



Chapter 1: Introduction

Why a Comprehensive Plan
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Why a Comprehensive Plan

OVERVIEW

Lake Saint Louis is one of the premier communities in the St. Louis region. The City is a great place to live, work, and raise a family. A testament to this high quality of life was the City being named a top 100 'City to Live' by CNN/Money Magazine in 2009 and 2011.

The question becomes why a comprehensive plan is needed. The City's comprehensive plan will be an opportunity to create a shared community vision for the next twenty years that will keep and enhance the quality of life while attracting continued economic investment in the City.

BENEFITS OF A PLAN

The Plan Will Manage for Future Change

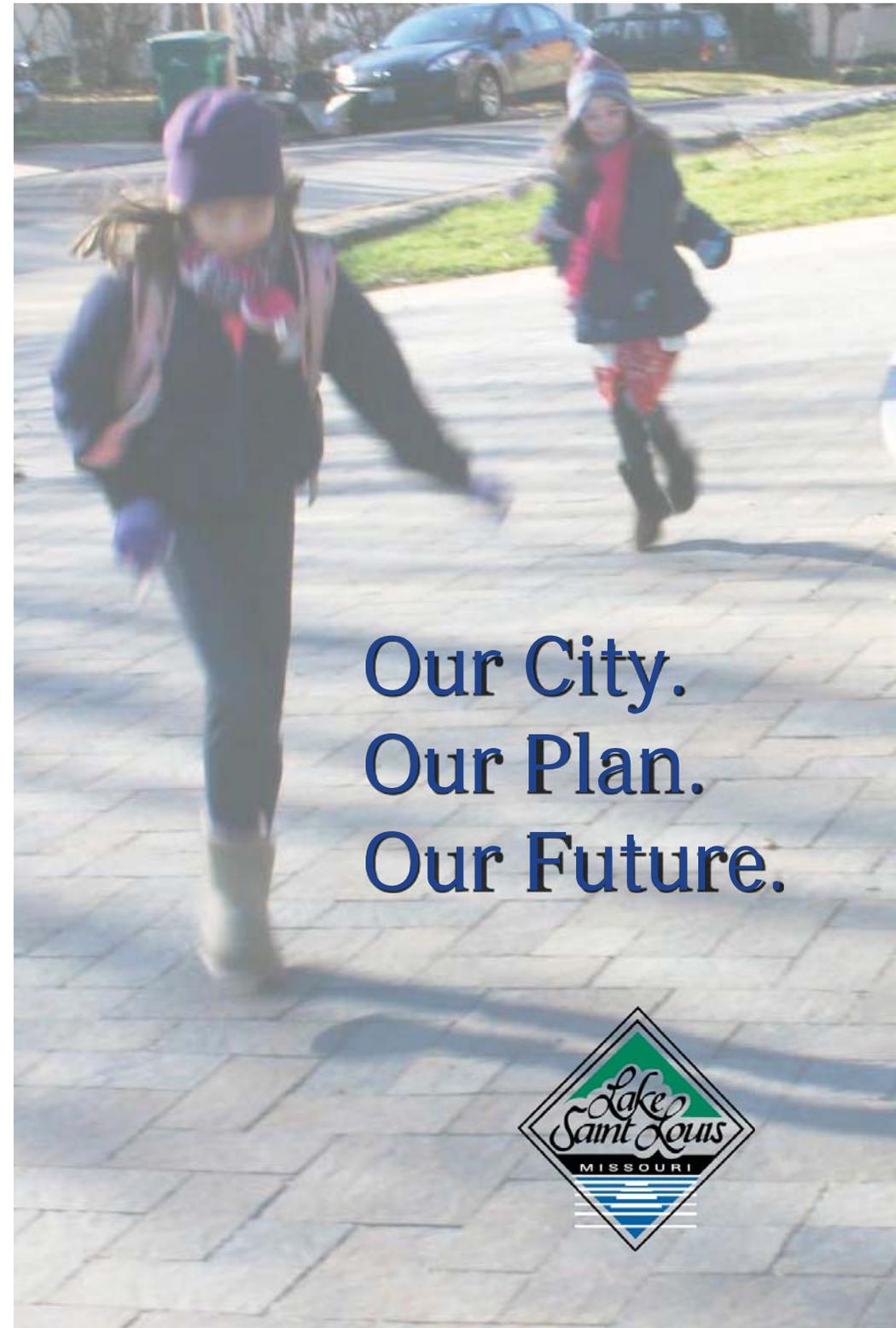
While the future cannot be predicted, the City can plan and manage for change. The plan examines trends in demographics, workforce, mobility, housing, economic development, and parks and recreation to best position the City to be resilient in adapting to future changes.

The Plan Will Help Keep Lake Saint Louis as a Premier City

Since incorporation in 1975, Lake Saint Louis has grown, without a comprehensive plan, to be one of the premier cities in the region. Maintaining the City's quality of life as it grows, especially in a challenging economy, requires thoughtful planning for the future.

The Plan Will Create a Shared Community Vision

Comprehensive plans are an opportunity to develop consensus on a community vision and community priorities that will help shape growth in the community for the next 20 years.



**Our City.
Our Plan.
Our Future.**



USING THE COMPREHENSIVE PLAN

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.

MUNICIPAL AUTHORITY FOR COMPREHENSIVE PLANNING

Municipalities in Missouri are authorized by state statutes to develop and carry out city plans. These are reflected in Sections 89.300 through 89.491 of the Missouri Statutes, and deal with the authority of the planning commission and the contents of the city plan.

RSMo 89.310: Any municipality in this state may make, adopt, amend, and carry out a city plan and appoint a planning commission with the powers and duties herein set forth.

RSMo 89.340: The commission shall make and adopt a city plan for the physical development of the municipality. The city plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land, and may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned, the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; the general character, extent and layout of the replanning of blighted districts and slum areas. The commission may also prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density, but the adoption, enforcement and

administration of the zoning plan shall conform to the provisions of sections 89.010 to 89.250.

RSMo 89.350: In the preparation of the city plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and probable future growth of the municipality. The plan shall be made with the general purpose of guiding and accomplishing a coordinated development of the municipality which will, in accordance with existing and future needs, best promote the general welfare, as well as efficiency and economy in the process of development.

Schedule and Process

The comprehensive plan process began in late July 2016 and continued through fall 2017.

Key milestones of the process included:

Aug - Sept 2016: Stakeholder and focus group meetings.

Sept - Oct 2016: City-wide Survey

Nov 2016: ‘Discover Report’
The Discovery Report included existing conditions and results of the city-wide survey.

February 2017: Visual Preference Survey

March 2017: Visual Preference Survey Results

July 7, 2017: Draft Comprehensive Plan released for comment.

August 3, 2017: 1st Public Hearing at Planning and Zoning Commission Meeting

July 7 - August 25: Comment period for Draft Comprehensive Plan.

September 7, 2017: 2nd Public Hearing at Planning and Zoning Commission Meeting

October 2017: Final Comprehensive Plan

Open houses included

Open House #1: October 18, 2016

Open House #2: January 26, 2017

Open House #3: April 26, 2017

Open House #4: July 19, 2017



History of Lake Saint Louis

BEGINNINGS

Lake Saint Louis began in 1966 as a private recreational lake community envisioned by developer R. T. Crow. In June of 1967, the Lake Saint Louis declaration of covenants and restrictions was signed and recorded. For the next 12 years, the sole governing entity in the community was the Lake Saint Louis Community Association (LSLCA). It was not until May of 1975 that the community became a city under the Revised Statutes of Missouri (RSMo).

Mr. R.T. Crow began Lake Saint Louis as a joint development with five other investors in 1966. The initial concept of the investors was to develop a private weekend recreational lake community. However, Mr. Crow felt that the location between two major highways and the westward growth of St. Louis justified the building of a “New Town”. Mr. Crow visited two other “New Towns” - Reston, Virginia and Columbia, Maryland. The more he learned about these communities, the more convinced he became that this area was an excellent location for a first-class new town. Since there was no way to compromise the two different concepts, the weekend development and the new town, it was decided that Mr. Crow would buy out

the other five investors, and in that manner Mr. Crow became the sole developer of Lake Saint Louis.

In 1968, construction began on the dam for a 600-acre lake. During the next five years (1969 to 1974) major accomplishments occurred in Lake Saint Louis. There were 200 families living or building in the area, the LSL Country Club and par 3 golf course were opened, and by 1971, nine holes of the proposed 18-hole golf course were completed. This is now known as Lake Forest Country Club. During this same period, construction began on the Wharf, a Fire Protection District was established, Harbor Town and Bent Oak were built, and the four-story Office Center (visitor’s center) was completed. Also, JoJo’s Restaurant (now Denny’s) was built, and the first fire station was built along the service road.

TRANSITIONS

In 1974, Mr. Crow filed Chapter 11, Bankruptcy. This was a very difficult year for Lake Saint Louis. The LSLCA Board of Directors, who were the only governing entity at this time, found themselves without the leadership they had depended on.

By May of 1975, with Mr. Crow out of the picture, and with the threat of annexation from O’Fallon on the East and Wentzville on the West, the residents of Harbor Town petitioned St. Charles County Circuit Court for incorporation of the Town of Harbor Town. With the approval of the incorporation, the Circuit Court appointed a Board of Trustees.

In 1977, residents voted to change the name of Harbor Town to Lake Saint Louis and to become a 4th Class City under the RSMo. Ward voting boundaries were established for two wards, and the first municipal election was held. George Heidelbaugh was elected mayor.

By 1978 development regulations were in place, committees were formed for municipal services, and the City was functioning still with the financial help of the Community Association. Since the LSLCA had

a complete staff of people, the city functions were handled by the LSLCA Staff. The LSLCA Security Guards were trained and commissioned as Police Officers, the Maintenance Crew for the LSLCA handled the Public Works duties such as snow removal, and the LSLCA Office Staff was provided to cover the day-to-day operations of the City.

GROWTH

The 1980’s saw continued residential growth. The city almost doubled its population during the decade with a population of 7,400 at the 1990 census.

In 1982 the City re-districted the Ward Boundaries and created the three Wards. In 2002, because of the increasing population, the Wards were again adjusted.

In the late 1990’s and 2000’s the City grew to the south and west well beyond the boundaries of the Community Association. This period saw rapid retail and commercial growth including Schnucks in 2004, the Shoppes at Hawk Ridge in 2006, and the Meadows in 2008.

(Source: City of Lake Saint Louis)