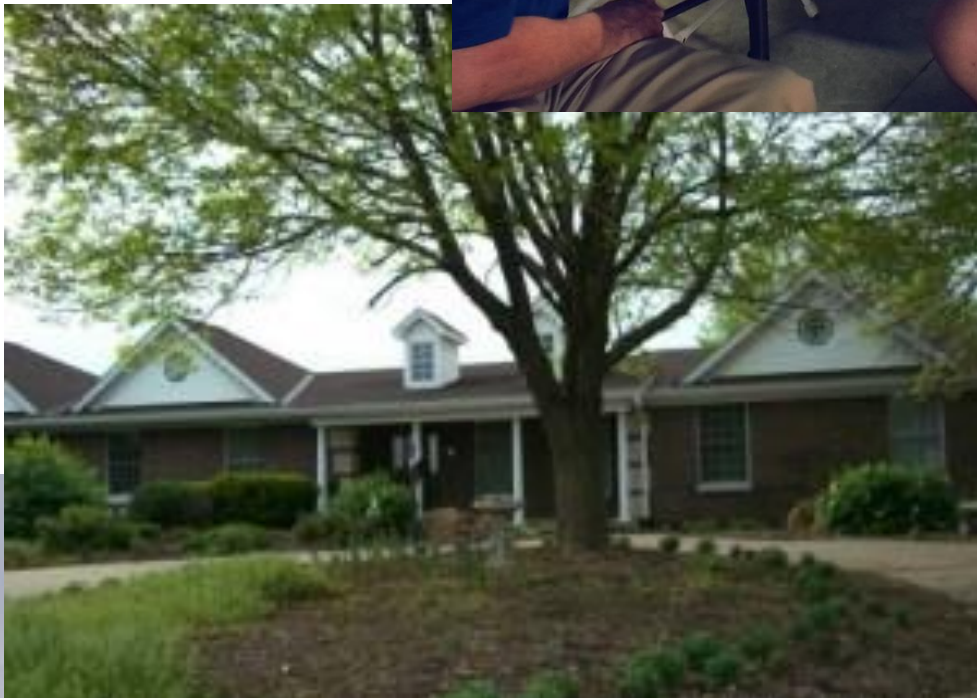
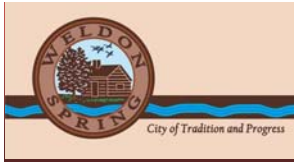


Weldon Spring, MO Comprehensive Plan Update



May 2015



This Page left blank intentionally

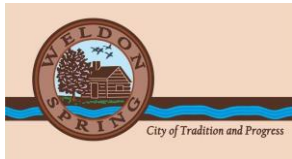


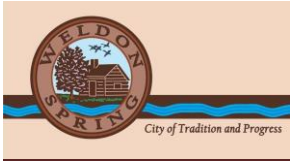
TABLE OF CONTENTS

CHAPTER 1: Existing Conditions Report

Section 1.01.	Purpose and Intent.....	4
Section 1.02.	Use of the Comprehensive Plan	4
Section 1.03.	Role of the Planning Commission.....	5
Section 1.04.	Role of the Mayor and Board of Aldermen	5
Section 1.05.	City of Weldon Spring 2015 Comprehensive Plan Overview	6
Section 1.06.	Comprehensive Plan Summary	7
Section 1.07.	Study Area.....	8
Section 1.08.	Geographic location	8
Section 1.09.	Physiography.....	10
Section 1.10.	Geology	10
Section 1.11.	Soils	10
Section 1.12.	Wetlands.....	11
Section 1.13.	Floodplains	11
Section 1.14.	Vegetation	12
HISTORY	13
Section 1.15.	Prehistory	13
Section 1.16.	Early History	13
Section 1.17.	TNT and the Demise of Howell and Hamburg.....	14
Section 1.18.	Weldon Spring Incorporation	16
DEMOGRAPHICS	17
Section 1.19.	2010 US Census Overview.....	17
Section 1.20.	Population.....	17
Section 1.21.	Age Characteristics	18
Section 1.22.	Income	19
Section 1.23.	Housing	20
Section 1.24.	Housing Affordability	21
Section 1.25.	Cost of living index	23
Section 1.26.	Educational Attainment (ages 25 and over)	23
Section 1.27.	Employment Characteristics	24
Section 1.28.	Occupation and Commuting	24
Section 1.29.	Trade Area Profile	27



Chapter 2: Critical Issues Report	29
Section 2.1 Public Engagement Summary	29
Section 2.2 Critical Issues - Understanding the Community's Values	29
Section 2.4 Citizen Survey Summary	35
Chapter 3: Vision, Goals & Objectives.....	43
Section 3.1 Vision, Goals & Objectives	44
Section 3.2 Vision	44
Section 3.3 Environmental Land Use	45
Section 3.4 Future Residential Land Use.....	48
Section 3.5 Future Non-Residential Land Use.....	49
Section 3.6 Transportation, Bike & Pedestrian Circulation	51
Section 3.7 Infrastructure.....	53
Section 3.8 Community Image and Design	55
Section 3.9 Communication, Education & Engagement	57
Section 3.10 Community Facilities & Services.....	58
Chapter 4: Future Land Use Plan.....	62
Future Land Use Matrix	64
Future Land Use Recommendations.....	67
Section 4.1 Rural Residential	67
Section 4.2 Single Family	67
Section 4.3 Attached Single Family.....	69
Section 4.4 Commercial.....	70
Section 4.5 Old Town.....	70
Section 4.6 Village Center	71
Section 4.7 High Tech	73
Section 4.8 Industrial	73
Section 4.9 Open Space.....	74
Section 4.10 Public/Semi-Public.....	74
Section 4.11 Implementation Strategies.....	75



Appendix

Figure 1: Location Map

Figure 2: Existing land Use Map

Figure 3: Potential Conservation Lands Map

Figure 4: Old Town Concept Plan

Figure 5: Village Center Map

Figure 6: Future Land Use, Transportation & Pathways Plan

Figure 7: City of Weldon Spring Thoroughfare Plan Map

Figure 8: St. Charles County Thoroughfare Plan Map

Figure 9: Trail Map

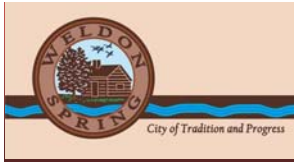
Figure 10: Horse Trail Map

Figure A1: Zoning Map

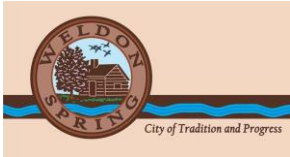
Figure A2: Street Map

Figure A3: City Ordinance Map

Figure A4: Ward Map



This Page left blank intentionally



EXISTING CONDITIONS

Section 1.01. PURPOSE AND INTENT

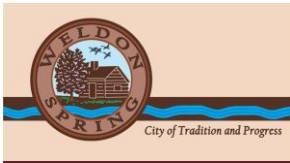
The Comprehensive Plan (also referred to as “the Plan”) indicates, in general, how citizens want the City to improve and grow in both the near term as well as the next 10 years. The Comprehensive Plan is an official document adopted by the Planning Commission as a policy guide. The Plan helps direct decisions about the physical development of the community. The Comprehensive Plan is the legal and conceptual foundation for the City’s Zoning Code and all other land use regulations in the City. The Comprehensive Plan should be recognized and utilized as a flexible document to be interpreted within the broad spectrum of land development possibilities and ever changing conditions. This document addresses the Planning elements defined in Missouri Revised Statutes Chapter 89 Section 340, which sets forth the legal foundation for the authority, objectives, content and adoption of the Comprehensive Plan. The Statute states:

***RSMO Chapter 89.340.** The commission shall make and adopt a City plan for the physical development of the municipality. The City plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land, and may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned, the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; the general character, extent and layout of the replanning of blighted districts and slum areas. The commission may also prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density, but the adoption, enforcement and administration of the zoning plan shall conform to the provisions of sections 89.010 to 89.250.*

The City of Weldon Spring’s 2015 Comprehensive Plan reviews and updates Weldon Spring’s 2008 Comprehensive Plan. In 1990 the City of Weldon Spring adopted their first Comprehensive Plan. The essential characteristics of the 2015 Plan are comprehensive, general, and long range. “Comprehensive” means that the Plan encompasses all geographic parts of the community and all functional elements which influence the physical development of the community. “General” means that the plan summarizes policies and proposals, but does not necessarily indicate specific parcels or detailed regulations related to future land use and development. “Long range” means the Plan looks beyond the foreground of pressing current issues to the perspective of problems and possibilities, 10 years in the future. The City’s Zoning Ordinance and Subdivision Regulations are much more specific with regards to regulating land use and are the key legislative tools for implementing the Comprehensive Plan.

Section 1.02. USE OF THE COMPREHENSIVE PLAN

The Weldon Spring Comprehensive Plan provides guidelines to help make decisions concerning future land conservation, development, and redevelopment within the City of Weldon Spring. The primary objective of these guidelines to enhance the quality of life for all Weldon Spring residents; current and future. The Comprehensive Plan identifies where various future land uses should



occur and provides recommendations for future public service and infrastructure improvements. The Plan promotes natural resource conservation. The Comprehensive Plan not only provides direction for the City's decision-makers, but responds to the expectations of residents for consistent decision making by the City's appointed and elected officials. In addition to guiding future land use decisions, the Comprehensive Plan also serves as a guide for public investment. Through wise land use planning, the City strives to ensure that landowners are provided a reasonable use of their land while the City is able to judiciously use its fiscal resources to provide efficient and affordable services residents and employers require. The Plan will also help to focus the City's resources, both fiscal and otherwise, on suggested actions to address problems identified by the public.

The Weldon Spring Comprehensive Plan is considered an advisory document; it is not binding with regard to zoning. Although the Plan is advisory, it is the basis for regulatory measures. Future subdivisions of land, zoning changes, regulatory amendments, Architectural Design Guideline updates and development review recommendations should be consistent with the Plan. The Comprehensive Plan serves as the foundation for future intergovernmental agreements, capital improvement programming and additional land use, park and transportation studies and programs. The Comprehensive Plan is also a community resource that can be used as supporting documentation for pursuing grants for community development activities.

The Comprehensive Plan should be referenced by City staff, City consultants, the Planning and Zoning Commission and the Board of Aldermen when reviewing development applications, updating subdivision and zoning regulations, working on intergovernmental issues, outlining work programs, preparing annual budgets and evaluating the City's progress in meeting identified goals. The Comprehensive Plan should also be used to guide residents, landowners, and developers concerning land planning and community development policies within Weldon Spring.

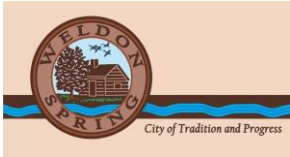
Section 1.03. ROLE OF THE PLANNING COMMISSION

The Planning Commission directs the development and implementation of the Comprehensive Plan and serves as an advisory body to the Board of Aldermen. The Planning Commission also holds public hearings and provides recommendations to the Board of Aldermen regarding site development plans and amendments to the City's Zoning Regulations and Zoning Map. In this sense, the Planning Commission is a sounding board for community attitudes toward development. The Commission also provides recommendations to the Board of Aldermen regarding subdivisions of land, special use permits, and new development proposals.

Section 1.04. ROLE OF THE MAYOR AND BOARD OF ALDERMEN

The Mayor and Board of Aldermen are responsible for enacting and amending Zoning Regulations after consideration of the recommendations of the Planning Commission and comments from the Public Hearing. This responsibility also includes any changes to the City's Official Zoning Map. The role of the Board of Aldermen in the subdivision process is to accept or reject record plats, easements, dedications of rights-of-way, establishing financial guarantees or financing mechanisms to ensure construction of all public improvements and approval of engineering drawings.

The Board of Aldermen does not have a direct role in adopting the Comprehensive Plan. Pursuant to State Statute, the preparation and adoption of the Comprehensive Plan is the responsibility of the Planning Commission. However, decisions by the Board of Aldermen should be consistent with the Comprehensive Plan. It is recommended that the Board of Aldermen adopt a resolution



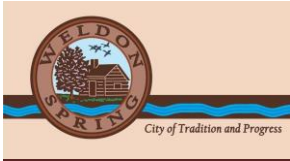
of support of the Comprehensive Plan, thereby memorializing their support for the policies of the Plan. The role of the Mayor and Board of Aldermen is summarized as follows:

- Update the Zoning regulations and the Zoning Map after considering the Planning Commission's recommendations.
- Approve "Planned Development" applications following consideration of the Planning Commission's recommendations.
- Accept or reject dedications of easements, rights-of-way, and public lands on subdivision final plats after having been recommended by the Planning Commission.
- Approve engineering plans for construction of public improvements.
- Approve financial guarantees or financing mechanisms to ensure construction of all public improvements within subdivision plats.
- Appoint members of the Planning Commission and the Board of Adjustment.

Section 1.05. CITY OF WELDON SPRING 2015 COMPREHENSIVE PLAN OVERVIEW

The planning team utilized a "values-driven" planning approach to update the City's 2015 Comprehensive Plan. This approach integrated both the traditional "data-driven" and "values-driven" approaches. A key component of the Comprehensive Plan update was the development of a customized public participation program designed to identify community values and build consensus. The public participation program was needed to provide first-hand knowledge of the citizens' perspective of Weldon Spring's strengths, weaknesses, opportunities and threats. The public engagement program included ongoing meetings with the City's Planning Commission and City Staff, a Comprehensive Planning Workshop and a citizen survey mailed to every household and business in Weldon Spring. All meetings with the Planning Commission were open to the public. A summary of the public engagement process is provided in the Critical Issues Chapter. The Comprehensive Plan includes chapters summarizing the City's Existing Conditions, Critical Issues, Goals and Objectives and Future Land Use. The following is a brief summary of the key Comprehensive Plan components:

- 1) The **Existing Conditions** section includes an executive summary of the Comprehensive Planning process, initial findings and a demographic analysis of Weldon Spring's socio-economic conditions and description of existing zoning and land uses.
- 2) The **Critical Issues** report is a summary of the most important concerns expressed by the community including citizen-driven vision statements, goals and strategies. Feedback from the Town Planning Workshop and stakeholder interviews provided the basis for the development of the critical issues contained in this section. The goals and objectives developed for the Comprehensive Plan directly respond to the critical issues facing the City of Weldon Spring.
- 3) The **Vision, Goals and Objectives** Chapter provides the framework for the Comprehensive Plan. This section includes policy statements and recommendations that emerged during the Town Planning Workshop, interviews with City officials, and general research for the Plan. The development and growth decisions made by the City's officials should reflect the community's values and sense of what constitutes a reasonable quality of life. To help guide these decisions, the Comprehensive Plan provides specific, measurable and attainable goals



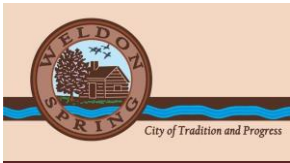
and objectives that reflect the citizen-driven values held by the residents and business owners of Weldon Spring.

- 4) **Future Land Use and Implementation:** The Future Land Use Plan includes recommendations for future land use, growth, transportation enhancements, improved bike/pedestrian access and open space preservation. The Future Land Use Map is included in this section. The Future Land Use Map depicts the recommended locations for future land use, including residential, commercial, mixed use, industrial, recreation and the preservation of open space. The Future Land Use Plan is accompanied by the Future Land Use Matrix which provides a description of each future land use category and recommendations for implementation. Prior to approving future development, the City must review each proposal/petition for compliance with the conditions, policies and standards applicable to the future land use category in which the proposed development is located. The intent of the Future Land Use Plan, Matrix and Map is to provide the focus and direction needed to make well informed future land use and zoning decisions. The Future Land Use Map does not replace the Zoning Map; rather it provides the information needed to help implement the preferred future land use and development conditions.

Section 1.06. COMPREHENSIVE PLAN SUMMARY

The local government is the primary body with jurisdiction to coordinate the overall pattern of physical development of the community. As growth and development occurs, elements of the Comprehensive Plan should be adhered to. Therefore, the local government should review the planning documents periodically and implement objectives as needed to meet the growing demands of the community. Over time, the 2015 Comprehensive Plan may need to be supplemented with additional, more focused planning studies that address the ever-changing climate of a growing, prospering community. By taking careful steps to create a long-range plan and listening to community feedback, Weldon Spring is taking positive steps to plan for the future, protect investments and preserve Weldon Spring's rich heritage.

The 2015 Comprehensive Plan update comes at a critical juncture as the City is poised for continued low-density single family residential growth, well planned commercial development and a renewed commitment to trail and greenway planning and implementation. The Plan's underlying purpose is to preserve and enhance investment by all citizens while providing the foundation for economic stability and open space preservation. The goal is to promote a safe and healthful environment for future generations and a City that is sustainable.



Section 1.07. STUDY AREA

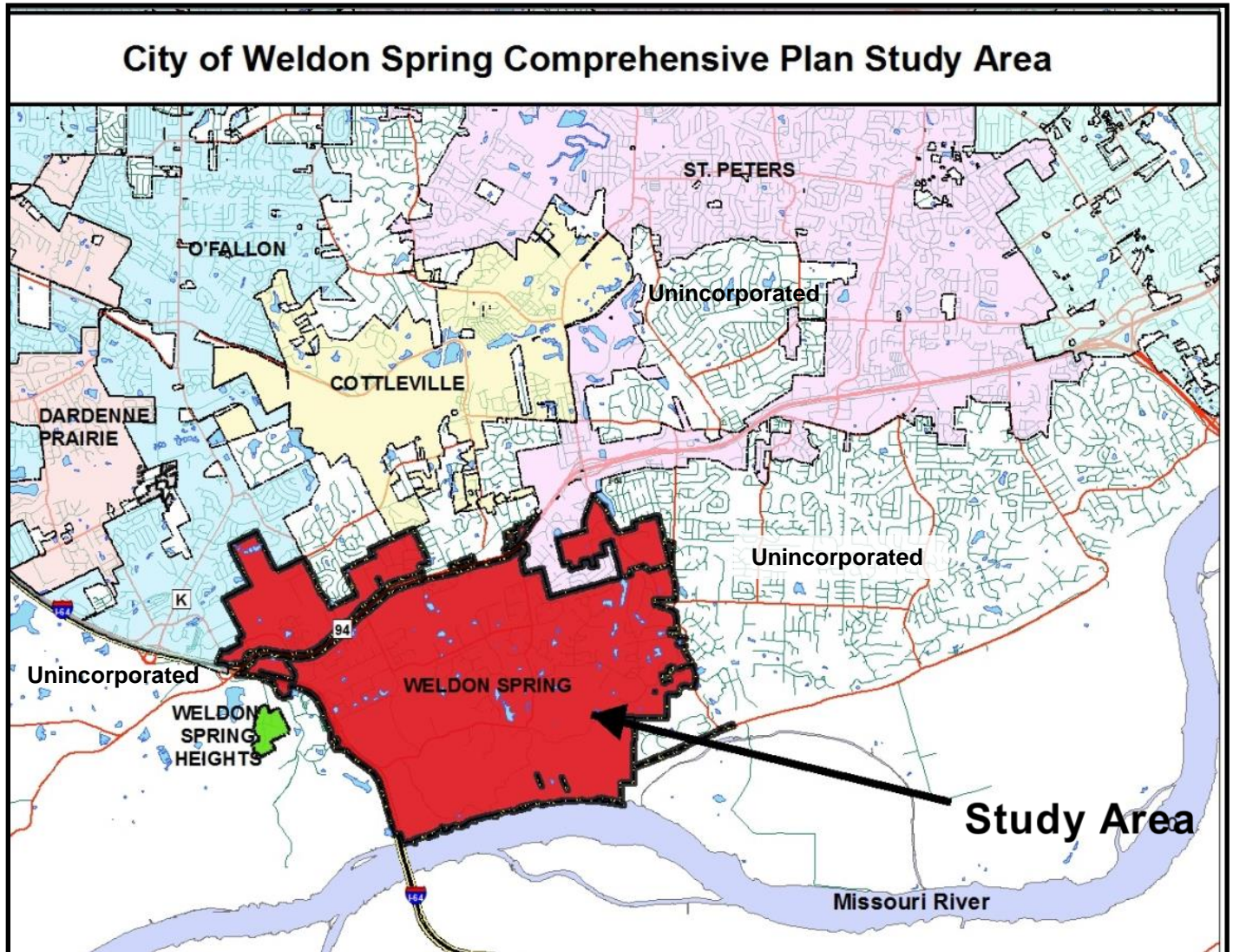
The City of Weldon Spring is a low-density residential community containing wooded areas, open fields, steep ravines, and floodplains as well as several significant commercial and industrial areas. In 2000, the City of Weldon Spring was the sixth largest City in St. Charles County. According to the 2010 US Census, Weldon Spring had an estimated population of 5,443 residents. There are currently an estimated 200 commercial and home based businesses within the City, 35 percent of which are estimated to be storefront businesses and 65 percent of which are estimated to be home-based. The overall feel and image of the City is that of a suburban, low density residential area surrounded by open pastures and fields that give way to rolling fields and woods toward the Missouri River. There is also a commercial component of the City along State Highway 94 (Highway 94) and a high tech component along Interstate 64 (I-64). The goals, policies, and suggested action items of this Comprehensive Plan promote the conservation of the City's natural resources, the preservation of area's rural character, the enhancement of existing land uses within the City and expanding residential, commercial, and high tech areas of the City pursuant to this Plan. The goals and objectives are influenced by various development constraints such as steep slopes, floodways, floodplains, and densely wooded conditions as well as other constraints such as the lack of infrastructure in many areas of the City including the lack of sewer, public water facilities, and adequate road access. The intent of the Comprehensive Plan is promote well planned future development that coexists in harmony with nature. Key opportunities and constraints include: 1) the conservation of natural resources, 2) the desire of the residents to maintain the character of the community, 3) the lack of infrastructure in some areas the City, and 4) the fiscal needs of the City to accommodate additional development.

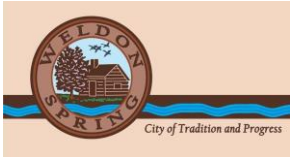
Section 1.08. GEOGRAPHIC LOCATION

The City of Weldon Spring is located amongst the rolling hills of south-central St. Charles County. The Missouri River and the Mississippi River, two of the world's most prominent rivers, are both in close proximity to Weldon Spring and have significant physical influence on the City's geography. The Missouri River creates the southern boundary of the City and the Mississippi River lies just a short distance to the north of the City. As a result, Weldon Spring possesses some of the highest ridges in St. Charles County.

Land surrounding Weldon Spring's municipal boundary falls within incorporated cities as well as unincorporated St. Charles County. Land to the north of the City is primarily the City of O'Fallon, unincorporated St. Charles County, and the City of Cottleville. Land to the northeast of Weldon Spring is primarily the City of St. Peters. Land due west of Weldon Spring and immediately east of the City is unincorporated St. Charles County. The land to the south of Weldon Spring, across the Missouri River, is the City of Chesterfield, in St. Louis County (See Figure 1.1 – Study Area Map). Weldon Spring is part of the St. Louis Metropolitan Statistical Area, the eighteenth largest metropolitan area in the United States, and is located approximately 30 miles west of downtown St. Louis.

Figure 1.1: Study Area Map





Section 1.09. PHYSIOGRAPHY

Weldon Spring is located in the Interior Plains physiographic province, which covers most of the Midwest and north central portions of the United States. The Interior Plains province is characterized by flat to gently rolling topography. Much of the northern portion of Weldon Spring consists of rolling upland. The southern portion of the City includes a plateau above the Missouri River floodplain. This area is undulating and contains many streams, woodland areas, and deep ravines.

Dardenne Creek is the major drainage basin in the northern portion of the City, which drains in a northerly direction into the Mississippi River. The southern portion of the City is in the Missouri River drainage basin. Several smaller streams, many of which are usually dry, also provide natural drainage within the City. Much of the area along these streams is wooded.

The topography in Weldon Spring, particularly the northern part of the City, is different from that immediately across the Missouri River in St. Louis County. Although both Weldon Spring and St. Louis County are located in the Ozark Plateau physiographic province, St. Louis County is in the Salem Upland portion of the Ozark Plateau physiographic province. The Ozark Plateau is part of the Ozark-Oachita Highlands physiographic division, which covers most of Arkansas as well as south central and southeast Missouri. The Ozark Plateau is a deeply dissected plateau characterized by hills with steep intervening valleys cut by clear streams. The Salem Upland is characterized by hills and broad floodplains.

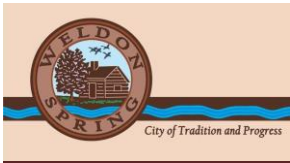
Section 1.10. GEOLOGY

The lithology and physical structure of the underlying surface of Weldon Spring consists of slightly to moderately tilted, older sedimentary rocks. These sedimentary rocks are primarily limestone but also include dolomite, shale, clay shale, and sandstone. Upland areas are covered by loessial soils (soil material deposited by the wind). During and following the glaciers that covered the area, vast quantities of loessial soils were blown out of the floodplains bordering the rivers and spread over the nearby bluffs and hills. The deepest deposits are on the bluffs bordering the floodplains where loess deposits may reach a thickness of 50 feet or more. Further from the bluffs, the loess becomes thinner and occurs only on the tops of ridges. Ridge slopes have lost the deposit of loess through erosion and are covered by glacial till or weathered limestone. Bottomlands consist of alluvial material deposited by larger creeks and the Missouri River. Alluvial material is primarily clay. One problem with this clay material is its lack of permeability, which causes a problem for septic systems.

Section 1.11. SOILS

Soils in upland areas are generally of the Weldon-Union Association consisting of shallow, silty loam soils, which are brownish gray in color and have a low organic matter content. These soils are slow to moderately permeable and fairly susceptible to erosive action. Soils in creek bottoms in the upland areas consist of grayish brown, silty, alluvium, which are semi-permeable and contain medium organic matter content. These soils have good workability characteristics and are underlain by silty clay loam subsoils. They generally are not susceptible to high erosion hazards.

Excessive or steep slopes, such as those located in the Ozark Foothills, are a factor in many environmental problems and can significantly increase the vulnerability of land to damage from human activities. The potential for erosion and resulting sedimentation due to clearing increases



as the slope increases. Generally, land with a slope of less than five (5) percent is considered moderately sloping and is capable of accommodating most types of development activities. Slopes exceeding 15 percent (15 feet of vertical change per 100 feet of horizontal distance) presents a major development constraint and are unsuitable for intensive development. Steep slopes also pose a problem for septic tank filtration systems, causing health and aesthetic problems. Therefore, slope is an important factor to consider when evaluating the relative suitability of vacant land for future development. Steep slope areas are often economically unfeasible due to the high costs to install public infrastructure and expensive construction techniques required. Therefore, this Plan recommends future growth in areas with low to moderate slopes that support more economical development and conventional construction practices.

The soils of the lowlands of the Ozark Foothill are very rich in organic materials, such as clay and shale. These organic rich soils allow significant volume changes, causing subsurface movement during freeze and thaw cycles. This volume change causes heaving or settlement and subsequent cracking of foundations. The leading cause of foundation heave or settlement is change in soil moisture. The removal of vegetation leads to an increase in soil moisture, while the absence of topographic relief leads to ponding. To minimize the negative effects of unstable soils, a soil scientist should review the development area to check for the presence of any unstable soils. In the event unstable soils are present, an engineer should be retained to determine what, if any, construction practices should be followed to minimize any negative after or side effects.

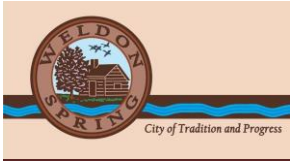
Section 1.12. WETLANDS

Wetlands are included in the definition of waters of the state, which included waters of the United States within the state of Missouri. Wetlands perform many valuable functions including decreasing the frequency and severity of flooding, water purification, provide feeding and breeding grounds for aquatic habitat and support vegetation that absorb harmful greenhouse gasses. They also offer diverse recreational opportunities such as hunting, fishing and wildlife observation. However, Missouri has lost over 90 percent of the wetlands that once covered 4.8 million acres of the state's total land area.

This Plan recommends preserving and enhancing wetlands in accordance with the Federal and state regulations that mandate "no net loss" of wetlands. If a wetland or portion of a wetland is disturbed or eliminated, replacement of that wetland with a wetland of equal quality and quantity is required. Development should be prohibited from encroaching upon these areas and any other wetland areas found within the project area. The designation of wetlands in itself does not necessarily prevent development, but is an indicator that development will need to be approached in a more sensitive manner. The appropriate state agencies should be contacted prior to any alteration of any wetland area.

Section 1.13. FLOODPLAINS

The riparian zone of a river, stream or other body of water is the land adjacent to the centerline of the channel and includes the stream banks and floodplain. Riparian zones can be broad alluvial valleys or narrow strips of stream bank. Riparian zones help control the intensity and frequency of flooding and contain very sensitive ecosystems that support a diverse range of species and vegetation. Riparian areas are prone to periodic flooding, which helps support and maintain these



fragile ecosystems. For these reasons, and the fact Weldon Spring's riparian areas are scenic assets, this Plan recommends preserving riparian areas in the form of a greenway system.

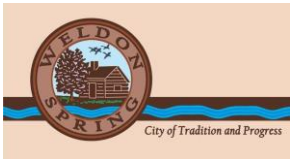
Riparian areas are classified into "zones" which refer to the probability of annual flooding. The "100 Year Floodplain" is an area that is expected to flood at least once in a 100-year period. For the purposes of this plan, the 100-year floodplain is also the limits of the "riparian zone" and delineates the recommended greenway locations. The 100-year floodplain can be further divided into two areas based on flood hazard potential. The **floodway** is the area within and adjacent to the stream banks required to discharge the 100-year flood without raising the water surface elevation more than one foot above base flood level at any point. Obstacles in the floodway can disrupt this function, increasing the both the frequency and severity of flood damage. Therefore, no structure, fence or other permanent, manmade obstruction should be constructed in the floodway. The **floodway fringe** is the area bordering the floodway. This area provides storage during a flood event and functionally reduces the frequency and intensity of downstream flooding by holding floodwaters until they are carried away in the floodway channel. While the floodway fringe's capacity decreases with the presence of obstacles, such as a fence or building, their presence is generally acceptable when regulated properly.

The Federal Emergency Management Agency (FEMA) prepared Flood Insurance Relief Maps (FIRM) for the Pacific region. The maps define the boundaries of the areas 100-year floodplains to help identify areas prone to flooding. Any future development proposed near a river, stream or other flood prone areas should be identified on the FIRM maps to verify their location within the floodplain and special precautions taken, as needed, for any future development activity.

Section 1.14. VEGETATION

The land in and around Weldon Spring originally consisted of a primarily broad-leaf and needleleaf deciduous forest with tall grasses prevalent in meadows and other open areas. Historically, the naturally occurring trees have been oak and hickory varieties. Since the early 19th century, some land has been converted to cultivation or pasture lands and some of the original timber cleared. The southern portion of Weldon Spring retains much of the native vegetation and timber which, due in part to the steep slopes, was not removed for cultivation. Trees native to the area include the following:

- American Sycamore (*Platanus occidentalis*)
- Black Oak (*Quercus velutina*)
- Black Walnut (*Juglans nigra*)
- Dogwood (*Cornus florida*)
- Eastern Redcedar (*Juniperus virginiana*)
- Northern Red Oak (*Quercus rubra*)
- Pecan (*Carya illinoensis*)
- Persimmon (*Diospyros virginiana*)
- Pin Oak (*Quercus palustris*)
- Post Oak (*Quercus stellata*)
- Redbud (*Cercis Canadensis*)
- Silver Maple (*Acer saccharinum*)
- White Oak (*Quercus alba*)



HISTORY

Section 1.15. PREHISTORY

Tamaraa, Osage, and other Native American cultures inhabited the Weldon Spring area before 5000 B.C.E. (Before Common Era.) They were attracted to the area by the rich hunting and fishing opportunities and abundance of chert which was fabricated into tools, weapons and other domestic items. Native American artifacts have been found in the area dating back to 8000 B.C.E (10,000 years ago) spanning four (4) principal periods of prehistory: Paleo-Indian, Archaic, Woodland and Mississippian. The later Mississippian cultures flourished in the area by abandoning tribal lifeways for increasing complexity, sedentism, centralization, and agriculture. The production of surplus corn, trade with other cultures and attractions of the regional chiefdoms led to rapid population concentrations, most notably Cahokia Mounds.

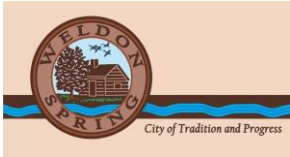
Section 1.16. EARLY HISTORY

The first Europeans to explore the Weldon Spring area were Spaniards around 1541. The area was claimed for Spain by deSoto and claimed for France by LaSalle. In 1658, King Louis XIV of France ordered that the Mississippi River Valley area, including Weldon Spring, be explored for potential locations for trading posts. French explorers from Quebec searched area and the French formally took possession of the area in 1682 which was part of the larger area they named Louisiana. By 1760, French traders, trappers, and missionaries had explored the Mississippi Valley and established settlements as far south as the Missouri River in St. Charles County. Louis Blanchette, a French Canadian fur trader, established an active trading post and settlement on the Missouri River. He named the settlement "Les Petites Cotes" or "The Little Hills" because of the foothills along the northern bank of the Missouri River. When Spain gained control of the Upper Louisiana Territory from France, they founded the San Carlos Borromeo Church in the settlement. The name was later anglicized to "St. Charles".

Weldon Spring was first settled in 1790 by a frontiersman from North Carolina named John Weldon. Weldon received a 425-acre land grant from Spain. He constructed a log home on a ridge overlooking a spring (hence the name Weldon Spring). However, Native Americans burned the cabin in the early 1800's. Weldon, with the help of neighbors, built a larger home with four rooms downstairs, one room upstairs and two fireplaces. This land is now occupied by the Emmanuel United Church of Christ near Highway 94 and I-64 and the spring which attracted Weldon to the area is still flowing today. In the early 1800's, a cog mill was built, powered by water from the spring. A blacksmith shop, gun shop and grist mill were soon added. Frederick Bunding built a general store and later added a shoemaker's shop. He served as the village postmaster for 50 years.

Except for a brief period when the area was deeded to Spain, the territory remained under French control until acquired by the United States in 1803 as part of the Louisiana Purchase. In 1821, Missouri became a state. The first state capitol was located in St. Charles.

In 1824, a German named Gottfried Duden settled for almost a year in St. Charles County. His favorable impressions of the area were recorded and later published in a book in Germany. After an uprising led by students of Heidelberg University was suppressed by Prussian soldiers in 1830, many Germans decided to emigrate to the U.S. This, and the likely influence of Duden's book, resulted in an influx of industrious German settlers to the Weldon Spring area. In 1840, approximately 10 percent of the total heads of households in St. Charles County were German. This figure increased to 44 percent in 1850 and to 75 percent in 1870. Many German immigrants were also attracted to



the nearby towns of Hamburg and Howell.

Historically, access to St. Charles County from other parts of the St. Louis metropolitan area had been difficult. It was reported in 1834 that it was not unusual to wait for up to six hours for a ferry to traverse the Missouri River from St. Louis County to St. Charles. A series of bridge collapses and failures also contributed to St. Charles County being separated from St. Louis.

In 1865, the first school opened in Weldon Spring and in 1874, the Emmanuel Evangelical Church was constructed. In 1888, the Oberle store opened for business. Many of the original structures constructed in the community are still standing. This early development is concentrated in the area immediately northeast of the I-64 and Highway 94 interchange. Growth in the community continued at a very slow pace. During World War II, a TNT munitions manufacturing plant was constructed west of the community.

Section 1.17. TNT AND THE DEMISE OF HOWELL AND HAMBURG

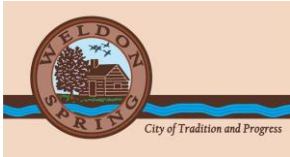
Portions of the Weldon Spring Conservation Area were used by the Department of Defense in the 1940's for TNT and DNT production and by the Atomic Energy Commission in the 1960's for uranium ore processing. The affected portions were all part of a federal environmental cleanup project and required to meet certain environmental health and safety standards. The following is a summary of the chain of events that led to the demise of the Towns of Howell and Hamburg:

In the spring of 1941, the lives of several hundred people living in southern St. Charles County changed dramatically. In a matter of weeks, families were forced to leave their homes. Some of which were inhabited by the same family for multiple generations. Many also lost their jobs. All of these people lost their community and, to a degree, their sense of identity. The residents of Hamburg, Howell, and the surrounding areas were drawn to the area to live the American Dream only to be forced from their homes and communities by the US government. They left never to return, for their communities were forever gone.

It all started with a letter from President Roosevelt to the Secretary of War, dated October 17, 1940, authorizing the War Department to purchase 20,000 acres in what is now called the Weldon Spring Site for the construction of a munitions plant. About 700 people would be forced to sell their homes and leave. Protests were immediate and intense. Congressman Clarence Cannon addressed the protesters claiming that the War Department would construct the plant, regardless of the protests. He informed the Hamburg and Howell residents that:

“Military necessity makes it imperative that the government have this land. The government is coming in. That has been decided and it cannot be changed. The government wants to be exactly fair. It does not want to take advantage of anyone. If you want to sell, you can sign the options at a price you consider fair. If you don't, you can be dispossessed in five days and leave the matters to the courts to determine what you shall be paid for your land. It's a matter we must face. We are sorry. None of us had anything to do with it; none of us can stop it.”

This upheaval caused incredible grief for the residents in the threatened area. Most of the county, however, reacted much more positively. The St. Charles Daily Banner-News wrote that local *“businessmen were elated over the announcement.”* The new fifteen million dollar plant would be the largest business investment in St. Charles County's history and would provide hundreds of jobs. Its annual payroll was estimated at over fifteen million dollars, much of which would be spent



in local businesses. One government spokesman estimated 30,000 people would move to the area. Homes to house 10,000 workers and their families would be needed. The village of Cottleville hoped to profit from the new factory by building over 2,000 houses for plant employees, who were advised to purchase homes instead of renting. Within one month of the announcement of the factory project, hotels and apartments in St. Charles were rushed with clients. As the TNT landowners tried to find new homes and farms, prices for land in the surrounding areas increased dramatically. Most people hailed "*the coming of a TNT plant to St. Charles County . . . as the greatest boom St. Charles County ha[d] ever experienced.*"

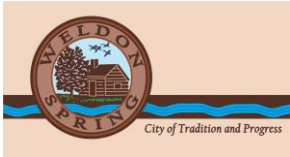
However, landowners continued to resist. When the War Department threatened condemnation proceedings, many property owners in the TNT area felt their only option was to sign the contracts. By November 22, 1940 all but two of the 700 parcels of land were under option by the government. On Monday, November 25, three days before Thanksgiving, 100 families who lived within the initial construction zone were ordered to vacate their homes within 10 days. All other residents would have to be gone by March 1, 1941. Landowners forced to leave within 10 days quickly arranged auctions to be held in both Howell and Hamburg within the next 2 weeks. By the end of January, Howell and Hamburg were nearly deserted.

On February 21, 1941, in response to an investigative article entitled, "The Washington Merry-Go-Round," the Department of Justice began investigating the fees charged by contractors it had hired to negotiate the sale of land for munitions factories. Allegedly, the contractors were being paid inordinately high commissions and charging the government questionable fees. Meanwhile, most of the former property owners, almost all of whom had already vacated their homes by this time, had not yet been paid. Matters only got worse on March 8, 1941 when the government canceled all its remaining contracts in the TNT area and filed condemnation suits. There would be no contracts for those so unfortunate as to be yet unpaid. Nearly 900 farmers and townspeople attended a mass protest meeting a few days later at what is now the United Church of Christ in Weldon Spring. Almost 100 landowners signed a petition to President Roosevelt, requesting immediate payment for their land. On March 21, 1941 the War Department authorized a letter to be sent to the former landowners stating in part: "*You know how badly you need money immediately. It may be better for you to take a realistic view of this thing and determine in your own mind whether or not you can afford to carry on this legal fight or whether it would be advisable for you to offer the government a reduction on your present price.*"

Meanwhile several vacated homes were burned by government workers despite the fact the property owners had not yet paid for some of these properties. Fifty (50) homes were saved and utilized by government officials and employees of the construction company.

In February of 1945, the United States Supreme Court, in a 5-3 decision, ruled in favor of the TNT landowners. The government would be required to honor the original contracts. Later in 1945, approximately five years after the land purchase was announced, checks were issued to the 120 landowners who had refused to accept the government's condemnation price.

Another injustice awaited the former residents of the Howell and Hamburg area. In February of 1947, the War Assets Administration announced that 12,000 acres of the TNT area would be "released for agricultural purposes." It appeared that many former landowners would be able to buy back their old properties. However, by month's end the unpleasant truth was clear: the land was being purchased by the Missouri State Conservation Commission. The former owners would not be



given the opportunity to repurchase their land after all. In late April of 1947, the federal government sold the Conservation Commission about 7,000 acres of TNT land for \$225,000. Six years earlier, the War Department had paid nearly one million dollars for the same 7,000 acres.

The original cause of the Howell and Hamburg disasters, the munitions plant, closed before the end of World War II. It reopened during the Cold War to be used for processing uranium, closing permanently in 1967. In 1986, the Department of Energy initiated the Weldon Spring Site Remedial Action Project (WSSRAP), which resulted in extensive decontamination of the area which included the dismantling of nearly fifty structures and the creation of a gigantic 45 acre disposal cell to entomb the waste materials. The project was completed in 2001. The mountainous structure or “mound” contains 1.5 million cubic yards of hazardous material covered with limestone rocks. Stairs lead up to the top of the cell where there is a viewing platform and plaques that provide information about the local area, the history of the site and the construction of the waste disposal cell. Visitors can also visit the 9,000-square-foot interpretive center housed in a building at the base of the cell that was once used to check workers for radioactivity. The top of the Weldon Spring waste disposal cell is the highest point in St. Charles County.

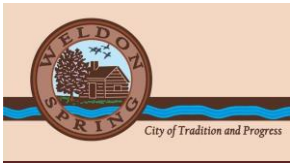
Also accessible from the site is a gravel pathway dedicated for hiking and cycling. The path is located along a road which originally served heavy machinery transporting quarry rock during the construction of the nuclear waste containment cell. The trail, appropriately named the “Hamburg Trail”, passes through the area formally known as the Town of Hamburg. The Hamburg Trail links the Katy Trail to the August A. Busch Memorial Conservation Area. This 6 mile trail provides a critical linkage to the Lost Valley trail system. The Hamburg Trail is a great wet weather alternative route.

Source: Muschany, Donald K. The Rape of Howell and Hamburg, Missouri (An American Tragedy)

Section 1.18. WELDON SPRING INCORPORATION

In 1935, the Daniel Boone Bridge was constructed over the Missouri River connecting St. Louis County to St. Charles County via U.S. Highway 40 (known today as Interstate 64). Following construction of Interstate 70 and the opening of the Blanchette Bridge over the Missouri River in 1958, population growth in St. Charles County accelerated due to convenient access to employment opportunities in the City of St. Louis and St. Louis County. This accessibility, combined with land that was less expensive on average than the land in St. Louis County, led to considerable new housing development in the area. In the 1970s, St. Charles County experienced a 54 percent increase in population and became one of the fastest growing counties in the United States.

By the early 1980s, growth in and around the Weldon Spring area was the cause of concern for many area residents. Fearing aggressive development and loss of their rural community, residents banded together and incorporated Weldon Spring as a town in 1984. The town’s status was later upgraded to that of a fourth class City in the State of Missouri. One of the principal reasons residents wanted to incorporate was to gain control of local land use and zoning decisions. The City began preparation of a Comprehensive Plan in 1988 to plan future land use. This Plan was adopted in 1990, followed by a new Zoning Ordinance in 1992 designed specifically to assist in the implementation of the 1990 Comprehensive Plan. In 2000 a new Comprehensive Plan was adopted, reflecting new community conditions as well as new goals and policies reflecting the changing desires of City residents. In 2004 a new Subdivision Ordinance was adopted. The 2008 version of the Comprehensive Plan was a full revision of the 2000 Plan. The 2015 Comprehensive Plan is a strategic update to the 2008 Plan and reflects the community’s values and vision as defined by the residents, businesses leaders and elected and appointed decision makers of Weldon Spring.



DEMOGRAPHICS

The current and past socio-economic trends for Weldon Spring provide the foundation for the future. The socio-economic data evaluated for this Plan includes statewide population trends, age, housing, workforce, income, employment and median commute time. This section also compares selected Weldon Spring demographic data with peer cities to provide a more meaningful socio-economic analysis and help differentiate between local, isolated events and regional trends. For the purposes of this Plan, the cities of Ladue and Town & Country were selected as “peer” cities. National, State and St. Charles County demographic characteristics were also included for socio-economic comparisons. An understanding of the regional socio-economic trends and local issues will help the City plan for the future and meet the needs of its resident population and business community. The data for this analysis is from the US Census Bureau’s 2010 decennial census and the ACS 2012 (American Community Survey) also prepared by the US Census Bureau for the years following the decennial census.

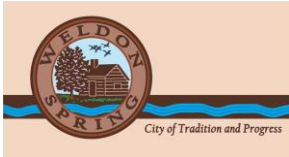
Section 1.19. 2010 US CENSUS OVERVIEW

According to the 2010 US Census, the City of Weldon Spring had a population of 5,443, 2,050 households, and 1,580 families. Of the 2,050 households, 30.8% had children under the age of 18 living with them, 70.9% were married couples living together, 4.0% had a female householder with no husband present, 2.1% had a male householder with no wife present, and 22.9% were non-families. 20.5% of all households were made up of individuals living alone of which 13.3% were 65 years of age or older. The average household size was 2.59 and the average family size was 3.01. The population density was 724 inhabitants per square mile. There were 2,151 housing units at an average density of 286 per square mile. The racial makeup of the City was 95.5% White, 1.4% African American, 1.9% Asian, 1.0% Hispanic or Latino, 0.1% Native American, 0.3% from other races, and 0.8% from two or more races.

By way of comparison, according to the 2000 US Census, the City of Weldon Spring had a population of 5,270, 1,880 households and 1,462 families. Of the 1,880 households, 35.7% had children under the age of 18 living with them, 73.1% were married couples living together, 3.4% had a female householder with no husband present, and 22.2% were non-families. 20.1% of all households were made up of individuals living alone of which 11.9% were 65 years of age or older. The average household size was 2.66 and the average family size was 3.09. The population density was 666 people per square mile. There were 1,926 housing units at an average density of 243.4 per square mile. The racial makeup of the City was 96% White, 1.82% African American, 0.15% Native American, 1.08% Asian, 1.1% Hispanic or Latino, 0.04% Pacific Islander, 0.30% from other races, and 0.61% from two or more races.

Section 1.20. POPULATION

The first official US Census for the City of Weldon Spring was the 1990 decennial census. According to the 1990 Census, the City of Weldon Spring has a population of 1,470. By the 2000 US Census, the population of Weldon Spring jumped to 5,270, an increase of 258%. The significant increase in Weldon Spring’s population from 1990 to 2000 was the result of annexation and steady population growth of the City’s general population. In the 2000’s, Weldon Spring’s population had stabilized after a period of expansive growth and annexation in the 1980’s and 1990’s. Table 1.1 shows the City’s population for the last three decades. The City’s location, access to regional employment centers and good supply of well-built homes and stable neighborhoods will continue to retain and attract residents. However, future population growth will require ongoing reinvestment in the City’s existing neighborhoods and business districts and infrastructure.



Census	Population	Percent Change
1990	1,470	N/A
2000	5,270	258.5%
2010	5,443	3.3%

Source: US Census Bureau

Section 1.21. AGE CHARACTERISTICS

According to the 2012 American Community Survey, conducted on behalf of the US Census Bureau in years immediately following the decennial census, 21.7% of the City of Weldon Spring’s population is under the age of 18 and 78.3% is 18 years of age or older. This is very similar to the population of Town & Country which also had among the lowest percentage of population under the age of 18 and the highest percentage of population 18 and older among the identified peer entities. The City of Weldon Spring had the lowest percentage of children under 5. Only 2.3% of the City’s population is under the age of 5. By way of comparison, St. Charles County had almost 3 times more children under the age of 5 with 6.7%, followed very closely by the State (6.4%) and US (6.3%).

The percentage of Weldon Spring’s population over 65 was 23.7%, which again is consistent with Town and Country (24.8%), but much higher than the US, State and St. Charles County which were 13.7%, 14% and 11.4% respectively. The median age in the City was 50.5, which is consistent with the peer cities, but significantly higher than St. Charles County (37.0), Missouri (37.9) and the U.S. (37.4). The City’s mature median age is the result of the City’s low percentage of children under the age of 5 and the high concentration of Baby Boomers and retirees. Table 1.2 compares the City’s age and sex characteristics with the peer cities.

Weldon Spring’s age characteristics reflect the national trend of population aging due to the high percentage of baby boomers reaching retirement age. It is estimated that 10,000 Baby Boomers will turn 65 every day for the next 15 years. While Weldon Spring has excellent schools, parks and neighborhoods, the City’s housing costs may be too high for some young families and first time home buyers. As a result, the City had the lowest percentage of school age children of all peer communities, with only 21.7% under the age of 18. By way of comparison, the percentage of the St. Charles County’s population under 18 was 25.6%.

In summary, the analysis of the City’s age characteristics suggest Weldon Spring is very popular among middle-aged adults and continues to attract and retain seniors. However, the City needs to make sure the amenities, housing and services that attract young families with children are provided. Therefore, it is important for the City to continue offering the services and amenities expected from its middle-aged and senior residents and identify and provide those services, amenities and housing desired of young families.



Age Cohort	Weldon Spring	Ladue	Town & Country	St. Charles County	Missouri	US
Under 5 years	2.3	5.0	3.8	6.7	6.4	6.3
Under 18 years	21.7	26.0	21.8	25.6	23.7	23.5
18 and older	78.3	74.0	78.2	74.4	76.3	76.5
65 and older	23.7	19.0	24.8	11.4	14.1	13.7
* Median Age	50.5	46.0	50.2	37.0	37.9	37.4
Male	49.1	47.3	48.8	49.1	49.0	49.2
Female	50.9	52.7	51.2	50.9	51.0	50.8

* "Median Age" is in years whereas all other entries are percentages.
Source: U.S. Census Bureau, ACS 2012

Section 1.22. INCOME

According to the 2010 Census, the median income for a household in the City was \$87,998, and the median income for a family was \$102,516. Males had a median income of \$66,522 versus \$40,339 for females. The per capita income for the City was \$40,810. About 2.6% of families and 4.4% of the population were below the poverty line, including 2.7% of those under age 18 and 12.5% of those 65 or over.

According to the 2012 American Community Survey, conducted on behalf of the US Census Bureau, the median per capita income in the City was \$43,347 and the median income for a family was \$105,637. The median household income was \$87,235. Only 7.6% of the City's population was below the poverty level.

By way of comparison, Weldon Spring's income levels were well above the County, State and National averages, but below the peer cities of Ladue and Town and Country. The City of Weldon Spring had the highest percentage of persons living below the poverty level compared to the peer communities, but much lower than the State and National levels.

The percentage of people living below the poverty level is much lower in Weldon Spring (5.4%) and the peer cities and St. Charles County when compared to the State (15%) and National (15.9%) levels. The City of Ladue had the lowest percentage of people living below the poverty level, flowing closely by the City of Town & Country (2.8%) and St. Charles County (5.4%).

Weldon Spring had the highest unemployment rate (5.4%) of all the peer cities surveyed. However, the unemployment rate in Weldon Spring was well below St. Charles County (6.6%), Missouri (8.5%) and the U.S. (9.4%). Table 1.3 provides a summary of the City's income characteristics.

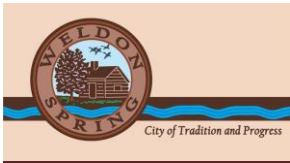


Table 1.3 Income Characteristics (2012)

	Weldon Spring	Ladue	Town & Country	St. Charles County	Missouri	US
Per capita income	\$43,347	\$87,731	\$87,854	\$31,631	\$24,546	\$25,319
Median family* income	\$105,637	\$194,355	\$204,432	\$84,184	\$59,395	\$62,527
Median household** income	\$87,235	\$160,270	\$176,563	\$71,416	\$47,333	\$51,371
Persons below poverty	7.6%	2.1%	2.8%	5.4%	15.0%	15.9%
Unemployment	5.4%	5.0%	3.4%	6.6%	8.5%	9.4%

Definitions:

*Family: a householder and one or more other people related to the householder by birth, marriage, or adoption.

**Household: A household consists of all people who occupy a housing unit regardless of relationship. A household may consist of a person living alone or multiple unrelated individuals or families living together

Source: U.S. Census Bureau, ACS 2012

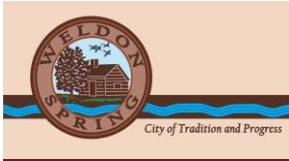
Of the 1,517 family households in Weldon Spring, 3.5% are living below the poverty level. Meanwhile, 35% of all female householders with no husband present are living below the poverty level. However, only 76 individuals meet this last classification. Of the female householders with no husband present who have 3-4 children; all families (27 in total) were classified as living below the poverty level. Of the female householders, with no husband present with only one (1) worker in the family, all families (27 in total) were classified as living below the poverty level. By way of comparison, only 1% of the married couple families in Weldon Spring are living below the poverty level. Below is a summary of the City of Weldon Spring's poverty characteristics

- 6.6% (78) of people living under the poverty level were under 18.
- 5.5% (69) of people living under the poverty level were 65 or older.
- 97% (398) of the people living under the poverty level were white.
- Of the population 25 and older living under the poverty level, 51.7% (119) had an education attainment that was less than a high school graduate.
- Of the population 16 and over living below the poverty level, 47% (63) were unemployed.

In summary, white, single females with 3-4 children without a college degree have the highest likelihood of living under the poverty level in Weldon Spring. Meanwhile, married couples with more than one worker in the family are much less likely to be living under the poverty level.

Section 1.23. HOUSING

There were 2,050 households and 1,580 families living in the City according to the 2010 US Census. Of the 2,050 households, 30.8% had children under the age of 18 living with them, 70.9% were married couples living together, 4.0% had a female householder with no husband present, 2.1% had a male householder with no wife present, and 22.9% were non-families. 20.5% of all households were made up of individuals and 13.3% had someone living alone who was 65 years of age or older. The average household size was 2.41 and the average family size was 2.99, which was similar in size with the peer communities surveyed.



The reduction in household size has been a nationwide trend as more and more baby boomers reach retirement age. The fact the average household size in Weldon Spring is slightly smaller than that of St. Charles County (2.64), demonstrates that singles, seniors and baby boomers are comfortable living in Weldon Spring.

The median home value in Weldon Spring, according to the 2012 ACS, was \$357,845. This is significantly higher than the County, State and National averages but well below the median home value in the peer cities of Ladue and Town & Country. On the basis of this data, one might argue that Weldon Spring offers more affordable housing than the peer cities which in turn provides more income for other household expenditures for Weldon Spring residents.

The percentage of renter-occupied housing is significantly lower in Weldon Spring than the State and County averages and slightly higher than Ladue and Town & Country. The percentage of vacant housing in Weldon Spring was under 2%, which was the lowest of all peer cities, St. Charles County, Missouri and the US. By way of comparison, the National and State vacancy rates were 12.4% and 13.0% respectively. Table 1.4 provides a summary of the City's housing tenure and value.

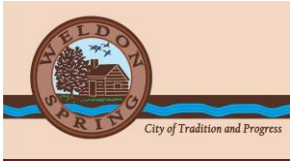
Housing Tenure and Value	Weldon Spring	Ladue	Town & Country	St. Charles County	Missouri	US
Owner-Occupied Housing	87.5%	95.9%	90.9%	80.9%	69.0%	63.9%
Renter-Occupied Housing	12.5%	4.1%	9.1%	19.1%	31.0%	36.1%
Total Vacant Housing Units	1.9%	5.2%	7.3%	4.6%	13.0%	12.4%
Average Home Value	\$357,845	\$887,832	\$757,992	\$210,677	\$169,314	\$242,276
Average Family Size	2.99	3.20	2.98	3.13	3.04	3.25
Average Household Size	2.41	2.87	2.66	2.64	2.46	2.64

Source: U.S. Census Bureau/ ACS 2012

Section 1.24. HOUSING AFFORDABILITY

Housing affordability is a key component of the long-term vitality of a community. Housing affordability is not simply the price one pays for rent or mortgage; it is a function of household income or wealth relative to a housing unit's price or rent. One basic way to measure housing affordability is to look at how much a household spends on housing costs as a percentage of their total household income. Affordable housing is defined as housing that costs occupants less than 35% of their gross income for gross housing costs, including utility costs. Planners and lenders consider a household that spends 30% or more of its income on housing costs to be financially burdened. For example, if a family's income was \$62,500 (the median family income in Missouri); they would be considered financially burdened if they spent more than \$1,560/month on housing. In other words, "affordable housing" would be housing that cost less than \$1,560/month in this particular situation.

The percentage of Weldon Spring homeowners who spend 30% or more of their income on housing is 32%, which is slightly lower than the National average (33.7%), but slightly higher than the State and St. Charles County averages which were (28.8%) and (26.5%) respectively. Due to the high home and property values in Weldon Spring, it is a favorable indicator that the percent of homeowners who pay 30% of more on their homes is in line with the peer entities evaluated. One



would have thought the percent of financially burdened homeowners would be much higher due to the high average home values in Weldon Spring which average in the \$360s. This is a positive indicator that suggests Weldon Spring’s homeowners are financially responsible when it comes to housing expenses, and the majority of homeowners are not financially burdened, despite the high cost and value of the City’s housing stock.

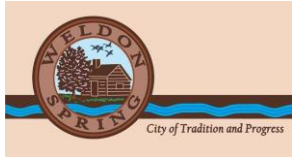
However, over 80% of Weldon Spring renters spend 30% or more of their income on rent. This is significantly higher than St. Charles County (63.8%), Missouri (41.4%), the US (48.1%) and also well above of Ladue (61.5%). The City of Town & Country also had over 80% of its renters playing over 30% of their income on rent and utilities. This indicates the housing make-up between the City of Weldon Spring and Town & Country is similar in that they do not have many rental units and the majority of renters are financially burdened by their rental costs. Based on the low percentage of renters in Weldon Spring, the percentage of renters who pay over 30% of their income on rent is not representative of the City’s population as a whole. Only 12.5% of the City’s dwelling units are rental, therefore, the estimated number of renters who pay over 30% of their income on rent is only 220 individuals or less than 5% of the City’s population. However, the City should take note of this issue and determine if affordable housing should be provided within the City to remedy these individuals or families.

The median amount homeowners paid on housing/mortgages in the City of Weldon Spring was \$2,232. This amount was the lowest among the peer cities of Ladue and Town & Country – which are two the most exclusive/most expensive cities in the metro St. Louis area. However, average monthly homeowner costs in Weldon Spring is much higher compared to St. Charles County, the State and National averages which appropriately places Weldon Spring in the same category as other exclusive, highly sought after areas in the region.

Housing Cost	Weldon Spring	Ladue	Town & Country	St. Charles County	Missouri	US
Median Monthly Homeowner Costs	\$2,232	\$3,696	\$3,407	\$1,552	\$1,232	\$1,460
% of Homeowners who spend 30% or more of income on housing	32%	35%	26.5%	26.5%	28.8%	33.7%
Median Monthly Rent	\$1,578	\$2,001	\$1,188	\$856	\$712	\$884
% of Renters who spend 30% or more of income on housing	82%	61.5%	82.4%	63.8%	41.4%	48.1%

Source: U.S. Census Bureau/ ACS 2012

The median rent in the City of Weldon Spring, according to the 2012 American Community Survey, was the second highest among all peer entities, the County, State and National averages. Average rent in Weldon Spring was higher than Town & Country and slightly lower than Ladue. The average rent in Weldon Spring is twice the average rent in St. Charles County, Missouri and U.S. This suggests that Weldon Spring is not an affordable place to live for renters. Table 1.5 provides a summary of housing costs and affordability.



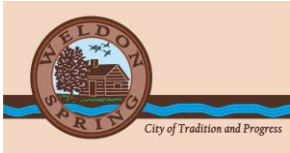
Section 1.25. COST OF LIVING INDEX

According to the Missouri Department of Economic Development, MERIC (Missouri Economic Research and Information Center), Missouri had the 10th lowest cost of living in the US, with a composite cost of living of 92.4 (US = 100). This means, on average, prices in the State are about 92.4% of what they are at the national level. Sperlings developed a software program named "Places, U.S.A." which allowed people to enter their personal preferences to find their own best place. BestPlaces.net is an extension of this work and includes information on Cost of Living Index for states and cities. According to Sperling's, the estimated Cost of Living index for Weldon Spring is 98.4, 1.6% lower than the U.S. average and 6% higher than the State. With the cost of housing, utilities, transportation, gas, groceries and health care slightly below the National average and the housing and property values well above National and State averages, the economic advantages in Weldon Spring are infinite.

Section 1.26. EDUCATIONAL ATTAINMENT (AGES 25 AND OVER)

Table 1.6 shows the educational attainment of Weldon Spring's population above 25 years of age. The table shows that 94% are high school graduates or higher and over 28% have a bachelor's degree. The educational attainment of the City's population 25 and older is well above the County, State and National levels as are all the peer cities with regard to high school graduate rates and bachelor degrees. The City should continue to promote quality education and ensure the City's schools are safe and secure.

Table 1.6 Educational Attainment: 25 Years and Over (2012)						
	Weldon Spring	Ladue	Town & Country	St. Charles County	Missouri	US
High School Graduate	17%	6.2%	8.3%	26.5%	31.7%	28%
High School Grad or Higher	94%	99.1%	96.5%	93.4%	87.2%	86.4%
Bachelor's Degree	28.4%	39.8%	32.3%	23.2%	16.2%	18.2%
Graduate or Prof, Degree	21.4%	42.8%	40%	11.7%	9.6%	10.9%
<i>Source: 2012 ACS</i>						



Section 1.27. EMPLOYMENT CHARACTERISTICS

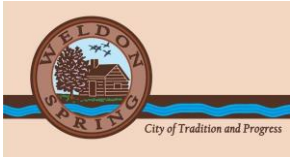
The most common occupation category in the City falls in the “Management, Business, Science and Arts” group. 57% of the City’s workforce has occupations in the aforementioned fields. The second most popular occupation is sales and office occupations, which represent 29.4% of the City’s workforce occupations. The top three (3) industries in Weldon Spring, in order of percentage of workforce are; 1. Retail trade (17.6%), 2. Educational, health and social services (16.9%); and 3. Finance and insurance, real estate and retail and leasing (16.5%), see also Table 1.7 for a summary of City’s workforce occupation characteristics.

Table 1.7 Occupation Characteristics (2012)		
OCCUPATION	Weldon Spring's Workforce	St. Charles County's Workforce
Management, business, science, and arts occupations	57.00%	34.30%
Sales and office occupations	29.40%	25.30%
Service occupations	6.10%	17.70%
Nat'l resources, construction, and maintenance occupations	3.90%	9.30%
Production, transportation, and material moving occupations	3.80%	8.70%
INDUSTRY		
Civilian employed population 16 years and over	2,362	2.8mil
Retail trade	17.60%	11.90%
Educational services, and health care and social assistance	16.90%	23.80%
Finance and insurance, real estate and rental and leasing	16.50%	6.90%
Manufacturing	16.30%	11.70%
Professional, scientific, and mgt, and admin and waste mgt	11.20%	9%
Arts, entertainment, and rec, and hospitality and food services	7.30%	8.90%
Wholesale trade	4.40%	2.80%
Transportation and warehousing, and utilities	3.00%	5.10%
Information	1.90%	2.20%
Public administration	1.60%	4.70%
Other services, except public administration	1.50%	4.80%
Construction	1.00%	6.40%
Agriculture, forestry, fishing and hunting, and mining	0.80%	1.80%
<i>Source: 2012 US Census/ ACS</i>		

Section 1.28. OCCUPATION AND COMMUTING

Approximately 55.7% of workers in Weldon Spring work for companies, 8.9% work for the government and 7.4% are self-employed. The percentage of the City’s population engaged in civilian labor and percentage of those self-employed are very similar to St. Charles County; however the City of Weldon Spring’s population has a much lower percentage of government workers (8.9%) than the County (13.4%).

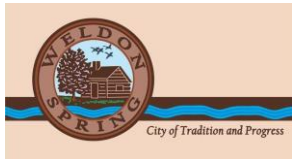
According to the 2010 US Census, the median commute time for Weldon Spring’s workforce was 24.7 minutes, meaning half the workers in the area have a longer travel time and half spend less time commuting. The median commute time for US workers was 25.2 minutes. The median commute for Missouri was only 23.1 minutes which was just under St. Charles County’s workforce



median commute time which was 23.2 minutes. The City had the highest commute of the peer communities, resulting in more vehicle miles traveled (VMT). This is a trade-off many Weldon Spring residents are willing to make in exchange for the rural character and wide open spaces and preserved forests, scenic views, minimal traffic congestion and low density neighborhoods.

The percentage of Weldon Spring's workforce who walk or bike to work (2.3%) is below the State average (3.3%) and National average (4.6%) and above the County average of 2%. The percentage of Weldon Spring's workforce who work from home is 11.6%, which is well above the percentage of people who work from home in the County (4.2%), State (4.1%) and National average (4.0%). This indicates that the City's Workforce is already poised and ready for future increases in commuting costs and raising gas prices. As the price of commuting and fuel increases, the percentage of the City's workforce who works from home or walk/bike to work is predicted to rise. Therefore, the City should continue ongoing maintenance of the City existing sidewalks, paths and bike lanes/trails. This Plan also recommends the City continue promoting the installation of new sidewalks, bike lanes, and trails; especially when they connect to key destinations within the City, such as schools, parks and local neighborhoods. Table 1.8 provides a summary of the City's workforce characteristics.

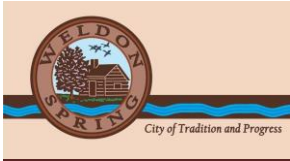
Table 1.8 Workforce Characteristics (2010)		
OCCUPATION	Weldon Spring's Workforce	St. Charles County's Workforce
Population 16 years and over	82% (4,479)	4.7 mil
Civilian labor force	55.7%	64.3%
Not in labor force	44.3%	35.2%
Employed	94.6%	91.5%
Unemployed	5.4%	8.5%
Government Workers	8.9%	13.4%
Self-employed	7.4%	6.0%
COMMUTING TO WORK		
Drove alone	82.2%	81.1%
Carpooled	2.3%	10.0%
Public Transportation	0%	1.5%
Walked /biked	2.3%	2.0%
Worked at Home	11.6%	4.2%
Mean travel time to work	24.7 minutes	23.2 minutes
<i>Source: 2010 US Census / ACS</i>		



SOCIOECONOMIC SUMMARY

Table 1:9 Socioeconomic Summary	
Total population	5,473
Male	2,686
Female	2,787
Median age	50.5
Weldon Spring Housing	
Owner-occupied homes	98.1%
Average home value	\$357,854
Median monthly owner costs	\$2,232
Renter-occupied units	276 / 12.5%
Vacant housing	1.9%
Median monthly rent	\$1,578
Average Income	
Median for all male full-time	\$105,786
Median for all female full-time	\$52,597
Median family income	\$105,637
Household Income	
Less than \$10,000	3.5%
\$10,000 to \$14,999	0
\$15,000 to \$24,999	0
\$25,000 to \$34,999	5.8%
\$35,000 to \$49,999	4.0%
\$50,000 to \$74,999	13.1%
\$75,000 to \$99,999	20.2%
\$100,000 to \$149,999	17.5%
\$150,000 to \$199,999	16.9%
\$200,000 or more	18.9%

Education	
Less than 9th grade	4.5%
9th to 12th grade, no diploma	1.6%
High school graduate	17%
Some college, no degree	21.5%
Associate's degree	5.7%
Bachelor's degree	28.4%
Graduate degree	21.4%
Household by Type	
Total Households	2,246
Family Households (family)	68.9%
Husband-wife family	64.3%
Householder living alone	29.5%
Householder living alone-over 65	16.8%
Female householder, no husband	3.4%
Race	
White	96%
Black or African American	0.3%
Asian	2.2%
Two of more races	1.5%
Weldon Spring Commute	
Carpool	2.3%
Work from home	11.6%
Walked	2.3%
Public transportation	0%
Average travel time	24.7 min.
<i>Source: 2012 US Census/ ACS</i>	



Section 1.29. TRADE AREA PROFILE

While the City's demographic characteristics are important in determining the level of municipal services and housing needs, a much larger area is typically analyzed by planners and retail experts when looking for new locations for development; one such area is the Metropolitan Statistical Area (MSA). The City of Weldon Spring is part of the St. Louis Metropolitan Statistical Area (SMSA). The SMSA includes the City of St. Louis and the surrounding counties in Missouri (Lincoln, St. Charles, St. Louis, Jefferson, Franklin and Warren) and Illinois (Madison, Jersey, St. Clair, Clinton and Monroe). According to the 2010 census, the St. Louis MSA had a total population of 2.8 million people with 25% residing in Illinois and 75% residing in Missouri. The estimated income for the St. Louis, MO-IL MSA was \$50,900.

The defining characteristic of the St. Louis region over the last several decades has been a period of population stability coupled with geographic sprawl. As the population continues to age and transportation costs increase, in-migration from the suburbs to the more urban areas and inner-tier cities is anticipated to increase. This is especially true in neighborhoods and cities where housing is affordable and daily services, shopping and jobs are centrally located, such as the case in the City of Weldon Spring.

Planners and retail experts also look into various locational factors such as accessibility, commute, income levels, education and the density and intensity of population (i.e. rooftops). Table 1.10 disregards the City limits and provides a summary of the 2, 5 and 10 mile trade area profiles for the City of Weldon Spring. The control point or axis for the 2, 5 and 10 mile circular profiles was City Hall. The data shows that the City's commercial districts have access to a significant population and a solid income base with relatively inexpensive housing when looking at the greater Weldon Spring Trade Area. Therefore, the City's trade demographics would support a wide range of retail and commercial service offerings, provided the City's commercial districts were promoted to this greater trade market area and positioned to accommodate a wide range of market driven, destination-type uses that would attract consumers from a greater regional trade area.

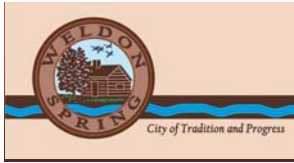




Table 1.10: Weldon Spring Trade Area Demographics (2007-11 ACS)

Subject	2 Mile (City Hall)		3 Mile (City Hall)		5 Mile (City Hall)		10 Mile (City Hall)	
	#	%	#	%	#	%	#	%
Total population	13,184		33,746		121,481		411,573	
Under 5 years	477	3.6	2,392	7.1	8,117	6.7	24,986	6.1
Under 18 years of age	3,222	24.4	9,977	29.6	35,007	28.8	103,202	25.1
18 years and over	9,962	75.6	23,769	70.4	86,474	71.2	308,371	74.9
65 years and over	1,845	14	3,430	10.2	11,193	9.2	51,607	12.5
Median age in years	44.4		38.8		37.4		39.2	
Male	6,568	49.8	16,718	49.5	59,571	49	201,062	48.9
Female	6,616	50.2	17,028	50.5	61,910	51	210,511	51.1
Total households	4923		11697		42308		154891	
Family households	3,841	78	9,549	81.6	33,866	80	112,026	72.3
Median household income	\$98,841		\$97,299		90,094		82,197	
Owner-occupied units	4,530	92.0	10,601	90.6	38,373	90.7	125,753	81.2
Renter-occupied units	393	8.0	1,096	9.4	3,935	9.3	29,138	18.8
Median home value	\$307,325		\$263,611		\$234,799		\$ 244,826	
Average home value	\$318,372		\$282,620		\$249,907		\$265,117	
Mean household income	\$113,753		\$109,826		\$100,985		\$97,141	
Median family income	\$113,288		\$107,848		99,185		97,768	
Per-capita income	\$42,553		\$38,150		35,580		36,909	
Nonfamily households	1,082	22	2,148	18.4	8,442	20	42,865	27.7
All full-time workers	4,894		12,416		46,016		150,818	
Persons below poverty	625	4.8	1,217	3.6	3,191	2.6	18,809	4.7
Unemployed civilians	380	5.2	848	4.7	3,415	5.1	12,630	5.6
Mean commute time (minutes)	25.6		26		25		24	
Bachelor's degree	2,655	29.4	5,915	27.3	20,292	26.1	73,915	27.1
Graduate or prof. degree	1,874	20.8	3,986	18.4	10,891	14	43,582	16
High school or higher	8,627	95.6	20,668	95.6	73,644	94.6	256,054	94
Bachelor degree or higher	4,529	50.2	9,901	45.8	31,183	40.1	117,497	43.2

Source: Missouri Census Data Center. www.mcrc.missouri.edu 2007-2011 American Community Survey data



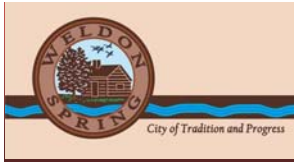
This Page left blank intentionally

Critical Issues Report

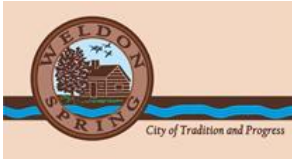


May 2015





This Page left blank intentionally



CRITICAL ISSUES REPORT

Section 2.1 PUBLIC ENGAGEMENT SUMMARY

Citizen participation is an essential component in the development of a consensus or “common philosophy” within a community. Weldon Spring’s elected and appointed officials wanted the entire community have an opportunity to share their ideas for the future of Weldon Spring. Therefore, the project team utilized a variety of methods to obtain feedback from the community including a survey mailed to every home and business, face to face interviews with residents and business owners and a Town Planning Workshop open to the public. To help promote public engagement activities, articles were printed in the City’s newsletter and via word of mouth advertising. The public engagement activities served as a forum for recording, collecting and organizing public input. The objective of the public engagement program was to be inclusive, informative and comprehensive. It utilized local media and professional facilitators to educate the community of the importance of updating the City’s Comprehensive Plan and instructed individuals why the City is updating the Plan and how to participate in the comprehensive planning process.

The Comprehensive Plan Survey and workbooks distributed during the Town Planning Workshop included a variety of questions designed to empower respondents to be “citizen planners” for the purpose of obtaining their first-hand knowledge and experiences to identify problems and solutions regarding the strengths, weakness, opportunities and threats facing the City of Weldon Spring. The objective was to get a well-informed, diverse cross-representation of the community’s wishes and worries. There were 61 completed surveys, approximately 40 participants attended the workshops, ten (10) stakeholders were interviewed and there were ten (10) Planning Commission meetings which were open to the public. Thanks to all the residents, non-residents, families, businesses, students, commuters and others who provided input during the comprehensive planning process survey, the City was able to obtain feedback from over 170 individuals.

The information gathered during the public engagement process was used in the development of the Comprehensive Plan update which will help direct decisions that affect the lives and community of each individual who participated in the public engagement process.

Section 2.2 CRITICAL ISSUES - UNDERSTANDING THE COMMUNITY’S VALUES

The following is an overview of the issues raised during the public engagement process. This information identifies the values shared by the community and was used to develop the community’s vision for the future. The values and vision derived from the planning process was also used in the formation of the goals, objectives and implementation strategies of the Plan.

The critical issues, as defined by the comments from respondents and stakeholders, are included in this report. These comments include actual quotes or paraphrasing of the main issues raised during the public engagement process and do not necessarily represent the position or opinions of the City or the consultant, who collaborated in the preparation of this Plan.



1. What is your vision for the future of Weldon Spring?

- Carefully planned development.
- Developed in similar proportions (based on past development) following a conservative approach.
- Maintain the current vision for the future. We like Weldon Spring the way it is, keep it the way it is.
- Semi-rural, green, low density bedroom community.
- More retail (no more strip retail) and medium-large homes.
- Improved road system to help protect citizens and support retail.
- Procure sufficient funds for infrastructure (road) enhancements.
- To be a great place to live, work and play.
- The gem of St. Charles County.
- Maintain current rural bedroom community.
- No big box stores.
- Progress with tradition.
- Basecamp to wine country / outdoor recreation.

2. Provide examples of desirable development.

- Upscale retail center with restaurants.
- Sculpture park (Laumeier Sculpture Park- Sunset Hills, MO).
- Trails to connect a central location, like City Hall to the Katy Trail.
- A development like Schneithorsts Restaurant & Bar (Frontenac, MO). An old fashioned German Inn located in Old Town Weldon Spring with a quality restaurant, beer garden, alfresco dining, museum, trail head and seasonal events and gatherings to bring people together.
- Indoor pool – similar to The Lodge in Des Peres, MO.

3. Community Connections. Where should residential sidewalks, roadways, and trails be located within the City of Weldon Spring to provide better connections between the City neighborhoods and other destinations?

- Sidewalks along all roads and subdivision streets.
- Better pedestrian and bike access across Highway 94.
- Create a loop trail for exercising, socializing and other events/activities.
- More walking and biking trails are needed. Install them right and they will get used.
- Connect City Hall to a perimeter trail.
- Connect City Hall to Katy Trail.



- Connect Old Town to Katy Trail.
- Install a trail to Katy Trail so residents can access the trail without driving.
- Create trail connection wherever possible. We need a connected trail system.
- Sidewalks needed along Independence Road
- Independence Road- Complete final segments
- Maintain Wolfrum as a country, rural road.
- Create a scenic viewshed easement along Wolfrum Road.
- Sidewalks needed along Westwood Drive.

4. Does Weldon Spring have adequate public services?

- Services seem adequate.
- Better services needed in Old Town.
- City should concentrate on the sewer system. Too many properties on septic.
- Stormwater needs to be addressed to prevent ponding and erosion downstream from Bryan School.
- Make sure the City is prepared with the proper codes and code enforcement to address any future stormwater regulations.
- Make sure the City has good representation with regard to addressing the latest stormwater requirements and compliance issues.
- Water is good.
- Fire hydrants need to be tested across the City.
- Fire Department is good – no improvements or changes needed.
- Parks are OK as is.
- Make the original “Weldon Spring” a monument/park-like site with benches and informative kiosks.
- Improve City Park.
- The City needs a community swimming pool and a splash park located near City Hall.
- The City needs a community pool or water park. Fountains, water features and water activities at the City Park would be nice.
- Independent home owners on individual lots (outside subdivisions) within the City should be able to use subdivision waste hauling contract. Look into a City-wide residential trash hauling agreement to minimize the trash truck traffic, increase/expand level of services and reduce costs.
- Trash Hauling- we need a unified trash hauling contract.
- There is concern regarding police responsiveness. Response can take multiple days. Please increase the police presence. Reconsider police contracts/shifts. Concern with what is going on in the community.



- Address mail box vandalism.
- Reduce speeding problem on Wolfrum Road.
- Create an Adopt-A-Road program. Promote the program to Scouts, churches and designate a City advocate for the program.
- The City should sponsor a series of clean-up days combined with fun activities like a BBQ.
- Concern over town hall vs. Cottleville.
- Create a hotline for City businesses.
- Stay on top of maintenance.

5. Future Land Use: What are your recommendations for future residential, commercial and industrial development?

- Keep to the existing plan and zoning code.
- Stay true to zoning. Avoid spot zoning.
- Leave zoning alone.
- Maintain current zoning, no down-sizing of lot sizes.
- Keep larger lots 3-5 acres.
- Zoning for light Industrial is good, no more needed.
- Town Center idea is good and supportable, but the last Plan might have had it in the wrong location. Consider moving it to "Old Town" at Highway 94/I-64 and interconnect the site with the spring.
- Commercial and Industrial uses should be located at Highway 94 and I-64.
- Limit commercial uses along Katy Trail.
- Need zoning to allow high-end cluster type homes.
- Need a 55 and over community- this is becoming a real need.
- Old town would be a great location for a park, include the original spring.
- Old German Inn located in Old Town Weldon Spring with a quality restaurant, beer garden, alfresco dining, museum, trail head and seasonal events and gatherings to bring people together.

6. Promotion: Should Weldon Spring be marketed regionally and locally? If so, how? Identify the strengths of the community and the amenities available that can be used in a marketing strategy.

- Boutique Town Hall is desirable.
- No- we don't think the City should spend money or resources in marketing the city.
- No money needed to market the City.
- No marketing, leave it alone.
- What are we marketing? We do not see a reason to market.



- Golden Triangle location- position of prominence.

7. Gateways: Discuss and identify the main entryways into the City of Weldon Spring and mark their location on the map.

- Beautify Highway 94/I-64 interchange and Research Parks Entrance.
- We like the idea, but it's not a priority.
- Cut-off technology drive from Wolfrum Road.
- Protect the riverfront. Plan should state "riverfront will not have casinos"
- Potentially maintain bridge construction access road as access to Katy Trail

8. Strengths

- Open green areas.
- Whitmore Country Club.
- Rural area preserved.
- Rural setting with quick access to major roads.
- Green space should be preserved along Wolfrum Road. It's beautiful.
- Low concentration of home sites.
- Missouri River, riverfront, Katy Trail
- Highway 94 Corridor.
- I-64 Corridor.
- Access to golf course is nice.
- Local primary schools.
- Gun Club.

9. Weakness / Threats.

- O'Fallon Road & Old Highway 94 at Highway 94 Intersection (Westbound).
- Westwood / O'Fallon Road / Highway 94.
- South Breeze and Highway 94 and O'Fallon Road traffic (Safety Issues).
- Westwood and Independence Road sidewalks and roadways.
- Speeds along Wolfrum Road & Pitman Hill.
- Wolfrum and Highway 40/61-Technology Drive
- Congestion at school.
- Cut-thru traffic in Highlands.
- Keep traffic and noise to a minimum in residential areas.

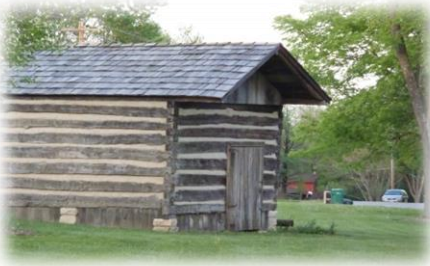


- Need access all the time on Meadows Parkway.
- Traffic- need better traffic control (stop lights) and better enforcement of speeders.
- How do we get pedestrian access to the other side of Highway 94 for residents?
- Not enough walking and biking trails/lanes/access.
- More police presence on northwest side of town needed.
- Don't like multi-family villas.
- More access to Katy Trail would be nice

10. Opportunities: What could be done to make Weldon Spring a more enjoyable place to live, work and play?

- A Winery.
- Weldon Spring: Participants and respondents recommend improving the Spring and making it a park-like destination and connecting the Spring site with trails.
- Old Town- make something special with the Spring.
- Museum located in Old Town.
- Create park in Old Town (small park).
- Construct a destination hospitality / lifestyle center located at I-64 and Highway 94 (Old Town Weldon Spring) with a quality lodging, gathering areas, restaurant, beer garden, alfresco dining, museum, trail head and seasonal events and gatherings to bring people together.
- Trail to spring.
- Trails.
- Potentially maintain bridge construction access road as access to Katy Trail.
- Great Rivers Greenway- trail grants.
- Connect the Business Research Park to Weldon Spring across I-64.
- Connectivity- for all modes of travel.
- Improve the City Park (expand).
- Improve Westwood and O'Fallon Road.
- Corporate campus and Town Center development.
- Beautify roundabout area with landscaping.
- Keep home prices high.
- Keep Weldon Spring the "gem of St. Charles County".
- We don't want to mimic Cottleville, keep Weldon Spring the way it is.

Section 2.3 CITIZEN SURVEY SUMMARY



The following tables summarize the Citizen Survey that was developed and administered for the purpose of obtaining citizen feedback regarding issues relating to the 2015 Comprehensive Plan Update. The survey was posted on the City of Weldon Spring's website throughout the summer of 2014 and distributed with the City Newsletter on (2) two occasions. Hard copies of the survey were also made available at City Hall and handed out during Planning & Zoning and Board of Aldermen Meetings. The city received over 60 completed surveys, many of which were representative of entire households, husband/wife or families.

Other key components of the public engagement program were **face-to-face interviews** with ten (10) representative members of the community; a **Town Hall Workshop was conducted on June 19th** which included approximately 40 participants and ongoing meetings with the Planning & Zoning Commission and Staff. Overall, the estimated number of individuals participating in the public engagement portion of the Comprehensive Plan update has reached approximately 170 individuals or roughly 3% of the City's population. The following is a summary of the Citizen Survey results.



1. **Concerns/Threats:** Survey takers were asked to rate the following issues the City will face in the next 10-20 years based on issues of Most Concern (5), to (1) for issues of No Concern.

Rating of the Top Issues facing the City of Weldon Spring's				
Top Community Threats (in order of rating)	No Concern ← → Most Concern			
	1	2	3	4
	Rating			
1 Open space/natural resource preservation	3.77			
2 Parks, recreation & trails for all age groups	3.56			
3 Property maintenance- (non-residential)	3.49			
4 Property maintenance- (residential)	3.37			
5 Access to quality shopping & dining	3.08			
6 Revitalization of Highway 94	3.03			
7 Crime (violence, drugs and safety issues)	3.03			
8 Economic development	2.98			
9 Quality and delivery of city services	2.97			
10 Apartments, duplexes & rental housing	2.75			
11 Public transit / senior transportation needs	2.56			
12 Floodplain management	2.52			
13 Development of a "Town Center"	2.50			
14 Expansion of the current city limits	2.47			
15 Availability of commercial property	2.15			
16 OTHER-Lack of Street lights along walking trails	N/A			
17 OTHER-Residential Code Enforcement	N/A			
18 OTHER-Funding	N/A			

Open space/natural resource preservation was rated the highest concern with 25 "5" (Most Concern) ratings and an average rating of 3.77. **Parks, recreation and trail for all ages** was the second highest rated "concern" with an average rating of 3.56 and a total of 16 "5" (Most Concern) ratings out of approximately 60 surveys. **"Availability of commercial property"** received the most "1" (No Concern) ratings with 22.



2. **Agree/Disagree:** General Questions

Personal Preference Questions					
Agree/Disagree Statements (Top rated listed first)	Disagree ←————→ Agree				
	1	2	3	4	5
Rating					
Weldon Spring is a great place to live.	4.58				
Weldon Spring is a great place to raise children.	4.55				
Weldon Spring is a great place to retire.	4.19				
Weldon Spring is a great place to visit.	3.95				
I am happy with the City’s parks & recreation programs	3.72				
WS is a great place to own/operate a business.	3.59				
Weldon Spring should grow in size and population.	2.75				

Sixty-five percent (65%) of all the survey respondents selected “5” (*Strongly Agree*) when asked if **Weldon Spring is a great place to live and raise children**. As a result, these two statements received the highest rating of all the “Agree/Disagree” questions. **Weldon Spring is a great place to retire** was also rated very high with a rating of 4.19.

The lowest rated statement was, **Weldon Spring should grow in size and population** with a rating of only 2.75. Almost 26% (16 survey takers) gave this statement a “1” (*Strongly Disagree*) while only 15% (9 survey respondents) rated this statement “5” (*Strongly Agree*).



3. **Strengths/Assets:** Rate each of the following strengths/assets as they apply to the City of Weldon Spring from Most Valuable (5) to Least Valuable (1).

Rating of the City of Weldon Spring's Top Strengths					
Top Community Assets (in order of avg. rating)	Least Valuable		Most Valuable		
	1	2	3	4	5
Rating					
1 Housing & neighborhoods	4.34				
2 Schools	4.29				
3 Resident population (the community)	4.25				
4 Small town atmosphere	4.22				
5 Location	4.18				
6 Parks, trails & recreational programs	4.03				
7 Highway access & visibility	3.97				
8 Missouri River, natural resources	3.76				
9 Municipal services	3.57				
10 Golf Courses and Private Clubs	3.37				
11 Heritage	3.28				
12 Religious Institutions	3.12				
13 Commercial & retail establishments	3.12				
14 Organizations and committees	2.95				
15 Local industries	2.78				
16 Development processes	N/A				

Housing & neighborhoods and **Small town atmosphere** received the most “5” (Most Valuable) ratings with 29 each which is half of all survey respondents making them among the highest rated assets at 4.34 and 4.22 respectively. **Schools** had the second highest rating. **Local industries** and **Religious institutions** received the most “1” (Least Valuable) votes with 8 each.



4. **City Services:** Survey takers were asked to rate the following municipal services based on the level of importance from 1-5, with 5 being very important. The survey also asked respondents to rate the quality of services from Excellent (5) to Poor (1).

Rating & Quality of Municipal Services						
Municipal Service (in order of most important)	Level of Importance	Quality of Service				
		Poor				Excellent
	1-5	1	2	3	4	5
1 Fire	4.42	4.35				
2 Drinking Water	4.48	4.32				
3 Police	4.27	4.16				
4 Sanitary Sewer	4.12	4.13				
5 Parks & recreation	4.00	4.09				
6 Stormwater management	3.71	3.98				
7 Winter maintenance-snow plowing / salt	4.05	3.83				
8 Street maintenance	3.95	3.75				
9 Trash / recycling	3.77	3.66				
10 Property Maintenance code enforcement	3.95	3.64				
11 Planning & zoning	3.82	3.57				
12 Yard waste collection	3.33	3.51				
13 OTHER: Maintenance of public areas	n/a	n/a				



5. **Yes/No Specific Issue Questions:**

General Quality of Life Questions (in order of most "yes" answers)	YES	NO
I am generally pleased with the City's Public Services.	91.40%	8.60%
There are sufficient housing options in the City.	90.40%	9.60%
The City should have more sidewalks and bike paths.	72.70%	27.30%
Historic buildings and places should be restored and preserved.	70.40%	29.60%
Weldon Spring should have more events?	70.20%	29.80%
There are sufficient recreation programs for seniors in Weldon Spring.	67.40%	32.60%
I would support a tax or bond to fund park/rec improvements.	66.70%	33.30%
There are sufficient recreation programs for youth in Weldon Spring.	62.50%	37.50%
There are sufficient employment opportunities in town.	61.50%	38.50%
Weldon Spring should have more parks and walking areas.	58.00%	42.00%
I would support a tax or bond to fund street improvements.	47.20%	52.80%
Weldon Spring should invest money in incentives to attract new businesses	43.10%	56.90%
Traffic congestion is a problem.	37.00%	63.00%
Weldon Spring should invest money in marketing itself.	36.50%	63.50%
The City of Weldon Spring should expand through annexation.	29.10%	70.90%

6. **Special Events Rankings:**

Rank the following special events from 1-8, one (1) being the most desired.	Ranking
1) Farmers market	2.63
2) Concerts in the park	2.72
3) Farm to fork culinary events and wine/beverage tasting	3.95
4) Starlight Movie Series (outdoor movie presentations)	4.00
5) Endurance competitions/fund raisers (10K/5K runs, triathlons, bike races)	4.32
6) BBQ Competitions	4.75
7) Happy hour- "Party in the Park" (adult-oriented)	5.29



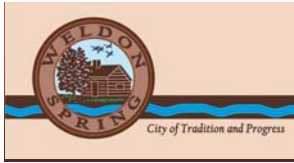
7. Social, Cultural and Recreational Rankings

Rank the following social capital amenities from 1-8, 1 being the most desired	Ranking
1) Pedestrian and bike trails, paths and trailheads.	2.63
2) Linear parks, greenways and passive parkland	2.72
3) Active parks	3.95
4) Events, festivals & seasonal celebrations	4.00
5) Hotel and lodging	4.75
6) Connections to local heritage.	5.29
7) Team sporting events for all ages.	5.33

8. Surveyor Demographic Questions:

Surveyor Demographics				
Gender	Male	49%	Female	51%
Resident?	Yes	82%	No	18%

Age	17 & Under	18-29	30-45	46-64	65 and over
	0%	5%	16%	35%	44%
Education	Some high school	High school grad	Some college	College grad	Trade tech/vocational training
	0%	8%	6%	86%	0%



This Page left blank intentionally

City of Weldon Spring

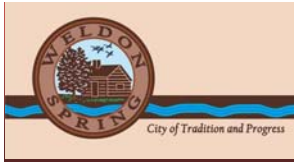
Comprehensive Plan

VISION, GOALS & OBJECTIVES

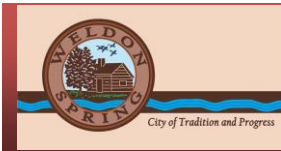


May 2015





This Page left blank intentionally



Visual, Goals & Objectives Summary

What Weldon Spring residents want:

"We like Weldon Spring the way it is."

"To be a great place to live, work and play."

"Multi-family development does not belong in our neighborhoods."

"Weldon Spring is the gem of St. Charles County"

"Maintain the small town feel"

"Our housing stock offers housing for all ages and stages of life"

Source- Anonymous- June 19th 2014 Workshop.

Weldon Spring is well known for its excellent schools, neighborhoods, open space and small town, family-oriented atmosphere. To maintain and enhance these highly valued qualities, the City must continue providing excellent municipal services and upholding the same high standards and smart growth principles that have shaped the City over the last several decades.

The goals and objectives contained in this Chapter should be viewed as a **plan of action**. The realization of these goals will require daily, incremental implementation efforts executed over the next several years. The City should review the goals and objectives of this plan annually and update the plan as needed to meet the City's vision for the future.

Expectations for the implementation of the following goals and objectives need to be placed in a realistic context. They will not be obtained overnight. Economic and financial conditions have slowed or in some markets brought new development and redevelopment to a standstill. As a result, major development or changes will take time and considerable coordination. As the economy slowly recovers, it will become more economically viable for commercial development and residential reinvestment to occur. This development, in some cases, will create synergies that will create additional opportunities and challenges.

VISION, GOALS AND OBJECTIVES



Section 3.1 Vision, Goals & Objectives

The formulation of a vision, goals and objectives, co-authored by the community, was a key focus in the preparation of the 2015 Weldon Spring Comprehensive Plan update. “**Goals**” are general statements that address the City’s long-range plans and desired outcomes. They provide the framework upon which the objectives of the Comprehensive Plan are based. “**Objectives**” more specifically define how a goal will be achieved. The next level, policies or implementation strategies, discussed in greater detail in the Future Land Use & Implementation Section, provide physical actions or steps that help achieve the goals and objectives of this Plan.



The stability, future development and preservation of Weldon Spring depends directly on the City’s ability to provide the desired public services, facilities, administrative duties and maintaining and enforcement of zoning regulations that are consistent with this Plan. These and other factors that influence the future of Weldon Spring have been considered in the development of the following vision, goals and objectives.

Section 3.2 Vision

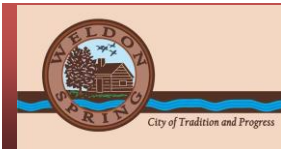
The vision, as determined after studying the values and critical issues shared by the community, is:

“Make Weldon Spring a great place to live, work and play by preserving Weldon Spring’s rural character, natural beauty and family-friendly atmosphere and increasing the confidence to invest in the City .”



The intent of this Plan is to achieve this vision by providing Weldon Spring’s elected and appointed officials the focus and direction needed to make land use decisions and authorize revenue expenditures that reflect the values of the residents of Weldon Spring. The implementation strategies form a work program the City should follow to achieve the goals and objectives adopted as part of this plan. The City should strive to achieve the goals and objectives within the next 10-20 years. Some strategies are clear actions the City should take; others are recommendations for additional planning, more study or further public input. The following sections include the community-defined critical Issues and the goals, objectives and implementation strategies developed for eight (8) general planning elements which include; Environmental Land Use, Future Residential Land use, Future Non-Residential Land Use, Transportation, Infrastructure, Community Image and Design, Communication and Community Facilities & Services.





Section 3.3 Environmental Land Use

The City of Weldon Spring recognizes that there is significant value in the city's natural resources and is committed to making every effort to conserve open lands in their natural state and to protect natural resources. Public benefits of conserving open lands in their natural state include:

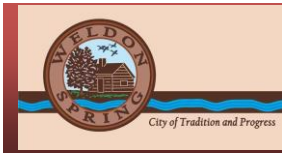
- ✓ Protecting water quality.
- ✓ Conserving wildlife habitat.
- ✓ Preserving open space.
- ✓ Preserving farmland.
- ✓ Maintaining the character of the community.
- ✓ Maintaining landscapes for potential tourism.
- ✓ Requiring less in public services, generating more in local revenues.
- ✓ Stretching public conservation dollars.

The following environmental goals, policies, and suggested actions were established for the City by the Planning and Zoning Commission based on the input provided during the public engagement program and summarized in Chapter 2 Critical Issues.

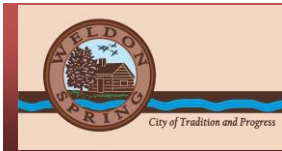
Environmental Land Use & Development Goal: Protect environmentally sensitive areas, woodlands and open space to maintain a sense of harmony with nature and encourage Best Management Practices (BMPs) and Low Impact Development (LID).

Environmental Land Use & Development Objectives:

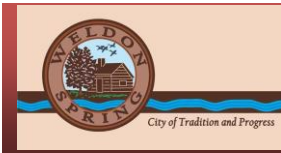
1. Conserve and preserve environmentally sensitive lands, including but not limited to, wooded areas, wildlife habitats, hydrologic reserves, ravines and steep slopes.
 - Protect local watersheds including streams, creeks, ponds, lakes, floodplains, floodways, natural waterways, water resources and riparian corridors. The protection of these resources is necessary to reduce erosion and preserve the natural character of Weldon Spring.
 - Create environmental corridors (interconnected networks of permanent natural areas and open space) through the preservation of woodland areas and open space. This is necessary to provide access to dispersed woodlands and open space throughout the city for wildlife.
 - Encourage the preservation of green space, farmland, wooded areas, and open pasture through the use of conservation easements, protective covenants or other means authorized under the applicable laws.
 - Incorporate flexibility and incentives into the City's Subdivision and Zoning regulations to require the inclusion of permanent conservation lands into new subdivisions.



- Adhere to the Potential Conservation Lands Map included as part of this Plan as Figure 3 in the Appendix.
- 2. Update the City's Municipal Code to prohibit construction within flood hazard areas as determined by the Federal Emergency Management Association (FEMA).
- 3. Encourage sustainable building design throughout the City and promote the adherence to LEED (Leadership in Environmental and Energy Design) and other sustainable/"green" architectural design and development standards and guidelines.
- 4. Update the City's Municipal Code to require soils analysis be conducted at the developer's expense as required by the Planning Commission or Board of Aldermen.
- 5. Update the City's Municipal Code to facilitate compliance with current Federal regulations and Best Management Practices (BMPs) regarding watershed protection and restoration. The use of the following BMPs. is recommended for all stormwater management projects.
 - Require stormwater quantity and quality management facilities be provided for all new development prior to connection to the existing storm sewer facilities.
 - Establish regulations that require surveys for all new water impoundments conducted by the Missouri Department of Conservation to insure their ability to hold water and as well as the existence of sufficient buffers to filter water entering the impoundment.
 - Encourage the reduction in the percentage of impervious cover for all new development.
 - Establish regulations that prevent the direct piping of stormwater runoff directly into waterways.
 - Facilitate watershed stewardship, including citizen education, maintenance, monitoring and clean up.
 - Ensure that the City's stormwater management practices address the following goals:
 - ✓ Maintain groundwater quality and recharge.
 - ✓ Reduce stormwater pollutant loads.
 - ✓ Protect stream channels.
 - ✓ Prevent increased overbank flooding.
 - ✓ Reduce the frequency and duration of floods.
- 6. Update the City's Municipal Code to promote Low Impact Development (LID) strategies to minimize the development footprint while maintaining the same density as conventional subdivisions; i.e. density neutral.
- 7. Minimize clearing, grading and soil erosion during all construction activity to preserve the natural character of the land and require soil stabilization, erosion control and stormwater management during construction. The following ten (10) elements should be included in all erosion and sediment control plans.
 - 1) Minimize needless clearing and grading.
 - 2) Protect waterways and stabilize drainage ways.



- 3) Phase construction to limit soil exposure and compaction.
 - 4) Protect steep slopes and cuts.
 - 5) Install perimeter controls to filter sediments.
 - 6) Utilize advanced sediment settling controls.
 - 7) Adjust erosion and sediment control plans at the construction site.
 - 8) Assess erosion and control practices after storms.
 - 9) Require storm water velocity reduction at site discharge points.
 - 10) Provide stormwater quality management for all construction sites.
8. Encourage the preservation of mature trees and installation of new trees whenever clearing or new development is proposed to preserve the natural character of Weldon Spring.
 9. Require all new development to provide open space, trails and pathways or fee in lieu of these amenities as determined by the Board of Aldermen.
 - Review the City's open space dedication and landscaping requirements for new development so that adequate amounts of open space and landscaping are required.
 10. Require professionally landscaped sites for all commercial and industrial land uses.
 - Revise the City's landscaping standards to require the use of native plant species that provide deep root systems and promote water detention, for all types of plant species, including turf grass.
 - Continue to maintain the list of "approved street trees" that is to be kept at city hall and posted on the city's website.
 - Encourage the creation and participation of programs that encourage the planting and maintenance of trees, shrubs and seasonal flowers.
 - Become designated as "Tree City USA".
 11. Preserve and enhance the city's dark nighttime sky.
 - Regulate outdoor night lighting fixtures while promoting safety and conserving energy
 12. Update the City's Municipal Code to protect historic and cultural features, scenic viewsheds, and to restore degraded landscapes.



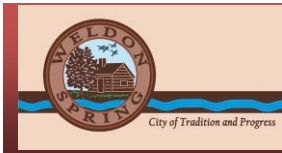
Section 3.4 Future Residential Land Use

The following residential goals, policies, and suggested actions were established for the City by the Planning and Zoning Commission based on the input provided during the public engagement program and summarized in Chapter 2 “Critical Issues”.

Future Residential Land Use Goal: Preserve the overall low density single family residential character and feel of the city while conserving natural resources.

Future Residential Land Use Objectives

1. The overall residential development density in the city should not exceed one dwelling unit per acre, with lower densities in areas with developmental or environmental constraints.
 - The density of residential developments located in areas with existing infrastructure and developments near Highway 94 may have higher densities.
 - Lower residential densities shall be required in areas lacking infrastructure, located within environmentally sensitive areas or south of Wolfrum Road.
 - Update the City’s Municipal Code as necessary to ensure that all future residential development has a maximum density of one dwelling unit per acre.
 - High-density residential developments are inconsistent with the city’s character and shall be tightly scrutinized.
2. Future residential development shall provide lots (and homes) that are similar in density, lot sizes, architectural massing and quality of building materials.
 - Closely review new single family and multifamily residential developments for consistency with the City’s character, compatibility with surrounding land uses and adequate infrastructure.
3. Continue promoting Conservation Development and Conservation Subdivision design throughout the city.
4. Incorporate flexibility and incentives into the City’s Subdivision and Zoning Regulations to require the inclusion of permanent conservation lands into new subdivisions.
5. Update the City’s Municipal Code to promote Conservation Development and conservation subdivision design which would require the permanent protection of at least 50% of the land within the proposed development.
6. Continue authorizing Conservation Development as a permitted use (by right) for all new single family residential development in the City, especially in areas lacking infrastructure, in natural or environmentally sensitive areas, and areas near the Missouri River. This includes all land south of Wolfrum Road.
7. Update other areas of the City’s Municipal Code, as necessary, to promote Conservation Development patterns and Conservation Subdivisions by exploring the following:
 - Rural roads*.
 - Narrower streets*.



- Narrower right of ways*.
- Smaller lots, provided the overall density on any given subdivision should meet the density requirements of the applicable zoning district. The balance of land will be designated as open space and should meet “Conservation Development” requirements.
- Reduced set-backs.
- Lots facing/backing open space.
- Innovative solutions to parking and garages.
- Trail access points to homes.
- Rain gardens and other features that promote stormwater retention.

*Subject to county, state, and federal requirements as appropriate.

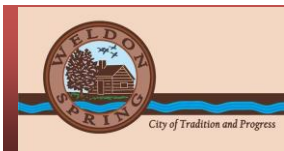
Section 3.5 Future Non-Residential Land Use

The following non-residential land use goals, policies, and suggested actions were established for the City by the Planning & Zoning Commission based on the input provided during the public engagement program and summarized in Chapter 2 - Critical Issues.

Future Non-Residential Land Use Goal: Encourage commercial development in appropriate areas of the city.

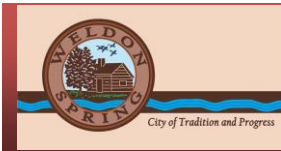
Future Non-Residential Land Use Objectives

1. **Make Old Town Weldon Spring a basecamp to the Missouri Rhineland** and the many outdoor recreation treasures that abound. Reconfigure Old Town with unique retail shops, service facilities including neighborhood businesses, lodging and living options and outdoor gathering areas. Install a trailhead/gathering area for bus, shuttle and bike tours. Promote the development of a thematic hotel/restaurant/banquet destination center. All of which is family, and dog, friendly. The preservation of the Weldon Spring should be a priority.
2. **Create a Life-Style Center at the Village Center:** A well-planned, mixed use development that is a shopping, dining, entertainment, office and residential destination is recommended in the Village Center. The installation of sidewalks, bike trails and/or bike lanes are recommended as shown on the Future Land Use Plan. Weldon Spring Parkway should be designed to include bike and pedestrian modes of travel. The installation of a pedestrian connection from the Village Center to City Park/ City Hall, as shown on the Future Land Use Plan, should be a priority.
3. **Hype-Up the Vibe:** Site selection and business relocation decisions are often made using available on-line resources or information gathered at trade shows such as the ICSC



(international Council of Shopping Center) Conference. Weldon Spring might be considered as a location for a new business or industry without knowing it. This Plan recommends the following strategies to help promote Weldon Spring:

- Create a task force to identify and promote Weldon Spring with the goal of obtaining national exposure, exciting and educating outsiders of what Weldon Spring has to offer and recruiting and retaining businesses that create vitality, attract customers and generate jobs.
 - Work with local and regional organizations to develop a brochure, website and/or sending personnel to the appropriate conventions to promote the locational strengths of Weldon Spring.
 - Create a content-rich economic development link to the City's webpage to promote Weldon Spring's strengths, strategic locational advantages and continually update the site with economic development activity as well as information on taxes, utility rates, location/description of available land and building space data, workforce demographics, etc.
 - Pursue membership with organizations that help connect Weldon Spring to prospective developers, retailers and other industries and send representative to annual conferences and trade shows.
4. **Annex, Acquire or reserve property.** Annexation of the identified commercial and high-tech growth areas is recommended to ensure business development and the City's revenue remains stable for the long term. Enter into pre-annexation agreements, first rights of refusals and purchase contracts to acquire key development parcels needed to develop new or expanded commercial and industrial areas in and adjacent to Weldon Spring.
5. **Encourage the development of commercial land uses** in areas that are compatible with and have access to the appropriate infrastructure.
- Proposed office, commercial, high tech, industrial and mixed-use development shall be located along Highway 94 and I-64 as shown on the Future Land Use Map. Location?
 - Village Center development which serves the needs of Weldon Spring residents is encouraged as shown on the Future Land Use Map.
 - Industrial uses shall be limited to those areas currently zoned for light industrial use and as shown on the Future Land Use Map.
6. Any development which is adjacent to a residential area shall be buffered and screened from any existing residential areas or areas zoned for residential uses to buffer the site from noise, light and in some cases views of the site.



7. Tall commercial buildings and heavy industrial land uses tend to be inconsistent with the City's character and shall be discouraged.
8. Continue consistent, uniform code enforcement of the City's sign regulations as permitted by law.
9. Prohibit the installation of new billboards and promote the removal of existing billboards and other nonconforming signs to the extent permitted by law.
10. Review and update the City's standards and guidelines for architecture and site design.

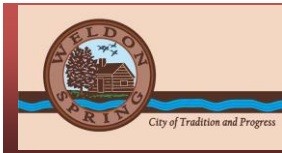
Section 3.6 Transportation, Bike & Pedestrian Circulation

Based on existing transportation conditions documented in this element of the comprehensive plan and input from community meetings, the following transportation goals, policies, and suggested actions were established for the City by the Planning and Zoning Commission.

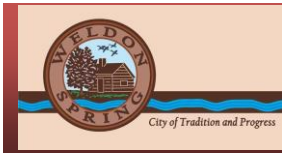
Transportation Goal: Improve traffic circulation within the city through the provision of road improvements and interconnection of various areas of the city.

Future Transportation & Pedestrian Circulation Goals & Objectives

1. Promote the creation of an integrated system of trails and pathways that connect open spaces, recreational areas, neighborhoods and other destinations throughout the city.
 - Where feasible, require connections to the Katy Trail from new trails and pathways proposed by or required of new developments.
 - Require connections to existing trails and pathways with all new developments within the city.
 - Update the City's Municipal Code as needed to require the recommended trail, sidewalk and pedestrian crossing improvements.
 - Update the City's Municipal Code as needed to bring it into compliance with American Disability Act (ADA) accessibility requirements and the latest bike and pedestrian facility design standards used by Great Rivers Greenway (GRG) and/or Trailnet.
 - Annually review and update as needed the City's Trail Plan, included herein by reference.
 - Identify and pursue funding mechanisms to create a Katy Trail connection as well as the design, property/Right Of Way acquisition and construction of a city-wide trail and pedestrian network as recommended herein.
2. Promote the construction of new roads and improvements to existing roadways that improve safety, capacity, circulation, and pedestrian access.
 - Continue supporting the improvement of I-64 to interstate standards.



- Continue the support St. Charles County's Thoroughfare Plan. Please note, however, that the City does not support the connection between Pitman Hill Road and Wolfrum Road as depicted on the St. Charles County plan.
 - Annually review and update as needed the City's Thoroughfare Plan.
 - Update the City's Municipal Code as necessary to ensure that developers install collector roads along the south side of Highway 94 as land adjacent to the highway develops.
3. Pursue the funding and improvement of streets in the City through the application of the county's long range transportation plan via funding through East-West Gateway and the County Road Board, supplemented by City funds and developers.
 4. Provide gateway features into the City from all major roads and highways.
 5. Complete the installation of the Weldon Spring Parkway to Pitman Hill Road.
 6. Require developers to assist in road improvements by dedicating public rights-of-way to the appropriate government, and by constructing and/or improving roads leading to and abutting their developments.
 7. Require developers to construct off-site traffic improvements necessitated by their developments.
 8. Interconnected streets shall be provided between adjacent subdivisions or other developments, where appropriate.
 9. As new subdivisions are platted, streets shall be provided to connect the development with adjacent undeveloped properties where necessary to promote efficient traffic circulation and emergency vehicle access or as approved by the Board of Aldermen.
 10. Sidewalks shall be provided on at least one side of each street in new residential developments when the residential density equals or exceeds an average of one dwelling unit per acre.
 11. Create an Adopt-A-Road program. Promote the program to Scouts, Churches, and designate a City advocate for the program
 12. Create a loop (recreation) trail for exercising, socializing and other events/activities.



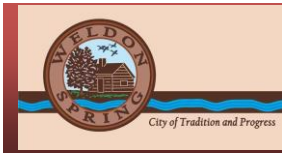
Section 3.7 Infrastructure

The following infrastructure and public services goals, policies, and suggested actions were established for the City by the Planning and Zoning Commission based on the input provided during the public engagement program and summarized in Chapter 2 - Critical Issues.

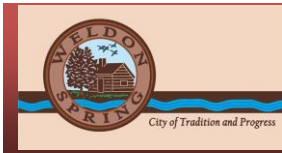
Infrastructure and Public Services Goal: Provide adequate utility services to all developed areas of the city.

Infrastructure and Public Services Objectives

1. **Streamline the Development Review Process:** This plan recommends the City review and update the City's zoning code with the intent of reconsidering or amending the City's Planned District & Overlay procedures, requirements and fees
2. **Create a Procedures Manual.** Increase the predictability within the Planning & Zoning Process by develop a "Procedures Manual" in conjunction with the review and update to the City's Zoning Code. The intent of the Manual is to clearly lay out the City's procedures, identify the specific amounts and use of all fees and create user friendly applications. The goal of the Manual is to increase the level of certainty within the review and approval process. Make the Manual and all applications accessible online. This Plan recommends the planning and zoning review process commence with a pre-application meeting with the petitioner.
3. **Incremental Improvements:** This Plan recommends the City provide continued investment in the City's infrastructure and services to ensure quality, affordable utilities that serve Weldon Spring' present and future needs. Incremental upgrades to the city's aging infrastructure are recommended to avoid costly one-time expenditures and allow the city to spread the costs out over several years.
 - Provide annual evaluations of the City's park and recreation services, public safety, transportation, code enforcement and storm water management facilities to ensure they meet the needs of the community.
 - Continue the implementation and update as needed to the City's Codes and Ordinances and provide the financial resources needed to provide adequate staffing or consulting to perform code enforcement, regulatory amendments and plan review duties.
4. **Financing New Infrastructure:** Initiate development agreements that help pay for the direct and indirect costs of new infrastructure development and continue to plan and budget for near-term capital improvements.
5. New developments shall be required to include public water, waste treatment, electricity, and natural gas services and sized to accommodate anticipated development, and not to just meet current requirements.
6. New water, sewer, electric, and natural gas service should be encouraged for any new development in areas without existing services or infrastructure.



7. Utilities (except electric facilities exempted by the Zoning Ordinance) shall be placed underground or in a rear yard. Television cable boxes shall be placed underground when located in front or side yards.
8. The provision for park space, trails or fee in lieu of these items shall be required for all development over 5 homes or 10,000 square feet of non-residential finished floor area.
9. Regulate outdoor night lighting fixtures while promoting safety and conserving energy.
10. Promote adequate wireless service coverage throughout the City while protecting the beauty and unique character from the intrusion of unsightly communication facilities.
 - Any new cell towers or antennas shall be placed on City-owned property unless the property is not suitable as determined by a Radio Frequency (RF) Engineer.
 - Co-location on an existing tower or antenna support structure shall be sought prior to the construction of a new tower.
 - Any new towers not located on City property shall require a Conditional Use Permit and fees as determined by the Board of Aldermen.
 - Regulate wireless communications facilities in a manner to permit competition in the telecommunications industry but discourage a proliferation of communication towers.
 - Update the City's Zoning Ordinance to address the above recommendations and the latest design and performance standards for wireless communications facilities.
 - Promote the installation and ongoing maintenance of state-of-the-art fiber optics.



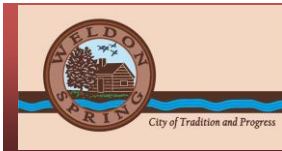
Section 3.8 Community Image and Design

The following community image and design goals, policies, and suggested actions were established for the city by the Planning and Zoning Commission based on the input provided during the public engagement program and summarized in Chapter 2 Critical Issues.

Community Image and Design Goal: Maintain consistent and compatible architectural design for all new development and redevelopment throughout the City.

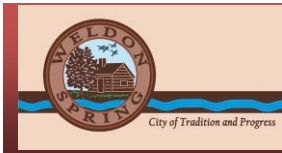
Community Image and Design Objectives

1. Maintain and enhance existing landscaped areas and require professionally landscaped sites for all future non-residential development.
2. Encourage well lit and attractive lighting for all sites. The use of flashing lights, strobe lights or lighting that spills over to adjacent parcels or use shall be prohibited.
3. Provide informational, yet safe and visually appealing signage within the City.
4. Preserve historic structures, sites and the overall historical context of the City.
5. Street construction that results in the creation of landscaped medians, roundabout islands, or areas adjacent to the street that is amiable to landscaping, shall be landscaped to City standards.
6. Encourage the use of native plant species with all new landscaping (including landscaping that is being replaced or updated) within the city when possible.
7. All new development and redevelopment shall conform to the architectural standards of the City. Review and update the architectural standards as needed.
8. Front facades of residential buildings shall consist of hard surface materials of brick, stone or similar material defined by the Architectural Review Commission to create continuity among new and existing housing.
9. Single family residential developments should have rear or side oriented garages or designed so that front entry garages do not dominate the primary façade.
10. All new and remodeled commercial, industrial, and institutional buildings shall be constructed of brick or stone and shall be of a style and color that is compatible with adjacent properties and is in conformance with the architectural design standards of the city. Buildings with garish colors and roof styles that are inconsistent with existing development should be avoided.
11. Update the City's Zoning and Subdivision Codes to require better site design and development standards for all new development.
12. Street lights and poles shall be of a design that maintains the attractive appearance of the City.
13. Regulate existing billboards to the greatest extent possible and discourage the construction of new billboards to the extent permissible by law. (Missouri state statutes limit the ability of cities to regulate billboards. Currently, cities are able to regulate the



height, spacing, and lighting of billboards. Cities may not prohibit billboards in commercial and industrially-zoned areas within 660 feet of the right-of-way of an interstate or primary highway.)

14. Historic structures and sites in the city will not be demolished or altered in any way without serious consideration and subsequent approval from the Planning and Zoning Commission, the Board of Aldermen, and the Architectural Review Commission.
15. Require conformance to approved area/final development plans; allowing amendments to be made under extenuating circumstances only.
16. New and remodeled commercial, industrial and institutional buildings should be of a style and color that fits the architectural design and overall theme of the City.
17. The introduction of standard design commercial buildings with garish colors and roof styles that are inconsistent with the existing development of the community shall be avoided.
18. The City should consider establishing a historical society to help protect and preserve historic structures and places.
19. **Development should be consistent with this Plan:** All rezoning applications or development plans should be reviewed for consistency with this Plan and the City's Zoning Ordinance.
20. **Make Weldon Spring a "Healthy Community"**. The World Health Organization (WHO) defines healthy community as "one that is continually creating and improving those physical and social environments and expanding those community resources that enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential." Healthy communities strive to provide the following quality of life objectives:
 - a) A clean, safe, high-quality physical environment (including housing quality)
 - b) An ecosystem that is currently stable and sustainable for the long term
 - c) A strong, mutually supportive and non-exploitative community
 - d) A high degree of public participation in and control over the decisions affecting one's life, health, and well-being
 - e) The meeting of basic needs (food, water, shelter, income, safety, work) for all the city's people
 - f) Access to a wide variety of experiences and resources with the possibility of multiple contacts, interaction, and communication
 - g) A diverse, vital, and innovative city economy
 - h) Encouragement of connectedness with the past, with the cultural and biological heritage, and with other groups and individuals
 - i) A city form that is compatible with and enhances the above parameters and behaviors.



- j) An optimum level of appropriate public health and sick care services accessible to all.

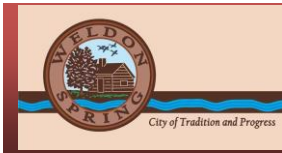
Section 3.9 Communication, Education & Engagement

The following communication goals, policies, and suggested actions were established for the City by the Planning and Zoning Commission based on the input provided during the public engagement program and summarized in Chapter 2 - Critical Issues.

Communication, Education & Engagement Goal: The Weldon Spring community will be well informed regarding city events, city meetings, public hearings, proposed developments, city regulations, procedures, and policies and other city happenings.

Communication, Education & Engagement Objectives

- 1. Education:** Continue to partner with the school district and to improve the utilization of existing facilities, create more programs for adult learning and expand upon options available to graduates. This can be accomplished by establishing a mentoring program to encourage young professionals to return home to Weldon Spring after they go off to college, in addition to the attraction of young professionals throughout the region.
- 2. Bring People Together:** Promote ongoing efforts that involve communication, cooperation, education and fun among residents, businesses and local and regional leaders.
 - Organize, promote and host a Farmers Market at City Park with live music, call it "Farm to Fork" or something catchy and make it an event folks will want to attend again and again with friends and neighbors. (This was the highest rated social events/activity according to survey respondents.)
 - Organize, promote and host family-friendly and teen-oriented fun nights at City Park, to include social activities, music, entertainment, competitions and/or a starlight movie. Consider a series of similar events to help generate a buzz and build momentum for future events. The City already has seasonal holiday events, so consider hosting these where gaps appears in the community/social calendar.
 - Organize and promote a concert in the park. (This was the second highest rated social events/activity according to survey respondents.)
 - Organize, promote and host at least one annual endurance competition/fund raiser to promote awareness and raise money. Consider combining this event with one of the above recommended event/activities.
 - Organize promote and host a series of annual events to raise awareness of the benefits of active lifestyles and the role cycling, walking and running can play in improving health and community and reduce VMT (vehicles miles traveled). Create a theme for each event, such as bicycle riding laws and proper riding techniques, orientation of where the existing and planned bike/ped facilities are located, proper bike maintenance, etc. Recruit the involvement of GRG, GORC, Trailnet and local retailers



to offer expertise, distribute maps and information and offer give-aways. Incorporate the City's annual "bike drive" and include BWorks. Make the events informative and fun.

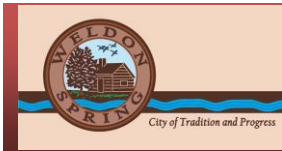
3. Provide for the timely, accurate dissemination of City information.
4. The City will be prepared to respond to various emergency scenarios.
5. Assist in keeping citizens informed regarding local, state, and federal initiatives.
6. Provide reasonable areas for the location of wireless communications facilities through zoning while ensuring that the aesthetics and convenience of the citizens are not compromised.
7. As local, state, and federal agencies develop guidelines and standards, the City will strive to play an active role in disseminating that information to the citizens.
8. Continue the distribution of a City newsletter to keep all residents and businesses informed.
9. Update and maintain the City's website to include a calendar of city-related activities, ordinances, meeting agendas and minutes, applications and park rules, regulations and reservation forms.

Section 3.10 Community Facilities & Services

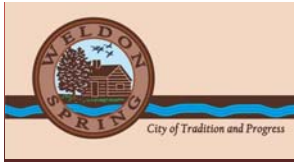
Community Facilities & Services Goal: Provide community parks and facilities as needed to serve the existing and future residents of the city.

Community Facilities & Services Objectives and Implementation Strategies

1. All development review costs and fees incurred by the City shall be paid for by the developer or their representative.
2. The City will continue to strive to provide a streamlined, efficient, and equitable development review process for developers.
3. Update the City's development review application forms, when required.
4. Provide community building(s) and facilities that are appropriately sized to accommodate personnel and their respected duties. Provide upgrades, as needed, to City Hall to ensure it provides the necessary office, administrative, storage and meeting needs of City government.
5. Parks and recreation facilities shall be provided and expanded as the City grows.
6. Develop and adopt an emergency action plan for the entire City as well as for various facilities within the City.
7. Promote incremental upgrades to police facilities, equipment, vehicles and ongoing training for officers.



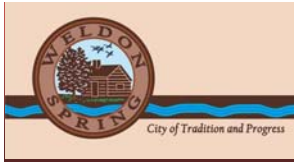
8. Provide funding for continued investment in the Department's patrol vehicles, defense equipment, weapons, technology and safety features.
9. Ensure a trail/pedestrian connection and or linear park is provided from City Hall / City Park to the designated Village Center / future Weldon Spring Parkway.
10. Promote the installation of shared bike lanes, sidewalks and/or paths along all roads as designated for such on the Future Land Use Plan.
11. Promote the immediate installation of the necessary improvements to all pedestrian crossings shown on the Future Land Use Plan.
12. **Promote more special events** to bring people together. (See also recommendations under the "Communication" goal).
13. **Promote Community- Beautification Days:** The City should sponsor a series of clean-up days combined with fun activities (such as those listed above) to build trails and help improve the area's parks, open space, roads and public places and spaces.
14. **Create an Adopt-A-Road program.** Promote the program to Scouts, churches and designate a City advocate for the program.
15. **Promote Connectivity, Conservation and Community:** Weldon Spring has an abundance of green spaces; including schools, parks, rivers, creeks, floodplains and natural areas. This Plan recommends connecting these valuable resources via an interconnected network of trails, paths, greenways, parkettes and trailheads. This is a long-term strategy that offers exceptional value and return on becoming an active, connected community-which forwards multiple goals and objectives of this plan. Furthermore, protecting natural areas along streams helps to preserve water quality, limit flood damage and prevent erosion.
16. **Community Pool or Splash Park:** Promote the development of a community pool or splash park that includes activates for all ages and places for people to linger. Conduct a feasibility study to determine the probability of developing a such a facility. The study should explore funding options, partnerships (public and private), site locations and which amenities are most supported within the community.



This Page left blank intentionally



May 2015



This Page left blank intentionally



Future Land Use Plan

The intent of the Future Land Use Plan is to guide future land use decisions that promote the planned, orderly growth and preservation of lands within the City of Weldon Spring and its recommended growth areas. The Plan includes the Future Land Use Map, Future Land Use Matrix and supporting text, all of which must be considered when making decisions regarding annexation, subdivisions of land, new development or zoning changes. The Future Land Use Plan and recommendations were developed based on the careful consideration of various physical, social, economic, and political factors and influences. The three main influencing factors were:

1. The past and present land use practices, current zoning regulations and land use policies and the previous Comprehensive Plans;
2. Existing development constraints and potential conservation lands; and
3. The vision, goals and policies presented in Chapter 3.

VISION: *“Make Weldon Spring a great place to live, work and play by preserving Weldon Spring’s rural character, natural beauty and family-friendly atmosphere and increasing the confidence to invest in the city.”*

The Future Land Use Map and Plan includes strategic growth areas located in unincorporated St. Charles County. Annexation of these areas is recommended. The Map considers the compatibility of various land use categories and shows generally how land should be utilized or preserved to best meet the goals of this Plan. In case of a conflict between the provisions of the text of this Future Land Use Plan and the Future Land Use Map, the provisions of the text shall prevail.

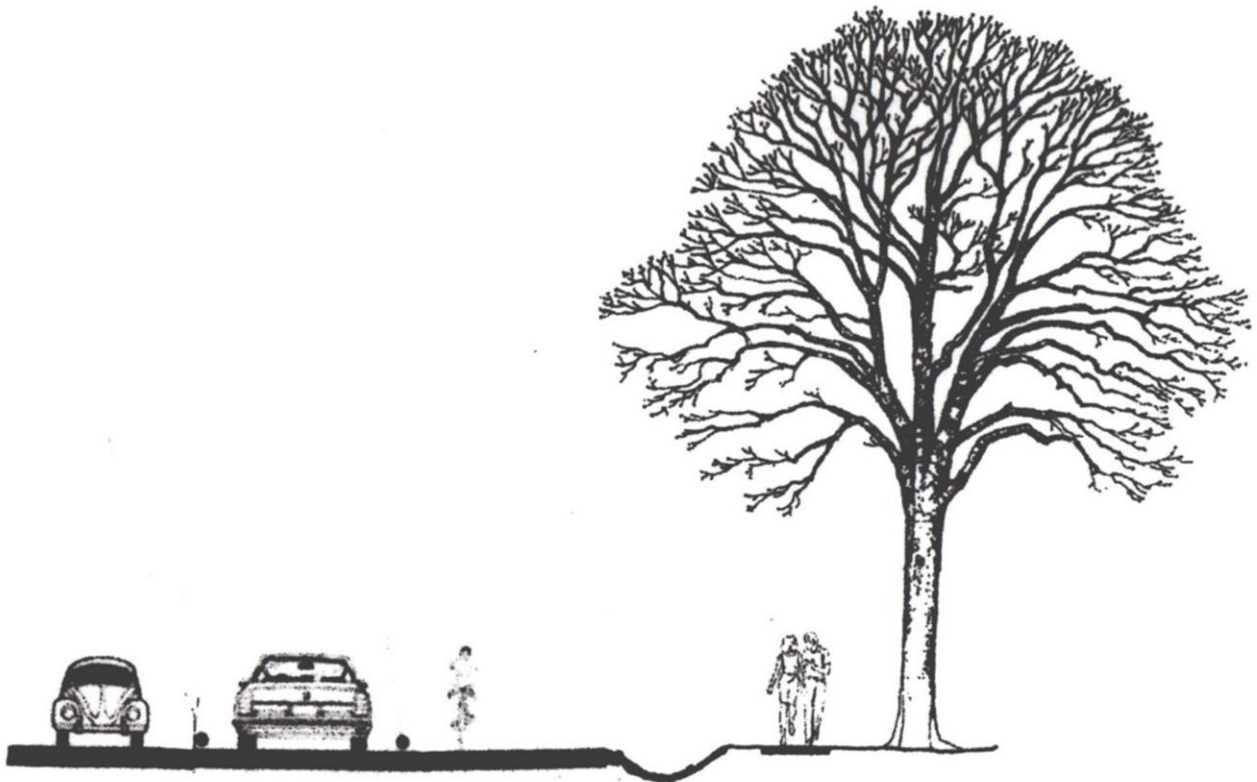
The Future Land Use Map is not a zoning map. A zoning map is a graphic representation of locally enacted law that regulates and controls the use of property. The Future Land Use Map is a graphic representation of policy intended to guide future land use decisions regarding the intensity and density of future development and preservation. According to the Missouri State Statutes, all future land use decisions must be consistent with this Plan. Therefore, all zoning changes, land subdivisions, new development and redevelopment should be reviewed for consistency with this Plan during the development review process.

The decision to locate new uses and activities in the City should also be based upon factors such as compliance with the City’s Zoning Code, impact on existing development, capacity of adjacent streets, current planning and design principles, and the need for compatibility between the built and natural environment. The recommendations of this Plan should be used with a sense of flexibility. Development proposals that do not exactly match the Future Land Use Map and Comprehensive Plan recommendations, but reflect market place demands, should be given reasonable consideration as long as they do not present significant new public service burdens or negatively impact the health, safety or welfare of the community. If a zoning change is made that is not consistent with this Plan, the Plan should be “forwarded” or amended to align with the zoning change.

The Future Land Uses identified on the map are as follows.

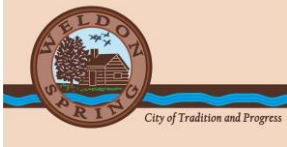
- Rural Residential
- Single-Family
- Single-Family Attached
- Village Center
- Old Town
- Commercial
- High Tech
- Industrial
- Public/Semi-Public/Medical
- Open Space

Generally speaking, the future land use categories within the City consist of 61% residential uses and approximately 21% non-residential land uses. The remaining area consists of roadways, rivers and open space. Non-residential uses include; commercial, high tech, Old Town, Village Center, Semi-Public, and industrial. A description of each of the Future Land Use categories and the corresponding zoning districts is provided in the Future Land Use Matrix on the following pages.





Future Land Use Matrix		
Description / Corresponding Zoning	Density	Recommended Uses
Rural Residential / (AG, PR)	One (1) dwelling unit per 5 acres.	<ul style="list-style-type: none"> - Agricultural - Single Family - Conservation Development - Public & Institutional Uses
<p>Areas designated “Rural Residential” are primarily non-urban areas located along the Missouri River, Wolfrum Road and Patriotic Trail. Many parcels are not connected to public utilities or served by paved roads. This land use designation includes much of the City’s woodlands, riparian areas and open spaces and support diverse animal habitats. Future development should preserve these natural features and be limited to low density, cluster development that leaves large areas left undisturbed and protected. Uses should be limited to existing agricultural and low density residential. New single-family homes should be located on lots greater than 5 acres. Smaller residential lots are recommended on a case by case basis as approved by the Board as part of a Conservation Development with the cost of providing water, sewer and roads being paid for and installed by the developer. At least 50% of all future subdivisions should consist of open space, undisturbed woodlands, agricultural lands or as approved by the City.</p>		
Single Family / (PR, RS-3, RS-2 & RS-1, RS-1/2)	Minimum lot size: Not less than 3 acres down to 20,000 SF depending on zoning, 1 acre desired.	<ul style="list-style-type: none"> - Single Family - Conservation Subdivisions - Public & Institutional Uses
<p>Areas designated “Single Family” have access to infrastructure such as paved roads and connections to public utilities. Single Family residential areas are intended for subdivisions containing a minimum lot size of 20,000 square feet and up to 3 acres depending on the official zoning. Measures should be taken to preserve the natural character of the land and accommodate pedestrian and bike infrastructure. The cost to extend or improve utilities and roads should be paid by the developer and installed prior to the occupancy of any new homes. Homeownership is encouraged. Traditional subdivisions are permitted as a Conditional Use. Conservation Development that preserves the City’s natural environment and estate-style residential setting is encouraged and therefore recommended as a Permitted Use.</p>		
Single Family Attached (PR)	Limited to existing zoning or development governed by the City’s Overlay Districts as approved by the Board of Aldermen.	<ul style="list-style-type: none"> - Single Family Detached - Single Family Attached - Public & Institutional Uses
<p>Areas designated as “Single Family Attached” generally include attached single-family homes with a density of two (2) dwelling unit per acre. Future development envisioned includes a variety of residential styles and types with landscaped open spaces and verdant drives. New development should follow the existing, established pattern of growth and be served by sewer, water and residential streets that comply with the City’s latest subdivision road and storm water standards. Modular homes, duplexes and apartments do not fit the character of existing neighborhoods and should be prohibited to the extent permitted by law.</p>		
Conservation Subdivision	As approved by the Board of Aldermen.	<ul style="list-style-type: none"> - Single Family - Parks, trails & open space
<p>Conservation Subdivisions are recommended in all areas permitting single-family dwellings provided they follow the principals of Conservation Subdivision design as approved by the Board of Aldermen. The maximum density envisioned shall correspond to the permitted underlying zoning district. A significant amount of land within the subdivision should be permanently preserved as open space. Subdivisions having an average aggregate density lot size of 3 acres or less should be served by public water, sewer and paved driveways and parking surfaces. The reduction in lot dimensions should be allowed as an incentive to preserve large areas of open space via permanent easement. Single or unified ownership of all common use areas is encouraged.</p>		



Future Land Use Matrix (continued)		
Description	Density	Recommended Uses
Commercial (GC & PC)	Min. lot size: 10,000 SF or as approved by the Board of Aldermen	<ul style="list-style-type: none"> - Commercial Service & Retail - Office - Limited medical (no overnight stay) - Parks & Institutional Uses
<p>Areas designated “Commercial” are located at the intersection of Highway 94 and Interstate 64 (the busiest intersection in Weldon Spring) and along Highway 94. Retail sales and services, office, financial uses, restaurants, entertainment, convenience stores are envisioned. All “Commercial” development should have direct access to a major road and provide landscape buffering and architectural screening between less intense uses. The installation of pedestrian and bike paths and contributions towards the installation of the designated crosswalks is strongly recommended as a requirement of all new Commercial development. All buildings should be constructed of quality materials and comply with the City’s architectural design guidelines.</p>		
Old Town (PC/PR & Old Town Overlay District)	Min. lot size: As determined by the Planning Commission & Board of Aldermen.	<ul style="list-style-type: none"> - Limited residential, retail, office, commercial services, hospitality and entertainment. - Parks and Institutional Uses
<p>The area designated “Old Town” is located along Highway 94 and includes the traditional core of the City. This location provides excellent visibility and convenient access for both vehicular and pedestrian modes of travel. Smaller, less intense commercial uses should be permitted, including retail sales and services with limited outdoor display of merchandise and restaurants with al fresco dining and outdoor gathering areas. Condos and dwelling units designed as part of an overall mixed use concept are encouraged. Clustering uses together with shared parking and access is recommended. Pole signage should be prohibited. Large, intense uses, such as big box retailers and high traffic generators such as gas stations, convenient stores and uses with drive-thru’s should be located adjacent to Highway 94. Requirements addressing signage, parking, buffering, sidewalks and landscaping are recommended. Buildings should be designed to the human scale with visible street oriented entrances, screened parking clusters, landscaped features and unified design controls.</p>		
Village Center (PC/PR& Village Center Overlay)	Min. lot size: As determined by the Planning Commission & Board of Aldermen	<ul style="list-style-type: none"> - Commercial services, retail, office & limited medical (no overnight stay) - Residential - Parks & institutional uses
<p>The area designated “Village Center” is a strategic development opportunity area intended to become a high quality planned environment. This Plan envisions a livable shopping, dining, entertainment, office and residential destination developed into a campus-like, cohesive development with natural and physical amenities to encourage pedestrian and bike traffic. When non-residential uses are proposed, they should be limited to the north side of the proposed Weldon Spring Parkway, adjacent to Highway 94. The area south of the proposed Weldon Spring Parkway should be limited to residential uses with the most intense residential uses closest to Highway 94. Lots that abut existing residential uses should be limited to single-family dwellings on lots similar in size to the existing residential uses in order to buffer and blend with existing uses. Building designs should adhere to uniform architectural guidelines that respect the human scale. The goal is to create a festival marketplace that includes entertainment, alfresco dining, unique shopping experiences and living opportunities within a casual public setting that encourages spontaneous human interaction.</p>		



Future Land Use Matrix (continued)		
Description	Density	Recommended Uses
High Tech (“HTO, PC”)	As approved by the Planning Commission & Board of Aldermen	<ul style="list-style-type: none"> - Office, research, laboratory - Light manufacturing & packaging - Medical - Parks & institutional uses
<p>The High Tech future land use designation is designed to allow for cutting edge and emerging technologies that include, but are not limited to, uses such as medical science and bio-medical engineering; microelectronics and electronic information technology; space science and aerospace and aeronautical technology; pharmaceutical, life science and biological engineering technology; energy science and new energy, high efficient energy conservation technology; ecology and environmental science; and basic matter science and radiation science. This classification is for lands located along the high tech corridor that runs along I-64. The intent of this future land use designation is to generate full-time salaried jobs by increasing the City’s share of high tech land development in the region. The design, density, intensity and overall site layout and orientation shall be reviewed and approved by the Planning Commission and Board of Aldermen on a case by case basis. A trailhead and trail connector is recommended just south of the high tech corridor and labeled “open space” on the Future Land Use Map.</p>		
Public/Semi-Public/Medical (S/P, PC)	Average minimum lot size: As determined by the Board of Aldermen	<ul style="list-style-type: none"> - Places of assembly - Parks & institutional uses
<p>The Public/Semi-Public/Medical future land use designation includes schools, community facilities, churches, hospitals, and other institutional uses. Future development of a site designed “Public/Semi-Public/Medical” that does not include one of the aforementioned uses should be rezoned to a zoning district that is most representative of the existing adjacent uses.</p>		
Industrial (“I”)	Average minimum lot size: As determined by the Planning Commission & Board of Aldermen	<ul style="list-style-type: none"> - Manufacturing / assembly - Warehousing, self-storage - Distribution - Outdoor storage - Vehicle & equipment sales - Parks and institutional uses
<p>Areas designated as “Industrial” are intended for environmentally “clean” manufacturing and industrial operations, including warehousing, transportation and distribution related uses. All Industrial uses should provide on-site buffering when abutting less intense uses. Recommended building types include brick, concrete, masonry and tilt-up buildings. All uses that include the storage of inoperable automobiles, boats, RVs or other such inoperable equipment should contain sight proof screening, and be approved by the City.</p>		
Open Space	Average minimum lot size: As determined by the Planning Commission & Board of Aldermen	<ul style="list-style-type: none"> -Public and Private Parks -Trails / Greenways -Community gathering areas -Play fields & other active and passive recreational areas
<p>Public/Recreation uses, such as parks, public pools, schools or any similar use or mixture of uses should be allowed in all future land use categories, subject to City approval, provided the applicable zoning and design criteria are met for each use.</p>		



Future Land Use Recommendations

Section 4.1 Rural Residential

The Rural Residential Future Land Use category generally includes all land south of Wolfrum Road and East of Patriotic Trail. This area consists of steep ravines and slopes, floodplains, floodways, woodlands and animal habitats. Infrastructure necessary to support more intense development is currently not provided. The installation of future infrastructure would be very difficult and expensive due to the topography and distance from existing facilities. Therefore, future development should be limited to existing agriculture uses or agriculturally related uses, single-family detached residential dwellings, limited recreational uses (legally existing outdoor clubs), trails, passive parks and open space. Residential areas not served by city sewer or water should provide at least three (3) acres per house lot. Conservation Subdivision design is the preferred method of development for future single family subdivisions. The installation of the proposed trails, as shown on the Future Land Use Plan, is recommended. The creation of a connection to the Katy Trail is recommended as a top priority.

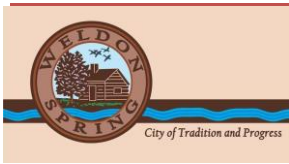
The intent of the Rural Residential land use designation is to serve as a tool to minimize the impact of urban development, preserve irreplaceable open space and income generating farmland and to redirect urban development to areas that are served by publicly provided roads and infrastructure. The areas anticipated for future urban development are categorized under one of the city's future commercial or residential land use categories. The rationale for designating such large areas as Rural Residential is necessary to preserve the area's agricultural, equestrian and riverfront bluff areas. Areas designated "Rural Residential" are depicted on the Future Land Use Map.

Section 4.2 Single Family

Single family dwellings represent the majority of housing available within the City of Weldon Spring. Most future growth in the City's housing stock is anticipated to occur via in-fill development of vacant lots in existing, approved subdivisions and the creation of new, low-density conservation designed subdivisions. Future single family development is recommended adjacent to existing single-family neighborhoods whenever possible to minimize costs associated with providing services to new residential areas, avoid incompatible mixes of land use and preserve the City's natural woodlands and open space.

Future single family residential development is envisioned adjacent to the school campuses and at the fringes of the City's current limits as shown on the Future Land Use Map. Areas designated for future single family development outside the City's current limits should be annexed in advance of proposed development to ensure compatibility with the City's zoning regulations and existing neighborhoods. These locations provide connections to public utilities and access to the City's roadways, businesses, schools and parks. The following restorative development options are recommended to help stabilize, diversify and expand the City's housing stock. They include:

1. The restoration of older homes on scattered lots (not within an established subdivision).
2. The replacement of outmoded dwellings with new, market-driven structures;
3. The development of vacant parcels within existing neighborhoods with new residential infill.



Residential infill is a preferred development option as it reduces the demand for new residential development which is more expensive to develop when not connected to existing infrastructure or public utilities. However, infill development does not meet the needs of all future homebuyers nor provide the expansion needed to accommodate the City's future anticipated growth. Therefore, several areas are designated for future single family growth on the Future Land Use Map. Generally these areas are served by public utilities, roads and municipal services. The installation of sidewalks, bike trails and/or bike lanes are recommended as shown on the Future Land Use Plan.

Areas served by publicly provided sewer and water may be developed with smaller lot sizes pursuant to the principals of **Conservation Subdivision design**. Conservation Subdivisions are recommended as a tool to help preserve sensitive natural areas, reinforce Weldon Spring's rural character and protect the area's wooded areas, scenic river bluffs and agricultural lands. Conservation Subdivisions are covered in more detail in the following sections. No multi-family development should be permitted in areas designated "Single Family".

Conservation Residential Subdivision Design: Conservation Subdivision design is recommended as the preferred development option whenever a new residential subdivision is proposed in an undeveloped area. Most of the City's undeveloped land contains precious agricultural land and sensitive natural areas that should be preserved. The intent of Conservation

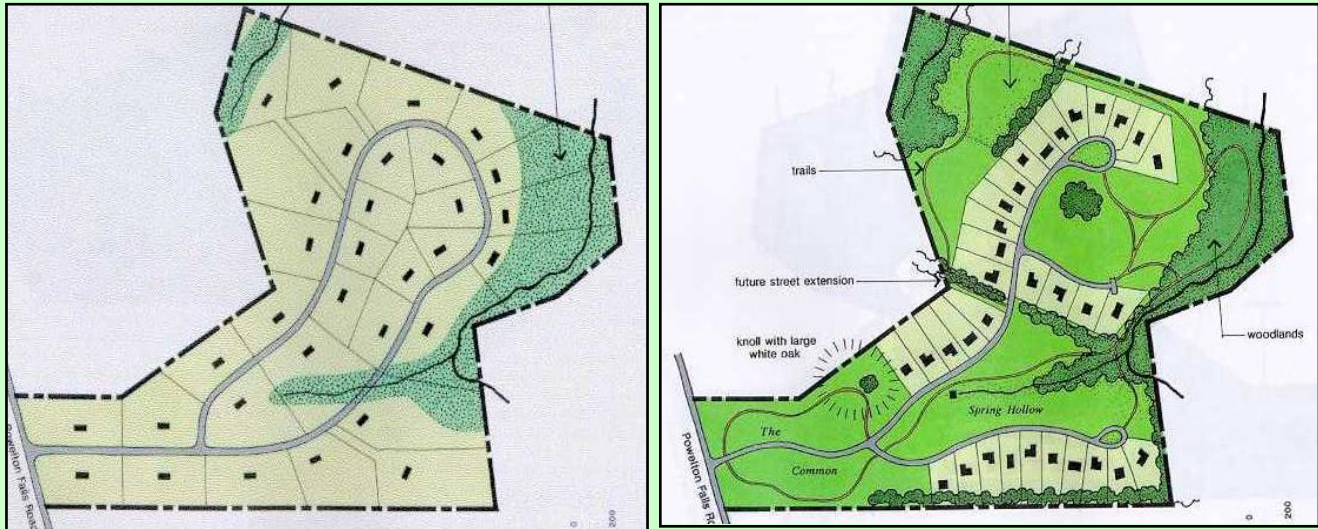
"Conservation subdivision design does not work unless developers are allowed to reduce lot sizes and land values are offsetting with values gained by open space preserved." (Randal Ardent)

Subdivision design is to preserve natural areas while permitting residential densities that are equal to the City's underlying residential zoning districts. This Plan recommends the City update and refine the Conservation Residential Zoning regulations and procedures to encourage and streamline the review and approval process.

Generally, Conservation Subdivision design maintains the same density as a Conventional Subdivision and allows the same uses as permitted in the underlying zoning district. This is a concept known as "density neutral". The biggest difference between a Conventional and a Conservation Subdivision is that a Conservation Subdivision preserves 50% or more of the development site. This is accomplished by minimizing the development footprint by building compact subdivisions with smaller lots, narrow streets and leaving vast areas undisturbed. Conservation Development should continue to be a use permitted by-right for all new single family residential

development in the City. This Plan recommends incorporating flexibility and incentives into the City's subdivision and zoning regulations to require the inclusion of permanent conservation lands into new subdivisions. Developing environmentally sensitive lands in this manner provides for a more sustainable use of land and resources. The land conserved as a result of cluster or Conservation Subdivision design should be dedicated in perpetuity as undeveloped common ground or open space. Figure 4.1 illustrates the difference between Conventional and Conservation Subdivision design.

Figure 4.1 Conventional Subdivision Design versus Conservation Subdivision Design



Note: The two subdivisions show the same number of lots on the same tract of land. The subdivision on the right follows the principals of conservation subdivision design. The resulting plan needs less roads, shorter utility runs, preserves 50% of the site and includes a network of trails, open space, parks and habitat corridors.. Source: Randall Arendt- "Conservation Subdivisions"

Section 4.3 Attached Single Family

Areas designated Attached Single Family are mostly developed or built-out and characterized by attached single family homes and housing for seniors. Future single-family attached development is recommended only in the areas designated as such on the Future Land Use Map where development contributes to, rather than detracts from the exiting land uses. All development proposals should be consistent with the surrounding residential neighborhood and blend with the surrounding land uses with regard to general character, density, and structure height and bulk requirements. All areas designated Attached Single Family on the Future Land Use Map are already developed. New attached single family development may be considered as a redevelopment option on land already zoned for attached single family dwellings or as part of a planned development within the area designated as **Village Center** or **Old Town**. Attached single family development is not consistent with the existing single family neighborhoods and therefore should not be located within an existing single family neighborhood and should be buffered whenever located adjacent to existing single family dwellings or land zoned for single family dwellings.

Multi-Family residential areas are characterized by multifamily apartment complexes, assisted living/retirement facilities and other residential dwellings having densities greater than 8-10 units per acre approved by the Board of Aldermen. Currently no areas are designated Multi-Family on the Future Land Use Map due to the large concentrations of multi-family development located throughout St. Charles County and St. Louis County. Additionally, there was a strong opposition to multi-family development among participants of the public engagement program due in part to the belief that Multi-Family development is not consistent with the City's past, current and anticipated land use. This Plan recommends limiting multi-family development to the areas



already being used for multi-family purposes or zoned multifamily. Future Multi-Family uses are recommended as part of a mixed use development planned in a campus-like setting where the uses, parking, open spaces and roadways are integrated in a manner that minimizes negative land use externalities and buffering is provided between dissimilar uses in the areas designated **Town Center** or **Old Town**. New Multi-Family development located outside these areas is not consistent with the residential character of Weldon Spring and should be prohibited.

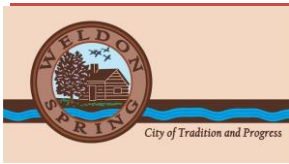
Section 4.4 Commercial

Areas designated Commercial are intended for office, commercial services, retail and hospitality uses. Development within the City's Commercial areas should complement and build upon the momentum generated by the highly successful sports fields and retail development in the Chesterfield Valley, Master Card, Winghaven and other employment centers located between Lake Saint Louis and Town & Country. Future commercial land uses should cater to larger-scale retail & commercial uses, personal service, medical uses, automobile oriented goods and services and other activities that require more space than available within the areas designated as Village Center and Old Town. Recommended Future Commercial areas are shown on the Future Land Use Plan. The installation of sidewalks, bike trails and/or bike lanes are recommended as shown on the Future Land Use Plan. The creation of pedestrian crossings along Highway 94 should be required in conjunction with new commercial development. The expense of these improvements should be shared by the developer.

Section 4.5 Old Town

The Old Town future land use designation includes the original central business district and consists of approximately 96 acres. The area designated Old Town is located at the Highway 94 / I-64 interchange and includes the intersections of Siedentop Road and Weldon Spring Road. This location provides excellent highway access and visibility. This area has been designated with its own Future Land Use designation to leverage the City's ability to attract well planned development that supports both local and regional demands. Building designs should adhere to uniform architectural guidelines that respect the human scale and provide connections to the City's historic past. The provision of outdoor amenities such as trails, sidewalks, benches, fountains, period lighting and professional landscaping is recommended. Future uses should include a mix of retail, commercial services, hospitality and limited residential uses that enhance the appearance and convenience of the area. The architectural design and siting of residential dwelling units should functionally and aesthetically complement the overall development of the Old Town Area. The use of form-based zoning and traditional neighborhood design controls are recommended to help create a unified, walkable Old Town atmosphere. Industrial uses and outdoor storage should be prohibited.

Old Town is intended to become a basecamp to the Missouri Rhineland and the many outdoor recreation treasures nearby. Old Town will provide ample opportunities for retail shops and service facilities including neighborhood businesses, lodging and living options. A trailhead/gathering area for bus, shuttle and bike tours is recommended in conjunction with a thematic hotel/restaurant/banquet destination center. The preservation of the Weldon Spring should be a priority. The community strongly supports locating a trailhead, picnic area and park near the spring and installing information kiosks to inform visitors of the significance of the spring and other events that characterize the history of Weldon Spring. See the Old Town Concept Map in the Appendix, which was developed as part of this 2008 Comprehensive Plan, for more details regarding the Old Town area.



Section 4.6 Village Center

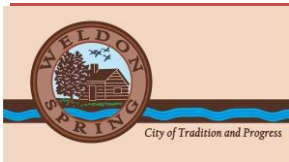
The area along the south side of Highway 94 between Independence Road and Wolfrum Road is the future location of the “Village Center”. The Village Center includes approximately 340 acres and is strategically located near the new Highway 94/Page Extension (Route 364) interchange and offers excellent access to high traffic volumes and centrally located to provide convenient access to Weldon Spring residents. The majority of the area designated Village Center has never been developed and is planned be served by Weldon Spring Parkway; a new median divided collector road designed for vehicular, bike and pedestrian use. The Village Center designation is intended to include a mix of uses. The northern portion of the Village Center is intended to allow office, commercial and supporting uses. Parking lots and streets should be heavily landscaped within this area. The southern portion of the Village Center is intended for residential development. Densities should be consistent with existing residential development and densities. For example, land adjacent to existing subdivisions with one-half acre lots should be developed at the same or lower density. Land adjacent to homes on one acre or larger lots should be developed on lots of at least one acre. Land adjacent to existing developments with single family attached or multifamily housing should be considered for similar residential development densities and uses.

This Plan recommends promoting the Village Center as a livable, shopping, dining, entertainment and office destination developed into a campus-like development where the whole is greater than the sum of its parts. Due to the close proximity to residential areas, it is recommended that development within the Village Center provide amenities to encourage pedestrian and bike access. Special precaution must be taken to ensure all commercial and mixed-use development is screened and

Village Center: Today, the enclosed malls first introduced in the 1950s are being converted or replaced with open air, outward facing malls that are designed for the pedestrian, rather than automobile. The latest trend in the retail market is a new form of a “mixed-use mall” that builds upon the strength and diversity of a downtown or historic Main Street. These main-street malls are sometimes referred to as “town centers” for this reason. Town centers typically include residential dwellings, which bring “life” to the center and fashion-oriented boutique stores which give the center “style”. Therefore, town centers are also referred to as “lifestyle centers”.

Lifestyle Centers are not just retail destinations. They provide a festival marketplace that includes entertainment, alfresco dining, unique shopping experiences, creative window displays as well as casual public settings that encourage civic-oriented activities such as meeting, mingling, strolling, exercising and people watching. Town Center designers have learned that the shops alone do not bring back repeat visitors. A successful town center needs quality public spaces that relate to an identifiable architectural theme and interactive storefronts that reinforce the human scale.

Through good design and thoughtful tenant selection, mixed use developments can successfully integrate a wide range of land uses. The goal is to allow visitors to become citizens again and not feel like consumers, which in turn increases the length of visits to the site and the number of visits. Non-retail activities bring life to shopping districts around the clock and increases public accessibility, creating a spontaneous marketplace. The synergies created between complimentary tenants, well-planned site amenities and pedestrian activity can create a sense of place that visitors want to experience again and again. As a result, mixed use developments have been successful and are gaining in popularity. Kings Landings (Creve Coeur) and Kirkwood Station (Kirkwood) are examples of the type of development envisioned at Weldon Spring’s Village Center.

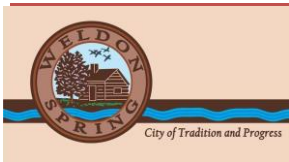


buffered from adjacent residential uses. The installation of sidewalks, bike trails and/or bike lanes are recommended as shown on the Future Land Use Plan. Weldon Spring Parkway should be designed to include bike and pedestrian modes of travel. The installation of a pedestrian connection from the Village Center to City Park/ City Hall, as shown on the Future Land Use Plan, should be a priority.

A lifestyle center or similar mixed-use center is recommended to provide the retail and entertainment choices and opportunities desired by the community. It would also provide a centralized meeting place that encourages both chance encounters among Weldon Spring residents as well as planned social engagements of all types and sizes. A successful lifestyle center is necessary for Weldon Spring to attract consumers from a larger geographic region while reducing seepage which occurs when local residents travel outside the city for retail goods and services. The key to successful mixed land use planning is connectivity, compatible design and synergistic land uses located in a compact, integrated setting that adheres to the following design elements:

1. Design to the human scale and maintain a traditional village center atmosphere throughout.
2. Balance the needs of retailers/consumers and civic facilities/citizens in an integrated unifying setting.
3. Buildings on the edge must provide a smooth transition with the surrounding uses.
4. Architectural design must maintain a high level of visual interest.
5. Buildings should be pulled close to the street to accommodate pedestrians by providing easy access, visible window displays and shelter. Incorporate architecture and building technology that allows the outdoor areas of the town center to adapt to the local climate and seasonal changes.
6. Awnings, stoops, balconies and porches should be used to establish a connection between indoor and outdoor space.
7. Provide outdoor amenities such as public art, benches, fountains, architectural lighting, the use of seasonal landscaping, banners and ornamentation.
8. Include a combination of sit-down restaurants and outdoor vendors. Restaurants create excellent land use synergies with retail as they comfort consumers, provide spontaneous meeting places and prolong consumer stays.

Please see the Village Center Concept Plan Map in the Appendix, which was developed and adopted as a part of the 2008 Comprehensive Plan, for more details regarding the Village Center area.



Section 4.7 High Tech

The area along Interstate 64 provides access and visibility to the highest volume of traffic in the region and offers strategic locations for corporate offices for regional technology, finance and other office/lab uses. New High Tech land uses may include, but are not limited to, new and emerging technologies such as medical science and bio-medical engineering; microelectronics and electronic information technology; space science and aerospace and aeronautical technology; optoelectronics and optical, mechanical and electronic integration technology; life science and biological engineering technology; material science and new materials technology; energy science and new energy, high efficient energy conservation technology; ecology and environmental science; and basic matter.

New High Tech land use designations occur on parcels west of I-64, south of Meadows Parkway and the Missouri Research Park (MRP) located outside the City's current limits. This area provides a substantial increase in the amount of High Tech land within the City (an estimated increase from 61 acres (1.2% of the City) to 514 acres (7.5% of the City). The annexation of these two areas will provide much needed highway-oriented commercial land desperately needed to expand economic development opportunities and ensure the City's revenues remain stable for the long term. The annexation of the MRP also makes sense from a transportation and access standpoint due to the fact that the existing streets of the MRP interconnect with the existing City streets. Furthermore, the MRP area has an open space component which is in keeping with the City's goal to acquire more open space. The recommended location for future High Tech uses is shown on the Future Land Use Map.

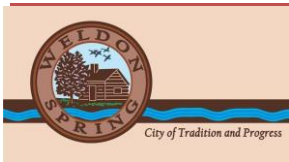
Existing vacant land along Interstate 64 provides prime locations for future High Tech Commercial development opportunities. These highly visible locations also provide an opportunity to create an aesthetically pleasing gateway into the City. Professionally landscaped sites and quality architectural design and materials should be required for all uses visible from I-64. Due to the limited amount of property designated High-Tech Commercial and the potential impact of such development, this Plan recommends the Planning Commission review and the Board of Aldermen approve all future High Tech development on a case by case basis.

Section 4.8 Industrial

The future Industrial land use category includes a range of industrial uses including warehousing, distribution, manufacturing, office warehouse, contractor yards, motor vehicle repair, wholesale uses and business parks. The City should continue monitoring code compliance issues within the City's Industrially zoned or used areas and take a lead role recruiting new Industrial uses. Future Industrial uses should be directed to the existing Industrial district, prior to the establishment of new Industrial areas. All future Industrial development shall provide highway access and be surrounded by similar Industrial uses. Directing future Industrial growth in these areas will consolidate the City's Industrial development in areas that are already impacted by Industrial uses or devoid of residential development. Land designate Industrial is located east of O'Fallon Road, north of Highway 94; see the Future Land Use Map.

Section 4.9 Open Space

Areas designated "Open Space" on the Future Land Use Plan should be limited to park and recreation uses including, but not limited to; golf courses, green space, trails, natural areas, and customary accessory activities. The preservation of Weldon Spring's undeveloped open space is a priority of this Plan. The City's prized environmental areas, woodlands, ravines, steep slopes,



floodplains, and scenic viewsheds are highly valued by the community. This Plan recommends the protection of these areas to maintain Weldon Spring's rural character and open feel. The City should encourage the preservation of open space in all future development, or require a fee in lieu of open space preservation. Recommended open space areas include, but are not limited to, common ground, greenways, trails, trailheads, woodlands, agricultural fields, recreational fields and parks. The installation of bike trails, greenbelts and trailheads are recommended as shown on the Future Land Use Plan. A top priority for future open space is the annexation of the MoDOT property on the west side of I-64 fronting the Missouri River. A regional trailhead, hotel, restaurant and supporting uses are recommended at this location.

Section 4.10 Public/Semi-Public

The Public/Semi-Public Land Use category includes public and quasi-public uses such as schools, community facilities, churches, hospitals, and other institutional uses. Institutional uses and places of assembly should be permitted in all Future Land Use categories, subject to site plan review and compliance with the applicable zoning and design regulations. If a park or recreational facility stops being used as such, the Future Land Use category should revert to the adjacent Future Land Use classification. In the event there are two adjoining, but dissimilar uses, the most restrictive use should apply. The following public improvements are recommended;

1. Promote, expand and continue ongoing investment in the provision of additional parkland, new and expanded recreational facilities and programs and ongoing maintenance of the City's parks and recreations system.
2. Assist in the promotion and development of a park or trailhead at the original Weldon Spring location.
3. Develop strategies to increase the utilization of Weldon Spring's parks, recreation facilities and community events.
4. Develop a plan to finance the improvements necessary to make the City more accessible to pedestrians, cyclist and individuals with disabilities.
5. Maintain the rural character of Wolfrum Road by preserving existing trees, enforcing speed limits, calming traffic and maintaining and enhancing pedestrian and bicycle accessibility.
6. Promote the creation of an integrated system of trails and pathways that connect open spaces, recreational areas, neighborhoods and other destinations throughout the city.
 - Where feasible, require connections to the Katy Trail from new trails and pathways proposed by or required of new developments.
 - Require connections to existing trails and pathways with all new developments within the City.
 - Update the City's Municipal Code as needed to require the recommended trails and sidewalks be in compliance with ADA accessibility requirements.
 - Annually review and update the City's Trail Plan, included herein by reference.
 - Identify and pursue funding mechanisms to create a Katy Trail connection as well as the design, property/ROW acquisition and construction of a city-wide trail and pedestrian network as recommended herein.



Section 4.11 Implementation Strategies

1. **Incremental Improvements:** This Plan recommends the City provide continued investment in the City's infrastructure and services to ensure quality, affordable utilities that serve Weldon Spring's present and future needs. Incremental upgrades to the City's aging infrastructure are recommended to avoid costly one-time expenditures and allow the City to spread the costs out over several years.
 - Provide annual evaluations of the City's park and recreation services, public safety, transportation, code enforcement and storm water management facilities to ensure they meet the needs of the community.
 - Continue the implementation and update, as needed, the City's codes and ordinances and provide the financial resources needed to provide adequate staffing or consulting to perform code enforcement, regulatory amendments and plan review duties.
2. **Financing new infrastructure:** Initiate development agreements that help pay for the direct and indirect costs of new infrastructure development and continue to plan and budget for near-term capital improvements.
3. **Code Enforcement:** Encourage ongoing, consistent enforcement efforts.
4. **Zoning & Implementation:** The Zoning Code must be updated to permit the type of development and land uses recommended in this Plan. It may be necessary to adopt new ordinance language that permits and encourages cluster development, higher densities, and mixed uses. Narrower street widths, varied yard setbacks, alternative stormwater and wastewater systems, and altered approaches to utility installation may all need to be considered to make compact development possible and successful. If each developer must go through a complex and costly process of obtaining special waivers and approvals, special use permits, or planned unit development approval to achieve compact development, the developer will probably find it makes more business sense to keep building conventional large-lot subdivisions. The economic health and harmonious evolution of neighborhoods, districts, and corridors can be improved through well written regulations that serve as predictable guides for change.
 - **Redevelopment Triggers:** When designing any ordinance regulating redevelopment, it is important to consider redevelopment triggers. Redevelopment triggers require that regulatory requirements be met once a certain level of change is being made on site. This is usually a percentage requirement. For example, in many ordinances, when the value of renovations reaches either 50% of the property's most recent tax assessment, all site improvements must come into compliance with regulatory standards. Some property owners attempt to circumvent the requirements by renovating in smaller stages. Therefore, it is wise to aggregate improvements over time – a common period is seven years – in which improvements totaling the given percentage would still trigger the standards. As an alternative, the ordinance can trigger only the landscaping requirements with a 25% provision, leaving the higher triggers for changes in the entire site design and other more stringent requirements.
 - **Review and update the City's architectural design guidelines** and consider reasonable update and/or amendments as needed to address the City's alternative energy ordinance and the latest design, development and land use trends.
 - **One stop permitting and cross-training of staff.** All requirements and permits for land developments should be initiated from a single central location. Cross-training of



staff reduces specialization and enhances staff understanding of how different development standards and requirements relate to each other; this improves coordination and helps expedite the approval process.

- **Planned Districts:** The City's Zoning Code should be amended to include updated Planned Commercial and Residential Districts and provisions for the Village Center Overlay and Old Town Overlay included herein as a designated future land use and delineated on the Future Land Use Map. The Planned District regulations and procedures should provide flexibility within the development process. The intent of the recommended amendments is to increase the predictability in the review process, while ensuring undisturbed open space is preserved, greens spaces within the development footprint are professional landscaped and to encourage the installation of walking trails, water features and park-like amenities. The goal is to create a livable, sustainable environment that occupants, neighbors and residents of the City seek out and return to over and over. The regulations should be amended to allow developers to bring forward creative ideas that promote the sharing of amenities as well as parking, walkways, driveways, etc., and to make it easier to create contiguous, landscaped greenspaces within and around the development. Structures designed for a single use (i.e. franchise) where the design theme or building itself is iconic should be prohibited. City Staff, the Planning and Zoning Commission and Board of Aldermen should review each planned development to encourage innovative design, including creative use of landscaping and building concepts that foster and maintain higher user appeal and enhance the City's image.

5. **Sustainability:** Promote compact, low impact development LID throughout the community. Low impact development (LID) is development that utilizes green building and site design strategies to reduce its impact on the environment. Examples include "restorative development" (improving an existing home or building); "redevelopment" (demolishing a building or home that has outlived its usefulness and replacing it with a new building) and "infill development" (constructing a home or building on an empty lot along an existing developed block). Low impact development LID uses Best Management Practices (BMPs). Examples of BMPs include the use of rain gardens, alternative energy (i.e. solar), well insulated windows, walls and roofs, high efficiency HVAC, geothermal and compact building and site design.

- Update the City's Zoning, Subdivision and Building Code to address and encourage the LEED (Leadership in Energy and Environmental Design) ranking system.
- Continue encouraging the use of Conservation Subdivision design.
- Work with St. Charles County, East-West Gateway, Great Rivers Greenway, Trailnet and other State and Federal agencies to assist with the acquisition of land, design and construction of the City-wide bike and pedestrian recommendations included herein.