



About the Master Plan

The 2010 Master Plan is an integrated set of recommendations intended to promote the general welfare and prosperity across 5c. Carlos: Course' by coordinating desired hard now with facilities serving the public. A detailed background report on the hard process of the process

Under St. Charles County's Charter, the County Council's powers provide for a county-wide master plan with recommendations for development within the County. The Master Plan is to be reviewed every five years. Chapter 120 (C-2.53) of the County Code establishes a Marter Plan Seeting Countile composed of County residents to be appointed by the County Executive with approval of the County Council. The 2019 Master Plan is substantially based on earlier versions with minor amendments as reviewed and approved by the Master Plan Sering Committee.

County Executive Steve Elhuman appointed 21 members to the Master Plan Steering Committee in April and May 2018. The Steering Committee convened mentally between May and November 2018. At the first Steering Committee menting in May; it was agreed upon that the path florward would acknowled mixine pulsars and corrections, and that preparation of a new Master Plan would be advisable outs the U.S. Comm Shurean in 2022 relatives detailed could be the documinal comm. A public speak how would be advisable outs the U.S. Comm Shurean in 2022 relatives the desired for the Section (American Steephers and American Steephers and Master and making specific changes to the Plante Get Mod Ved May and Market Steephers and Market Steephers and Market Steephers (No 1960). The Steephers and making specific changes to the Plante County Planter and Market Steephers (No 1960).

1. Demographics

VISION: Our population is diverse and growth is managed in a coordinated and sustainable manner. ▼GOAL: Population growth is directed and coordinated to areas that have the essential infrastructure and public services available.

STRATEGIES:

TRATEGIES:

- Land uses should be compact and located where essential infrastructure and services can be provided.

- All principlications collaborate on planning for and providing essential infrastructure and utilities as the growth continues.

- Create a unified plan to provide essential services to marke the demographics of the region.

▼GOAL: Population growth and demographic forecasts are continually evaluated and updated to assure that an adequate level of service is maintained for the county's diverse population.

STRATEGIES:

• Utilize population projections and forecasts to ensure that necessary services can be planned for and made available.

2. Economy

▶VISION: We have a healthy and vibrant economic climate that provides a broad range of business and employment

▼GOAL: Utilize the land use policies of the County to enhance opportunities for economic development.

STRATEGIES:

1. Land trues should be compact and located where essential infrastructure and services can be provided.

2. All jurisdictions collaborate on planning for and providing essential infrastructure and utilities as the growth continues.

2. Create a unified plan to provide essential services to match the demographics of the region.

▼GOAL: St. Charles County will focus its economic development efforts to attract new business and industries, and foster the expansion of existing business and industries to diversify the tax base.

Upgrade both the state and local transportation network.

Determine future transportation mode needs and facilitate the transport of workers to employment sites and reduce

on. man resources potential of the County by assessing and identifying strengths in the existing labor force are analysis such as the WIOA Local Plan and the MarksNelson study to target identified sectors for busi

common and attraction.

Continue to promote the concept of small business incubators as an important tool to assist the startup of small bu Target and recruit a wide range of businesses to create diversity in employment opportunities and tax base.

▼GOAL: Strengthen the overall impression that St. Charles County is a good location for business.

GOAL STREEgment are over an impressor man, a second of the street of the

▼GOAL: Promote the construction and creation of additional "pad-ready" development sites for Class A office uses and technology-driven industrial uses.

STRATEGIES: KALESNES:
Develop and market remaining sites along I-64 in Weldon Spring, O'Fallon, Dardenne Prairie, Lake Saint Louis and Wasteriult.

entzville. te redevelopment of existing sites along 1-70 in St. Charles, St. Peters, O Fallon, Lake Saint Louis and Wentzville.

evelop remaining sites in and around the St. Peters Special District near St. Peters City Hall.

neourage development at Highway 54 (Fuga Avenue Extension) and Arean Parkway in St. Charles,
neourage attainment of Stafe "Certified Sile" Accreditation for existing tracts envisioned for Class A office spaces,
chanology-driven light and heavy industrial development.

▼GOAL: Promote the creation of additional "pad-ready" development sites for technology-driven light and heavy industrial and warehouse/distribution centers.

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▼GOAL Encourage (calaborative partnerships with institutions of higher learning to foster development of additional business and campus developments in and around Lindenwood University, St. Charles Community College, or elsewhere along Internate 6, Internate 70, Highway 364, Highway 370, Or Highway 79.

STRATEGIES: rsity resources for cultivation of knowledge, generation of regional wealth, creation of high-wage jobs, and

fostering a county-wide entrepreneurial climate.

Further develop the concepts of incubation, tech space, maker space and co-working space to grow business startups within the

▼GOAL: Encourage the creation of mixed use development campus sites around the community

STRATEGIES:

Identify and market sites conductive to mix-used development.

Seek partnerships with mixed-used developers.

Ensure zoning and development standards are supportive of mixed use development.

3. Community Facilities and Services

▶ VISION - POLICE, FIRE AND AMBULANCE: The physical design of St. Charles County supports safety. ▼GOAL: Emergency response agencies in the County maintain reasonable response times to Service call

Expand police, fire and ambulance services to meet public needs and population growth.
 Plan facility locations in growth areas to meet projected population growth.

▼GOAL: Provide efficient and effective emergency and public safety services.

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octoren agencies.

Ensure all county agencies, institutions are in National Incident Management System (NIMS) compliance.

Political subdivisions in the county should continue to regularly convene to discuss current issues and develop strategies

and solutions.

Work with the State to pursue "build out" of a public safety broadband network, known as First Net, to enhance eme

VISION - EDUCATION: We have educational opportunities readily available for all.

STRATEGIES

The school districts and the County should communicate regularly about future facility plans.

Jurisdictions throughout the county should work together to develop a bicycle and pedestrian master plan to connect schools,

libraries, and parks.

Take public safety into account by including police, fire and ambulance in the design, operation of schools.

▼GOAL: Increase the number of students pursuing skills and employment in targeted economic sectors. STRATEGIES:

TRATEGEES: Expand programming and participation in the Center for Advanced Professional Studies (CAPS) Program to advance business skills for high school students. Encourage expansion of coursework in robotics and computer coding.

▶ VISION - UTILITIES: Deliver the utility services necessary to reliably and safely meet the needs of a quickly

▼GOAL: Ensure proper maintenance and upgrade to infrastructure.

number and severity of sewage overflows into rivers from sewage treatment plants overwhelmed by stor

Reduce the number and severnty or swonges— infiltrating the sexuage system. Help meet water capacity needs by ongoing identification and repair of leaking water lines. Seek opportunities to under ground multiple utilities when possible to increase service reliability. Capitalize on State-approved electrical revenues for electrical grid modernization, cyber security.

▼GOAL: Reduce the number of inoperative septic systems and increase septic system requirements to insure STRATEGIES:

TRATEGES:
Discourage the installation of septic systems in areas planned for growth.
Continue County requirements for ongoing maintenance contracts.
Facilitate the recond of non-functioning systems through Sepideholood Improvement Districts.
Facilitate elementario of septic transic sensing environmental or health hazards.
Facilitate elementario of septic transic sensing environmental or health hazards.
Require latest approach design technology fit a septic tank systems tide easly featuble option.

▼GOAL: Facilitate the collaboration of the county, municipalities, districts, and utilities to develop, maintain, and expand utility infrastructure to meet the growing potential needs of commercial, industrial, and residential land. ination on major road improvement projects between utilities, road sponsors, and designers by including utilit

Improve consummon on improvement in the facilities in the design and construction project schedules.

Seek cost-saving/cost-sharing opportunities between multiple utilities for expansion of services and infrastructure.

▼GOAL: Anticipate development by preparing to expand and extend sewer infrastructure to growth areas of the County.

ipalities and districts develop a comprehensive and coordinated plan for sewer extensions and expansion of

ng facilities.
urage wastewater providers, where appropriate, to develop a comprehensive approach to wastewater collection and
nent that will maximize efficiency within watersheds.
re new residential development has access to sewer facilities owned and operated by an appropriate local wastewater

▼GOAL: Health and human services will have a seamless, coordinated system of services.

Provide funding for programs for at-risk populations.
 The specific needs for at-risk populations such disabled, disadvantaged, and elderly residents should be identified and services stallored to meet those needs.

▶ VISION - CULTURAL, RECREATION, HISTORIC: We have an ever increasing variety of cultural, historical and recreational opportunities that are available, accessible, and affordable.

▼GOAL: Enhance and preserve cultural and historic assets.

▼GOAL: The County will provide quality and effective service to its residents. STRATEGIES:

• Continue use of the 1/5 cent capital improvement tax beyond 2021 for providing needed capital improvement.

▼GOAL: Establish and preserve open space and recreational opposition

STRATIGIS:

I taigent open space and park land into developing and developed area.

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* Target and ecplore the establishment or one to root completely an experience of the country.

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Oracle partnerships and alliances which eshalts only partnerships and pastnerships are suited and the pastnerships are suited and the pastnerships are suited and to enjoy healthy lifestyles.

▶ VISION - PUBLIC HEALTH: The physical design of St. Charles County enables residents to enjoy healthy lifestyles. ▼GOAl: Improve residents' access to basic healthcare services

it lents with healthcare coverage enrollment by linking Public Health Department clientele to agencies who can aid

Assist resourns wan use-assistance with these efforts as per the second resource of the sec

▼GOAL: Reduce the impacts of chronic diseases such as cancer, diabetes, and heart disease.

STRATEGIES:

Support community environments that promote and support healthy choices as well as physical activity.

Expand the role of health care and health service providers in chronic disease prevention.

Expand the role of othelic and oriviset employers in chronic disease prevention by tromoting and support

explaned public health services to include more prevention-based testing programs.

Expand public health services to include more prevention-based testing programs.

Support mistatives such as Community Strong St. Charles County that address community health concerns across platforms

▼GOAL: Reduce substance abuse and onioid overdoses

STANTIGUE:

Increase choaction to physicians who prescribe opioid drugs.

Future with the St. Charles Compy Antibilitate District to support their Substance Use Recovery Response Team (SURRY) contractly pregrams. With more reviews needed for diagnosis and decreases the support of the suppor

(CRUS) for St. Clarkes County.

**GOALC cantare pormoting tretting and immunization to maintain St. Charles County's low rate of communicable diseases.

PIRATICALS

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▼GOAL: Ensure the health, safety and welfare of pets in our community

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4. Transportation

▶VISION - Our transportation system provides alternative, affordable, and efficient modes of transportation that are reliable, safe, environmentally friendly, and promote economic development.

▼GOAL: Provide an efficient, reliable, and well managed road system.

STRATEGIES:

Insure that the carrying capacity of arterial roadways is maintained by prudent management of vehicular access to and from these roadways using established design criteria.

these roadways using established design criteria.

Continue to find the maintenance and upgrading of existing roads and facilities.

Inform public about transportation system conditions and alternative routes via Intelligent Transportation Systems (ITS).

Personar for future use of autonomous shuttles and connected volvides.

use of public transit, ride sharing, autonomous and connected vehicles, and provide other modes including

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Support land use pattern fast will utiliza alternative modes of transportation.

Perhaltent mobility needs of the country's population not having automobiles (elderly, low-income, disabled, etc.).

• Evaluate mobility needs of the county's population not having antemobiles (clother), low-income, disabled, etc.)

**COGALE Increase mails model againsts in pigmove connectivity, safety, and access.

STRATEGIS:

- Precents the use of multi-modal transportation facilities.

- Develop a county-wise brocycle and pedestram master plan to connect trails, parks, schools and libraries that will allow better project coordination and leveraging of Federal-State dellars, metropoliting parks not finding, and Great Rivers Greenway respects coordination and leveraging of Federal-State dellars, metropoliting parks not finding, and Great Rivers Greenway

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District projects.

Encourage use of the Complete Streets philosophy in transportation planning and design.

Support mixed-use developments where living, shopping, working, and recreational activities are in close proxi

WGOAL: Provide an environmentally friendly and safe transportation system.

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STRATEGIES

**TRATEGIS:*

Develop new funding sources and other strategies to address congestion issues on the major arterials.

Develop new funding sources and other strategies to address congestion issues on the major arterials.

Proactively expend and improve roads within the County to efficiently move people and freight.

Work with agencies and partners to ensure rail, water and air services are complementary to the County's continuing growth.

5. Natural Resources

VISION: Development in the county is balanced with protecting open spaces, natural processes and ecosystem necessary to meet the needs of current and future generations.

▼GOAL: Protect people and property from flooding by avoiding or reducing development in areas naturally unsuited

for developmen...

STRATEGIES:

Prudently manage floodplain development.

• Manage levee construction within the Mississipp River and Missouri River Boodplaim.

Increase public awareness of risks associated with tuilding in a Boodplaim.

Implement the use of structural and non-structural measures to alleviate Bood Issues.

Continue to implement the County's Bood risk mitigation plan: Protecting Our Resources: St. Charles County's Strategy for

implement the the or sufficient and inde-discharing intestures to admit income losses. The control of the contr

▼GOAL: Protect and successfully manage water across watersheds.

STRATEGIES

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To Decicio a coordinated, county-wide storm water management plan on a watershed specific basis.

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Review aligning Control, reducing the control, streambally protection, the protection, County parks, and flood beyond proporties to connect and support natural corridors.

Consolid acceptance past were quality and autogenerate facilities/measures in County facility projects to use as examples for the

development community.

Educate the public on how they can reduce stormwater pollution at the source through measures such as installing rain gardens and rain bursels, planting and maintaining trees and native vegetation, best practices with fertilizer and pesticide use, proper

and raid outcles, pinning and maintaining tree and native vegenation, one positives with artifact and positive use, pro-wasted disposal, etc.

Incorporate Best Management Practices to ensure land development follows proper storm water management principles.

Incorporate Best Management Practices to reduce the amount and velocity of surface water runoff.

▼GOAL: Adapt development patterns and practices to mitigate natural risks and environmental conflicts

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▼GOAL: Contribute to reducing ozone levels for the St. Louis region to conform to Federal standards

VolAst. comment is reason go were and increase the rewrences of air quality issues including personal, institutional and business practices that impact at quality such as carpooling, reduction of open braning, vehicle maintenance, absentative non Parsus relucing supplies excepancy vehicles to the by maling destructor temporatrios choices such as walking, cycling, risks sharing, and puntament.

Recognited and destroy the impact of "heat islands" on contributing to cores.

Recognited and destroy the impact of "heat islands" on contributing to cores.

▼GOAL: Protect and manage natural resources to preserve the community of native plants, wildlife and pollinators for the enjoyment and education of the public.

STRATEGES:

al communities by removal of invasive species; promote oak hickory regeneration and increase ground flora/fauna

Support positions among to possesses possesses.
 Protect and preserve existing riparian zones from the increasing impervious surfaces by planting a 100-foot corridor of trees, attached and native plants.
 Educate the public by offering nature programs and service opportunities led by park staff.

6. Land Use

▶ VISION: Development in the county is balanced with protecting open spaces, natural processes and ecosystems necessary to meet the needs of current and future generations **▼GOAL:** Plan for land use development and growth in a sustainable way.

STRATIGUE

• Provide a balance of integrated and couplimentary land uses.

• Enablash areas for growth that are compare where stablism and inflastracture can be provided.

• Enablash areas for growth that are compare where stablism and inflastracture can be provided.

• Enablash areas for growth atterns and development types.

• Encourage cluster residential development where appropriate.

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• Encourage cluster residential development.

• Conscience stable development.

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• Conscience stable development.

• Promote mixed-use development, combining residential and retail components, as a memo of reducing traffic congestion and

Promote mixed-use development, combining residential and retail components, as a menus or rozucing trains congessions in fortesting neighborhood identity.

Designate appropriate tracks for Insuiness development for higher-impact, targeted economic sectors.

Considerate Insuines and development plans between the County, municipalities, and utility providers.

Consider realigning County zoning districts and zoning regulations with County Master Plan and other land use policies.

▼GOAL: Develop a land use system which allows for a balance between jobs and housing.

GOAL Develop a tand use system when a war processes, take into consideration the need to balance jobs and housing.

* As part of land development and zoning processes, take into consideration the need to balance jobs and housing.

* Pecludac large future business development sites from premature development into other uses.

* Identify and revitalize declining and underutilized commercial and industrial areas.

▶ VISION: Housing sufficient to accommodate the needs of residents and workers county-wide. **▼GOAL:** Promote affordable, safe, stable, and attractive neighborhoods in various developing areas.

: cies that promote a variety of housing types to serve all socio-economic and age groups while preserving

open space.

Promote the concept of mixed-use and mixed-income development with a diversity of housing types and complementary

commercial development.

The commercial development of housing aligned with jobs in St. Charles County.

Housing advanced to the development of housing aligned with jobs in St. Charles County.

The commercial development of housing aligned with jobs in St. Charles County.

▼GOAL: Promote housing options for older generations and special needs segments of the population. development of retirement centers, attached housing, and other types of housing serving older generations, public and housing developers about the benefits of universal design to meet the housing needs of all segments of

Support the development of retirement centers, attached housing, and other types of housing serving older generations.

Educate the public and housing developers about the benefits of universal design to meet the housing needs of all segments of residents and allow againg in place.

Work with not-for-profit organizations and developers to increase the supply of affordable housing for all senior citizens, the disabled, and housines residents.

▼GOAL: Develop a community education program for the general public that generates an awareness of the universal need to accommodate housing for all segments of the population.

need to accommonate nearest.

**Provise influentiation on advansaries beauing markets.

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**Provise influentiation on the advantages of market higher density boosting developments.

**Implement community electricate programs to eliminate the stigmus attached to non-traditional housing.

**Provise information on develing types, occupancy sylves, and construction methods.

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▼GOAL: Encourage creative solutions to housing needs through quality design which is functional as well as livable.

FGOAL Exposurage creative solutions to housing needs through quanty orings want a mercur-paration of the property of passed consumine that provide to read angue of noning opportunities.

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▼GOAL: Ensure that older neighborhoods remain vital. STRATEGIES:

STRATEGIES:

Ministin existing housing through proactive code enforcement activities to maintain, stabilize and strengthen existing neighborhoods.

I clearily subdivisions and neighborhoods the County should address through market value analysis or other technique. Educate homeowners on how to repair and maintain their homes to enhance livability and prevent deterioration of Emate the homeowners on how to repair and maintain their homes to enhance livability and prevent deterioration of Emate that General Jensing and Strategies to support stable and the strategies of the support stable and the support

Notes: