



June 17, 2008 – Task Force Summary and Recommendations

# **CITY OF FLINT HILL COMPREHENSIVE PLANNING**

# CROSS-ROADS FOR THE FUTURE

Initiative	Rank
Tax Revenue	16
Utilities	10
Zoning Changes	7
Business or Rooftops	6
Downtown District	6
Commercial or Residential Changes	6
Giving Away Water and Sewer	5
Infrastructure	3
Parks and Recreation	2
Chamber of Commerce	2
Public Safety	1
Annexation	1
Housing	1
Corporate Land Use	1
Tax or No Tax	0

# EXAMINING THE ISSUES

## Tax Revenue

Placement on the Ballot  
Public relations  
Publicizing other city tax rates  
Confirmation with city attorneys  
Revenues vs. Expenses  
Timing of adding the tax  
Annexation (benefits vs. costs)  
Incentives to development?  
Developing existing areas

## Sewer Utility

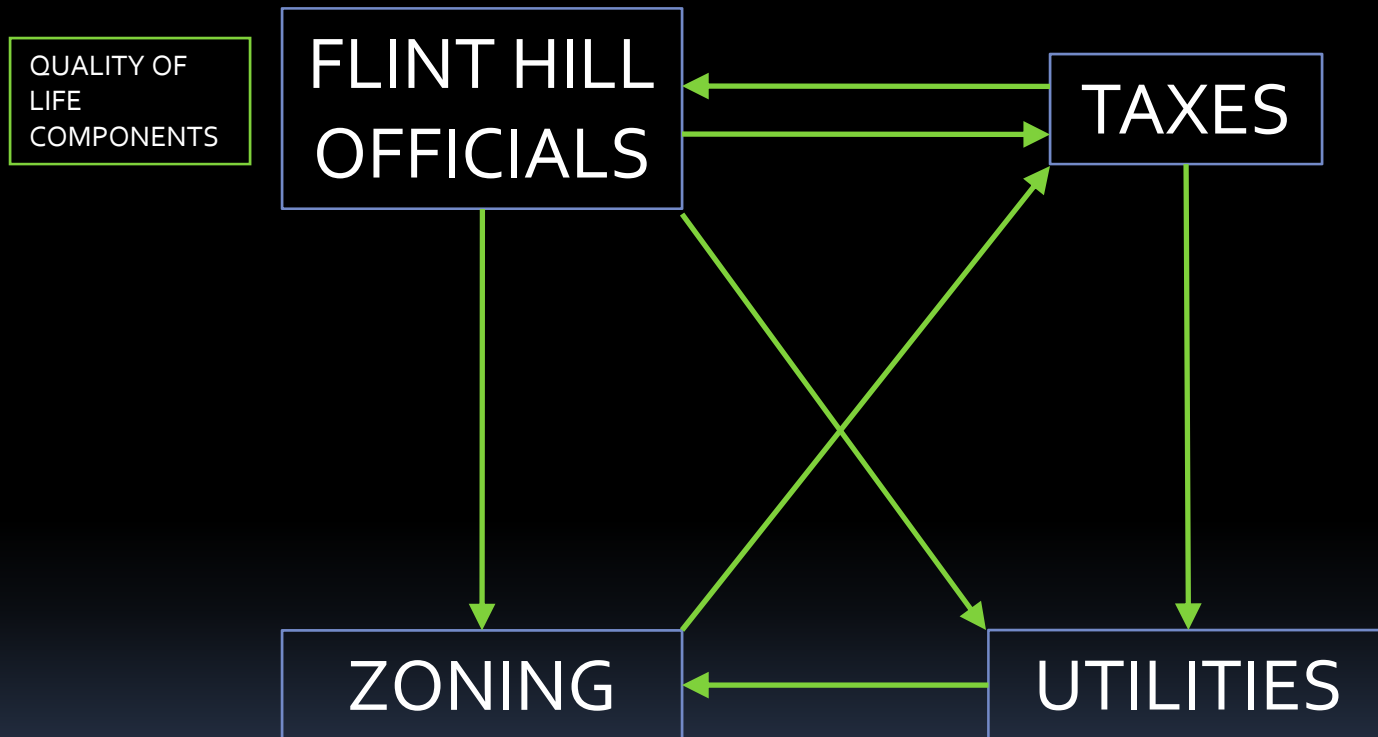
Defining user rates  
Wentzville services vs. other sources  
Substandard infrastructure  
Keeping or giving away  
Financing expenses for upgrades  
Agreements for service  
Where service would come from  
Rates due to other service  
Future density/annexation limits  
Bargaining with Wentzville  
Limitations on development  
Exploring other FH treatment facilities  
Wentzville collecting fees outside  
Wentzville  
Timeliness of tap permits

## Zoning Changes

The 1 acre limit (commercial/residential)  
- The Business Requirements  
- Large Office Requirements  
- Researching Adjacent Municipal Codes  
- Available Property for development

Comprehensive Plan Map Changes  
Developing a Downtown District  
Other Special Districts  
Distributing Maps/Planning Docs to P&Z  
Defining the Overall Planning Area  
Chambers of Commerce  
Appealing to Commercial or Residential  
Converting Farm Land  
Maintaining a Rural Feel  
Limitations due to Utilities  
Determining Interests from Developers  
Implementing Use of PUDs  
- under what circumstances

# INTERDEPENDENT RELATIONSHIPS



# PROPERTY TAXES

## General Attitudes:

- A property tax is necessary for the following reasons:
  - Revenues from sales tax is not enough for rising expenditures
  - Improvements to the water and sewer systems are necessary
  - The City is unable to get bonding or leverage loan payments
  - Transportation upgrades are necessary to roads such as Hwy P and Mexico
  - Public safety should be improved – sidewalks, police, etc.
- The property tax would be used for:
  - Sewer and Water
  - Transportation
  - Public Safety/Police Protection
  - Parks
  - City Staff
  - Financing Activities (Bonding)
- It must be properly presented to the residents

# PROPERTY TAXES

## Key Recommendations:

- Value based at \$0.25 as a starting point (based on feasibility)
- Long-term revenues vs. expenses should be considered
- Develop a Public Relations campaign
  - The City should consult with a PR firm – Check with other cities on completing an RFP
  - Publicity should include the list of all of the proposed uses
  - Should convey the idea of “essential utilities”
  - The inability to leverage financing or bonding should be conveyed
  - Evaluate the best timing and type of election
  - This Task Force should work through the P&Z then the BOA

# ZONING REVISIONS

- General Attitudes
  - Offer More Flexibility
  - Create Options without Compromising City Character
  - Revise Min. Lot Restrictions (Commercial and Residential) , but Include Requirements for Green Space, Open Space, Park
  - Control Land Uses in Downtown for a Business Corridor
  - Continuing Increase in property values will diminish farming
  - “Clustering” development should be encouraged, but controlled



# ZONING REVISIONS

- Key Recommendations
  - Develop an alternative to 1-acre min. lots
  - Utilize PUDs to allow variation
  - Up to 1/2 acre overall density is acceptable, maybe consider 1/3 acre lots in the right situations
  - Incorporate Large Green- and Open- Space requirements in denser zoning
  - Incorporate material and façade requirements (Through Architectural Review Board)
  - Use clustering to appeal to “small family” developments

# EXAMPLE I – CITY OF RAYMORE

## SECTION 405.280

11. Building coverage shall not exceed the following percentages of the net developable area of each individual parcel and of the total development for each type of Planned Unit Development:
  - a. Residential thirty percent (30%) Maximum
  - b. Commercial thirty-five percent (35%) Maximum
  - c. Industrial thirty-five percent (35%) Maximum
  
12. **A minimum of forty percent (40%) of the net area of that part of a Planned Unit Development reserved for residential development shall be provided for common open space as defined by these Zoning Regulations.** At least one-half ( $\frac{1}{2}$ ) of this common open space, or twenty percent (20%) of the net area devoted to residential development, shall be provided for public open space for the leisure and recreational use of all "PUD" residents and owned and maintained in common by them, generally through a homeowner's association. The public open space shall be developed for appropriate recreational facilities and a minimum of fifty percent (50%) of the proposed recreational facilities shall be constructed prior to the development of one-half ( $\frac{1}{2}$ ) of the project, and all recreational facilities shall be constructed by the time the project is seventy-five percent (75%) developed.

**COMMON OPEN SPACE:** An area of land or water or combination thereof planned for passive or active recreation, which does not include areas utilized for streets, alleys, driveways, private roads, off-street parking or loading areas. However, the area of recreational activities such as swimming pools, tennis courts, shuffleboard courts, etc., may be included as common open space.

# EXAMPLE I – CITY OF RAYMORE

## G. *Park Land Dedication Requirement.*

1. It shall be a condition of a final plat of a subdivision, PUD (Planned Unit Developments) or other residential property improvement that each subdivider, developer or owner will be required to make to and at the discretion of the Raymore Parks and Recreation Board either:
  - a. Land donation, or
  - b. Cash in lieu of land donation, or
  - c. Combination of both.
2. The method selected shall be recommended by the Park Board. The Planning Commission shall review the parkland in accordance with the subdivision regulations and zoning regulations as well as the Growth Management Plan in their regular manner of consideration. The final approval shall be by the City Council prior to acceptance of the final plat of the subdivision. This provision applies to the development of all lands in the City of Raymore, including all subdivisions, lots, tracts and parcels of land regardless of intended use.

## H. *Formula For The Dedication Of Land.*

1. If dedication of land is selected, the dedication shall be by plat and deed. The amount of dedication required shall correspond to the density of the subdivision and shall be calculated off of the following formula:

$$DLR = DU \times D \times .02$$

DLR = Dedicated land requirement.

DU = Number of dwelling units.

D = Number of people per dwelling unit per the most recent U.S. Census figures for Cass County.

.02 = Required acres per person based on twenty (20) acres per one thousand (1,000) people.

2. The projected population at full development shall be the criteria used to determine the amount of land to be donated. A formula of twenty (20) acres per one thousand (1,000) people (projected full development) will be used.\*

\* The standard utilized is that set forth by the Missouri Statewide Comprehensive Outdoor Recreation Plan.

# EXAMPLE I – CITY OF RAYMORE

- i. *Suitability Criteria.* All designated open space, parks or recreational facilities shall be of suitable size, location, dimension, topography and general character and shall have proper road and/or pedestrian access, as may be appropriate, to be usable open space, as follows:
  1. **The minimum land area for a dedicated parkland tract shall be five (5) acres.** Parkland shall be in a single parcel unless there are physical features, such as a railroad or water, separating the proposed tracts provided that neither tract is smaller than five (5) acres. Two (2) or more tracts may be considered for subdivisions including at least five hundred (500) dwelling units, provided that neither tract is smaller than eight (8) acres.
  2. **Retention areas or detention basins which are required as part of the Subdivision Code shall not qualify as a public open space.**
  3. **Water (including streams, rivers, ponds and lakes), marsh, flood plains and wetland acreages shall not be used** to comply with the land requirement of this Section, except as provided for required trail improvements listed in Subsection (F).
  4. **At least fifty percent (50%) of the gross area of any active open space required to be dedicated pursuant to this Section shall have a natural slope of four percent (4%) or less and shall not be located in an existing watercourse, drainage easement or water ponding area.** In addition, that portion of the land must have a cover of six (6) inches or more of topsoil suitable for the seeding and cultivation of grass. If land proposed to be dedicated has a natural slope in excess of that required by this Subsection, but may be engineered to provide for a slope that meet the requirements imposed therein, the developer may, upon the favorable recommendation of the Parks and Recreation Board, permit such land to be dedicated to satisfy the requirements of this Subsection.
  5. **Open space areas located in spillways where the spillway is greater than twenty-five percent (25%) of the land area shall not be used to meet the requirements of this Section.**

# EXAMPLE 1 – CITY OF RAYMORE

6. Parkland shall be dedicated by the developer in a condition ready for full service with electrical, water and sewer access at the property line.
  7. The layout of the park shall maximize street frontage on a public street. Minimum frontage shall be two hundred (200) feet.
  8. All land to be dedicated to the City for park purposes shall have the prior approval of the Parks and Recreation Board and shall be shown and marked on the plat as "dedicated to the City of Raymore, Missouri, for park purposes". All land dedicated shall transfer ownership at the time of plat recording.
- M. *Park Fee For Commercial And Industrial Development.*
1. A park land donation fee shall be paid from commercial development and shall be seventeen hundredths cents (\$0.017) per square foot of land (approximately seven hundred fifty dollars (\$750.00) per acre).
  2. The City of Raymore City Council have the authority to waive a part or all of the commercial development park land donation fee at their discretion.
- N. *Subdivision Of Park And Open Space Prohibited.* Land designated as open space shall be maintained as open space and may not be separately sold, subdivided or developed except to the City, an appropriate public agency or a non-profit entity if there is a public or non-profit agency willing to accept the dedication and financially capable of maintaining such open space.

# EXAMPLE 2 – CITY OF WELDON SPRING

## SECTION 410.440

### A. *Parks, Playgrounds And Recreation Areas.*

1. *Recreation standards.* The City shall require that land be reserved for parks, playgrounds and other recreation purposes in locations designated by the City's Comprehensive Plan or where such reservations are deemed appropriate. Each reservation shall be of suitable size, dimension, topography and general character and shall have adequate street access for the particular purpose envisioned by the Planning and Zoning Commission. The area shall be shown and marked on the plat "Reserved for Park and/or Recreation Purposes". When recreation areas are required, the Planning and Zoning Commission shall determine the number of acres to be reserved based on [Table 3](#). The applicant shall dedicate all such recreation areas to the City or to a homeowners' association at the discretion of the City. For multi-family uses, the City shall determine the acreage for reservation based on the number of dwelling units per acre.

TABLE 3--RECREATION REQUIREMENTS

Size of Single-Family Lot	Percentage of Total Land in Subdivision to be reserved for Recreation Purposes
80,000 sq. ft. (~1.8 acres) and greater	4.0%
40,000 sq. ft. (~.92 acres)	5.0%
20,000 sq. ft. (~.46 acres) or less	6.0%

2. *Minimum size of park and playground reservations.* In general, land reserved for recreation purposes shall have an area of at least four (4) acres. When the percentages from Table 3 would create less than four (4) acres, the Planning and Zoning Commission may require that the recreation area be located at a suitable place on the edge of the subdivision so that additional land may be added when the adjacent land is subdivided. In no case shall an area of less than two (2) acres be reserved for recreation purposes if it will be impractical or impossible to secure additional lands in order to increase its area. When recreation land is not reserved in a subdivision or the land reserved is less than the percentage in [Section 410.440\(A\)\(1\)](#), the provisions of [Section 410.440\(A\)\(4\)](#) shall be applicable.

# EXAMPLE 2 – CITY OF WELDON SPRING

3. *Recreation sites.* Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, playfield or for other recreation purposes; shall be relatively level and dry; and shall be improved by the applicant to the standards required by the Board of Aldermen. Said improvements shall be included in the subdivision improvement agreement and security. **A recreation site shall have a total frontage on one (1) or more streets of at least two hundred (200) feet and no other dimension of the site shall be less than two hundred (200) feet in depth.** The Planning and Zoning Commission may refer any subdivision proposed to contain a dedicated park to the Board of Aldermen for a recommendation. All land to be reserved for dedication to the City for park purposes shall have prior approval of the Board of Aldermen and shall be shown marked on the plat "Reserved for Park and/or Recreation Purposes"
4. *Alternative procedure--money in lieu of land.* Where, with respect to a particular subdivision, the reservation of land required pursuant to this Section does not equal the percentage of total land required to be reserved in [Section 410.440\(A\)\(1\)](#), the Board of Aldermen shall require, prior to final approval of the subdivision plat, that the applicant deposit with the City Treasurer a cash payment in lieu of land reservation. Such deposit shall be placed in a Neighborhood Park and Recreation Improvement Fund to be established by the Board of Aldermen. The deposit shall be used by the City for improvement of a neighborhood park, playground or recreation area including the acquisition of property. The deposit must be used for facilities that actually will be available to and benefit the persons in the subdivision for which payment was made and be located in the general neighborhood of the subdivision. **The Board of Aldermen shall determine the amount to be deposited, based on current land appraisals for like property in the area.**
5. *Applicability to cluster developments and planned districts.* Subdivision plats that contain cluster developments or occur within a planned district shall not be exempt from the provisions of this Section. **The percentage of land to be reserved for recreation purposes shall be based on the average single-family lot size within the development.** The average lot size shall be determined by the dividing the total square footage of the development by the total number of units. **The Planning and Zoning Commission shall then determine the number of acres to be reserved based on Table 3.** If no additional area, other than the area to be reserved based on the average lot size, is required by the Board of Aldermen, the full fee shall be paid as required in [Section 410.440\(A\)\(4\)](#). If further land is required for reservation, apart from that based on the average lot size, payment shall be given as provided by [Section 410.440\(A\)\(4\)](#).
6. *Other recreation reservations.* The provisions of this Section are minimum standards. None of the paragraphs above shall be construed as prohibiting an applicant from reserving other land for recreation purposes in addition to the requirements of this Section.

# EXAMPLE 2 – CITY OF WELDON SPRING

## SECTION 405.430: DESIGN STANDARDS

- A. **The Architectural Review Commission shall use the following design standards when reviewing land use permit applications** in any applicable zoning district for permanent buildings. For purposes of this [Section 405.430](#), residential buildings shall include single-family, duplex and multi-family dwellings; commercial buildings shall include retail, office and related uses allowed in the "MED" Medical District, "GC" General Commercial District and "PC" Planned Commercial District; institutional buildings shall include private schools, hospitals, nursing homes and similar institutional uses in any applicable zoning district; industrial buildings shall include manufacturing, warehousing and similar industrial uses allowed in "LI" Light Industrial District; major recreational buildings shall include ice rinks, indoor soccer facilities and buildings housing similar uses allowed in the "LI" Light Industrial District; and agricultural buildings shall include barns, kennels and similar buildings, whether principal or accessory, used for agricultural, livestock or large animal support or other accessory uses when located in the "AG" Agricultural District or "RS-3" Single-Family Residential District.
- B. *Residential Buildings.*
1. **Non-trim permissible building materials.** Residential buildings whether new, enlarged, diminished or modified **shall have exterior material of brick, stone masonry, painted wood or a material such as vinyl siding which resembles painted wood.** Glass block may be used as an accent material. Building materials that are neither specifically permitted under this [Section 405.430\(B\)\(1\)](#) nor prohibited under [Section 405.430\(B\)\(2\)](#) below may be allowed by the Architectural Review Commission if they are deemed appropriate based on the design of the structure and surrounding buildings.
  2. **Non-trim prohibited building materials.** In residential developments subject to this [Article XII](#), no new residential building and no residential building which is enlarged, diminished or modified in exterior appearance shall have an exterior material of metal, smooth masonite, permastone, concrete cinder block, plywood, half timber, logs or concrete bricks.
  3. **Building colors.** Building colors, except for trim colors, shall be earth tones, white or similar suitable colors. Earth tone colors include, but are not limited to, beige, taupe brown, granite gray, gray blue, greenish blue and dark brown. Fluorescent colors shall not be allowed. Building colors that are neither specifically permitted nor prohibited by this paragraph may be allowed by the Architectural Review Commission if they are deemed similar to a permitted building color. The Architectural Review Commission may adopt a list of building colors that are permitted to supplement the list in this [Section 405.430\(B\)\(3\)](#), provided that these additional colors are not specifically prohibited by this [Section 405.430\(B\)\(3\)](#).
  4. **Trim colors/window colors.** Trim colors and the colors of window frames shall be earth tones, white or a color that clearly complements the main color of the building. Fluorescent colors shall not be allowed.
  5. **Residential front facade.** The front facade of every residential building shall be comprised of brick or stone masonry, unless alternative material is approved by the Architectural Review Commission based on the design of the structure. The front facade of every residential building shall wrap around and continue a minimum of twenty-four (24) inches on each side of the building. All dwellings shall present a good, well-maintained frontage, harmonious in design to the surrounding vicinity. The Architectural Review Commission may allow any individual house or a specific model of house to deviate from the building material requirements of this paragraph based on the design of the house. If architecturally acceptable, other materials such as painted wood and vinyl siding could be considered for front facades.

# EXAMPLE 3 – CITY OF EUREKA

## Section 20A-6. IMPROVEMENTS

(k) *Open Spaces.*

(1) *Open spaces provided.*

a. All subdividers or developers of single-family and multiple-family residential property shall provide for reasonable and adequate amounts of open space, parks and recreational facilities within their developments. This requirement shall be deemed satisfied by the use of any one (1) or a combination of the following alternatives:

1. Dedication of open space land for public use;
2. Fees in lieu of dedication; or
3. Development of parks and recreational facilities within the subdivision or development.

The method(s) selected shall be reviewed by the Park Board, the Planning and Zoning Commission and the Board of Aldermen of the City prior to acceptance of the final subdivision plat or site plan; but in any event final acceptance or rejection shall be by resolution of the Board of Aldermen.

b. This provision applies to development of all single-family and multiple-family residential lands in the City, including all subdivisions, lots, tracts and parcels of land.

c. Neighborhood facilities, open space parks and recreational facilities that are developed consistent with the requirements of this Article shall be within or near the development area, so that the intention of these requirements, specifically, to serve the needs created by such development, is accomplished.

d. No building permits shall be issued until provisions of this Article are satisfied.

# EXAMPLE 3 – CITY OF EUREKA

## (2) *Dedication of open space lands.*

a. *Schedule.* If the dedication of open space land is selected as the compliance of a particular developer with the requirements of this Article, dedication shall be by deed or plat and shall be as provided in the following schedule of dedications:

### *Schedule of Dedication (Minimum Requirement)*

<i>Zoning</i>	<i>Amount of Dedication</i>
▪ 1-A	3%
▪ R-1	6%
▪ R-2	8%
▪ R-3	10%
▪ R-4 and other single-family residential	12%
▪ PRD	12%
▪ R5-A	15%
▪ R5-B	15%
▪ R5-C	15%

The above required open space shall be in addition to minimum required yard areas and spaces reserved for off-street parking in applicable zoning ordinances. The percentage figures of dedicated space shall be computed on gross area of the development or subdivision.

# EXAMPLE 3 – CITY OF EUREKA

b. *Suitability.* All lands to be dedicated shall meet the following general requirements (specific requirements may vary).

1. *Size and shape.* Shall normally contain not less than two (2) contiguous acres;

2. *Location and accessibility.* Shall be located in or adjacent to subdivision or area to be served and easily accessible to same. Consideration should be given to placing park areas where they can be added to by future subdivisions, or the addition of open space required by this provision to an existing park;

3. *Topography—drainage.* Fifty percent (50%) of the land dedicated shall have a grade of less than ten percent (10%); it is permissible for the remainder of the dedicated property to be covered with steep slopes, streams, ditches, lakes or other natural features;

4. The land dedicated or to be dedicated should be conveyed in its natural state. Removal of trees, topsoil and other natural features shall be prohibited unless there is previously acquired the written approval from the City Administrator;

5. The Park Board shall review the suitability of the land to be dedicated and provide a written recommendation to the Board of Aldermen;

6. The Board of Aldermen shall have the final determination as to the suitability of dedicated lands under these provisions;

7. Open space dedication requirements shall not be applicable to single-family subdivisions of land in which fewer than two (2) additional lots are created.

# EXAMPLE 3 – CITY OF EUREKA

(3) *Credit for private parks and recreational facilities.* Any subdivision plat or multi-family site plan containing suitable facilities to be reserved, constructed and maintained by a private organization to serve the needs of the subdivision or development being created may satisfy the requirements of this Article, provided:

- a. They fulfill the area and suitability requirements of this Article, and
- b. Are reviewed by the Park Board, Planning and Zoning Commission and the Board of Aldermen and approved by the Board of Aldermen.

(4) *Fee in lieu of land dedication.*

- a. When a subdivision or development is prohibited from dedication of land, or when otherwise approved or required by the Board of Aldermen, a fee in lieu of dedication shall be paid. **The amount of such fee in lieu of dedication shall be determined by computing the percent of dedication of land from the schedule contained in Subparagraph (2)(a) above, multiplied by the actual verified cost of the raw land without improvements; provided, the land has been acquired within the last twelve (12) months.** Where land has not been acquired within the last twelve (12) months, a current fair market value for the completed equivalent amount of land shall be determined **by negotiation with City or via independent professional appraisals to be prepared at the developer's cost.**
- b. *Time of payment of fee.* The fee in lieu of dedication shall be paid at the time of final plat or site plan presentation unless express written approval from the City is given as to the terms of any other arrangement.
- c. *Special fund created for fee.* All fee in lieu of dedication payments shall be maintained in a special park account established by the City, and such funds may be used only for the purchase and development of park and recreational facilities.

# FUTURE LAND USE EXAMPLE I: Conventional 1-Acre Minimum

- No Open Space Requirements
- Uses Current Zoning Regulations

# Conventional 1-Acre Minimum

212 Gross Acres

212 Developed Acres

188 Lots

18,765 LF Street Centerline

1.0 Ac Min. Lot Size

0.89 Units/Ac Average  
Density

0.89 Units/Ac Clustered  
Density



## FUTURE LAND USE EXAMPLE 2: 1/2-Acre Minimum

- 40% Open Space (Undisturbed) Requirement
- Utilizes PUD in existing 1 acre zoning category

# 1/2-Acre Minimum

212 Gross Acres

126 Developed Acres

204 Lots

14,970 LF Street Centerline

0.5 Ac Min. Lot Size

0.96 Units/Ac Average  
Density

1.61 Units/Ac Clustered  
Density



# FUTURE LAND USE EXAMPLE 3: 1/3-Acre Minimum

- 40% Open Space (Undisturbed) Requirement
- Utilizes PUD in new  $\frac{3}{4}$  acre zoning category

# 1/3-Acre Minimum

212 Gross Acres

126 Developed Acres

308 Lots

16,800 LF Street  
Centerline

0.33Ac Min. Lot Size

1.45 Units/Ac Average  
Density

2.44 Units/Ac Clustered  
Density



# UTILITIES

- General Attitudes
  - Costs to improve existing system are unknown, but probably the most reasonable basis for passing prop. tax
  - Zoning projections heavily influence system needs
  - The likelihood of a property tax should come first
  - What levels of financing will be needed?
  - New development should be leveraged to help pay for it
- Key Factors
  - New 500,000 GPD limit virtually negates financial losses from selling the system (makes selling the existing system the best alternative)
  - 1/2 acre overall density allows 10-year build-out capability

# UTILITIES

- Key Recommendations
  - Sell or Dispose of the existing system
  - Begin discussions with adjacent property owners about future land use plans
  - Leverage time from the housing lag and future development to plan for ways to provide additional capacity for both water and sewer
  - Begin discussions with County residents within growth area, Josephville, St. Charles County, East-Central Water and Sewer, and MDNR
  
- Using Decentralized Systems to Accomplish Utility Plans:



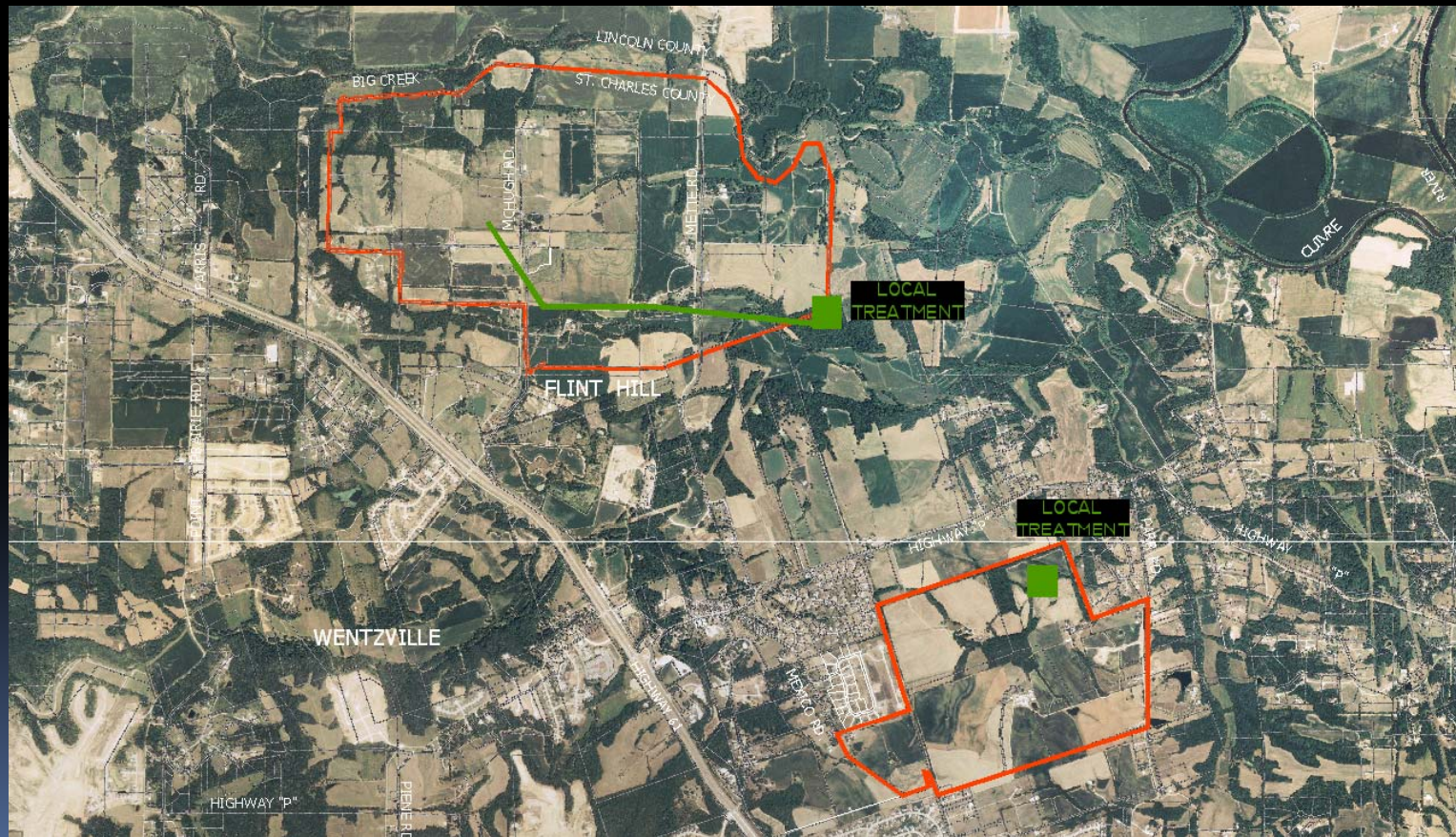
# Phase 2 Sewer Expansion

Population Served: 8,150

Customers Served: 2,717

Tributary Acres: 1,811

2 Package Treatment Plants



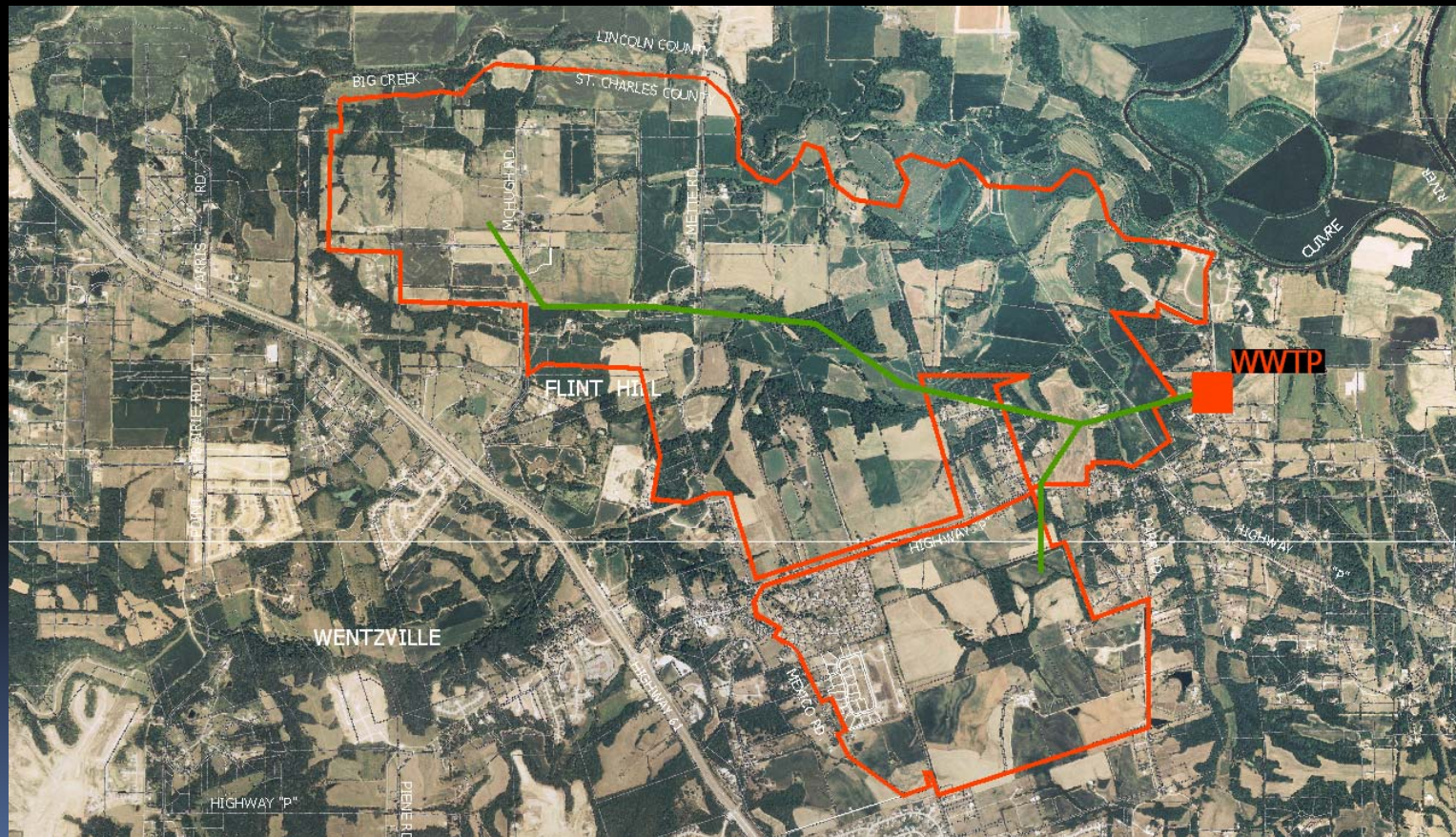
# Phase 3 Sewer Expansion

Population Served: 15,775

Customers Served: 5,258

Tributary Acres: 3,506

Permanent WWTP



# GOALS AND STRATEGIES

Goal 1 – Determine the Long-Term Mission/Vision for the City of Flint Hill

- Mission Statement
- Updated Comprehensive Plan w/ Flexibility
- PR Scope to include PLUP, Utilities, Property Tax
- Resident Survey(s)
- Functioning within New Eras
  - Economies
  - Technology
  - Natural Environment
  - Others?

# GOALS AND STRATEGIES

## Goal 2 - Revise Zoning Code to Reflect Desires for the Future of the City

- Don't necessarily abandon 1 Unit/Acre
- Utilize PUDs that incorporate Open/Green/Park Space Requirements:
  - Exclude R/Ws and Existing Utility Easements
  - Exclude "Un-forested" Steep Slopes >25%
  - Exclude Floodways and Possibly Floodplains
  - (Areas Otherwise Undevelopable)
  - Define Park Dedication/Improvement Requirements
  - What about Historic Preservation?
  - Work with City Attorney to review case law and enforceability


# GOALS AND STRATEGIES

## Goal 2 - Revise Zoning Code to Reflect Desires for the Future of the City

- Consider defining trade-offs for increased density for increased Open/Green/Park Space Criteria (Sliding Scale)
- Don't compromise requirements for developer promises (Outline the Controls)
- Define Architectural Control (Review with City Attorney and HBA/Development Community)
  - Types of Buildings and Styles
  - Colors
  - Materials
  - Ratios
- Designate Appropriate Areas for "Small/Start-Up" Families

# GOALS AND STRATEGIES

## Goal 2 - Revise Zoning Code to Reflect Desires for the Future of the City

- Don't Forget Recreation (Bring In Kaboom, Trailnet, GRG)
- Determine the coalescence between Downtown/Commercial and Population Base 
- Define a Downtown Overlay District with a separate Master Plan
- Define a Highway Overlay District (Office/Technology)
- Hire a ED Firm to evaluate marketable properties and economic incentives that could be offered and their impact:
  - Jobs vs. Lower Tax Rates
  - Retail vs. Sales Tax Incentives
  - Commercial vs. Utilities, Land, or Transportation

# GOALS AND STRATEGIES

## Goal 3 – Provide Utilities and Services necessary for the Citizens and Future of the City

- Use Lag in Housing and Development to complete studies and planning (offers flexibility to growth pattern scenarios):
  - Commercial development 1<sup>st</sup> and its needs
  - Residential development 1<sup>st</sup> and its needs
  - Northern basin areas 1<sup>st</sup> and its needs
  - Southern basin areas 1<sup>st</sup> and its needs
  - Contingency Plans for each
- Study scenarios for these growth patterns and service provisions
  - Base Flow Study (Impacts to Wentzville agreement and existing system)
  - Disposing of or mitigating existing system liabilities
  - Include ways to meet immediate infrastructure needs
  - Combinations of Grants, User Rates, and Financing
  - Capital Improvement Financing Plan (PR Property Tax Selling Point)

# GOALS AND STRATEGIES

Goal 3 – Provide Utilities and Services necessary for the Citizens and Future of the City

- Incorporate WW Planning, Revised Zoning and Storm Water Quality to Position the City for EPA Grants or Pilot Programs
  - Develop Program List
  - Prepare a Package to Submit to County, MDNR, EPA, and State Representatives that addresses ED, Environment, Housing
- Include Communications with Adjacent Landowners in PR Scope
  - Describing Flint Hill's planning and zoning approach
  - Describing Wentzville vs. Flint Hill Control
  - Look for contacts in eastern planning area (Melissa's Father)
  - Asking about plans for their property
  - Consider incorporating their comments into the Comp. Plan

# GOALS AND STRATEGIES

Goal 3 – Provide Utilities and Services necessary for the Citizens and Future of the City

- Use a resident survey to address other services and decide how to plan for them
- Communicate back with residents after evaluation
  - News Letter
  - Website
  - Mailers
- Prepare a 2 or 3 Year Budget

# GOALS AND STRATEGIES

## Goal 4 – Establish a Property Tax Rate to accommodate Financial Needs for the Future of the City

- Update Jim D.'s October 15, 2007 Report
  - Projections under different growth scenarios
  - Incorporate report projections into long-term budget
- Identify intended uses of property tax
  - Immediate (3 Yr)
  - Long-Term (10Yr)
- Identify current limitations of the City without prop. Tax
- Identify alternatives to tax rates
- Identify contingency and/or fall-back plans
  - What if it doesn't pass?
  - How many times to go back?

# GOALS AND STRATEGIES

Goal 4 – Establish a Property Tax Rate to accommodate Financial Needs for the Future of the City

- Conduct Informal Assessments
  - What are the concerns?
  - What are the deal breakers?
  - What information helps residents to understand?

# GOALS AND STRATEGIES

## Goal 5 – Attract and Retain Business and Residents

- Study what matters to new generations (is the hype real?) and incorporate into MP
- Define an on-going public engagement plan
- Define and Publicize the incentive packages the City is willing to offer
- Review what other cities have done to attract business (Market Studies, Labor Studies, COC, Assistance, etc.)

# GOALS AND STRATEGIES

## Public Relations Scope

- Random Surveys (vision, PLUP, prop. tax, utilities, services)
- Public Engagement Planning for all items
- Communication and Buy-In regarding PLUP, Growth Methods, and Zoning with Residents
- Communication and Buy-In with Growth Area Land Owners
- Convey utility needs and financing needs to residents
- Evaluate property tax ballot issue timing and costs
- On-going public engagement and communication
- Publicizing of Commercial Development Incentives



# DISCUSSION AND QUESTIONS