

CITY OF FRONTENAC

COMPREHENSIVE PLAN UPDATE

FINAL PUBLIC OPEN HOUSE
FINAL DRAFT PLAN RECOMMENDATIONS

Final Draft Plan Recommendations

February 16, 2023



Presentation Contents

1. Project Objective
2. Planning Process Update
3. Final Draft Community Vision, Goals, Strategies & Action Items
4. Final Draft Future Land Use Plan Recommendations

PROJECT OBJECTIVE

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

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

- **Community Vision**
- **Goals, Strategies, and Action Items**
- **Future Land Use Plan**
- **Focus Area Recommendations & Plan**
- **Residential Subdivision Recommendations**
- **Public Infrastructure & Facilities Recommendations**
- **Strategic Implementation Plan**



WHAT IS A COMPREHENSIVE PLAN?

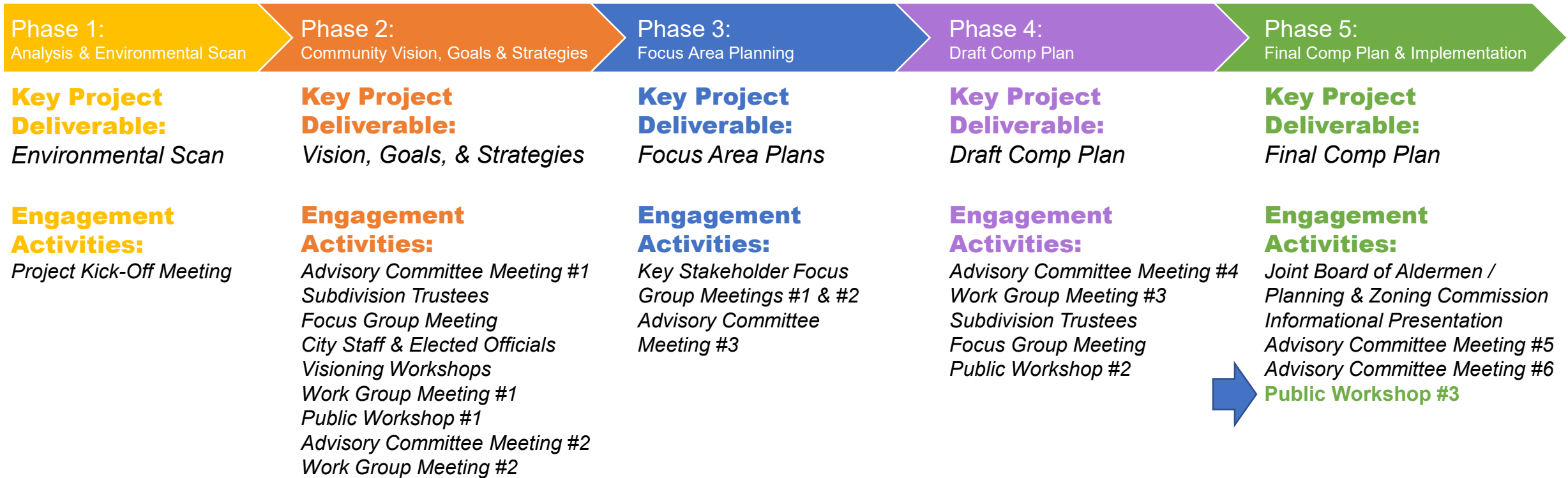
Chapter 89, Section 89.350; RSMo

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

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

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

PLANNING PROCESS OVERVIEW



Phases 1 through 4 have been completed.

MEETINGS TO DATE

Community Survey

City Staff Workshop | *November 30, 2021*

Commercial Property Owners

Visioning Workshop | *January 11, 2022*

Elected & Appointed Officials

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

Trustee Meeting #1 | *April 7, 2022*

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

Public Workshop #1 | *May 10, 2022*

Work Group Meeting #2 | *June 6, 2022*

Work Group Meeting #3 | *September 12, 2022*

Public Workshop #2 | *September 19, 2022*

Trustee Meeting #2 | *October 13, 2022*

RELEVANT FEEDBACK SUMMARY

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

HOW HAVE THE PLAN RECOMMENDATIONS BEEN DEVELOPED?





FINAL DRAFT
COMPREHENSIVE PLAN
RECOMMENDATIONS

DRAFT COMMUNITY VISION, GOALS, STRATEGIES & ACTION ITEMS

DRAFT COMMUNITY VISION

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

FINAL DRAFT COMPREHENSIVE PLAN GOALS

Goal 1: **Community Identity & Placemaking**

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

Goal 2: **Distinctive Neighborhoods & Housing**

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

Goal 3: **Town & Neighborhood Business Districts**

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

Goal 4: **Health, Well-Being & Resilience**

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

Goal 5: **Accessibility & Mobility**

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

Goal 6: **Community Services & Infrastructure**

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

Goal 7: **Fiscal Sustainability & Governance**

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

Goal 1:

Community Identity & Placemaking

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

Goal 1: **Community Identity & Placemaking**

Draft Strategies & Action Items

Community Design Character

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

- 1.1. Review and update the Zoning Code as needed to preserve and enhance the unique character and community identity of Frontenac.
- 1.2. Develop specific, detailed focus area plans and design guidelines for distinctive, high-quality, and sustainable neighborhood and town centers as the heart of Frontenac.
- 1.3. Maintain an ISO rating of 3 or higher for building codes and enforcement in Frontenac & Crystal Lake Park.
- 1.4. Conduct an internal review and update of the Future Land Use Plan annually, and conduct an external review and update of the Future Land Use Plan every four to five years.
- 1.5. Conduct a full update to the City’s Comprehensive Plan no less than every ten years.

Quality Architecture

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

- 1.6. Review Architectural Design Guidelines on a regular basis to support a diversity of high-quality architectural styles and encourage high-quality residential design that is well-integrated with the landscape and Frontenac’s existing physical character.
- 1.7. Develop enhanced guidelines for commercial and civic architecture and site design to ensure these sites integrate well into the character of surrounding neighborhoods, with minimal exposure of parking and service areas.

Goal 1: **Community Identity & Placemaking**

Draft Strategies & Action Items (continued...)

Quality Landscape Design

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

- 1.8. Encourage site design that accentuates the site’s existing character, topography, and landscape while minimizing regrading, infrastructure, impervious surfaces, and other constructed features that detract from the City’s landscape.
- 1.9. Enhance Landscape Design Guidelines to proactively manage Frontenac’s extensive and high-quality tree canopy.

Gateways

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

- 1.10. Update Frontenac’s City branding and implement consistent gateway entrance features at all regional entrances to Frontenac.
- 1.11. Work with the Frontenac Garden Club to landscape Frontenac’s entrances and frontages on I-64 / U.S. 40 and Lindbergh Boulevard / U.S. 67.

Goal 2:

Distinctive Neighborhoods & Housing

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

Goal 2: **Distinctive Neighborhoods & Housing**

Draft Strategies & Action Items

Neighborhood Preservation & Enhancement

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

- 2.1. Eliminate the Planned Development Residential (PDR), Planned Development Commercial (PDC); and Planned Development Mixed-Use (PDMX) zoning classifications to protect against encroachment of non-residential uses in residential neighborhoods.
- 2.2. Guide the rebuilding of outdated housing stock through Zoning and Architectural Design Guidelines in select areas to maintain Frontenac's high-value housing market and strengthen established community character.
- 2.3. Update Architectural Design Guidelines as needed to respond to changes in building practices, materials, and design; and to encourage best practices in sustainable design and construction.
- 2.4. Enhance the enforcement of construction oversight and code enforcement, to ensure that new homes are built as planned and approved.

Family-Oriented Neighborhood Design

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

- 2.5. Encourage and work with subdivision trustees to evolve and refine indenture rules to be more consistent and effective in protecting and enhancing the unique character of Frontenac's neighborhoods and enhance safe walkability and bikeability on subdivision streets.
- 2.6. Extend sidewalks on Geyer Road and Clayton Road to Frontenac City limits; maintain sidewalks on Conway Road and Spuede Road to Frontenac City limits.

Goal 2: **Distinctive Neighborhoods & Housing**

Draft Strategies & Action Items (continued...)

Development & Use Standards

Modernize existing development and use standards to both allow flexibility and maintain compatibility with neighbors.

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

Goal 3:

Town & Neighborhood Business Districts

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

Goal 3: **Town & Neighborhood Business Districts**

Draft Strategies & Action Items

Frontenac Business District

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

- 3.1. Establish a new Business District (BD) classification for the entire commercial area; prohibit the BD classification in all other areas of the City.
- 3.2. BD classification should include regulations and guidelines to buffer and protect the character, scale, and line-of sight of adjacent residential subdivisions.
- 3.3. Facilitate a mix of uses in the Frontenac Business District, to enhance vibrancy and meet the state-of-the-art for high-end shopping and dining destinations; in general, all ground floor uses should be commercial uses.
- 3.4. Promote the development of a central gathering place and greenspace in the Frontenac Business District that is the heart of the community.
- 3.5. Update the BD development application and review process, to include the following parameters: (a) refine the plan submittal and approval process to improve guidance, predictability, and transparency; (b) require all phased development proposals to include a pre-development master plan; and (c) update the variance process to include recommendations from the Planning and Zoning Commission and Architectural Review Board to the Board of Adjustment.

Goal 3: **Town & Neighborhood Business Districts**

Draft Strategies & Action Items (continued...)

German Boulevard Business District

Retain the current zoning and planning approval process for the German Boulevard Business District and work with existing property owners on site improvements and redevelopment.

- 3.6. Retain existing zoning and floodplain development requirements until such time as the Deer Creek flood study findings are published and accepted by the Board of Aldermen.
- 3.7. Explore the creation of a City park on or adjacent to the old quarry site.

Goal 4:

Health, Well-Being & Resilience

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

Goal 4: **Health, Well-Being & Resilience**

Draft Strategies & Action Items

Active Living

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

- 4.1. Study the option to acquire property at one or more locations in Frontenac for the development of a City park or parks.
- 4.2. Work with Frontenac recreation businesses (i.e. Lifetime Fitness, Nutriformance, and Frontenac Racquet Club) to offer incentives to Frontenac residents to encourage residents to patronize these businesses.

Housing Variety

Provide opportunities for high-end luxury single-family condominiums with ground-floor businesses in the Frontenac Business District to respond to changing market preferences and demographics.

- 4.3. Consider expanding the opportunities for high-end luxury single-family condominiums with ground-floor high-end businesses, such as a gourmet grocery store, in Frontenac's existing commercial districts.
- 4.4. Update Frontenac's zoning code to prohibit the future development of townhouses, attached villas, and senior housing facilities.

Goal 4: **Health, Well-Being & Resilience**

Draft Strategies & Action Items (continued...)

Economic Diversification

Pursue the diversification of Frontenac's commercial and retail economy to protect Frontenac from economic downturns.

- 4.4. Develop and maintain an up-to-date inventory of Frontenac business enterprises.
- 4.5. Actively facilitate the attraction, development, and retention of local, neighborhood-based essential services businesses in Frontenac.

Community Resilience

Ensure effective emergency service access, alternative transportation options, and energy security in the event of natural disasters and social unrest.

- 4.6. Develop a City-wide Community Resilience Plan.
- 4.7. Continue to work with neighboring municipalities and the St. Louis County Office of Emergency Management on cooperative and regionally-coordinated emergency services.

Goal 4: **Health, Well-Being & Resilience**

Draft Strategies & Action Items (continued...)

Environmental Stewardship & Sustainability

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

- 4.8. Monitor and mitigate the effects of climate change and pollution (light, air, sound, etc.) throughout the community.
- 4.9. Encourage the use of climate-resilient native species and the reduction of turf grass to reduce landscape watering requirements and stormwater runoff.
- 4.10. Establish City-wide targets for renewable energy use; promotion of energy efficiency and recycling; solid waste reduction; greenhouse gas reduction for City government; and ratios of both public and private open space.
- 4.11. Encourage the design of smart, high-performance buildings and infrastructure.
- 4.12. Expand the provision of EV charging stations in Frontenac.
- 4.13. Reduce negative storm water and erosion impacts on residential and commercial properties and proactively mitigate stormwater runoff using green infrastructure best management practices (BMPs) for maximum co-benefits and the achievement of clean streams.
- 4.14. Explore partnerships with Villa Duchesne, Sisters of Mercy, and surrounding municipalities for water detention and flood mitigation efforts.

Goal 5:

Accessibility & Mobility

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

Goal 5: **Accessibility & Mobility**

Draft Strategies & Action Items

Regional Access

Maintain and improve Frontenac’s regional vehicular accessibility while enhancing the visual character and walkability of regional corridors for City residents.

- 5.1. Work with MODOT on the planned reconstruction of Lindbergh Boulevard to ensure that sidewalk and ADA-improvements are coordinated with Frontenac’s streetscape standards and community character.

Bicycle & Pedestrian Connectivity

Enhance the safety and comfort of Frontenac’s streets for biking and walking.

- 5.2. Extend sidewalks on Geyer Road and Clayton Road to Frontenac City limits; maintain sidewalks on Conway Road and Spoeede Road to Frontenac City limits.
- 5.3. Facilitate implementing the St. Louis County Action Plan for Biking and Walking within Frontenac, and expand this plan with sidewalks on all City of Frontenac owned and maintained streets.
- 5.4. Prepare a street evaluation, maintenance, and rehabilitation plan and schedule for each City roadway for ADA compliance and pavement longevity.

Mobility Options

Improve regional transit access in Frontenac.

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

Goal 5: **Accessibility & Mobility**

Draft Strategies & Action Items (continued...)

Streetscape Enhancement

Develop signature streetscapes as part of Frontenac's physical character and regional identity.

- 5.6. Work with MODOT and St. Louis County Department of Transportation to develop a signature streetscape for Lindbergh Boulevard and for Clayton Road east of Spoede Road.
- 5.7. Develop enhanced streetscape design standards for City of Frontenac-maintained streets.
- 5.8. Work collaboratively with subdivision trustees on design standards for privately-owned and maintained streets, and implement these standards incrementally as street maintenance is conducted.
- 5.9. Work with the Frontenac Garden Club to landscape Frontenac's entrances and frontages on I-64 / U.S. 40 and Lindbergh Boulevard / U.S. 67.

Traffic & Access Management

Improve traffic flow and safety to Frontenac's commercial areas and subdivisions.

- 5.10. Work with MODOT on the improvement of I-64 / U.S. 40 outer roads, including resurfacing, lighting improvements, and landscape improvements.
- 5.11. Reduce congestion and improve traffic flow on Clayton Road through improved, safe intersection design, signal operation, and consolidation of commercial access points.

Goal 6:

Community Services & Infrastructure

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

Goal 6: **Community Services & Infrastructure**

Draft Strategies & Action Items

Public Park Space

Explore the provision of publicly-owned and publicly-accessible park space in Frontenac.

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

Community Facilities, Programs, and Events

Strengthen Frontenac's sense of community with expanded community programs and events for people of all ages and stages of life.

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

6.3. Maintain Frontenac's Fall Festival and provide expanded, annual City festivals with entertainment and activities for people of all ages.

6.4. Work with Frontenac recreation businesses (i.e. Lifetime Fitness, Nutriformance, and Frontenac Racquet Club) to offer incentives to Frontenac residents to encourage residents to patronize these businesses.

Community Communications

Regularly update residents on City activities and projects and improve communications with residents and with the broader region.

6.5. Continue to enhance Frontenac's external Communication Plan

6.6. Develop an improved, user-friendly City website and City newsletter.

6.7. Improve internal communications with the electronic posting of Board and committee agendas, packets, minutes, and historical documents.

6.8. Continue hosting of bi-annual or more frequent Subdivision Trustee meetings that are open to the public.

Goal 6: **Community Services & Infrastructure**

Draft Strategies & Action Items (continued...)

City Services and Utilities

Continue to provide and improve the quality of municipal and utility services to maintain Frontenac’s excellent reputation, resident and business satisfaction, and stable, high property values.

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

Goal 7:

Fiscal Sustainability & Governance

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

Goal 7: **Fiscal Stability & Governance**

Draft Strategies & Action Items

Municipal Fiscal Sustainability

Actively pursue the diversification of Frontenac's commercial tax base.

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

Goal 7: **Fiscal Stability & Governance**

Draft Strategies & Action Items (continued...)

Governmental Efficiency & Effectiveness of Services

Continuously improve the efficiency and effectiveness of Frontenac government and municipal services.

- 7.5. Maintain well-trained, professional, courteous and responsive staff as evidenced by annual volume or rates of complaints, turnover and retention rates, and workers compensation claims/injury reports at or better than peer municipalities.
- 7.6. Use technology where appropriate to reduce cost while maintaining or improving the quality of services.
- 7.7. Maintain superior Police Services as evidenced by Missouri Police Association accreditation.
- 7.8. Maintain a court system for Frontenac, Crystal Lake Park, and Westwood, where parties perceive a fair system with issues managed in a timely and impartial manner.
- 7.9. Maintain excellent fire protection services and emergency medical services (EMS) as evidenced by an ISO rating of 2 or better.
- 7.10. Investigate opportunities for shared services with neighboring cities to enhance the quality and efficiency of service delivery.

Supplemental Municipal Funding

Leverage funding to enhance the overall impact of projects.

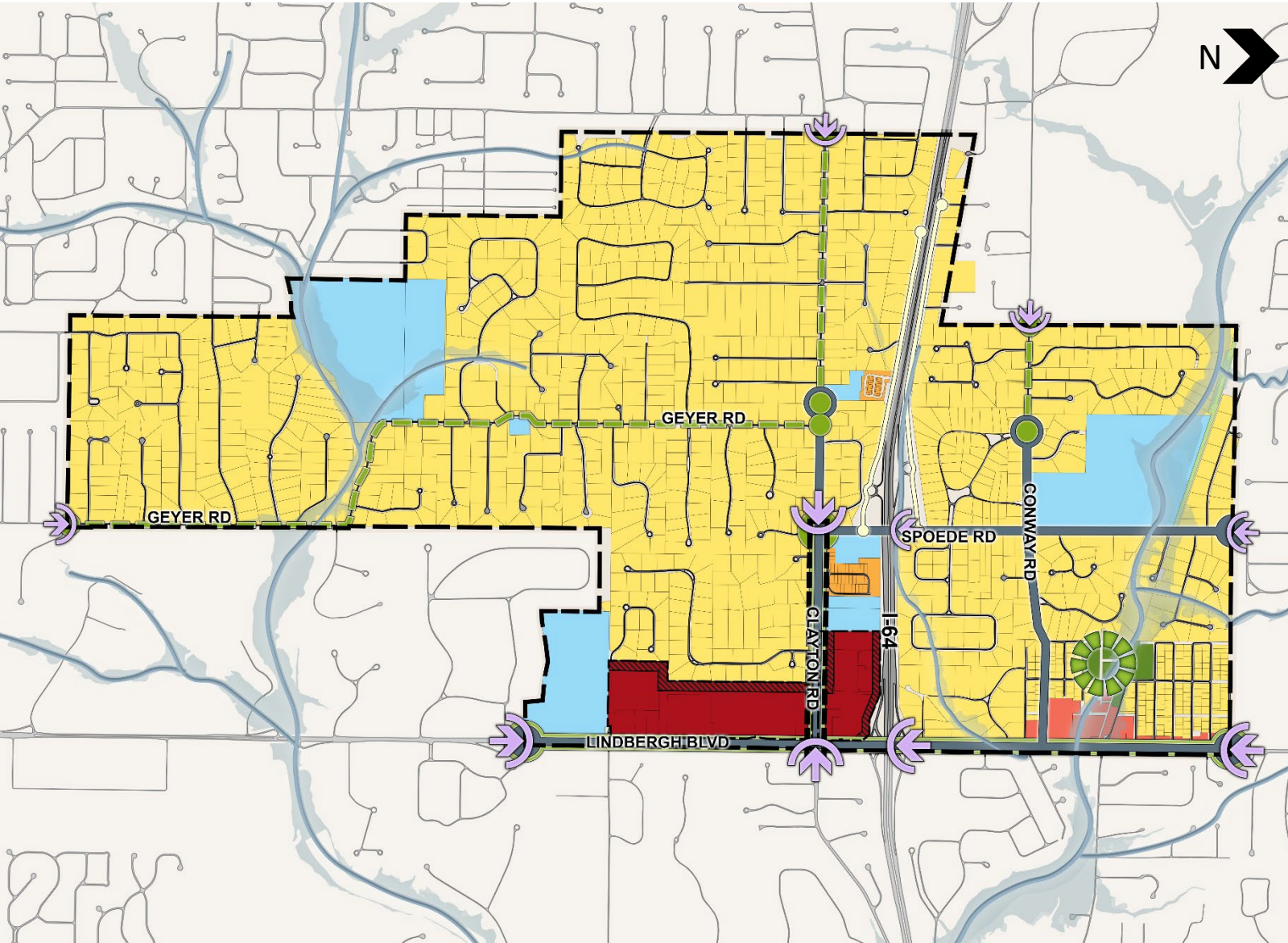
- 7.11. Engage with federal, state, and regional partners to secure diverse funding sources for Frontenac's capital improvements and maintenance.



FINAL DRAFT
COMPREHENSIVE PLAN
RECOMMENDATIONS

FUTURE LAND USE PLAN RECOMMENDATIONS

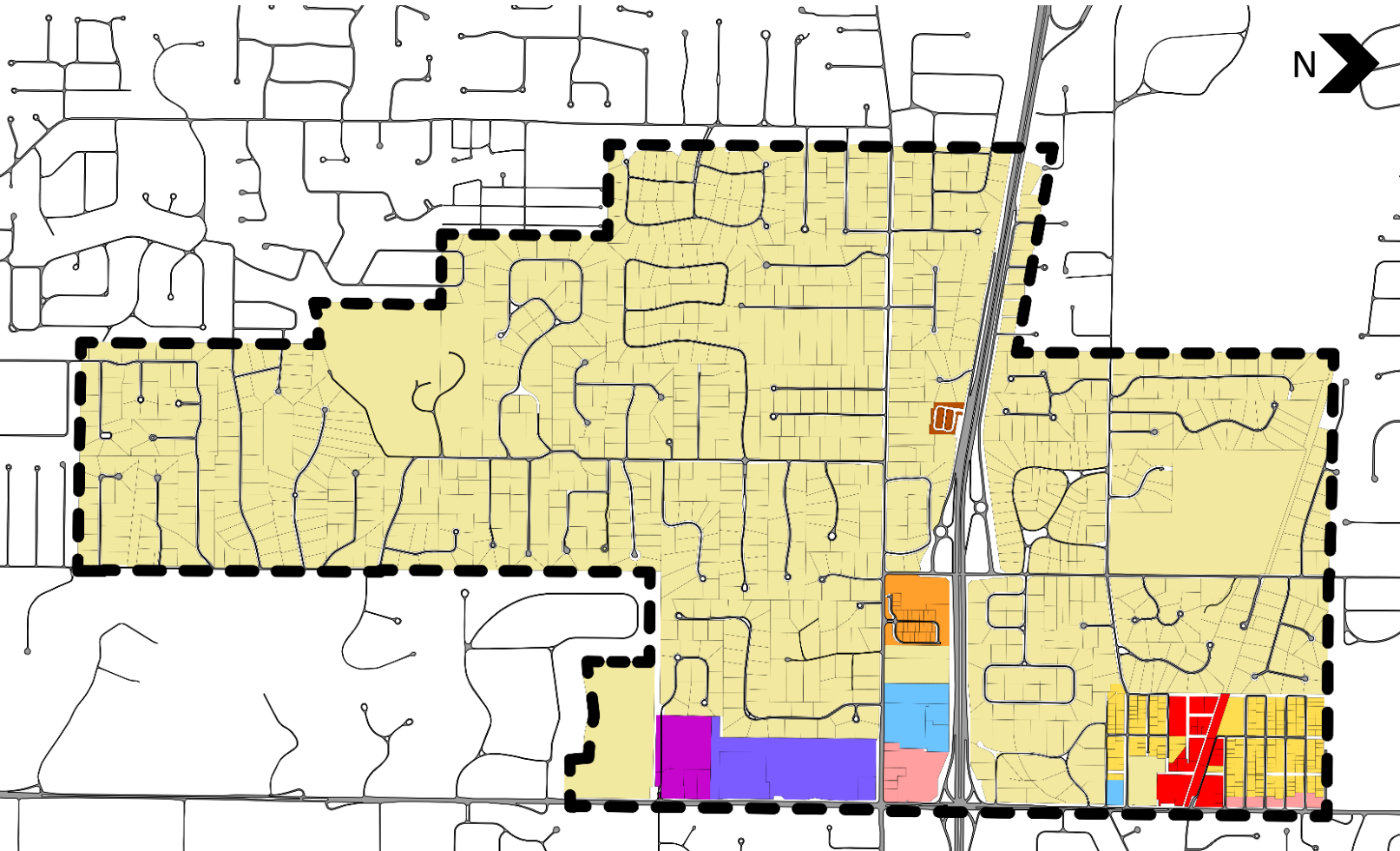
FINAL DRAFT FUTURE LAND USE PLAN



COMPONENTS

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

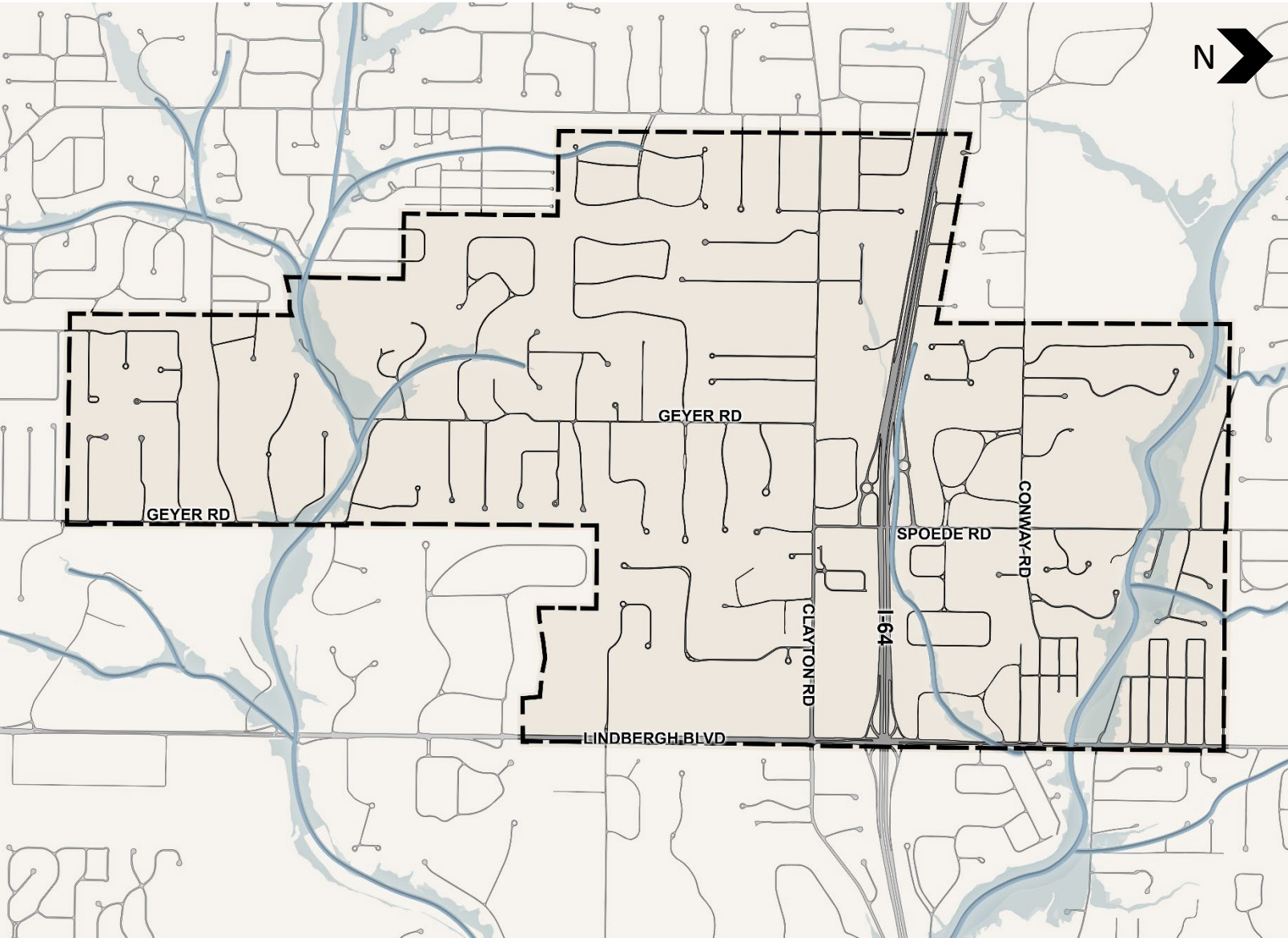
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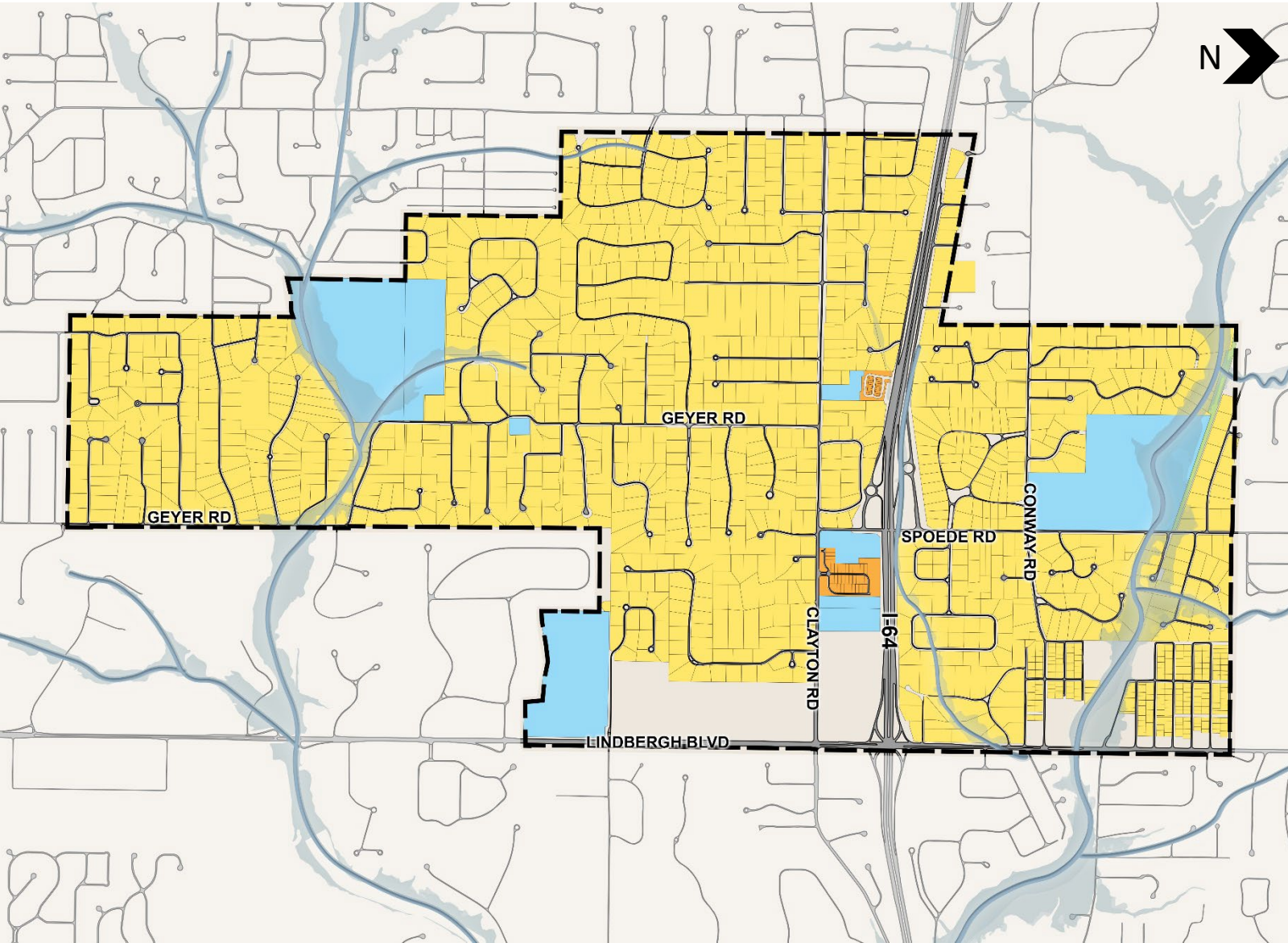
EXISTING CITY OF FRONTENAC ZONING DISTRICTS

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

FINAL DRAFT FUTURE LAND USE PLAN



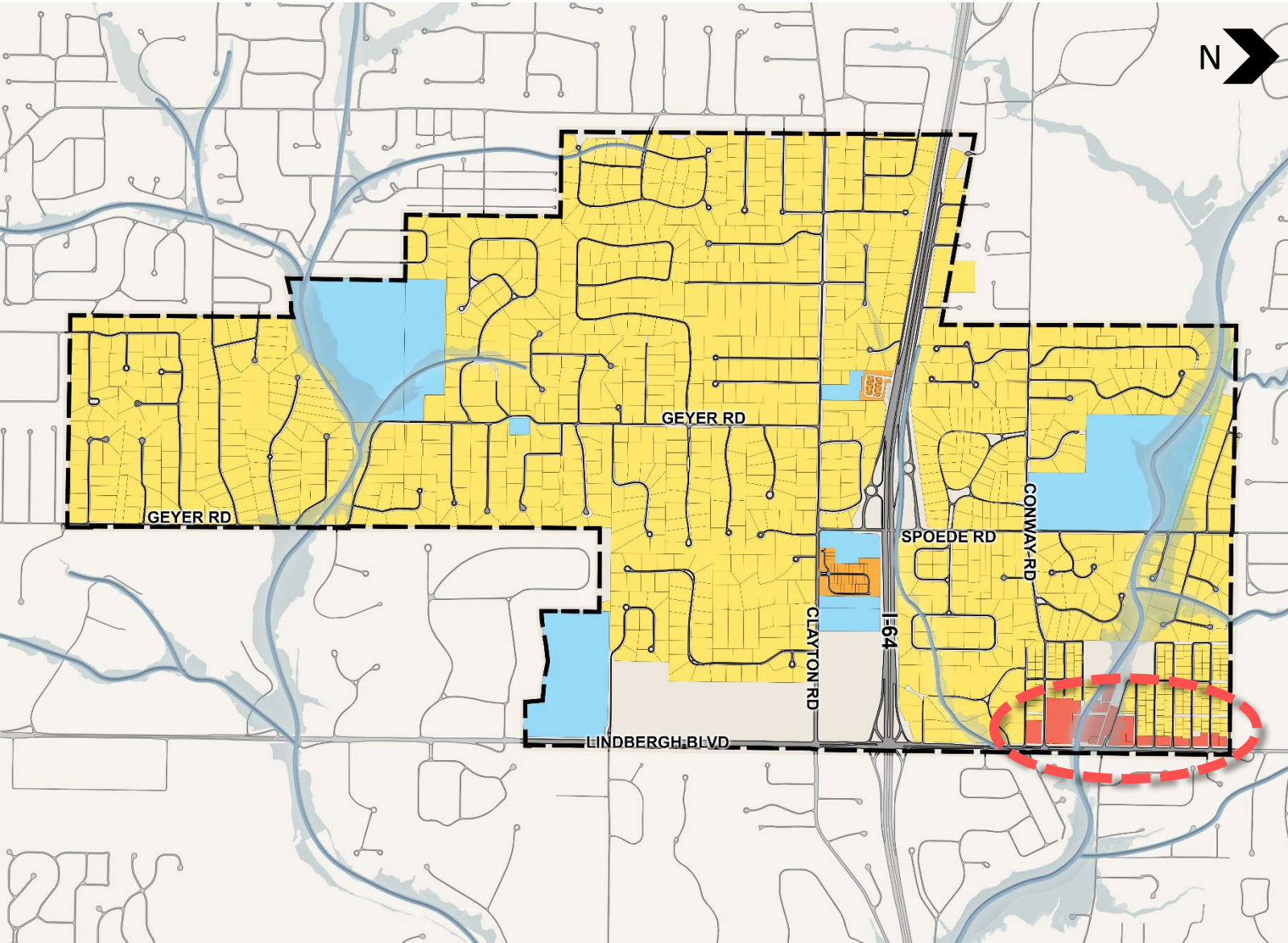
FINAL DRAFT FUTURE LAND USE PLAN



Residential Land Use Recommendations

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

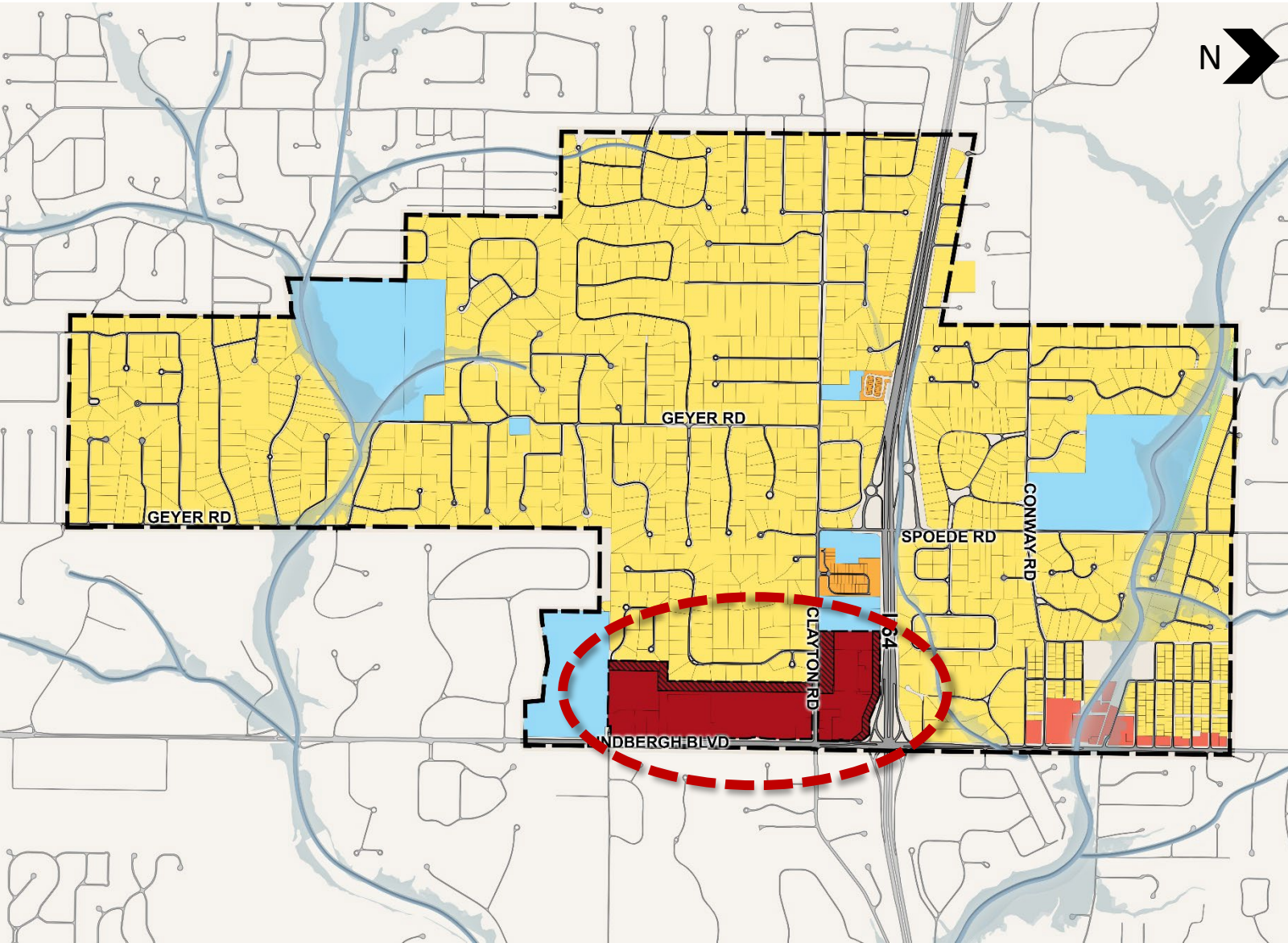
FINAL DRAFT FUTURE LAND USE PLAN



German Boulevard Commercial District Recommendations

- Retain the current zoning and planning approval process until such time as the flood study findings are published and accepted by the Board of Aldermen.
- Study the option of acquisition of property for the development of a city park on or adjacent to the old quarry site.

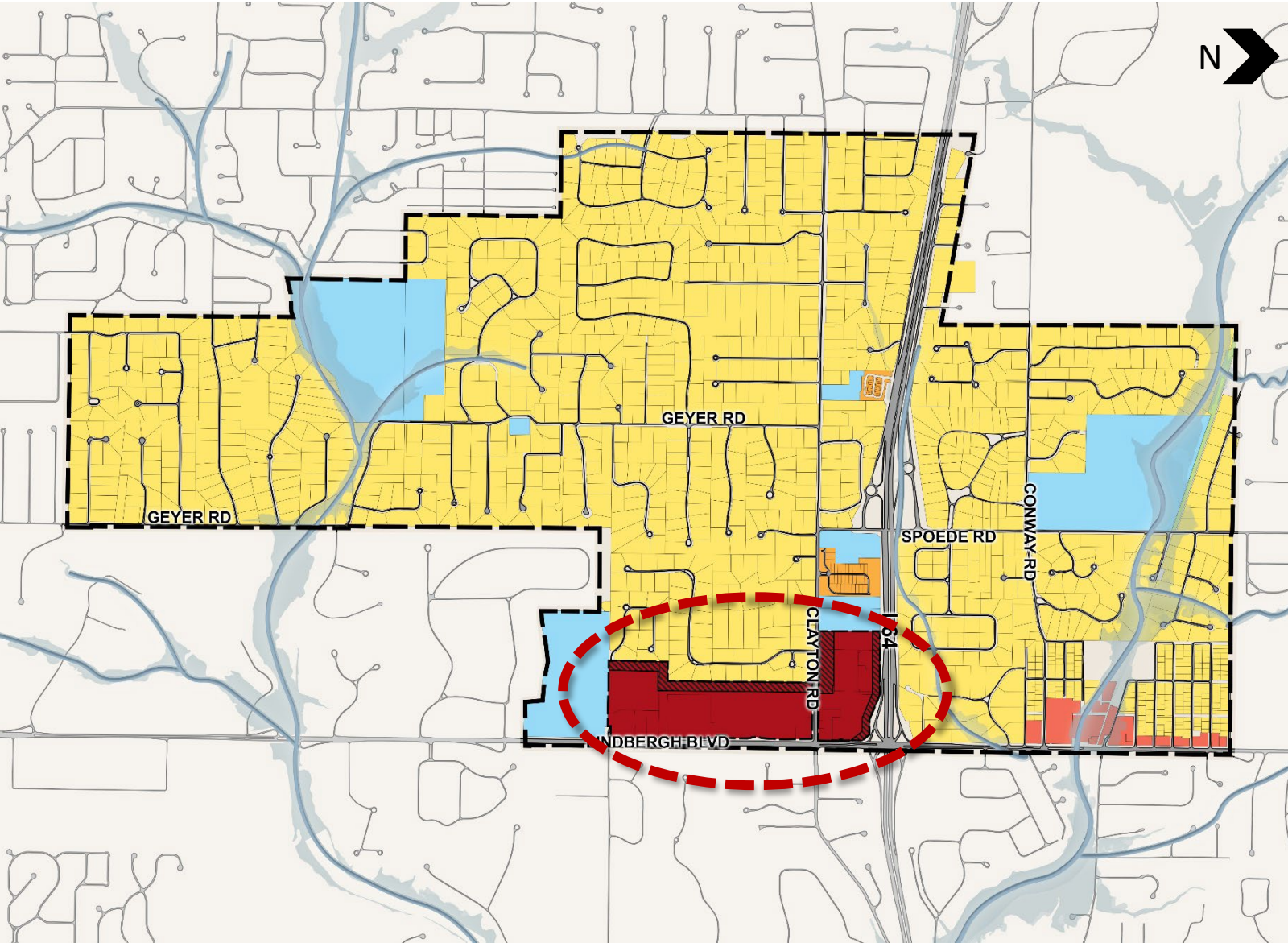
FINAL DRAFT FUTURE LAND USE PLAN



Frontenac Commercial District Recommendations

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

FINAL DRAFT FUTURE LAND USE PLAN

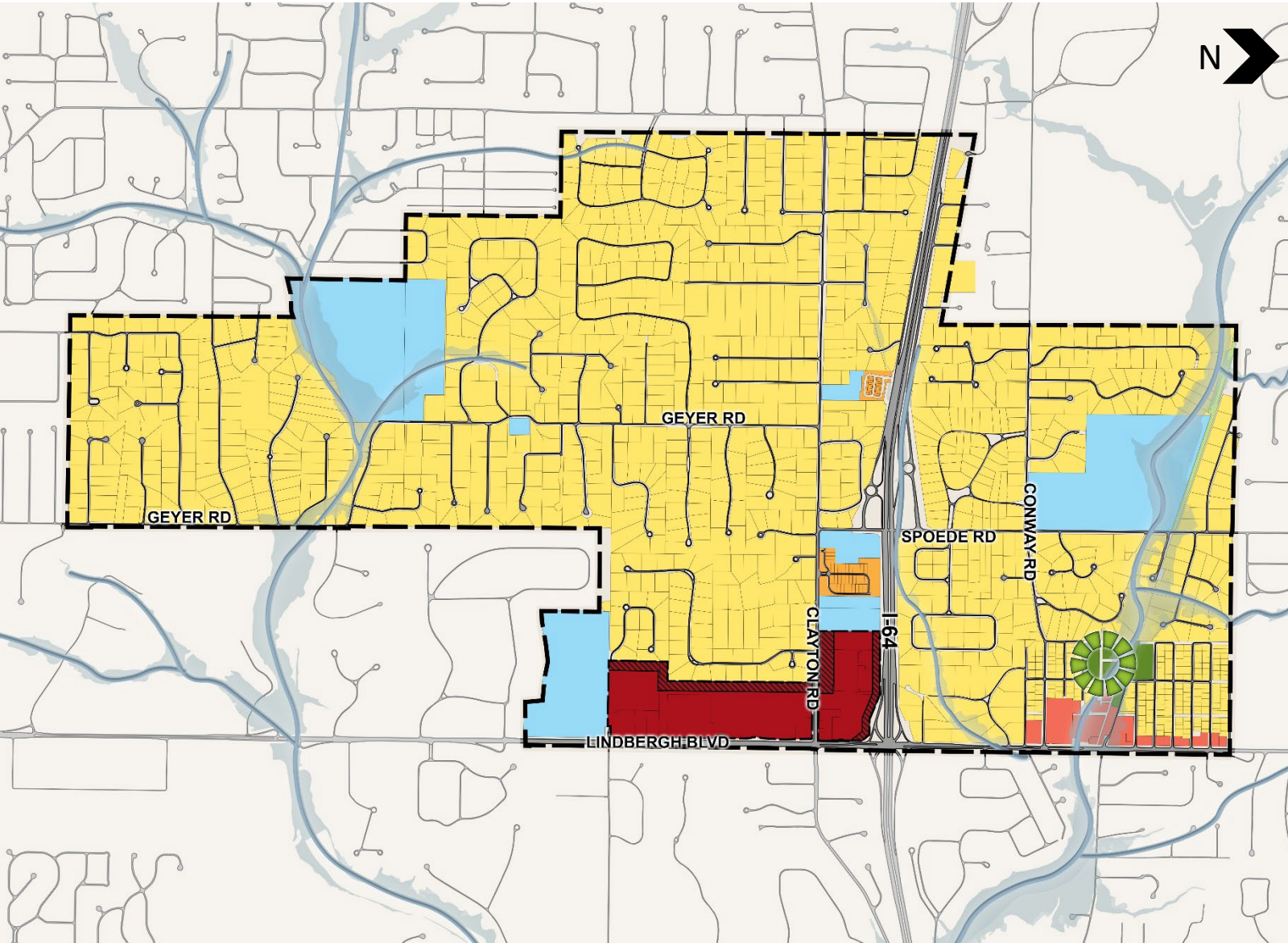


Frontenac Commercial District Recommendations (cont.)

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

- Update Frontenac’s Municipal Ordinances to specify that the Planning & Zoning Commission has the authority to reject development proposals if they don’t achieve the City’s vision.

FINAL DRAFT FUTURE LAND USE PLAN

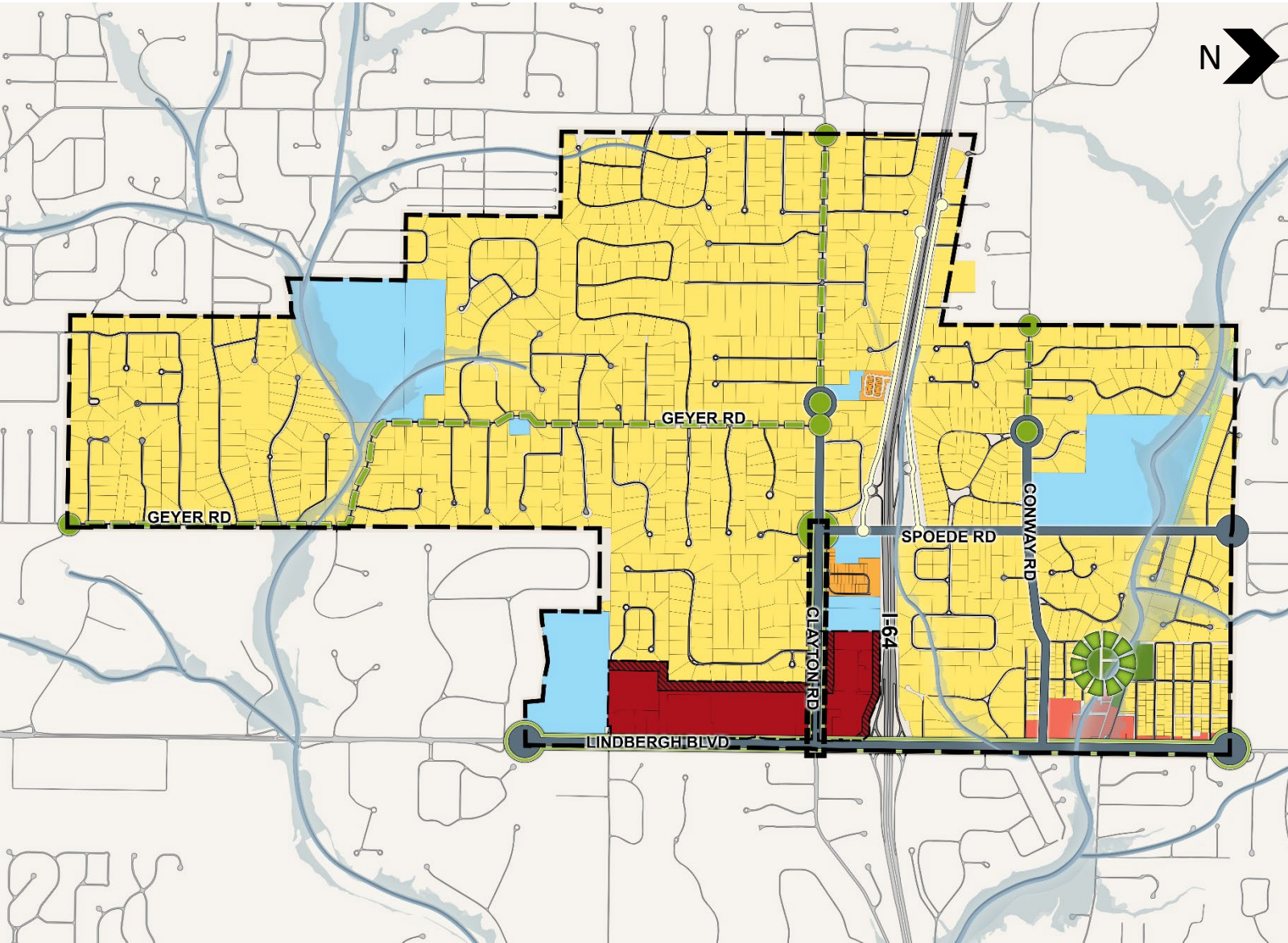


Public Facilities & Infrastructure Recommendations

PARKS, TRAILS & OPEN SPACE

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

FINAL DRAFT FUTURE LAND USE PLAN



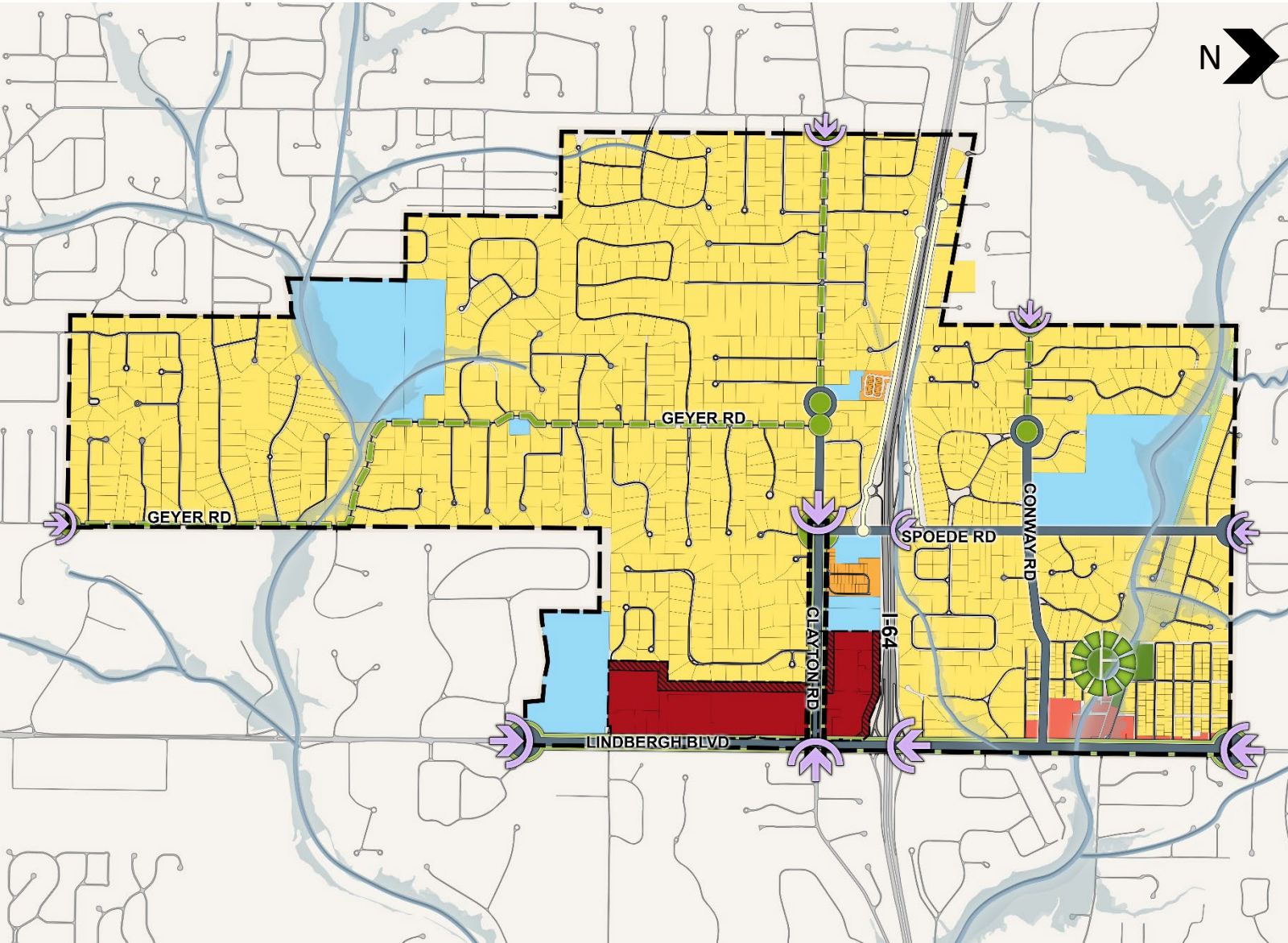
Public Facilities & Infrastructure Recommendations

PARKS, TRAILS & OPEN SPACE

STREETS

- Complete planned sidewalk project for Geyer Road.
- Extend sidewalks on Geyer Road and Clayton Road to Frontenac City limits; maintain sidewalks on Conway Road and Spoeede Road to Frontenac City limits.
- Mitigate congestion and improve traffic flow with access improvements to Clayton Road between Spoeede Road and Lindbergh Boulevard.
- Work with MODOT and St. Louis County Department of Transportation to develop a signature streetscape for Lindbergh Boulevard and for Clayton Road east of Spoeede Road.

FINAL DRAFT FUTURE LAND USE PLAN



Public Facilities & Infrastructure Recommendations

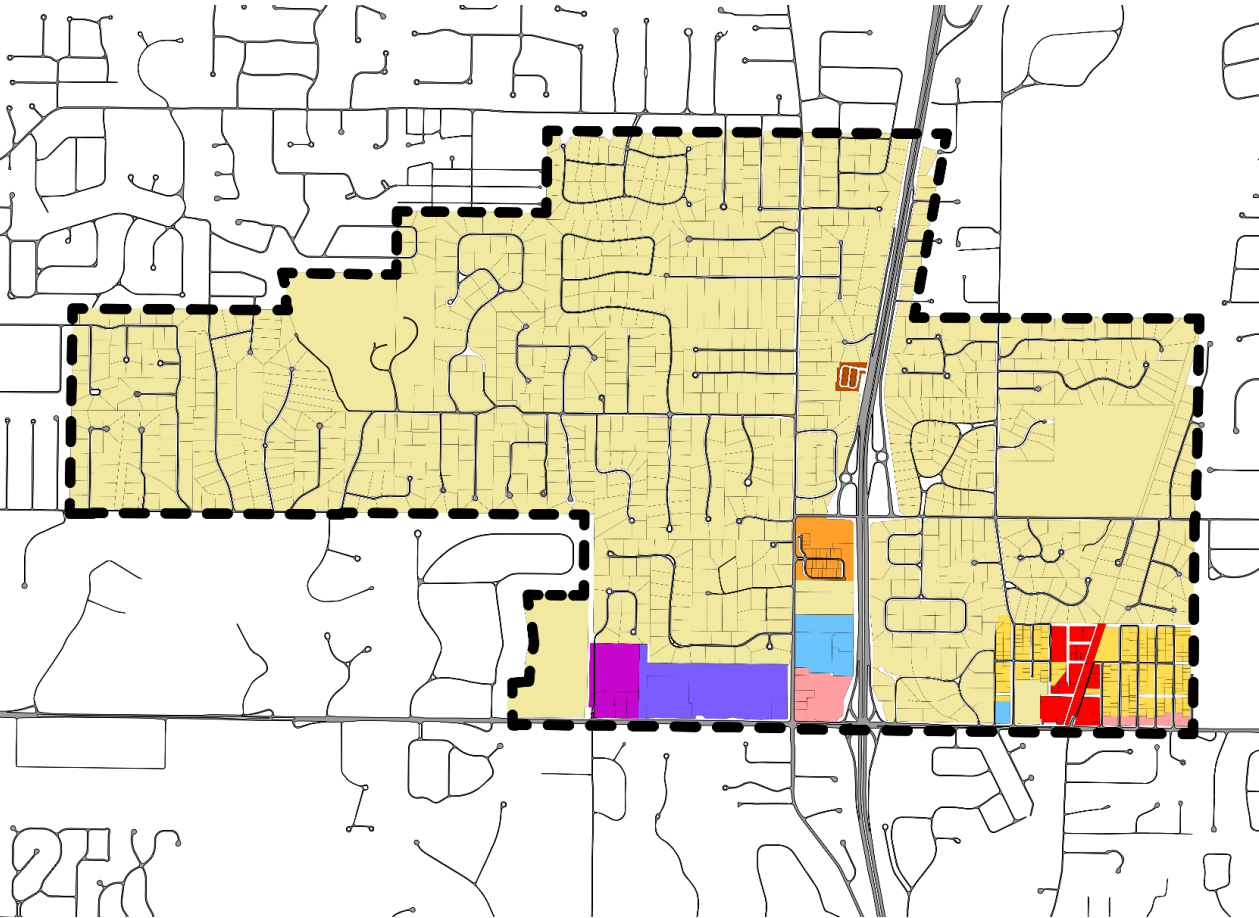
PARKS, TRAILS & OPEN SPACE

STREETS

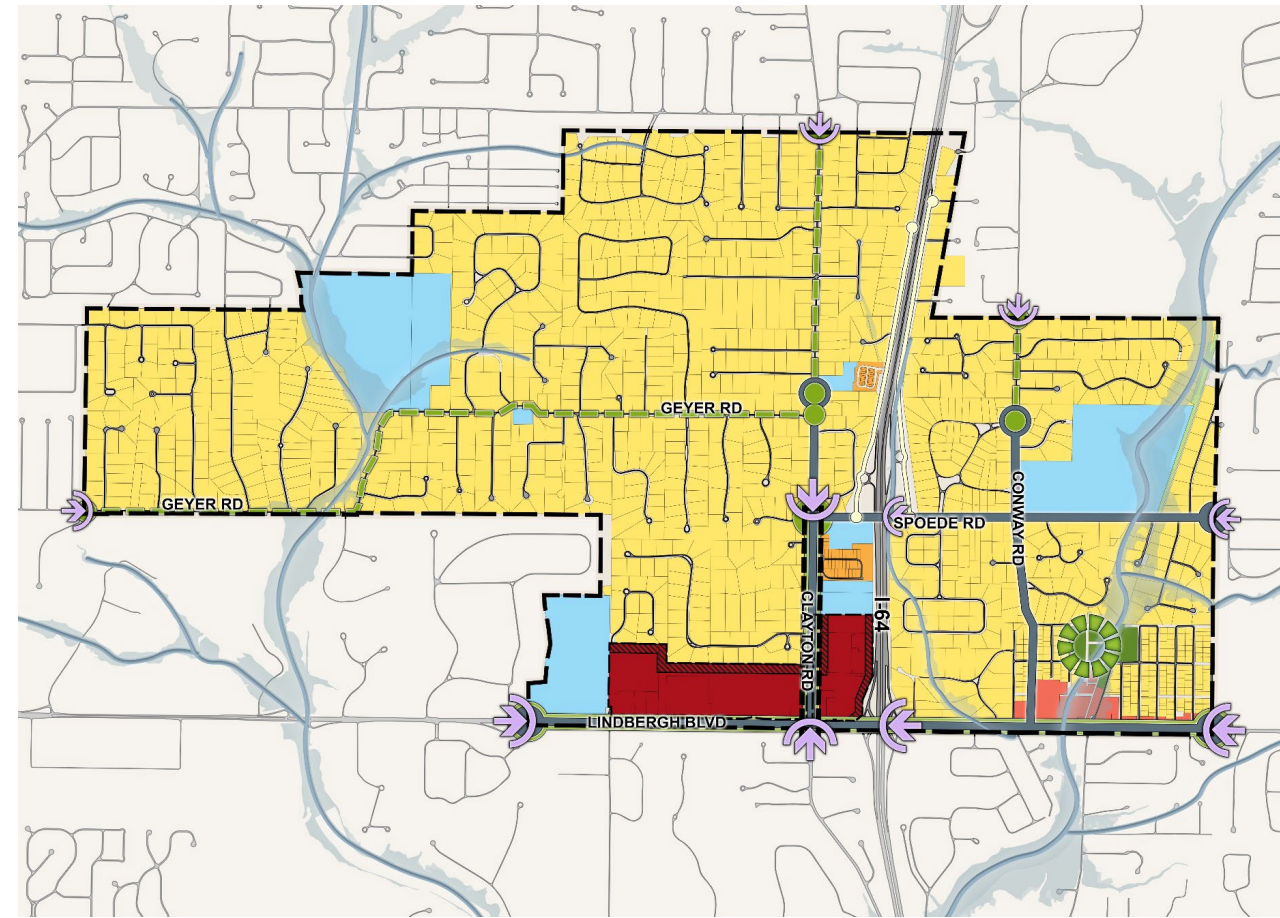
GATEWAYS

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

FINAL DRAFT FUTURE LAND USE PLAN

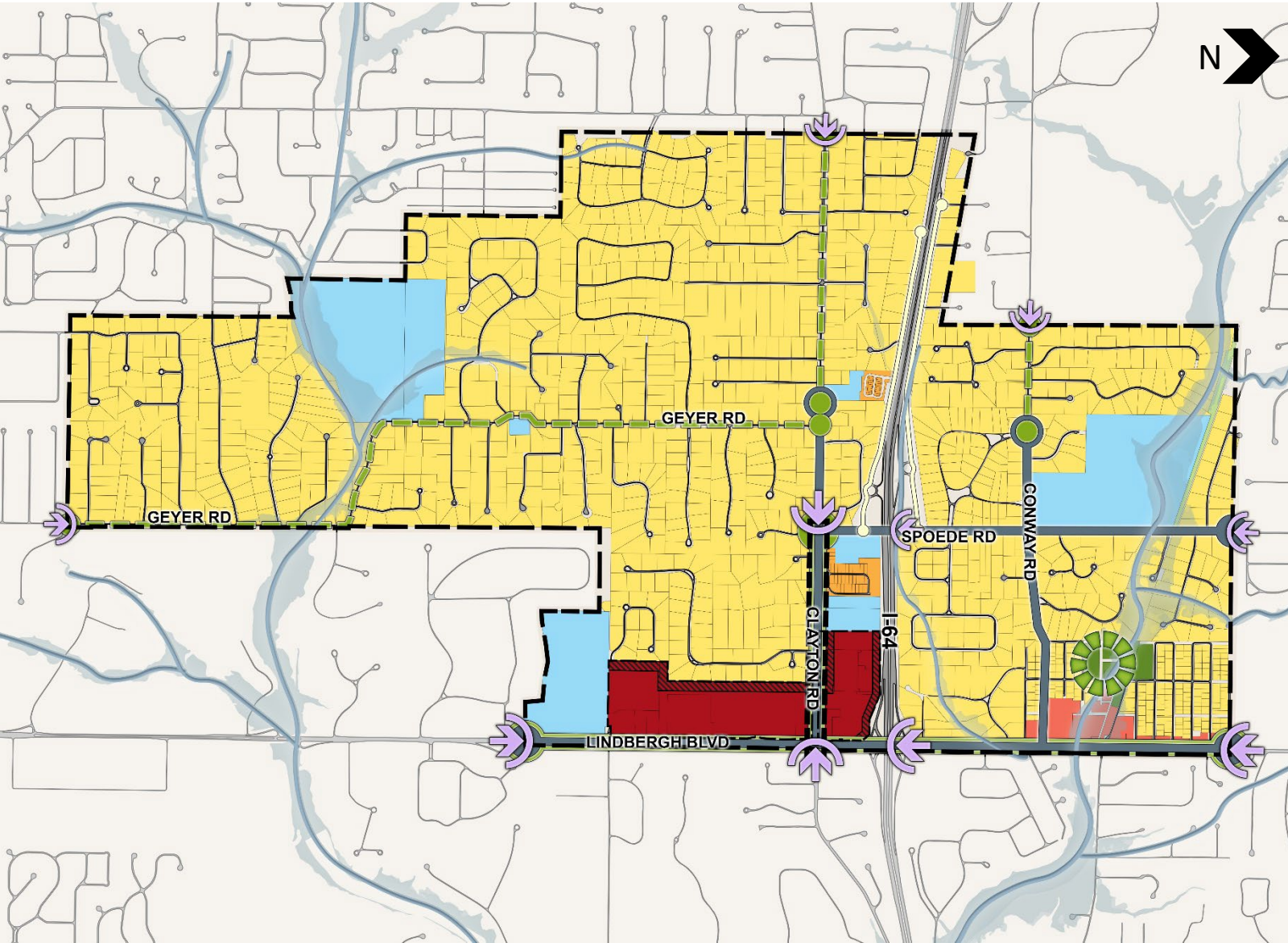


**Existing Frontenac
Zoning Districts**



**Proposed Frontenac
Future Land Use Plan**

FINAL DRAFT FUTURE LAND USE PLAN



COMPONENTS

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



THANK YOU