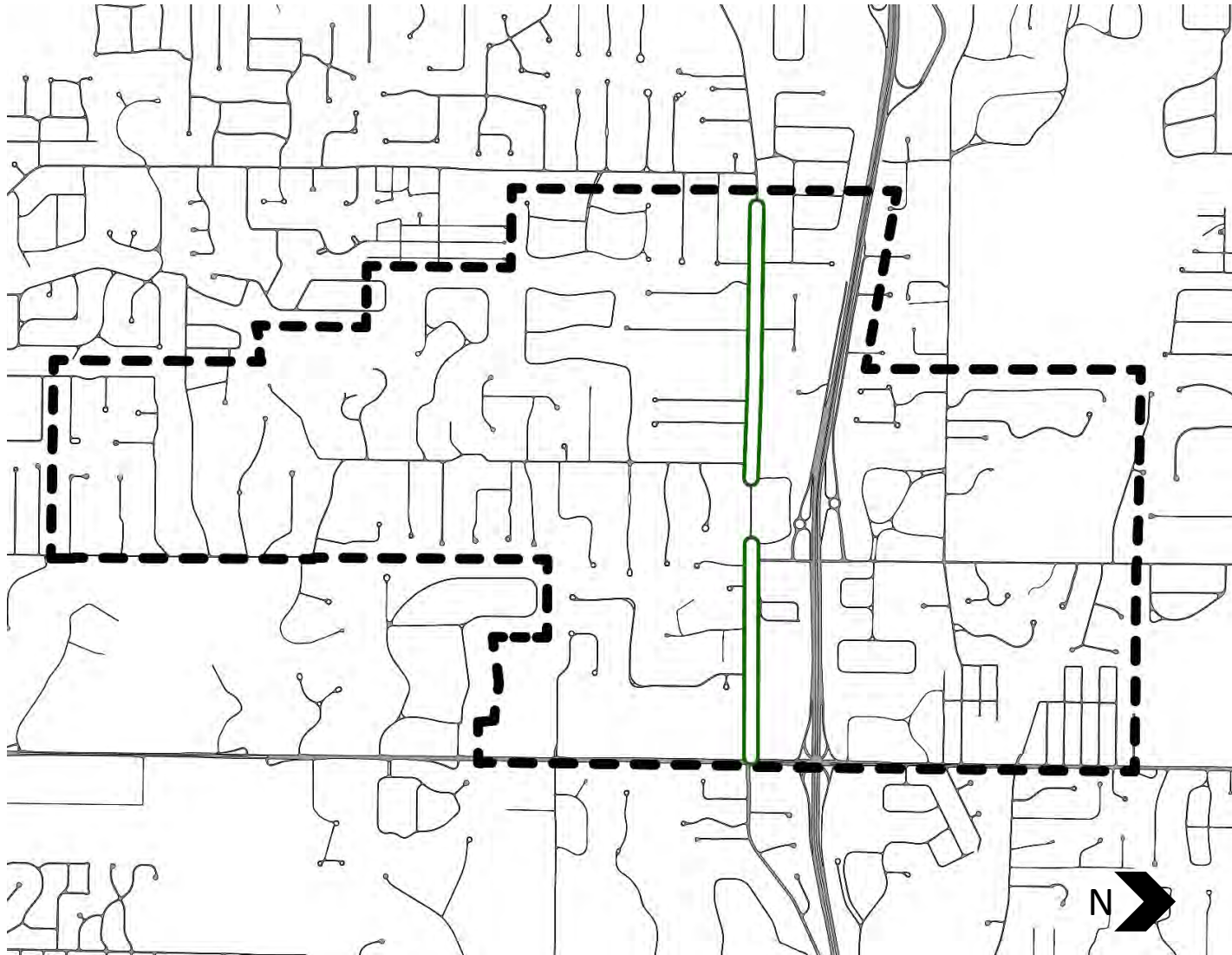
TRANSPORTATION & CONNECTIVITY | STREETS



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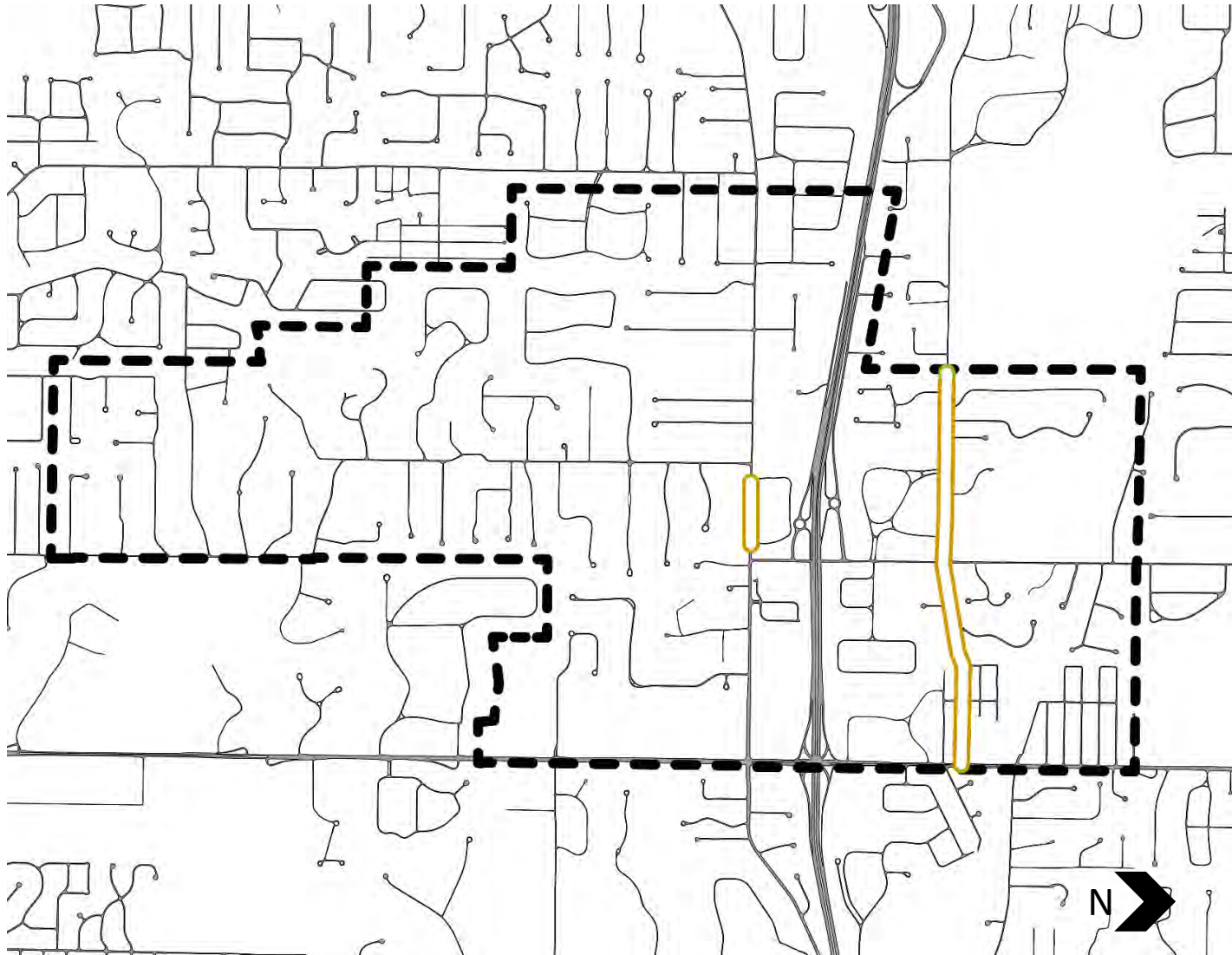
TRANSPORTATION & CONNECTIVITY | STREETS



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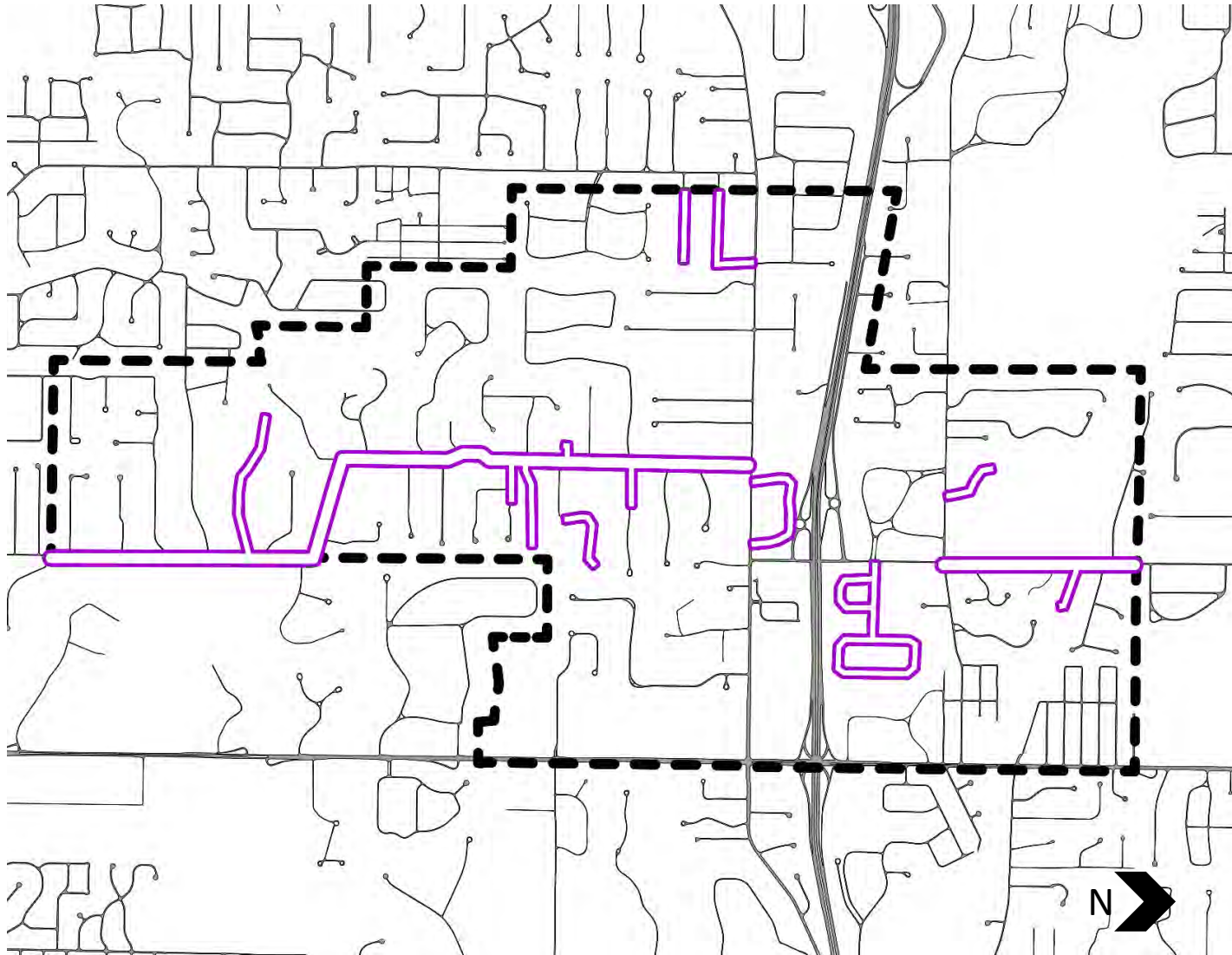
TRANSPORTATION & CONNECTIVITY | STREETS



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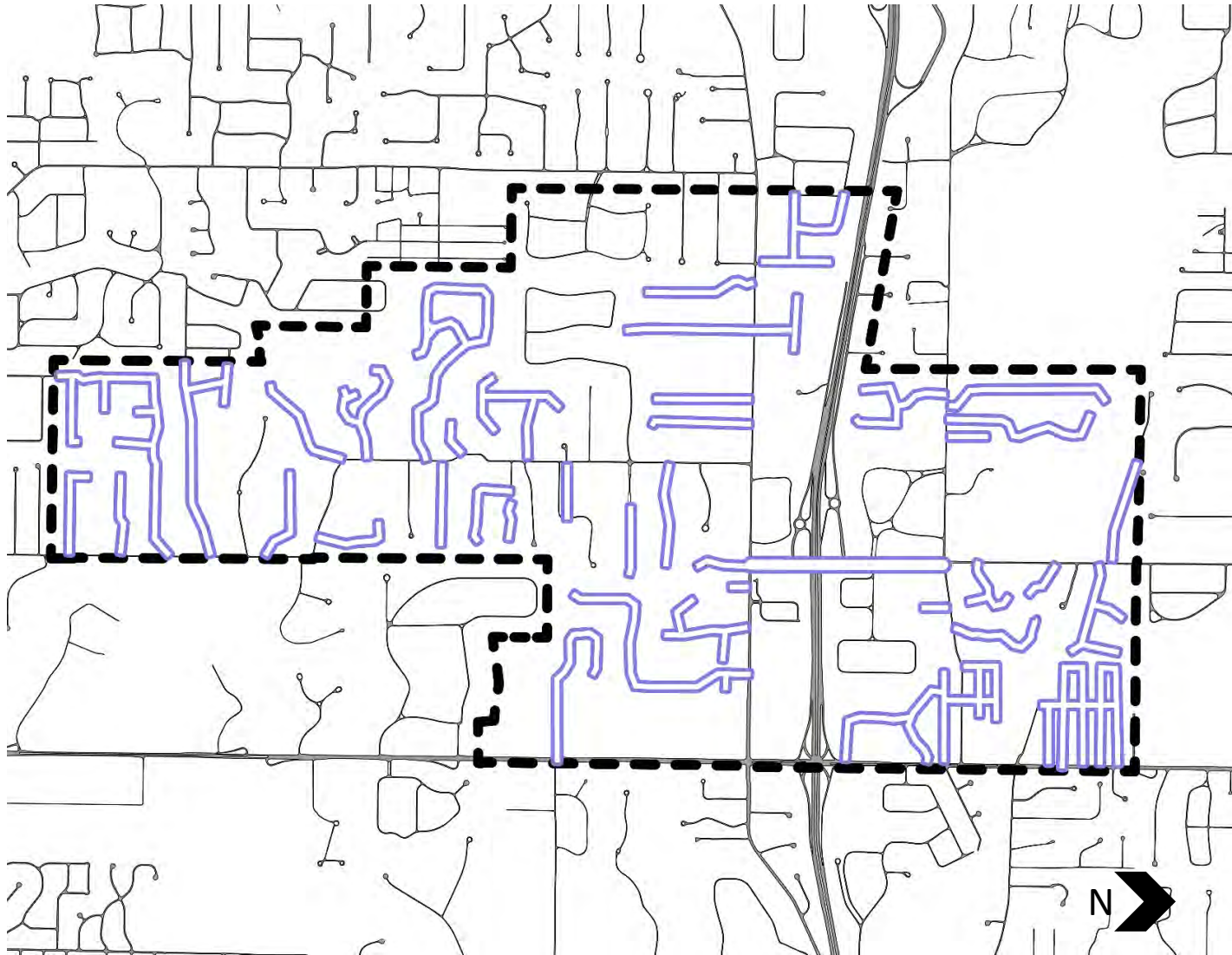
TRANSPORTATION & CONNECTIVITY | STREETS



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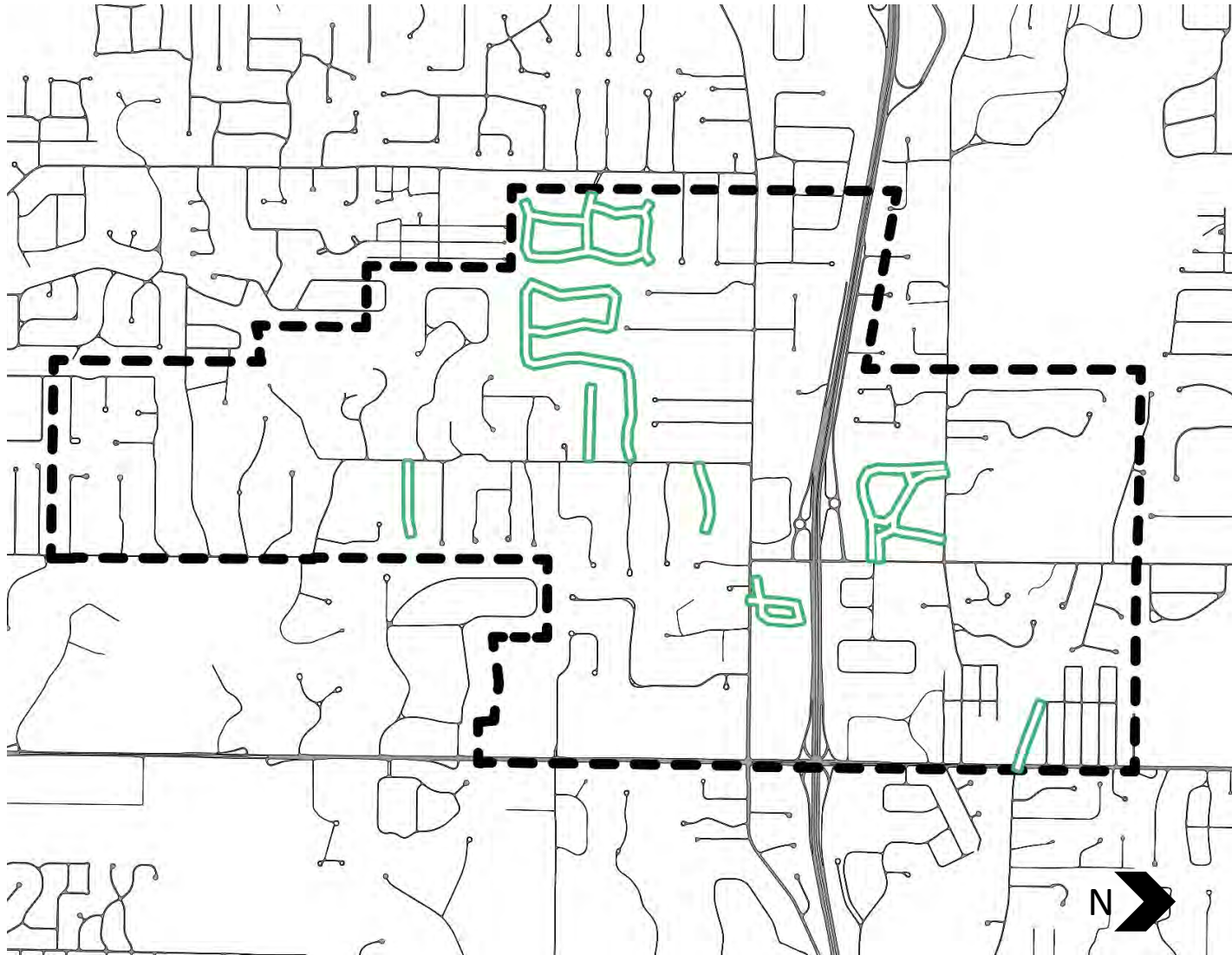
TRANSPORTATION & CONNECTIVITY | STREETS



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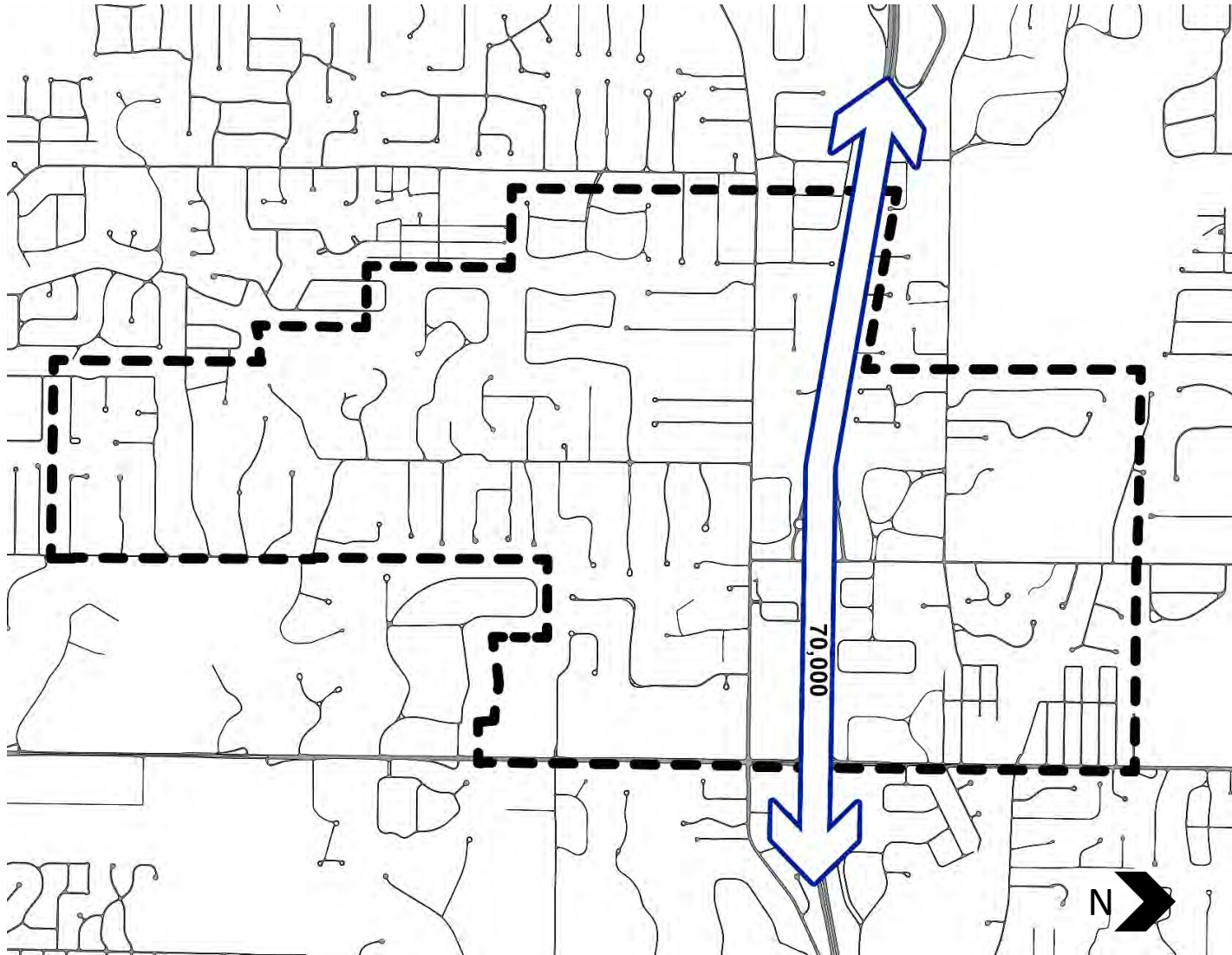
TRANSPORTATION & CONNECTIVITY | STREETS



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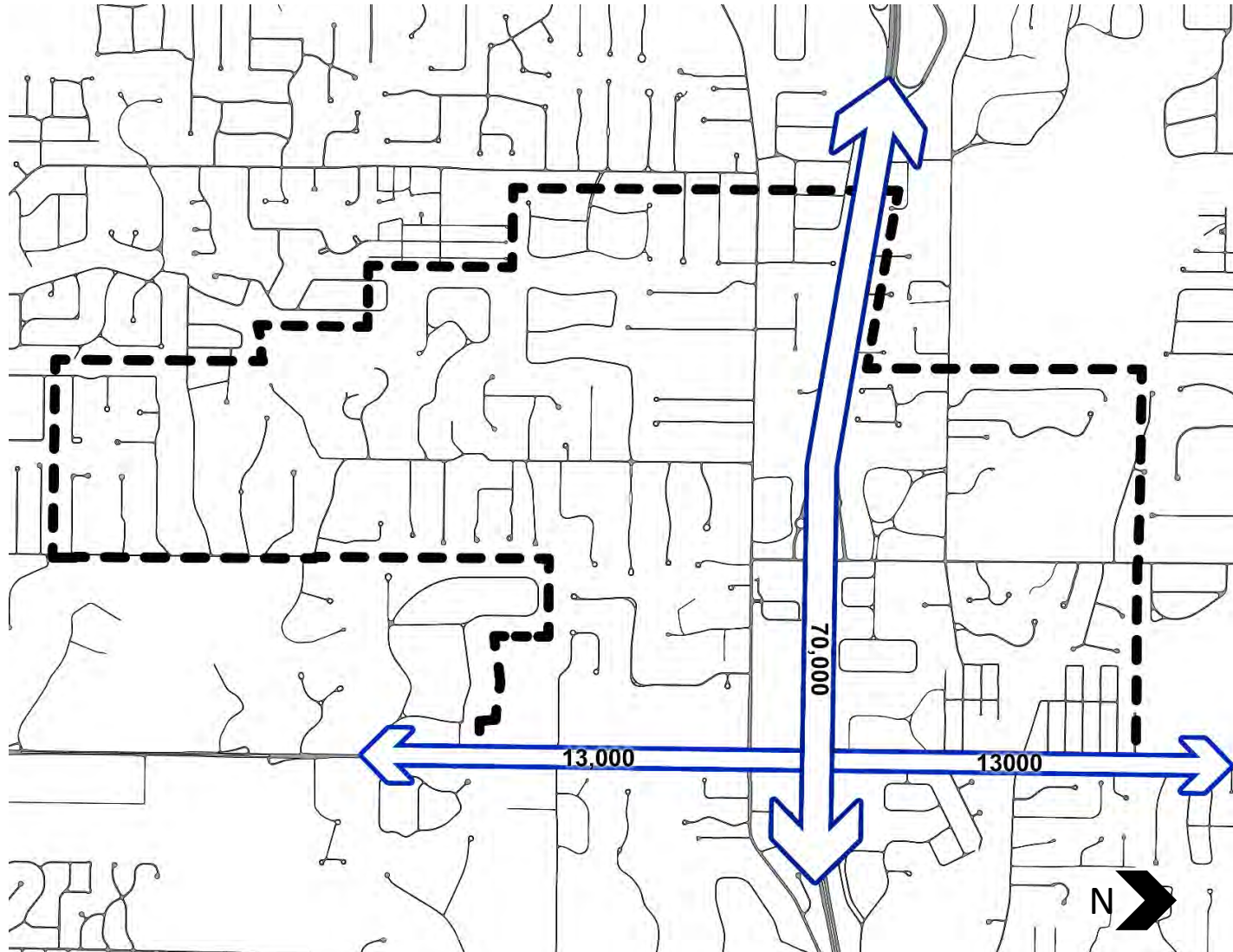
TRANSPORTATION & CONNECTIVITY | STREETS



TRAFFIC COUNTS

- ▶ Interstate 64: 70,000

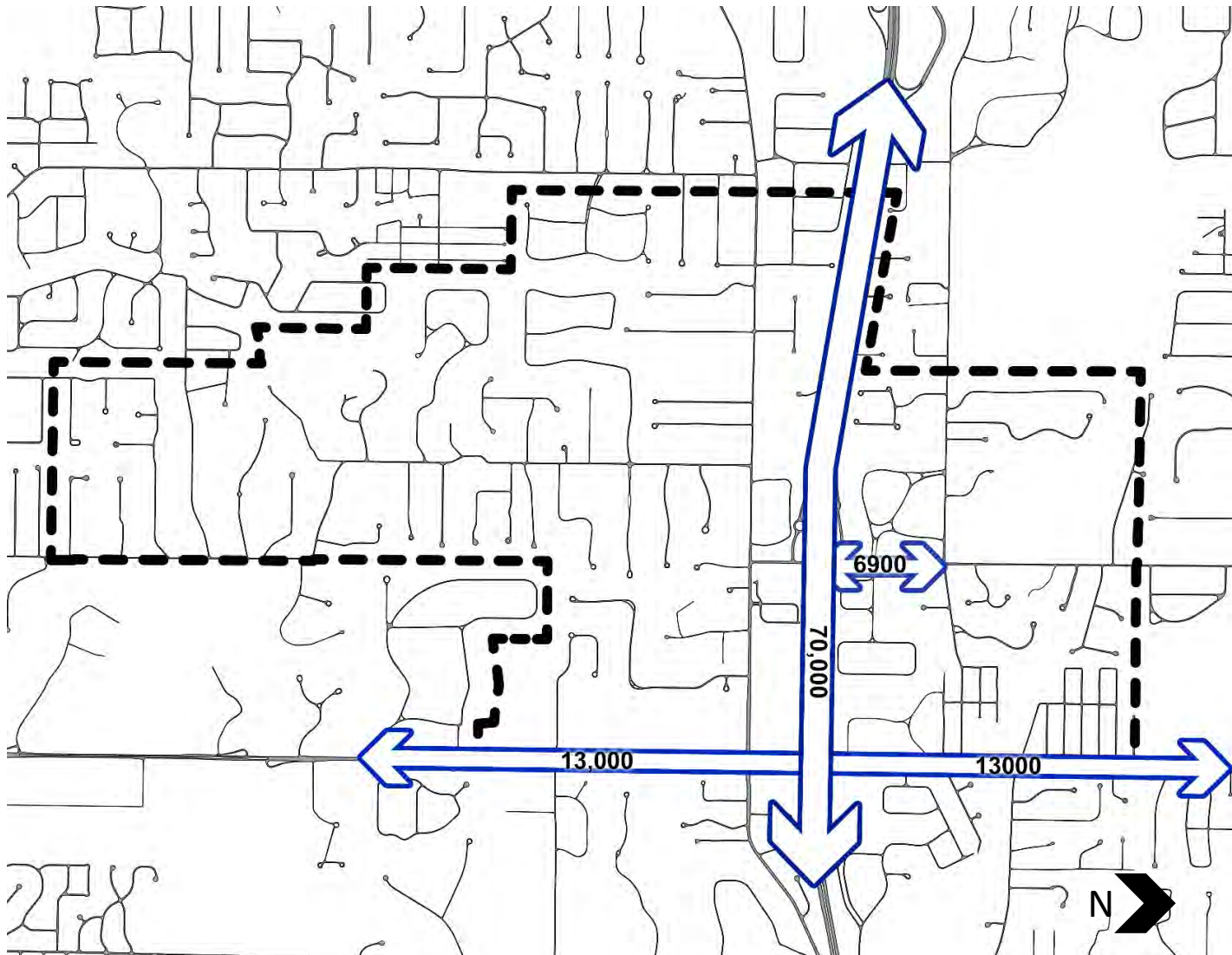
TRANSPORTATION & CONNECTIVITY | STREETS



TRAFFIC COUNTS

- ▶ Interstate 64: 70,000
- ▶ Lindbergh Blvd: 13,000

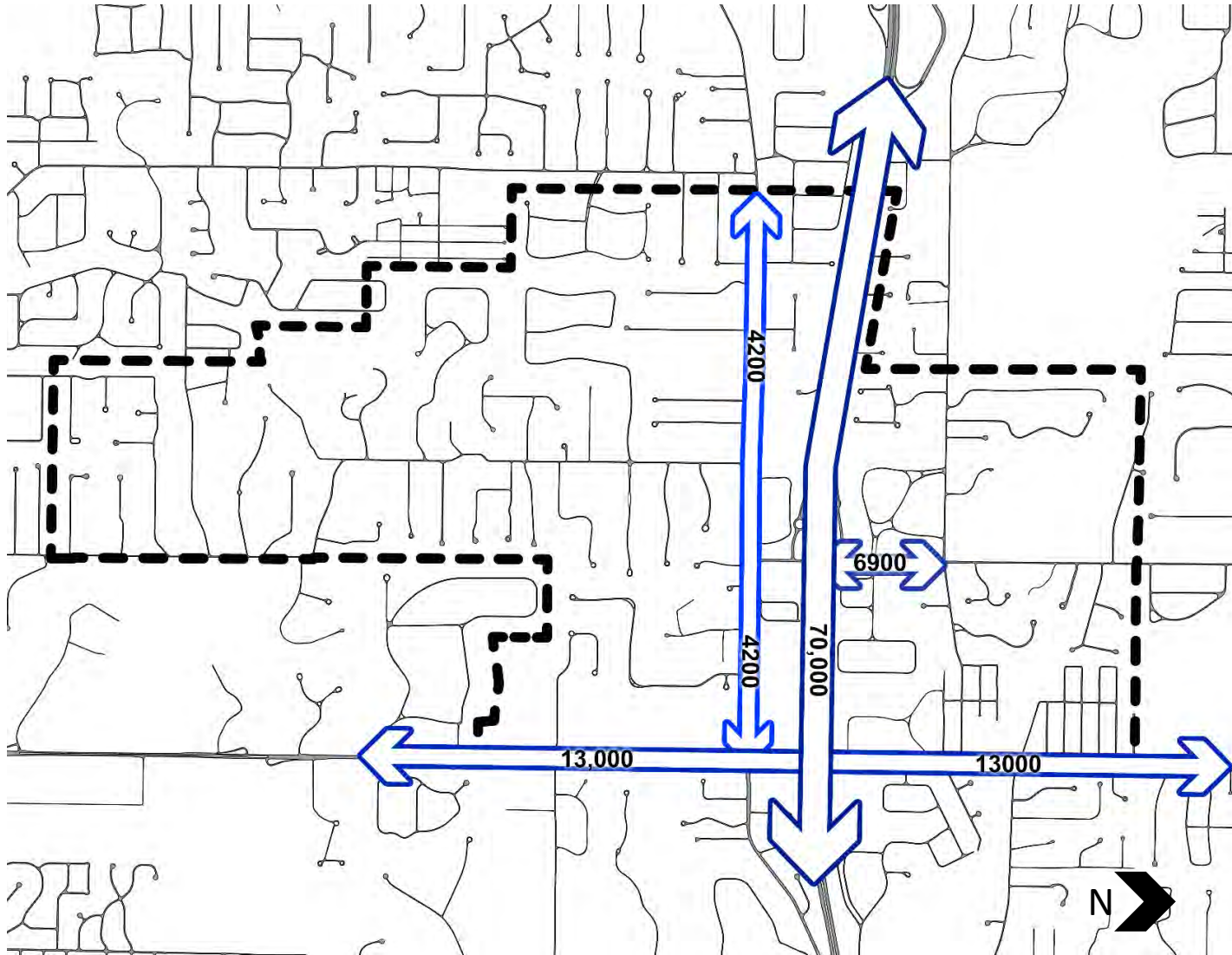
TRANSPORTATION & CONNECTIVITY | STREETS



TRAFFIC COUNTS

- ▶ Interstate 64: 70,000
- ▶ Lindbergh Blvd: 13,000
- ▶ Spode at I-64: 6900

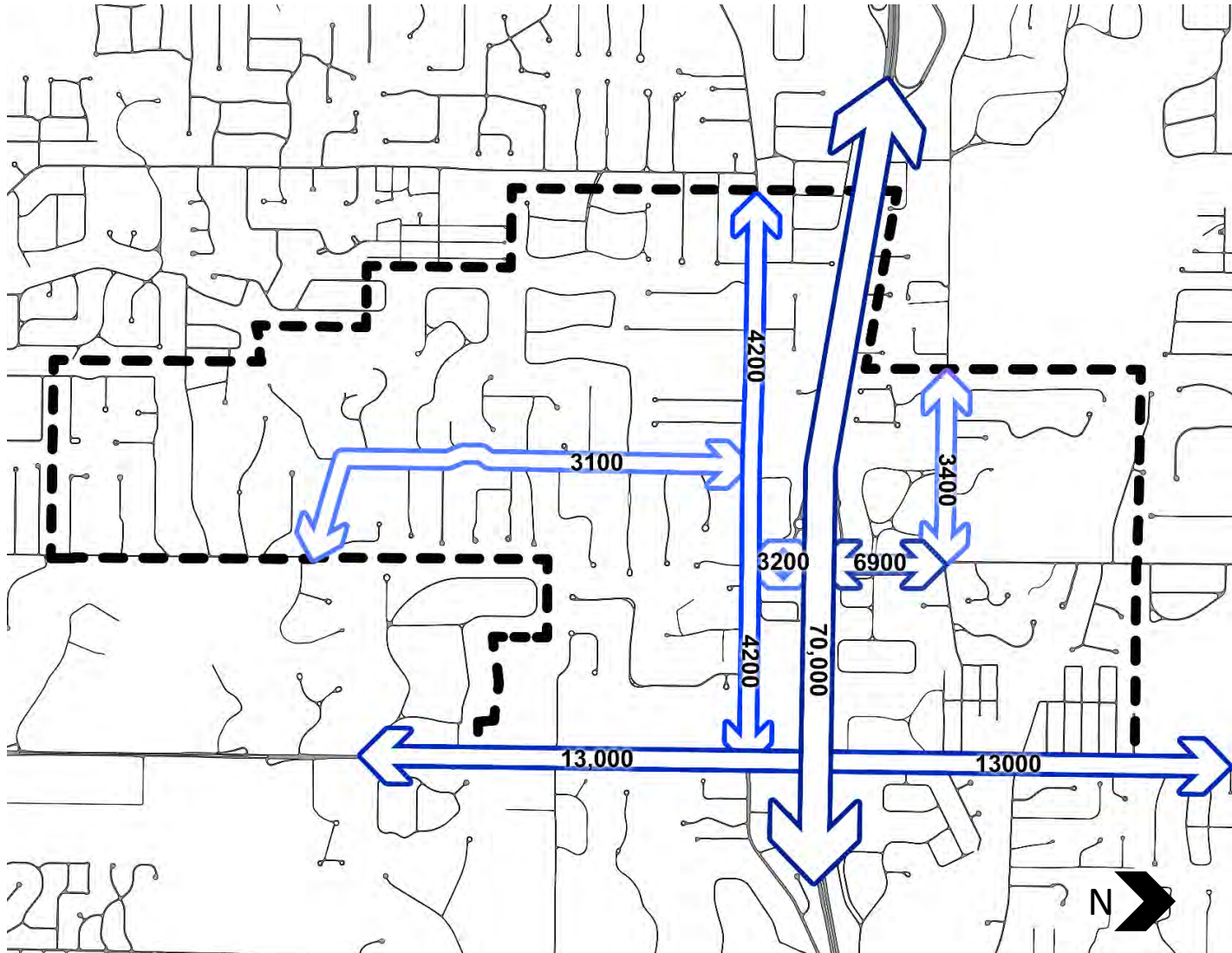
TRANSPORTATION & CONNECTIVITY | STREETS



TRAFFIC COUNTS

- ▶ Interstate 64: 70,000
- ▶ Lindbergh Blvd: 13,000
- ▶ Spode at I-64: 6,900
- ▶ Clayton Rd: 4,200

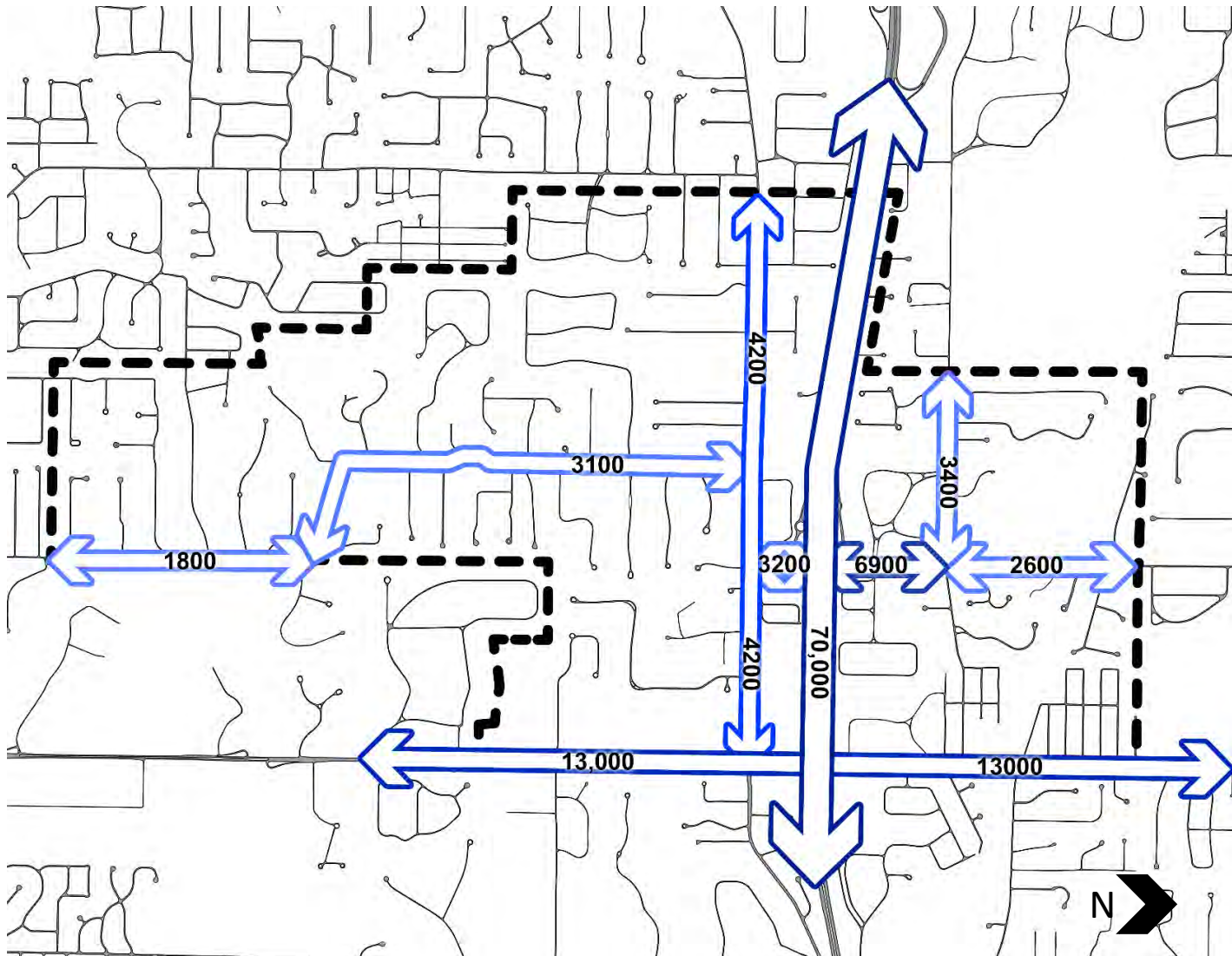
TRANSPORTATION & CONNECTIVITY | STREETS



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- ▶ Interstate 64: 70,000
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- ▶ Spode at I-64: 6,900
- ▶ Clayton Rd: 4,200
- ▶ West Conway Rd: 3,400
- ▶ Spode at Clayton: 3,200
- ▶ Geyer Rd: 3,100

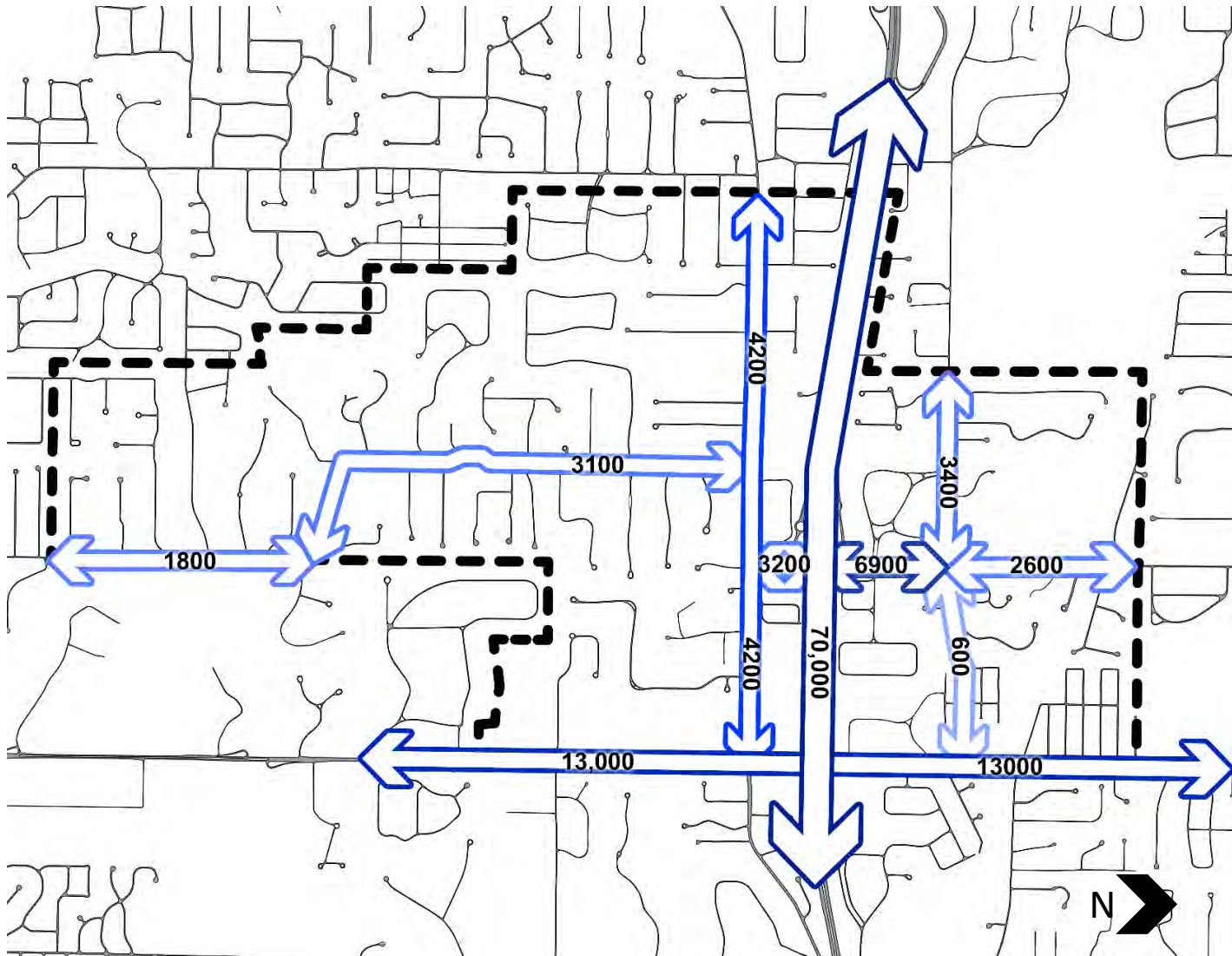
TRANSPORTATION & CONNECTIVITY | STREETS



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- ▶ Spode at Clayton: 3,200
- ▶ Geyer Rd: 3,100
- ▶ North Spode Rd: 2,600
- ▶ South Geyer Rd: 1,800

TRANSPORTATION & CONNECTIVITY | STREETS

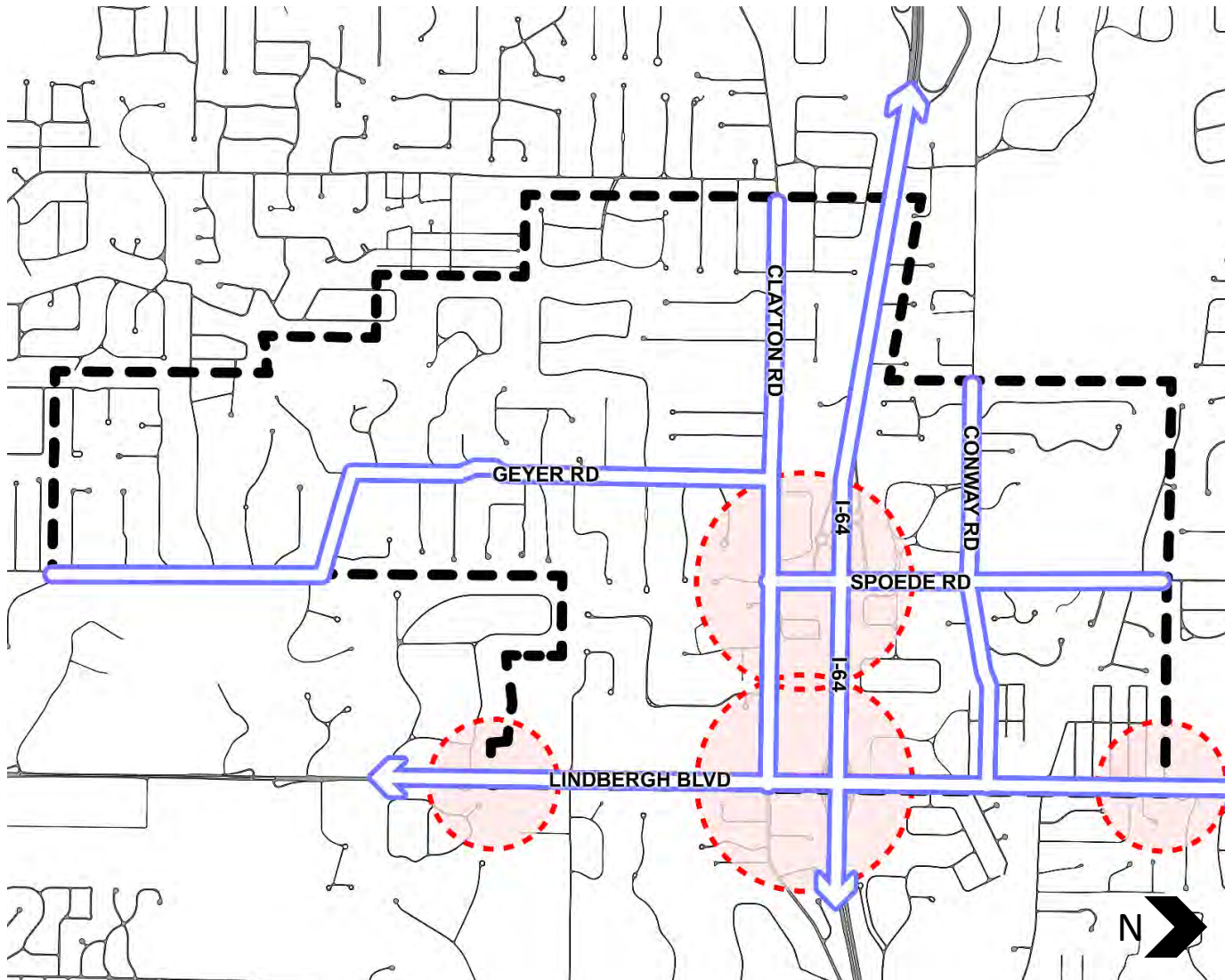


TRAFFIC COUNTS

- ▶ Interstate 64: 70,000
- ▶ Lindbergh Blvd: 13,000
- ▶ Spode at I-64: 6900
- ▶ Clayton Rd: 4200
- ▶ West Conway Rd: 3400
- ▶ Spode at Clayton: 3200
- ▶ Geyer Rd: 3100
- ▶ North Spode Rd: 2600
- ▶ South Geyer Rd: 1800
- ▶ East Conway Rd: 600

Heavy traffic occurs off I-64 on Spode, Lindbergh, and Clayton.

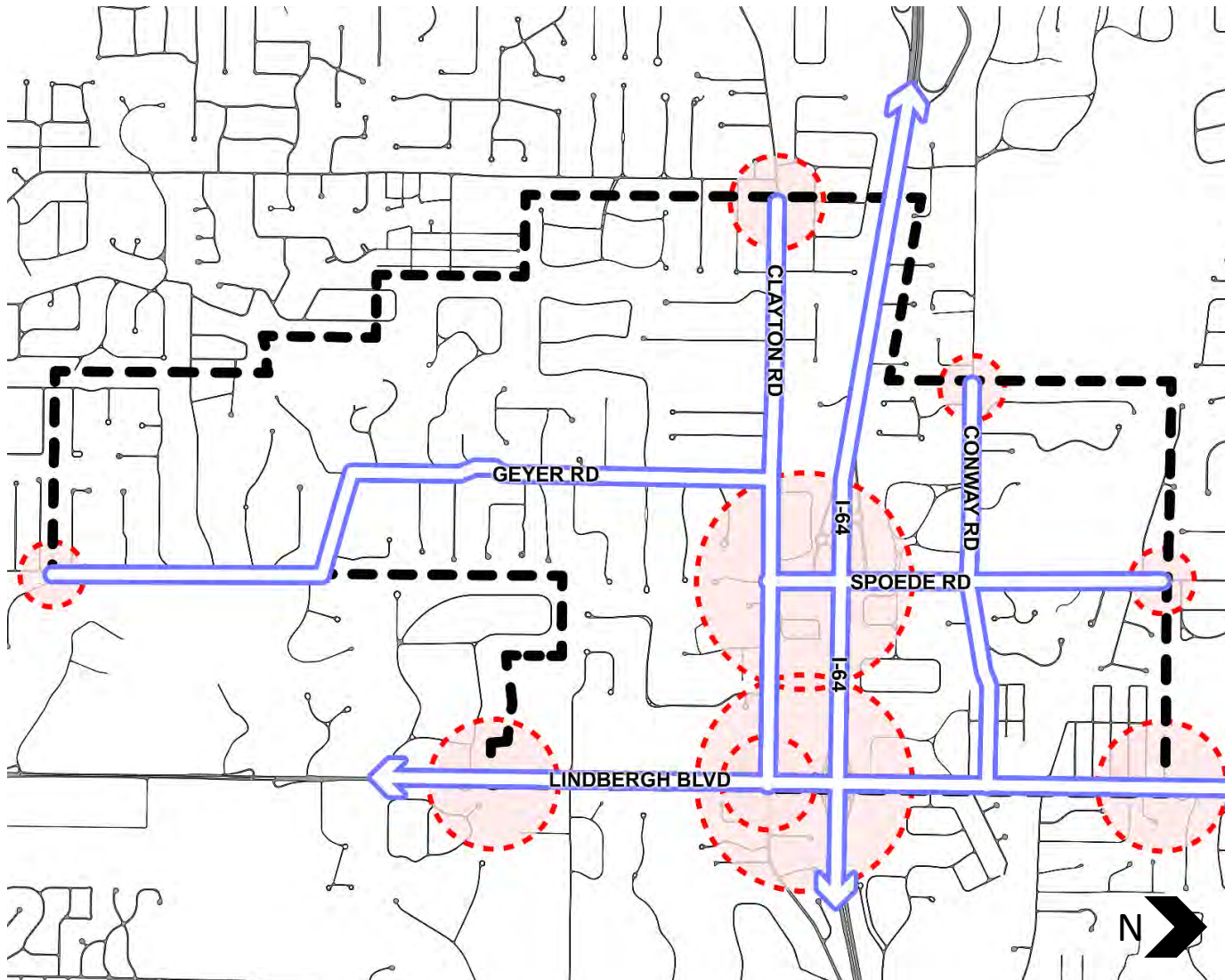
TRANSPORTATION & CONNECTIVITY | ACCESS



ACCESS POINTS

- ▶ Primary access into Frontenac occurs at:
 - ▶ I-64 and Spoeede
 - ▶ I-64 and Lindbergh

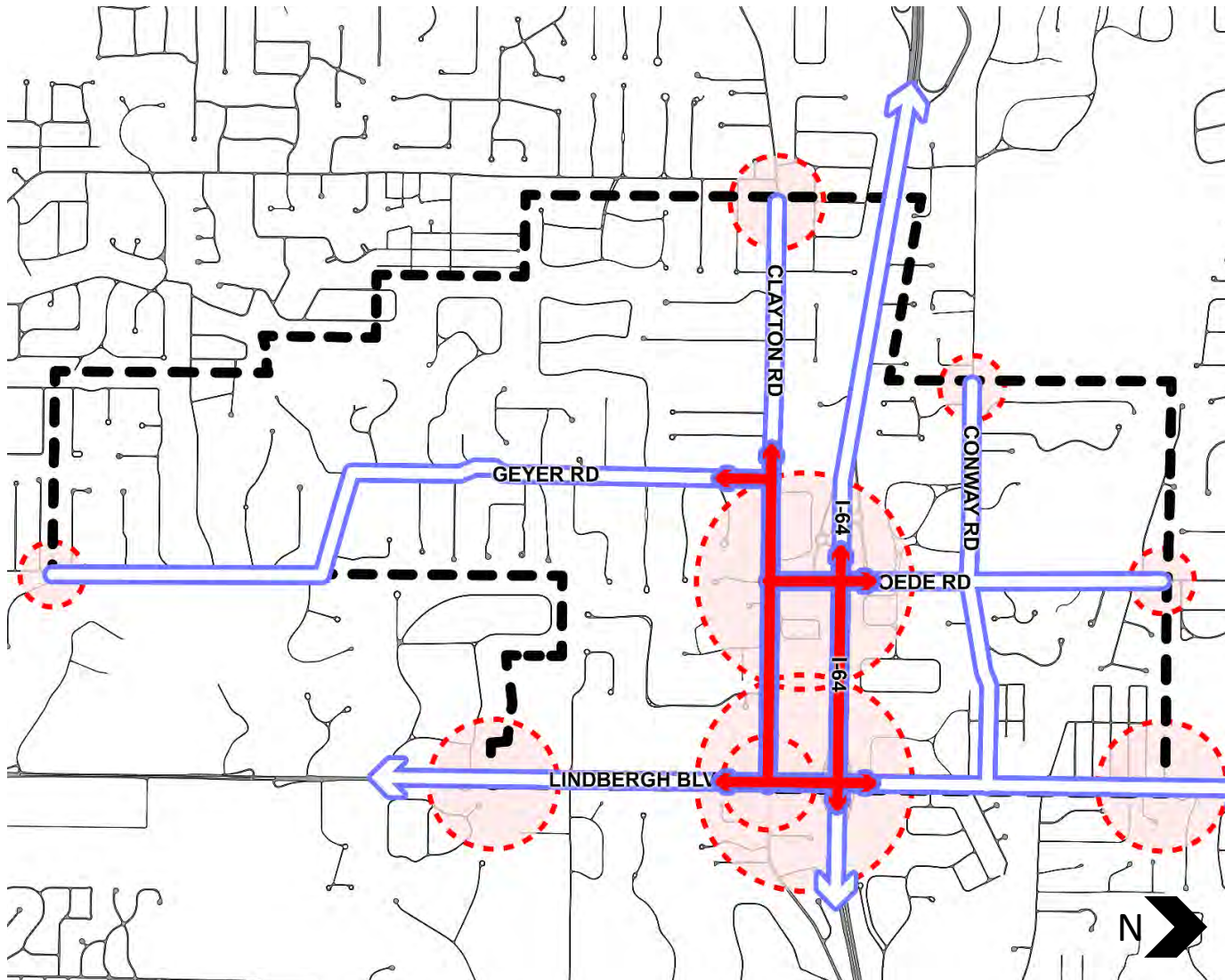
TRANSPORTATION & CONNECTIVITY | ACCESS



ACCESS POINTS

- ▶ 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

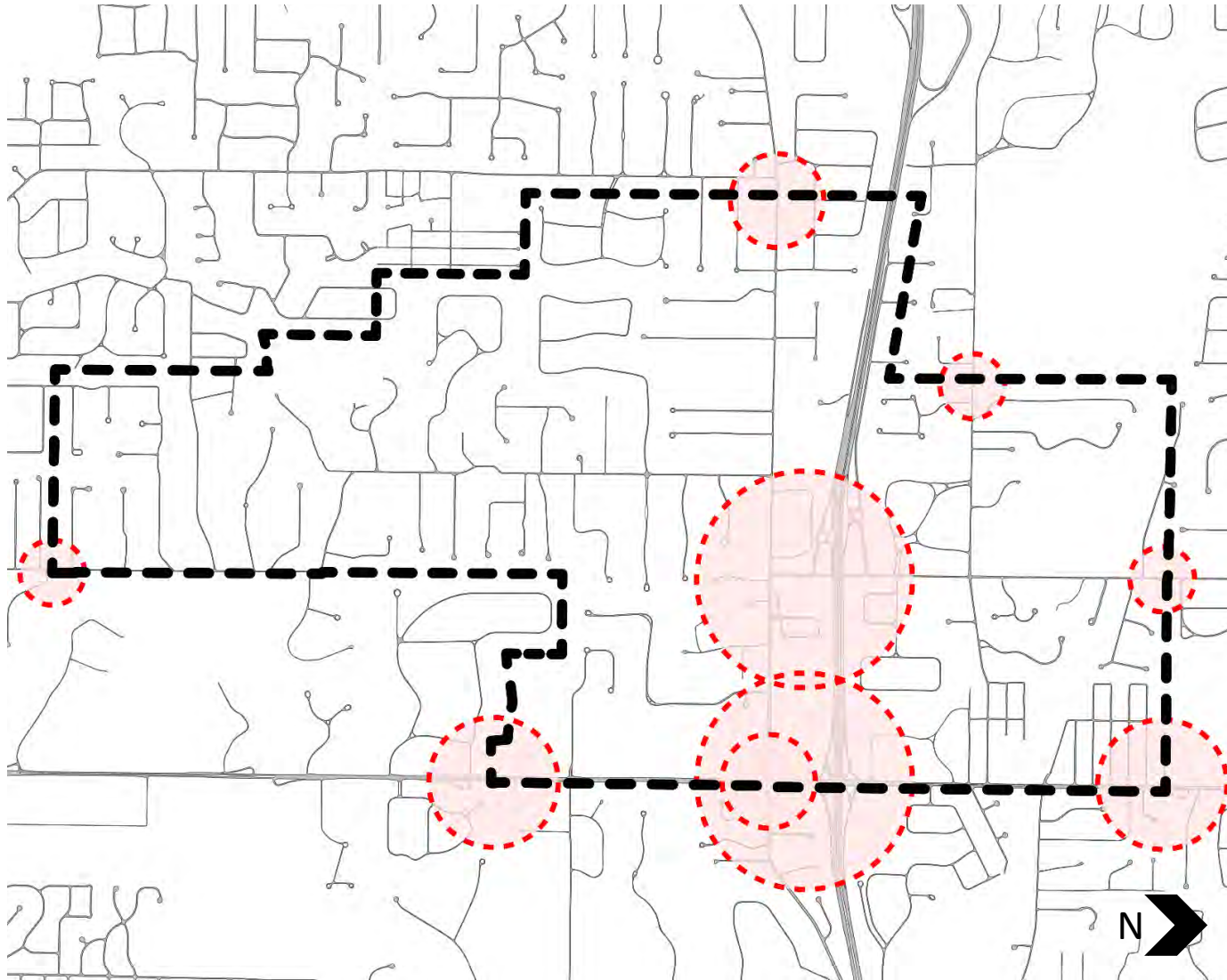
TRANSPORTATION & CONNECTIVITY | ACCESS



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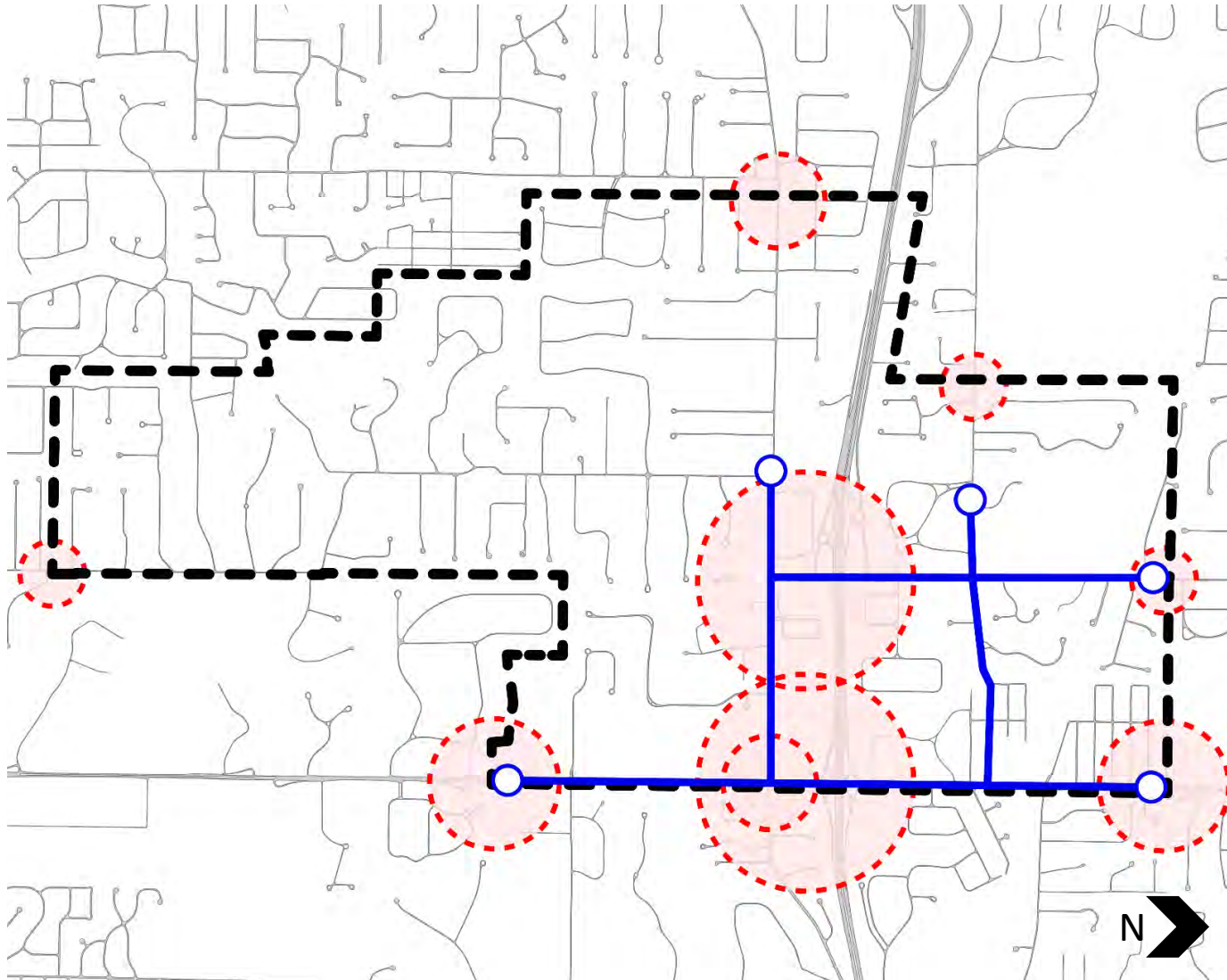
TRANSPORTATION & CONNECTIVITY | FACILITIES



PEDESTRIAN CONNECTIVITY

- ▶ Entry Points
 - ▶ 9 entry points into the city

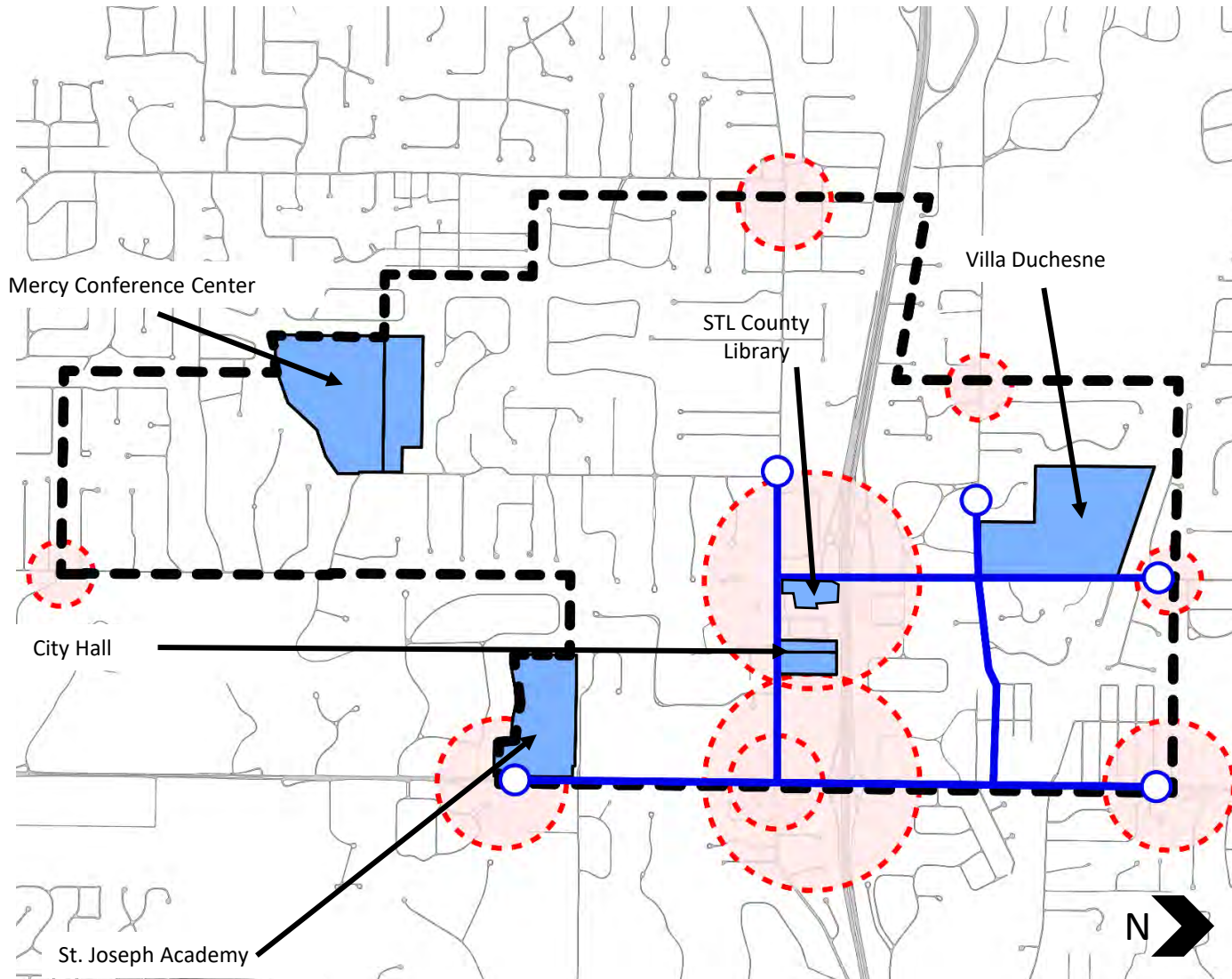
TRANSPORTATION & CONNECTIVITY | FACILITIES



PEDESTRIAN CONNECTIVITY

- ▶ Entry Points
 - ▶ 9 entry points into the city
- ▶ Walkability Analysis
 - ▶ Constructed Sidewalks

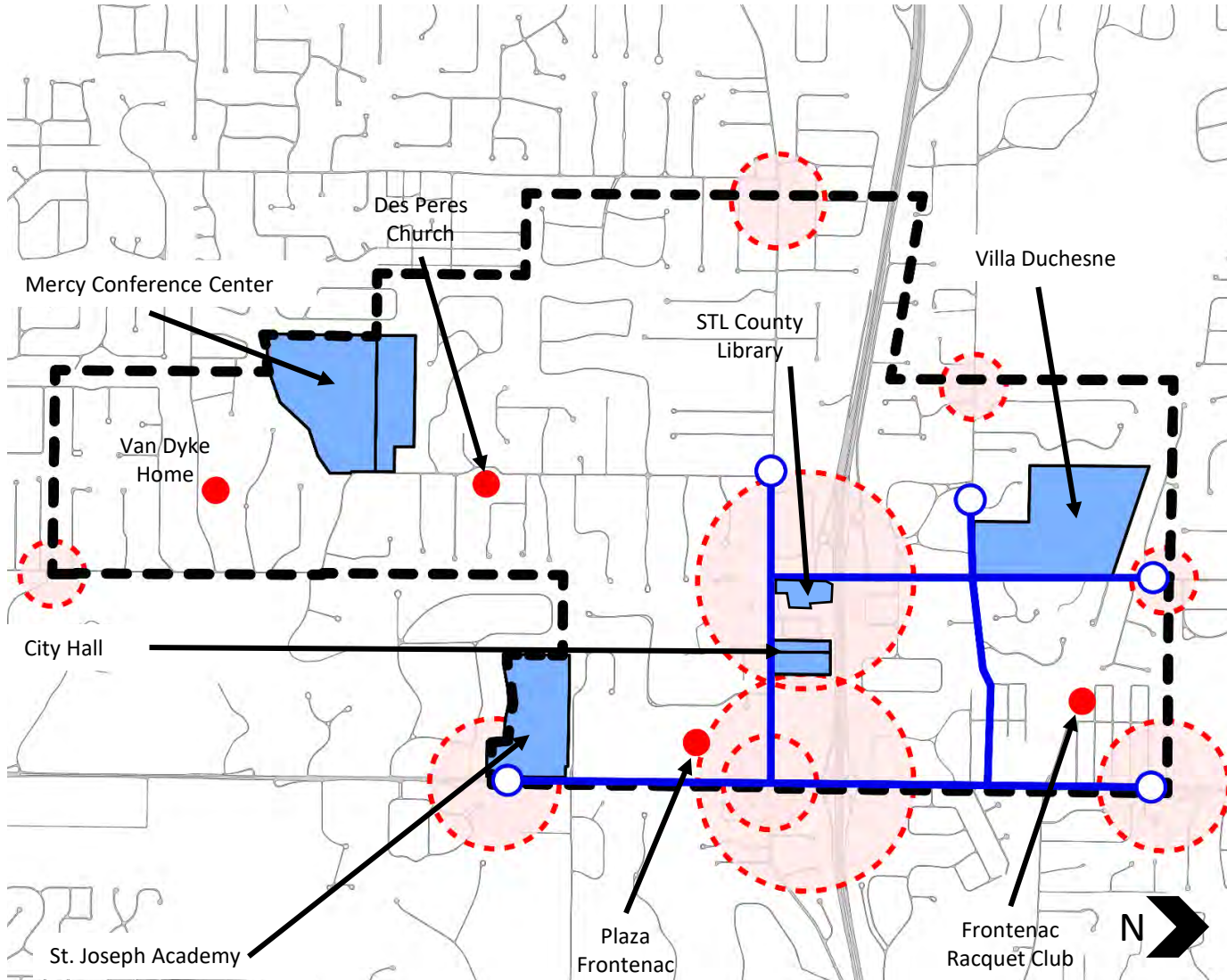
TRANSPORTATION & CONNECTIVITY | FACILITIES



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

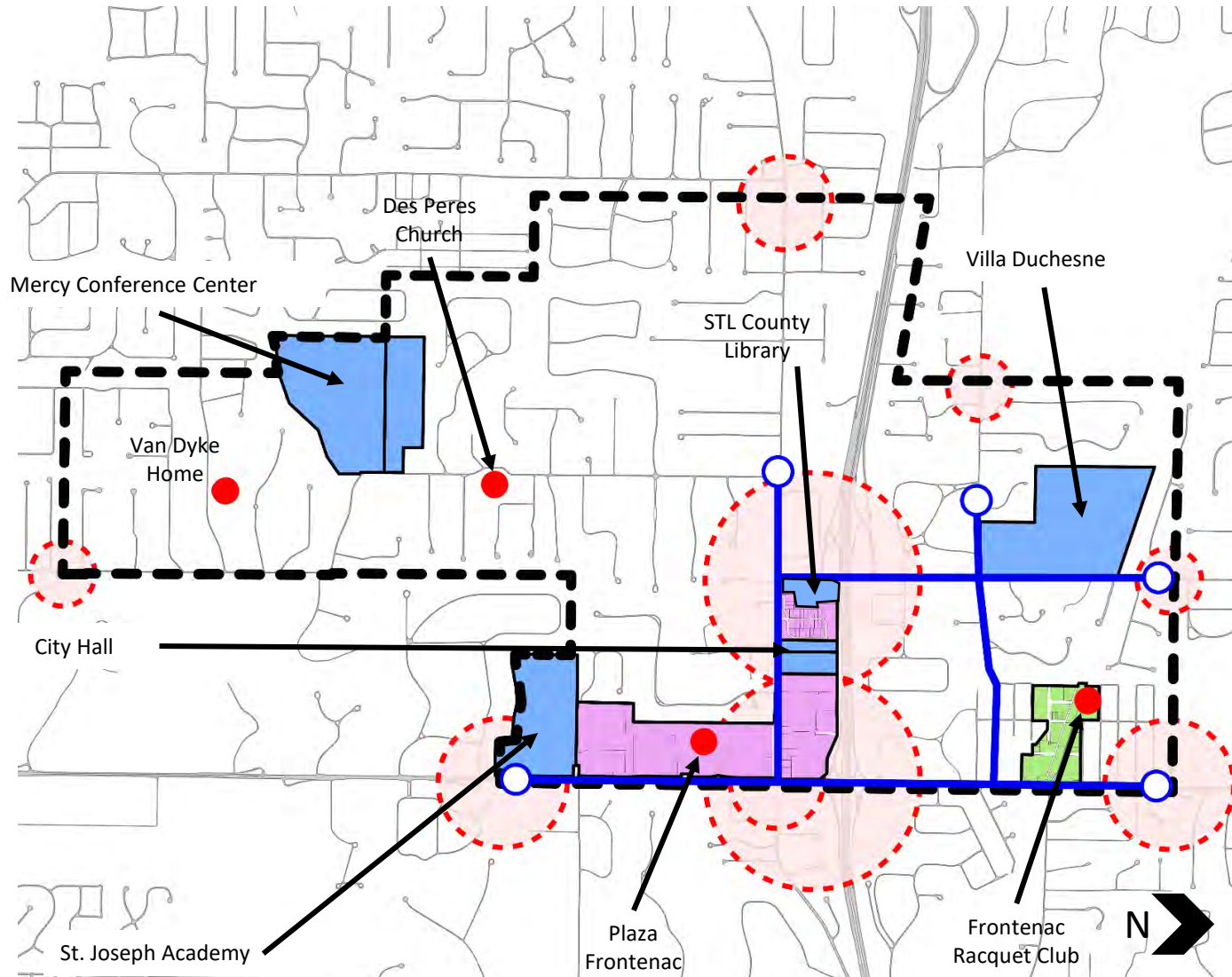
TRANSPORTATION & CONNECTIVITY | FACILITIES



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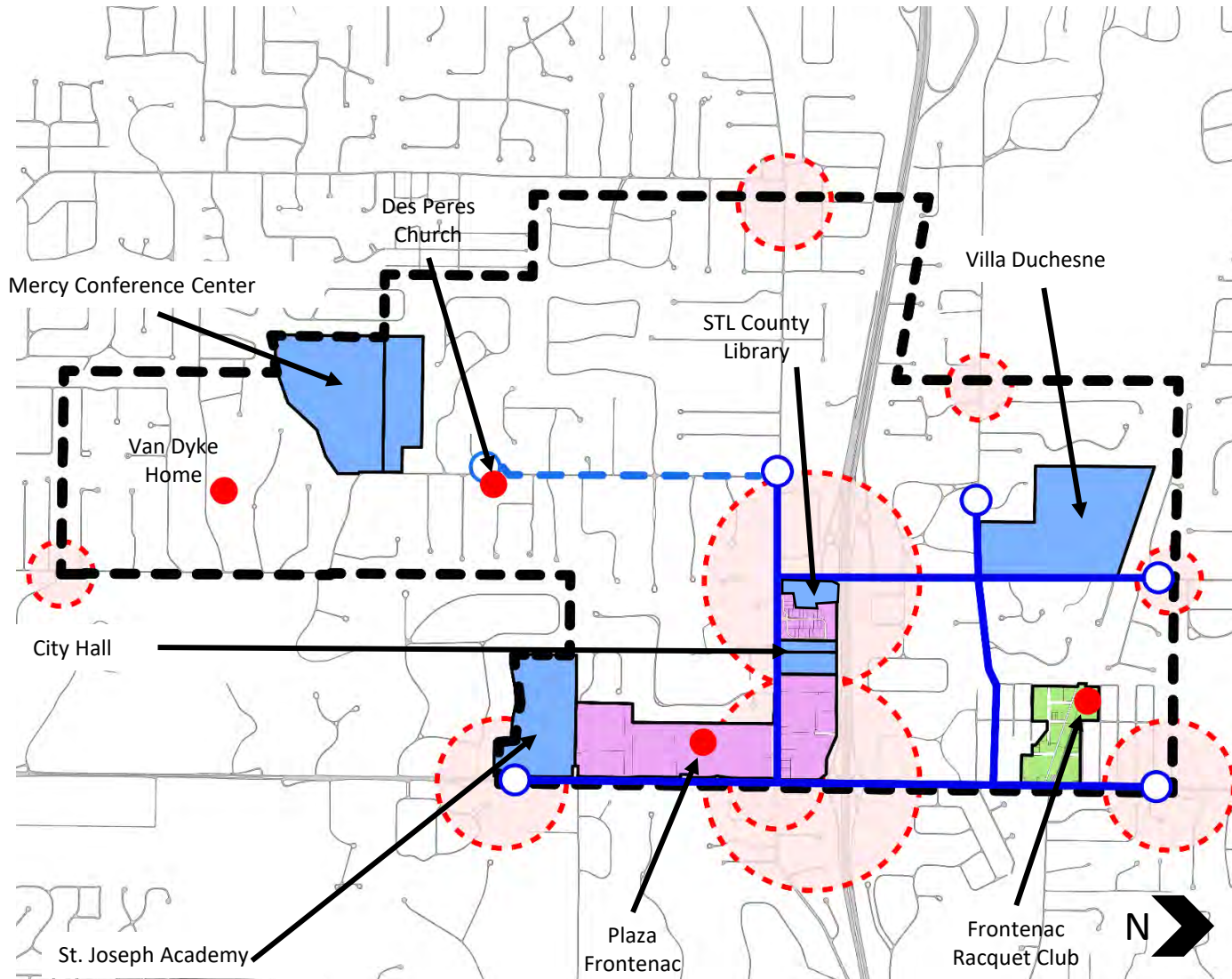
TRANSPORTATION & CONNECTIVITY | FACILITIES



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 - ▶ Focus Areas: German Blvd. & Lindbergh Commercial Area

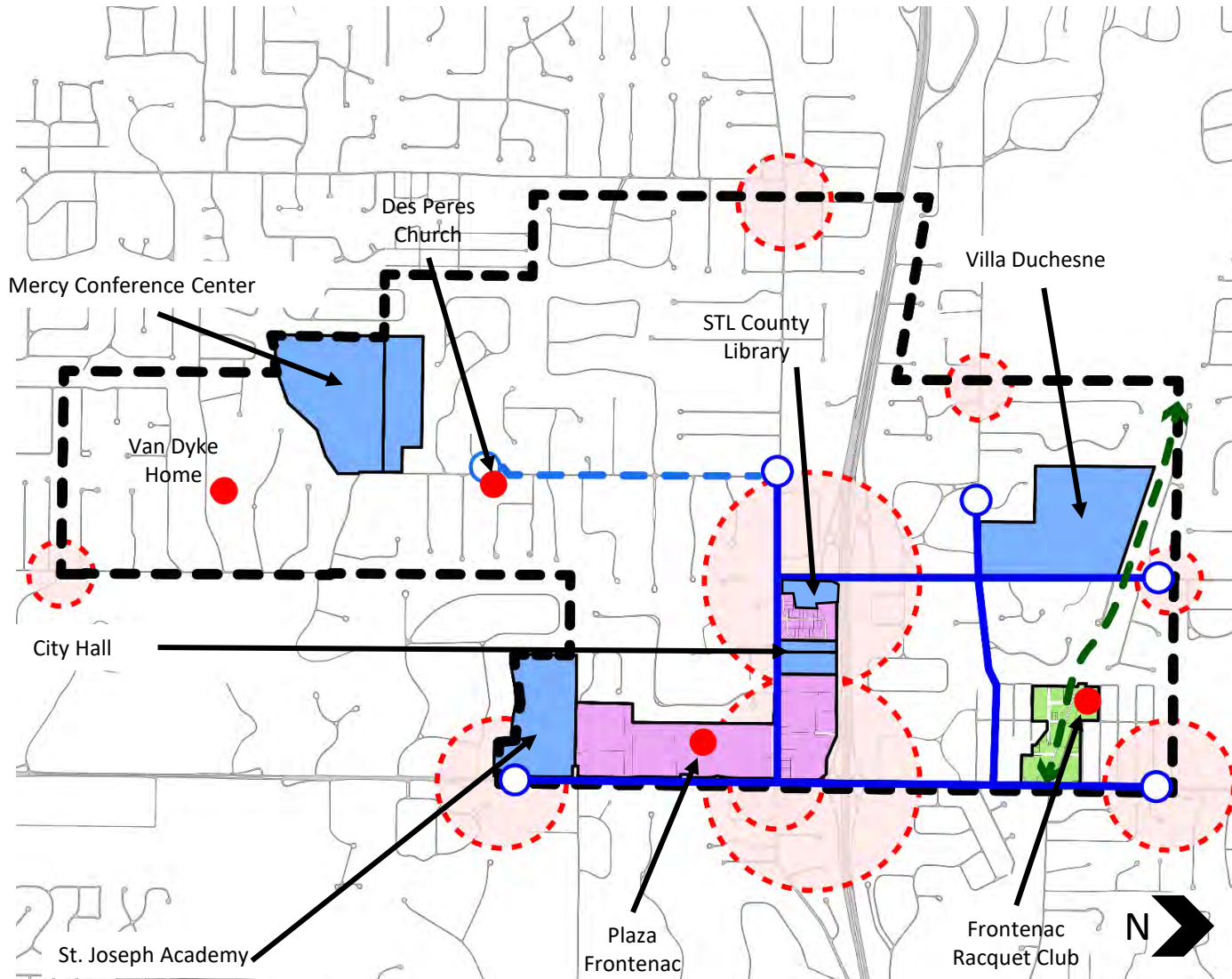
TRANSPORTATION & CONNECTIVITY | FACILITIES



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 - ▶ Focus Areas: German Blvd. & Lindbergh Commercial Area
- ▶ Planned Facilities:
 - ▶ Geyer Road Sidewalk

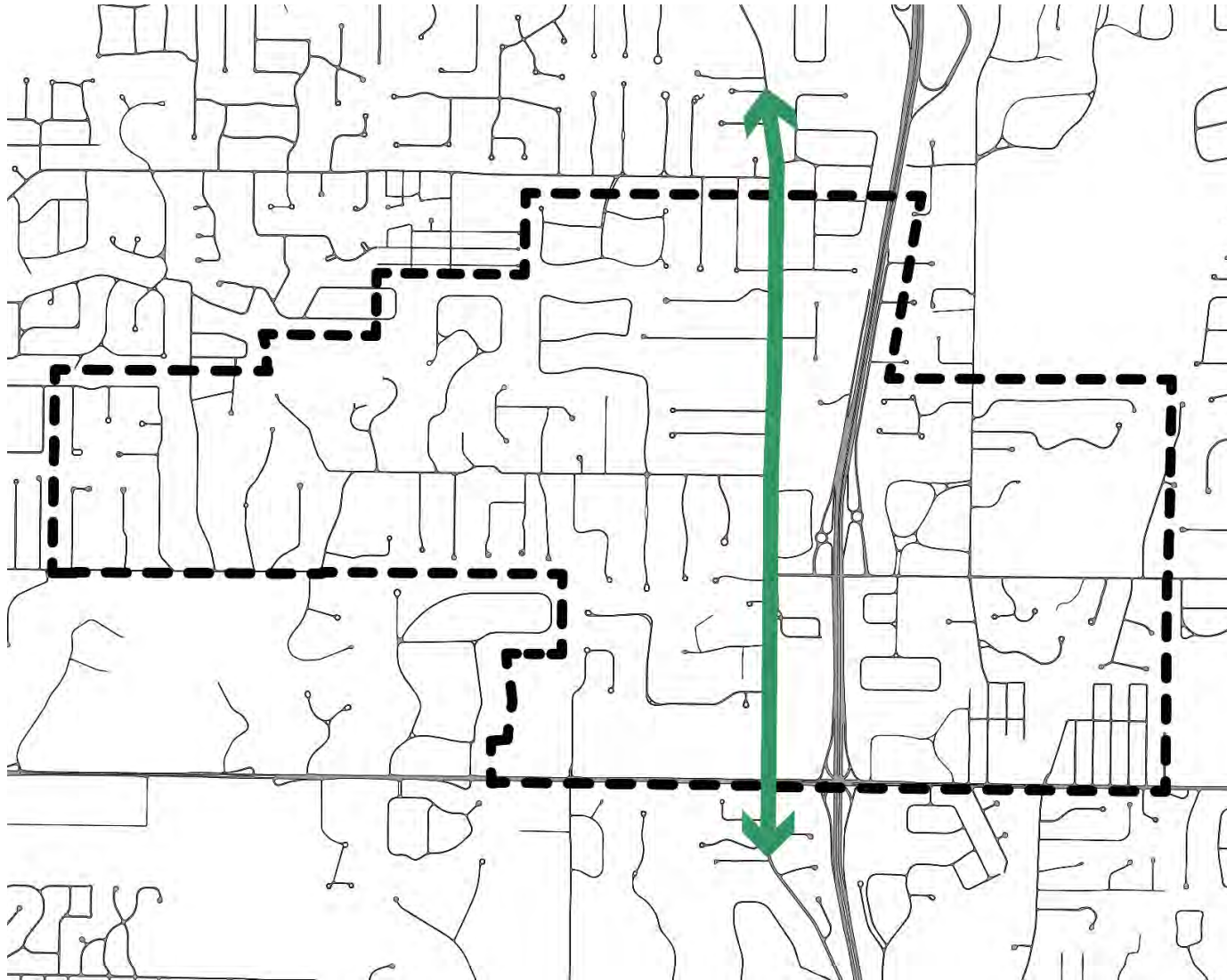
TRANSPORTATION & CONNECTIVITY | FACILITIES



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 - ▶ Focus Areas: German Blvd. & Lindbergh Commercial Area
- ▶ Planned Facilities:
 - ▶ Geyer Road Sidewalks
- ▶ Proposed Facility:
 - ▶ Deer Creek Greenway

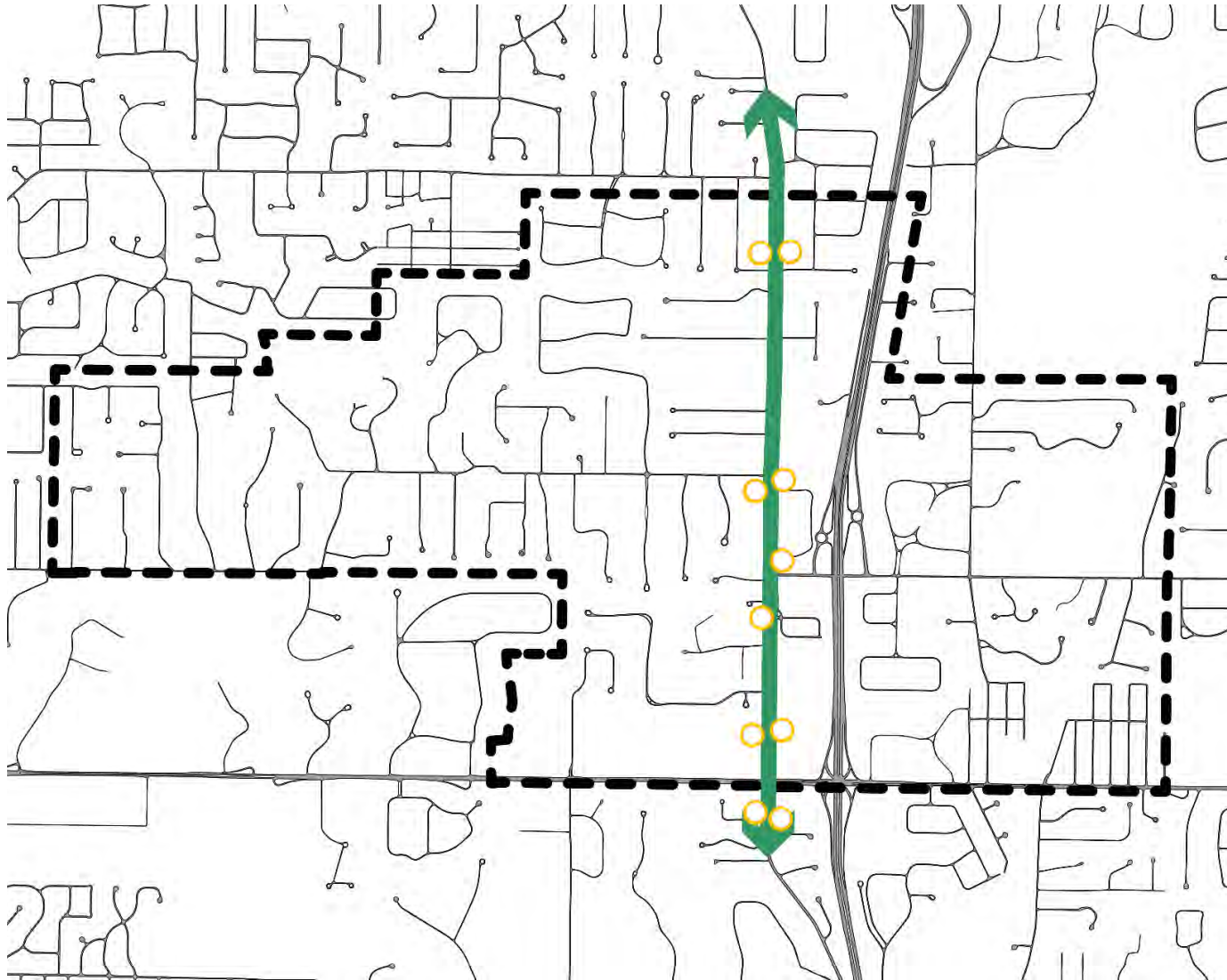
TRANSPORTATION & CONNECTIVITY | STREETS



BUS ROUTES

- ▶ Line 64 runs primarily on Clayton road from Chesterfield to Forest Park Parkway in Clayton.

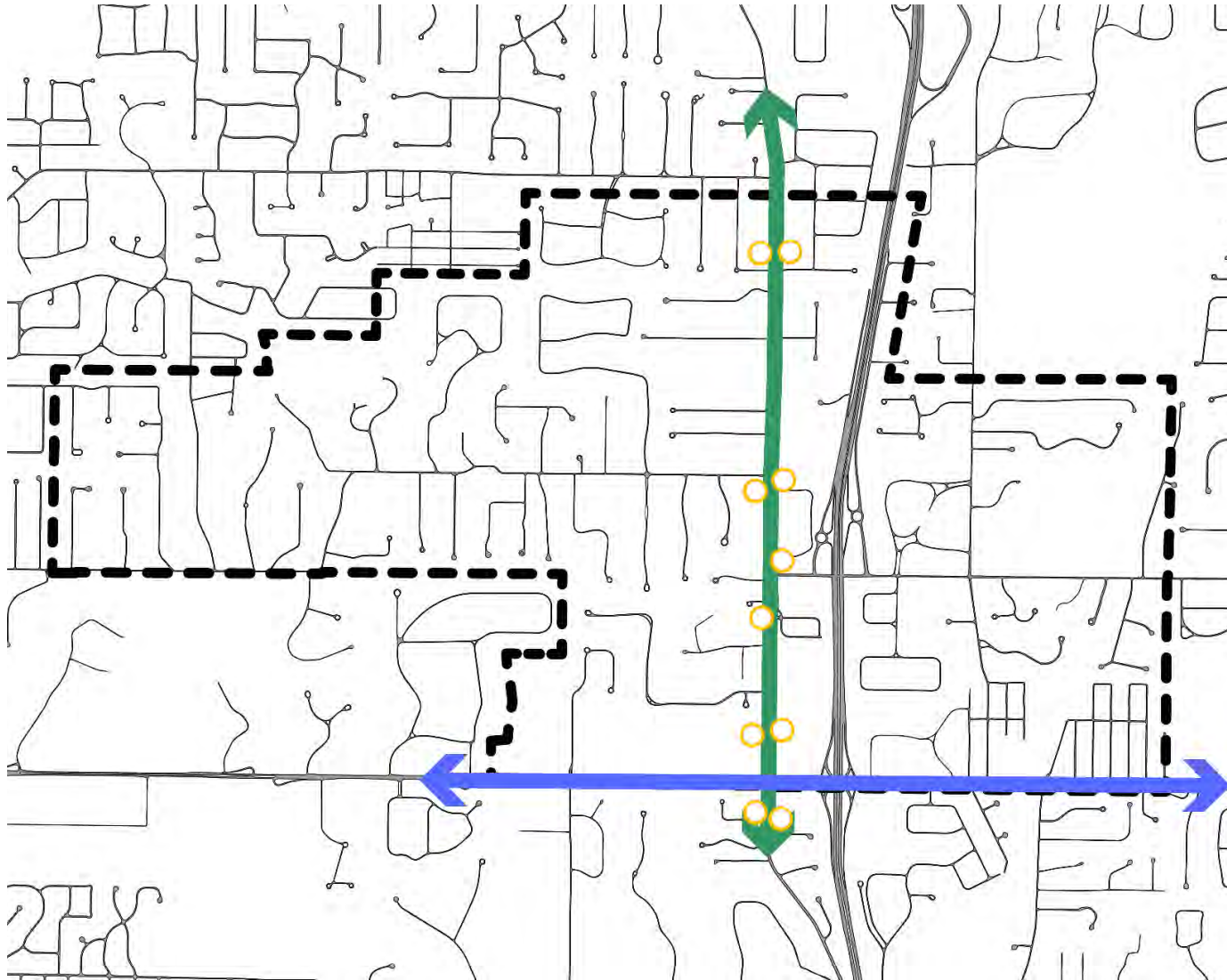
TRANSPORTATION & CONNECTIVITY | STREETS



BUS ROUTES

- ▶ Line 64 runs primarily on Clayton road from Chesterfield to Forest Park Parkway in Clayton.
- ▶ Line 64 has 5 EB and 5 WB stops

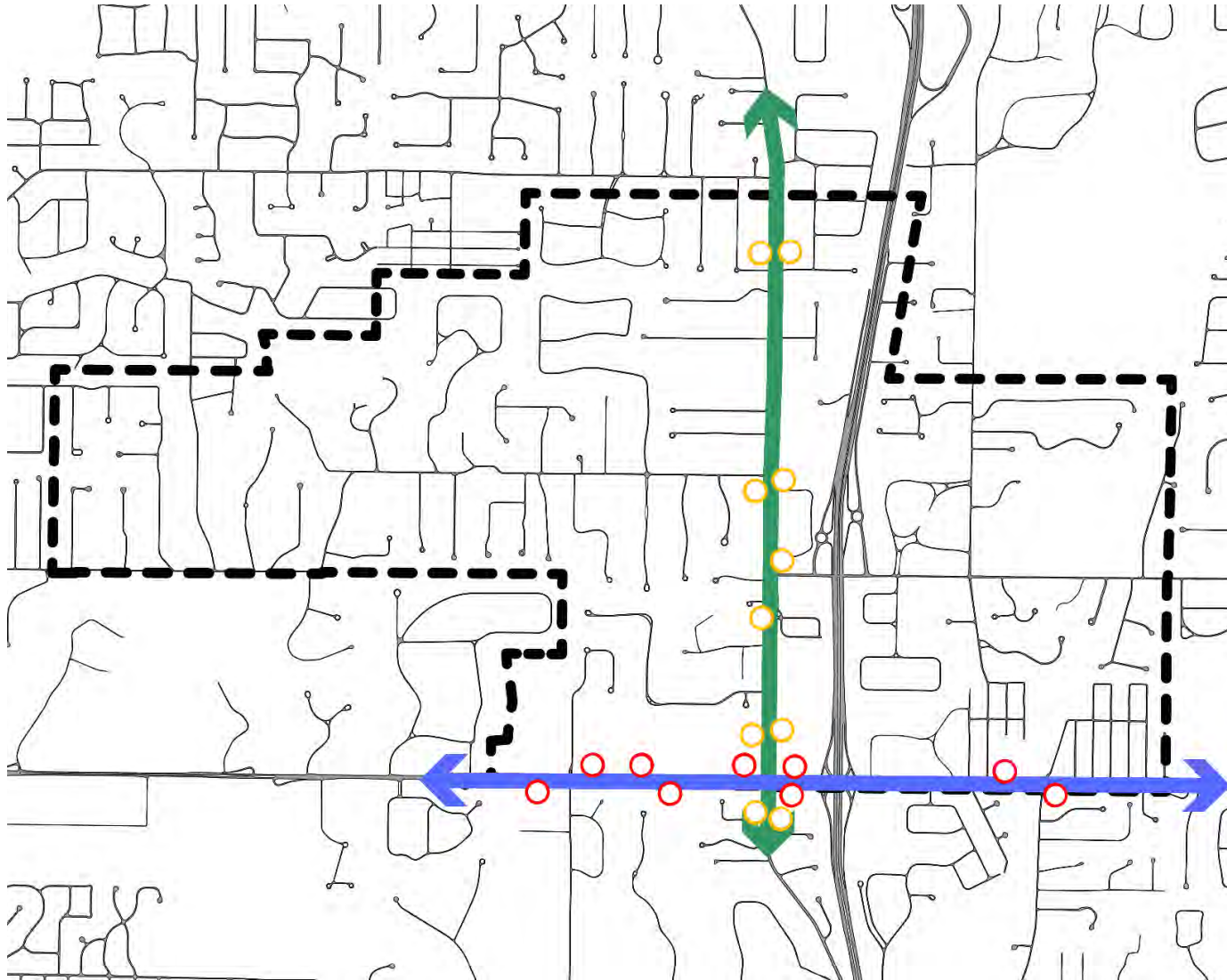
TRANSPORTATION & CONNECTIVITY | STREETS



BUS ROUTES

- ▶ Line 64 runs primarily on Clayton road from Chesterfield to Forest Park Parkway in Clayton.
 - ▶ Line 64 has 5 EB and 5 WB stops
- ▶ Line 49 runs primarily on Lindbergh Blvd from South County Center to N. Hanley Transit Center off I-70 in North County

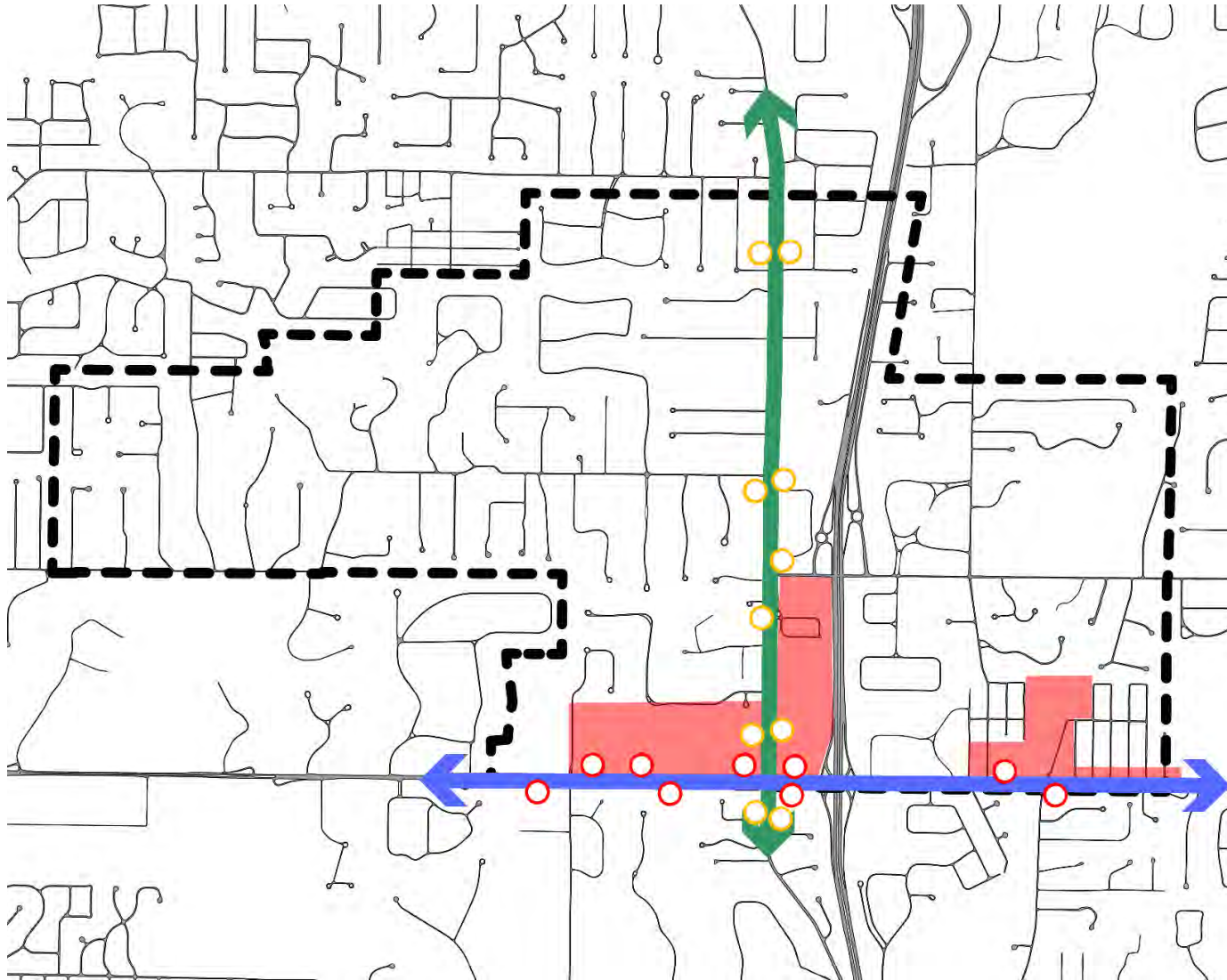
TRANSPORTATION & CONNECTIVITY | STREETS



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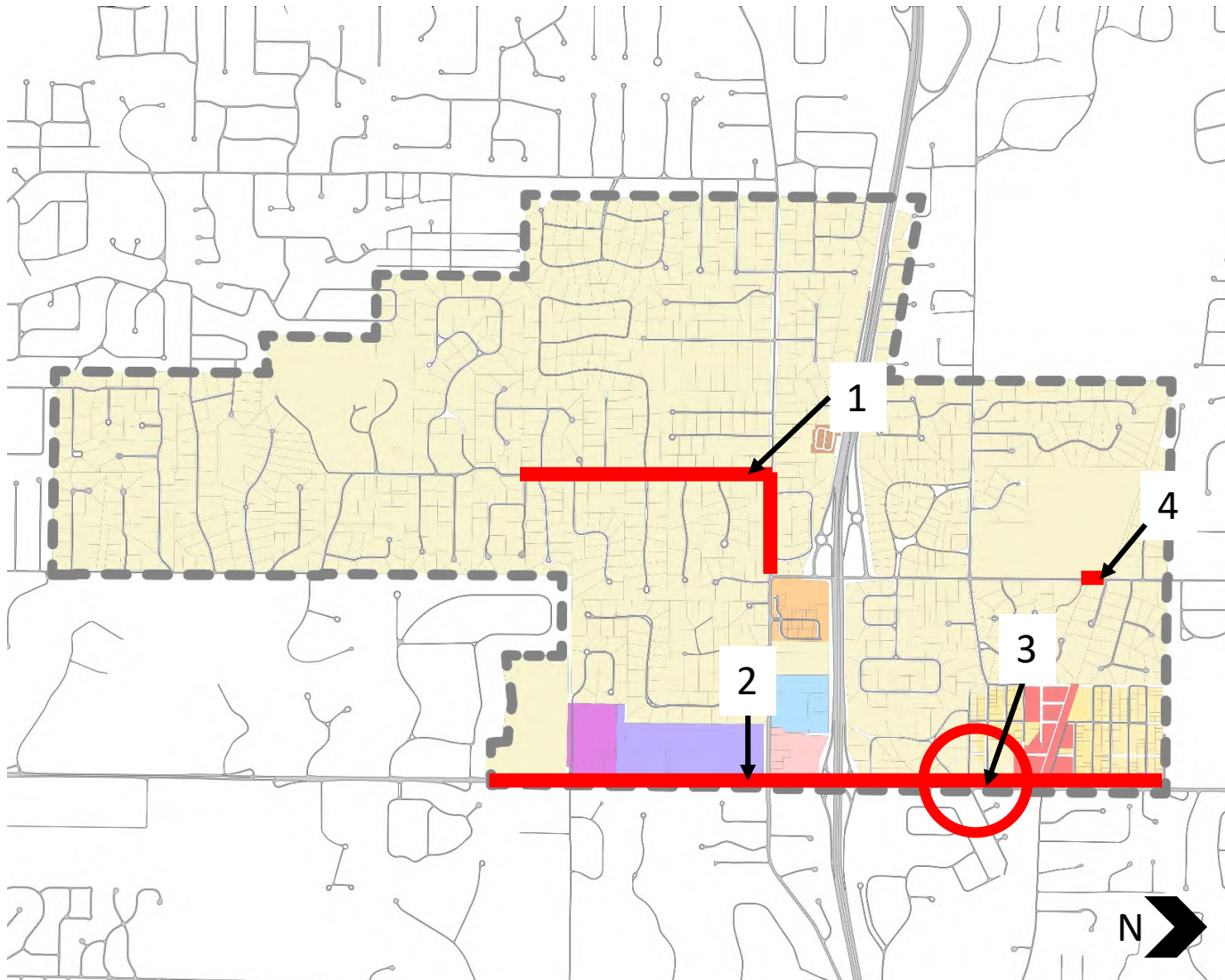
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 - ▶ Line 49 has 5 SB and 4 NB stops
- ▶ The commercial hubs of Frontenac are easily accessible by bus and less than a 5 minute walk from bus stops.
- ▶ Regionally, line 49 also connects to the St. Louis airport.

TRANSPORTATION & CONNECTIVITY | PLANNED IMPROVEMENTS



INFRASTRUCTURE IMPROVEMENTS

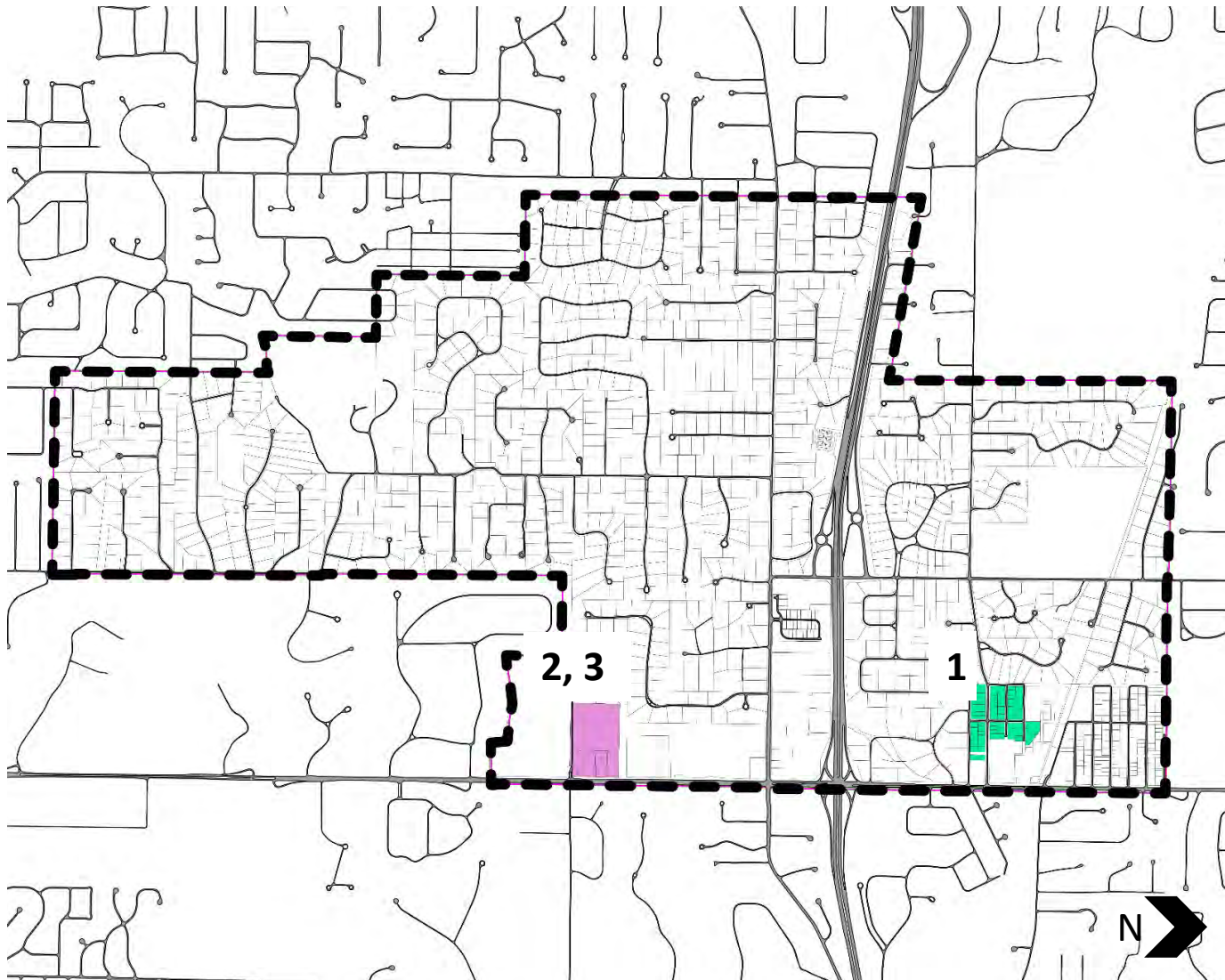
- ▶ (1) GEYER ROAD
 - ▶ The city will be adding continuous sidewalks, improving road pavement, adding storm drains, and improving utility structures along it.
 - ▶ Geyer Road will also be widened as part of the plan.
- ▶ (2) LINDBERGH BLVD.
 - ▶ MODOT will be replacing the (3) bridge over Deer Creek
 - ▶ 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.



ENVIRONMENTAL SCAN

DISTRICTS & SERVICES

DISTRICTS & SERVICES | SPECIAL DISTRICTS



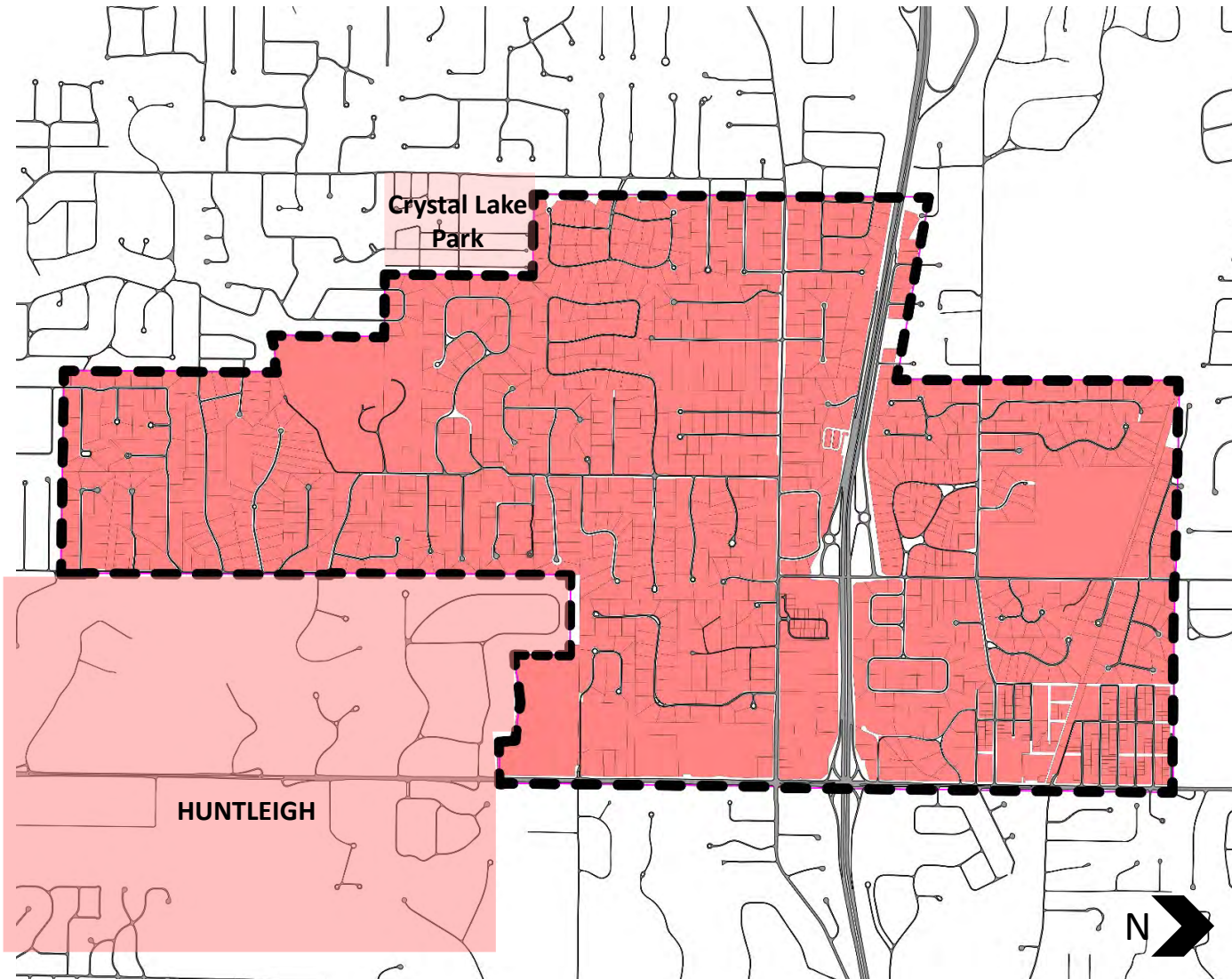
CID's TDD's

- ▶ Frontenac has two Community Improvement Districts:
 - (1)Upper West End Park Community Improvement District, north of S. Forty specifically including Lylewood, Capitol, Gold Dust and parts of Dwyer use the CID to take care of street improvements.
 - (2)Lind-Litz Community Improvement District at DESCO/LifeTime Fitness development

- ▶ Frontenac has one Transportation Development District:
 - (3)Lind-Litz Transportation Development District at the DESCO/Lifetime development

- ▶ The Lind-Litz CID and TDD are to aid in the Lind-Litz redevelopment and storm water management projects.

DISTRICTS & SERVICES | PUBLIC SAFETY

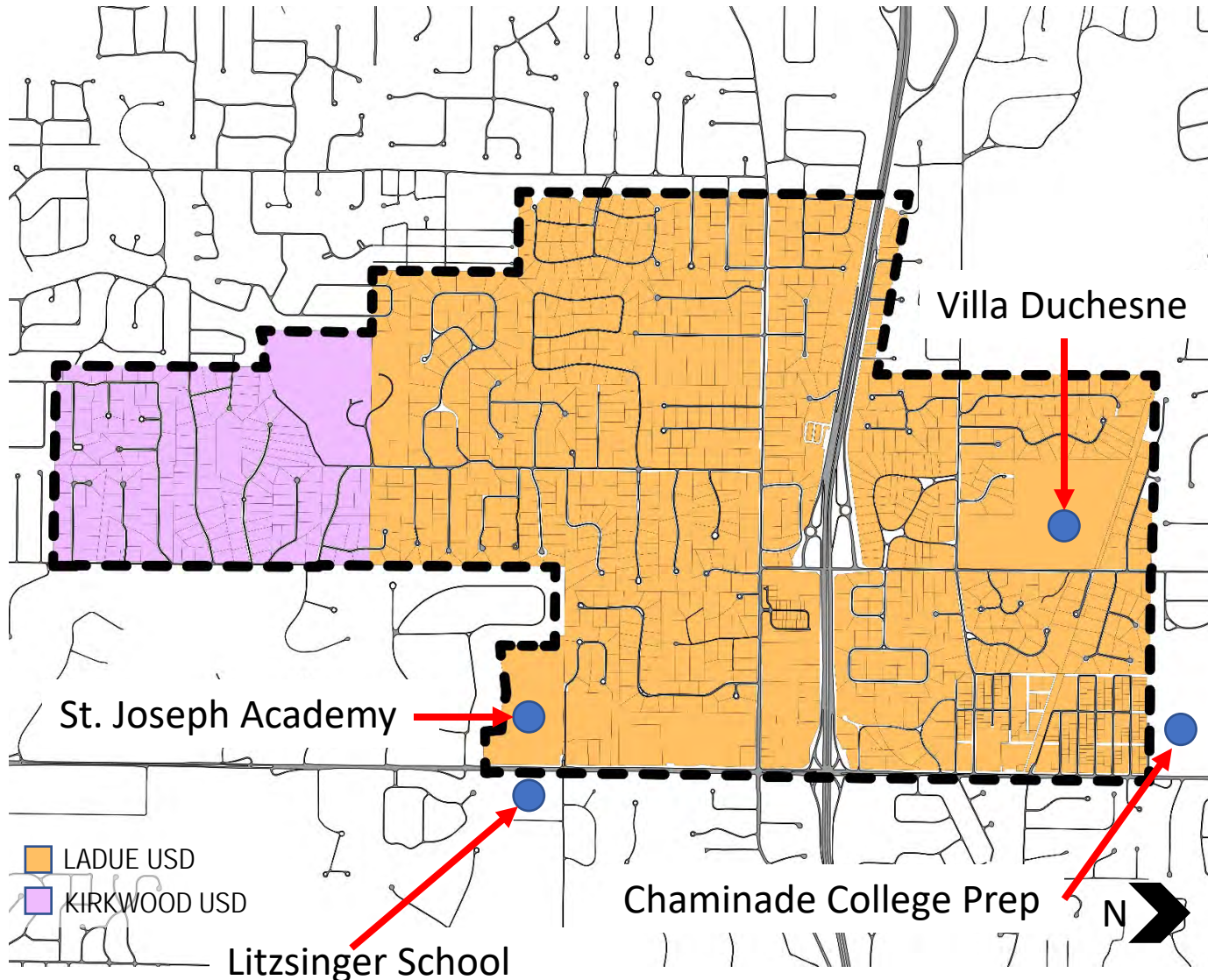


FIRE DEPARTMENT

- ▶ Frontenac manages its own fire and police force with no outside city help.
- ▶ The Frontenac fire department also serves Huntleigh and Crystal Lake Park.

Frontenac is self served
for Police & Fire Services

DISTRICTS & SERVICES | EDUCATION

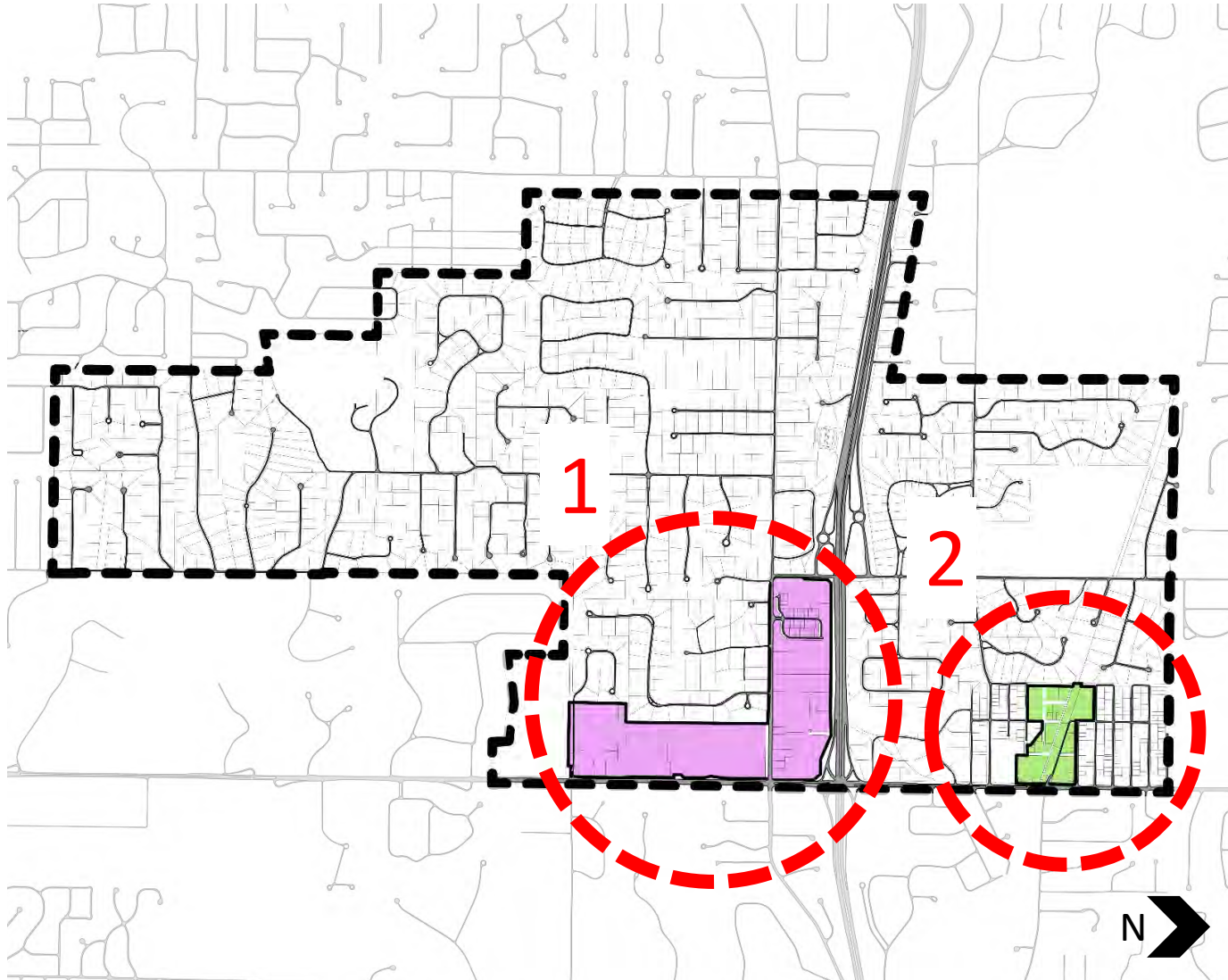


SCHOOL DISTRICTS

- ▶ Frontenac is served by the Ladue and Kirkwood public school districts.
- ▶ It is also home to St. Joseph academy and Villa Duchesne.
- ▶ Adjacent private schools include:
 - ▶ Chaminade College Preparatory
 - ▶ The Litzsinger School

Most students attend
Ladue School District

DISTRICTS & SERVICES | COMMERCIAL FOCUS AREAS



(1) LINDBERGH BOULEVARD

- ▶ Frontenacs primary commercial area and revenue generator
- ▶ Increased development
- ▶ Business and Administrative Center

(2) GERMAN BOULEVARD

- ▶ Uniquely small scale parcels
- ▶ Adjacent to Deer Creek
- ▶ Recreational and small business potential with community scale services

Detailed analysis under separate cover