
CHAPTER 3 COMPREHENSIVE LAND USE PLAN

3.0 COMPREHENSIVE LAND USE PLAN

3.1. Overview

The purpose of creating a future land use map supported by goals, objectives, and policy statements is to guide future decision-making in O'Fallon to ensure that growth and land use outcomes are a result of planning and purposeful action. Although O'Fallon has gained a reputation as a community that is a desirable place to live -- because of schools, quality residential areas, public safety, and low taxes -- it is a community at a crossroads. Currently, the City has a number of positive qualities, including:

- Ease of access to St. Louis via I-64;
- Abundance of readily developable commercial sites with access to regional and local transportation system;
- Many viable, well-established neighborhoods;
- Relatively compact development pattern;
- Above-average level of police protection;
- Presence of a viable downtown and older residential core.
- Visible infrastructure in good condition;
- Strong school districts.

O'Fallon, however, has reached a crucial point in its development. Many of the current policies and practices within the community have created a visibly attractive place to live, but these same policies and practices are not healthy for the long-term sustainability of the City. Some of the City's current challenges include:

- Lack of identity or unique character, particularly along public right-of-ways;
- Lack of industry;
- Need for investment in the older portions of the City;
- Indications of an emerging sprawling development pattern; and;
- Financial and utility provision policy concerns regarding future growth and development.

The Future Land Use Map has been created to clarify important development policies and guide the City's decision-making process to reinforce preferred growth and development patterns while changing or avoiding unacceptable conditions. The Future Land Use Map focuses on the following planning issues identified by the City as important.

CHAPTER 3 COMPREHENSIVE LAND USE PLAN

Preservation of Community Character. O'Fallon has roots in the traditional Midwestern concept of community. There is a downtown business district, surrounded by single family homes which are interspersed with parks and schools. As the City has grown to include regional shopping and suburban development, it has maintained its character and identity as a community. To maintain this individuality, O'Fallon must clearly define the character of its community and follow a set of goals and objectives designed to continually reinforce local values.

Cohesive Neighborhoods. Both old and new neighborhoods have a distinct identity in O'Fallon and there is some pride in the fact that new and traditional community options are available to O'Fallon residents. To maintain the existing cohesive neighborhoods, the City must be willing to minimize the intrusion of surrounding uses. This includes uses that are clearly different, such as new industrial/employment uses, as well as seemingly compatible uses, such as the conversion of residential uses to small commercial/retail uses. In places where a number of uses already conspire to weaken a neighborhood, the Plan's goal is to determine an ultimately beneficial use for the area and achieve this use through the consistent application of City goals and policies.

Environmental/Landscape Framework. O'Fallon residents have enjoyed the City's unique physical landscape for years, but recent growth and development pressures threaten the continued existence of this local amenity. As part of the planning process, the City has identified a commitment to preserve key open spaces and create an active/passive recreation system for use by residents and tourists alike. In conjunction with maintaining community character the environmental/landscape framework will enhance the City's non-motorized transportation options and provide the general basis for an enhanced stormwater management program. Minimum open space of between 12-20% should be required with all land uses to ensure adequate green space, landscaping, recreation and civic needs of the development and the community are satisfied.

Availability of Regional Commercial Uses. Although O'Fallon has a small town character, it is also experiencing growth as a regional commercial center. One of the challenges the City faces is to preserve its character while containing some of the impacts of the large retailers on the City's perimeter. Through this Plan, the City will attempt to contain the larger commercial development areas and focus on creating a balance of employment opportunities for residents.

CHAPTER 3 COMPREHENSIVE LAND USE PLAN

To address these key issues, the City has prepared a future land use map and identified the following goals, objectives and policies. The purpose of the future land use map is to provide a guide to the location, type, and characteristics of future development throughout the City. Supporting the future land use map, the goals describe a desired future result or situation for the City. Objectives provide an approach or approaches the City and private developers will use to achieve the goals. Policies are specific actions that will be required of land development applicants to implement the goals and objectives. The goals, objectives, and policies are intended to reflect the City's adopted approach to future land use and should be considered in conjunction with any City determination regarding future development.

3.2. Future Land Use Map

The Future Land Use Map is the fundamental policy guidance component of the Comprehensive Plan. The Future Land Use Map shows the recommended configuration of future uses in O'Fallon, given current characteristics and anticipated future development potential. This Map is a guide to the preferred distribution of residential densities and their relationship to nonresidential uses. The Map responds to the compatibility of various land use categories and shows how vacant or inappropriately developed land may be best utilized or redeveloped so that O'Fallon is able to meet future development goals. The decision to locate new uses and activities in the City is based upon factors such as impact on existing development, capacity of adjacent streets, planning and design principles, and the need for compatibility between the built and natural environment.

The Future Land Use Map shows a desirable distribution of land uses in O'Fallon, but those recommendations will not become reality unless the daily decisions and implementation activities in O'Fallon support the proposed plan. The principles for development are differentiated between general land use categories and specific area issues. The recommendations should be used with a sense of flexibility; development proposals that do not exactly match the map and these principles, but reflect market place demands, should be given reasonable consideration so long as they do not present significant new public service burdens on the community or hinder community development goals.



CHAPTER 3 COMPREHENSIVE LAND USE PLAN

3.3 2006 Land Use Categories:

The Future Land Use Map contains the following residential and non-residential land uses and development densities. The land uses are categorized according to their individual attributes and the potential impacts they have on adjacent properties and uses. Appropriateness of uses or projects for each category will be based on a number of factors, including natural areas, sensitive adjacent land uses, transition densities from one land use category to another, and the general framework outlined in the plan and supporting materials. These uses may be contained in separate districts or in separate special or planned use classes within the zoning code.

Table 3.1

Land Use		
<i>Description</i>	<i>Density</i> <i>(Calculated on Gross Area)</i>	<i>Proposed Uses</i>
Agriculture/Open Space	As currently exists or recommended by the Environmental Framework Plan.	-Agriculture -Private Parks & Playfields -Riparian Corridors
Associated Zoning District(s): A; Agricultural uses, active and passive private parks and playfields, and open space/riparian corridors without public access; includes FEMA designated floodplains, designated wetlands, drainage areas, and any other lands to be preserved for private open space purposes.		
Rural Residential	No more than 1 dwelling unit per acre.	-Agricultural -Single Family detached -Neighborhood Commercial will be considered as a planned use at rural intersections.
Associated Zoning District(s): A new zoning category will be needed to preserve Rural Residential areas; Incorporate existing environmental conditions into design criteria to preserve rural character, large lot development, some available infrastructure, rural roads; clustering of homes may be permitted in planned developments in conjunction with open space preservation and access to sanitary sewers; continued agricultural uses.		
Single Family Residential	No more than 3 dwelling units/acre.	-Single Family detached -Clustered home subdivisions will be considered as a planned use.
Associated Zoning District(s): SR-1, SR-1B; Typical suburban character, medium sized lots in subdivisions, full infrastructure availability and sewer connection required, residential streets; clustered single family homes allowed in planned developments, particularly in conjunction with open space preservation.		



CHAPTER 3 COMPREHENSIVE LAND USE PLAN

Table 3.1

Land Use		
<i>Description</i>	<i>Density (Calculated on Gross Area)</i>	<i>Proposed Uses</i>
Neighborhood Residential	No more than 7 dwelling units/acre.	-Single Family detached
Associated Zoning District(s): SR-2, SR-3; Older type, urban, single-family neighborhoods with smaller lot sizes; may include a mix of residential styles and types; full infrastructure availability and sewer connection required; residential streets; attached villas may be permitted through the planned use process; villas defined as non-stacked, zero lot line/common wall construction with two or more dwelling units (includes "duplexes"); home ownership is encouraged.		
Multi-Family Residential	No more than 10 dwelling units/acre.	-Single Family detached in planned developments -Single-Family attached (villas/townhomes) -Apartment -Mobile Home parks and subdivisions
Associated Zoning District(s): MR-1, MR-2, MH-1, MH-2; Large lots with a mix of multi-family styles and types; full infrastructure availability and sewer connection required; residential and collector streets; buffer between single-family residential and non-residential uses; single ownership of the development or unified, perpetual control and maintenance of the entire development is encouraged.		
Institutional	As determined on an individual project basis, compatible with surrounding zoning	-School -Hospital -Church -Government Facilities -Nursing Homes -Civic Institutions -Not-for-profit organizations
Associated Zoning District(s): All; Existing public and quasi-public uses; those facilities that serve residential areas (such as branch libraries, post offices and schools) should be grouped together; all public/institutional facilities should have access to arterials, public transportation and major utility trunk lines; uses are not prohibited in other categories if applicable zoning and design criteria are met. In the absence of an Institutional use, Single-Family Residential is an acceptable alternative land use.		



CHAPTER 3 COMPREHENSIVE LAND USE PLAN

Table 3.1

Land Use		
<i>Description</i>	<i>Density (Calculated on Gross Area)</i>	<i>Proposed Uses</i>
Office/Service	Suggested FAR for new commercial and office .33; Existing commercial FAR .21; Downtown FAR 1 to 2; Office Park FAR .25.	-Professional Office -General Business Office & Ancillary uses -Light Retail -Office Park
Associated Zoning District(s): O-1; General office activities such as professional offices, financial institutions, business services, and ancillary light retail; planned office designation should apply when a proposed development adjoins a residential or natural area, larger project areas, or adjacent sensitive uses; planned designation may be utilized in residential areas that are transitioning to a more intense use with limited signage, parking, employees, and the preservation of existing structures and landscaping.		
General Commercial	Suggested FAR for new commercial and office .33; Existing commercial FAR .21; <u>Downtown</u> FAR 1 to 2	-Community retail -Personal, professional, and business services -Public/institutional uses -Office (ancillary)
Associated Zoning District(s): B-1, B-2; The scale and character of the development should be compatible with the surrounding area; architectural, urban design, and landscape plans will be required to ensure community character is maintained; general commercial activities such as retail sales and services, restaurants, and convenience stores, office uses, and general business services at key intersections and corridors; planned commercial developments should be considered where areas to be developed are near a residential area or other natural/sensitive use; access control, additional landscaping, buffering, and monument signage is required when appropriate. <u>Downtown</u> : O'Fallon Main Street designated boundaries for mixed use development with 1 st Floor Commercial/Service and 2 nd Floor Residential/Office; medium high-density residential and small offices over community oriented commercial uses, specialty retail, and public/institutional uses.		
Regional Commercial	Suggested FAR for new commercial and office .33; Existing commercial FAR .21	-Regional retail -Restaurant -Hotel/Conference Center -Entertainment/Recreational facilities -Office (ancillary)
Associated Zoning District(s): B-1; Regional commercial activities such as retail sales and services, restaurants, hotels, general convenience stores, entertainment and recreational facilities in a regional/highway-based setting; also includes most office uses and general business services; includes heavy traffic and lighting generators, big box, dealerships, entertainment, fast food and sit-down restaurants, theaters, and outdoor merchandise display.		



CHAPTER 3 COMPREHENSIVE LAND USE PLAN

Table 3.1

Land Use		
<i>Description</i>	<i>Density (Calculated on Gross Area)</i>	<i>Proposed Uses</i>
Heavy Commercial	Suggested FAR .25	-Contractor Yards -Dairies -Storage Facilities
Associated Zoning District(s): B-2; Recommended building types are concrete, masonry, and tilt-up. Outdoor storage is allowed with appropriate fencing and landscaping.		
Business/Industrial Park	Suggested FAR .25	-Light Manufacturing/Assembly -Warehousing/Distribution -Contractor Yards -Dairies -Storage Facilities -Corporate/Technology Park
Associated Zoning District(s): O-1 (P), B-1 (P), B-2 (P), I (P), PUD; Recommended building types are concrete, masonry, and tilt-up. Environmentally "clean" light manufacturing and assembly operations; transportation and distribution related uses, corporate campuses and technology businesses performing research and development, and associated administrative functions.		
Neighborhood Commercial District	Planned developments at a primary intersection up to 8 acres and/or 40,000 s.f. of total floor area. The maximum development in any one quadrant is 4 acres and/or 15,000 s.f. of total floor area.	-Neighborhood retail -Personal, professional, and business services -Public/institutional uses -If no acceptable planned Neighborhood Commercial developments are proposed, the preferred land use is identified by the underlying land use district.
Associated Zoning District(s): B-1, B-1 (P), PUD; Neighborhood Commercial uses are to be planned in and near the residential areas of the City; located at the intersection of collector and/or arterial roadways; low intensity commercial uses intended to serve nearby residents; may be mixed with residential uses; potential uses include limited retail, business, professional and personal services, financial services, dental or medical services, day care, food or drug sales, postal or mailing services, schools and churches; prohibits gas pumps; the scale and character of the development should be compatible with the surrounding residential neighborhoods; detailed architectural, urban design and landscape plans will be reviewed to ensure neighborhood character is maintained; public improvements, open space, or other amenities may be required to mitigate effects of these non-residential uses in essentially residential neighborhoods. Building height is limited to two stories.		



CHAPTER 3 COMPREHENSIVE LAND USE PLAN

Table 3.1

Land Use		
<i>Description</i>	<i>Density</i> <i>(Calculated on Gross Area)</i>	<i>Proposed Uses</i>
Regional Mixed Use District	Planned developments within an area defined as a 1/4 th -mile radius from the primary intersection (up to 125 total acres)	-Neighborhood or Community Retail -Restaurant -Entertainment/Recreational facilities -Office -Hotel/Conference Center -Institutional -Residential
<p>Associated Zoning District(s): B-1 (P), PUD; Mixed-use development is characterized by three or more revenue-producing, mutually-supporting uses (retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation), physically and functionally integrated, and in conformance with a coherent plan.</p> <p>Community Mixed Use is characterized by Service/Convenience Retail and Specialty Retailers (primarily apparel, household and specialty goods, restaurants, and entertainment), unique architectural design, and overall shopping ambiance oriented to both neighborhood (5 to 10 minutes) and community/regional patrons (up to 30 minutes). These areas were determined based on their location at the intersection of two major thoroughways; ease of access; appropriate site size and dimensions; adjacency to supportive, compatible, or adequately buffered uses; and capacity to meet the City's future community mixed-use needs. Future locations could be considered in Downtown and adjacent to Regency Park.</p>		
Park	As currently exists or recommended by the Environmental Framework Plan and Park Master Plan	-Public Parks -Trails -Greenways
<p>Associated Zoning District(s): All; Active and passive public parks, trails, and open space corridors with public access; may include FEMA designated floodplains, designated wetlands, drainage areas, and any other lands preserved for public open space purposes.</p>		



CHAPTER 3 COMPREHENSIVE LAND USE PLAN

Insert Future Land Use Map