



# Chapter 9: Implementation

Overview

Detailed Action Plan -  
Explanation

Detailed Action Plan

# Implementation Overview

## OVERVIEW

This Chapter outlines strategies and actions for implementation. The first part of this Chapter provides the overall framework for implementation. The second part of this Chapter provides detailed actions for implementation.

The comprehensive plan is a strategic document. A comprehensive plan is not a zoning ordinance, subdivision regulation, a budget, a capital improvement program or other regulatory document. It is meant to be the basis for the preparation of those documents. It lays out a vision for the future growth and development of the community, and what the community will be like in the future. At the vision and policy level, it will serve as a guide for community decision making. It addresses both where the City will grow and how the City will grow.

## WHEN WILL THE PLAN BE USED

### City Budget

The annual operating budget is the guideline for municipal spending over the coming fiscal year. The Plan shall be considered during preparation of the annual budget to advance the Plan principles and goals.

### The Capital Improvement Program (CIP)

The CIP is a five year budget, updated annually, for prioritizing capital projects in the City. The Plan shall be a guide in prioritizing the capital improvement budget.

### Development Decisions

The Planning and Zoning Commission and Board of Aldermen shall use the Plan in guiding land use and zoning decisions. All land use and development proposals will be evaluated in terms of compliance with the Plan.

### Updates to Regulatory Documents

City departments shall use the Plan in updating regulatory documents such as the zoning code, subdivision regulations, and other development regulations.

### Identification of Detailed Planning

The Plan provides strategic direction for many topics related to the City's growth and future. However, additional detailed planning will be required for many elements including transportation, parks, and enhancements.

## AMENDING AND UPDATING THE PLAN

At times the plan will need to be amended or updated. The Planning and Zoning Commission shall approve all amendments and updates to the Plan.

Proposed amendments and updates to the Plan shall take into account conditions that have changed since the original adoption of the Plan.

The Planning and Zoning Commission shall regularly review the progress of the Plan. Reviews shall include annual monitoring of the Plan, an in-depth review every five years, and a full update every ten to fifteen years.

# Detailed Action Plan - Explanation

## OVERVIEW

Individual components of the Action Plan are described on this page. The Action Plan should be reviewed and updated on an annual basis or as needed to ensure it remains current.

## RESPONSIBILITY

Identifies primary responsibility for the action. Also identifies additional partners such as other City departments, community organizations, non-profits, agencies, and other groups that will need to participate to successfully complete the action.

## PRIORITY

While every proposed Plan action is important, not everything can be done at once. A hierarchy of actions better allows the City and partners to focus on priorities. Priorities are rated on a scale of 1 - 3, with 1 being the highest priority. The Plan strives to keep the number of highest priority items to around ten to better focus attention on the top priorities.

Plan priorities shall be re-evaluated on an annual basis or as actions are implemented.

## ACTION TIMEFRAME

- Short-term (1-3 years)
- Intermediate (3-5 years)
- Long-term (longer than five years)
- Ongoing (ongoing implementation)

It is important to note that while most initial plan actions fall within the short-term or intermediate timeframes, this is because many early implementation actions are policy, planning, or regulatory items that set the framework for long-term implementation.

For example, Goal 1.1B ‘Develop a connected system of trails and greenways west of I-64’ will take twenty plus years to implement, but many of the policies, regulatory adjustments, and additional planning will need to take place in the short-term and intermediate timeframes.

## TYPE OF ACTION

### Capital Project

Actions related to construction or infrastructure. Will generally be part of the City’s capital improvement program. Also includes proposed planning projects necessary to better identify a recommended solution prior to final design and construction.

### Regulatory

Actions to regulatory documents such as zoning, subdivision requirements, or other ordinances.

### Policy

Actions related to City programs, strategies, or policies.

### Education / Advocacy

Programs or initiatives that lead to change through voluntary actions. Often led by organizations, non-profits, and outside agencies in support of City objectives.

### Partnering

Actions that primarily require partnering.

Action	Plan Principle	Plan Goal	Page #	Reference to other Goals	Priority	Timeframe (Short-term, intermediate, long-term, ongoing)	Type (Policy, Education / Advocacy, Capital Project, Regulatory, Partnering)	Primary Responsibility	Additional Partners
Infill existing gaps in the biking/walking network, especially in the City.		Goal 1.1A	58		2	intermediate	Capital Project	City - Public Works	Private developers (as part of new development)
Develop a Connected System of Trails and Greenways West of I-64									

Action Timeframe

Priority

Type of Action

Responsibility

# Detailed Action Plan - Top Priorities

Action	Plan Principle	Plan Goal	Page #	Reference to other Goals	Priority	Timeframe (short-term, intermediate, long-term, on-going)	Type (Policy, Education/Advocacy, Capital Project, Regulatory, Partnering)	Primary Responsibility	Additional Partners
Develop a Connected System of Trails and Greenways West of I-64. (Concurrently develop a master plan that includes "No-Name" Park, Our Lady Cemetery, and Duello School Greenway).	#1 Outdoor Lifestyle	Goal 1.1B	58	Goal 1.2A, 1.3A	1	short-term	Capital Project (Planning)	City - Parks and Recreation	City - All Departments, Archdiocese of St. Louis, Duello School
Implement the Uptown District's pedestrian promenade and streetscape improvements.	#1 Outdoor Lifestyle	Goal 1.1C	59	Goal 3.2A	1	intermediate	Capital Project	City - Public Works	Uptown Property and Business Owners
Update the zoning for the Meadows that enables a mixed-use, walkable village center.	#3 Prosperous Economy	Goal 3.1A	74		1	short-term	Regulatory	City - Planning and Development	
Implement the recommendations for the Uptown District per the sub-area plan.	#3 Prosperous Economy	Goal 3.2A	75	1.1C	1	intermediate	Capital Project	City - Public Works	Uptown Property and Business Owners
Develop the Muk Sub-Area per the goals of the plan.	#3 Prosperous Economy	Goal 3.5A	77		1	on-going	Policy / Regulatory	City - Planning and Development	
Use the expectations for each land use category to guide zoning and subdivision changes.	#4 Community Character	Goal 4.1A	80		1	on-going	Policy	City - Planning and Development	
Develop a form-based zoning or design guidelines.	#4 Community Character	Goal 4.1B	80		1	short-term	Regulatory	City - Planning and Development	
Ensure the future roundabout at I-70 and Lake Saint Louis Boulevard is an aesthetic gateway.	#4 Community Character	Goal 4.2B	81		1	short-term	Capital Project	City - Public Works	
For new development along Highway N, Lake Saint Louis Blvd and Technology Drive, ensure pedestrian facilities on both sides of the street, including a multi-use trail on one side of the street.	#4 Community Character	Goal 4.4A	83	Goal 1.1D, 2.5A, 4.4B, 5.1B	1	on-going	Regulatory	City - Planning and Development	City - Public Works

# Detailed Action Plan - Top Priorities

Action	Plan Principle	Plan Goal	Page #	Reference to other Goals	Priority	Timeframe (short-term, intermediate, long-term, on-going)	Type (Policy, Education/Advocacy, Capital Project, Regulatory, Partnering)	Primary Responsibility	Additional Partners
For new development along Highway N, Lake Saint Louis Blvd and Technology Drive, ensure intersections accommodate pedestrian and bicycle crossings.	#4 Community Character	Goal 4.4B	83	Goal 1.1D, 2.5A, 4.4A, 5.1B	1	on-going	Regulatory	City - Planning and Development	City - Public Works
Utilize existing City Image Advisory Committee to suggest ways to improve city-wide communications, events, programs, and city branding.	#5 Community Cohesion	Goal 5.2B	87		1	short-term	Policy	City Image Committee	
Conduct an assessment of zoning codes, subdivision regulations, and site development requirements to ensure conformity with comprehensive plan goals and recommendations. Use assessment to evaluate type of revisions (edits to existing or major rewrite).	All				1	short-term	Regulatory	City - Planning and Development	
Decide on policy for updating zoning map to align with future land use plan. Policy choices include an immediate rezoning process or rezoning as rezoning requests are made.	All				1	short-term	Policy	City - Planning and Development	

# Detailed Action Plan - All Plan Goals

Action	Plan Principle	Plan Goal	Page #	Reference to other Goals	Priority	Timeframe (short-term, intermediate, long-term, on-going)	Type (Policy, Education/Advocacy, Capital Project, Regulatory, Partnering)	Primary Responsibility	Additional Partners
Infill existing gaps in the biking/walking network, especially in the central part of the City.	#1 Outdoor Lifestyle	Goal 1.1A	58		2	intermediate	Capital Project	City - Public Works	Private developers (as part of new development)
Develop a Connected System of Trails and Greenways West of I-64. (Concurrently develop a master plan that includes "No-Name" Park, Our Lady Cemetery, and Duello School Greenway).	#1 Outdoor Lifestyle	Goal 1.1B	58	Goal 1.2A, 1.3A	1	short-term	Capital Project (Planning)	City - Parks and Recreation	City - All Departments, Archdiocese of St. Louis, Duello School
Implement the Uptown District's pedestrian promenade and streetscape improvements.	#1 Outdoor Lifestyle	Goal 1.1C	59	Goal 3.2A	1	intermediate	Capital Project	City - Public Works	Uptown Property and Business Owners
Encourage bicycle and pedestrian accommodations as part of future roadway improvements to Orf Road and Hwy N.	#1 Outdoor Lifestyle	Goal 1.1D	59	Goal 2.5A, 4.4A, 4.4B, 5.1B	2	intermediate	Capital Project (Planning)	City - Public Works	City - Planning and Development
Provide both an on-street and off-street bicycle network.	#1 Outdoor Lifestyle	Goal 1.1E	59	Goal 2.5C	2	on-going	Policy	City - Planning and Development	City - Parks and Recreation, City - Public Works
Utilize Our Lady Cemetery as community accessible open space.	#1 Outdoor Lifestyle	Goal 1.2A	60	Goal 1.1B	2	long-term	Capital Project	City - Parks and Recreation	City - All Departments, Archdiocese of St. Louis
Provide additional neighborhood scale parks west of I-64	#1 Outdoor Lifestyle	Goal 1.2B	60		3	long-term	Capital Project	City - Parks and Recreation	
Develop a conceptual trail alignment from "No-Name" Park to Quail Ridge Park	#1 Outdoor Lifestyle	Goal 1.3A	61	Goal 1.1B	3	long-term	Capital Project (Planning)	City - Parks and Recreation	St. Charles County Parks and Recreation, City - Planning and Development, City - Public Works.
Advocate for the development of a trail from the north entrance of Quail Ridge Park to Prospect Road.	#1 Outdoor Lifestyle	Goal 1.3B	61		3	long-term	Capital Project (Planning)	MoDOT	St. Charles County

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Ensure landscape ordinances for new development exceed ordinances by other communities in the region for tree coverage.	#1 Outdoor Lifestyle	Goal 1.4A	62		3	on-going	Regulatory	City - Planning and Development	
Maintain or increase community tree canopy based on 2017 baseline.	#1 Outdoor Lifestyle	Goal 1.4B	62		3	short-term, then on-going	Policy	City - Planning and Development	City - Parks and Recreation
Develop a long-term community forest strategy and plan for city parks, rights-of-way, and other public open space.	#1 Outdoor Lifestyle	Goal 1.4C	62		3	long-term	Policy	City - Tree Board	City - Planning and Development, City - Parks and Recreation
Develop a long-term community forest strategy for existing subdivisions.	#1 Outdoor Lifestyle	Goal 1.4D	63		3	long-term	Policy	City - Tree Board	
Ensure requirements for new streets require street trees and provide adequate width for tree lawns and avoid conflicts with utilities.	#1 Outdoor Lifestyle	Goal 1.4E	63	Goal 4.2D	2	short-term	Regulatory	City - Public Works	City - Planning and Development
Plant street trees in available rights-of-way per the Enhancement and Street Tree Plan.	#1 Outdoor Lifestyle	Goal 1.4F	63	Goal 4.2C	2	intermediate	Capital Project	City - Parks and Recreation	
Encourage riparian buffers along stream and drainage corridors in areas of new development.	#1 Outdoor Lifestyle	Goal 1.5A	64		2	on-going	Policy	City - Planning and Development	
Encourage residential riparian buffer along edge of lakes.	#1 Outdoor Lifestyle	Goal 1.5B	64		3	short-term	Education/Advocacy	LSLCA	City - Green Environmental Advisory Committee
Evaluate the use of riparian buffers along edge of ponds in City parks as a demonstration and to educate homeowners.	#1 Outdoor Lifestyle	Goal 1.5C	64		3	intermediate	Capital Project	City - Parks and Recreation	
Encourage continued implementation of the 2005 Peruque Creek Watershed Management Plan.	#1 Outdoor Lifestyle	Goal 1.5D	64		3	long-term	Policy	City - All Departments	Soil and Water Conservation District, St. Charles County, Warren County, surrounding communities.

# Detailed Action Plan - All Plan Goals

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Continue to encourage the reduction of nitrogen and phosphorus run-off from residential and commercial lawns and landscape areas.	#1 Outdoor Lifestyle	Goal 1.5E	64		3	on-going	Education/Advocacy	City - Administration	LSLCA
Encourage native plantings for new development that will meet or exceed best practices by other communities in the region for use of native plants.	#1 Outdoor Lifestyle	Goal 1.6A	65		2	on-going	Policy	City - Planning and Development	
Retain and extend connected areas of native vegetation.	#1 Outdoor Lifestyle	Goal 1.6B	65		2	on-going	Policy	City - Planning and Development	City - Parks and Recreation
Continue to educate residents on the benefits of native plants.	#1 Outdoor Lifestyle	Goal 1.6C	65		3	on-going	Education/Advocacy	City - Green Environmental Advisory Committee	
Be pro-active in educating homeowners on maintenance, upkeep, and code requirements.	#2 Neighborhood Vitality	Goal 2.1A	68		2	intermediate	Education/Advocacy	City - Planning and Development	
Ensure that infill redevelopment or home additions conform to the overall character and scale of the neighborhood.	#2 Neighborhood Vitality	Goal 2.1B	68		2	intermediate	Regulatory	City - Planning and Development	
Track code enforcement violations to identify neighborhoods early that may show signs of decline.	#2 Neighborhood Vitality	Goal 2.1C	68		3	implement intermediate, then on-going	Policy	City - Planning and Development	
Be nimble and quick in adjusting to future trends and changing neighborhoods.	#2 Neighborhood Vitality	Goal 2.1D	68		2	on-going	Policy	City - Planning and Development	
Support a diversity of housing choices in strategic locations in city based on the future land use plan.	#2 Neighborhood Vitality	Goal 2.2A	69		2	on-going	Policy	City - Planning and Development	
Support mixed-use development at the Meadows and Uptown Districts	#2 Neighborhood Vitality	Goal 2.3A	70		2	on-going	Policy	City - Planning and Development	
Invest in park and recreation facilities that are attractive to young families.	#2 Neighborhood Vitality	Goal 2.3B	70		2	intermediate	Capital Project	City - Parks and Recreation	Private partners

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Continue to communicate with utility and community service providers on a regular basis on future development to ensure adequate capacity and response times.	#2 Neighborhood Vitality	Goal 2.4A	71	Goal 6.3B	2	on-going	Policy	City - Planning and Development	City - Public Works
Ensure a long-term solution as part of the Lake Saint Louis Sewer Improvement Program.	#2 Neighborhood Vitality	Goal 2.4B	71		2	intermediate	Capital Project	Water District #2	
Prioritize transportation improvements that will improve walking and biking connections in the City.	#2 Neighborhood Vitality	Goal 2.5A	71	Goal 1.1D, 4.4A, 4.4B, 5.1B	3	on-going	Policy	City - Public Works	
Regularly update and publicize the City's 5-Year Capital Improvement Program (CIP).	#2 Neighborhood Vitality	Goal 2.5B	71	Goal 6.3A	2	short-term, then on-going	Capital Project (Planning)	City - Public Works	
Ensure new development includes pedestrian and bicycle facilities and provides connections to citywide bicycle and pedestrian networks.	#2 Neighborhood Vitality	Goal 2.5C	71	Goal 1.1E, 5.1B	2	short-term	Regulatory	City - Planning and Development	City - Public Works
Update the zoning for the Meadows that enables a mixed-use, walkable village center.	#3 Prosperous Economy	Goal 3.1A	74		1	short-term	Regulatory	City - Planning and Development	
Implement the recommendations for the Uptown District per the sub-area plan.	#3 Prosperous Economy	Goal 3.2A	75	1.1C	1	intermediate	Capital Project	City - Public Works	Uptown Property and Business Owners
Create an Uptown District governing organization.	#3 Prosperous Economy	Goal 3.2B	75		2	intermediate	Policy	City - Planning and Development	City - All Departments, Uptown Property and Business Owners
Encourage a larger customer base by encouraging more residential development.	#3 Prosperous Economy	Goal 3.3A	76		2	on-going	Policy	City - Planning and Development	
Encourage dining and retail options in the Meadows and Uptown Districts as part of mixed-use focus.	#3 Prosperous Economy	Goal 3.3B	76		2	on-going	Policy	City - Planning and Development	

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Encourage co-working / startup office space as part of the Meadows and Uptown Districts.	#3 Prosperous Economy	Goal 3.4A	76		3	on-going	Policy	City - Planning and Development	
Encourage a synergistic concentration of offices along Lake Saint Louis Boulevard.	#3 Prosperous Economy	Goal 3.4B	76		2	on-going	Policy	City - Planning and Development	
Develop the Muk Sub-Area per the goals of the plan.	#3 Prosperous Economy	Goal 3.5A	77		1	on-going	Policy / Regulatory	City - Planning and Development	
Develop the Hawk Ridge Trail Extension as a neighborhood scale street.	#3 Prosperous Economy	Goal 3.5B	77	Goal 1.1E, 2.5A	2	long-term	Capital Project (Planning)	City - Public Works	City - Planning and Development
Use the expectations for each land use category to guide zoning and subdivision changes.	#4 Community Character	Goal 4.1A	80		1	on-going	Policy	City - Planning and Development	
Develop a form-based zoning or design guidelines.	#4 Community Character	Goal 4.1B	80		1	short-term	Regulatory	City - Planning and Development	
Plan for major and minor community gateways per the enhancement and street tree plan.	#4 Community Character	Goal 4.2A	81	Goal 5.1A	2	intermediate	Capital Project (Planning)	City - Planning and Development	City - Public Works, City - Parks and Recreation
Ensure the future roundabout at I-70 and Lake Saint Louis Boulevard is an aesthetic gateway.	#4 Community Character	Goal 4.2B	81		1	short-term	Capital Project	City - Public Works	
Plant street trees in available rights-of-way per the Enhancement and Street Tree Plan.	#4 Community Character	Goal 4.2C	81	Goal 1.4F	2	intermediate	Capital Project	City - Parks and Recreation	
Ensure requirements for new streets require street trees and provide adequate width for tree lawns and avoid conflicts with utilities.	#1 Outdoor Lifestyle	Goal 4.2D	81	Goal 1.4E	2	short-term	Regulatory	City - Public Works	City - Planning and Development
Utilize context sensitive design for future I-70 improvements.	#4 Community Character	Goal 4.3A	82		3	long-term	Capital Project (Planning)	MoDOT	City - Public Works

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Ensure landscape, architectural, and site requirements are met for redevelopment of parcels along Veterans Memorial Parkway.	#4 Community Character	Goal 4.3B	82		2	on-going	Regulatory	City - Planning and Development	
For new development along Highway N, Lake Saint Louis Blvd and Technology Drive, ensure pedestrian facilities on both sides of the street, including a multi-use trail on one side of the street.	#4 Community Character	Goal 4.4A	83	Goal 1.1D, 2.5A, 4.4B, 5.1B	1	on-going	Regulatory	City - Planning and Development	City - Public Works
For new development along Highway N, Lake Saint Louis Blvd and Technology Drive, ensure intersections accommodate pedestrian and bicycle crossings.	#4 Community Character	Goal 4.4B	83	Goal 1.1D, 2.5A, 4.4A, 5.1B	1	on-going	Regulatory	City - Planning and Development	City - Public Works
For new development along Highway N, Lake Saint Louis Blvd and Technology Drive, ensure the aesthetics of development conform to the expectations of the future land use categories.	#4 Community Character	Goal 4.4C	83		2	on-going	Regulatory	City - Planning and Development	
For new development along Highway N, Lake Saint Louis Blvd and Technology Drive, ensure landscape and street tree plantings conform to the expectations of the future land use categories and the Enhancement and Street Tree Plan.	#4 Community Character	Goal 4.4D	83		2	on-going	Regulatory	City - Planning and Development	
Extend the streetscape enhancements of Lake Saint Louis Boulevard from the current limits at Technology Drive across I-64 to Hawk Ridge Circle.	#4 Community Character	Goal 5.1A	86	4.2A	2	intermediate	Capital Project (Planning)	City - Public Works	City - Planning and Development, City - Parks and Recreation
Improve bicycle and pedestrian crossings at intersections per the transportation plan.	#5 Community Cohesion	Goal 5.1B	86	Goal 2.5A, 2.5C	2	long-term	Capital Project	City - Public Works	MoDOT, St. Charles County
Improve communication of LSLCA boundaries and member uses (especially for new residents).	#5 Community Cohesion	Goal 5.2A	87		2	short-term	Education/Advocacy	City - Administration	City - Planning and Development

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Utilize existing City Image Advisory Committee to suggest ways to improve city-wide communications, events, programs, and city branding.	#5 Community Cohesion	Goal 5.2B	87		1	short-term	Policy	City Image Committee	
Implement the vision of the Parks, Open, Space, and Trails Plan and the goals of plan principle '#1 Outdoor Lifestyle'.	#5 Community Cohesion	Goal 5.3A	88		2	on-going	Policy	City - Parks and Recreation	City - Planning and Development
Develop a high level cost estimate for a community or recreation center.	#5 Community Cohesion	Goal 5.4A	89		3	intermediate	Capital Project (Planning)	City - Parks and Recreation	
Evaluate partner opportunities for a community center.	#5 Community Cohesion	Goal 5.4B	89		3	intermediate	Capital Project (Planning)	City - Administration	City - Parks and Recreation
Consistently enforce building and related codes to assure that all real estate in the City is built and maintained to expected standards.	#6 Fiscal Responsibility	Goal 6.1A	92	Goal 6.4A	2	on-going	Regulatory	City - Planning and Development	
Continue high standards for retailers and overall development to differentiate the City.	#6 Fiscal Responsibility	Goal 6.2A	92		2	on-going	Policy	City - Planning and Development	
Target and encourage retail options in the Meadows and Uptown Districts and the Shoppes at Hawk Ridge.	#6 Fiscal Responsibility	Goal 6.2B	92		2	on-going	Policy	City - Planning and Development	
Regularly update and publicize the City's 5-Year Capital Improvement Program (CIP).	#6 Fiscal Responsibility	Goal 6.3A	93	Goal 2.5B	2	short-term, then on-going	Capital Project (Planning)	City - Public Works	
Continue to communicate with utility and community service providers on a regular basis on future development to ensure adequate capacity and response times.	#6 Fiscal Responsibility	Goal 6.3B	93	Goal 2.4A	2	on-going	Policy	City - Planning and Development	City - Public Works
Consistently enforce building and related codes to assure that all real estate in the City is built and maintained to expected standards.	#6 Fiscal Responsibility	Goal 6.4A	93	Goal 6.1A	2	on-going	Regulatory	City - Planning and Development	

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Minimize commercial and residential vacancies.	#6 Fiscal Responsibility	Goal 6.4B	93		2	on-going	Policy	City - Planning and Development	
Conduct an assessment of zoning codes, subdivision regulations, and site development requirements to ensure conformity with comprehensive plan goals and recommendations. Use assessment to evaluate type of revisions (edits to existing or major rewrite).	All				1	short-term	Regulatory	City - Planning and Development	
Decide on policy for updating zoning map to align with future land use plan. Policy choices include an immediate rezoning process or rezoning as rezoning requests are made.	All				1	short-term	Policy	City - Planning and Development	