

# City of Byrnes Mill, MO Comprehensive Plan



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Byrnes Mill City Hall  
Photo Credit: Smith, Doug



# ACKNOWLEDGEMENTS

## **Mayor and Board of Aldermen**

Honorable Susan Gibson, Mayor

Jim McBroom, Ward 1

Bob Prado, Ward 1

Cynthia Davies, Ward 2

Jerry Klipsch, Ward 2

Rob Kiczenski, Ward 3

Mary Scheble, Ward 3

## **City Staff / Advisory Committee**

Lawrence Perney, City Administrator

Anthony Whitby, Public Works Director

Debbie LaVenture, City Clerk

Gary Dougherty, Police Chief

City Attorney, Robert Sweeney

## **Planning and Zoning Commission**

Richard Lawson

Lisa Hosey

Mary Mantoan

Anne Walters

Larry Prado

Tim Hill

Rick Schweppe

Dick Ross

Larry Hedrick

Diana Sullivan

**A special thanks to all the citizens of Byrnes Mill who participated in the development of this Plan. Without your dedicated support and ideas this Plan would not have been made possible.**



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# CHAPTER 1

## EXISTING CONDITIONS

### City of Byrnes Mill, Missouri - *Comprehensive Plan*



Hagemeister House  
Photo Credit: Smith, Doug



## CHAPTER 1: EXISTING CONDITIONS

### Section 1:1 PURPOSE & INTENT

The Comprehensive Plan is an official document adopted by the Planning Commission and serves as a policy guide to help make decisions about the physical development of the community. The Comprehensive Plan is the legal and conceptual foundation for the City's Zoning Code and all other land use regulations in the City. The Comprehensive Plan should be recognized and utilized as a flexible document to be interpreted within the broad spectrum of land development possibilities and ever changing conditions. The Plan addresses the planning elements defined in Missouri Revised Statutes Chapter 89 Section 340, which sets forth the legal foundation for the authority, objectives, content, and adoption of the Comprehensive Plan. The Statute states:

***RSMO Chapter 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.*

The City of Byrnes Mill's 2017 Comprehensive Plan reviews and updates Byrnes Mill's 1991 Comprehensive Plan entitled "Comprehensive Development Plan". The essential characteristics of the 2017 Plan are comprehensive, general, and long range. "Comprehensive" means that the plan encompasses all geographic parts of the community and all functional elements which influence the physical development of the community. "General" means that the plan summarizes policies and proposals, but does not necessarily indicate specific parcels or detailed regulations related to future land use and development. "Long range" means the plan looks beyond the foreground of pressing current issues to the perspective of problems and possibilities 10 to 20 years in the future. The City's Zoning Ordinance and Subdivision Regulations are much more specific with regards to regulating land use and are the key legislative tools for implementing the Comprehensive Plan.

### Section 1:2 ROLE OF THE PLANNING COMMISSION

Pursuant to State Statutes, the Planning Commission directs the development and adoption of the Comprehensive Plan. The Commission also serves in an advisory capacity to the Board of Aldermen in the review of future land use and development proposals. A primary duty of the Planning Commission is to hold public hearings to hear public opinion regarding development, rezoning petitions, and special use permits. After hearing public opinion and presentations from petitioners and staff, the Planning Commission provides recommendations to the Board of Aldermen regarding rezoning, subdivisions, special use permits, and amendments to the City's Zoning Code.



### **Section 1:3 ROLE OF THE MAYOR AND BOARD OF ALDERMEN**

The Mayor and Board of Aldermen are responsible for enacting and amending the Zoning Ordinance after considering the recommendations of the Planning Commission. This responsibility includes amendments to the City's Official Zoning Map. The role of the Board of Aldermen in the subdivision process is to accept or reject record plats, easements, dedications of rights-of-way, establishing financial guarantees or financing mechanisms to ensure construction of roads, utilities, and other public improvements.

Although the Planning Commission is responsible for the preparation and adoption of the Comprehensive Plan, all land use decisions by the Board of Aldermen should be consistent with the Comprehensive Plan. To ensure the Plan becomes official policy of the City, the Board of Aldermen should also adopt the Plan by ordinance, thereby memorializing their support of the Plan. The role of the Mayor and Board of Aldermen is summarized as follows:

- After considering the recommendations of the Planning Commission, the Board can authorize amendments to the Zoning Ordinance and the Zoning Map.
- After consideration of the Planning Commission's recommendations, the Board can authorize Special/Conditional Use Permits and Planned Development applications.
- After reviewing the findings of the Planning Commission, the Board may review and approve dedications of easements, rights-of-way, and public lands on subdivision final plats.
- The Board has the authority to review and approve engineering plans for construction of public improvements.
- The Board has the authority to review and approve financial guarantees or financing mechanisms to ensure construction of all public improvements within subdivision plats.
- The Board has the authority to appoint members of the Planning Commission and the Board of Adjustment.

### **Section 1:4 ZONING ORDINANCE**

Zoning is the "legal" tool cities use to carry out the recommendations of the Comprehensive Plan. The City is granted this regulatory authority by the State Statutes, Chapter 89. Specifically, a zoning ordinance regulates items relative to the use of land, including, but not limited to, height and size of buildings, size of lots, building setbacks, and parking. It establishes definitions, standards, and procedures for the City's governing body to review and approve specific land developments. There are other ordinances and regulations that supplement the zoning ordinance, such as subdivision regulations, landscaping requirements, and sign controls. According to Missouri State Statutes, the purpose of the zoning ordinance is to promote the public health, safety, comfort, morals, and welfare of the community. To increase the legal defensibility of the City's decision-making process, the City's Zoning Code and Comprehensive Plan should be consistent and decisions regarding land use and zoning should be in accordance with the City's Comprehensive Plan and Zoning Regulations.

### **Section 1:5 SUBDIVISION REGULATIONS**

Subdivision Regulations are a legislative tool used to implement the Comprehensive Plan by guiding and regulating the subdivision and development of land. Subdivision Regulations provide coordination of otherwise unrelated plans as well as internal design of individual sites. Subdivision Regulations should be continually reviewed and updated as needed to address policy



changes and keep pace with the latest development trends and market demands. The general purpose of the Subdivision Regulations are to:

- Protect and promote the public health, safety, convenience, comfort, and general welfare;
- Guide future growth and development;
- Provide for the proper location and width of streets, roads, building lines, open space, and recreation and minimize over-population and traffic congestion;
- Protect and conserve the value of land, buildings, and improvements and minimize conflicts among land uses and buildings;
- Establish reasonable standards of design for subdivisions or land in order to further the orderly layout and use of land;
- Ensure that public facilities, including roads, water, sewer, and drainage facilities are adequate to serve the needs of future subdivisions.

Once the Comprehensive Plan is adopted by the Planning Commission, the City should begin the process of reviewing and updating the Zoning Code and Subdivision Regulations to ensure they are consistent with the 2017 Comprehensive Plan.

### **Section 1:6 CITY OF BYRNES MILL COMPREHENSIVE PLAN OVERVIEW**

The planning team utilized a “values-driven” planning approach to update the City’s 1991 Comprehensive Plan. This approach integrated both the traditional “data-driven” and “vision-planning” approaches to updating comprehensive plans. A key component of the 2017 Comprehensive Plan update was the use of a customized public participation program designed to build consensus and identify community values. The public participation program provided first-hand knowledge from the citizens’ perspective and helped identify and better understand the strengths, weaknesses, opportunities, and threats facing the City of Byrnes Mill. The public engagement program included ongoing meetings with the City’s Comprehensive Plan Steering Committee and City Staff, a series of Town Planning Workshops, several one-on-one stakeholder interviews, and a citizen survey. All meetings with the Steering Committee were open to the public. An overview of the public engagement process is provided in Chapter 2 Critical Issues. A summary of all the data gathering during the public engagement process is included in Appendix A. The resulting Comprehensive Plan includes chapters summarizing the City’s Existing Conditions, Critical Issues, Goals and Objectives, and Future Land Use. The following is an abstract of the 2017 Comprehensive Plan:

- 1) The **Existing Conditions Analysis** (Chapter 1) includes an executive summary of the comprehensive planning process and resulting plan, a demographic analysis of Byrnes Mill’s socio-economic conditions, and a description of the planning area. It also includes a baseline report on the existing services available to residents of Byrnes Mill, the condition of these services, recommendations for improving these services, and implementation strategies to provide ongoing services.
- 2) The **Critical Issues Report** (Chapter 2) provides an overview of the Public Engagement Program utilized in the development of this Plan, the findings of the Citizen Survey, and a summary of the comments and recommendations from participants. Feedback gathered from the public engagement process provided the basis for the development of the critical issues contained in this Chapter. The intent of the public engagement process was to build



consensus, identify the key planning elements facing the City of Byrnes Mill, and better understand the expectations for the Plan.

- 3) The **Vision, Goals, and Objectives** (Chapter 3) serves as the framework for the Comprehensive Plan. It includes the vision, goals, objectives, and recommended implementation strategies. The land use and community development decisions made by the City's officials should reflect the community's values and sense of what constitutes a reasonable quality of life. To help guide these decisions, the Comprehensive Plan provides specific, measurable, and attainable goals and recommendations that reflect the citizen-defined values held by the residents and business owners of Byrnes Mill. Some recommendations are clear actions the City should take; others may require additional planning, more study, or further public input.
- 4) The **Future Land Use Plan** (Chapter 4) provides a description of the future land use designations and recommendations for future land use, growth, transportation improvements, neighborhood stability, and open space preservation. The Future Land Use Map is included in this section. The Future Land Use Map depicts the recommended locations for future land use, including residential, commercial-mixed use, industrial, recreation, and the preservation of open space. The Future Land Use Plan is accompanied by a Future Land Use Matrix that provides a description of each future land use category and recommendations for implementation. Prior to approving future development, the City must review each proposal/petition for compliance with the conditions, policies, and standards applicable to the future land use category in which the proposed development is located. The intent of the Future Land Use Plan and Map is to provide the focus and direction needed to make well informed land use and zoning decisions. The Future Land Use Map does not replace the zoning map; rather it provides the information needed to guide future land use, development, and rezoning decisions.

### **Section 1:7 COMPREHENSIVE PLAN SUMMARY**

The local government is the primary body with jurisdiction to coordinate the overall pattern of physical development of the community. The Comprehensive Plan should be used to help guide land use decisions as growth and development occurs. Therefore, the local government should review the Comprehensive Plan periodically and implement its objectives to meet the growing demands of the community. Over time, the 2017 Comprehensive Plan may need to be supplemented with additional, more focused planning studies that address the ever-changing climate of a growing, prospering community. By taking careful steps to create a long-range plan and listening to community feedback, Byrnes Mill is taking positive steps to plan for the future, protect investments, and preserve Byrnes Mill's rich heritage and natural resources.

The 2017 Comprehensive Plan update comes at a time when Byrnes Mill is contemplating future growth and is poised for continued residential development and commercial reinvestment. The Plan's underlying purpose is to preserve and enhance the health, safety, and welfare of all citizens while providing the foundation for quality economic growth and stability. Such actions will result in a safe and healthy environment for current and future generations.

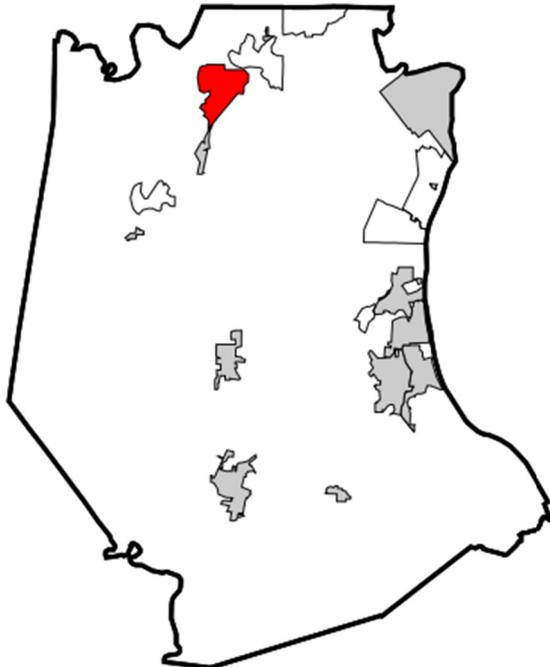
### **Section 1:8 STUDY AREA**

Byrnes Mill is located in northern Jefferson County along Missouri State Highway 30. For the most part, the City is bounded on the west by the Big River and to the south and east by Missouri State Highway 30. There are no natural or physical features defining the northern limits of Byrnes



Mill, instead, the northern boundary follows section lines. The study area includes all areas within the City’s current boundaries and areas influencing the future growth and preservation of Byrnes Mill. Byrnes Mill is located at 38°26’7”N 90°34’26”W and falls primarily within the 63051 zip code; although some parts of the study area are located in the 63025 and 63049 zip code. According to the United States Census Bureau, the City has a total area of 5.26 square miles. The study area is shown in red on Figure 1.1.

**Figure 1.1: Study Area Map**



**Local View (Jefferson County)** – City of Byrnes Mill shown in red



**Regional view (Missouri-Illinois)** – Jefferson County shown in red

**Section 1:9 HISTORY OF BYRNES MILL**

The City of Byrnes Mill was incorporated in August 1986, making it the newest of the eleven (11) municipalities located in Jefferson County. However, the Byrnes Mill area has a long and prosperous history dating back 200 years. Like many areas settled along the Big River, Byrnes Mill was settled around grist mills located along the river. Grist mills were used to grind corn or grain into flour. A “mill” consists of both a grinding mechanism (driven by the current of a river or stream) and a building to house the mill and associated operations. The first white settlers came to the area in the early 1800’s. The first order of business for these early settlers was building mills and establishing trading posts. Byrnes Mill was one of the first areas to have a mill and trading post established; making it one of the oldest commercial areas of Jefferson County. Byrnes Mill was known as an “Irish Catholic Settlement” due to its popularity among Irish immigrants in the late 1800s. Shortly thereafter, German, French, and English settlers would also move to the area. Today the City of Byrnes Mill is home to almost 3,000 residents and over 60 businesses.

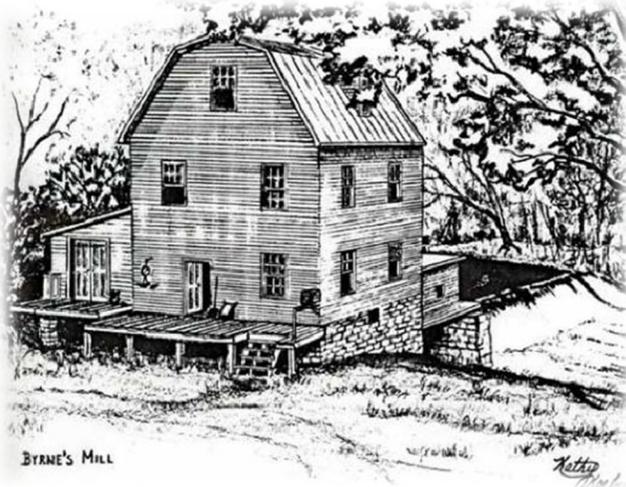
**First Settler:** Patrick C. Byrne (1820-1891) and his father, James, were Irish immigrants who landed in America in 1849. After spending a year in Wilmington, Delaware, the Byrne’s decided

*Byrnes Mill: Celebrating 30 Years of Excellence (1986-2016)*



to move west to Jefferson County in 1849. After teaching for a few years, Patrick Byrne and his cousin developed a general store in 1857 located near the Big River. Patrick served as District Assessor and then as Jefferson County Associate Judge from 1882-1884. He also served as Justice of the Peace for the Meramec Township for several years and played a role in improving roads in Jefferson County. Patrick Byrne had eleven (11) children, some of which still have descendants living in the area. Patrick acquired more than 800 acres which included a large farm near the Mill property and a summer resort which was operational in the late 1800s and early 1900s. In later years a picnic area, swimming area, and refreshment stand were added to the resort. The Byrne home was located across from the Mill property and was the third home built on the site; the first two houses were destroyed by fire. Up until 2008, much of the original Patrick Byrne estate still remained in the fourth generation of the Byrne family.

**Byrne's Mill:** The Byrne's Mill was built in 1858 along the Big River between High Ridge and House Springs at the end of Byrne's Mill Road. The mill burned down on January 22, 1935 after 77 years of continued operation. In 1862, Patrick Byrne and his cousin purchased the mill and later rebuilt it. It was a very successful business. After the death of his cousin in 1872, Patrick became the sole proprietor of the Mill. Soon thereafter, James Byrne (Patrick's son) took over management of the Mill so Patrick could pursue his interests in politics. Unfortunately the Mill is now gone but one can still see the mill site on the Big River in the Byrnes Mill City Park.



Second Byrnes Mill Building Sketched by Kathy Koebel.



Photo of Second Byrnes Mill Building - Copied by Doug Smith from a news article loaned by the Byrnes family.

**Byrnes Mill Road:** Byrnes Mill Road began as little more than a path leading from the Byrne's Mill to the old Gravois Road. Some historians believe Byrnes Mill Road started as an Indian trail and eventually became a critical road carrying heavy traffic to and from the Byrnes Mill. Patrick Byrnes is credited for receiving the first bonds ever issued for road building in Jefferson County. The bonds were used to improve Byrnes Mill Road; which included the first mile of "macadamized" road ever built in the County. A macadamized road is constructed of layers of small stones topped with a coating that served as a binder or cementing agent. This method was considered state-of-the-art at the time as it simplified previous road building practices and resulted in a much improved and longer lasting road surface. Today, Byrnes Mill Road provides access to several highly sought after residential subdivisions and Byrnes Mill Park.



*The historic information provided herein was obtained from the book "Along Old Gravois" by Della Lang, published in 1983.*

**Section 1:10 BYRNES MILL TODAY**

Byrnes Mill is a 4th Class City with a Mayor-Board of Aldermen form of government. The elected, policy-making body of the City consists of a Mayor and six (6) member Board of Aldermen. Byrnes Mill is divided into three (3) wards. Each ward has two (2) Board representatives. The City Administrator is appointed by the Mayor and Board of Aldermen and is the full-time administrative official for the City and responsible for overseeing all daily operations and the municipal staff.

The challenges facing Byrnes Mill today are the same challenges many other suburban, bedroom communities face; such as finding new sources of revenue to repair aging infrastructure, preserving established neighborhoods, revitalizing outmoded commercial districts, and creating new economic development opportunities. Despite these challenges, Byrnes Mill continues to attract new residents and remains a strong and viable economic engine in the Jefferson County area. However, it is essential that the community consider and plan for these challenges in order to ensure Byrnes Mill's success and sustainability into the future.



Photo Credit: Smith, Doug

Byrnes Mill City Hall



## COMMUNITY FACILITIES & SERVICES

### Section 1:11 PARKS

The only park owned by the City of Byrnes Mill is “Byrnes Mill Park” which is 18 acres and located on the Big River. The Hagemeister House, pictured on the lower right, is located in the Park. Restrooms, new playground equipment, informational park signage, and several miscellaneous improvements to the Hagemeister House were completed over the last few years.

Byrnes Mill Park with the Hagemeister House, Pavilion, and playground are major assets to the City of Byrnes Mill. Home lots in Silverstone Trails Subdivision and other residential properties near the Park have been sold at a premium due in part to their close proximity to the Park and the beautiful vistas of the Big River and surrounding open spaces.

This Plan supports the City’s efforts to acquire future parkland to be used for ball fields, soccer, and recreational sports as well as a future site for a community center and pool. New parkland should be acquired in conjunction with new development and where locations provide good access to the City’s neighborhoods and major roads.



View of Sycamore grove in Byrnes Mill Park  
*Photo Credit: Smith, Sue*



“Hagemeister House” – Byrnes Mill City Park

### Section 1:12 PUBLIC WORKS:

The City’s Public Works Department consists of three (3) employees and a Director. The Department is responsible for following operations: street department, sewer department, recycling center, parks, storm water management, code enforcement, building inspections, snow removal, tree trimming & removal, land development review, and animal control.

### Section 1:13 SEWAGE DISPOSAL

The City of Byrnes Mill provides its own waste water treatment. The City’s sewer treatment facility has a capacity of 500,000 gallons. The average treatment rate is approximately 160,000 gallons



per day. The system consists of six (6) lift facilities, twenty-one (21) miles of pipeline, and 435 manholes. The system is fortified with back-up pumps and power supplies.

This plan recommends expanding power to the City's waste water treatment facility and installing supplemental trunk lines to provide the necessary expansion to accommodate future development and to provide sewer services to those areas in the City that are currently being served by septic systems. The City should be prepared to make updates to the City's sewer treatment plant as required by the EPA. One such improvement is incorporating ammonia nitrate in the treatment process.

### **Section 1:14 WATER SUPPLY**

Byrnes Mill is served by two (2) separate water districts; Public Water District #6 and Public Water District #2. Water is supplied to the community by a gravity-fed system which includes an 8" main, running east and west along Franks Road and by a 6" main which extends into the Byrnes Mill Mobile Home Park. Water is supplied by the Big River and six (6) wells. Water treatment, purification, chlorination, and storage operations are provided by each District separately. The local water supply has a 3-million gallons per day operating capacity and is currently operating at about 1/3 of that capacity. The storage system consists of:

- Two (2) elevated tanks, at capacities of one million and 250,000 gallons, respectively, which are located off of High Ridge Boulevard.
- A 750,000 gallon ground storage tank located in Murphy.
- A one million gallon storage facility located at the treatment plant.

Water is sold to property owners on an individual basis, with about 60% of Byrnes Mill properties within the District presently connected to the system. The remaining 40% obtain their water from individual wells. The water is delivered by 6-inch mains which are supplied by two (2) storage facilities. Currently, usage averages 3,300 gallons per customer per month. The water is drawn from the District's four (4) wells; two (2) located west of the Big River and two (2) in House Spring.

Although the water system is currently adequate, expansion will be necessary to keep pace with future growth and development. There are times now during the summer months when the storage tanks are emptied and demand is supplied by direct pumping, with all water being consumed and no water stored. Recommended improvements include drilling another well and the addition of more storage.



**Section 1:15 ROADS**

Missouri State Highway 30 and Missouri State Highway W are maintained by MoDOT. The following roads are maintained by Byrnes Mill. All unlisted roads are maintained privately.

**Roads maintained by Byrnes Mill:**

- Old Highway 30 (Gravois Road)
- Abbey
- Algonquin Trail
- Arrowhead Lane
- Choctaw Pass
- Franks Road
- Franks Court
- Hallmark Drive
- High Ridge Boulevard
- Laura Court
- Lower Byrnes Mill Road
- Navaho Lane
- North Lakeshore Drive
- Onondaga Road
- Osage Executive Circle
- Osage Executive Drive
- Rosewood Lane
- Scheble Drive
- Sioux Lane
- South Lakeshore Drive
- Upper Byrnes Mill Road
- Vogt Road
- Woodview

Many of the roads in the study area are in poor condition; characterized by narrow pavement widths and pot-holed surfaces. Shoulders are noticeably absent and vertical and horizontal alignments are poor. These conditions create limited sight distances that make driving hazardous at higher speeds or during poor weather conditions. The City of Byrnes Mill has plans to chip and seal, provide overlaying, and ditch/culvert work throughout the City's roadways as needed. All City roads are on schedule for resealing. The installation of sidewalks, bike lanes, and wider drive lanes are also recommended. The top priority with regard to road improvements is to upgrade all roads to minimum City standards. Various financing alternatives for providing the needed local street improvements should be considered. Transportation Improvement District (TID), Transportation Development Districts (TDD), and any other special taxing districts that would help finance future road improvements are recommended to help finance incremental improvements to the City's transportation network.

**Section 1:16 FIRE PROTECTION**

The four (4) Engine Houses of the High Ridge Fire District serves a 94 square acre area which includes the City of Byrnes Mill. The original engine house is located on High Ridge Boulevard; the second is on Gravois Road near Main Drive and Highway 30; the third is located on 4655 Highway W; and the fourth house is located on Four Ridge Road. The houses are manned by full-time crews consisting of 30 persons spread out between the four (4) houses. A seven (7) person crew is on duty for each of the three (3) shifts, 24 hours per day. Also, from 8:00 am to 4:30 pm Monday through Friday, the crew includes three (3) additional persons consisting of the Fire Chief, the Fire Marshal, and the Fire Inspector.

At present, the Byrnes Mill portion of the District carries an Insurance Service Office (ISO) Fire Protection Class rating of 4; on a scale of 10-1, 1 being the best. The impact of the ISO Fire Protection Class rating is the price which home owners pay for fire insurance; the higher the rating, the higher the insurance rates. The reason for the poor rating for the Byrnes Mill portion of the District is the unapproved water supply system used for fire protection purposes. Lack of fire hydrants is another factor in the rating.



Effective 2010, the Public Protection Classification improved for all insurable properties within the City limits of Byrnes Mill from a Public Protection Class (PPC) 9 to a Public Protection Class 4 on a scale of 1-10, 1 being exemplary. The PPC rating is also known as the ISO (Insurance Service Office) Rating. The new lower classification of 4 should result in lower insurance premiums for residential and commercial properties within the City limits of Byrnes Mill. The Public Protection Classification for residential and commercial properties within the boundaries of the Byrnes Mill Fire Protection District, but outside of the City limits, may also change to a Public Protection Class 4 if creditable water is provided. All other properties without creditable water will remain a Public Protection Class 9.

### **Section 1:17 AMBULANCE**

Byrnes Mill is served by two (2) ambulance districts. The North Jefferson County Ambulance District serves the City from a station located on High Ridge Boulevard. The station operates three (3) ambulances manned by a rotating full-time crew which is available 24 hours a day. The Big River Ambulance District serves the southern part of Byrnes Mill from a station located at Missouri State Highway 30 and Cedar Springs Road. The service is provided by three (3) ambulances and a full-time crew for at least one or two of the ambulances.

### **Section 1:18 POLICE**

The Police Chief oversees a staff of six (6) full-time officers, four (4) part-time officers and six (6) Reserves (fully-commissioned police officers who don't get paid, but must work 20 hours/month to keep up their certifications), providing 24/7 police protection to residents and businesses.

### **Section 1:19 EDUCATION SERVICES**

The Northwest R-1 School District serves all of the City of Byrnes Mill. The District is located in the northwest section of Jefferson County and provides PreK-12 educational services. The District consists of one (1) preschool center, six (6) elementary schools (K-5), two (2) middle schools (6th-8th), and one high school (9th-12th).

Cedar Springs Elementary School offers pre-K through grade 5 educational services and associated activities to Byrnes Mill residents. It has an attendance of 528 students and a student-teacher ratio of 16 to 1. Cedar Springs is a National Blue Ribbon and Missouri Gold Star School. Valley Middle School, located on Gravois Road, provides 6th, 7<sup>th</sup> and 8th grade education services. Northwest High School is located off Gravois Road in Cedar Hill. It offers 9th-12th grade educational services. The school also offers 20 activities approved by the Missouri State High School Activities Association(MSHSAA) including but not limited to; baseball, boys and girls basketball, sideline cheerleading, boys and girls cross country, dance team, 11-man football, boys and girls golf, music activities, boys and girls soccer, girls softball and wrestling. District-wide enrollment is stabilizing and beginning to shrink after years of growth. The dip in enrollment is a result of the housing crash and the aging of the local population. The estimated enrollment during the 2015-2016 school year was 2,120 for Northwest High School.

### **Section 1:20 RECYCLING & SOLID WASTE COLLECTION**

The City has a recycling center where citizens can bring their recycle materials. The Byrnes Mill Recycling Center is located off Byrnes Mill Road near Highway 30. The Center accepts glass, cardboard, plastic, aluminum, metals, and electrical items. Drop-offs are accepted Tuesday through Saturday from 7am to 3pm. The Center collects an average of 240-280 tons a year. That means that Byrnes Mill diverts on average 480,000-560,000 lbs. from area landfills each year.



The Recycling Center is funded in part by grants from the St. Louis-Jefferson Solid Waste Management District.

Currently, multiple private haulers compete to provide solid waste collection to residents of Byrnes Mill. Based on the information gathered during the public engagement process, the City should consider a unified trash and recycle hauling program. However, under Missouri State Statutes, a city undertaking centralized trash hauling must provide a two (2) year grace period during which present haulers who serve 50 or more accounts within the corporate boundaries of that city may continue their individual contracts. Should the qualifying hauler(s) exercise this option, the City could enter a single contract for only those accounts totaling less than 50 per present hauler. The City's ability to obtain reasonable rates under such a condition would depend upon whether the number of remaining accounts would be large enough for a hauler to realize a profitable undertaking. Information regarding all the haulers who provide services within the City and to which households should be collected to determine which haulers provide services to 50 or more households. This information could then be used to pursue the best course of action to work with local haulers to provide the highest level of services at an affordable cost to the residents of Byrnes Mill, within the confines of the law.

#### **Section 1:21 STORMWATER MANAGEMENT**

The City of Byrnes Mill is located within the Big River Drainage Basin. The first step in addressing floodplain management is classifying the areas prone to flooding into "zones" which refer to the probability of annual flooding. The "100 Year Floodplain" is an area that is expected to flood at least once in a 100-year period. FEMA no longer uses the term "100 Year Floodplain". Areas that fall within the 100 Year Floodplain are now referred to as "Special Flood Hazard Areas". Special Flood Hazard Areas can be further divided into two (2) zones based on the flood hazard potential; the zones are known as "Floodway" and "Floodway Fringe". About 1/3 of the City's land lies below the 453.8 elevation or area designated as the Special Flood Hazard Area.

The lowlands along the Big River and the tributaries that flow into the Big River experience seasonal flooding. These areas are primarily used for agriculture and undeveloped open space, therefore, property damage is minimal during flood events. However, the apartment complex on Reginald Drive experiences flooding during major rain events. This area should be studied to determine the best solution to reduce damage from flooding and brought into compliance with the City's latest stormwater ordinance to minimum future property damage and safety hazards. The City should strive to get property owners to voluntarily bring their properties into compliance with the City's Stormwater Ordinance. Additionally, curbs and guttering should be included in all future road construction and major repairs to address stormwater management and improve safety.



## DEMOGRAPHICS

The current and past socio-economic trends for Byrnes Mill provide an indicator for how Byrnes Mill may grow and prosper in the future. The socio-economic data evaluated for this Plan includes population trends, age, housing, workforce, income, employment and commuting characteristics. This section also compares selected Byrnes Mill demographic data with peer cities to provide a more meaningful socio-economic analysis and help differentiate between local, isolated events and regional trends. For the purposes of this Plan, the cities of De Soto, Pevely, and Hillsboro were selected as “peer” cities. National, State, and Jefferson County demographic characteristics are also included in the socio-economic comparisons. An understanding of the regional socio-economic trends and local issues will help the City plan for the future and meet the needs of its resident population and business community. The data for this analysis is from the US Census Bureau’s 2010 Decennial Census and latest American Community Survey (ACS) commissioned by the US Census Bureau.

### Section 1:22 POPULATION

As of the 2010 US Census, the population of Byrnes Mill was 2,781. This represents an increase of 17% from the 2000 Census. According to the 2000 Census the City’s population was 2,376. The most significant population growth occurred in the 1990s, shortly after incorporation. During this period, the population grew by over 50%, see Table 1.1.

<b>Census</b>	<b>Population</b>	<b>Percent Change</b>
1990	1,578	n/a
2000	2,376	50.6%
2010	2,781	17.0%
2014	2,832	1.8%

*Source: US Census Bureau*

The City’s location, access to regional employment centers, supply of well-built homes, and stable neighborhoods will continue to retain and attract residents. However, future population growth requires ongoing reinvestment in the City’s infrastructure, future residential development, and existing neighborhoods & business districts. The City’s population is anticipated to stabilize over the next decade while experiencing a positive growth of approximately 5% (over the next 4 years) leading up to the 2020 Decennial Census.

### Section 1:23 AGE CHARACTERISTICS

According to the 2010 US Census, 24.8% of Byrnes Mill’s residents were under the age of 18 and 75.2% were over the age of 18. Below is a more detailed breakdown of the City’s population by age:

- 7.3% were between the ages of 18 and 24;
- 26.4% were from 25 to 44;
- 32.9% were from 45 to 64; and
- 8.6% were 65 years of age or older.



By way of comparison, in 2000 the City’s population was spread out with 29.4% under the age of 18 and only 70.6% over the age of 18 and spread out accordingly:

- 9.9% from 18 to 24,
- 31.8% from 25 to 44,
- 22.8% from 45 to 64, and
- 6.1% who were 65 years of age or older.

The percentage of Byrnes Mill’s population over 65 was 6.1% in 2000, 8.6% in 2010 and 12.8% according to the 2013 ACS. According to these estimates, the City’s population over 65 has grown over 50% in the last 13 years. Byrnes Mill’s percentage of population over 65 is higher than Hillsboro (7.5) and Jefferson County (11.7%) and slightly lower than the US and Missouri which were 13.4% and 14.4% respectively. The gender makeup of the City was 49.6% male and 50.4% female.

<b>Table 1.2 Age &amp; Sex Characteristics-2013 (%)</b>							
<b>Age Cohort</b>	<b>Byrnes Mill</b>	<b>DeSoto</b>	<b>Pevely</b>	<b>Hillsboro</b>	<b>Jefferson County</b>	<b>Missouri</b>	<b>US</b>
Under 5 years	4.7	8.0	8.1	7.8	6.6	6.4	6.4
Under 18 years	23	26.1	20.8	32.2	24.8	23.5	23.7
18 and older	77	73.9	79.2	67.8	75.2	76.5	76.3
65 and older	12.8	16.6	12.3	7.5	11.7	14.4	13.4
Median Age	39.4	34.5	34.8	27.7	38.1	38	37.3
Male	48.9	46.6	51.1	52.1	49.7	49	49.2
Female	51.1	53.4	48.9	47.9	50.3	51	50.8

*U.S. Census Bureau- American Community Profile 2009-2013*

According to the 2010 Census, the median age of Byrnes Mill’s population was 38.9, which is 6.9 years older than the 2000 estimated median age of 32. The median age of Byrnes Mill is getting older and was estimated to be 39.4 according to the 2009-2013 ACS. This is older than all the peer cities, Jefferson County, Missouri, and National estimates. The City’s mature median age is the result of the City’s high concentration of younger Baby Boomers and retirees. Byrnes Mill’s age characteristics reflect the national trend of population aging due to the high percentage of baby boomers reaching retirement age. It is estimated that 10,000 Baby Boomers will turn 65 today, and about 10,000 more will cross that threshold every day for the next 15 years.

Byrnes Mill has always been a popular destination for retirees and empty nesters. As a result, the percentage of people age 45-64 is strong and growing. This age group grew by over 10% from 2000 to 2010 and continues to show promising growth. While the City continues to attract and retain the Baby Boom generation and middle-aged adults, the City had the lowest percentage of pre-school aged children age 0-5 years with only 4.3%. Additionally, the percentage of Byrnes Mill’s school aged children (under 18) continues to decline. The under 18 age group declined by almost 5% from 2000-2010. However, the percentage of the City’s population under the age of 18 is consistent with the



County, State, and US which were 24.8%, 23.5%, and 23.7% respectively. This may be an indicator that the City's population is stabilizing.

In summary, this analysis suggests Byrnes Mill is very popular among middle-aged adults and continues to attract and retain seniors. However, the City needs to make sure the amenities, housing, and services that attract young families with children are provided. Therefore, it is important for the City to continue offering the services and amenities expected from its middle-aged and senior residents and identify and provide those services, amenities, and housing desired of young families.

**Section 1:24 INCOME & POVERTY**

According to the latest US Census results (2013 ACS), the median family income in Byrnes Mill is \$64,356. By way of comparison, Byrnes Mill's family income is much higher than all the peer cities, Jefferson County, Missouri, and just \$363 less than the Nation. Byrnes Mill's 2013 median family income is up 15% from the US 2000 Census median family income of \$56,029, see Table 1.3.

	Byrnes Mill	DeSoto	Pevely	Hillsboro	Jefferson County	Missouri	US
Per capita income	\$26,916	\$17,268	\$22,406	\$18,085	\$24,792	\$25,649	\$28,155
Median family income	\$64,356	\$39,069	\$52,700	\$56,840	\$64,116	\$59,527	\$64,719
Median household income	\$59,750	\$34,105	\$40,556	\$49,323	\$54,845	\$47,380	\$53,046
Persons below poverty	4.7%	24.8%	21.8%	9.8%	11.3%	15.5%	15.4%
Unemployment	8.3%	8.5%	11.7%	10.7%	9.8%	8.8%	9.7%

*U.S. Census Bureau- American Community Profile 2009-2013*

As shown in Table 1.3, the median household income and per capita income in Byrnes Mill's is well above all the peer cities, Jefferson County, Missouri, and the US. The City's median household income increased 17% from the 2000 Census from \$51,211 to \$59,750. The City's per capita income experienced the largest increase, jumping 33% from \$20,278 in 2000 to \$26,916 in 2013. The fact the incomes in Byrnes Mill continued to show prosperous growth over the last decade, despite the last two National Recessions, indicates that the City's residents are generally hardworking and financially responsible.

The poverty rate in Byrnes Mill is significantly lower than all the peer cities, Jefferson County, Missouri, and the US. By way of comparison, the poverty rate in DeSoto, which had the highest poverty rate, is over five (5) times higher than Byrnes Mill. The poverty rate in Hillsboro, which had the second lowest poverty rate, was still twice the poverty rate of Byrnes Mill. Just over 2% Byrnes Mill's families were living below the poverty level. This means 24 families in the City are living below the poverty level and will require assistance to meet the daily family needs.

**Section 1:25 HOUSEHOLD MAKE-UP**

According to the 2013 ACS, the City of Byrnes Mill had 1,181 housing units comprised of 1,100 households and 797 families. By way of comparison, according to the 2000 US Census, there were 246 fewer housing units (935), 250 few households (850) and 128 fewer families (669)



residing in the Byrnes Mill. The composition of the 1,100 households living in Byrnes Mill is as follows:

- 35% had children under the age of 18 living with them (8% fewer than in 2000),
- 60.0% were married couples living together (only 0.5% higher than 2000),
- 9.7% had a female householder with no husband present (3.2% less than in 2000),
- 5.6% had a male householder with no wife present, and
- 19.6% of all households were made up of individuals (4.5% higher than in 2000) and
- 4.9% had someone living alone who was 65 years of age or older (1.5% higher than 2000).

**Section 1:26 HOUSING TENURE & VALUES**

Byrnes Mill and Jefferson County have the highest percentage of owner-occupied housing with 81.5% and 82.6% respectively. Conversely, Byrnes Mill and Jefferson County also had the lowest renter-occupied housing percentages at 18.5% and 17.4% respectively. DeSoto had the highest renter rate (41.5%) following by Hillsboro (37.6%).

The percentage of vacant housing in Byrnes Mill (6.9%) was the second lowest behind Hillsboro (4%). The vacancy rate in Byrnes Mill and Hillsboro are well below the State and US vacancy rates of 13% and 12.5% respectively. Table 1.4 provides a summary of the City’s housing tenure.

The average household size in Byrnes Mill was 2.52 and the average family size was 2.97; which is very similar in size with the peer communities surveyed. The reduction in household size has been a nationwide trend as more and more baby boomers reach retirement age. The fact the average household size in Byrnes Mill is slightly smaller than the peer cities, County, State, and US, demonstrates that singles, empty-nesters and seniors are comfortable living in Byrnes Mill.

<b>Housing Tenure &amp; Value</b>	<b>Byrnes Mill</b>	<b>DeSoto</b>	<b>Pevely</b>	<b>Hillsboro</b>	<b>Jeff County</b>	<b>Missouri</b>	<b>US</b>
Owner-Occupied Housing	81.5%	58.5%	68.0%	62.4%	82.6%	68.4%	64.9%
Renter-Occupied Housing	18.5%	41.5%	32.0%	37.6%	17.4%	31.6%	35.1%
Total Vacant Housing Units	6.9%	13.9%	13.6%	4%	8.0%	13.0%	12.5%
Average Family Size	2.97	2.98	2.98	3.52	3.14	3.05	3.22
Average Household Size	2.52	2.35	2.36	2.85	2.69	2.47	2.63
Median value of owner-occupied housing units	\$167,800	\$88,900	\$118,200	\$154,000	\$152,100	\$137,000	\$176,700

*U.S. Census Bureau- American Community Profile 2009-2013*

The average home value in Byrnes Mill, according to the 2013 ACS, was \$167,800. By way of comparison, the City’s home values are significantly higher than all the peer cities, Jefferson County, and the State, but slightly lower than the National average of \$176,700. This data implies



the City of Byrnes Mill has a highly valued housing stock that commands among the highest prices locally and statewide.

**Section 1:27 HOUSING AFFORDABILITY**

Housing affordability is a key component of the long-term vitality of a community. Housing affordability is not simply the price one pays for rent or mortgage; it is a function of household income or wealth relative to a housing unit’s price or rent. One basic way to measure housing affordability is to look at how much a household spends on housing costs as a percentage of their total household income. Affordable housing is defined as housing that costs occupants less than 30% of their gross income for gross housing costs, including utility costs. Planners and most lenders consider a household that spends 30% or more of its income on housing costs to be financially burdened. For example, if a family’s income was \$64,356 (the average family income in Byrnes Mill); they would be considered financially burdened if they spent more than \$1,600/month on housing. In other words, “affordable housing” would be housing that cost less than \$1,600/month in this particular example.

The percentage of Byrnes Mill homeowners who spend 30% or more of their income on housing is 27.8%, which is significantly lower than all the peer cities and almost 8% lower than the National average. The percentage of Byrnes Mill’s renters who pay 30% or more of their income on rent was only 8.8% which is five (5) times lower than the peer communities, Jefferson County, State, and US rates. By way of comparison, the percentage of renters in Pevely and Desoto who pay more than 30% of their income on rent was 46.6% and 45% respectively. It is estimated that 15% of U.S. homeowners and renters pay more than 50% of their income on housing. Since the percentages of homeowners who are considered “financially burdened” have reached such high numbers nationally, (an estimated 19 million), the benchmark is moving up from 30% to 50% of income spent on housing.

**Table 1.6 Housing Cost & Affordability (2013)**

Housing Cost	Byrnes Mill	DeSoto	Pevely	Hillsboro	Jeff County	Missouri	US
Median Homeowner Cost (w. mortgage)	\$1,287	\$1,006	\$1,210	\$1,231	\$1,276	\$1,227	\$1,550
% of homeowners paying ≥ 30% of income on housing	27.8%	40.3%	37.1%	37.5%	28.6%	28.4%	35.4%
Median Rent	\$570	\$641	\$593	\$692	\$744	\$727	\$904
% of renters paying ≥ 30% of income on housing	8.8%	45%	46.6%	29%	42.2%	45.1%	48.3%

*U.S. Census Bureau- American Community Profile 2009-2013*

The median amount homeowners paid on housing/mortgages in the City of Byrnes Mill was \$1,287/month which is higher than all peer cities, Jefferson County and the State and slightly lower than the US average homeowner cost (\$1,550/month). DeSoto had the lowest monthly homeowner cost at \$1,000/month). Meanwhile, the median rent in the City of Byrnes Mill, according to the 2013 ACS, was the lowest; only \$570/month. Hillsboro had the highest median rent (\$692) among the peer cities, but still significantly lower than the median rent nationally (\$904). Table 1.6 provides a summary of housing costs and affordability.



This plan recommends the City encourage the diversification of the housing stock to provide affordable housing options and connect available funding sources to those families and households in need. This plan also recommends recruiting jobs and providing training opportunities to the City’s workforce to minimize poverty levels and financially burdened households.

**Section 1:28 COST OF LIVING INDEX**

The ACCRA (American Chamber of Commerce Research Association) Cost of Living Index is a measure of living cost differences among urban areas in the United States compiled by the Council for Community and Economic Research. First published in 1968, the Index compares the price of goods and services among areas that participate in their surveys. The index is widely used by economists, researchers and corporations to measure relative cost of living. Cities across the nation participate in ACCRA's survey on a volunteer basis. Price information in the survey is governed by ACCRA collection guidelines which strive for uniformity. The ACCRA derives the Cost of Living Index for each state by averaging the indices of participating cities and metropolitan areas in that state.

The cost of living in Missouri is significantly lower than the national average. According to the Missouri Department of Economic Development, MERIC (Missouri Economic Research and Information Center), in the first quarter of 2016, Missouri had the 11th lowest cost of living in the United States with a composite Cost of Living Index of 91.0 (US = 100), slightly down from the 2015 first quarter of 91.5%. This means, on average, prices in the State are about 91% of what they are at the national level. It is estimated the Cost of Living index for the City of Byrnes Mill is 97%. By way of comparison, the Cost of Living Index is higher in Hillsboro and lower in the other peer cities and Jefferson County. Still, with the cost of housing, utilities, transportation, gas, groceries, and healthcare 3% below the National average, the economic advantages in Byrnes Mill should be leveraged with all the other strengths the area has to offer to attract new residents and businesses.

**Table 1.7: Cost of Living Index**

Cost of Living	Byrnes Mill	Pevely	Desoto	Hillsboro	Jefferson County	United States
Overall	97	89	88	97.4	92	100
Grocery	97.1	97.1	97.1	97.1	97.1	100
Health	99	99	99	97.4	99	100
Housing	97	71	68	109.4	81	100
Utilities	109	109	109	96.6	109	100
Transportation	97	97	97	98.7	97	100
Miscellaneous	95	95	95	95.1	92.5	100

*Source: Sterling's Best Places (www.bestplaces.net)*

**Section 1:29 RETAIL SALES TAX RATES**

Sales tax rates in Missouri range from 4.73% to 10.679%. Within the St. Louis region, St. Louis City has the highest sales tax rate starting at (8.679%), followed by St. Charles County (7.450%), and St. Louis County (7.113%). Franklin County has the lowest sales tax rate (5.075%) followed



by Jefferson County (6.35%). The average sales tax rate in Missouri (with local tax applied) is 6.26%.

<b>Table: 1.8 Retail Sales Tax Rates</b>	
<b>County</b>	<b>Sales Tax Rate</b>
St. Louis City	8.679% - 10.679%
St. Louis County	7.113% - 8.613%
St. Charles County	7.450% - 9.450%
Franklin County	5.075% - 7.475%
Jefferson County	6.35% - 8.350%
<b>Local Tax Rates</b>	
Byrnes Mill	8.35%
Arnold, MO (TDD, CID & TDD)	8.35% - 10.35%
Valley Park	8.11% - 9.113%
High Ridge	7.35%
House Springs	6.850% - 7.350%
Hillsboro	8.725% - 9.725%
<i>Source: MO Dept. of Revenue</i>	

**Section 1:30 EDUCATIONAL ATTAINMENT (AGES 25 & OVER)**

According to the latest ACS, 87.9% of Byrnes Mill’s population over age 25 are high school graduates or higher. The percentage of high school graduates within the City is well above all peer cities and slightly higher than Jefferson County, the State and National levels, see Table 1.8. Byrnes Mill’s percentage of adults with a bachelor’s degree (11.2%) was well below the State and National averages (16.4% and 18% respectively). By way of comparison, Hillsboro and DeSoto had lower percentages of college graduates with 6% and 11% respectively than Byrnes Mill. The City should continue to promote quality education and ensure there are opportunities to obtain college degrees and workforce training.

<b>Table 1.8 Educational Attainment: 25 Years and Over (2013)</b>							
<b>Housing Tenure &amp; Value</b>	<b>Byrnes Mill</b>	<b>DeSoto</b>	<b>Pevely</b>	<b>Hillsboro</b>	<b>Jeff County</b>	<b>Missouri</b>	<b>US</b>
High School Graduate	37.6%	32.1%	34%	25.9%	34.7%	31.6%	28.1%
High School Grad or Higher	87.9%	79.7%	81.9%	83.5%	87.4%	87.6%	86%
Bachelor’s Degree	11.2%	11%	12.1%	6%	11.9%	16.4%	18%
Grad or prof, degree	5.9%	4.4%	4.9%	6.4%	5.5%	9.8%	10.8%
<i>Source: U.S. Census Bureau- American Community Profile 2009-2013</i>							

**Section 1:31 EMPLOYMENT CHARACTERISTICS**

The most common **occupation** in the City falls in the “Management, Business, Science and Arts” occupational category. Over 30% of the City’s workforce has occupations in the aforementioned category. The second most popular occupation is “Service Occupations”, which included 24.4% of the City’s workforce, followed by “Sales and Office Occupations” with 18%.



The top three (3) **industries** in Byrnes Mill, in order of percentage of workforce are;

1. Educational services, and health care and social assistance (18.4%),
2. Retail trade (15.7%) and,
3. Manufacturing (14.2%).

See also Table 1.9 for a summary of City’s workforce occupation characteristics. The type of occupation and industry of the City’s Workforce is provided in Table 1.8 and compared with the occupation and industry of the County’s workforce.

<b>Table 1.9 Occupation Characteristics (2013)</b>		
<b>OCCUPATION</b>	<b>Byrnes Mill</b>	<b>Jefferson County</b>
Management, business, science, and arts occupations	30.70%	28.50%
Service occupations	24.40%	17.90%
Sales and office occupations	18.00%	25.70%
Production, transportation, and material moving occupations	16.10%	13.00%
Construction, extraction, maintenance and repair occupations	12.50%	0.20%
<b>INDUSTRY</b>		
Educational services, and health care and social assistance	18.40%	20.30%
Retail trade	15.70%	12.70%
Manufacturing	14.20%	11.90%
Professional, scientific, and mgt, and admin and waste mgt	10.90%	9.90%
Construction	9.30%	9.70%
Finance and insurance, real estate and rental and leasing	8.50%	7.50%
Arts, entertainment, and rec, and hospitality and food services	6.60%	7.80%
Wholesale trade	5.30%	3.20%
Other services, except public administration	4.90%	5.80%
Transportation and warehousing, and utilities	3.50%	5.50%
Information	1.90%	1.80%
Public administration	0.80%	3.40%
Agriculture, forestry, fishing and hunting, and mining	0.00%	0.50%
<i>Source: 2010 US Census</i>		

**Section 1:32 OCCUPATION & COMMUTING**

Approximately 9.2% of the City’s workforce work for the government and 4.2% are self-employed. The percentage of the City’s population engaged in civilian labor and percentage of those self-employed are very similar to Jefferson County.

According to the 2013 ACS, the median commute time for Byrnes Mill’s workforce was 35.3 minutes, meaning half the workers in the area have a longer travel time and half spend less time commuting. The median commute time for US workers was 25.2 minutes. The median commute for Missouri was only 23.1 minutes which is seven (7) minutes shorter Jefferson County’s workforce median commute time of 30.1 minutes. As a bedroom community, Byrnes Mill will continue to have a longer commute than the National and State averages resulting in more vehicle miles traveled (VMT), more carbon emissions and more fuel consumption. The City should encourage telecommuting, home occupations and carpooling.

The percentage of Byrnes Mill’s workforce who walk or bike to work (0.9%) is well below the State average (3.3%) and National average (4.6%). Currently, the percentage of Byrnes Mill’s workforce who work from home is 2.6%, which is just below the percentage of people who work



from home in the County (3%), State (4.1%) and National average (4%). However, as the cost of owning and operating a car increases, the percentage of people willing to work from home will increase. Table 1.10 provides a summary of the City’s workforce characteristics.

<b>Table 1.10 Workforce Characteristics (2013)</b>		
<b>OCCUPATION</b>	<b>Byrnes Mill’s Workforce</b>	<b>Jefferson County’s Workforce</b>
Population 16 years and over	2,210	171,295
Civilian labor force	1,414	105,383
Not in labor force	36.0%	31.7%
Employed	91.7%	90.2%
Unemployed	8.3%	9.8%
Government Workers	9.2%	10.1%
Self-employed	4.2%	5.4%
<b>COMMUTING TO WORK</b>		
Drove alone	83.8%	84.8%
Carpooled	12.8%	10.8%
Public Transportation	N/A	0.1%
Walked	0.9%	0.7%
Worked at Home	2.6%	3%
Mean travel time to work	35.3 minutes	30.1 minutes
<i>Source: 2009-2013 ACS Profile Report</i>		

**Section 1:33 TRADE AREA PROFILE**

While the City’s demographic characteristics are important in determining the level of municipal services and housing needs, a much larger area is typically analyzed by planners and retail experts when looking for new locations for development; one such area is the Metropolitan Statistical Area (MSA). The City of Byrnes Mill is part of the St. Louis Metropolitan Statistical Area (SMSA). The SMSA includes the City of St. Louis and the surrounding counties in Missouri (Lincoln, St. Charles, St. Louis, Jefferson, Franklin and Warren) and Illinois (Madison, Jersey, St. Clair, Clinton and Monroe). According to the 2010 census, the St. Louis MSA had a total population of 2.8 million people with 25% residing in Illinois and 75% residing in Missouri. The estimated income for the St. Louis, MO-IL MSA was \$50,900.

The defining characteristic of the St. Louis region over the last several decades has been a period of population stability coupled with geographic sprawl. As the population continues to age and transportation costs increase, in-migration from the suburbs to the more urban areas and inner-tier cities is anticipated to increase. This is especially true in neighborhoods and cities where housing and utilities are affordable and land is available for future development, such as the case in the City of Byrnes Mill.

Site selection experts also look at various locational factors such as accessibility, commute, income levels, education, and the density and intensity of population (i.e. rooftops). Table 1.12 goes beyond the City limits and provides a summary of the 1, 5, and 10 mile trade area profiles for the City of Byrnes Mill. The control point or axis for the 1, 5, and 10 mile circular profiles was City Hall. The data shows that the City’s commercial districts have access to a significant population and a solid income base with relatively inexpensive housing when looking at the



greater Byrnes Mill Trade Area. Therefore, the City’s trade demographics would support a wide range of retail and commercial service offerings, provided the City’s commercial districts were promoted to this greater trade market area, and positioned to accommodate a wider range of market driven, destination-type uses that would attract consumers from a greater regional trade area.

<b>Table 1.12: Byrnes Mill Trade Area Demographics (2000 Census)</b>			
<b>Control Point: Byrnes Mill City Hall</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Population- 2010 Census	2,130	29,890	183,377
Population-2000 Census	1,457	27,066	167,772
Change in Population (2000-2010)	46.2%	10.4%	9.3%
Males / Females (%)	49/51	50.4/49.6	49.7/50.3
<b>Age (2010)</b>			
Age 0 to 17 years	25.7%	24.7%	26.1%
18 to 24 years	7.7%	8.2%	7.4%
25 to 44 years	28.2%	26.6%	26.4%
45 to 64 years	31.1%	30.6%	29.9%
65 and over	7.4%	13.2%	10.2%
Median Age	37.5	38.5	39.1
<b>Trade Area Housing Statistics (2010- unless noted)</b>			
Total Households	793	11,055	67,340
Total Housing Units	847	11,884	71,282
Owner Occupied Housing	89.3%	86.0%	85.6%
Renter Occupied Housing	10.7%	14.0%	14.4%
Source: US Census - CARTS			

**Section 1:34 COMMUNITY TAPESTRY**

The Community Tapestry™ system is a proven segmentation methodology that utilizes 65 segments called “Tapestry Lifestyles” to classify communities based on their socioeconomic and demographic composition. These segments are broken down to the U.S. Census Block Group level throughout the United States. The system is used by planners and national retailers to determine localized purchasing patterns during the site selection process.

The following paragraphs detail the top “Lifestyle Clusters” that make up the greater City of Byrnes Mill trade area which for the purposes of this analysis is delineated by the 63051 zip code. It is included in this Plan to provide a better understanding of the spending habits and lifestyles of the consumers within the City of Byrnes Mill trade area. This information provides retailers a profile of the local trade area and provides some quality of life indicators the City should be prepared to address in the future. These include, but are not limited to, the following conditions;

- Providing continuing educational and training to the areas workforce;
- Access to quality, salaried jobs;
- Providing healthy meals to a culture “on-the-run”; and



- Diversifying the housing stock to provide more choices, especially in the affordable housing/1st time homebuyer market segment.

**Section 1:35 TOP TAPESTRY SEGMENTS**

**Segment: Salt of the Earth (26%):** We are solid and traditional married couples concentrated in the Midwest. Many of our kids have grown up and moved away, but we are staying in our traditional, rural lifestyles. Construction, manufacturing, and related industries provide steady employment. Long commutes, sometimes cross county lines, mean owning at least two vehicles. Tending our vegetable gardens and cooking the harvest is second only to enjoying time with family. Remodeling and home improvement projects do not intimidate us, but technology is another matter. We go online only when necessary. Brand loyal and cost conscience, we try to buy American when we can, and conduct our business in person. Leisure time is spent hunting, fishing, camping, and boating. We own the equipment and vehicles to support those pastimes.

Household Type: Married Couples

Housing: Single Family

**Segment: Southern Satellites (22%):** Most of us are settled, married couples who own single family houses or mobile homes. You can find us in the more rural outskirts of metropolitan areas, mostly in the South. We work in mining, agriculture, manufacturing, health care, retail, and construction. We shop at Wal-Mart and the convenience store; we look for bargains and aren't particularly concerned about brands or quality. Slow to adapt to technology, we get most of our information from satellite TV. We enjoy life in the country, so we fish; hunt, own pets; work on our vehicles; listen to country music; and read fishing, hunting, and home service magazines. For a treat, we'll eat out at low-cost family restaurant or a drive-in.

Household Type: Married Couples

Housing: Single Family, Mobile Homes

**Segment: Middleburg (18%):** In the last decade, our neighborhoods changed from country to semi-rural as the housing boom expanded into the outer suburbs. We're conservative, family-oriented young couples, many with children. Family, faith, and country are standards that we follow. We're thrifty, preferring to buy American and take vacations in the US. Looking toward the future, we're saving, but willing to assume some debt now. Staying in touch is important, so our cell phones and mobile devices are always on hand. We drive trucks and SUV's and enjoy the American pastimes of baseball, hunting and bowling. TV and magazines provide information and entertainment; Christian and country TV channels are favorites.

Household Type: Married Couples

Housing: Single Family



## DEVELOPMENT CONSTRAINTS

The environment provides the natural and physical context within which land use activities take place. The intent of this plan is to minimize the negative impacts on the environment. The following sections provide a brief overview of the environmental framework of Byrnes Mill and highlight some of the more sensitive environmental elements that must be considered in future development and land use decisions.

### Section 1:36 HISTORIC SITES

“The National Register of Historic Places” is the nation’s official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. While there are numerous criteria for listing, it is required that a property must be at least 50 years old to be eligible for consideration. Currently, the Boemler Archeological District, which is a historic village site from a Mississippian Culture, is the only site listed on the National Register. However, many of the City’s existing properties are now more than 50 years old.

### Section 1:37 FLOODPLAINS

The riparian zone of a river, stream, or other body of water is the land adjacent to the centerline of the channel and includes the stream banks and floodplain. Riparian zones can be broad alluvial valleys or narrow strips of stream bank. Riparian zones help control the intensity and frequency of flooding and contain very sensitive ecosystems that support a diverse range of species and vegetation. Riparian areas are prone to periodic flooding, which helps support and maintain these fragile ecosystems.

Riparian areas are classified into "zones" which refer to the probability of annual flooding. The “100 Year Floodplain” is an area that is expected to flood at least once in a 100-year period. For the purposes of this plan, the 100-year floodplain is also the limits of the “riparian zone” and delineates the recommended greenway locations. The 100-year floodplain can be further divided into two areas based on flood hazard potential. The floodway is the area within and adjacent to the stream banks required to discharge the 100-year flood without raising the water surface elevation more than one foot above base flood level at any point. Obstacles in the floodway can disrupt this function, increasing both the frequency and severity of flood damage. Therefore, no structure, fence or other permanent, manmade obstruction should be constructed in the floodway. The floodway fringe is the area bordering the floodway. This area provides storage during a flood event and functionally reduces the frequency and intensity of downstream flooding by holding floodwaters until they are carried away in the floodway channel. While the floodway fringe’s capacity decreases with the presence of obstacles, such as a fence or building, their presence is generally acceptable when regulated properly.

The Federal Emergency Management Agency (FEMA) prepared Flood Insurance Relief Maps (FIRM) for the Byrnes Mill region. The maps define the boundaries of the areas 100-year floodplains to help identify areas prone to flooding. Any future development proposed near a river, stream or other flood prone areas should be identified on the FIRM maps to verify their location within the floodplain and special precautions taken, as needed, for any future development activity. The City should assign a Floodplain Manager to maintain and interpret the latest flood hazard maps.



**Section 1:38 WETLANDS**

Wetlands are included in the definition of waters of the state, which included waters of the United States within the State of Missouri. Wetlands perform many valuable functions including decreasing the frequency and severity of flooding, water purification, provide feeding and breeding grounds for aquatic habitat and support vegetation that absorb harmful greenhouse gasses. They also offer diverse recreational opportunities such as hunting, fishing and wildlife observation. However, Missouri has lost over 90 percent of the wetlands that once covered 4.8 million acres of the state's total land area.

This plan recommends preserving and enhancing wetlands in accordance with the Federal and state regulations that mandate "no net loss" of wetlands. If a wetland or portion of a wetland is disturbed or eliminated, replacement of that wetland with a wetland of equal quality and quantity is required. Development should be prohibited from encroaching upon these areas and any other wetland areas found within the project area. The designation of wetlands in itself does not necessarily prevent development, but is an indicator that development will need to be approached in a more sensitive manner. The appropriate state agencies should be contacted prior to any alteration of any wetland area.

**Section 1:39 TOPOGRAPHY**

Topography is the natural terrain of an area; its slopes, valleys, hills, and similar landscape features. Topography can be a critical element to development. When severe slopes are developed, they frequently become unstable which creates a great deal of erosion. This erosion further destabilizes the slopes and all of the soil that washes off the slope ends up in creeks, streams, and rivers. This degrades the quality of the water body and can increase the severity of local flooding.

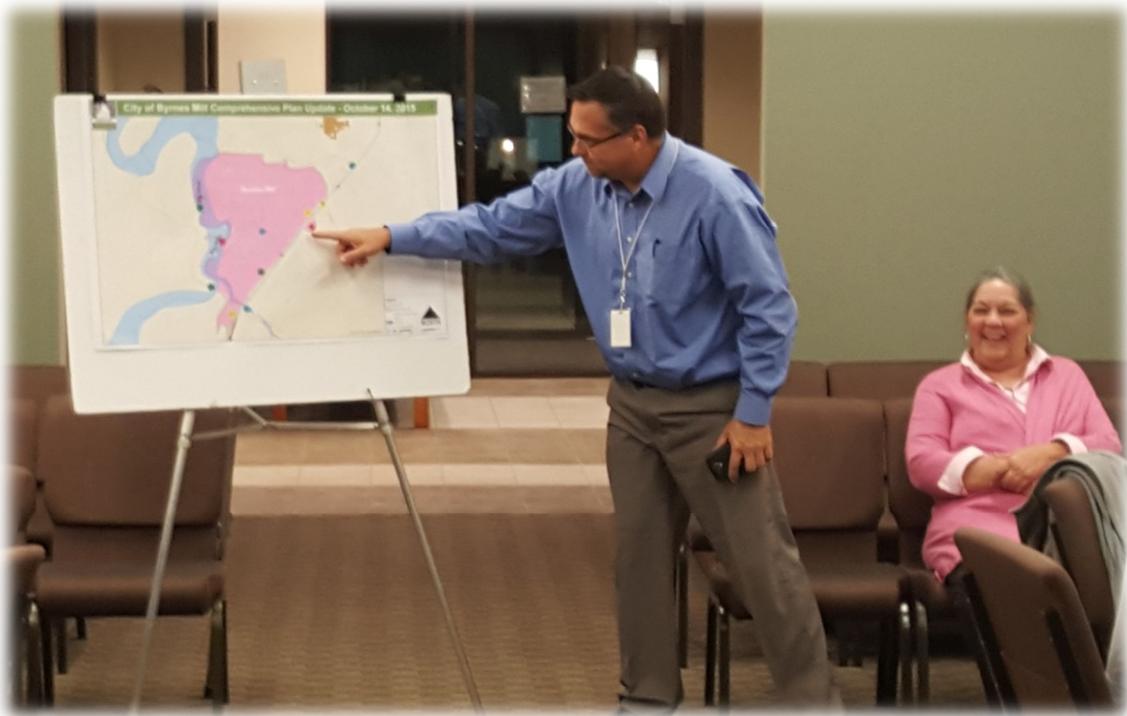
Phase II Stormwater regulations by the State are an attempt to control these sorts of impacts through the use of Best Management Practices. One such practice can be limiting development to areas without severe slope issues. This plan recommends focusing development where slope erosion will not be a problem.

Byrnes Mill currently consists of land characterized by a varied topography. Portions of northern Byrnes Mill, accessed from Franks Road, are moderately to extremely rugged as a result of bisecting steep ridges and deep valleys. Approximately one-third (1/3) of the City is less rugged and has accommodated the majority of the City's development. This area is bounded by Franks Road, Byrnes Mill Road, and Highway 30/Gravois and contains most of the City's newer residential development. Portions of the City are located within the Big River Flood Plain. Most of this area is located in the 100 year floodplain and not suitable for major development.



## CHAPTER 2 CRITICAL ISSUES

### City of Byrnes Mill, Missouri - *Comprehensive Plan*



City Administrator Larry Perney & Mayor Gibson presenting at the September Workshop



**CHAPTER 2: CRITICAL ISSUES**



September 2016 Town Planning Meeting at City Hall

**Section 2.1 Public Engagement Summary**

Public engagement is a statutory requirement in the development of a Comprehensive Plan and an essential component in building community-wide consensus. The chosen methods of obtaining feedback from the community were; 1) a citizen survey; 2) one-on-one stakeholder interviews; and 3) conducting a series of Town Planning Meetings and ongoing meetings with Planning Commission Members, the Mayor & Board of Aldermen and City Staff. The public engagement activities served as a forum for recording, collecting, and organizing public input. The objective of the public engagement program was to be informative, comprehensive and inclusive. The intent was to educate the community of the importance of updating the City's Comprehensive Plan, gain an understanding of the community's vision and recommendations for the future, and develop a Comprehensive Plan that reflected the community's desires.

The public engagement activities utilized a variety of discussion topics and exercises designed to empower respondents to be "citizen planners" for the purpose of obtaining their first-hand knowledge, experiences, and recommendations. This information was used to identify problems and solutions regarding the strengths, weakness, opportunities, and threats facing the City of Byrnes Mill. Overall, the public engagement process included a well-informed, diverse cross representation of the community. The public engagement process included over 100 individuals. The information gathered during the public engagement process was used in the development of the 2017 Byrnes Mill Comprehensive Plan. The Plan should be used by the City's decision-makers to help direct decisions that affect the lives and community of each individual who participated in the public engagement process.

**Section 2.2 Critical Issues - Understanding the Community's Values**

The following is an overview of the issues raised during the public engagement process. This information identifies the values shared by the community and was used to develop the community's vision for the future and the goals, objectives, and implementation strategies contained in Chapter 3. The information gathered during the public participation portion of the plan is broken down, in no particular order, into the following six (6) planning elements:

- 1. Neighborhood Stability
- 2. Public Services & Roads
- 3. Quality of Life
- 4. Economic Development



5. Future Land Use

6. Vision for the Future

The following summary contains statements and actual quotes or paraphrasing of the main issues raised during the public engagement process. The critical issues were defined by the public engagement participants and do not necessarily represent the position or opinions of the City or the consultant who collaborated in the preparation of this Plan.

**Section 2.3 Neighborhoods Stability**

The City of Byrnes Mill's housing stock has a great impact on the City's future economic and social conditions. Therefore, it should come as no surprise that survey respondents ranked **"Neighborhood Stability"** as the top community concern facing the City of Byrnes Mill with a ranking of 4.15 out of 5. The second highest concern according to survey respondents was **"Road Conditions"** with a ranking of 4.10. **"Property Maintenance"** was the third highest ranked concern with a ranking of 4.03. The lowest ranked threat or concern for the future of Byrnes Mill was **"Affordable Housing Options"**. Several participants of the public engagement process noted the City's housing stock needed more home-ownership options, such as villas and condos, that are located in well-planned subdivisions where yard maintenance is provided and amenities such as pools, trails, and indoor and outdoor gathering areas are provided and maintained within Byrnes Mill.

When asked to identify and rank Byrnes Mill's top community assets, survey respondents ranked **"Housing & Neighborhoods"** 4.03 out of 5 (5 being most valuable), making Byrnes Mill's housing and neighborhoods the second (2<sup>nd</sup>) highest ranked asset behind **"Wooded Areas & the Big River"**. The 3<sup>rd</sup> highest ranked asset was Byrnes Mill's **"Family Friendly Atmosphere"**. It is interesting to note that while "Neighborhood Stability" was the top concern facing the future of Byrnes Mill according to participants of the public engagement process, "Housing & Neighborhoods" was the community's top asset. This illustrates a consensus among community members that Byrnes Mill's housing & neighborhoods are a highly valued asset that must be well maintained and protected.

Byrnes Mill is a mature community (median age over 39) that values the City's high home ownership rates, high property values, and low percentage of vacant homes. The community is concerned that property values will decline in the absence of good code enforcement, litter control, and property owners being good stewards of their property. Property maintenance, the conditions of the City's roads, and overall cleanliness of the City has a direct impact on Byrnes Mill's image and the stability of its neighborhoods. Residents would like to see roadside litter cleaned up and a city-wide clean-up effort imposed to clean-up private properties. These efforts are needed to protect property values, make Byrnes Mill beautiful, and preserve scenic vistas and natural areas. Byrnes Mill residents believe people that do not take care of their properties, especially absentee landlords, need to be dealt with to the extent permitted via the City's Municipal Ordinances and other laws. Additional housing and neighborhood stability comments and recommendations provided by public engagement participants include:

- ***"Too many rental properties and slum lords taking advantage of not having to keep their properties in a good condition".***
- ***"We like our large residential lots and open spaces. This is what characterizes Byrnes Mill's neighborhoods."***
- ***"Encourage subdivisions to enforce their own higher standards of property maintenance (via subdivision indentures) rather than defaulting to Byrnes Mill standards."***
- ***"Increase police presence in our neighborhoods. Byrnes Mill needs more police officers patrolling the neighborhoods and less emphasis on speed traps."***
- ***"Consistent, strict code enforcement is critical in keeping our neighborhoods stable and from deteriorating like so many other areas of unincorporated Jefferson County."***



- **Pride of Ownership Needed City-wide.** “One bad apple can ruin the whole street. Continue making code enforcement a priority.”
- **“Diversify the housing stock. Byrnes Mill needs more housing options, not just homes on large lots. Villas, apartments, condominiums and senior housing would be a good addition.”**

### Section 2.4 Public Services & Roads

Residents receive a wide range of public services. These services include police, code enforcement, public works, public road maintenance, and fire protection. Fire protection is provided by the High Ridge Fire Protection District. Citizens and stakeholders who participated in the public engagement activities are very satisfied with the public services provided. When survey respondents were asked if they **“were pleased with the City’s public services”**, 90% of respondents replied **“YES”**.

**“Municipal Services”** is a top rated community asset according to survey respondents and received high marks throughout the public engagement process. When asked to rank the **“Quality”** of the specific public services from 1-5 (5 being “Excellent”), all community services received a ranking of **3.5 or higher** with the exception of “Stormwater Management” (3.33), “Property Maintenance/Code Enforcement” (3.20), and “Yard Waste Collection” (2.69). It should be understandable that Yard Waste Collection received the lowest ranking since the City does not offer yard waste collection. The top 5 ranked public services, with respect to **quality of service**, are listed below followed by the average ranking:

- 1) Winter Maintenance (snow plowing, salt, etc.) (4.28)
- 2) Fire (4.15)
- 3) Drinking Water (3.95)
- 4) Police (3.93)
- 5) Trash/Recycling (3.80)

Overall, municipal services in the City of Byrnes Mill are serving the area well. Municipal Services were ranked among Byrnes Mill’s top five (5) strengths or assets with a ranking of 4.25 out of 5. However, there is a concern about the future of local roads if they remain private and/or not brought up to City standards. As a result, survey respondents would rather the City focus on improving upon Byrnes Mill’s existing roads and promoting and enhancing the quality of life among its residents and businesses rather than annexing additional areas.

According to survey respondents, **“Winter Road Maintenance”** was the top ranked municipal service and the most important municipal service (tied with Fire Protection) with a ranking of 4.33 out of 5. However, **“Road Conditions”** were the 2<sup>nd</sup> highest ranked concern. The majority of survey respondents (59%) stated **“they would support a tax or bond to fund street improvements”**. Many residents and decision-makers at City Hall believe the most logical step towards improving local roadways is to have the City take over ownership of the roads & rights-of-way. This would also include bringing streets up to City standards and providing ongoing maintenance and repair. Although the City’s decision-makers and members of the public acknowledge many of the local roads need improvements, **“Local Roadways”** were the 6<sup>th</sup> highest ranked community asset.

**The community believes improving the City’s roads and providing more sidewalks and bike paths would have the greatest positive impact on the future of Byrnes Mill.** Participants in the public engagement process said they would support a road tax or bond to fund future road and sidewalk improvements. Additionally the community would like to see City Officials continue investing time and resources in code enforcement efforts, reviewing and expediting zoning/permitting requests, and becoming more proactive with economic development efforts. These services are critical in preserving the health, safety, and welfare of Byrnes Mill and attracting prospective businesses. The focus session attendees and survey respondents provided the following additional public services & road improvement recommendations:



- ***“The decision to take over roads will be a difficult decision the City will have to face. Regardless, existing local roads need to be improved to City standards.”***
- ***“Impose a transportation tax and make sure the tax can include the replacement and installation of sidewalks, bike paths and a wide range of road improvements.”***
- ***“We need a place to walk and exercise. Sidewalks and trails are needed along main roads to provide safe areas to walk, run, and be active.”***
- ***“Construct a frontage road along Highway 30 to provide access to undeveloped properties.”***
- ***“Work with MoDOT to devise a solution to provide access to undeveloped land along Highway 30 that provides opportunities for future mixed use and commercial development within the current limits of Byrnes Mill.”***
- ***“Code enforcement is great – keep it up. Property maintenance needs to be a top priority. Keep up code enforcement efforts. Brynes Mill needs to make sure properties are well maintained and look nice.”***
- ***“Citywide efforts need to be made towards litter control.”***
- ***“The Police department needs to hire more officers so we can have 2 officers on patrol at all times.”***
- ***“We need the police to spend more time in our neighborhoods and less time on Highway 30.”***
- ***“Do whatever it takes to keep Byrnes Mill a desirable place for existing residents and businesses.”***
- ***“Byrnes Mill needs to consider having one trash hauler to improve services, reduce wear and tear on roads, improve safety, and pass along savings to the residents.”***
- ***“Byrnes Mill needs to concentrate on promoting its strengths and positive assets and make changes as needed so that in the next 5 or 10 years, the residents of High Ridge and House Spring will want to approach Byrnes Mill to annex them.”***

## Section 2.5 Quality of Life

The top ranked community assets, as determined by survey respondents and participants in the public engagement process, are critical in maintaining Byrnes Mill’s quality of life. The following six (6) “Community Assets” received an average rating of over 3.79 and were identified as Byrnes Mill’s top assets. They are listed below in order of average rating:

- |                                       |                              |
|---------------------------------------|------------------------------|
| 1) Wooded area & the Big River (4.23) | 4) Location (3.89)           |
| 2) Housing & neighborhoods (4.03)     | 5) Municipal services (3.85) |
| 3) Family-friendly atmosphere (3.97)  | 6) Local roadways (3.79)     |

Survey respondents were asked to rate the following quality of life characteristics on a scale of 1-5 (from “1-strongly disagree” to “5-strongly agree”). The statements are listed below starting with the highest ranked statement:

- When asked if ***“Byrnes Mill is a great place to live”*** respondents rated Byrnes Mill a 4.00.
- The statement ***“Byrnes Mill is a great place to raise children”*** received the second highest favorable response with a ranking of 3.90 out of 5.

The following statements, while satisfactory, received lower favorable rankings:

- The statement ***“Byrnes Mill is a great place to retire”*** received the 3rd highest ranking with a 3.55.



- The statement ***“I am happy with the City’s parks & recreation activities”*** received a ranking of 3.32.
- The statement ***“Byrnes Mill is a great place to visit”*** received a ranking of 3.20 out of 5.0.

The following statements received less than favorable rankings.

- The statement ***“Byrnes Mill should grow in size and population”*** received a ranking of 2.90.
- The statement ***“Byrnes Mill is a great place to own/operate a business”*** received the lowest ranking with 2.48.

While respondents agree that Byrnes Mill is a great place to live and raise children, they do not believe Byrnes Mill is a great place to visit or start a business. There is a consensus that the City of Byrnes Mill should take care of what it already has. Residents want the City to concentrate resources on maintaining and improving upon the quality of life for its residents and expanding the City’s commercial districts before taking on additional problems that may occur as result of future growth or annexation that is not sustainable or publicly supportable. Several participants noted that the lack of pride in ownership throughout the City is a concern. The City needs to be prepared to address the following immediate concerns prior to future growth and annexation; ***“Neighborhood Stability”***, ***“Road Improvements”***, and ***“Property Maintenance”***; these are the top ranked concerns according to survey respondents. Future growth and development are addressed in greater detail in Section 2.7 herein and in Chapter 4 Future Land Use.

The provision of ***“parks, recreation & trails”*** was one of the top 10 rated concerns the City of Byrnes Mill will face in the future. The main concern with regard to parks is the fact the City only has one (1) park and limited safe places to walk, run, & bike. Sixty percent (60%) of survey respondents would like Byrnes Mill to ***“have more trails and walking/biking areas”*** and ***“more recreation programs for youth and seniors.”*** Byrnes Mill has an abundance of woodlands, open space, and riparian areas. However, these areas are generally private and/or lack active recreation improvements such as tennis courts, ball fields, play equipment, pools or trails/pathways/sidewalks. Overall, survey respondents and participants of the public engagement process are happy with the City Park, but would like see a more walkable, more bikeable Byrnes Mill in the future. The statement; ***“I am happy with the City’s parks and recreation activities”*** received a slightly above satisfactory ranking of 3.32 out of 5.

Byrnes Mill City Park received satisfactory marks during the public engagement process. For this reason, the majority of respondents do not support utilizing public money for the creation of a new park at this time. The community would rather the City spend resources, including taxes and bonds, investing in improvements to the City’s existing streets and the construction of new sidewalks and trails. There is a consensus that making Byrnes Mill more pedestrian friendly would make Byrnes Mill a more attractive place to live and visit. There is also support for better lighting along the City’s main roadways and intersections to make them safer for motorist, pedestrians, and cyclists.

### **Quality of Life Opportunities & Recommendations**

Public engagement participants and survey respondents want the City to work towards three (3) key quality of life goals:

1. Cleaning up Byrnes Mill.
2. Improving the City’s roads.
3. Installing sidewalks, trails & pedestrian lighting.

Several participants and survey respondents recommend implementing city-wide property maintenance & code enforcement efforts and beautifying areas that are highly visible, such as along major roads and intersections. The presence of litter was a repeated complaint among participants of the public engagement process. Participants agree that the City should encourage homeowners and landlords to clean up their own properties and impose deadlines and fines for property maintenance violations and repeat offenders. The following additional quality of life comments and recommendations were provided during the public engagement process:



- **“Promote Byrnes Mill in a positive manner.** Historically, Byrnes Mill has been characterized as a speed trap, which casts a negative light on the Police and the overall image of Byrnes Mill. While both the City and Police Department has made changes to overcome this negative image, continued work and improvement is needed to promote Byrnes Mill is a positive light.”
- **“Promote and implement community beautification efforts. Clean up Byrnes Mill!”**
- **“The people of Byrnes Mill are very important; we need to protect them.** Stronger police presence and Neighborhood Watches would help.”
- **“Byrnes Mill needs more activities and entertainment for youth and adults”.** There is strong support for family-friendly activities and amenities.
- **“Taxes are low, but that means Byrnes Mill struggles to provide road, infrastructures and park improvements.”**
- **“Our park is great, but how can we grow our parks? We need a new park.”**
- **“Develop a recreation center and sports fields to provide more activities for all ages and attract new families.”**
- **“Connect parks along the Big River with trails.”**
- **“The City should invest in the installation of sidewalks, wider roads, better lighting and trails connecting area neighborhoods.”**

In summary, the community believes better property maintenance, litter control, and improvements to the City’s roads are key objectives necessary in making Byrnes Mill a great place to live, work, and raise a family. Byrnes Mill’s quiet neighborhoods, family-friendly atmosphere, and limited commercial areas are key quality of life characteristics that make Byrnes Mill a desirable bedroom community and the reasons many people choose to live in Byrnes Mill. It is important that these characteristics are preserved and sustained so the residents of Byrnes Mill can continue to enjoy a high quality of life.

### **Section 2.6 Economic Development**

Public engagement participants were asked **“if there are sufficient employment opportunities in town”** and over 75% replied **“NO”**. The vast majority of Byrnes Mill’s workforce is employed outside of Byrnes Mill. As a result, the City’s “daytime” population shrinks as the majority of the City’s workforce commutes to work. While these characteristics support the community’s desire to be a “bedroom community”, they present challenges when dealing with economic development.

The majority of Byrnes Mill’s commercial uses are consolidated along Highway 30 where it intersects with Highways W & MM. This location provides excellent visibility and has the highest traffic volumes in Byrnes Mill. The City does not have a downtown or town center, despite, the community’s desire to have a centralized area consisting of a mix of uses including employment centers, retailers, restaurants and residential dwellings other than single family homes where residents could go to shop, eat and meet neighbors without leaving Byrnes Mill. The following economic development related issues received relatively low rankings when asked to identify areas the City should invest resources in to make Byrnes Mill a better place to live, work and play:

- **“Revitalization of Byrnes Mill’s Commercial Areas”** was ranked 3.15 out of 5
- **“Development of a Town Center/Downtown”** and **“Annexation of a Town Center/Downtown”** were both ranked 2.74 out of 5.00.
- **“Availability of commercial property”** was ranked 2.72.



- The lowest ranked agree/disagree statement was “**Byrnes Mill is a great place to own/operate a business**” which received a ranking of 2.48.
- The lowest ranked community asset according to survey respondents was “**Commercial & Retail Establishments**” with a ranking of 2.71.
- Only 25% of the survey respondents believed “**there are sufficient employment opportunities in town.**”

Currently residents do not believe “**Byrnes Mill is a great place to start or own a business**”. This statement was the lowest ranked public opinion statement surveyed with a ranking of 2.48 on a scale of 1 “strongly disagree” to 5 “strongly agree”. Perhaps this is why survey respondents were split 50/50 when asked if “**Byrnes Mill should invest in incentives to attract new businesses**”. However, residents would like to have more businesses to provide a better selection of retail offerings, commercial services, restaurant choices, and family-friendly entertainment. Participants in the public engagement program also expressed concern regarding barriers to economic development. Participants acknowledged that the community needs to work together to improve the image of Byrnes Mill and make it more attractive to new businesses. The following are economic development related comments and recommendations that were provided during the public engagement process.

### Economic Development Opportunities / Recommendations

- “**Byrnes Mill should invest in economic development to generate commercial activity, attract shopping and dining establishments, beautify the City and improve Byrnes Mill’s image.**”
- “**Promote commercial nodal development along 30. Planned commercial development at highway intersections with open space preserved in-between existing and new development would be great.**”
- “**Commercial development on the Jefferson College property and near City Hall would be nice. These are great locations for a QT, bakery, Starbucks, Bread Company, a café, etc.**”
- “**Byrnes Mill is a great bedroom community; the City should capitalize on this to attract more families – which will then help provide the roof-tops necessary to attract quality businesses and retailers.**”
- “**Lack of funding. Byrnes Mill has minimal nonresidential revenue. We need more commercial to help pay for infrastructure. Expand commercial areas to increase the City’s revenues. We need more revenue options to maintain what we have as well as for future projects.**”
- “**There is no access from 30 to much of the City’s undeveloped land. MoDOT will not allow access to 30 due to their access management standards. A restricted right in / right out would be better than nothing. If we don’t provide the necessary improvements & access, development will occur elsewhere and we will miss out on potential business development.**”
- “**Expand upon the City’s businesses district(s) and provide a more diverse selection of commercial services and retail offerings.**” **The following businesses are recommended:**
  - A café, bakery or Bread Company
  - Starbucks
  - Cleaners



- *Sit down (upscale) restaurants and more food establishments.*
- *More retail selection. A mini Target or Homegoods and other uses that provide for the daily needs.*
- *Boutique shops.*
- *Solicit businesses that can offer services to our community that would provide a closer, more convenient alternative to travelling outside our city limits.*
- *No more auto parts.*
- *No more self-storage.*
- *No more fast food restaurants.*
- *No more convenient stores.*
- ***“The lack of a walkable, vibrant commercial/business district is a major weakness”.***
- ***“Our biggest constraint is our ability (or lack thereof) to draw businesses into the City. Negative press about Byrnes Mill’s services and public schools lagging behind other areas are critical issues that need to be dealt with before Byrnes Mill can reach its potential.***
- ***“People in the area do not patronize our small local business. They instead drive to Gravois Bluffs. The community does not help small businesses to grow.”***

In summary, Byrnes Mill needs to focus on attracting restaurants, businesses, and retailers that offer more selection, choice, and entertainment. However, this cannot be accomplished without coming up with a solution to provide access to undeveloped property along Highway 30 and improving Byrnes Mill’s image. Local businesses are needed to provide comfort, convenience, and entertainment to Byrnes Mill residents. These businesses are also necessary to generate revenue to help pay for roads, utilities, and other public improvements. In order to attract and retain these businesses, Byrnes Mill also needs to grow its population by building new, market-driven homes within the City’s current limits. The rationale is that more rooftops are needed to support retail and local businesses, attract jobs, and improve the quality of life in Byrnes Mill.

### **Section 2.7 Future Land Use**

The least ranked concern facing Byrnes Mill, according to survey respondents, is the provision of **“affordable housing options”**. There is support for market rate single family homes and alternative home-ownership options such as attached single-family villas and condominiums. However, survey respondents were divided when asked to support annexation for new housing. When asked if the City should **“expand through annexation”**, just over 50% answered “YES”. The second lowest ranked Agree/Disagree Statement was **“Byrnes Mill should grow in size and population”** with a 2.90 ranking out of 5 (5 being strongly agree).

Respondents believe there is an opportunity to renew and improve the City’s existing housing stock in the absence of annexation. Byrnes Mill has substantial undeveloped areas that could accommodate future residential growth within the City’s current boundaries. Respondents would like to see more quality built single-family homes in planned subdivisions which include sidewalks, trails, public roads built to the City’s design standards, and preserved areas of open space to protect the area’s treasured open spaces and scenic vistas. Rental homes, apartments, and Section 8 (subsidized) housing are not supported by the community.

Overall, respondents believe the City’s housing stock is adequate, but may benefit from new residential construction that consists of a range of home-ownership options (other than just single-family homes on larger lots). However, a top priority is maintaining neighborhood stability and keeping Byrnes Mill a quiet bedroom community. Future land use comments are also addressed in the previous thematic Sections. Future Land Use goals, objectives, and implementation recommendations are provided in Chapter 3. Chapter 4 Future Land Use is dedicated entirely to the subject.

### **Future Land Use Comments & Recommendations**



All participants were asked to identify concepts, development types and land uses that would have the most positive impact on Byrnes Mill. The following is a summary of the findings:

- **“Promotion should be our #1 priority. Make Byrnes Mill the envy of Jefferson County. Get adjacent residents to embrace Brynes Mill. Start small. Prove that the City can obtain grants and outside funding to beautify the High Ridge Main Street area. Market our police department. Make annexing areas want Byrnes Mill by offering police protection (neighborhood policing), winter maintenance, trash hauling, recycling. This will benefit the residents of Byrnes Mill in the long run”**
- **“Future planning should include the protection of our natural surroundings. Consider low lighting options, sign limitation, stricter building codes that will eliminate cheap housing materials, and design guidelines to avoid ugly buildings. There should be care taken to keep, preserve and protect the history of our community and our neighboring communities.”**
- **“Recruit a sit-down restaurant that offers a quality, healthy and unique dining experience and family-oriented entertainment (indoor and outdoor).”**
- **“Promote controlled growth to help provide funding for roads, sidewalks, public services and more amenities.”**
- **“Gain control of and promote development of the Jefferson College property. This is a great future development opportunity since it is not currently being used nor does the college have plans to use the property. This is a great location for future attached single-family or multi-family mixed use development.”**
- **“Facilitate the development of property on the north side of 30 (from UBM to LBM). There are development opportunities along 30 and Upper Byrnes Mill Road if access can be addressed. This would be a great location for a mixed use development.”**
- **“Southeast of the southernmost City limits is a great opportunity area for commercial and industrial development.”**
- **“Annex to High Ridge and take in existing commercial uses to provide necessary growth opportunities and create the “High Ridge Business District” to make the area eligible for local, state and federal funds to support beautification, branding & public improvements within the area. Developing the Elks Lodge Site would serve as a catalyst; it would provide the opportunity to bring in an anchor-type development to compliment Wal-Mart and bring vitality to the Boulevard Side of 30. These efforts would help unify the High Ridge businesses and the surrounding community, which is necessary in promoting a growing, prosperous, active community.**
- **“Do not annex, it will break down community goodwill and potentially lead to a disincorporation movement.”**
- **“Take over Rockford Beach Park and link to City Park via a greenbelt/trail system.”**
- **“Annex the subdivision next to City Hall.”**
- **“Byrnes Mill is a bedroom community that would really benefit from a commercial center for shopping as well as bringing people together.”**
- **“Preserve Byrnes Mill’s low-density, quality neighborhoods.”**
- **“Continue promoting the development of more low maintenance, high quality single family housing.”**
- **“Make Byrnes Mill the City of choice for 55 and older.”**



- ***“The real value to Byrnes Mill is the two to four acre lots that will attract single family homes.”***
- ***“More variety in housing types needed. (I.e. Villas, townhomes and nice garden apartments for seniors).” Villas for seniors would be nice. Consider a location along 30 and along Upper and Lower Byrnes Mill mixed with commercial development. Similar to the residential condos adjacent to Gravois Bluffs.”***
- ***“No HUD housing.”***
- ***“Keep up code enforcement efforts to make sure properties are well maintained and look nice.”***
- ***“Need an advocate to promote Byrnes Mill.”***

Respondents and stakeholders agree that more residential development and redevelopment is needed to attract new residents and support new retail activity, which in turn, is seen as a means to increase the City's revenues and create jobs. These revenues are necessary to provide the level of services needed to support a growing population. Retail and service-sector expansion is also needed to address the community's top critical issue: **neighborhood stability**. Revitalizing and creating new commercial areas, providing jobs, and growing the local economy is necessary to provide the retail selection and tax revenues needed to stabilize the City's neighborhoods and provide the commercial services, retail, and entertainment desired of the growing, prospering community.

For now, the community would like the City to concentrate on sustaining and improving upon Byrnes Mill's public services, improving roads to City standards, and encouraging positive growth and development within the City's existing jurisdictional boundaries. The failed attempt to involuntarily annex House Springs is still fresh in the minds of many residents and City officials. Any renewed attempt to annex is a potentially controversial proposition according to many participants of the public engagement process.

### **Section 2.8 Vision for the Future**

Participants of the public engagement program were asked to describe their vision for the future of Byrnes Mill. The following are the most common vision statements and expectations for the future of Byrnes Mill:

#### **1. What is your vision for the future of Byrnes Mill?**

- *“Great neighborhoods with green space and the preservation of the rural feel of Byrnes Mill.”*
- *“Make Byrnes Mill the envy of Jefferson County”*
- *“2016 marks the City's 30th Anniversary (1986- 2016), the City should promote this and plan something special.”*
- **Beautification**
  - *“Make Byrnes Mill cleaner”*
  - *“Residential areas that reflect ongoing improvements and pride in home ownership.”*
  - *“Beautify what we have. Just spruce things up, clean up, fix up, and painting properties would have the most positive impact to the image of our City.”*
  - *“Address absentee landlords and substandard housing such as mobile homes.”*
- **Economic Development:**
  - *“Expanding upon the City's limited business areas is crucial in providing the services, convenience, and entertainment needed for our local residents.”*
  - *“Be proactive in promoting the locational strengths and opportunities that Byrnes Mill already offers.”*



- *“A bedroom community with great services and entertainment, open spaces and great places to eat.”*
- *“Road improvements which would include sidewalks, wider roads and better lighting.”*
- **Make Sure Byrnes Mill Stays the Same.**
  - *“Love what we already have – great neighborhoods with green space and the rural feel of Byrnes Mill. Lots of pride in Byrnes Mill – keep it that way.”*
  - *“Keep Byrnes Mill a bedroom community. We like being a sleepy town where everybody knows each other.”*
  - *“Preserve Byrnes Mill’s rural feel/atmosphere.” Future planning should include the protection of our natural surroundings and the preservation of the history of our community.”*
  - *“Great large lot, single-family subdivisions with vast open spaces and scenic vistas.”*
  - *“Maintain high property values. Always consider the health, safety and general welfare of residents in decision making.”*



# CHAPTER 3

## VISION, GOALS & OBJECTIVES

### City of Byrnes Mill, Missouri - *Comprehensive Plan*



Looking Towards Highway W From Franks Court  
Photo Credit: Smith, Doug



## CHAPTER 3: VISION, GOALS, & OBJECTIVES

### Section 3:1 FUTURE VISION FOR BYRNES MILL

The purpose of the public engagement process was to identify the community's values and create a citizen-defined vision statement to define how residents want Byrnes Mill to be in the future. The vision statement, goals, and objectives contained in this Chapter were developed based on the information gathered during the public engagement process and should be used to help direct future growth, development, recreation, and preservation decisions. The following vision statement represents a distillation of the community input provided throughout the public engagement process:

***“Make Byrnes Mill the City of choice for professionals, young families and retirees by promoting the City’s family-friendly neighborhoods, preserving the area’s open spaces and scenic vistas, and increasing the confidence to invest in the community.”***

The intent of this plan is to help achieve this vision by providing Byrnes Mill’s decision makers with measurable and attainable goals and objectives that provide a **framework for action**. Expectations for the implementation of this Plan should be realistic given the current economic conditions and development constraints identified in Chapter 1. The community’s expectations were carefully considered in the creation of the goals and objectives. Goals that were unattainable or unrealistic were avoided. The City should work towards the successful implementation of this Plan’s vision, goals, and objectives by making incremental investments and daily decisions regarding future and use and community development that are in harmony with this Plan.

### Section 3:2 TOP PRIORITIES

The public participation process used in the development of the 2017 Comprehensive Plan helped identify the core values and critical issues facing the City of Byrnes Mill. The implementation recommendations developed for this Plan balanced these values along with the principals of Triple Bottom Line accounting-which focuses on people, profit, and planet; otherwise known as social, economic, and environmental issues. The top priorities, as identified throughout the public engagement process according to residents and stakeholders, are summarized below:

#### 1. STRENGTHEN OUR CORE

- ✓ **Increase the Confidence to Invest in Byrnes Mill’s Neighborhoods, Roads, & Infrastructure.** Encourage the investment in neighborhood stability, road improvements, and code enforcement. The strict and consistent enforcement of the City’s codes is necessary to maintain high property values, clean-up, and beautify Byrnes Mill.
- ✓ **Work together.** Improve communication among businesses, residents, and City officials.

#### 2. GROW OUR ECONOMY

- ✓ **Promote Economic Development.** More focus is needed on the expansion and recruitment of businesses that help diversify the City’s economic resources and provide much needed variety in the commercial services, retail, and entertainment offerings within the City’s limits.
- ✓ **Expand & Diversify the City’s Revenue Sources:** Support the recruitment of new commercial uses to help diversify and strengthen the City’s economic base and ensure the City’s revenue remain stable for the long-term



- ✓ **Expand upon the City’s Commercial areas.** Promote the development of strategic commercial nodes at key intersections along Highway 30 and the expansion of and reinvestment in the City’s existing commercial areas.

**3. BECOME AN ACTIVE, CONNECTED COMMUNITY OF CHOICE**

- ✓ **Support Active Lifestyles.** Provide ongoing maintenance, repair, and the installation of sidewalks and trails to promote healthy lifestyles.
- ✓ **Provide more “things to do”.** Make sustained and focused efforts to attract more commercial, retail, & entertainment establishments, restaurant venues, and access to more recreational opportunities.

**Section 3:3 GOALS & OBJECTIVES OVERVIEW**

The goals developed for this Plan define conditions that Byrnes Mill should strive to achieve in the next 10-20 years. The recommendations and implementation objectives form a work program

the City should follow to help make the Vision for the future of Byrnes Mill a reality. Some recommendations are clear actions the City should take; others may require additional planning, more study, or further public input. The following sections include the community-defined goals, objectives, and performance measures recommended to monitor implementation efforts. City Hall should be responsible for monitoring implementation efforts. This Chapter is divided into five (5) general planning elements which include;

- 1 Housing & Neighborhood Stability
- 2 Public Services & Roads
- 3 Quality of Life
- 4 Business Stability & Economic Development
- 5 Future Land Use

**What the community wants:**

*"Take care of what we already have."*

*"Keep Byrnes Mill a quiet bedroom community"*

*"Make Byrnes Mill the envy of Jeff. County."*

*"Preserve Byrnes Mill’s natural surroundings & rural atmosphere."*

*"Byrnes Mill is very safe. No safety concerns."*

*"Protect our single family home values from incompatible land uses"*

Source- Public Engagement Program (Sept. – December

**Section 3:4 HOUSING & NEIGHBORHOOD STABILITY**

The City is comprised of several large single-family neighborhoods that benefit from a high home-ownership rates, high property values, low crime and low vacancy rates, according to the latest Census findings. In fact, the home ownership rates and home values in Byrnes Mill are significantly higher than the peer cities of DeSoto, Pevely, Hillsboro, and State averages. Byrnes Mill’s neighborhoods were one of the highest ranked assets, second only to the City’s natural areas (Woodlands, riparian areas & the Big River.), according to survey respondents. The City’s neighborhoods are what make Byrnes Mill what it is today; they are the lifeline for the future of Byrnes Mill. However, without effective policing, consistent code enforcement, and homeowners demonstrating pride in ownership of their homes and properties, neighborhood stability is jeopardized. Therefore, neighborhood stability was also the leading threat or concern facing the vast majority of the public engagement participants.



The City needs to adopt policies that promote neighborhood preservation, monitor the appearance of the City's housing stock, and protect residential areas from development that is not compatible with the existing single-family neighborhood character. Homeowners want to protect neighborhood identity by upholding the City's current residential zoning requirements and encouraging the development of stricter subdivision trust indentures that address property maintenance and promote design continuity. The Planning Commission recommends the following goal, objectives, and implementation strategies when making decisions regarding future residential development and neighborhood preservation.

**Housing & Neighborhood Stability Goal:** *Preserve the natural character, stability, and privacy of the City's neighborhoods and promote residential reinvestment, walkability, and well-planned new housing to create a self-renewing housing stock that accommodates the latest residential trends, offers a range of housing options, and enhances property values.*

### **Housing & Neighborhood Stability Objectives & Implementation Strategies**

1. **Preserve Neighborhood Character:** Residents want to protect and enhance the beauty of the City's natural areas (creeks, woodlands, and open spaces) that characterize Byrnes Mill and its neighborhoods. Therefore, all new development should blend well with the existing built and natural environment. Consider adopting zoning and code enforcement policies and regulations to preserve neighborhood character that address the following.
  - a) Relate the size (height and bulk) and proportions of new structures to the scale of adjacent buildings. Avoid buildings that violate the existing scale of adjacent structures with regard to height, width, or massing.
  - b) When developing in or adjacent to established neighborhoods containing larger lots, the proposed lot sizes should be consistent with the adjacent lot sizes and densities and transition to smaller lot sizes and/or higher densities within the interior of the proposed subdivision. The rationale for this recommendation is to use similar sized lots to blend with adjacent lots and create a buffer between large lots and smaller lot, higher density development.
  - c) Encourage front porches on new houses. Front porches allow homeowners to comfortably spend more time near the front yard and street. This creates a greater opportunity to interact with neighbors and maintain casual surveillance of the neighborhood. This also reinforces Byrnes Mill's small-town ambiance.
  - d) Regulate garages that extend past the front of the house. Garages which extend out from the front of a house create an emphasis on the automobile, diminish the effects of inviting front doors and porches, and are less attractive than the house itself. This Plan recommends establishing a maximum allowable percentage of frontage devoted to front-entry garages.
  - e) Review and amend, as needed, the City's yard setbacks, landscaping and tree planning requirements.
  - f) Review and update regulations addressing the outdoor storage of building & landscape supplies, RV's, travel trailers, ATVs, boats, vehicles, etc.



- g) Review and update, as needed, regulations regarding accessory buildings.

**2. Encourage the Development of New Subdivisions and Housing Options:** The City's housing stock consists predominately of larger single family homes on large lots. There is a shortage of newly built or renovated homes in the \$250,000 range on smaller lots that would appeal to Baby Boomers or Millennials. The City should encourage the development of new homes in this price range and consider the development of ranch homes, attached single-family villas, and other housing types that appeal to a wider range of homeowners and offer a greater variety of home-ownership options. This will help diversify the housing stock by providing affordable options for first time home-buyers, young professionals, and retirees looking to down-size.

- a) Encourage market-driven residential development in the areas designated as "Future Residential" on the Future Land Use Map.
- b) Encourage a range of housing choices to meet the needs of residents of differing economic levels, age groups, and lifestyles. Diversifying the housing stock is recommended so people can "age in place" rather than moving outside the City at any given stage of the life cycle.
- c) Require new development to be context sensitive; meaning all new development should result in a reasonable level of continuity with the existing natural and man-made environment.
- d) Update the City's Zoning Code to allow planned mixed residential development and allow villas as a special use in the City's higher density residential districts and as a permitted use in the City's Multi-Family Districts.

**3. Encourage & facilitate residential infill development:** Residential infill opportunities exist when older homes slip into disrepair and no longer meet the needs of today's housing market. Well planned infill and restorative redevelopment is recommended on any residential lots containing a substandard home or home that has outlived its usefulness. Infill development serve two (2) urban renewal objectives; eliminating older, outmoded homes; and replenishing the City's housing stock with new housing types that are already connected to the City streets and utilities.

**4. Support Clean, Connected, and Active Neighborhoods:** Promote efforts that reinforce clean, connected and active neighborhoods, including:

- a) Launch a Clean-up, Fix-up, Paint-up campaign throughout the City and promote public-private partnerships to finance neighborhood improvements, stabilization efforts, and enforcement. There is support for a City-wide initiative to encourage property owners to clean-up, fix-up and paint-up properties.
- b) Promote the redevelopment of older, dilapidated housing.
- c) Identify properties or grouping of homes that have outlived their usefulness and consider an adaptive reuse project. This type of revitalization would not only eliminate blight, but also provide a much-needed supply of new housing stock.



- d) Encourage private residents to make investments to their property. The City should budget for and invest in public neighborhood infrastructure, such as new and improved sidewalks, street lighting, and bike/pedestrian linkages.
- 5. Ramp-up Housing Inspections:** There is support for stricter code enforcement, including higher standards for maintenance and procedures for inspections of income producing rental properties.
- a) Maintain and expand current code enforcement efforts to prevent property deterioration and to protect property values and increase the frequency, scope and expedience within the code enforcement process.
- b) Implement voluntary occupancy inspections for owner-occupied homes and require mandatory inspections and landlord and tenant registries for all rental homes. This is necessary to address life-safety hazards and minimize substandard housing conditions.
- c) Review and update, as needed, the City's policies, regulations and procedures regarding residential inspections, including property maintenance, occupancy, and building codes.
- 6. Raise Awareness of Code Enforcement, Neighborhood Stability & City Beautification:** Promote public education about neighborhood investment and beautification, including help with organizing neighborhood and city-wide gatherings such as National Night Out, block parties and annual events to help residents get to know the City's police officers, subdivision trustees, neighbors, elected officials, and City staff. The purpose of these meetings is to share information about crime prevention, property maintenance, get to know one another, and most importantly, to have fun.
- 7. Address Absentee Landlord Issues:** Address absentee landlord issues by deploying immediate and on-going code enforcement efforts and updating the City's Municipal Code as needed, to regulate problem rental properties to the extent permissible by law. The City should consider mandatory landlord and tenant registries to provide the necessary contact information to improve levels of code compliance and reduce crime.
- 8. Acquire Funding for Neighborhood Beautification and Stabilization.** Seek out and procure grants and other forms of assistance to preserve and enhance existing and future parkland, open space and other public spaces. Funding for home repairs and maintenance should also be sought with a focus on providing technical assistance and funding for low-income homeowners, including the elderly. Work with the Economic Development Corporation of Jefferson County to assist eligible residents with the following programs:
- a) **Homeowner Rehabilitation Program:** Maximum available funds: \$15,000/household forgivable loan. Only qualified health and safety related housing issues can be repaired with these funds. Items that fall within these qualified issues include, but are not limited to, the repair or completed replacement of broken windows, deteriorated siding, exterior doors, HVAC, inadequate or leaking plumbing, electrical deficiencies, deteriorated roofing, guttering or other direct issues as identified and qualified by program staff.
- b) **Sewer Tap-On Fee Program:** Maximum available funds: \$1,000/household forgivable loan. The purpose of the program is to assist households with the cost of the sewer tap-on fee charged to hook up the household to the public sewer system.



- c) **Private Sanitary Sewer System Replacement Program:** Maximum available funds: \$20,000/household forgivable loan. The purpose of the program is to assist owner occupied single family residences in Jefferson County with the repair or replacement of their failing, privately owned, on-site sanitary sewer systems.
- d) **1st Time Home Buyer Program:** Maximum available funds: \$5,000/household forgivable loan. This program provides zero-interest down payment loans to income-eligible homebuyers in Jefferson County. Under this initiative, Jefferson County will purchase subordinated second mortgage loans which finance, in conjunction with the origination of the primary loans by the Mortgage Lender, the down payment and eligible closing costs associated with acquiring qualified owner-occupied residences. The Second Mortgage Loans are at zero percent interest, forgivable after 5 years and will be originated and sold to Jefferson County by approved not-for-profit housing counseling agencies.

**9. Continue to Support Community Policing:** Encourage the hiring of more police officers to help increase police presence in all neighborhoods and impose a zero tolerance for crimes or property violations that compromise the health, safety, or welfare of the law abiding citizens of Byrnes Mill.

**10. Make Byrnes Mill an Age-Friendly Community:** Encourage the development of a variety of market-driven senior living options and the commercial, medical, recreational and social services and facilities desired and/or required of an aging population. Pursue grants with the World Health Organization (WHO) and AARP to help bring affordable services, recreation, healthcare, transportation and social programs to the City of Byrnes Mill.

### IMPLEMENTATION PERFORMANCE MEASURES

The following performance measures are recommended to help monitor the progress of the implementation of the Housing & Neighborhood Stability recommendations and implementation objectives. City Staff should be responsible for tracking implementation efforts, unless otherwise directed by the Mayor or Board of Aldermen.

- 1) Track the number of housing units and types constructed annually and compare with pre-Plan new housing starts.
- 2) Work with the County Assessor's Office to track the assessed value of the City's housing stock and compare to pre-Plan levels.
- 3) Track major private investments made to homes (remodels, room additions, etc.) completed after the adoption of this Plan and compare with pre-Plan redevelopment investments.
- 4) Track the number of code violations corrected, estimated investment in dollars, and number of dilapidated homes renovated or removed and compare with pre-Plan numbers.
- 5) Track the number of citations written and other crime statistics in the City's neighborhoods and compare with pre-Plan citations and statistics.
- 6) Track the number of residents and families moving into the City.
- 7) Track the number of neighborhood events and the number of participants at each event.
- 8) Track the number of landlords and tenants added to the recommended rental property registry and compare to pre-Plan update registration numbers.



- 9) Track the number of grants or other financial assistance programs (identified herein as well as others) applied for as well as the amount and location any funding was appropriated.

### Section 3:5 PUBLIC SERVICES, UTILITIES & ROADS

Public services, utilities and roads include, but not limited to; roads, drinking water, stormwater, sewer, electric, code enforcement, fire, parks, and other community services. Public services and utilities are provided directly by Byrnes Mill, through the private sector or through other governmental agencies. According to feedback from the public engagement process, the community is very satisfied with existing utilities and public services. When survey respondents were asked if they; **“were pleased with the City’s public services”**, 90% of respondents replied **“YES”**. However, many participants in the public engagement process would like to have more sidewalks, better litter control, and code enforcement. Additionally, many of the City’s roads do not meet minimum standards and public infrastructure is aging and will require incremental updates and ongoing maintenance to avoid costly emergency replacements and associated repairs/replacements. The condition of Byrnes Mill’s roads and property maintenance are major concerns for the future of Byrnes Mill. The community would like the City to take over the ownership and maintenance of the City’s local roads to ensure they meet minimum standards and receive the same level of maintenance as the City’s public roads. The following goal and implementation objectives should be considered when preparing the City’s annual Capital Improvements Program and making decisions regarding future public services, utilities, and road improvements.

**Public Services, Utilities & Roads Goal:** *Provide annual improvements to the City’s public utilities, roads and infrastructure and provide the services necessary to ensure current and future public service and facility needs are met without compromising the level of service or affordability.*

### Public Services, Utilities & Infrastructure Objectives and Implementation Strategies

1. **Incremental Improvements:** Provide continued investment to the City’s infrastructure and services to ensure quality, affordable utilities that serve Byrnes Mill’s present and future needs as follows:
  - a) Provide annual evaluations of the City’s roads, parks, public safety, code enforcement, and storm water management facilities to ensure they meet the needs of the community.
  - b) Continue to implement and update the City’s codes and ordinances as needed to provide the financial resources needed to provide adequate staffing or consulting to perform code enforcement, regulatory amendments/updates, and plan review duties by passing fees, or portions thereof, onto developers.
  - c) Perform incremental upgrades to the City’s roads and aging infrastructure to allow the City to spread the costs out over several years in lieu of costly one-time expenditures.
2. **Holistically Plan for Public Investments:** This Plan recommends the City take a holistic approach to providing future public services & infrastructure improvements by considering land use, transportation, economic development, environmental quality, and community



aesthetics in all public investment decisions. This approach is recommended to ensure planned improvements meet today's needs without compromising the ability to address the needs of future generations; thereby promoting sustainability.

3. **City Hall:** Provide upgrades, as needed, to City Hall to ensure the necessary office, storage, meeting, and administrative needs as well as the required software, data storage, broadband and communication equipment needed for City government are met and/or provided.
4. **City Services:** Continue investing time and resources in the areas of code enforcement, planning/zoning, economic development efforts, road maintenance and right-of-way acquisition, the pursuit of grants, and the purchase of land for the public good.
5. **Expand Existing Parkland:** The City should work towards acquiring property adjacent to the City's existing parkland and providing the necessary improvements to ensure there is sufficient land and facilities to keep the City's parklands active, safe and comfortable during all seasons and provide the necessary parking, restrooms and amenities needed to keep the City's parks attractive, comfortable and highly utilized.
6. **Make Byrnes Mill More Walkable.** Develop a comprehensive sidewalk and trail plan to better connect the City's neighborhoods, parklands, and businesses. Safety, access and connectivity to the City's businesses, schools, parklands, and neighborhoods should be a priority when implementing the following recommendations:
  - a) Continue to seek funding, acquire right-of-way, and capital investments needed to facilitate the construction of new sidewalks, bikeways, improve old sidewalks, plant new street trees, and preserve existing street trees and scenic vistas.
  - b) Work with existing property owners, MoDOT and other agencies (Trailnet, etc.) to install sidewalks, bikeways and lighting along the City's roadways.
  - c) Develop a public/private cost-sharing program for the rehabilitation of old sidewalks and the construction of new sidewalks in areas where sidewalks were never installed.
7. **Improve circulation within the City through the provision of road, bike and pedestrian improvements and implementing the following recommendations:**
  - a) Pursue funding for improvements, as recommended by this Plan and the County's long range transportation plan, from East-West Gateway, Jefferson County, and supplemented by City and developer contributions.
  - b) Provide gateway features located at key locations leading into the City from all major roads and highways.
  - c) All new subdivisions should provide connections or easements to adjacent undeveloped properties, where necessary, to promote efficient pedestrian circulation and emergency vehicle access.
  - d) Sidewalks should be provided on at least one side of each street in new residential developments when development consists of more than nine (9) homes.
  - e) Create an Adopt-A-Road program. Promote the program to Scouts, Churches, and designate a City advocate to oversee the program.



8. **Construct a frontage road along Highway 30 to provide access to undeveloped properties.** Work with MoDOT to devise a mutually agreed upon solution to provide access to undeveloped land along Highway 30 and provide opportunities for future mixed use and commercial development.
9. **Preserve the Scenic Quality of the City's Roads:** Portions of Byrnes Mill Road are scenic, ridge runner routes that contribute to the community's natural beauty and character. This Plan recommends maintaining the two-lane configuration with functional design improvements such as left-turn lanes, lighting, and pedestrian crossings at key intersections.
10. **Design Roads to Established Standards:** All new public roads and roads to be taken over by the City and made public should meet the City's design criteria for pavement material, width, base composition, and compaction and include the minimum right-of-way width.
11. **Preserve the City's Trees and Green spaces:** Preserve and maintain existing trees and open spaces city-wide and develop and adopt a tree ordinance as recommended previously in Section 3.6 (3c).
12. **Police:** Hire additional patrol officers, as needed, to meet local and national standards and continue providing excellent community policing. The Police department needs to hire more officers to make sure they can have 2 officers on patrol at all times and spend more time in residential neighborhoods getting to know residents and providing community policing.
13. **Fire:** Continue support of the High Ridge Fire District. According to survey respondents, fire protection is the most important public service and also the best public service with regard to quality.
14. **Finance new infrastructure:** Initiate development agreements and pre-annexation agreements that help pay for the direct and indirect costs of new infrastructure development and continue to plan and budget for near-term capital improvements.
15. **Code Enforcement:** Continue to provide consistent, fair, and effective code enforcement efforts to maintain and preserve the City's quality neighborhoods and income producing commercial sites.
16. **Wastewater:** Maintain and invest incremental improvements in the wastewater facilities that serve Byrnes Mill. This is necessary to maintain the current level of services and implement the necessary expansions and improvements required of a growing, prospering community.
17. **Water:** Cooperate with the area water district to maintain excellent water supply and quality and to ensure a feasible, reliable water supply is available into the foreseeable future.
18. **Solid Waste:** Support the development of full-service, cost-effective solid waste collection; which should include; trash pick-up, yard waste collection, single stream curbside recycling and the periodic pick-up of bulk waste. Consideration should be given to hiring the minimal number of haulers to provide the necessary solid waste and curbside recycling collection services.
19. **Stormwater:** All new development should comply with the City's existing Stormwater Management Plan.



**20. Improve Efficiency:** Improve efficiency and transparency in the way the City conducts bidding & procurement practices, public works related services including road construction & maintenance, planning & zoning, code enforcement, court and the dissemination of information.

**21. Sustainability:** Promote compact, low impact development throughout the community. Low impact development (LID) is development that utilizes green building and site design strategies to reduce its impact on the environment. Examples include “restorative development” (improving an existing home or building); “redevelopment” (demolishing a building or home that has outlived its usefulness and replacing it with a new building) and “infill development” (constructing a home or building on an empty lot along an existing developed block). Low impact development uses Best Management Practices (BMP). Examples of BMP include the use of rain gardens, alternative energy (i.e. solar), well insulated windows, walls and roofs, high efficiency HVAC, geothermal, and compact building and site design.

### IMPLEMENTATION PERFORMANCE MEASURES

The following performance measures are recommended to help track the progress of the implementation of the Community Services & Public Facilities recommendations and objectives. City Staff should be responsible for tracking implementation efforts, unless otherwise directed by the Mayor or Board of Aldermen.

- 1) Track the number of code violations, tickets written, criminals taken off the street, etc.as a result of Plan implementation efforts.
- 2) Track the linear feet of new sidewalks installed, sidewalks replaced and street lights installed.
- 3) Track all road enhancement projects and document the cost of the project and quantify the improvements with regard to safety, aesthetics, pedestrian access, etc.
- 4) Track the location and frequency of accidents and compare to pre-Plan and post-Plan implementation efforts.
- 5) Track the type and frequency of traffic citations and compare to pre-Plan and post-Plan implementation efforts.
- 6) Track the linear feet of utility lines (sewer, water, electric and gas) replaced and facilities upgraded and/or improved.
- 7) Track all policy and municipal code amendments made.
- 8) Track the amount of public investments made to the City’s park, roads and facilities.
- 9) Document efforts made to contract with a single trash hauler and track the amounts of recycled & solid waste materials collected (diverted from area landfills), additional services provided, and amount of money saved.
- 10) Track the number of homes and businesses who recycle and compare to pre-plan numbers. Compare the total amount of material recycled and/or revenue generated from recycled materials provided the information is available.
- 11) Track the number and dollar amount of every grant submitted and awarded and compare to pre-plan numbers.



### Section 3:6 QUALITY OF LIFE

There is a consensus among the participants of the public engagement process that maintaining Byrnes Mill's single-family neighborhoods, roads, and open spaces would have the most positive impact on the quality of life in Byrnes Mill. The following quality of life issues were also identified during the public engagement process:

- More entertainment (indoor and outdoor) is needed. Residents want more things to do and see.
- Make Byrnes Mill a healthy community by creating walking/biking areas, providing access to recreational programs for all ages, and promoting healthy lifestyles.
- Provide ongoing maintenance and improvements to the City's roads, parkland and public spaces and develop a strategy to prioritize the take over and maintenance of private roads.
- Continue consistent, ongoing code enforcement efforts to maintain and protect property values and enhance the "curb appeal" of properties throughout Byrnes Mill.

**Quality of Life Goal:** *Promote neighborhood stability, walkability, community beautification, and healthy lifestyles to make Byrnes Mill the healthy community of choice in Jefferson County and preserve Byrnes Mill's family friendly atmosphere.*

### Quality of Life Objectives and Implementation Strategies

1. **Make Byrnes Mill An Active, Connected Community.** Acquire additional parkland as available and economically feasible to accommodate future recreational facilities and support a variety of recreational and social activities and annual events. Recruit new entertainment and recreational opportunities and events that build upon existing successes and create new activities that promote active lifestyles and building relationships between Byrnes Mill's neighborhoods and businesses. These activities are needed to better connect businesses to the people of Byrnes Mill, help bring people together, and attract new families and businesses.
2. **Make Byrnes Mill a "Healthy Community"**. The Planning Commission recommends the City promote healthy, active living by providing ongoing maintenance, repair and expansion of sidewalks, parks, and open space throughout the City to encourage walking, running, and other healthy community initiatives. The World Health Organization (WHO) defines a healthy community as; *"one that is continually creating and improving those physical and social environments and expanding those community resources that enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential."* Healthy communities strive to provide the following quality of life objectives:
  - a) A clean, safe, high-quality physical environment (including housing quality).
  - b) An ecosystem that is currently stable and sustainable for the long term.
  - c) A strong, mutually supportive and non-exploitative community.



- d) A high degree of public participation in and control over the decisions affecting one's life, health, and well-being.
- e) The meeting of basic needs (food, water, shelter, income, safety, work) for all the city's people.
- f) Access to a wide variety of experiences and resources with the possibility of multiple contacts, interaction, and communication.
- g) A diverse, vital, and innovative city economy.
- h) Encouragement of connectedness with the past, with the cultural and biological heritage, and with other groups and individuals.
- i) A city form that is compatible with and enhances the above parameters and behaviors.
- j) An optimum level of appropriate public health and sick care services accessible to all.
- k) High health status (both high positive health status and low disease status).

**3. Promote Healthy, Active Neighborhoods:**

- a) Develop a comprehensive bike/ped plan to gauge the support for the specific type, design, and location of future bike and pedestrian facilities and plan for the near-term and long-term investments in infrastructure that support pedestrian, bike, and other non-vehicular means of transportation.
- b) Promote and support the installation of sidewalks and street lighting along roads in neighborhoods and at key intersections.
- c) Continue to incrementally upgrade existing streets including curb, gutter, and sidewalks.
- d) Draft and adopt a tree preservation ordinance to ensure that select trees and portions of woodlands are preserved. The preservation of wildlife corridors is recommended to provide natural connections for wildlife between woodlands and other natural areas

**4. Seasonal Events:** Continue investing time and resources in seasonal events, decorations, and festive/outdoor activities that bring people together.

**5. Keep Byrnes Mill Well Informed:** This plan recommends the following:

- a) Facilitate and encourage citizen participation at meetings.
- b) Place relevant information regarding City business, upcoming meetings agendas, past meeting minutes, and promotional information regarding future events on the City's Website.
- c) Provide opportunities for residents to speak out about future capital improvements, significant public expenditures, land use development, and annexation plans.



- d) Develop and coordinate media releases to promote the strengths of Byrnes Mill and to keep the community informed of the latest public improvements, economic development successes, and other achievements within the community.
- e) Create a Facebook page for Byrnes Mill to maintain a social media presence and provide a convenient option for social media users to access information about Byrnes Mill.

**6. Continue Providing Services Necessary in Maintaining a High Quality of Life:** The intent of this Plan is to protect the health, safety and welfare of Byrnes Mill, which requires the provision of a wide range of services and facilities. Police, fire, public works, parks, and other City Services are currently very good. This Plan recommends the City continue to support the current level of these services and provide investments, as needed, to retain and hire the adequate personnel and utilize the latest technologies without passing unreasonable costs onto residents.

**7. Adopt a Byrnes Mill Spot:** This Plan recommends the City establish an, "Adopt a Spot" program similar to the State's Adopt a Road program. The intent of the program is to gain private, public or corporate support to beautify a portion of the City in exchange for advertisement and public recognition opportunities. The program should encourage sponsors to participate in local litter control and beautification efforts to beautify the City while enhancing community spirit and pride. Student organizations, clubs, church groups, and scouting groups should be encouraged to participate.

**8. Recreational Complex:** Conduct a feasibility study for a Recreational Center. The intent of the study is to gauge community support, identify funding options, determine the best location, and evaluate which amenities, programs, and activities are most supportable

### IMPLEMENTATION PERFORMANCE MEASURES

The following performance measures are recommended to help track the progress of the Quality of Life recommendations and implementation objectives. City Staff should be responsible for documenting implementation efforts, unless otherwise directed by the Mayor or Board of Aldermen.

- 1) Track the number of events, activities, and clubs formed that promote active, healthy lifestyles and the number of participants and compare to preplan numbers and participants.
- 2) Track the amount of money and/or service hours (volunteer, billable or in-kind) devoted to promoting the quality of life in Byrnes Mill.
- 3) Track major private and semi-private investments made to businesses, churches, schools and neighborhoods that promote healthy lifestyles in Byrnes Mill.
- 4) Track the linear feet of sidewalks, trails, and/or bike lanes created and the estimated investment in dollars. Compare the total linear feet of sidewalks/trails/bike lanes created with pre-plan numbers.
- 5) Track the number of newsletters, bulletins, website articles, and any other promotions or educational efforts related to promoting healthy lifestyles and the quality of life for Byrnes Mill residents



- 6) Record the number of participants at City meetings and other functions and compare to pre-Plan adoption numbers.
- 7) Conduct a feasibility study for a Recreational Center to gauge community support, identify funding options, determine the best location, and evaluate which amenities, programs, and activities are most supportable

### Section 3:7 BUSINESS STABILITY & ECONOMIC DEVELOPMENT

The Byrnes Mill community wants the City's commercial areas to be revitalized. Many would like the creation of a town center where residents can go to work, shop, eat, and socialize with neighbors. The community's rationale for revitalizing and expanding Byrnes Mill's commercial areas is three-fold:

- 1) To strengthen existing businesses and the local economy.
- 2) To encourage land that is designated "Commercial-Mixed Use" on the Future Land Use Map to be zoned commercially and facilitate the installation of the necessary infrastructure, including access, roads, utilities and the acquisition of permits.
- 3) Consolidate non-residential uses within the City's commercial areas to avoid the encroachment of commercial uses into residential neighborhoods or natural areas.

A key economic development challenge facing the City of Byrnes Mill is the City does not have a wide range of commercial services and retail offerings. Additionally, there is a lack of undeveloped commercially zoned property. Residents must travel outside Byrnes Mill to shop, eat, and be entertained. This results in *retail leakage* as local dollars are spent outside of Byrnes Mill. This Plan recommends building upon the area's locational assets, taking incremental actions to make the City's undeveloped commercial areas more attractive for future development, and creating long-term value by diversifying the City's economic base. The Planning Commission recommends the following goal, objectives, and implementation strategies to promote economic stability and minimize retail leakage.

**Business Stability & Economic Development Goal:** *Expand, diversify and strengthen the City's economic base by utilizing place-based economic development approaches and creating a mix of commercial, retail, restaurant, and entertainment uses in Byrnes Mill.*

### Business Stability Objectives & Implementation Strategies

1. **Practice Economic Gardening:** Encouraging entrepreneurship, supporting small business start-ups, and nurturing existing local businesses is known as "**Economic Gardening**". The City should interview local business owners to learn about their challenges, raise awareness of this Plan's economic development objectives, and explore how the economic development strategies contained in this Plan could best support their long-term success. The following additional place-based economic development and businesses stability implementation strategies are recommended:
  - a) **Conduct Regular Visits to Local Businesses:** Establish rapport by visiting local business owners in person and maintain relationships through regular check-ins. Building relationships with local business owners allows City staff to provide responsive, hands-on assistance, and sends a message that these businesses are



important to the City. Assign a staff person to build relationships with local business owners.

- b) Build Relationships with Local, State & Federal Economic Development Agencies & Experts:** Create partnerships with the Economic Development Corporation of Jefferson County, St. Louis Regional Chamber, Missouri Partnership for Economic Development, Missouri Department of Economic Development, etc. to raise awareness of grants and any other programs that could be leveraged to help increase Byrnes Mill's economic prosperity.
  - c) Encourage Home-Based Businesses & Start Ups:** The smart phone and changing office environments has made home-based businesses and telecommuting more popular than ever. Currently over 60-million Americans now perform at least some work at home. This Plan recommends encouraging home-based businesses to help create and sustain the City's entrepreneur economy. Home-based businesses that do not disrupt the neighborhood character and meet the City's home-based business requirements should be permitted by-right (with no public hearing). Home-based businesses that require State licensing (such as daycares or massage therapists), include outdoor storage, generate traffic, or include activities that are not conducive to a residential environment should require a special use permit and be regulated to the fullest extent permitted by law.
  - d) Collaborate with Existing Businesses and Property Owners:** Meet with property owners and businesses owners to identify what improvements would have the greatest impact.
  - e) Create Gateways at Major Entrances and Crossroads.** Install gateway features and professional landscaping at major entryways into Byrnes Mill. Visually pleasing features such as a monuments, statues, fountains, and/or decorative landscaping are recommended at the northern and southern limits of the City along Highway 30.
- 2. Develop an Economic Development Marketing Plan.** A marketing plan would help the City identify industries that benefit from Byrnes Mill's strengths, determine the most effective marketing tactics, and gain support from local, state and national economic development agencies.
  - 3. Designate an Economic Development Staff Person:** An effective economic development strategy requires dedicated staff to implement programs and build relationships. Assign one person to economic development activities, including managing programs, pursuing funding, and tracking results so the City can modify its activities and investments as business needs change. City staff should also participate in the local Chamber of Commerce and other local and regional business associations.
  - 4. Develop Strategic Partnerships to Promote Byrnes Mill:** Support and encourage partnerships with community and regional organizations that promote civic activities and professional relationship building. This Plan recommends the City work with the Chamber, Economic Development Council of Jefferson County (EDC) and private entities to create strategic economic development partnerships to promote regionalism, obtain grants, and build the confidence to invest in the community.



5. **Launch an Economic Development Website:** Use the internet and social media to bolster economic development efforts, inform residents, and create a sense of community. In addition to providing new and expanding businesses with information and resources, a dedicated economic development website sends a clear message that a city is “open for business” and available to help.
6. **Develop a Brand or Motto.** Develop a motto and/or redo or refresh the City’s logo for the purposes of promoting and rebranding Byrnes Mill. Proudly display the new motto and branding on banners, gateway/entry features, City vehicles, the community newsletter, and on all other City correspondence.
7. **Recruit supportable uses:** Invest in the recruitment and expansion of commercial uses that establish viable retail development “niches” and/or cater to the daily needs and lifestyles of Byrnes Mill’s resident population. Target uses that offer unique dining and shopping experiences, promote family-friendly values, and healthy lifestyles. Consider the following recommendations:
  - a) **Recruit a sit-down restaurant.** Work with local and regional restaurateurs to create a unique restaurant establishment that offers quality, healthy food that is locally raised or grown, and a dining experience that will attract customers from all around.
  - b) **Be proactive in recruiting emerging markets:** As the population ages, the percentage of income spent on housing related costs and medical expenses will increase. The housing, medical (eye doctor, dentists, etc.) and retail industries that cater to an aging population will benefit from the increased demand. The City should encourage the development of these markets and related service delivery sectors and any others that serve the daily needs of Byrnes Mill residents.
  - c) **Diversify the economy:** Recruit a range of supportable uses such as a specialty butcher/grocery/prepared food store, specialty retail shops, coffee shop, ice cream parlor, quality clothing boutiques, a bakery, fitness/wellness providers, and other establishments that provide a destination for people to gather, shop, work and linger.
8. **Review and Update Zoning Regulations:** Review the City’s current Zoning Code to ensure it is consistent with this Plan. Consider the following regulatory amendments:
  - a) Develop land use restrictions and/or prohibitions, to the extent permitted by law, for uses that create conditions that stifle economic development or do not promote the vision, goals and objectives of this Plan.
  - b) Create and adopt into ordinance an overlay district that authorizes waivers for building height, density, intensity and other zoning requirements for commercial or mixed use development located within the Commercial areas of the Future Land Use Map and that forward the goals and objectives of this Plan and promotes the good of Byrnes Mill.
  - c) Develop new regulatory and procedural strategies to streamline the City’s permitting process for new and expanding businesses that promote the goals and objectives of this Plan.



- 9. Make the City Development-Ready:** Encourage land owners within the City's commercial areas to obtain the necessary zoning and make the appropriate improvements. This will help make the City's commercial areas poised and ready for future commercial and mixed use development and recommended by this Plan and depicted on the Future Land Use Map.

Please refer to Chapter 4 for more future commercial land use and economic development recommendations.

### IMPLEMENTATION PERFORMANCE MEASURES

The following performance measures are recommended to help track the progress of the implementation of the Economic Development Goals and Objectives. City Staff should be responsible for documenting implementation efforts, unless otherwise directed by the Mayor or Board of Aldermen.

- 1) Prepare, adopt, and track the implementation of the recommended Economic Development Plan.
- 2) Appoint staff and/or hire an economic development specialist to oversee the Economic Development Plan and manage, initiate and publicize economic development efforts.
- 3) Track private, semi-private and public investments made to local businesses, public spaces and corridors that serve the City's commercial zones.
- 4) Track any amendments made to the City's ordinances, procedures, licenses or fees that were adopted for the purpose of promoting businesses development.
- 5) Track the number of events and participants at public events that help promote Byrnes Mill.
- 6) Track the amount of money and/or service hours (volunteer, billable or in-kind) devoted to promoting and beautifying Byrnes Mill.
- 7) Track the sales receipts and other accessible financial indicators to demonstrate the annual performance of the City's businesses and compare to historical data, if available.
- 8) Evaluate on-line performance such as number of visits or hits to the City's website, and membership on social media sites. Also monitor customer service ratings of Byrnes Mill businesses on sites such as "Yelp" and other popular sites.

### Section 3:8 FUTURE LAND USE

Residents want to retain Byrnes Mill's family-friendly, bedroom-community atmosphere and would like to have more businesses, better roads, and less litter. The City must carefully consider future growth to make sure it contributes to the stability of the City's neighborhoods and the recruitment of more commercial businesses. The City must also facilitate efforts to create an environment ripe for economic growth. This includes promoting Byrnes Mill, encouraging new residential development, providing excellent municipal services, and taking the lead on beautification efforts. Byrnes Mill's neighborhoods, resident population, low property taxes, and location need to be promoted to attract businesses and recruit new families. The Planning Commission recommends the following Future Land Use Goal, Objectives, and Implementation Strategies to help achieve the community's vision for the future of Byrnes Mill.



**Future Land Use Goal:** *Promote land development that is consistent with this Plan and the neighborhood stability, economic development, and public infrastructure goals, objectives, and implementation strategies developed for this Plan.*

### Future Land Use Implementation Strategies

1. **Commercial:** Prepare sites identified on the Future Land Use Map as “Commercial” for future commercial development and recruit commercial uses that are consistent with this plan and businesses that share the same values as the Byrnes Mill community. Consider specialty shops, cafés, coffee shops, family-friendly sit-down restaurants, a butcher, a delicatessen, ice cream parlor, medical/professional offices, and a mix of residential uses such as villas, condos and high-quality multi-family development as a compliment to future commercial uses. (See also Business Stability and Economic Development Goals & Objectives in this Chapter).
  - a) Limit commercial and non-residential uses to the areas designated “Commercial-Mixed Use” on the Future Land Use Map.
  - b) Encourage restorative development of the City’s existing commercial areas to improve the appearance, performance, and desirability of the City’s existing commercial areas.
  - c) Work with MoDOT to devise a solution for the lack of access to much of the property along Highway 30 to facilitate future commercial and mixed use development.
2. **Residential:** The community’s top priority is neighborhood stability; which includes preserving the family-friendly, rural feel of the City’s neighborhoods. Byrnes Mill’s single-family residential neighborhoods are a very important asset. As the population ages and housing demands change, however, the City’s housing stock and available services must evolve to meet changing demands in housing and lifestyle needs. This Plan recommends the following residential land use implementation strategies:
  - a) Promote new residential dwelling units that appeal to a wider range of homeowners and offer a greater variety of homeownership options that attract new residents and retain existing Byrnes Mill residents. This Plan recommends providing the necessary housing and services needed by everyone from 1<sup>st</sup> time homebuyers to seniors who may require assisted living and everyone in-between.
  - b) Address absentee landlord issues by deploying immediate and on-going code enforcement efforts and updating the City’s Municipal Codes as needed.
  - c) Encourage private reinvestment of the City’s substandard and aging homes.
  - d) Meet housing needs of seniors by providing market-rate, age-friendly housing ranging from low-maintenance single family housing options to assisted living facilities.
  - e) Encourage the development of new commercial areas and a mix of residential uses, while preserving the single-family character of the City. Single family neighborhoods



should be the dominate land uses interspersed with undeveloped open space and verdant, winding roadways that create a rural atmosphere.

- f) Work with local real estate agents to help attract prospective residents and business leaders by providing them with information about the area's excellent public services, stable property values, low cost of living, good schools, riverfront parks, quality, affordable housing, tree lined roadways, open vistas and quiet neighborhoods.
  - g) Continue the practice of planned subdivision development that sets aside open space and preserves steep slopes, wooded areas, and lakes.
  - h) Consider amending the City's Zoning Code by adopting a Conservation Overlay to set forth the procedures and requirements for conventional subdivision design. The overlay should be used as an option for new residential subdivisions. The intent of the conservation overlay should be to preserve the natural environment and provide significant areas for public use while achieving the same residential density as a conventional subdivision. The conservation overlay should allow greater design flexibility by reducing the minimum and maximum standards for setbacks, lot widths and lot area. The overlay should not allow flexibility or relief from the City's conventional zoning districts (the underlying district) for density or land use.
3. **Retain the Natural Character of Byrnes Mill:** Retain the natural character of Byrnes Mill as development occurs by preserving woodlands, steep slope areas, open space, and riparian areas in all future development plans. Update the City's zoning code to incentivize the preservation of existing woodlands and open space in exchange for density bonuses or relief from other zoning requirements.
  4. **Code Enforcement:** Prevent blight and preserve the character and stability of existing neighborhoods through appropriate zoning, code enforcement, restorative development, and rehabilitation. Please refer to the specific examples and recommendations provided in the other Sections of this Chapter.
  5. **Low-Income Households:** Address the needs of low income households by raising awareness of projects such as Rebuilding Together, Habitat for Humanity, and coordination of local efforts to help low income homeowners maintain their homes and properties, specifically targeting the City's seniors living in or near poverty levels.
  6. **Update Zoning Code:** Develop zoning procedures and development incentives to encourage the revitalization of the City's existing commercial areas and areas designated "Commercial" on the Future Land Use Map". One recommended option is to create a commercial or mixed use overlay for opportunity areas to provide incentives for future development and provisions for the installation of infrastructure.
  7. **Consistency:** All rezoning applications and development plans should be reviewed for consistency with this Plan and for compliance with the City's Zoning Code to avoid arbitrary and capricious land use decisions.

### IMPLEMENTATION PERFORMANCE MEASURES



The following performance measures are recommended to help track the progress of the implementation of the Future Land Use recommendations and objectives. City Staff should be responsible for tracking implementation efforts, unless otherwise directed by the Mayor or Board of Aldermen.

- 1) Track the square footage of commercial space occupied and square footage of any existing business expansions and compare to pre-adoption Plan numbers.
- 2) Track the number of businesses and jobs recruited to Byrnes Mill.
- 3) Track the number of housing units constructed and major renovations.
- 4) Track the number of age-friendly housing units constructed and/or renovated that provide the amenities desired by seniors.
- 5) Track code enforcement efforts and compliance results and compare to pre-Plan adoption rates.
- 6) Record and quantify (i.e. number of acres) of all rezoning and redevelopment efforts and compare to pre-adoption numbers.
- 7) Record and quantify all beautification efforts and compare to pre-adoption numbers.

### **Section 3:9 VISION, GOALS & OBJECTIVES SUMMARY**

Byrnes Mill should be well known for its excellent neighborhoods, low property taxes, high property values, sought-after housing stock, riverfront parks, scenic vistas, and small town, family-oriented atmosphere. But, for the most part, it is not. Therefore, the implementation program for this Plan calls for ***promoting the City's strengths***. The Plan also recommends beautifying the City's public and private spaces to "stage" the City for future growth and development and provide Byrnes Mill residents with the high quality of life they have come to expect and deserve. The Plan also recommends economic diversification to make sure the City's economic well-being is not dependent on a few industries and to ensure the City's revenues remain stable for the long term.

Expectations for the implementation of this Plan need to be placed within a realistic context. The goals and objectives provided in this Chapter will not be obtained overnight. National, State, and local economic conditions are still in the recovery phase. As a result, development activity in most land use segments over the last several years has been very slow to non-existent. However, the prospects for almost all types of land use are improving. The homebuilding industry, which reached an all-time low in 2012, is expected to emerge as one of the strongest sectors in the next few years. Still large residential subdivision development and major commercial projects will take time and considerable coordination. These developments should be used as catalysts to spur additional growth and development. The smallest developments or community improvements will have similar effects. Therefore, the City should pursue and support community development projects of all sizes and not wait for one big project or solution. The rational being one hundred 1% solutions has the same bottom-line as one 100% solution. Similarly, the goals and objectives contained herein should be viewed as a plan of action that becomes reality through daily, incremental implementation efforts executed over the next several years.



## 2017 Comprehensive Plan Vision & Goals

**VISION:** “*Make Byrnes Mill the City of choice for professionals, young families, and retirees by promoting the City’s family-friendly neighborhoods, preserving the area’s open spaces, protecting scenic vistas, and increasing the confidence to invest in the community.*”

### **Housing & Neighborhood Stability Goal:**

*Preserve the natural character, stability, and privacy of the City’s neighborhoods and promote residential reinvestment, walkability, and well planned new housing to create a self-renewing housing stock that accommodates the latest residential trends, offers a range of housing options and maximizes property values.*

### **Quality of Life Goal:**

*Promote neighborhood stability, walkability, community beautification, and healthy lifestyles to make Byrnes Mill the healthy community of choice in Jefferson County and preserve Byrnes Mill’s family friendly atmosphere.*

### **Future Land Use Goal:**

*Promote land development that is consistent with this Plan and the neighborhood stability, economic development, and public infrastructure goals, objectives, and implementation strategies developed for this Plan.*

## CHAPTER 4

## FUTURE LAND USE PLAN





## CHAPTER 4: FUTURE LAND USE

### Section 4:1 INTENT

The intent of the Future Land Use Plan is to provide an overview of the market forces driving future development and help guide future land use decisions that promote the planned, orderly growth and preservation of Byrnes Mill. This Chapter includes the Future Land Use Map, Future Land Use Matrix, and supporting text, all of which must be considered when making decisions regarding subdivisions of land, new development, and changes in land use. The future land use recommendations were developed based on studying local land use practices, the latest development trends, and the comments and recommendations obtained during the public engagement process. The future land use recommendations consider the compatibility of land uses and promote strategies to help achieve the community's vision to:

***“Make Byrnes Mill the City of choice for professionals, young families, and retirees by promoting the City’s family-friendly neighborhoods, preserving the area’s open spaces and scenic vistas, and increasing the confidence to invest in the community.”***

### Section 4:2 \*SOCIO-ECONOMIC TRENDS

“**Millennials**”, also known as “Generation Y”, consist of people born in the early 80s to early 2000s or between the ages 15-35. This age group is approaching the size of the Baby Boom Generation. While the Baby Boom Generation consists of 73 million and shrinking, Millennials are 72 million strong and growing as a result of steady immigration rates. Millennials are the most diverse of all generations with regard to religion and race and stands out as the most multi-cultural and transient generation in America. The most economically stable cities in the US have the highest concentrations of Millennials.

Millennials are changing the marketplace due to their large size and will continue to be a major influence on future land use and development as they age. When asked about the importance of specific community features, Millennials ranked the following characteristics highly; ***a short distance to work and school, proximity to shopping and entertainment, and walkability.*** Although, it is impossible to predict if these preferences will endure or if Millennials will be able to afford the lifestyle they want or the locations they want to live, Millennials will be increasingly setting the standard for land use development for all generations. The growth of Millennials and their impact on all sectors of real estate could be the most dominate trend in years. This group lives, works and plays in different ways than previous generations. Millennials will repopulate aging downtowns and urban areas as they seek convenience and connectivity. Access to arts, entertainment, recreation, culture, and connections to cyber space will be priorities. “Location, location, location” will take a back seat to “broadband, broadband, broadband”. Millennials will be a noticeable force in shaping commercial real estate. Cities across the nation are already seeing an increase in land uses specially demanded of the Millennial Generation. They include, but are not limited to, in-town rental housing, collaborative (flex) office space, and close-in warehouse (to ensure same-day delivery). It is important that the City of Byrnes Mill works towards providing the housing options, walkability, and access to jobs, schools, shopping and entertainment that Millennials desire.

On the other end of the demographic shift, the Baby Boomers will also drive change as they age. Many will sell their oversized homes on sprawling lots and move to in-town locations that offer similar amenities as those desired by Millennials. The main difference between Millennials and



Boomers is a stronger emphasis on health care among the aging Baby Boom Generation. Car ownership will decline across all age groups, but the desire to be mobile will not. Demand in other forms of transportation such as biking, walking, and public transportation will increase as will the “sharing economy” as more and more users look towards Uber and Aib&b as legitimate transportation and lodging options.

### **Section 4:3 \*LATEST DEVELOPMENT TRENDS**

The state of the economy and the aforementioned demographic choices will drive demands for real estate. The market must identify, understand, and adapt to these changes in demand. Byrnes Mill should follow the lessons learned from the post-recession economy; which taught us “it’s not the BIG that eat the SMALL...it’s the FAST that eat the SLOW”. For cities to survive and thrive in an ever changing environment, they must do the best they can to anticipate and adapt to change.

All real estate sectors are making changes going forward. Office users are demanding less space per worker as they reconfigure for more flexibility, shared-space, and telecommuting. Retailers are looking for smaller formats to serve multiple locations (in lieu of one mega-store serving entire regions) and making adjustments to accommodate the on-line shopping phenomenon. Industrial space is being designed and located where it can meet the needs of online retailers with faster delivery times. Housing is adapting to provide more home-ownership and rental options, open concept floor plans, accommodate home offices, guest/in-law suites, less square footage of living space, and an increased emphasis on outdoor common areas. After a long, slow recovery home prices are on the rise, returning to “normal” levels prior to the bursting of the housing bubble. This will create more demand for new home construction as buyers demand shifts to the latest residential trends and competitive financing is available.

A top priority of US retailers and manufactures in the foreseeable future is to reduce the supply chain; also known as “shoring up the supply chain”. This means less products manufactured overseas, more centrally located distribution warehouses, and continued increase in on-line sales. On-line retailing is impacting the whole distribution program. Distribution centers must be built near major metropolitan areas to enable same-day delivery in areas that have never been contemplated for such uses. In response to the increase of on-line shoppers, retailers are transitioning from using brick and mortar stores as showrooms to using them as quasi-distribution centers. Brick and mortar retail will continue to converge with on-line shopping as retailers become progressively drawn into competition with Amazon to deliver goods to customers on the same day they are ordered. Stores will increasingly fill online orders from their own shelves, effectively blurring the line between retail and warehouse space. Byrnes Mill should monitor these shifts in the real estate market and be prepared to respond to the demands for this new retail/warehouse/distribution format as well as the latest housing trends.

*\*Source: The Urban Land Institute's 2015 Emerging Trends Report.*



#### Section 4:4 FUTURE LAND USE MAP

The Future Land Use Map shows the recommended distribution of future land uses. The future land use recommendations take into consideration the existing conditions presented in Chapter 1, the critical issues presented in Chapter 2, and vision, goals, and objectives presented in Chapter 3. The Future Land Use Map shows generally how land should be occupied or preserved to best meet the goals adopted with this Plan. The use of transitions such as roads, stream buffers, and woodlands between dissimilar land uses and continuity among existing and future development is very important.

According to Missouri State Statutes, future zoning changes, land subdivisions, new development, and redevelopment should be reviewed for consistency with this Plan. Factors such as compliance with the City's Zoning Code; impact on existing development; capacity of adjacent streets; latest development trends; and the impact on the natural environment should be considered before allowing new development or uses to be located within the City. The recommendations of this plan should be considered with a sense of flexibility. Development proposals that do not exactly match the Future Land Use Map and Comprehensive Plan recommendations, but reflect market place demands, should be given reasonable consideration as long as they do not present significant public service burdens or negatively impact the health, safety, or welfare of the community. The future land uses identified on the Future Land Use Map are defined in the Future Land Use Matrix located on the following pages.



Looking towards Hwy. W from Franks Court

*Photo Credit: Smith, Doug*



<b>Section 4:5 FUTURE LAND USE MATRIX</b>		
<b>Description</b>	<b>Density</b>	<b>Recommended Uses</b>
<b>Agriculture/Non-Urban</b>	<b>Min. lot size:</b> No less than 5 acres or as approved by the Board.	<ul style="list-style-type: none"> <li>- Farms &amp; Agriculture Use</li> <li>- Nurseries, greenhouses</li> <li>- Public &amp; Institutional Uses</li> <li>- Golf courses &amp; driving ranges</li> </ul>
<p>Areas designated as “Agriculture/Non-Urban” are primary undeveloped areas located outside the City and not connected to the City’s utilities. Uses should be limited to existing agricultural and low density residential uses. New single-family homes should be located on lots greater than 5 acres. Smaller residential lots are recommended on a case by case basis as approved by the Board of Aldermen as part of a Planned Unit Development- provided the proposed tract of land is first rezoned residentially. Connections to public water and sewer should be a requirement. Additionally, the cost of providing water, sewer and roads should be the responsibility of the developer(s).</p>		
<b>Residential</b>	<b>Min. lot size:</b> As provided in the updated Zoning Code or as approved by the Board.	<ul style="list-style-type: none"> <li>- Single Family Detached</li> <li>- Villas (Special Use)</li> <li>- Planned Unit Development (PUD)</li> <li>- Public &amp; Institutional Uses</li> </ul>
<p>Areas designated “Residential” are intended for single-family homes in well planned subdivisions where areas are preserved as open space, woodlands, or riparian stream buffers. Single-family attached villas, duplexes, and modular detached homes are recommended as Special Uses in areas designated “Residential” subject to the City’s Special Use procedures and all other applicable zoning requirements. All new development should be served by public sewer, water, and public streets that comply with the City’s latest subdivision road and stormwater standards. No more than two (2) attached residential dwellings (villas) are recommended in any area designated Residential. Residential buildings with three (3) or more units should be located in an area designated Multi-Family or Mixed Use. Planned Unit Development (PUD) subdivisions are recommended in areas that contain development constraints that necessitate a smaller development footprint and/or smaller lots, provided the density of the overall development does not exceed that permitted in the appropriate zoning district. The cost to extend or improve utilities and roads for all development should be paid by the developer and installed prior to the occupancy of any new homes. Infill development should maintain lot sizes that are consistent with the surrounding residential development by not exceeding 125% of the average surrounding residential density. The size, height and design of infill homes should relate to the scale, size, and character of the adjacent homes. Sidewalks and street lights are recommended in all new residential development. Homeownership is encouraged.</p>		



<b>Future Land Use Matrix (continued)</b>		
<b>Description</b>	<b>Density</b>	<b>Recommended Uses</b>
<b>Multifamily</b>	<b>Min. lot size:</b> 3,000 sf per unit or as approved by the Board. Villas: 10,000 sf.	<ul style="list-style-type: none"> <li>- Single Family</li> <li>- Single Family Attached, Villas.</li> <li>- Duplexes, triplexes, &amp; Condos</li> </ul>
<p>Areas designated as “Multifamily” are intended for a mix of residential uses and densities including senior housing, assisted living facilities, villas, condos, duplexes, and single family dwellings. All multifamily development should contain at least 5 acres or be contiguous to property zoned multifamily and contain a combined acreage of 5 acres or more. At least 3,000 square feet of lot area is recommended per dwelling unit for multifamily developments. No building should exceed 35’ in height. Two parking stalls should be provided per dwelling unit in all multifamily development. A parking reduction, to no less than 1.5 stalls per unit, is recommended when an alternative parking plan is provided demonstrating adequate parking and professionally landscape areas are provided. All multifamily development should provide buffers between single family residential uses. Any improvements necessary to bring streets and other infrastructure into compliance with the City’s standards should be provided and paid for by the developer. Single or unified ownership of all structures and common use areas is encouraged. Multifamily development should be permitted as a special use in the City highest density residential zoning districts and when part of a mixed use commercial development. Both scenarios require a public hearing, review by the Planning Commission, and approval by the Board.</p>		
<b>Commercial-Mixed Use</b>	<b>Min. lot size:</b> ½ acre or as approved by the Board.	<ul style="list-style-type: none"> <li>- Commercial Service &amp; Retail</li> <li>- Office, Medical, Financial</li> <li>- Planned Mixed use</li> <li>- Public &amp; Institutional Uses</li> </ul>
<p>The areas designated “Commercial-Mixed Use” includes the City’s existing central business district and prime undeveloped areas that provide excellent visibility and access. A wide range of commercial uses such as restaurants, retail sales, commercial services, and planned mixed use development should be permitted. The areas adjacent to the City’s central business district should serve as a focal point for future development efforts. The use of shared access, shared parking, and monument signage (in lieu of pole signage) should be encouraged. Buildings should be designed to the human scale, with visible street oriented entrances, landscaped features, and unifying architectural and landscape designs. The use of landscape buffering and screening is recommended to buffer commercial uses from other uses. Multifamily development, condos and villas are recommended as Special Uses when they are part of a planned mixed use development. Residential uses alone should not be permitted in the areas designed “Commercial-Mixed Use”.</p>		
<b>Industrial</b>	<b>Min. lot size:</b> 20,000 sf or as determined by the Board.	<ul style="list-style-type: none"> <li>- Manufacturing / Assembly</li> <li>- Warehouse, Distribution</li> <li>- Outdoor Storage</li> <li>- Vehicle &amp; Equipment Sales</li> <li>- Parks/Institutional</li> </ul>
<p>Areas designated “Industrial” are intended for environmentally “clean” manufacturing and industrial operations, including warehousing, transportation, and distribution related uses. All industrial uses should provide on-site buffering when abutting less intense uses. Pole buildings should be prohibited. All uses that include the storage of inoperable automobiles, boats, RVs or other such inoperable equipment should contain sight proof screening, approved by the City. The maximum lot coverage should remain at 40% of the total area of the lot.</p>		



#### **Section 4:6 FUTURE LAND USE RECOMMENDATIONS**

The City should consider outward growth of any areas (outside the current city limits) that might be developed in the near future to ensure greater control of the timing, density, use, and type of development. The Growth Management section provides specific growth recommendations at the end of this Chapter. When an area is brought into the City, the official zoning district should be “R-1” Residential District, unless the petitioner specifically requests and obtains approval of a different zoning request pursuant to the City’s rezoning rules and regulations. All future development & rezonings should be reviewed for consistency with this Plan and compliance with the City’s Subdivision Ordinance and Zoning Code.

The following strategies and recommendations are intended to create opportunities for a wide range of uses and development scenarios while ensuring continuity through design and the use of physical and natural buffers between dissimilar uses. The future land use recommendations are based on the past patterns of growth, the existing conditions analysis, anticipated growth, and the need to create harmony between the built and natural environments. The intent of the future land use recommendations is to provide the focus and direction necessary to turn community goals into productive community action and replace or significantly revitalize existing deteriorating buildings, homes, and underutilized sites with market-driven uses and sustainable site designs.

#### **Section 4:7 AGRICULTURE/NON-URBAN**

The Agriculture/Non-Urban future land use category includes agricultural land, open space and undeveloped areas. Future development should be limited to agriculture uses or agriculturally related uses, single-family detached residential dwellings, recreational uses, parks, and open space. Residential areas not served by city sewer or water should provide at least five (5) acres per house lot. The intent of the Agriculture/Non-Urban land use designation is to serve as a tool to minimize the impact of urban development on the natural environment and to redirect urban development to areas that are adjacent to existing development and already served by publicly provided roads and infrastructure. Areas that are recommended for future development are categorized under one of the future industrial, commercial or residential land use categories. The rationale for designating such large areas as Agriculture/Non-Urban is to preserve irreplaceable open space & income generating farmland. According to the American Farmland Trust, the top ten (10) reasons to preserve farmland include:

1. It’s the only farmland we’ve got; when it’s gone, it’s gone forever.
2. American farms ensure a safe and plentiful food supply.
3. Many American families and rural communities are supported by their farmland.
4. Saving farmland helps control sprawling development.
5. Farms and ranches provide wildlife habitat.
6. Urban-edge farms provide fresh, local produce for City residents



g  
Mill Road



Photo Credi



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- 7. Farming is a better economic use of the land than scattered development.
- 8. Farms provide a direct link to our agricultural heritage and America's history.
- 9. Farms provide jobs.
- 10. Farmland provides scenic open space.

The areas designated "Agriculture/Non-Urban" are shown on the *Future Land Use Map*.

**Section 4:8 RESIDENTIAL**

According to the participants of the public engagement process, there is strong demand for new single-family housing in the area. However, much of the City's approved subdivisions are build-out. Therefore, future growth relies on new residential development and growth. Single Family development is recommended off Lower Byrnes Mill Road with densities that are consistent with the Echo Lake and Silverstone neighborhoods.

There are several single-family homes on large lots along the steep slopes in the northern portions of the City fronting ridge running roads such as Franks Road & Franks Court. This same pattern of low-density, single family residential development is anticipated to continue along Franks Road on the remaining undeveloped lots. Large subdivisions should not be permitted along Franks Road unless they include provisions to upgrade Franks Road to handle the additional traffic volumes and significant woodlands and natural areas are preserved to protect the City's open spaces and scenic vistas.

Dispersed single family homes on large lots are recommended in the lowlands of the Big River, located outside any flood hazard areas. New construction of single family homes and restorative redevelopment of existing homes in these areas can provide additional growth opportunities for large lot, estate style homes, which continue to be in high demand, especially in the Byrnes Mill area. Medium density residential is also recommended in the areas designed "Residential" on the Future Land Use Map, as permitted by the City's Zoning Code, and when adjacent to residential development containing similar densities. Villas, also known as single-family attached structures, are recommended as a Special Use in areas designated "Residential" on the Future Land Use Map and as permitted by the City's Updated Zoning Code.



The City should encourage property owners to preserve significant woodlands and large monarch trees. For the purposes of this Plan, “a monarch tree” is a tree in fair or better condition which equals or exceeds two (2) feet in diameter at breast height (DBH) for hardwoods & pines and one (1) foot DBH for flowering trees (i.e. dogwood, redbud, etc. A tree in fair or better condition is defined as having a life expectancy of greater than fifteen (15) years, a relatively sound and solid trunk with no extensive decay, no more than one (1) major and several minor dead limbs (hardwoods only), and no major insect or disease problems. Clear-cutting should be minimized. When clear-cutting is necessary, the developer should be responsible for siltation control during construction, planting ground cover and trees to reduce erosion and the long-term stabilization of slopes. These recommendations are necessary to maintain Byrnes Mill’s rural character.

New single family subdivisions are recommended adjacent to existing single-family neighborhoods on sites that are not impacted by steep slopes or flood hazards. All new development should be served by public roads that meet the City’s latest street standards. This pattern of development will minimize the costs associated with providing services to new residential areas and minimize incompatible mixes of land use. Future single family development is also recommended in the form of infill development of empty lots or as replacement of a substandard or outmoded home. The densities and land uses of infill should be consistent with the adjacent land uses. Infill development will help renew the City’s housing stock by adding vitality and value to the City’s existing neighborhoods. Infill development should take advantage of locations that provide connections to public utilities and excellent access to the City’s roadways, schools, and parks. The following restorative development options are recommended to help stabilize, diversify, and expand the City’s housing stock. They include:

1. The restoration of older homes to include the latest architectural designs, floor plans, building materials, finishes, and the use of sustainable building practices. This may include open concept floor plans, modern kitchens, ground level master bedrooms, energy efficient HVAC systems, ENERGY STAR compliant windows and doors, and the latest roofing, siding and decking materials and technologies.
2. The replacement of substandard homes or out-dated homes with new housing to help create self-renewing neighborhoods of lasting beauty and value.
3. The development of vacant parcels within existing neighborhoods with new residential homes and blend with the existing built and natural surroundings.

Encouraging homeowners and developers to renovate existing homes when possible, replace existing homes when they have outlived their usefulness, and construct new homes on infill lots are restorative development recommendations necessary to diversify the City housing stock and be responsive to the latest market demands and housing trends. These options keep existing neighborhoods intact and reduce the demand for new residential development, which is more expensive to develop and reduces green space. The Missouri Housing Development Commission (MHDC) has established a HOME Repair Program (HeRO). This program was developed for the purpose of assisting homeowners with home repair, weatherization, accessibility improvements, and lead abatement in owner-occupied homes. This program is available to non-profit agencies that undertake the eligible activities on behalf of low and moderate-income families in non-metropolitan statistical areas. Eligible homeowners must have incomes that do not exceed 80% of the area median income. Eligible homeowners may receive assistance in an amount not to exceed \$22,500 per home. The City should also seek out eligible



homeowners and assist them in participating in the programs offered by the Economic Development Corporation of Jefferson County listed in Chapter 3 Section 3.4. (9a).

Infill and restorative residential development will not meet the needs of all future homebuyers nor provide the expansion needed to accommodate the City's future anticipated growth. Therefore, several areas are designated for future residential growth on the Future Land Use Map. Generally, these areas are located north, south, and east of the City's current boundaries and offer the topographic advantage of flat, well drained soils served by public utilities and roads. If the areas adjacent to Byrnes Mill were incorporated into the City, they would also have excellent municipal services and local police protection.

A variety of residential densities is recommended to serve the City's diverse housing needs and provide household sizes ranging from large single-family estates to small attached villas designed for seniors living alone. All new residential development should be in harmony with the City's existing neighborhoods with regard to density, design, and use. All development should preserve, to the extent possible, the physical attributes and natural features of the site. For example, areas impacted by floodplain, steep slopes, contain woodlands or special scenic beauty, should be limited to lower density, single family homes or cluster subdivisions which preserve up to 50% of the site. Refer to the Future Land Use Map for the recommended locations for future residential development and the Zoning Code for the required densities, permitted uses, and bulk requirements.

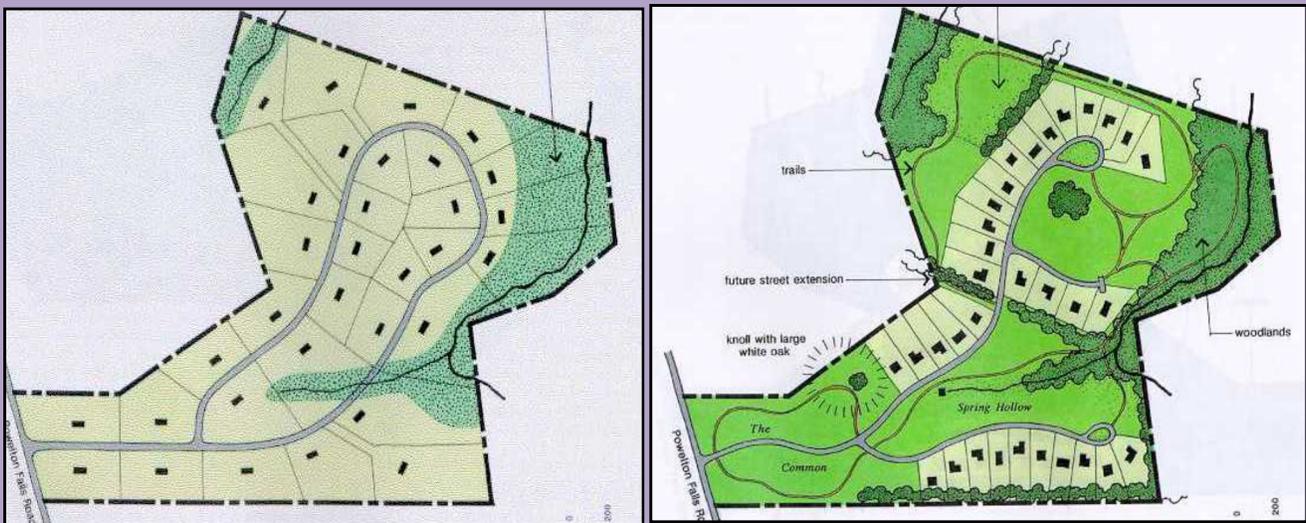
### **Section 4:9 PLANNED UNIT DEVELOPMENT**

Planned Unit Development (PUD) may include cluster subdivisions, also known as "conservation subdivisions". Conservation subdivisions are recommended as a development option whenever a new residential subdivision is proposed in an undeveloped area with multiple homes. While much of the study area is largely undeveloped, these areas contain precious agricultural land, steep slopes, and floodplains which present development challenges as outlined in Chapter 1. These areas also contain sensitive natural features that characterize Byrnes Mill's rural atmosphere and are highly valued by the community. The intent of cluster subdivisions is to preserve natural areas while permitting residential densities that are equal to the City's underlying residential zoning districts.

Generally, conservation subdivision design maintains the same density as a conventional subdivision and allows the same uses as permitted in the underlying zoning district. This is a concept known as "density neutral". The biggest difference between a conventional subdivision and a conservation subdivision is that the conservation subdivision preserves up to 50% or more of the development site. This is accomplished by minimizing the development footprint by building compact subdivisions with smaller lots and narrower streets leaving vast areas undisturbed. Home sites are generally clustered within a strategically selected portion of the development to minimize the impact on the existing natural features. Residential subdivisions developed in concert with Lake or golf course follow a similar subdivision design concept as cluster subdivisions. Conservation subdivisions would require relief (waivers) from the City's minimum lot sizes and setbacks to legally circumvent the variance process. Developing environmentally sensitive lands in this manner provides for a more sustainable use of land and resources. The land conserved as a result of cluster or conservation subdivision design should be dedicated in perpetuity as protected common ground or open space.

The City should amend the City’s Zoning Code by adopting a Conservation Overlay to set forth the procedures and requirements for conventional subdivision design. The overlay should be used as an option for all new residential subdivisions. The intent of the conservation overlay is to preserve the natural environment and provide significant areas for public use while achieving the same residential density as a conventional subdivision. The conservation overlay should allow greater design flexibility by reducing the minimum and maximum standards for setbacks, lot widths and lot area. Developers should be able to achieve the same density as conventional subdivisions because the Overlay can allow narrower streets, smaller lots and require homes to be clustered closely together leaving much more area for open space. Figure 4.1 illustrates the difference between conventional and cluster subdivision design.

**Figure 4.1 Conventional Subdivision Design versus Conservation Subdivision Design**



**Note:** The two subdivisions show the same number of lots on the same tract of land. The subdivision on the right follows the principals of conservation subdivision design. The resulting plan needs less roads, shorter utility runs, preserves 50% of the site and includes a network of trails, open space, parks, and natural habitat corridors. Source: Randall Arendt- “Conservation Subdivisions”

**Section 4:10 ATTACHED SINGLE FAMILY**

Providing housing options that meet all phases of the life-cycle for Byrnes Mill’s residents is recommended. Future medium density residential infill, tear-down or redevelopment of individual lots is recommended as a Special Use in areas designated “Residential” on the Future Land Use Map when such development contributes to, rather than detracts from, existing neighborhoods. All infill and redevelopment proposals should be consistent with the surrounding residential neighborhood and blend with the surrounding land uses with regard to character, density, height, and massing.

Demand for attached single-family villas is strong and growing, especially among Baby Boomers. Villas are attached single-family structures separated into two (2) owner-occupied living units. They include common-wall construction (zero setback), individual garages, private yards, landscaped common areas and homeownership is generally required. Maintenance of the public and private outdoor areas is typically provided by professional property management



organizations. Duplexes and multiple-family development should not be permitted in the areas designated for future single family development on the Future Land Use Map, they are intended for areas designated as Multifamily only.

**Section 4:11 MULTIFAMILY**

Byrnes Mill only has three (3) small apartment complexes located on Sandy Lane, Tyrer Lane off Vogt Road and on Reginald Lane just off Lower Byrnes Mill. Byrnes Mill Farms Mobile Home Park is also designated “Multifamily Residential” for purpose of providing a wide range or redevelopment options should the owners ever decide to redevelop. If the mobile home park was to be redeveloped, the Multifamily” designation would allow the area to be developed as a comparable density (as the current Mobile Home Park) with a wide range of residential building types from multifamily development to single family homes. Modular homes should be considered as a conditional use in all areas designated Multifamily.



Existing apartments on Tyrer Lane



Multifamily development, like the ones pictured above, do not provide adequate green space, back yards or continuity with the existing and built environment, therefore, they should be avoided.

This plan envisions market-rate multifamily development and housing for seniors at the designated Multifamily locations. These locations provide opportunity areas for new development that would serve as complimentary expansions to the City’s single-family housing units. Currently, the City’s housing stock does not include senior housing. Meanwhile, the demand for senior housing is anticipated to double over the next ten (10) years due to the aging of the Baby Boom Generation and functional obsolescence of older independent living facilities. Newer senior facilities are resort-like and provide a wide range of amenities, health care and medical services required of an aging population.

In addition, to a steady flow of Baby Boomers looking to downsize, the Census Bureau is projecting a boom in the population of young adults (Millennials), one-person households, and married couples with no children. Alternative housing options to single family homes will be very attractive to Millennials and Baby Boomers as they seek flexibility, mobility, and walkability in their living environments. Today’s multifamily development, condos, and villas are better suited to the needs of these groups by combining convenience and amenities. These new luxury developments are equipped with outdoor pools, exercise rooms, dog parks, guest suites, and other amenities commonly associated with condominium developments. While senior



housing is the preferred type of multifamily housing desired by the community, market-rate multifamily development, condominiums, and villas should also be considered in areas designated as “Multifamily” on the Future Land Use Map.

Multifamily development should include the latest indoor and outdoor amenities demanded in this market and highly sought after among “singles” (young adults), “mingles” (newlyweds) and “jingles” (empty nesters). Any development that creates traffic congestion, noise or other conditions that would interfere with the enjoyment of adjacent properties should be prohibited or at least regulated to the extent permitted by law. All future multifamily development located adjacent to single family should provide on-site buffering or screening.

### **Section 4:12 COMMERCIAL-MIXED USE**

Like many smaller, bedroom communities, much of Byrnes Mill’s economic activity comes from existing businesses and entrepreneurs. This Plan recommends place-based economic strategies such as “economic gardening” (discussed in Chapter 3) as well as aggressively recruiting businesses to provide better retail selection, entertainment, job opportunities, and increase local retail sales within Byrnes Mill. The City’s top economic development priority should be expanding the City’s commercial areas. This is necessary to increase property values, generate vitality, and stabilize the local economy.

This Plan recommends the City assist, encourage, and/or incentivize property owners to position current undeveloped areas designated “Commercial-Mixed Use” on the Future Land Use Map for future development. The City should develop partnerships with local and regional entities and direct financial resources towards positioning the City’s commercial districts to be **poised and ready** for future development. These efforts are necessary to expand and diversify the City’s commercial offerings that current and future residents desire and deserve. Future commercial and mixed use development should be focused along key transportation nodes along Highway 30 as shown on the Future Land Use Map. Commercial or mixed use development should also be encouraged on the Jefferson College property and near City Hall.

Economic development efforts should focus on businesses that provide goods and services that other local commercial areas do not fulfill. New emphasis should be placed on uses such as arts, entertainment, business incubators, specialty retail, commercial services, retail boutiques, and internet cafes. These are examples of “destination uses” which attract customers that are willing to seek them out, even if they are hard to find and/or more expensive. These businesses provide access to knowledgeable sales and service personal and serve as gathering spaces for like-minded end users to learn and linger. Customers are willing to seek out such uses because they offer unique products and services that big box or internet shopping cannot.

To provide the access needed to the City’s existing and anticipate commercial areas, the construction of the “Byrnes Mill Connector”, as depicted on the Future Land Use Map, is necessary. The Byrnes Mill Connector (BMC) is a critical component of the future transportation network. The BMC would provide access to hundreds of acres of prime developable land and provide the much needed (and anticipated) expansion of the City’s commercial areas. An equally important aspect of the BMC is the amount of traffic volume it would divert from Highway 30. It is estimated the BMC would reduce traffic volumes on Highway 30 by over 30% and upwards of 40% during peak travel periods. This would result in significant reductions in future traffic congestion and commute times. The BMC should also be designed to accommodate pedestrians and cyclist. Trailnet and other local, state, and national organizations should be recruited to help



support the implementation of this multi-modal project. The City should begin by working with the property owners and MoDOT to demonstrate the support provided during the public engagement process conducted as part of this Plan and the social, economic, and environmental importance of the BMC.

In summary, Byrnes Mill needs to focus on attracting restaurants, businesses, and retailers that offer more selection, choice, and entertainment. However, this cannot be accomplished without coming up with a solution to provide access to undeveloped property along Highway 30 and improving the image of Byrnes Mill. Local businesses are needed to provide comfort, convenience, and entertainment to Byrnes Mill residents. These businesses are also necessary to generate revenue to help pay for roads, utilities, and other public improvements. In order to attract these businesses, Byrnes Mill also needs to grow its population by building new, market-driven homes within the City's current limits. The rationale is that more rooftops are needed to support retail and local businesses, attract jobs, and improve the quality of life in Byrnes Mill.

Areas designated for future Commercial-Mixed Use are shown on the Future Land Use Map in red. A recap of the top commercial development recommendations include:

- Implement the “Byrnes Mill Connector” as depicted on the Future Land Use Map. The Byrnes Mill Connector (BMC) is a long over-due component of the local transportation network. Work with MoDOT to help create a practical solution with regard to the location, design, and timing the proposed Byrnes Mill Connector.
- Encourage new commercial or mixed use development south of Highway W, on the north side of Highway 30, along Hunter Lane and west along Highway W as shown on the Future Land Use Map.
- Encourage new commercial mixed use development on the property owned by Jefferson College on the east side of Highway 30, west of Old Gravois Road and commercial reinvestment in the commercial areas near City Hall.
- Build relationships with the business owners along Highway MM in House Springs to create more opportunities and increase the confidence to invest in the area.
- Develop a partnership with the St. Louis Regional Chapter to help connect Byrnes Mill property owners and potential businesses/industries with Local, State and Federal resources, promote economic prosperity, and unite public and private sectors to collaborate in the implementation of this Plan and the Chamber's Strategic Plan.
- Build relationships with the business owners along High Ridge Boulevard to promote Byrnes Mill and discuss the pros and cons of being part of Byrnes Mill. Consider creating the “High Ridge Business District” to help unite individual businesses and generate more revenue via the creation of improvement districts and making the area more competitive when applying for local, state, or federal finding or other assistance. Consider working with the leaders of the High Ridge business community to support beautification, branding & public improvements within the area. The rationale for this recommendation is simple: what's good for the High Ridge business community is good for Byrnes Mill. This City should consider working with the High Ridge community to develop a growth agreement that is mutually beneficial.

### **Section 4:13 INDUSTRIAL**

The future Industrial land use category includes a range of industrial uses including warehousing, distribution, heavy manufacturing, office warehouse, contractor yards, motor vehicle repair, wholesale uses and business parks. Future Industrial uses should be directed to areas designated



industrial on the Future Land Use Map. Currently, there is no industrial land within the City of Byrnes Mill.

According to the Urban Land Institute (ULI); “Industrial development is where the best opportunities exist for development.” Development over the past several years has been dominated by multifamily, however, the improvement in the market has increased the demand for industrial space, decreasing vacancy rates and increasing rents. Therefore, the City should encourage future industrial development within the industrial areas shown on the Future Land Use Map. These areas provide good access and are surrounded by similar industrial uses. Directing future industrial growth in these areas will consolidate the areas industrial development in areas that are already impacted by industrial uses and buffered from residential development.

Future industrial development should cluster industrial uses and consolidate them in areas where access is provided to major roads and buffered from residential land uses. The City also needs to consider the following future industrial land use recommendations to make the City more attractive to prospective industrial users

- **Pad ready-** the City needs an industrially zoned site, 20 acres or larger, that is served by roads and properly sized utilities.
- **Cost competitive-** the City needs to utilize available resources and programs to bring down the costs development industrial property and the amount of time necessary to prepare land for industrial development.
- **Promotion-** the City needs an advocate, such as the recommended Economic Development position, to help promote, educate, and facilitate the implementation strategies contained herein.
- **Results Oriented-** once the City has a marketable, pad ready site, conduct an intentional, nationwide search for an industrial user that matches the locational strengths offered in the City of Byrnes Mill.

Refer to the Economic Development goals & objectives contained in Chapter 3, Section 3.7 to aid in the implementation of the land use goals and objectives of this Plan.

### **Section 4:14 FUTURE PARKS & RECREATION**

Byrnes Mill needs to create more places and activities that “bring people together” and promote healthy, active lifestyles by providing places to walk, run, and recreate. The City should start with investing in the creation and promotion of special events at the City Park and continue ongoing maintenance of the Park. The City should also pursue the acquisition of additional rights-of-way or easements for the following:

1. To create trails and sidewalks connecting neighborhoods to the City’s park;
2. To provide additional property for future parks and recreation opportunities; and
3. To preserve the City’s prime open spaces and woodlands.

Additionally, the City should conduct a feasibility study for a Recreational Center. The purpose of the study should be to gauge community support, identify funding options, determine the best location, and evaluate which amenities, programs, and activities are in most demand. Chapter 3,



Section 3.6 of this Plan includes the goals, objectives, and implementation recommendations for future park and recreation improvements.

### **Section 4:15 INFRASTRUCTURE FINANCING**

Infrastructure improvement and maintenance are important for attracting private investment in redevelopment, but paying for infrastructure can be challenging for cities as resources for infrastructure financing dwindle. These tools are most applicable in communities where infrastructure problems are a major barrier to economic development, but local funding for capital improvements is scarce. For example, some historic downtowns have outdated utilities, crumbling sidewalks, and streets filled with potholes. To bring businesses and residents back downtown, investments are needed to update utilities and repair streets and sidewalks. The following financing options should be considered:

- 1 Developer impact fees:** To pay for infrastructure improvements, such as green infrastructure (parks, trails, greenways), streetscape improvements, and bike lanes, charge new development projects one-time fees to defray the costs of expanding public services. These fees are typically collected on a pay-as-you-go basis and used to cover one-time capital investments rather than ongoing operations and maintenance.
- 2 Special assessment districts (NID, CID, TIF):** Work with local property and business owners to build support for a special assessment district, where property and/or business owners pay a fee to fund specific improvements in the area. NID (Neighborhood Improvement Districts) CID (Community Improvements District) and TIF (Tax Increment Financing) are examples. As allowable types of special assessment districts vary by state, the City would need to research the legal structure and steps to implementation.
- 3 Transportation Improvements:** Work with Jefferson County and MoDOT to identify deficiencies, develop solutions, provide technical assistance, and procure funding for the immediate implementation of the recommended transportation improvements. Encourage staff to take the necessary training to become knowledgeable of local, state, and federal transportation programs that provide funding, right-of-way acquisition and technical assistance for road enhancement projects. Also make sure Staff, under the direction of the City Attorney, is knowledgeable of the creation, implementation, and management of Transportation Development Districts (TDD), Transportation Improvement Districts (TID), the projects and tool listed above under item (2), and any other projects or tools available to help implement the transportation recommendations provided in this Plan.
- 4 Coordinated infrastructure investments:** Encourage coordinated infrastructure investment across city departments and with outside jurisdictions to reduce redundant tasks and save money. Wherever possible, improvements to walking and biking facilities should be made at the same time as larger infrastructure investments. This process could include establishing an interdepartmental or multijurisdictional working group, inventorying planned infrastructure improvements and identifying areas of overlap, and prioritizing projects and funding sources based on shared infrastructure requirements.

### **Section 4:16 GROWTH MANAGEMENT**

As the City of Byrnes Mill continues to grow and expand, there are several factors that could hinder efficient, well-planned development, threaten the area's prized open spaces and/or reduce



property values. Therefore, this Plan recommends following the general principals of growth management to make intelligent future land use decisions to preserve the City's rural character, stable neighborhoods, and high quality of life. Growth management can be described as a conscious public decision to restrain, accommodate or encourage development. The City should develop a future infrastructure plan to extend utilities in the City's anticipated development areas and agreements that require developers to share in the cost of related roads, utilities and other infrastructure costs.

The City should consider the impact of growth and development when making land use decisions and carefully review all future development to ensure they are served by utilities or areas where pre-development agreements exist regarding the provision of services. The intent of all development proposals should be to minimize the inefficient use of the land, resources, and municipal services and to consider conditions that may affect development potential. These may include the following:

**Factors Supporting Byrnes Mill's Development Potential:**

- Byrnes Mill is strategically located in a growth area of the County.
- Good external highway system, including the 4-lane Missouri State Highway 30.
- The availability of City services.

**Factors Limiting Byrnes Mill's Development Potential:**

- The cost to increase the capacity of municipal utilities and services.
- Poor internal road conditions
- Steep topography

The aforementioned Factors should be considered both in terms of their present status and in terms of how they are likely to change over the projection period. These should be considered together with other matters that may influence development quality such as:

- The community's general attitude towards growth,
- Development standards (including density) which the City will exact through its development regulations.

### **Section 4:17 FUTURE GROWTH**

Future outward growth should not occur until the City has identified substantial support from the residents of Byrnes Mill, as well as the residents and business owners of the targeted growth area. Any potential areas considered for future growth should be a win-win for all parties. Expansion to the north should target the key commercial uses along High Ridge Boulevard, the industrial areas along Highway PP, and all the residential and open spaces in-between. Expansion to the south should include the commercial areas along Highway MM and south of Highway W. Expansion to the east should include the existing residential areas around City Hall. These areas support a wide range of land uses that complement the City's existing development plans and provide substantial potential for public/private partnerships to enhance the entire Highway 30 corridor and the quality of life for all who live in the area.

The City should seek zoning jurisdiction over any areas that might be developed in the near future to ensure greater control of the timing, density, and type of development. Future growth and development that is not consistent with this Plan, the City's Zoning Regulations, or no supported by local residents and property owners should be avoided. The City must also have a plan in



place for the programmed extension of infrastructure and services before proposing any future development. Any growth which strains Byrnes Mill's utility, infrastructure, or service delivery capacities should be avoided. In certain specific cases, however, the City must be ready to expand services and offer incentives to take strategic advantage of recommended development, preservation, and future recreation opportunities.

The recommended residential, commercial, mixed use, and industrial growth is necessary to attract and support new commercial, industrial, and residential development, which in turn will increase the City's revenues, create jobs, and grow the City's population. These revenues are necessary to provide the level of services needed to support a growing, prospering community; a community that includes Byrnes Mill, High Ridge, and House Springs. Retail and service-sector expansion also addresses the community's top critical issue of providing better retail selection and better positions the area as a retail destination. Additionally, expanding the City's zoning authority is necessary to preserve the natural character of the area, protect property values, and expand the City's housing stock to include more homeownership options for seniors and Millennials in the High Ridge, House Springs, and Byrnes Mill area.

Partnerships between the City, adjacent property owners, and developers should be established early to help avoid unanticipated repercussions. The City should initiate pre-development agreements with adjoining land owners. Before any development decisions are made, the following general questions should be considered.

- 1) Will the development place any unacceptable political, financial, physical or operational demands or expectations upon the City for the provision of services or infrastructure?
- 2) Will the outward growth allow for more appropriate guidance of future development within the growth area?
- 3) Will outward growth bring existing land uses into the City that are desirable and have some benefit to Byrnes Mill in terms of revenue, quality of life, or additional housing?
- 4) Is the development or outward growth in the best interest of the City as a whole?
- 5) Does the development or outward growth make economic sense from both long and short range perspectives?

### **Section 4:18 COMPREHENSIVE PLAN ADOPTION & UPDATE**

Before adopting or amending the Comprehensive Plan, the Planning Commission must hold a public hearing. A notice of the public hearing must be published at least 15 days prior to the public hearing (but no more than 30 days) in the official city newspaper or as required by law. Adoption shall require a majority vote of the full Planning Commission. Upon adoption of the Comprehensive Plan, or any amendment thereto, a certified copy of the Plan along with a written copy of the minutes of the public hearing, must be forwarded to the Board of Aldermen and City Clerk as required by State Statutes.

City Staff, under the direction of the Planning Commission, should conduct annual reviews of the Comprehensive Plan, or any part thereof, to consider any amendments, extensions, or additions



to the Plan. All amendments to the Comprehensive Plan must be made in accordance with the process for the adoption of the Comprehensive Plan outlined above.

### **Section 4:19 IMPLEMENTATION PROGRAM SUMMARY**

Through the adoption of this Plan, the recommendations and implementation strategies contained herein become policy and should be considered in all future land use decisions and utilized to help implement the vision, goals, and objectives of this Plan. The goals and objectives provided in Chapter 3 are intended to work with the Future Land Use recommendations provided in this Chapter. Together they form a work program the City should follow in daily decision-making and empower residents, businesses owners and other organizations to assist in implementation efforts.

The Comprehensive Plan should not be used as a standalone document. The implementation recommendations of this plan will require the direction and leadership of City staff and the support of the City's elected and appointed officials, residents, and business owners. The City should make sure all land use decisions comply with the City's Zoning Code and Subdivision Ordinance. Future development and improvements should be allowed a reasonable level of flexibility to ensure they serve a long life and accommodate future generations and market changes. This will help ensure Byrnes Mill's present needs are met, without compromising the needs of future generations.



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# APPENDIX A

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## APPENDIX A: PUBLIC ENGAGEMENT SUMMARY



The following tables summarize the Citizen Survey that was developed and administered for the purpose of obtaining citizen feedback regarding issues relating to the 2017 Comprehensive Plan Update. The survey was posted on the City’s website throughout the fall and winter of 2015-2016. Hard copies of the survey were distributed at all Focus Session Meetings, Special Events and made available at City Hall. The City received 40 surveys, many of which were representative of entire households.

1. **Threats:** Survey takers were asked to rate the following issues the City of Byrnes Mill will face over the next 10-20 years from what they were most concerned about (5), to (1) for issues of no concern.

Ranking of the Top Issues facing the City of Byrnes Mill					
Top Community Threats (in order of ranking)	No Concern	←————→			Most Concern
	1	2	3	4	5
	Ranking				
1. Neighborhood stability	4.15				
2. Road conditions (drivability, safety, traffic)	4.10				
3. Property maintenance	4.03				
4. Quality of City services	3.72				
5. Open space/natural resource preservation	3.69				
6. Crime (violence, drugs and safety issues)	3.64				
7. Parks & recreation for all age groups	3.56				
8. Access to quality shopping & dining	3.29				
9. Economic development	3.18				
10. Revitalization of commercial areas	3.15				
11. Development of a Town Center/Downtown	2.74				
12. Annexation of a Town Center/Downtown	2.74				
13. Availability of commercial property	2.72				
14. Expansion of the current city limits	2.50				
15. Public transit & senior transportation needs	2.21				
16. Affordable housing options (Apartments, condos, villas, etc.)	1.92				

**SUMMARY:** “*Neighborhoods Stability*” was the #1 concern or threat with a ranking of 4.15 out of 5. Eight-five (85%) of all respondents ranked Neighborhood Stability a “4” or higher on a scale of 1-5, 5 being the highest concern. “*Road Conditions*” was the 2nd highest ranked concern or threat with a ranking of 4.10 out of 5 and “*Property Maintenance*” was the 3rd highest ranked concern with a ranking of 4.03. “*Affordable Housing Options*”, “*Public Transit*” and “*Expansion of the City Limits*” were the three (3) lowest ranked concerns with rankings of 1.92, 2.21 and 2.50 respectively.



2. ***Agree/Disagree: General Questions***

Personal Preference Questions					
Agree/Disagree Statements (in order by ranking)	Disagree ←————→ Agree				Agree
	1	2	3	4	
Ranking					
1. Byrnes Mill is a great place to live?	4.00				
2. Byrnes Mill is a great place to raise children?	3.90				
3. Byrnes Mill is a great place to retire?	3.55				
4. I am happy with the City's parks & recreation activities?	3.32				
5. Byrnes Mill is a great place to visit?	3.20				
6. Byrnes Mill should grow in size and population?	2.90				
7. Byrnes Mill is a great place to own/operate a business?	2.48				

**SUMMARY**

The highest ranked personal preference statement was “**Byrnes Mill is a great place to live**” with a ranking of 4 out of 5. The 2<sup>nd</sup> highest ranking statement was “**Byrnes Mill is a great place to raise children**” with a ranking of 3.9 out of 5.

The lowest ranked personal preference statement was “**Byrnes Mill is a great place to own/operate a business**” with a ranking of only 2.48 out of 5. “**Byrnes Mill should grow in size and population**” was the 2<sup>nd</sup> lowest ranked personal preference statement with a ranking or only 2.90.



3. **Strengths/Assets:** Rate each of the following strengths/assets as they apply to the City of Byrnes Mill from most valuable (5) to least valuable (1).

Ranking of the City of Byrnes Mill Top Strengths					
Top Community Assets (in order of ranking)	Least Valuable	←————→			Most Valuable
	1	2	3	4	5
<b>Ranking</b>					
1. Wooded areas & the Big River	4.23				
2. Housing & neighborhoods	4.03				
3. Family-friendly atmosphere	3.97				
4. Location	3.89				
5. Municipal services	3.85				
6. Local roadways	3.79				
7. Resident population (the community)	3.79				
8. Highway access & visibility	3.77				
9. Police	3.73				
10. Heritage	3.29				
11. Parks, trails & recreation programs	3.28				
12. Religious institutions	2.92				
13. Schools	2.87				
14. Organizations & committees	2.82				
15. Commercial & retail establishments	2.71				

**SUMMARY**

The top ranked community asset according to the survey respondents was “**wooded areas & the Big River**” with a ranking of 4.23 out of 5. The 2<sup>nd</sup> highest ranked community asset was “**Housing & Neighborhoods**” with a ranking of 4.03, followed by “**Family-friendly atmosphere**” and **Location** with rankings of 3.97 and 3.89 respectively.

“**Commercial & retail establishments**” was the lowest ranked community asset with a ranking of only 2.71 out of 5 followed by “**organizations & committees**” with a ranking of 2.82 and the third (3<sup>rd</sup>) lowest ranked asset was “**schools**” with a ranking of 2.87.



4. **City Services:** Survey takers were asked to rate the following municipal services based on their level of importance from 1-5, with 1 being very important, AND, rate how well the services are performed from excellent (5) to poor (1).

Ranking & Quality of Municipal Services						
Municipal Service (in order of level of importance)	Level of Importance (1-5)	Quality of Service				
		Poor ←————→ Excellent				
		1	2	3	4	5
1. Fire	4.33	4.15				
2. Winter Maintenance - Snow Plowing/Salt	4.33	4.28				
3. Drinking Water	4.27	3.95				
4. Sanitary Sewer	4.12	3.72				
5. Police	3.97	3.93				
6. Planning & Zoning	3.82	3.62				
7. Building/Property Maint, Code Enforcement	3.82	3.20				
8. Trash/Recycling	3.82	3.80				
9. Stormwater Management	3.64	3.33				
10. Yard Waste Collection	2.85	2.69				



5. Yes/No Specific Issue Questions:

<b>Yes / No General Quality of Life Questions (in order of most "Yes" responses.)</b>	<b>YES</b>	<b>NO</b>
1. I am generally pleased with the City's Public Services.	90.00%	10.00%
2. There are sufficient housing options in the City.	84.20%	15.80%
3. The City should have more sidewalks and bike paths.	60.00%	40.00%
4. Byrnes Mill has adequate street lighting?	59.90%	41.00%
5. I would support a tax or bond to fund street improvements.	59.00%	41.00%
6. The City of Byrnes Mill should expand through annexation.	51.30%	48.70%
7. Byrnes Mill should invest in incentives to attract business	50.00%	50.00%
8. I would support a tax or bond to fund park improvements.	46.20%	53.80%
9. There are sufficient recreation programs for youth.	41.70%	58.30%
10. There are sufficient recreation programs for seniors.	40.00%	60.00%
11. Byrnes Mill should have more parks and walking areas.	35.90%	64.10%
12. There are sufficient employment opportunities in town.	25.00%	75.00%
13. Traffic congestion is a problem.	12.80%	87.20%



6. Surveyor Demographic Questions:

Surveyor Demographics				
<b>Gender</b>	<b>Male</b>	54%	<b>Female</b>	46%
<b>Resident?</b>	<b>Yes</b>	92%	<b>No</b>	8%
<b>Ward</b>	<b>1</b>	<b>2</b>	<b>3</b>	
	62%	13%	25%	

<b>Age</b>	17 & Under	18-29	30-45	46-64	65 and over
	<b>0%</b>	<b>13%</b>	<b>10%</b>	<b>52%</b>	<b>25%</b>
<b>Education</b>	Some high school	High school grad	Some college	College grad	Master or PHD
	<b>0%</b>	<b>18.4%</b>	<b>5.3%</b>	<b>55.3%</b>	<b>21.0%</b>



## Planning Workshop & Interview Summary

### 2. **Vision:** What is your vision for the future of Byrnes Mill? **What improvements would have the most positive impact on the future success of Byrnes Mill?**

- 2016 marks the City's 30<sup>th</sup> Anniversary 1986- 2016- the City should promote this and plan something special.
- Make Byrnes Mill the envy of Jefferson County –get adjacent residents to embrace Brynes Mill. Start small. Prove that the City can obtain grants and outside funding to beautify the High Ridge Main Street area, market our police department, make annexing areas want Byrnes Mill. Promotion should be our #1 priority. Offer police protection (neighborhood policing), winter maintenance, trash hauling, recycling. We need this.
- Love what we already have – great neighborhoods with green space and the rural feel of Byrnes Mill.
- Make Byrnes Mill cleaner
- Lots of pride in Byrnes Mill – keep it that way.
- Keep Byrnes Mill the way it is.
- Preserve Byrnes Mill's rural feel/atmosphere.
- A City with lots of open space.
- I've lived here all of my 73 years. I have always loved the rural aspect of Byrnes Mill. It has changed too much with all the new people moving in.
- Future planning should include the protection of our natural surroundings, e.g., low lighting options, sign limitation and rules for both business and residents. Strict building codes that will eliminate cheap housing materials to be used and ugly buildings. There should be care taken to keep, preserve and protect the history of our community and our neighboring communities.
- The real value to Byrnes Mill is the two to four acres lots that will attract signal family homes. "
- Need controlled growth to help provide funding for more amenities
- Preserve Byrnes Mill's low-density, quality neighborhoods
- Make Byrnes Mill the City of choice for 55 and older
- A bedroom community with great services and entertainment, open spaces and great places to eat.
- Standardized HOA covenants or other means to ensure property values stay high.
- Balance development that does not impact existing neighborhoods.
- Annex to Wal-Mart.
- Annex High Ridge and House Spring to create a robust economy needed for Byrnes Mill and the surrounding areas to prosper.
- Expand commercial areas to increase the City's revenues.
- Expanded upon the City's businesses district(s) and provide a more diverse selection of commercial services and retail offerings.
- Recruit a café, Starbucks, cleaners, and sit down restaurants.
- More food establishments.
- We need more revenue options to maintain what we have as well as for future projects.
- No new taxes, we need to come up with other revenue sources to fund our city.
- Our park is great, but how can we grow our parks? We need a new park.
- Develop a recreation center.
- Develop sports fields.



- Connect parks along the Big River with trails.
- More sidewalks, wider roads and better lighting.
- Road improvements which would include sidewalks and wider roads that connects to the Park.
- Better traffic flow on 30.
- Better traffic calming for 30. We need to reduce speeding along 30.
- Don't let 30 become Manchester Road.
- More streetlights to improve safety
- More fire hydrants to improve fire safety.
- Consolidate to one trash hauler

### 3. Strengths:

- Byrnes Mill is great the way it is. The police are great and do a great job! We don't need any more subdivisions and traffic. The country atmosphere is wonderful.
- Rolling hills
- River
- Taxes are low
- Meadowview Annexation
- Large lots
- Excellent snow removal
- Proximity to services.
- Access to 30.
- Moderate to slow growth- 1.8%.
- Lots of adults age 45-64- mature population.
- Median age 39.4 (highest of all peer cities)
- High owner occupancy rate (81.5% - higher than all peer cities)
- Low rental rate (18.5%)
- Low vacancy rate (6.9%)
- High median household value (\$170K)
- City Park. It's a great park and makes a nice impression of Byrnes Mill. The riverfront is great. The park may have helped Silver Stone sell houses. Expand the park to connect with a regional trail system and introduce geocaching.

### 4. Weaknesses & Threats

#### a) Image:

- Home owners not taking care of their properties, e.g. homes that need painting, trash on roads, and empty homes.
- Too many rental properties and slum lords taking advantage of not having to keep their properties in a good condition.
- Too many trailers, trailer courts and apartments that affect the type of residents that do not invest monies in their properties. It attracts low income housing. Townhouse and condos does the same thing, therefore we need good planning to attract homeowners that want to be long-term residents.
- Big River Hills (dilapidated structures, bad roads –visually unattractive)



- Vogt Road – apartments are junk.
  - Highway MM and Hunter Lane
  - Big River Hills (sewers, roads, visual).
  - Encourage the local subdivisions to uphold their own higher standards of property maintenance rather than defaulting to Byrnes Mill standards. It is too easy then for the general appearance of the smaller properties to look cluttered.
  - The City needs to conduct a city-wide cleanup.
  - Main streets have trash scattered throughout the length of the road on both sides.
- b) Access:
- MoDOT will not allow access to 30 due to their access management standards. No access to 30 for much of the City’s undeveloped land. A restricted right in / right out would be better than nothing. If we don’t provide the necessary improvements & access, development will occur elsewhere and we will miss out.
  - Access to 30 / Lack of service road constrains potential business development.
  - Better access needed for Vott Road to allow for future development.
  - Future development hinges on MoDOT authorizing access to 30.
  - Property maintenance and access to the Highway 30 corridor
- c) Economic Development:
- Ability to draw businesses into the City; negative press about city services; public schools lagging behind other areas; recreational activity and fitness pursuits difficult due to roads & lack of sidewalks-families may choose to purchase homes elsewhere
  - Lack of funding. Minimal nonresidential revenue. Need more commercial.
  - Taxes are low, but that means Byrnes Mill struggles to provide road, infrastructures and park improvements.
  - Economic development - commercial, shopping, dining, city beautification, image."
  - Lack of commercial/business district.
  - Lack of employment opportunities throughout the metro area (not just in Byrnes Mill).
  - People in the area do not patronize the small business in the area. They instead drive to Gravois Bluffs. The community does not help small businesses to grow.
- d) City Limits:
- City footprint is static. It would be best if we could grow.
  - The lack of prime areas in which to develop for commercial/retail establishments.
  - We would like to annex Wal-Mart and High Ridge, but State Statues say 4th Class Cities cannot do “Flag Pole” annexations.
  - No place for commercial growth
  - Rocky, hilly areas are not conducive to commercial development.
- e) Traffic & Roads:
- Quality of life is disrupted when Byrnes Mill drivers do not obey speed limits especially on Lower Byrnes Mill Rds.
  - Too much (highway) noise.
  - It’s unsafe to cross Byrnes Mill Rd. to go to mail box. Some people travel 60 mph. Police need to park somewhere to catch speeders.



- Quality of work on public projects. IE, The chip and seal job and striping is nothing like the quality of PP.
  - Hunter Lane (McDonalds) is problematic – improvements needed.
  - Speeding is an issue along 30.
  - Hardee's property needs to be looked at- control is needed.
  - Roads are narrow.
  - More lighting at horse barn on lower Byrnes Mill.
  - The gravel roads along Lower Byrnes Mill that spill rocks along the pavement creating safety issues. Consider paving the aprons of these roads, installing culverts and other improvements as needed to address stormwater.
  - Franks Road- speeding and safety issues. Need to slow down the speeds. 50 MPH is too fast, it should be 30.
  - Traffic safety - stoplights needed on 30.
- f) City Services
- City focusing on wrong items (trying to annex house springs) vs. providing services to existing residents
  - Past Police issues are still festering.
  - Corrupt police and government.
  - The ability to attract higher income families by providing better roads, sidewalks, fire hydrants and park facilities.
  - More sidewalks, parks and open spaces.
  - Lack of walking parks and sidewalks.
  - Fire hydrants needed to help the firefighters do their jobs. Currently High Ridge has to depend on two other fire districts for water to be brought in for areas that have streets with no fire hydrants.
  - Street lights at street entrances to help emergency workers find homes.
  - Isolated neighborhoods that don't interact with each other. No central interactive area other than park or city hall. No real identity other than "speed trap." Park & City Hall need to be used more - entertainment events, music, lectures, educational series, etc.
  - Crime - drugs, home invasions, robberies.
- g) Schools
- Improvement within the local school district. Some people still look down on Northwest School District.
  - Expansion of private schools."
  - Schools are not as desirable as many other districts. Not maintaining subdivision roads.
  - Education and activities to keep kids busy and out of trouble is lacking.

## 5. Opportunity Areas

- **Possible Hwy 30 Annexation**
- **Jefferson College property.** This is a great future development opportunity since it is not currently being used nor does the college have plans to use to the property. Great location for future attached single –family or multi-family.



- **North side of 30.** Potential development opportunity along 30 and Upper Byrnes Mill Road if access can be addressed. This would be a great location for a mixed use development.
- **Area along 30 from UBM to LBM.**
- SE of the southernmost city limits is a great opportunity area for commercial and industrial development.
- Annex property to the west and along MM.
- Area between Franks Road and PP, UBM and HWY 30
- City Hall
- Highway W (add concrete area – Hallmark Dr.)
- Take over Rockford Beach Park and link to City Park via a greenbelt/trail system.
- Built upon existing trails, make them wider and longer.
- Stage areas (improve curb appeal, lighting, landscaping, etc.) to encourage future development.
- Meadowview
- Need an advocate to promote Byrnes Mill.

**6. Public Services:** What improvements, if any, to the City's infrastructure or municipal services are recommended?

a) Transportation & Mobility:

- City needs to make sure all public roads are improved to City standards.
- The decision to take over roads will be a difficult decision the City will have to face.
- Give back roads and take on problem areas. City not coming out on roads. Byrnes Mill needs a road tax (sales/use tax).
- Impose a transportation tax.
- Wider roads and bridges. Roads are too narrow.
- Sidewalks are needed along both sides of all new streets. There are no areas to walk or run. It would be great to have sidewalks along all new or improved roads.
- We need some place to walk.
- Trails should be installed where practical.
- Sidewalks would be nice, but not a priority. The City has bigger issues to deal with.
- Winter work Tony does is second to none!"
- Access to and from Hunter Lane.
- Address traffic at McDonald's intersection.
- Consider a frontage road or reverse frontage road near Hess Road providing access to the undeveloped property (currently being listed by DESCO) from 30.
- Construct a frontage road along 30.
- A bridge near the park.
- Move utility poles on Franks Road away from White Line.
- Storm water control. Not river flooding. Rather puddles that form at regular places
- Sometimes it is impossible to get into the far left lane from Byrnes Mill Rd. to make the J turn. Folks are also illegally making turns here.
- Stop light needed at Upper Byrnes Mill Rd. & Hwy 30.
- Better street lighting needed.

**Recommended locations for street lighting:**



- Streets leading into Upper Byrnes Mill Rd.
- Upper & Lower Byrnes Mill Rd.
- Clearview subdivision
- Along Hwy 30
- Street entrances that connect to main streets with high traffic volume.
- At each street entrance onto private and public roads along Upper and Lower Byrnes Mill roads, Frank Ct. etc.
- Along any areas where the road is windy and narrow.
- Along busy roads
- We don't want any more street lights
- Live in the country don't want or need photo voltaic trespassing

### b) Parks

- Park is great, but it's not large enough to host big events.
- Adult playground at Park needed.
- Need to expand our park to include sand volley ball and other activities.
- Sidewalks, wider roads, streetlights and more parks
- Rockford Beach Park (Annex into the City, make it a city park)
- Create a kayak/canoe training & recreation destination at Rockford Beach Park.
- Install sidewalks to current parks.
- Byrnes Mill need a recreation center, like a YMCA or similar. I hope we can one day have a recreation or aquatic center in the city limits.
- Bike lanes, trails, parks, playgrounds. I see people riding bikes along both upper & lower Byrnes Mill and I am concerned about their safety.
- There is a need for parking at the Byrnes Mill Park.
- An archery range would be nice.
- A full analysis and open door discussions with the public should be held for determination. Access, highest populated areas and safety should be reviewed. At this time there may not be ground available to buy that would work for a park.
- Trail addition/ maintenance at the park and beyond to the area on the other side of the river.
- Improve our park and maybe add one around the Municipal Complex
- I would like to see a boat ramp put in at the Byrnes Mill City Park, or other city owned property along the river downstream. I also would support a boat ramp on the downstream side of Rockford Beach spillway.

### **Recommended locations for future parks and walking areas:**

- Invest within existing parks and purchase land adjacent to existing parks.
- Along Upper and Lower Byrnes Mill Road, and along the river where possible.
- Wherever it will improve safety.
- Floodplain area by the horse farm and Franks Road would be good for ball fields / parkland but access is a problem.
- Anywhere we can make it happen! The park should be an access focal point. A bike/ hiking trail on the land we own on the other side of Big River with access via bridge to the existing park would be fantastic!
- Near Byrnes Mill Park. It is dangerous for any pedestrians along those roads.



- It would be nice if the city would pattern its bike path system off of the city of Wildwood....and possibly seek a way to connect to another trail system."
- Not cost effective too much grading and land purchase premiums to be effective.
- Walking path (paved) at City Park
- Between Highway 30 and Park
- Expansion of Byrnes Mill Park.
- Walking path by City Hall.
- Where every home has easy access to one.
- Lower Byrnes Mill.
- All over! Sidewalks should be considered for Upper Byrnes Mill Rd. to the park as the bulk of the population lives there with expansion plans for the future.
- Wherever we own ground.
- Anywhere possible
- Sidewalks needed throughout City.
- Franks Road.
- One side of all subdivision roads.

c) Public Safety

- Byrnes Mill is very safe. No safety concerns.
- Police do a good job.
- Everybody looks out for each other- great community.
- Fire is great- 4 fire stations
- Limited police force due to revenue shortfall
- More police officers needed.
- We need the police to spend more time patrolling and community policing in our neighborhoods and less on highway 30.
- Police corrupt
- The Police department needs to hire more officers so there can be 2 officers on patrol at all times.
- Police is much better w Gary. Perception will improve w time.
- Safety: 4 out of 5 – always room for improvement
- Police/Fire: 5 out of 5.
- Will we be able to retain the Police Department? Concerns regarding the City's ability to maintain police department. We need more police officers, higher pay (to encourage officers to stay).
- No way to call City after hours, except 911.
- Increased development would lead to safety issues, so be careful with annexations. We don't want to create problems the City cannot manage.
- We are better off than most communities when it comes to safety. Neighbors look out for one another. This is our selling point.
- Better tornado sirens needed.
- Swimming should not be encouraged in the Big River, it's very dangerous.
- Sidewalks and trails are needed along main roads to provide safe areas to walk, run and be active.
- Street light in high traffic areas and pedestrian use areas would be great.
- Fire hydrants needed so all areas have top rate fire protection services.



- d) Code Enforcement
  - Building maintenance & code enforcement could be improved, especially trash and dumping on properties.
  - Adopt ordinances for littering.
  - Construction inspection needs to also be improved/
  - Keep up code enforcement efforts to make sure properties are well maintained and look nice.
  
- e) Utilities
  - More/better sewers needed.
  - Expanded sewer service needed. Sewers needed along Franks Road.
  - Water District 6 – water is bad.
  - Do whatever it takes to keep Byrnes Mill a desirable place for existing residents and businesses.
  - Would like to see one trash hauler (save on roads)
  - Get 1 trash company
  - Rebid trash hauling contract to have one hauler for trash and recycling.
  - Curbside recycling would be nice.
  - Need one garbage hauler with recycling.

**7. Future Commercial Uses:** What businesses would you like to have in Byrnes Mill?

- Byrnes Mill needs a bakery, upscale restaurant, more retail selection, boutique shops, dry cleaners, mini target and other uses that provide for the daily needs.
- Planned commercial development at highway intersections.
- A bakery and a café would be nice.
- Restaurants (sit down)
- Starbucks
- Near City Hall – great location for a QT, bakery, Starbucks, Bread Company, café, etc.
- A “Homegoods” store would be nice.
- QT
- Promote commercial nodal development along 30. Preserve area in-between.
- Commercial development on the Jefferson College property would be nice.
- No more fast food restaurants. Nice sit-down restaurants would be nice.
- No more auto parts.
- No more fast food, self-storage.
- No more convenient stores. We need more commercial retail and sit down restaurants.

**8. Future Residential Uses Housing:** What housing types and price ranges do you recommend for future development?

- Promote new construction of single-family detached homes.
- Byrnes Mill needs to diversify the housing stock to include condos, villas, duplexes and attached housing.



- Diversify housing stock – more choices needed. Consider garden apartments – and more renter-by-choice options.
- Need more medium-priced housing.
- Need more housing options than just large homes.
- Villas, apartments and senior housing
- Condominiums would be a good addition.
- Attached housing (villas) along Lower Byrnes Mill (LBM) Road.
- Townhomes, condo and nice garden apartments are needed. Consider the location near Hess Road and 30.
- Villas for seniors would be nice. Consider a location along 30 and along Upper and Lower Byrnes Mill mixed with commercial development. Similar to the residential condos adjacent to Gravois Bluffs.
- The Upper Byrnes Mill area would be good for high end villas or condos.
- New housing is needed including nice quality built single family homes, villas, townhomes and condos, but no apartments.
- No multi-family or mixed use.
- Single family homes, town houses and condos.
- Expand the city's housing stock but no more apartments.
- We need rental options such as townhomes and duplexes and higher density home-ownership options, especially for our seniors, such as villas, condos and ranch homes on small lots (consider cottage courts like at Old Town St. Charles.)
- Subdivisions along LBM.
- Active living needed.
- Maintain open spaces in residential areas.
- Too many apartments, trailer courts, trailers that attract slum lords.
- No HUD housing.
- Not everyone wants condos and townhomes – they don't think they fit in.
- No apartments. Apartments do not fit with Byrnes Mill's existing housing stock and quality established neighborhoods.
- No condos or townhouses that eventually turn into low income rentals should be under consideration.
- Builders wanting to build cheap housing should consider other locations.
- Byrnes Mill does not need to diversify the housing stock. The housing stock is pretty good as is.

### 9. Future growth areas

- Annex commercial areas. Annex north and south along 30.
- Annex to High Ridge – to take in existing commercial uses and provide necessary growth opportunities for future growth.
- Annex High Ridge to Wal-Mart and take in High Ridge Boulevard and the adjoining uses.
- Annex to Wal-Mart.
- Annex Wal-Mart, Walgreens, High Ridge Boulevard, fire house and offer fire protection, TIF and create a High Ridge Business District.
- Annex to House Springs – take in existing commercial areas to have better control over future development.
- Annex to Junk Yard and to Buchheidts.



- Annex the subdivision next to City Hall.
- If accepted by those being annexed. Either High Ridge towards Wal-Mart or House Springs.
- Need reason to expand - improve area, increase tax base, etc.
- Do not annex!! It will break down community goodwill and potentially lead to disincorporation movement.
- As beneficial opportunities/locations arise
- High Ridge first then House Springs if possible. The city should try annexation over building a city center or change present zoning that would take away building one family houses with larger lots. I like the two acre and 4 acre lot sizes currently in place.
- High Ridge area and House Springs if possible, with the caveat that House Springs can keep their name since it has a historical significance for the Jefferson county residence as a whole.
- Where ever we can
- The most obvious is down MM, but up towards High Ridge would be good, also.
- Byrnes Mill needs to expand.
- Where ever we are wanted
- The plot of land that exists between Old Gravois and Hwy 30 from near Weber Hill Lake to the intersection near Hardee's and Hwy 30.
- Not by trying to buy the land around Wal-Mart

### 10. Pros & Cons of annexing High Ridge area

- If the businesses want it, it's a good thing.
- The business in the area would be stronger if they worked together towards a common goal or purpose.
- It would be nice to clean up or add vitality to the Boulevard, but what exactly can Byrnes Mill do to make it a better business district?
- Most people that work or own a business on the Blvd. are from the area.
- Upgrading the buildings would be nice.
- Better exposure to 30 and better promotion of the High Ridge area would benefit the businesses and community at large.
- Developing the Elks Lodge Site would be big, it would provide the opportunity to bring in an anchor-type development to compliment Wal-Mart and bring vitality to the Boulevard Side of 30.
- Anything that unifies the High Ridge businesses community is a good thing.
- Promote the safety, affordability and sense of community of High Ridge.
- Byrnes Mill is a bedroom community that would really benefit from a commercial center for shopping as well as bringing people together
- Residents of High Ridge might be willing to support an annexation if the name Byrnes Mill was dropped.
- We would support annexation if it were wanted by the population in the area considered for annexation."