

Implementation Matrix

- 1. Protect Frontenac's residential subdivisions from commercial encroachment.
- 2. Ensure the continued success and future viability of Frontenac's commercial properties.
- 3. Expand and diversify Frontenac's tax base.
- 4. Establish a public park in Frontenac.
- 5. Enhance Frontenac's regional identity.
- 6. Improve and expand safe bike and pedestrian connectivity.
- 7. Continue to mitigate stormwater and flood impacts.
- 8. Improve communication between residents and City government.
- 9. Expand Frontenac's community events.
- 10. Maintain and enhance Frontenac's excellent quality of life.

IMPLEMENTATION TIMEFRAME

1. Community Identity & Placemaking

Implementation Plan

1.1.1.	Review and update the Zoning Code as needed to preserve and enhance the unique character and community identity of Frontenac.											
1.1.2.	Develop specific, detailed focus area plans and design guidelines for distinctive, high-quality, and sustainable neighborhood and town centers as the heart of Frontenac.											
1.1.3.	Maintain an ISO rating of 3 or higher for building codes and enforcement in Frontenac & Crystal Lake Park.											
1.1.4.	Conduct an internal review and update of the Future Land Use Plan annually, and conduct an external review and update of the Future Land Use Plan every four to five years.											
1.1.5.	Conduct a full update to the City's Comprehensive Plan no less than every ten years.											
1.2.1.	Review Architectural Design Guidelines on a regular basis to support a diversity of high-quality architectural styles and encourage high-quality residential design that is well-integrated with the landscape and Frontenac's existing physical character.											
1.2.2.	Develop enhanced guidelines for commercial and civic architecture and site design to ensure these sites integrate well into the character of surrounding neighborhoods, with minimal exposure of parking and service areas.											

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1. Community Identity & Placemaking (continued)

1.3.1. Encourage site design that accentuates the site's existing character, topography, and landscape while minimizing regrading, infrastructure, impervious surfaces, and other constructed features that detract from the City's landscape.	●	●	◐	○	◐	◐	●	○	○	◐	●
1.3.2. Enhance Landscape Design Guidelines to proactively manage Frontenac's extensive and high-quality tree canopy.	◐	◐	◐	◐	◐	○	●	○	○	●	●
1.4.1. Update Frontenac's City branding and implement consistent gateway entrance features at all regional entrances to Frontenac.	◐	◐	◐	○	●	○	◐	○	○	●	●
1.4.2. Work with the Frontenac Garden Club to landscape Frontenac's entrances and frontages on I-64 / U.S. 40 and Lindbergh Boulevard / U.S. 67.	◐	◐	◐	○	●	○	◐	○	○	●	●

IMPLEMENTATION MATRIX KEY

- Primary Action & Effect
- ◐ Secondary Action & Effect
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2. Distinctive Neighborhoods & Housing

Implementation Plan

2.1.1. Eliminate the R-3 Villa; Planned Development Residential (PDR), Planned Development Commercial (PDC); and Planned Development Mixed-Use (PDMX) zoning classifications to protect against encroachment of non-residential uses in residential neighborhoods.											
2.1.2. Guide the rebuilding of outdated housing stock through Zoning and Architectural Design Guidelines in select areas to maintain Frontenac's high-value housing market and strengthen established community character.											
2.1.3. Update Architectural Design Guidelines as needed to respond to changes in building practices, materials, and design; and to encourage best practices in sustainable design and construction.											
2.1.4. Enhance the enforcement of construction oversight and code enforcement, to ensure that new homes are built as planned and approved.											
2.2.1. Encourage and work with subdivision trustees to evolve and refine indenture rules to be more consistent and effective in protecting and enhancing the unique character of Frontenac's neighborhoods and enhance safe walkability and bikeability on subdivision streets.											
2.2.2. Extend sidewalks on Geyer Road and Clayton Road to Frontenac City limits; maintain sidewalks on Conway Road and Spoeede Road to Frontenac City limits.											

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2. Distinctive Neighborhoods & Housing (continued)

2.3.1. Consider expanding the opportunities for high-end luxury single-family condominiums with ground-floor high-end businesses, such as a gourmet grocery store, in Frontenac's existing commercial districts.	●	●	◐	○	●	○	○	○	○	●	●
2.3.2. Create a streamlined process for project review and approval for existing home remodels and renovations to facilitate improvements to existing housing stock.	◐	◐	◐	○	●	○	○	●	○	●	●

3. Town & Neighborhood Business Districts

3.1.1. Establish a new Business District (BD) classification for the entire commercial area; prohibit the BD classification in all other areas of the City.	●	●	●	○	●	○	○	○	○	●	●
3.1.2. BD classification should include regulations and guidelines to buffer and protect the character, scale, and line-of sight of adjacent residential subdivisions.	●	●	●	○	●	○	○	○	○	●	●
3.1.3. Facilitate a mix of 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 retail and dining uses.	●	●	●	○	●	○	○	○	○	●	●
3.1.4. Promote the development of a central gathering place and greenspace in the Frontenac Business District that is the heart of the community.	○	●	●	●	●	○	○	○	●	●	●

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3. Town & Neighborhood Business Districts (continued)

3.1.5. Update the BD development application and review process, to include the following parameters: (a) refine the plan submittal and approval process to improve guidance, predictability, and transparency; and (b) require all phased development proposals to include a pre-development master plan.	●	●	●	○	●	○	○	○	○	○	●	●	
3.2.1. Retain existing zoning and floodplain development requirements until such time as the Deer Creek flood study findings are published and accepted by the Board of Aldermen.	◐	◐	◐	◐	●	○	●	○	○	○	○	●	●
3.2.2. Explore the creation of a City park on or adjacent to the old quarry site.	○	○	◐	●	●	○	○	○	○	○	○	○	●

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4. Health, Well-Being & Resilience

4.1.1. Study the option to acquire property at one or more locations in Frontenac for the development of a City park or parks.											
4.1.2. Work with Frontenac recreation businesses (i.e. Lifetime Fitness, Nutrifformance, and Frontenac Racquet Club) to offer incentives to Frontenac residents to encourage residents to patronize these businesses.											
4.2.1. Consider expanding the opportunities for high-end luxury single-family condominiums with ground-floor high-end businesses, such as a gourmet grocery store, in Frontenac's existing commercial districts.											
4.2.2. Update Frontenac's zoning code to prohibit the future development of townhouses, attached villas, and senior housing facilities.											
4.3.1. Develop and maintain an up-to-date inventory of Frontenac business enterprises.											
4.3.2. Actively facilitate the attraction, development, and retention of local, neighborhood-based essential services businesses in Frontenac.											
4.4.1. Develop a City-wide Community Resilience Plan.											
4.4.2. Continue to work with neighboring municipalities and the St. Louis County Office of Emergency Management on cooperative and regionally-coordinated emergency services.											

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4. Health, Well-Being & Resilience (continued)

Implementation Plan

4.5.1. Monitor and mitigate the effects of climate change and pollution (light, air, sound, etc.) throughout the community.											
4.5.2. Encourage the use of climate-resilient native species and the reduction of turf grass to reduce landscape watering requirements and stormwater runoff.											
4.5.3. 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.											
4.5.4. Encourage the design of smart, high-performance buildings and infrastructure.											
4.5.5. Expand the provision of EV charging stations in Frontenac.											
4.5.6. Reduce negative storm water and erosion impacts on residential and commercial properties and proactively mitigate stormwater runoff using green infrastructure best management practices (BMPs) for maximum co-benefits and the achievement of clean streams.											
4.5.7. Explore partnerships with Villa Duchesne, Sisters of Mercy, and surrounding municipalities for water detention and flood mitigation efforts.											
4.5.8. Consider adopting the St. Louis Regional All-Hazard Mitigation Plan by resolution, to ensure Frontenac is eligible for federal hazard mitigation funding, and consider participating in the planning process when this plan is updated in the future.											

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5. Accessibility & Mobility

5.1.1. 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.											
5.2.1. Extend sidewalks on Geyer Road and Clayton Road to Frontenac City limits; maintain sidewalks on Conway Road and Spoede Road to Frontenac City limits.											
5.2.2. 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.											
5.2.3. Prepare a street evaluation, maintenance, and rehabilitation plan and schedule for each City roadway for ADA compliance and pavement longevity.											
5.3.1. Work with Metro to restore and expand MetroBus service to the stop at Lindbergh Boulevard and Clayton Road.											
5.4.1. Work with MODOT and St. Louis County Department of Transportation to develop a signature streetscape for Lindbergh Boulevard and for Clayton Road east of Spoede Road.											

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5. Accessibility & Mobility (continued)											
5.4.2. Develop enhanced streetscape design standards for City of Frontenac-maintained streets.											
5.4.3. Work collaboratively with subdivision trustees on design standards for privately-owned and maintained streets, and implement these standards incrementally as street maintenance is conducted.											
5.4.4. Work with the Frontenac Garden Club to landscape Frontenac's entrances and frontages on I-64 / U.S. 40 and Lindbergh Boulevard / U.S. 67.											
5.5.1. Work with MODOT on the improvement of I-64 / U.S. 40 outer roads, including resurfacing, lighting improvements, and landscape improvements.											
5.5.2. Reduce congestion and improve traffic flow on Clayton Road through improved, safe intersection design, signal operation, and consolidation of commercial access points.											

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6. Community Services & Infrastructure

6.1.1. Study the option to acquire property at one or more locations in Frontenac for the development of a City park or parks.											
6.2.1. Support the use of Frontenac City Hall by residents, businesses, and organizations as a venue for gatherings and community events.											
6.2.2. Maintain Frontenac's Fall Festival and provide expanded, annual City festivals with entertainment and activities for people of all ages.											
6.2.3. Work with Frontenac recreation businesses (i.e. Lifetime Fitness, Nutriformance, and Frontenac Racquet Club) to offer incentives to Frontenac residents to encourage residents to patronize these businesses.											
6.3.1. Continue to enhance Frontenac's external Communication Plan											
6.3.2. Develop an improved, user-friendly City website and City newsletter.											
6.3.3. Improve internal communications with the electronic posting of Board and committee agendas, packets, minutes, and historical documents.											
6.3.4. Continue hosting of bi-annual or more frequent Subdivision Trustee meetings that are open to the public.											

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IMPLEMENTATION TIMEFRAME

6. Community Services & Infrastructure (continued)

6.4.1. Maintain and continually improve Frontenac's high-quality police, fire, public works, courts, and building services.											
6.4.2. Maintain trash service with recycling and yard waste collection and maintain annual leaf collections service for Frontenac residents.											
6.4.3. Establish an annual plan to maintain City vehicles and equipment of the Police Department, Fire Department, Public Works Department, and snow plowing and emergency response plans (including for the communities of Westwood, Huntleigh, and Crystal Lake Park).											
6.4.4. Through the Public Works Department, continue to establish and strengthen the relationship with Ameren to ensure reliable electric services, smart grid access, and EV charging stations in Frontenac.											
6.4.5. Through the Public Works Department, continue to establish and strengthen relationships with telecom providers to establish reliable fiber and wireless broadband access to make Frontenac a Smart Community.											

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7. Fiscal Sustainability & Governance

7.1.1. Actively facilitate the attraction, development, and retention of essential services businesses in Frontenac.											
7.1.2. Maximize the economic productivity of commercial land uses within Frontenac's unique community character, including investigating the potential of mixed-use luxury condominium development on existing commercially-zoned properties.											
7.1.3. Collaborate with the Chamber of Commerce, St. Louis Economic Development Partnership, Urban Land Institute, and other community organizations dedicated to attracting and retaining economic opportunities.											
7.1.4. Maintain the City's AAA bond rating and Government Finance Officers Association (GFOA) certificate of achievement while balancing revenue and expenses to support the City's vision.											
7.2.1. 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.											

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7. Fiscal Sustainability & Governance (continued)

7.2.2. Use technology where appropriate to reduce cost while maintaining or improving the quality of services.	●	●	●	◐	●	◐	◐	●	◐	●	●
7.2.3. Maintain superior Police Services as evidenced by Missouri Police Association accreditation.	●	●	●	◐	●	◐	◐	◐	◐	●	●
7.2.4. 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.	●	●	●	◐	●	◐	◐	◐	◐	●	●
7.2.5. Maintain excellent fire protection services and emergency medical services (EMS) as evidenced by an ISO rating of 2 or better.	●	●	●	◐	●	◐	◐	◐	◐	●	●
7.2.6. Investigate opportunities for shared services with neighboring cities to enhance the quality and efficiency of service delivery.	●	●	●	◐	●	◐	◐	◐	◐	●	●
7.2.7. Establish an outcome management and reporting system to track Comprehensive Plan implementation.	●	●	●	●	●	●	●	●	●	●	●
7.3.1. Engage with federal, state, and regional partners to secure diverse funding sources for Frontenac's capital improvements and maintenance.	●	●	●	●	●	◐	◐	◐	◐	●	●

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