

CITY OF FRONTENAC

COMPREHENSIVE PLAN UPDATE

SUBDIVISION TRUSTEES
DRAFT PLAN PRESENTATION

October 13, 2022

Subdivision Trustees Meeting #2 – October 13, 2022

Meeting Agenda

1. Meeting Objective
2. Planning Process Update
3. Draft Community Vision, Goals & Strategies
4. Draft Future Land Use Plan Recommendations
5. Next Steps...



PROJECT WEBSITE

**[https://CityofFrontenac.org/
CompPlan2022](https://CityofFrontenac.org/CompPlan2022)**

Please visit the project website to find copies of all materials developed to date, as well as information about the planning process!

PLANNING PROCESS OVERVIEW

The objective of this planning process is to develop a complete **Comprehensive Plan Update** for the City of Frontenac with a focus on the two business districts—the German Boulevard Business District and the Frontenac Business District.

The Comprehensive Plan Update will cover the whole City of Frontenac and will update the City's current comprehensive plan, which was adopted in 2006. The Comprehensive Plan Update will include the following components:

- **Community Vision**
- **Goals & Objectives**
- **Future Land Use Plan**
- **Focus Area Recommendations & Plan**
- **Residential Subdivision Recommendations**
- **Public Infrastructure & Facilities Recommendations**
- **Strategic Implementation Plan**



COMPREHENSIVE PLAN UPDATE

THE CITY OF FRONTENAC, MISSOURI

Public Workshop #2 DRAFT COMPREHENSIVE PLAN UPDATE WORKSHOP

Community Identity & Placemaking

Frontenac will continue to evolve its identity based on its unique location, history, and character. The City will continue to enhance its identity through its architecture, landscape, and public spaces.

Community Design Character
Preserve the high quality and enhance the identifiable character of Frontenac's subdivisions, neighborhoods, and commercial districts.

Quality Architecture
Enhance Frontenac's architecture design guidelines to define the character of Frontenac's architecture and ensure that new development contributes to the City's distinctive visual qualities.

Quality Landscape Design
Expand Frontenac's landscape design guidelines to protect and enhance the City's overall pastoral aesthetics, including tree canopy, streetscapes, and waterways.

Gateways
Strengthen Frontenac's identity within central corridor of the St. Louis Region with unique regional entrances to the City, as well as to the Frontenac Business District.

Historic Preservation & Enhancement
Refine residential zoning to protect existing residential districts from non-residential encroachment, promote compatible house sizes, setbacks, and heights, and mitigate stormwater runoff, erosion, and the negative impacts of construction.

Encourage Renovation & Expansion
Utilize regulatory incentives to encourage the renovation and expansion of existing homes.

Family-Oriented Neighborhood Design
Facilitate bike and pedestrian improvements to connect neighborhoods with schools (e.g., safe walk or bike to school routes on public streets) and with other community institutions.

Greenspace Enhancement
Enhance Frontenac's Zoning Code and Tree Preservation Ordinance to preserve and improve the City's landscape character and tree canopy.

Town & Neighborhood Business Districts
Frontenac will continue to evolve its business districts as high-amenity, mixed-use town- and neighborhood-centers with community gathering places that serve the growing needs of current and future residents, employers, and visitors.

Frontenac Business District
Support the evolution of Plaza Frontenac, Le Chateau, and the Front Hill on site through updated zoning regulations that respond to current development trends and market demands and maintain their position as premier shopping, dining, and entertainment destinations.

• Facilitate a proportional mix of used in the Frontenac Business District, to enhance vibrancy and meet the state-of-the-art for high-end shopping and dining destinations.

• Promote the development of a central gathering place in the Frontenac Business District that is the heart of the community.

German Boulevard Business District
Retain the current zoning and planning approval process until such time as the final study findings are published and accepted by the Board of Aldermen.

• Explore the creation of a City park at or near the old quarry site.

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Health, Well-Being, & Resilience

Frontenac will continue to improve the health and well-being of its residents through its parks, recreation, and community services. The City will continue to enhance its resilience through its emergency services, transportation, and infrastructure.

Active Living
Promote community health and active living with publicly-accessible recreation amenities for all users, regardless of age or ability.

Housing Variety
Provide opportunities for a greater diversity of housing options through mixed-use developments within the Frontenac Business District to attract changing market demographics—including seniors, young professionals, and families.

Economic Diversification
Actively pursue the diversification of Frontenac's commercial and retail economy, including development and retention of essential services businesses, to protect Frontenac from economic downturns.

Community Resilience
Develop a Community Resilience Plan to provide for enhanced emergency service access, alternative transportation options, and energy security in the event of natural disasters and safety threats.

• Align city policies, and management and operations of the city with the 2020 – 2025 St. Louis Regional Hazard Mitigation Plan.

• Monitor and mitigate the effects of climate change and sea level rise on light, air, and water quality, and on infrastructure.

• Establish City-wide targets for renewable energy use, promotion of energy efficiency and recycling, solid waste reduction, greenhouse gas reduction for City government, and ratios of both public and private open space.

• Encourage the design of smart, high-performance buildings and infrastructure.

• Plan for access to healthy, locally-grown food for all residents.

• Address storm water and erosion problems and proactively mitigate stormwater runoff using green infrastructure best management practices (BMPs) for maximum co-benefits.

• Explore partnerships with Villa Duchesne, Sisters of Mercy, and surrounding municipalities for water detention and flood mitigation efforts.

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Community Services & Infrastructure

Frontenac will continue improving stormwater, utility services, recreational amenities, and road infrastructure to serve residents and visitors, improve reliability, increase community safety, improve reliability, enhance community character, and preserve Frontenac's community investments and property values.

Public Park Space
Study the option to acquire property at one or more locations in Frontenac for the development of a City park or parks.

Community Facilities, Programs, and Events
• Use City Hall as a community center and sponsor public events in partnership with local non-profits, organizations, and businesses.

• Develop cooperative use agreements for Frontenac residents with neighboring communities, organizations, and the Ladue School District.

Community Communications
Regularly update residents on City activities and projects through a user-friendly, City website, City newsletter, communications with City Ward residents, and hosting of annual or more frequent Neighborhood Trustee meetings.

City Services
Improve the quality of City services through the use of technology, including the use of smart meters, smart grids, and smart lighting to improve efficiency and reduce costs.

Broadband and Smart Communities
Work closely with telecom providers to establish reliable fiber and wireless network access to make Frontenac a Smart Community.

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Draft Future Land Use Plan



DRAW YOUR IDEAS ON THE MAP!

Future Land Use Recommendations

Residential Land Use Draft Recommendations

- Refine residential zoning to:
 - Fronted R-1 and R-2 zoning districts from commercial and multi-family uses.
 - Promote compatible house sizes, setbacks, and heights.
 - Mitigate stormwater runoff, erosion, and the negative impacts of construction and encourage the renovation and expansion of existing homes.
- Enhance Frontenac's Zoning Code and Tree Preservation Ordinance to preserve and improve the City's landscape and tree canopy.
- Eliminate the Planned Development Residential (PDR) and Planned Development Commercial (PDC) Zoning Classifications.

German Boulevard Commercial District Draft Recommendations

• Refine the current zoning and planning approval process until such time as the final study findings are published and accepted by the Board of Aldermen.

Frontenac Commercial District Draft Recommendations

• Refine the existing zoning and planning approval process until such time as the final study findings are published and accepted by the Board of Aldermen.

- Setbacks to establish a buildable area.
- Build-to line.
- Setbacks for parking areas.
- Limited and safe vehicular access points from major roads.
- Landscape requirements.
- Buildable area open space requirements.
- Diverse mix of uses.
- Maximum and minimum height.
- High quality architectural design standards.
- Standardized parking requirements.

- Update the PDMX development application and review process, to include the following parameters:
 - Refine the plan submittal and approval process to improve guidance, predictability, and transparency.
 - Require all phased development proposals to include a pre-development master plan, and
 - Update the variance process to include recommendations from the Planning and Zoning Commission and Architectural Review Board to the Board of Adjustment.

Public Facilities & Infrastructure Draft Recommendations

• Use landscape buffers to mitigate the effects of noise and air pollution throughout Frontenac between different land uses and along roadways.

STREETS & GATEWAYS

- Complete planned sidewalks project for Geyer Road.
- Extend sidewalks on Geyer Road, Clayton Road, Conway Road, and Spoeede Road to City Limits.
- Mitigate congestion and improve traffic flow with access improvements to Geyer Road between Spoeede Road and Lindbergh Boulevard.

- Work with MODOOT and St. Louis County Department of Transportation to develop a signature streetscape for Lindbergh Boulevard and for Clayton Road east of Spoeede Road.

- Develop signature gateways at key entrances:
 - Geyer Road @ City Limits
 - Lindbergh Boulevard @ City Limits
 - Spoeede Road @ City Limits
 - Conway Road @ City Limits
 - Clayton Road @ City Limits
 - Clayton Road @ Spoeede Road
 - Lindbergh Boulevard @ 144 US 40

To review the Draft Comprehensive Plan Recommendations and provide your ideas and revisions.

After tonight's meeting, we will start drafting the Comprehensive Plan Update, incorporating your input.

Vision Statement – Frontenac will build upon its central location; destination town and neighborhood centers; premier civic and educational institutions; distinctive neighborhoods and landscape; and active and engaged citizens to offer a premier quality-of-life and heritage of gracious living, shopping, and dining for current and future residents, employers, and visitors.

WHAT IS A COMPREHENSIVE PLAN?

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

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

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

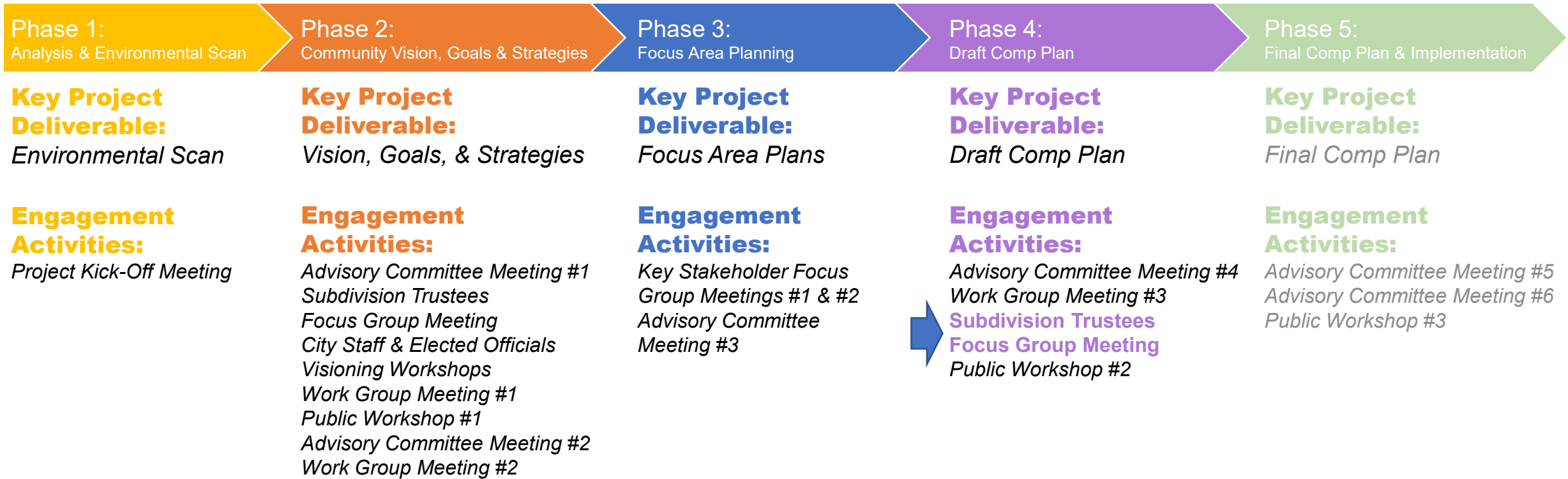
WHAT IS A COMPREHENSIVE PLAN?

Chapter 89, Section 89.350; RSMo

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

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

PLANNING PROCESS OVERVIEW



Phases 2 and 3 have been completed, and Phase 4 is nearing completion with the revised Draft Comprehensive Plan recommendations

MEETINGS TO DATE

Community Survey

City Staff Workshop | *November 30th 2021*

Commercial Property Owners

Visioning Workshop | *January 11th 2022*

Elected & Appointed Officials

Visioning Workshop | *February 15th , March 8th 2022*

Trustee Meeting | *April 7th 2022*

Work Group Meeting 1 | *April 12th, 2022*

Public Workshop 1 | *May 10th 2022*

Work Group Meeting 2 | *June 6th 2022*

Work Group Meeting 3 | *September 12th 2022*

Public Workshop 2 | *September 19th 2022*

RELEVANT FEEDBACK SUMMARY

- There is a strong desire to preserve and protect residential neighborhoods and single family housing from multi-family and smaller lot developments.
- The community values the development of increased gathering spaces, green space, and landscaping to host more community events.
- There is 50/50 split for and against higher-density development, although most community members acknowledge the need to optimize certain sites and diversify the tax base.
- Zoning guidelines require greater definition to protect Frontenac from development that is poor-quality or does not contribute to the community character.

HOW ARE WE DEVELOPING THE PLAN RECOMMENDATIONS?





DRAFT COMPREHENSIVE PLAN RECOMMENDATIONS

DRAFT COMMUNITY VISION, DRAFT & DRAFT STRATEGIES

ISSUES & OPPORTUNITIES | 2006 PLAN REVIEW

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DRAFT COMMUNITY VISION

Frontenac will build upon its central location; destination town and neighborhood centers; premier civic and educational institutions; distinctive neighborhoods and landscape; and active and engaged citizens to offer **a premier quality-of-life and heritage of gracious living, shopping, and dining for current and future residents, businesses, employees, and visitors.**

DRAFT COMPREHENSIVE PLAN GOALS

Draft Goal: **Community Identity & Placemaking**

Frontenac will continue to build its community identity based on one-of-a-kind retail and hospitality districts, high-quality-of-life residential areas and pastoral landscape character while responding to socio-economic, environmental and development trends.

Draft Goal: **Distinctive Neighborhoods & Housing**

Frontenac will preserve its high-quality neighborhoods and stable residential property values while thoughtfully guiding the City's evolution and development to increase housing diversity, amenities, and to support Frontenac's current and future housing needs.

Draft Goal: **Town & Neighborhood Business Districts**

Frontenac will continue to evolve its business districts as high-amenity town- and neighborhood-centers with community gathering places that serve the growing needs of current and future residents, businesses, employees, and visitors.

Draft Goal: **Health, Well-Being & Resilience**

Frontenac will focus on integrating healthy and active living; civic and community services; fiscal health and economic diversity; ecological beauty and enhancement; and support for people of all ages with an exemplary quality-of-life to remain a community of choice.

Draft Goal: **Accessibility & Mobility**

Frontenac will continue to enhance connectivity networks to improve its current vehicular accessibility; expand the walkability of the City; support all modes of mobility, including rideshare and public transit; improve pedestrian and bike comfort and safety; and connect Frontenac to regional recreational networks.

Draft Goal: **Community Services & Infrastructure**

Frontenac will continue improving stormwater, utility services, recreational amenities, and road infrastructure to serve residents and visitors; improve reliability; increase community safety; enhance community character; and preserve Frontenac's community investments and property values.

Draft Goal: **Fiscal Sustainability & Governance**

Frontenac will diversify its economic base, improve the stability and sustainability of revenue sources, and continue to provide effective and efficient governance and provision of public services.

Draft Goal: **Community Identity & Placemaking**

Frontenac will continue to build its community identity based on one-of-a-kind retail and hospitality districts, high-quality-of-life residential areas, and pastoral landscape character while responding to socio-economic, environmental, and development trends.

Draft Goal: **Community Identity & Placemaking**

Draft Strategies

Community Design Character

Preserve the high quality and enhance the identifiable variety and character of Frontenac's subdivisions, neighborhoods, and commercial districts.

Quality Architecture

Enhance Frontenac's architecture design guidelines to define the quality of Frontenac's architecture and ensure that new development contributes to the City's distinctive visual qualities.

Quality Landscape Design

Expand Frontenac's landscape design guidelines to protect and enhance the City's overall pastoral aesthetics, including tree canopy, streetscapes, and waterways.

Gateways

Strengthen Frontenac's identity within central corridor of the St. Louis Region with unique, recognizable gateways— inclusive of high-quality landscaping—at all regional entrances to the City, as well as to the Frontenac Business District.

Draft Goal: **Distinctive Neighborhoods & Housing**

Frontenac will preserve its high-quality neighborhoods and stable residential property values while thoughtfully guiding the City's evolution and development to increase housing diversity, amenities, and to support Frontenac's current and future housing needs.

Draft Goal: **Distinctive Neighborhoods & Housing**

Draft Strategies

Neighborhood Preservation & Enhancement

- Refine residential zoning to protect existing residential districts from non-residential encroachment; promote compatible setbacks, and heights; and mitigate stormwater runoff, erosion, and the negative impacts of construction.
- Enhance the enforcement of construction oversight and code enforcement, to ensure that new homes are built as planned and approved.

Family-Oriented Neighborhood Design

Facilitate bike and pedestrian improvements on public and City-owned streets to connect neighborhoods with schools (e.g., safe walk or bike to school routes on public streets) and with other community institutions.

Greenspace Enhancement

Enhance Frontenac's Zoning Code and Tree Preservation Ordinance to preserve and improve the City's landscape character and tree canopy.

Development & Use Standards

Modernize existing development and use standards to address accessory dwelling units (ADUs) and accessory structures to both allow flexibility and maintain compatibility with neighbors.

Draft Goal: **Town & Neighborhood
Business Districts**

Frontenac will continue to evolve its business districts as high-amenity town- and neighborhood-centers with community gathering places that serve the growing needs of current and future residents, businesses, employees, and visitors.

Draft Goal: **Town & Neighborhood Business Districts**

Draft Strategies

Frontenac Business District

Support the evolution of Plaza Frontenac, Le Chateau, and the Frontenac Hilton site through updated zoning regulations that respond to current development trends and market demands and maintain their position as premier shopping, dining, and entertainment destinations while protecting adjacent residential subdivisions.

- Facilitate uses in the Frontenac Business District to enhance vibrancy and meet the state-of-the-art for high-end shopping and dining destinations; in general, all ground floor uses should be commercial uses.
- Promote the development of a central gathering place and greenspace in the Frontenac Business District that is the heart of the community.

German Boulevard Business District

Retain the current zoning and planning approval process until such time as the flood study findings are published and accepted by the Board of Aldermen.

- Explore the creation of a City park at or near the old quarry site.

Draft Goal: **Health, Well-Being & Resilience**

Frontenac will focus on integrating healthy and active living; civic and community services; fiscal health and economic diversity; ecological beauty and enhancement; and support for people of all ages with an exemplary quality-of-life to remain a community of choice.

Draft Goal: **Health, Well-Being & Resilience**

Draft Strategies

Active Living

Promote community health and active living with publicly-accessible recreation amenities for all users, regardless of age or ability.

Housing Variety

Provide opportunities for a greater diversity of housing options within the Frontenac Business District to respond to changing market demographics.

Economic Diversification

Actively pursue the diversification of Frontenac's commercial and retail economy, including development and retention of essential services businesses, to protect Frontenac from economic downturns.

Community Resilience

Develop a Community Resilience Plan to provide for enhanced emergency service access, alternative transportation options, and energy security in the event of natural disasters and social unrest.

Draft Goal: **Health, Well-Being & Resilience**

Draft Strategies (continued...)

Environmental Stewardship & Sustainability

Achieve a sustainable, climate resilient - smart community by: promoting energy efficiency and greenhouse gas reduction strategies; protecting and adapting public and private development, services, natural systems and resources from climate change impacts; and continuing to coordinate and communicate locally and regionally to monitor and address the changing needs and conditions of the community.

- Monitor and mitigate the effects of climate change and pollution (light, air, sound, etc.) throughout the community.
- Encourage the use of climate-resilient native species and the reduction of turf grass to reduce landscape watering requirements and stormwater runoff.
- Establish City-wide targets for renewable energy use; promotion of energy efficiency and recycling; solid waste reduction; greenhouse gas reduction for City government; and ratios of both public and private open space.
- Encourage the design of smart, high-performance buildings and infrastructure.
- Address storm water and erosion problems and proactively mitigate stormwater runoff using green infrastructure best management practices (BMPs) for maximum co-benefits.
- Explore partnerships with Villa Duchesne, Sisters of Mercy, and surrounding municipalities for water detention and flood mitigation efforts.

Draft Goal: **Accessibility & Mobility**

Frontenac will continue to enhance connectivity networks to improve its current vehicular accessibility; expand the walkability of the City; support all modes of mobility; improve pedestrian and bike comfort and safety; and connect Frontenac to regional recreational networks.

Draft Goal: **Accessibility & Mobility**

Draft Strategies

Regional Access

Maintain and improve Frontenac's regional vehicular accessibility.

Bicycle & Pedestrian Connectivity

Facilitate implementing the St. Louis County Action Plan for Biking and Walking within Frontenac, and expand this plan with sidewalks on all City of Frontenac owned and maintained streets.

Mobility Options

Work with Metro to restore reduced MetroBus service to the stop at Lindbergh Boulevard and Clayton Road.

Streetscape Enhancement

Develop enhanced streetscape design standards for City of Frontenac-maintained streets and work collaboratively with subdivision trustees on design standards for privately-owned and maintained streets, and implement these standards incrementally as street maintenance is conducted.

Traffic & Access Management

- Work with MODOT on the planned reconstruction of Lindbergh Boulevard to ensure that sidewalk and ADA-improvements are coordinated with Frontenac's streetscape standards and community character.
- Work with MODOT on the improvement of I-64 / U.S. 40 outer roads, including resurfacing, lighting improvements, and landscape improvements.
- Reduce congestion and improve traffic flow on Clayton Road through improved, safe intersection design, signal operation, and consolidation of commercial access points.

Draft Goal: **Community Services & Infrastructure**

Frontenac will continue improving stormwater, utility services, recreational amenities, and road infrastructure to serve residents and visitors; improve reliability; increase community safety; enhance community character; and preserve Frontenac's community investments and property values.

Draft Goal: **Community Services & Infrastructure**

Draft Strategies

Public Park Space

Study the option to acquire property at one or more locations in Frontenac for the development of a City park or parks.

Community Facilities, Programs, and Events

- Support the use of Frontenac City Hall by residents, businesses, and organizations as a venue for gatherings and community events.
- Work with Frontenac recreation businesses (i.e. Lifetime Fitness) to offer incentives to Frontenac residents to encourage residents to patronize these businesses.

Community Communications

Regularly update residents on City activities and projects through a user-friendly, City website, City newsletter, communications with City Ward residents, and hosting of annual or more frequent Neighborhood Trustee meetings.

City Services

Maintain and improve Frontenac's high-quality police, fire, public works, courts, and building services.

Electrical Service

Work closely with service providers to ensure reliable electric services, smart grid access, and EV charging stations in Frontenac.

Broadband and Smart Communities

Work closely with telecom providers to establish reliable fiber and wireless broadband access to make Frontenac a Smart Community.

Draft Goal: **Fiscal Sustainability & Governance**

Frontenac will diversify its economic base, improve the stability and sustainability of revenue sources, and continue to provide effective and efficient governance and provision of public services.

Draft Goal: **Fiscal Stability & Governance**

Draft Strategies

Municipal Fiscal Sustainability

Actively pursue the diversification of Frontenac's commercial tax base, attract and retain essential services businesses, and improve the economic productivity of commercial land uses.

Governmental Efficiency & Effectiveness of Services

Continuously improve the efficiency and effectiveness of Frontenac government and municipal services, using technology where appropriate to reduce cost while maintaining or improving the quality of services.

Supplemental Municipal Funding

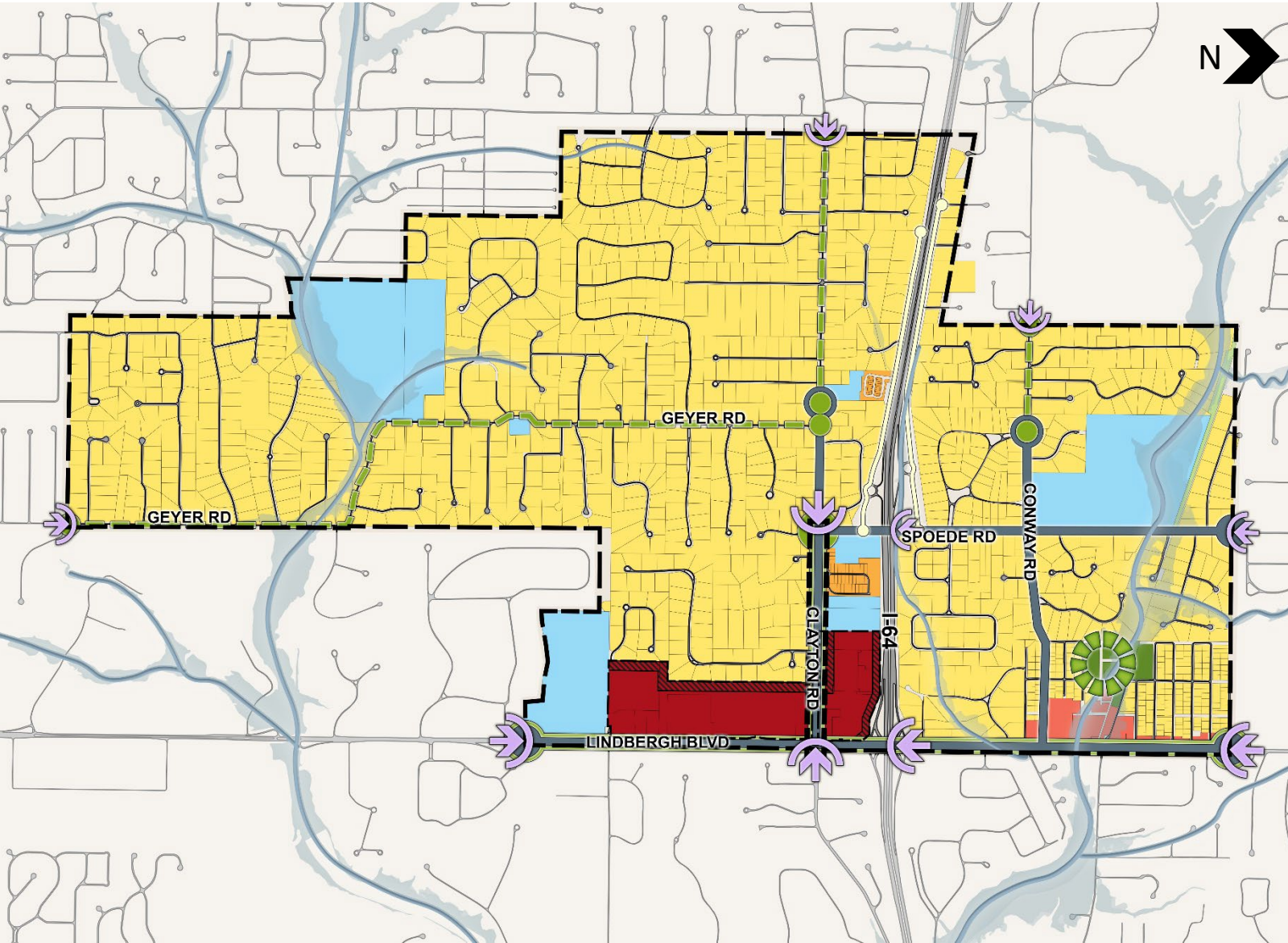
Engage with federal, state, and regional partners to secure diverse funding sources for Frontenac's capital improvements and maintenance, and leverage funding to enhance the overall impact of projects.



DRAFT COMPREHENSIVE PLAN RECOMMENDATIONS

DRAFT FUTURE LAND USE PLAN RECOMMENDATIONS

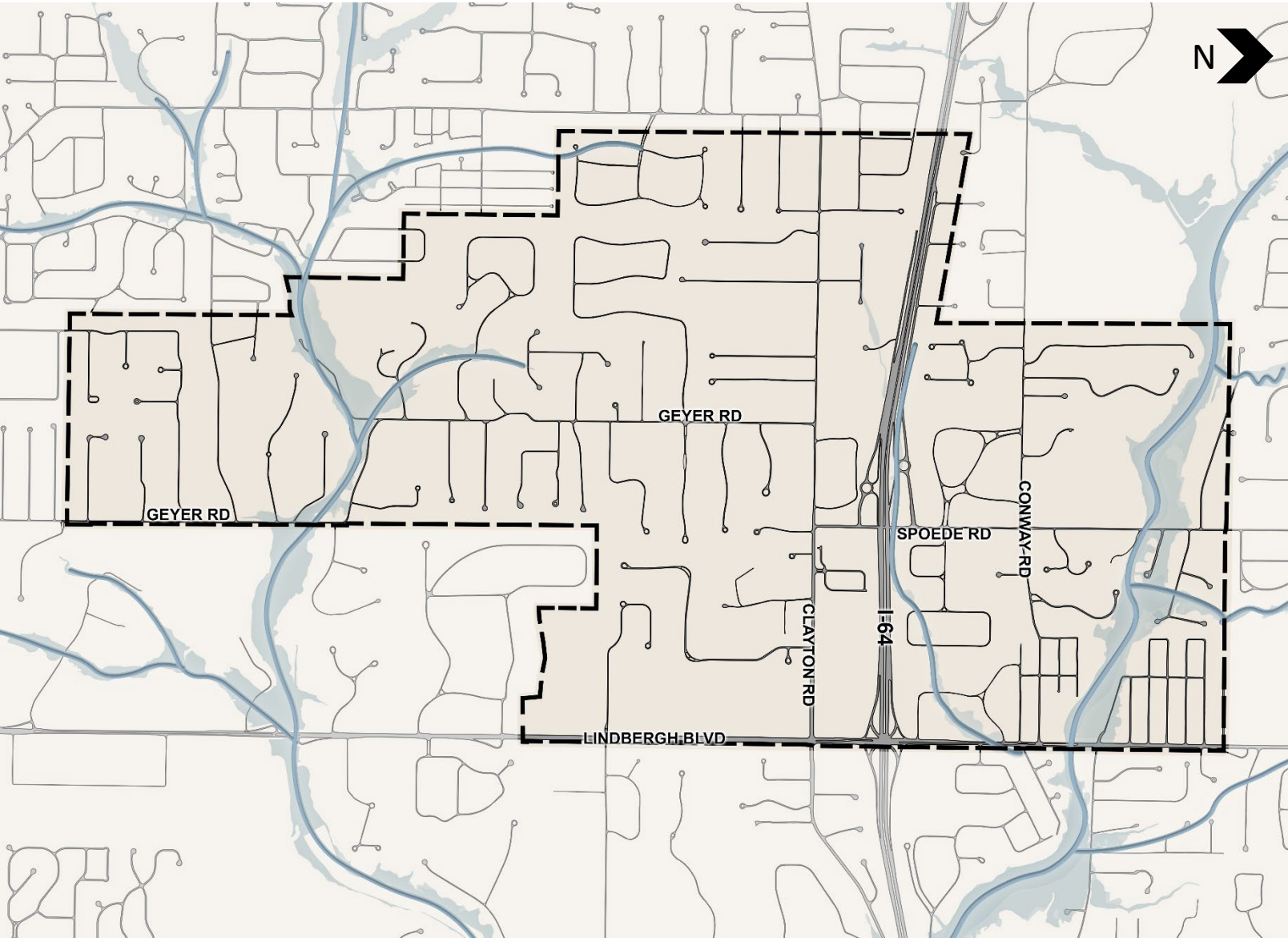
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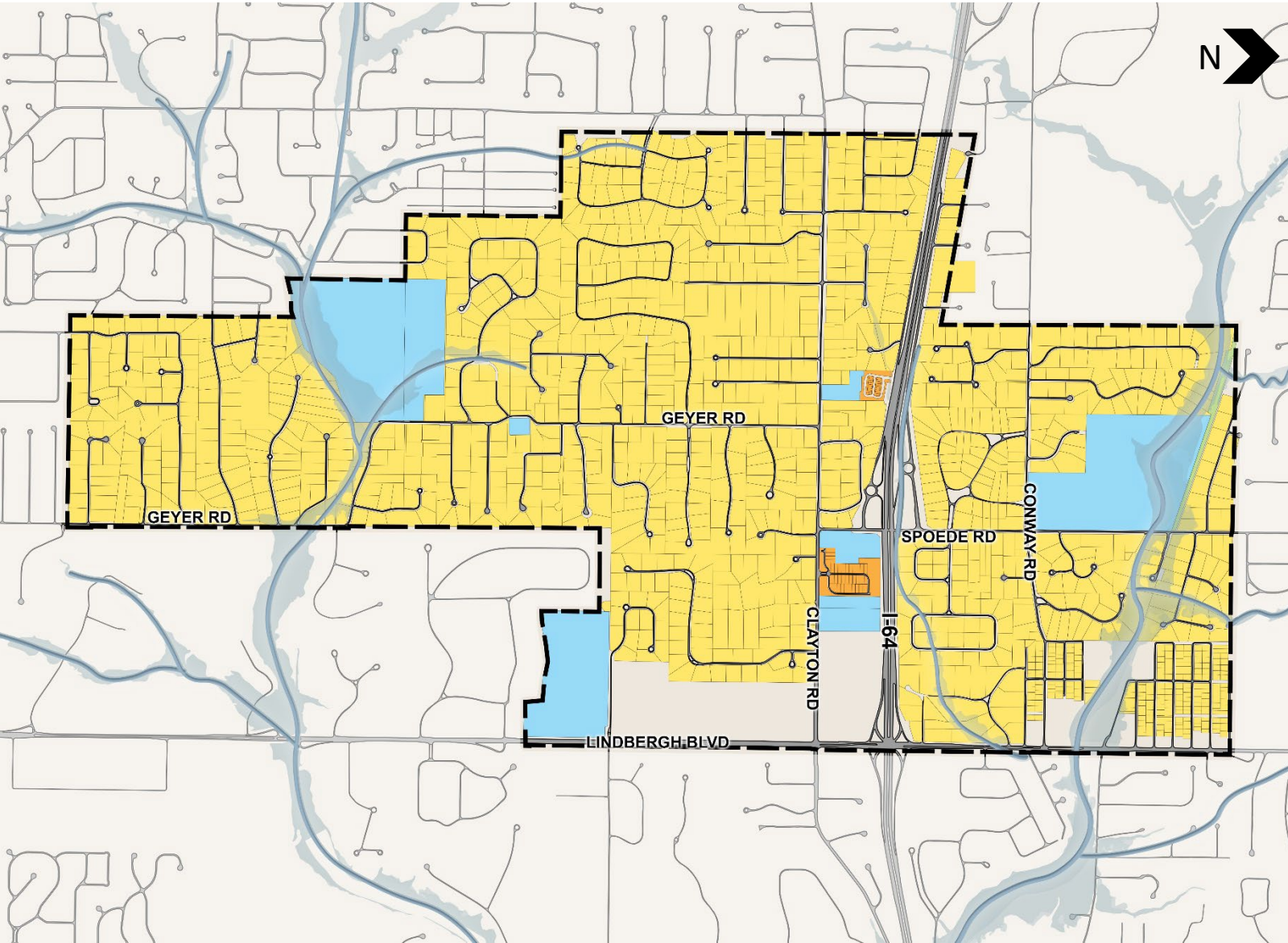
COMPONENTS

1. Residential Land Use
DRAFT Recommendations
2. German Boulevard
Commercial District
DRAFT Recommendations
3. Frontenac Commercial District
DRAFT Recommendations
4. Public Facilities &
Infrastructure
DRAFT Recommendations
 - a. PARKS, TRAILS & OPEN SPACE
 - b. STREETS
 - c. GATEWAYS

DRAFT FUTURE LAND USE PLAN



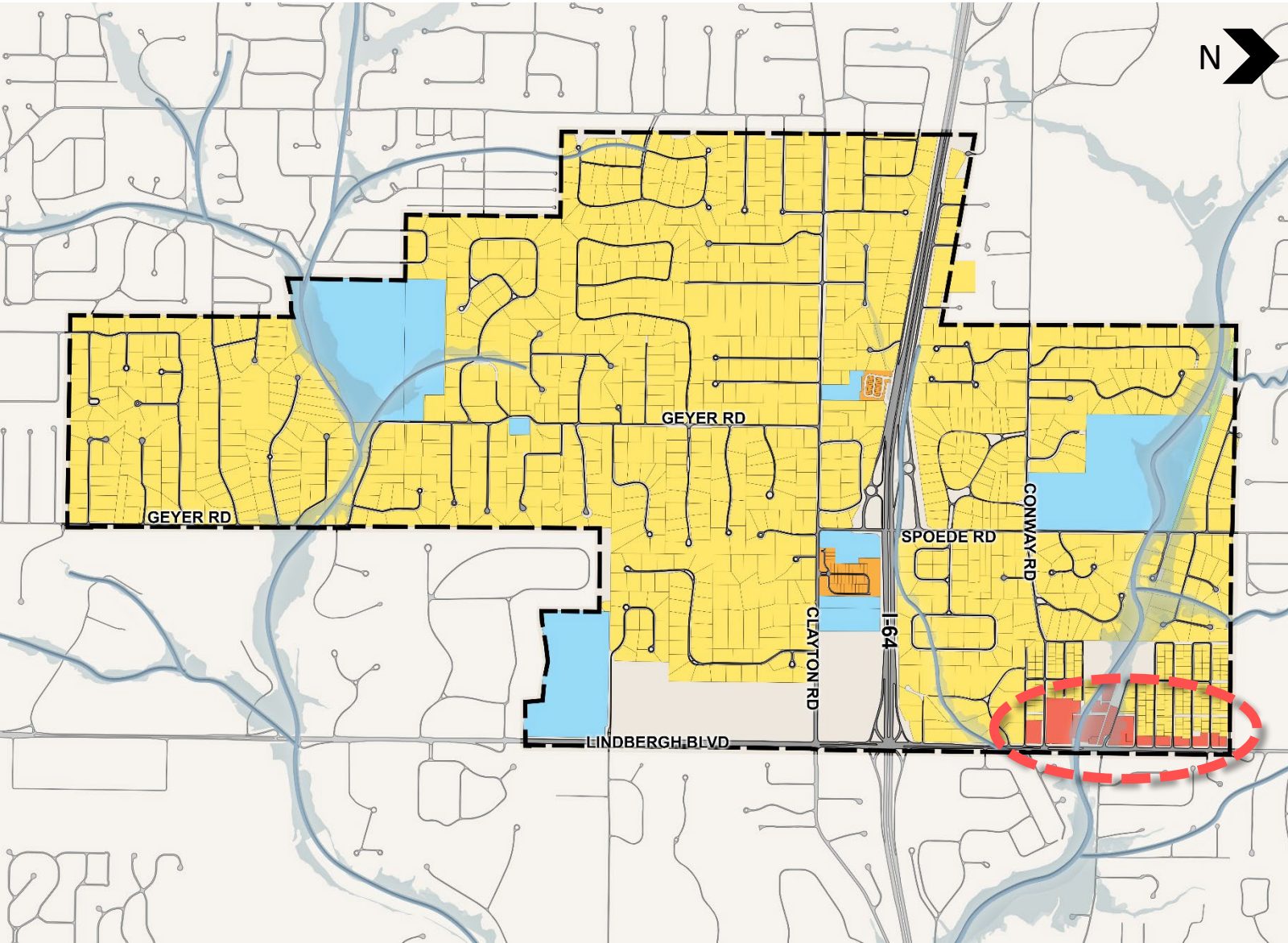
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Residential Land Use DRAFT Recommendations

- Update residential zoning to:
 - Protect R-1 and R-2 zoning districts from commercial and multi-family uses;
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 - Mitigate stormwater runoff, erosion, and the negative impacts of construction; and
 - Strengthen construction compliance and code enforcement.
- Enhance Frontenac’s Zoning Code and Tree Preservation Ordinance to preserve and improve the City’s landscape and tree canopy.
- Eliminate the Planned Development Residential (PDR), Planned Development Commercial (PDC), and Planned Development Mixed-Use (PDMX) zoning classifications.

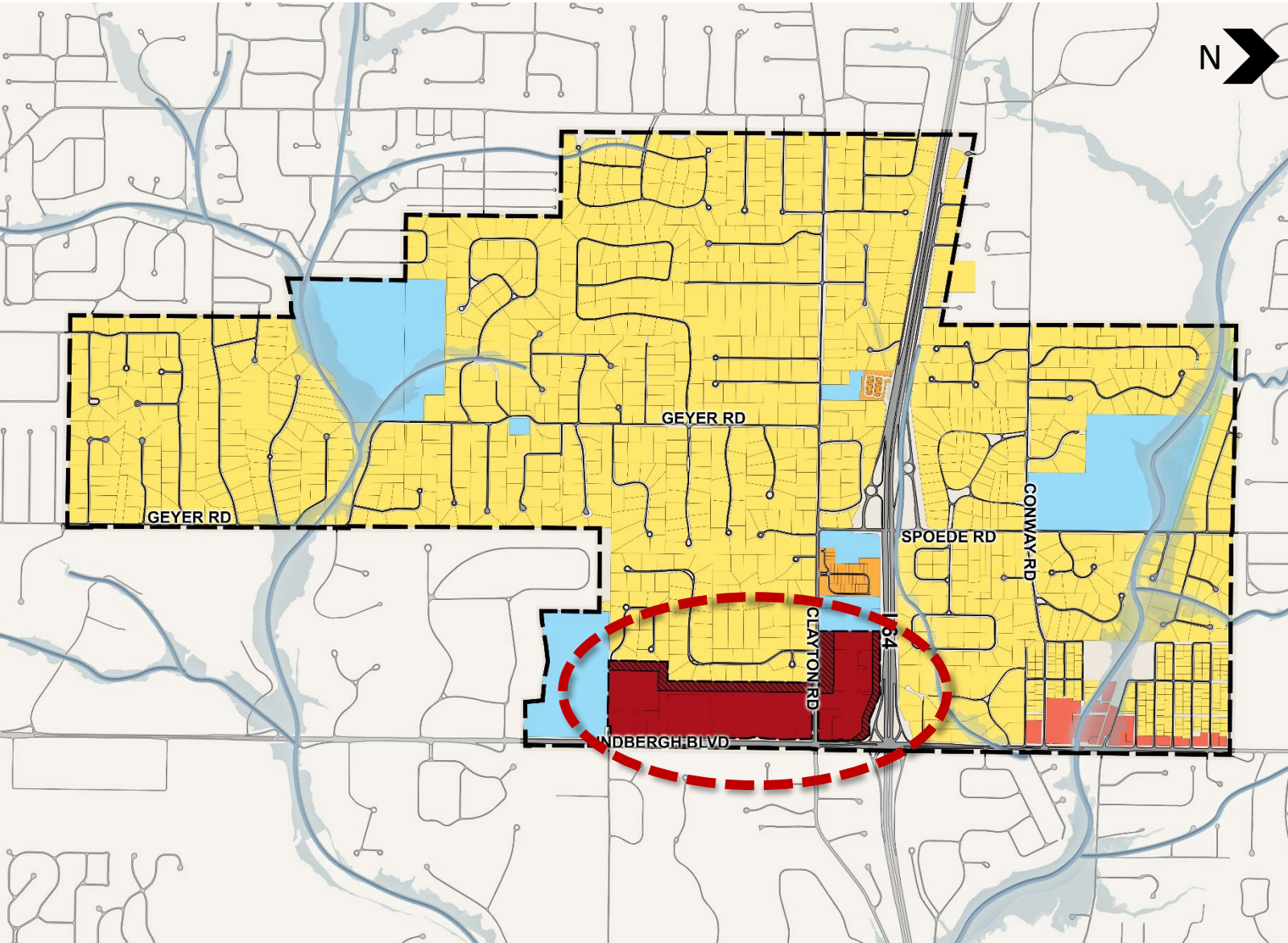
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German Boulevard Commercial District DRAFT Recommendations

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- Study the option of acquisition of property for the development of a city park on or adjacent to the old quarry site.

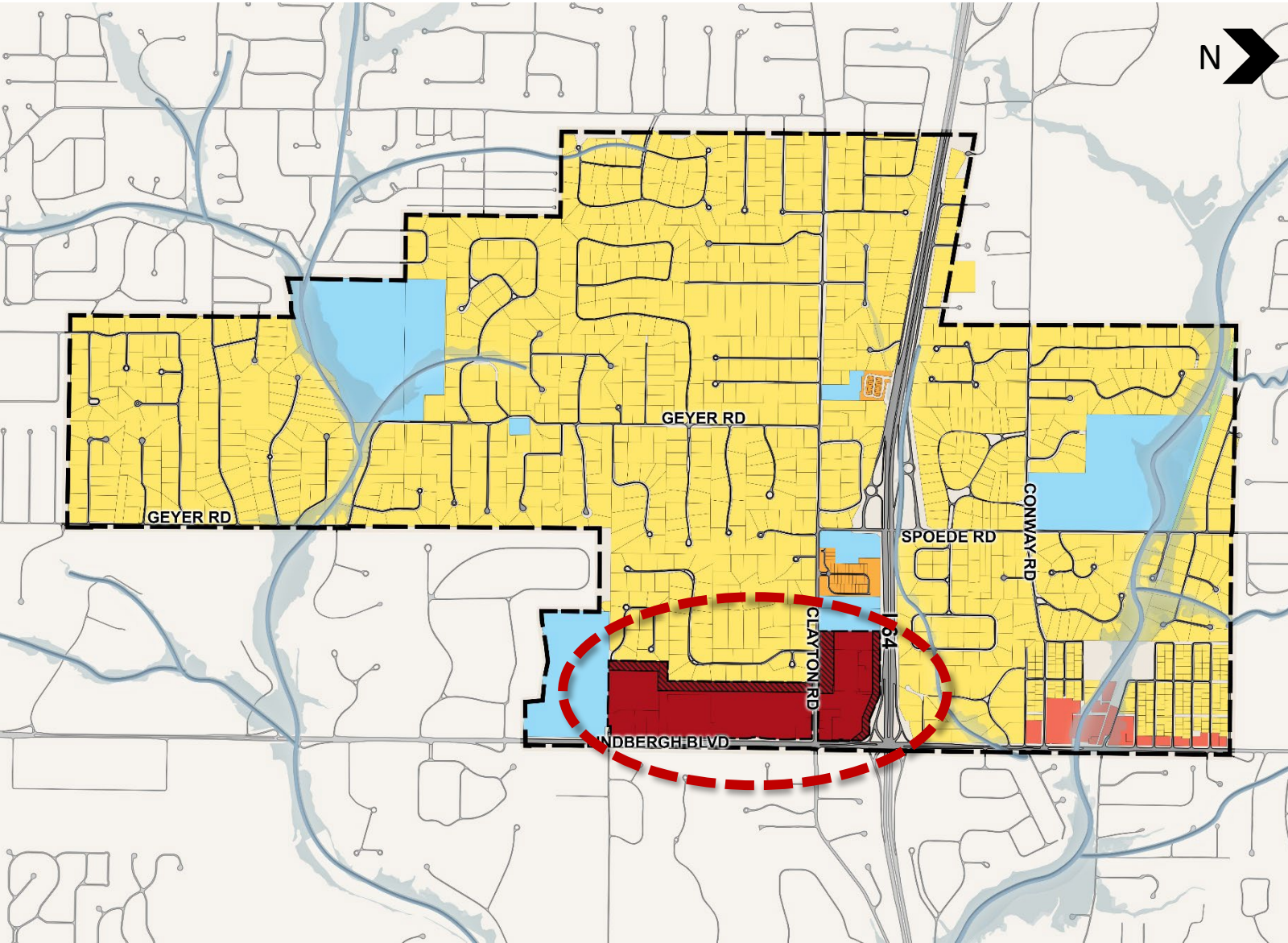
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**Frontenac Commercial District
DRAFT Recommendations**

- Establish a new Business District (BD) classification for the entire commercial area; prohibit the BD classification in all other areas of the City.
- BD classification should include regulations and guidelines to buffer and protect the character, scale, and line-of sight of adjacent residential subdivisions, including the following parameters:
 - Setbacks for building and parking areas
 - Build-to line
 - Limited and safe vehicular access points from major roads
 - Landscape requirements
 - Buildable area open greenspace requirements
 - Permitted land uses that respond to market needs
 - Maximum and minimum height
 - High quality architectural design standards
 - Standardized parking requirements

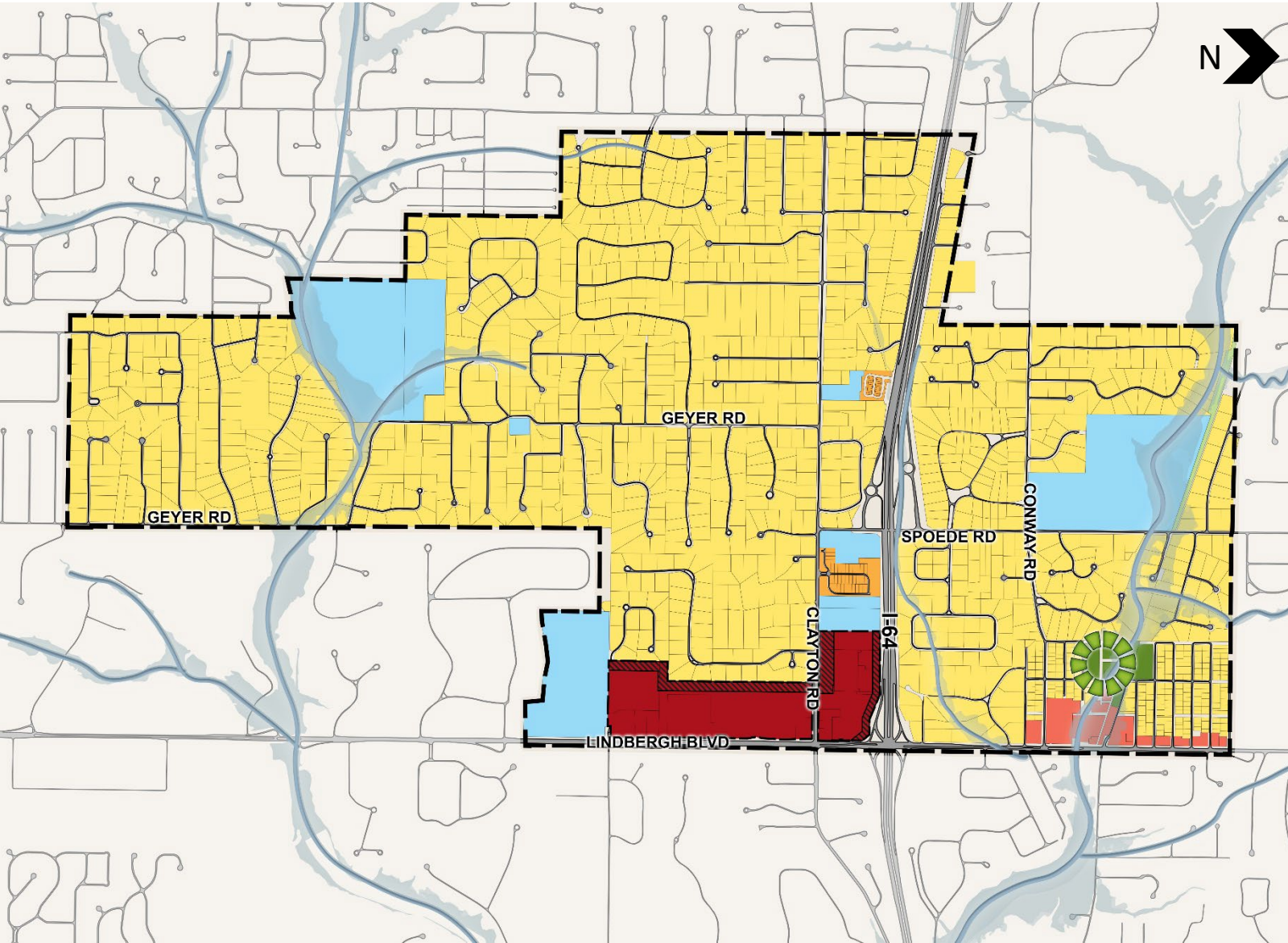
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**Frontenac Commercial District
DRAFT Recommendations (cont.)**

- Update the BD development application and review process, to include the following parameters:
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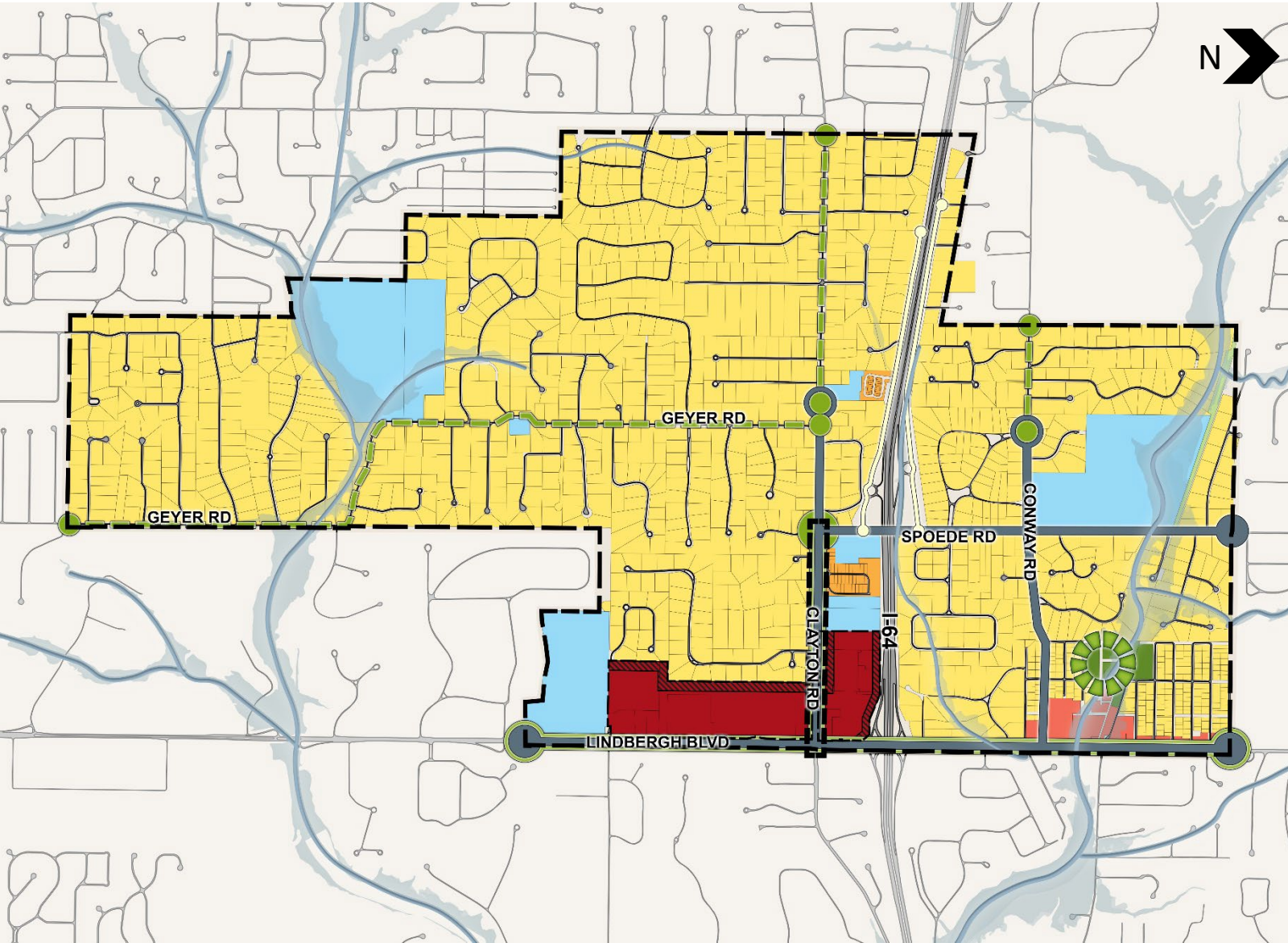


Public Facilities & Infrastructure DRAFT Recommendations

PARKS, TRAILS & OPEN SPACE

- Study the acquisition of property and development of one or more City parks. Possible sites could include the old quarry site and/or adjacent properties.

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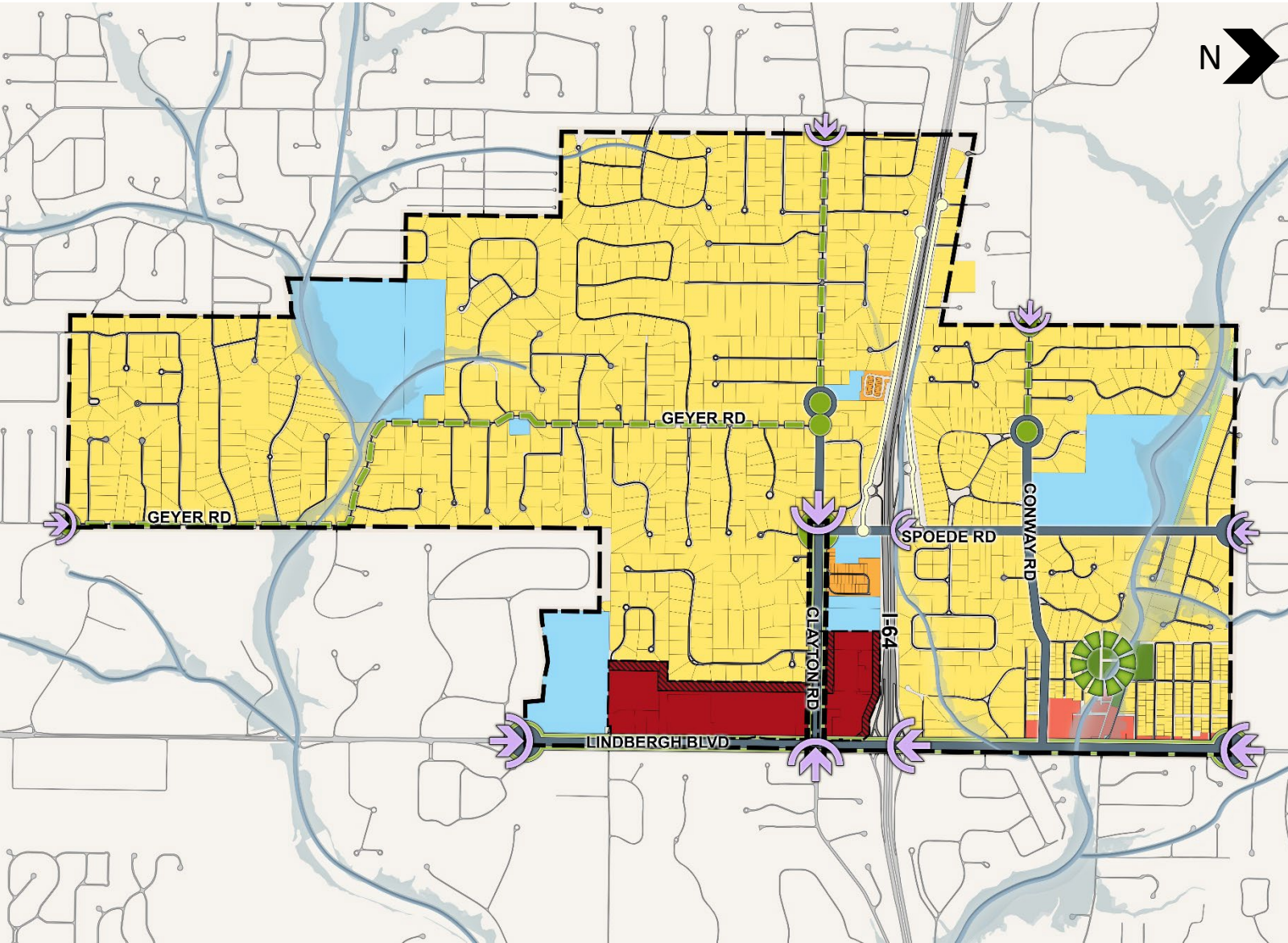
**Public Facilities & Infrastructure
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PARKS, TRAILS & OPEN SPACE

STREETS

- Complete planned sidewalk project for Geyer Road.
- Extend sidewalks on Geyer Road, Clayton Road, Conway Road, and Spoeede Road to City Limits.
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**Public Facilities & Infrastructure
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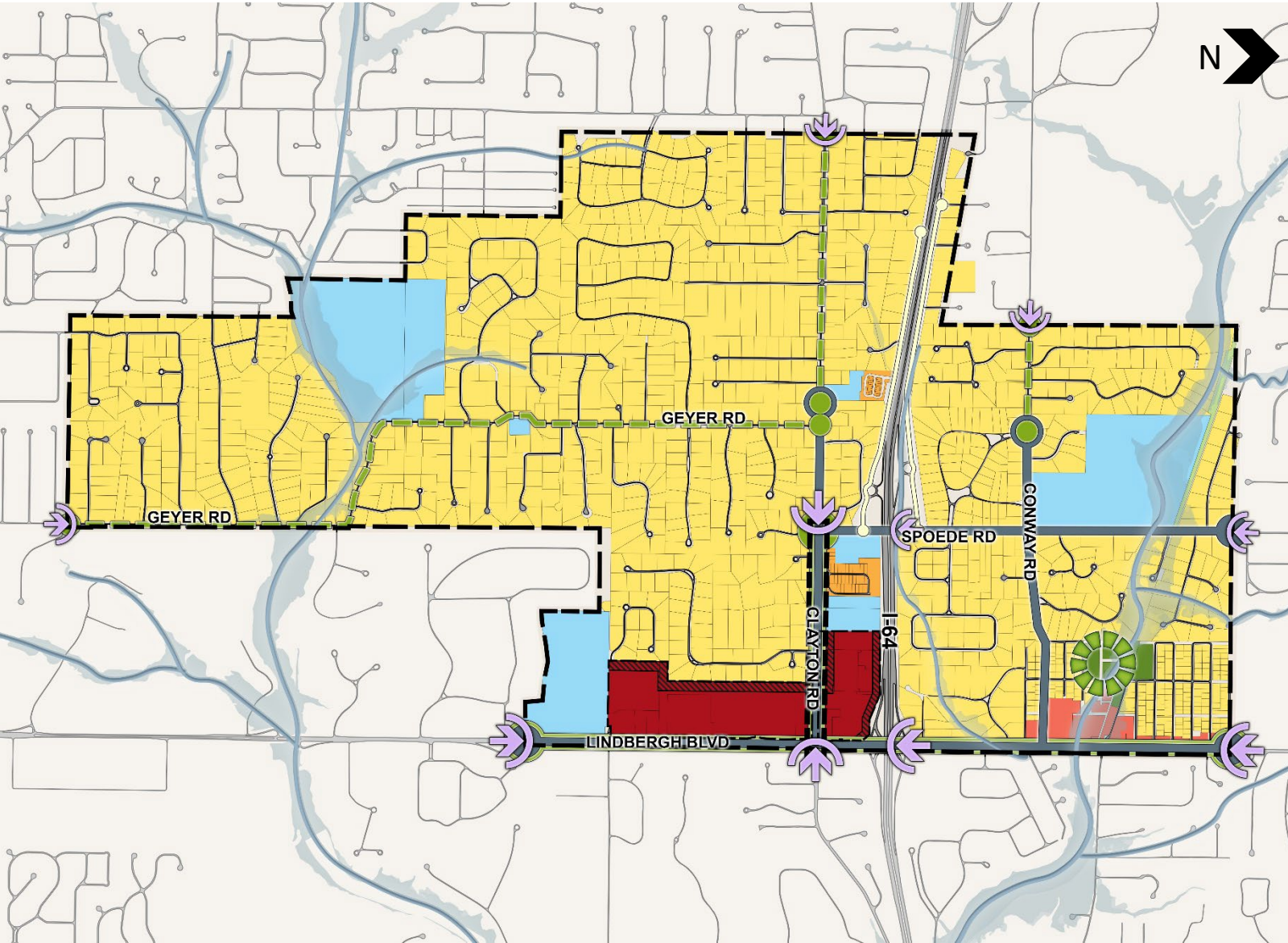
PARKS, TRAILS & OPEN SPACE

STREETS

GATEWAYS

- Develop signature gateways at key entrances:
 - Geyer Road @ South City Limits
 - Lindbergh Boulevard @ North and South City Limits
 - Spoeede Road @ North City Limits
 - Conway Road @ East and West City Limits
 - Clayton Road @ East and West City Limits
 - Clayton Road @ Spoeede Road
 - Lindbergh Boulevard @ I-64 / US 40
 - Spoeede Road @ I-64 / US 40

DRAFT FUTURE LAND USE PLAN



COMPONENTS

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COMPREHENSIVE PLAN UPDATE

THE CITY OF FRONTENAC, MISSOURI

Trustees Meeting #2 DRAFT COMPREHENSIVE PLAN UPDATE WORKSHOP



Community Identity & Placemaking

Frontenac will continue to build on its unique identity and character, while embracing change and growth. The City will continue to enhance its distinctive visual qualities, including its architecture, streetscapes, and waterways.

Community Design Character
Preserve the high quality and enhance the identifiable variety and character of Frontenac's subdivisions, neighborhoods, and commercial districts.

Quality Architecture
Enhance Frontenac's architecture design guidelines to define the quality of Frontenac's architecture and ensure that new development contributes to the City's distinctive visual qualities.

Quality Landscape Design
Expand Frontenac's landscape design guidelines to protect and enhance the City's overall pastoral aesthetics, including tree canopy, streetscapes, and waterways.

Gateways
Strengthen Frontenac's identity within central corridor of the St. Louis Region with unique and distinctive use of high quality landscaping at all regional entrances to the City, as well as to the Frontenac Business District.

Dist. Neighborhoods & Housing
Frontenac will continue to evolve its business districts as high-amenity, town- and neighborhood-centers with community gathering places that serve the growing needs of current and future residents, businesses, employees, and visitors.

Neighborhood Preservation & Enhancement
Refine residential zoning to protect existing residential districts from non-residential encroachment, promote compatible setbacks, and heights, and mitigate stormwater runoff, erosion, and the negative impacts of construction.

Enhance the enforcement of construction oversight and code enforcement, to ensure that new homes are built as planned and approved.

Family-Oriented Neighborhood Design
Facilitate bike and pedestrian improvements on public and City owned streets to connect neighborhoods with schools (e.g., safe walk or bike to school routes on public streets) and with other community institutions.

Greenspace Enhancement
Enhance Frontenac's Zoning Code and Tree Preservation Ordinance to preserve and improve the City's landscape character and tree canopy.

Development & Use Standards
Modernize existing development and use standards to address accessory dwelling units (ADUs) and other structures to both allow flexibility and maintain compatibility with existing structures.

Town & Neighborhood Business Districts
Frontenac will continue to evolve its business districts as high-amenity, town- and neighborhood-centers with community gathering places that serve the growing needs of current and future residents, businesses, employees, and visitors.

Frontenac Business District
Support the evolution of Plaza Frontenac, Le Chateau, and the Frontenac Hilton site through updated zoning regulations that respond to current development trends and market demands and maintain their position as premier shopping, dining, and entertainment destinations while protecting adjacent residential subdivisions.

Facilitate uses in the Frontenac Business District, to enhance vibrancy and meet the state-of-the-art for high-end shopping and dining destinations, in general, all ground floor uses should be commercial uses.

Promote the development of a central gathering place and greenspace in the Frontenac Business District that is the heart of the community.

German Boulevard Business District
Retain the current zoning and planning approval process until such time as the flood study findings are published and accepted by the Board of Aldermen.

Explore the creation of a City park at or near the old quarry site.

Health, Well-Being, & Resilience

Frontenac will focus on increasing health and active living, civic and recreational amenities, and road infrastructure to serve residents and visitors; improve reliability, increase community safety, enhance community character, and preserve Frontenac's community investments and property values.

Active Living
Promote community health and active living with publicly-accessible recreation amenities for all users, regardless of age or ability.

Housing Variety
Provide opportunities for a greater diversity of housing options within the Frontenac Business District to respond to changing market demographics.

Economic Diversification
Actively pursue the diversification of Frontenac's commercial and retail economy, including development and retention of essential services businesses, to protect Frontenac from economic downturns.

Community Resilience
Develop a Community Resilience Plan to provide for enhanced emergency service access, alternative transportation options, and energy security in the event of natural disasters and social and economic challenges.

Environmental Stewardship
Frontenac will continue to promote environmental stewardship and sustainability through the use of green building practices, energy efficiency, and water conservation measures.

Monitor and mitigate the effects of climate change and pollution (light, air, sound, etc.) throughout the community.

Encourage the use of climate-resilient native species and reduction of synthetic materials in landscaping.

Encourage the design of smart, high-performance buildings and infrastructure.

Address storm water and erosion problems and proactively mitigate stormwater runoff using green infrastructure best management practices (BMPs) for maximum co-benefits.

Explore partnerships with Villa Duchesne, Sisters of Mercy, and surrounding municipalities for water detention and flood mitigation efforts.

Accessibility & Mobility
Frontenac will continue to enhance connectivity networks to improve its current and future accessibility and mobility of the City, including the use of public and private transit options.

Bicycle & Pedestrian Activity
Facilitate implementation of the St. Louis County Action Plan for Biking and Walking within Frontenac, and expand this plan with sidewalks on all City of Frontenac owned and maintained streets.

Mobility Options
Work with Metro to improve bus service and expand the use of public transit options, including the use of bike-sharing and car-sharing services.

Enhance Street Design
Facilitate streets and walkways that meet current subdivision design standards for privately-owned and maintained streets, and implement these standards incrementally as street maintenance is conducted.

Traffic & Access Management
Work with MODOT on the planned reconstruction of Lindbergh Boulevard to ensure that sidewalks, crosswalks, and other pedestrian amenities are maintained and improved.

Work with MODOT on the planned reconstruction of Clayton Road, including resurfacing, drainage, and other improvements.

Reduce congestion and improve traffic flow on Clayton Road through improved, safe intersection design, signal operation, and consolidation of commercial access points.

Community Services & Infrastructure

Frontenac will continue improving stormwater, utility services, recreational amenities, and road infrastructure to serve residents and visitors; improve reliability, increase community safety, enhance community character, and preserve Frontenac's community investments and property values.

Public Park Space
Study the option to acquire property at one or more locations in Frontenac for the development of a City park or parks.

Community Facilities, Programs, and Events
Support the use of Frontenac City Hall by residents, businesses, and organizations as a venue for gatherings and community events.

Work with Frontenac recreation businesses (i.e. Lifetime Fitness) to offer incentives to Frontenac residents to encourage residents to patronize these businesses.

Community Communications
Regularly update residents on City activities and projects through a user-friendly, City website, City newsletter, communications via City Ward residents, and hosting of annual or more frequent Neighborhood Meetings.

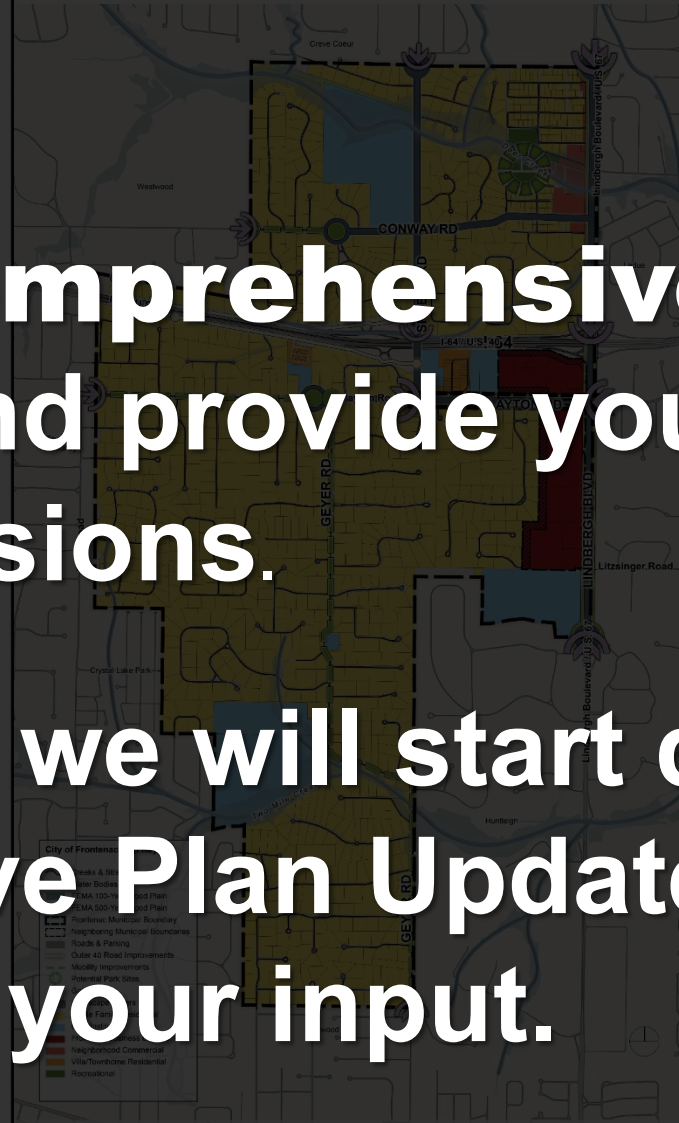
Work closely with service providers to ensure reliable electric services, smart grid access, and EV charging stations in Frontenac.

Broadband and Smart Communities
Partnership with telecom providers to establish reliable fiber and wireless access to make Frontenac a Smart Community.

Fiscal Sustainability & Governance
Frontenac will diversify its economic base, improve the stability and sustainability of revenue sources, and continue to provide effective and efficient governance and delivery of public services.

Governmental Efficiency & Effectiveness of Services
Continuously improve the efficiency and effectiveness of Frontenac government and municipal services, using technology where appropriate to reduce cost while maintaining or improving the quality of services.

Draft Future Land Use Plan



DRAW YOUR IDEAS ON THE MAP!

Future Land Use Recommendations

Residential Land Use Draft Recommendations

- Refine residential zoning to:
 - Protect R-1 and R-2 zoning districts from commercial and multi-family uses.
 - Promote compatible setbacks and heights.
 - Mitigate stormwater runoff, erosion, and the negative impacts of construction, and
 - Strengthen construction compliance and code enforcement.
- Enhance Frontenac's Zoning Code and Tree Preservation Ordinance to preserve and improve the City's landscape and tree canopy.
- Eliminate the Planned Development Residential (PDR), Planned Development Commercial (PDC), and Planned Development Mixed Use (PDMX) zoning classifications.

German Boulevard Business District

Retain the current zoning and planning approval process until such time as the flood study findings are published and accepted by the Board of Aldermen.

Frontenac Commercial District Draft Recommendations

- Update the new development application and review process, to include the following parameters:
 - Setbacks for buildings and parking areas
 - Build to line
 - Limited and safe vehicular access points from major roads
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Public Facilities & Infrastructure Draft Recommendations

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- Develop signature gateways at key entrances:
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 - Spoeede Road @ City Limits
 - Conway Road @ City Limits
 - Clayton Road @ City Limits
 - Clayton Road @ Spoeede Road
 - Lindbergh Boulevard @ 164 / US 40
 - Spoeede Road @ 164 / US 40

To review the Draft Comprehensive Plan Recommendations and provide your ideas and revisions.

After tonight's meeting, we will start drafting the Comprehensive Plan Update, incorporating your input.

Vision Statement – Frontenac will build upon its central location; destination town and neighborhood centers; premier civic and educational institutions; distinctive neighborhoods and landscape; and active and engaged citizens to offer a premier quality-of-life and heritage of gracious living, shopping, and dining for current and future residents, businesses, employees, and visitors.

COMPREHENSIVE PLAN UPDATE

THE CITY OF FRONTENAC, MISSOURI

Trustees Meeting #2 DRAFT COMPREHENSIVE PLAN UPDATE WORKSHOP



Community Identity & Placemaking

Frontenac will continue to evolve its business districts as high-amenity, town- and neighborhood-centered community gathering places that serve as premier destinations for residents, businesses, employees, and visitors.

Community Design Character
Preserve the high quality and enhance the identifiable variety and character of Frontenac's subdivisions, neighborhoods, and commercial districts.

Quality Architecture
Enhance Frontenac's architecture design guidelines to define the quality of Frontenac's architecture and ensure that new development contributes to the City's distinctive visual qualities.

Quality Landscape
Expand Frontenac's landscape design guidelines to include public spaces, parks, and greenways, and to address the City's landscape and tree canopy.

Gateways
Strengthen Frontenac's identity within central corridor of the St. Louis Region with unique gateways - inclusive of high quality landscaping - at all regional entrances to the City, as well as to the Frontenac Business District.

Distinctive Neighborhoods & Housing
Frontenac will preserve its high-quality neighborhoods and stable residential property values while thoughtfully guiding the City's evolution and development to increase housing diversity, amenities, and to support Frontenac's current and future housing needs.

Neighborhood Preservation & Enhancement
Refine residential zoning to protect existing neighborhoods from residential encroachment, while promoting the development of new, affordable, single-family, townhomes, and multi-family units, and to address the negative impacts of construction, mitigate stormwater runoff, erosion, and the negative impacts of construction.

Family-Oriented Neighborhood Design
Facilitate bike and pedestrian improvements and encourage the development of streets to connect neighborhoods with schools, parks, and other community institutions.

Greenspace Enhancement
Enhance Frontenac's Zoning Code and Tree Preservation Ordinance to preserve and improve the City's landscape character and tree canopy.

Development & Use
Modernize existing zoning to address the needs of new residential dwelling units (ADUs), townhomes, and multi-family units, while maintaining compatibility with neighbors.

Town & Neighborhood Business Districts
Frontenac will continue to evolve its business districts as high-amenity, town- and neighborhood-centered community gathering places that serve as premier destinations for residents, businesses, employees, and visitors.

Frontenac Business District
Support the evolution of Plaza Frontenac, Le Chateau, and the Frontenac Hilton site through updated zoning regulations that respond to current development trends and market demands and maintain their position as premier shopping, dining, and entertainment destinations while protecting adjacent residential subdivisions.

Facilitate uses in the Frontenac Business District, to enhance vibrancy and meet the needs of the community, including shopping and dining, in the Frontenac Business District.

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Explore the creation of a City park at or near the old quarry site.

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Housing Variety
Provide opportunities for a greater diversity of housing options within the Frontenac Business District to respond to changing market demographics.

Economic Diversification
Actively pursue the diversification of Frontenac's commercial base, and to address the negative impacts of construction, mitigate stormwater runoff, erosion, and the negative impacts of construction.

Environmental Stewardship & Sustainability
Achieve a sustainable, climate resilient - smart community by promoting energy efficiency and greenhouse gas reduction strategies, protecting and adapting public and private development, services, natural systems and resources from climate change, and to address the negative impacts of construction, mitigate stormwater runoff, erosion, and the negative impacts of construction.

City Services
Maintain and improve Frontenac's high-quality police, fire, public works, courts and building services.

Emergency Services
Work with the City and other agencies to address the negative impacts of construction, mitigate stormwater runoff, erosion, and the negative impacts of construction.

Broadband and Smart Communities
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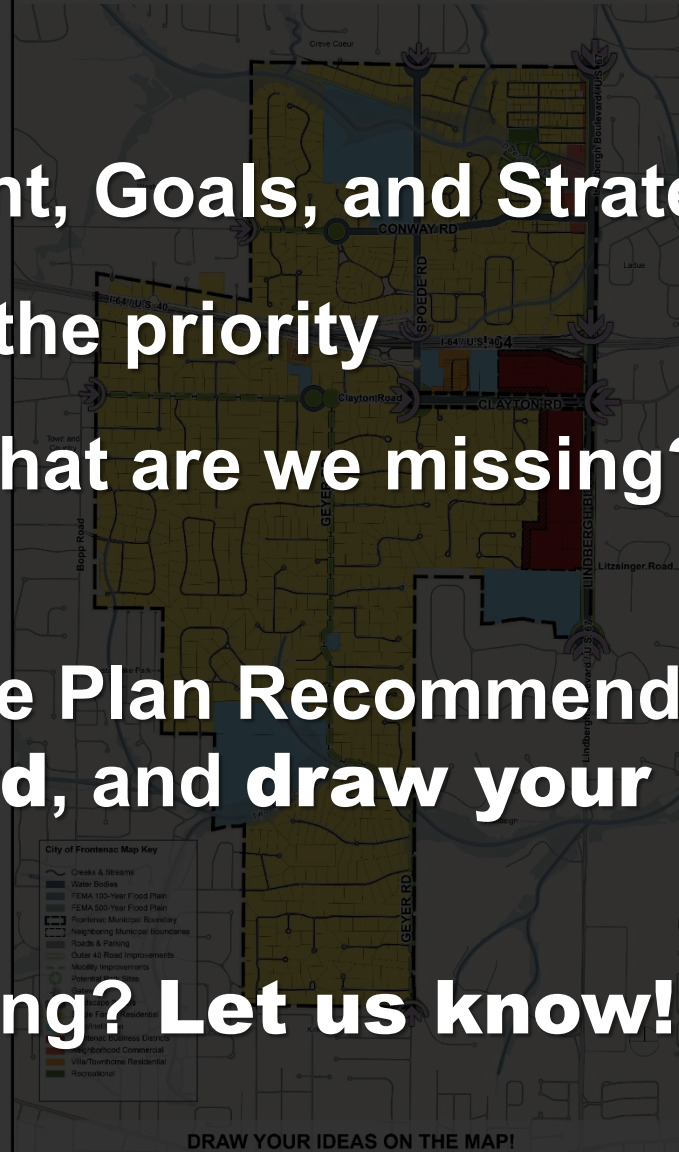
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Parks, Trails & Open Space

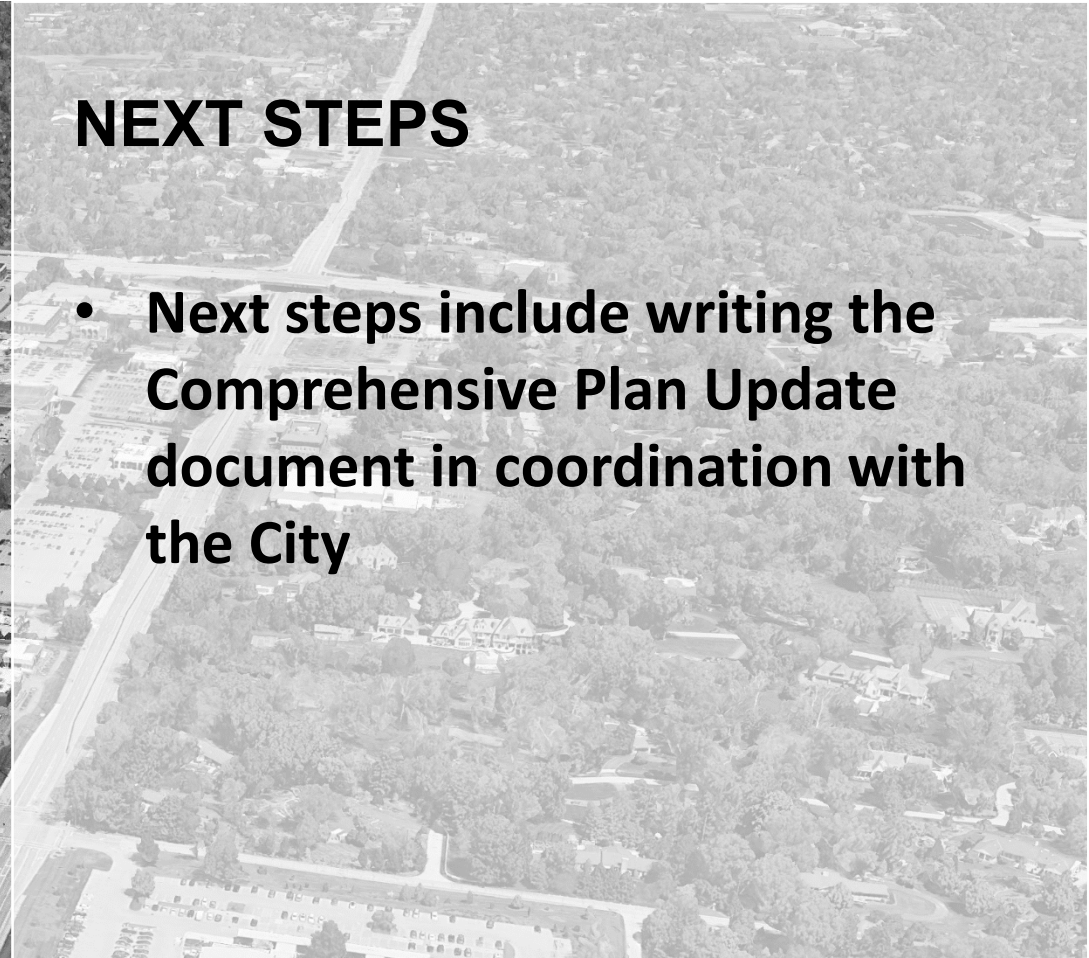
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 - Clayton Road @ Spoe Road
 - Lindbergh Boulevard @ 164 / US 40
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WORK SESSION TASKS:

- Review the Draft Vision Statement, Goals, and Strategies...
- Focus on the first 3 goals as the priority
- Have we got it right? If not, what are we missing? Write your ideas on the Board!
- Review the Draft Future Land Use Plan Recommendations...
- Write your ideas on the Board, and draw your ideas on the Map!
- Any other big ideas we are missing? Let us know!

Vision Statement – Frontenac will build upon its central location; destination town and neighborhood centers; premier civic and educational institutions; distinctive neighborhoods and landscape; and active and engaged citizens to offer a premier quality-of-life and heritage of gracious living, shopping, and dining for current and future residents, businesses, employees, and visitors.



NEXT STEPS

- **Next steps include writing the Comprehensive Plan Update document in coordination with the City**

THANK YOU