

September 23, 2009  
Planning & Zoning Committee  
Comprehensive Plan Public Meeting



**CITY OF FLINT HILL  
COMPREHENSIVE PLANNING**

# ACKNOWLEDGEMENTS

## Mayor

Doug Wynn

## Board of Aldermen

Jackie Jackson, Ward 1

Christopher Jacobsen, Ward 1

David Schmidt, Ward 2

Roy Scott, Ward 2

## Planning and Zoning Commission

James Brown, President

Doug Wynn, Mayor

Austin Barrick

Donald J. Becker

Leon Blattel

Gary Eldridge

Lawrence Gamache

Jackie Jackson

Ted Lauer

# ACKNOWLEDGEMENTS (CON'T)

## Funding Task Force

Alderman Roy Scott

Austin Barrick

John Klaric

## Zoning Task Force

Alderman Dave Schmidt

Donald J. Becker

Ted Lauer

## Utilities Task Force

Alderman Chris Jacobsen

Austin Barrick


Dave Urevich

## City Clerk

Melissa Burton



# Why a Comprehensive Plan?

- What will Flint Hill be in the future?
  - Change in agricultural land-use is inevitable
  - Slowdown in growth provides opportunity to re-examine the existing plan
  - Focus the use of resources
  - Control type and manner of growth
- 



# What's in it?

Land Use

Transportation Plan

Recreation and Greenspace


Utilities

Funding City Services

Implementation Steps




# GOALS AND STRATEGIES

- Goal 1 – Determine the Long-Term Mission/Vision for the City of Flint Hill
  - Goal 2 - Revise Zoning Code to Reflect Desires for the Future of the City
  - Goal 3 – Provide Utilities and Services necessary for the Citizens and Future of the City
  - Goal 4 – Evaluate a Property Tax Rate to accommodate Financial Needs for the Future of the City
  - Goal 5 – Attract and Retain Business and Residents
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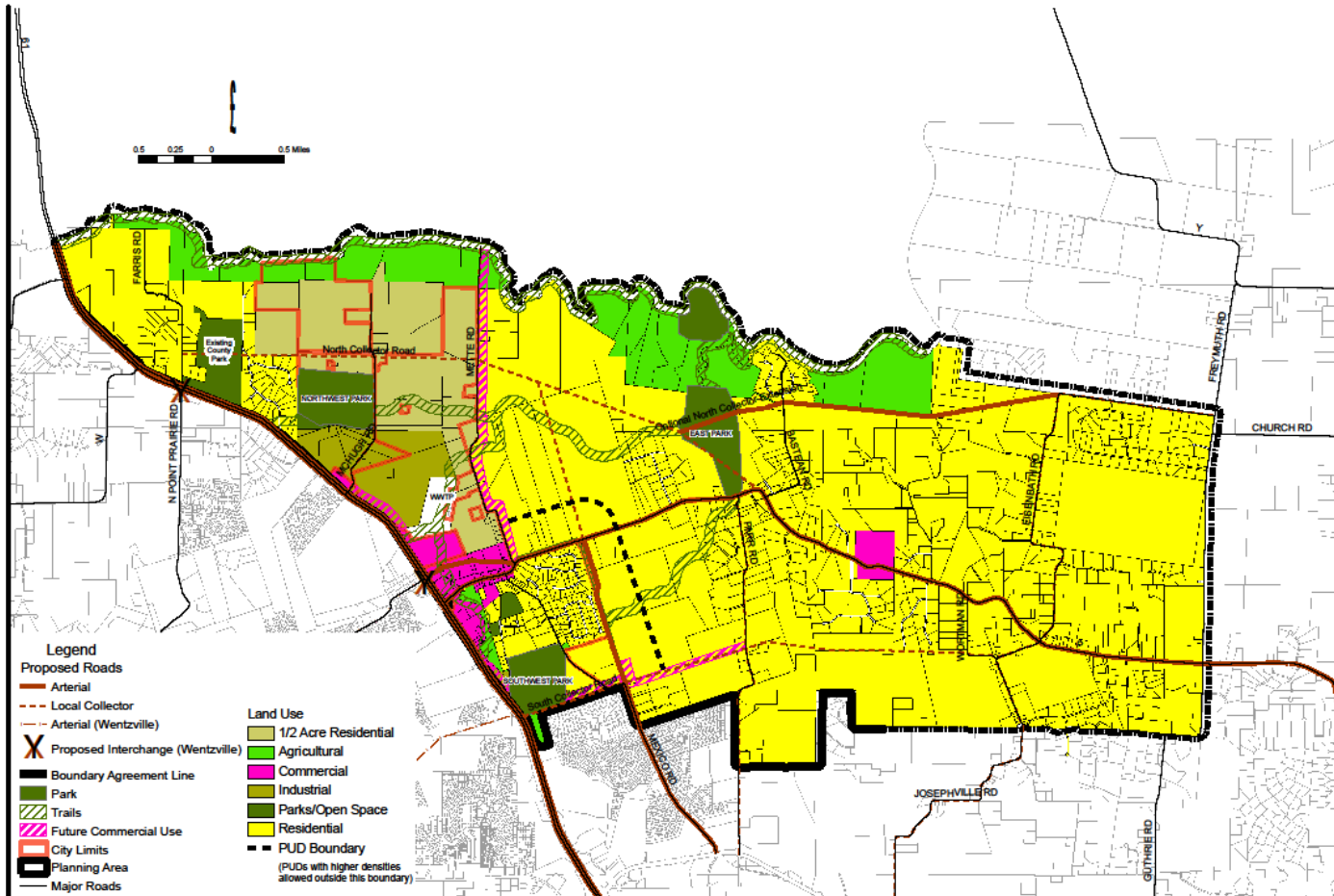
# VISION STATEMENT

- *“The City of Flint Hill will reflect modern living with a ‘small town’ feel. Though it will be a place inviting to a variety of land uses and destination shops and services, its growth will be balanced, not jeopardizing the land’s rural character. An enlarged footprint and proper approaches will allow the City to maintain this character while providing meaningful infrastructure at minimal costs.”*
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# ZONING REVISIONS

- Key Recommendations
  - Up to 1/2 acre overall density is acceptable in identified areas
  - Utilize PUDs to allow variation
  - Incorporate Large Green- and Open- Space requirements in denser zoning
  - Architectural Review Board - Incorporate standards for material and façade
  - Use clustering to appeal to “small family” development
  - Commercial zoning – minimum lot sizes

# ZONING REVISIONS – FUTURE GROWTH AREAS



**GBA**  
architects  
engineers

TITLE  
CITY OF FLINT HILL  
PROPOSED LAND USE PLAN

PROJECT NUMBER

10662

DATE

3/17/09

FIGURE

3-5

# 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



# 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



# UTILITIES

- Key Recommendations
  - Sell or Dispose of the existing system
  - Begin discussions with adjacent property owners about future land use plans






# UTILITIES (cont'd)

- Leverage time from the housing lag and future development to plan for ways to provide additional capacity for both water and sewer
- Third party operation could be a cooperative in the growth area (Josephville-St. Charles County), or East-Central Water and Sewer, or Wentzville, etc.




# CITY REVENUE

- Key Recommendations
  - Improve or implement the following essential city services
    - Water
    - Sewer
    - Transportation
    - Trash service
    - Law enforcement
    - Parks and recreation
    - Staffing
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# CITY REVENUE (cont'd)

- Prepare long-term and short-term budget projections
  - Consider ballot initiatives to fund desired city services
  - Value of the ballot initiatives based on public acceptability
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QUESTIONS?