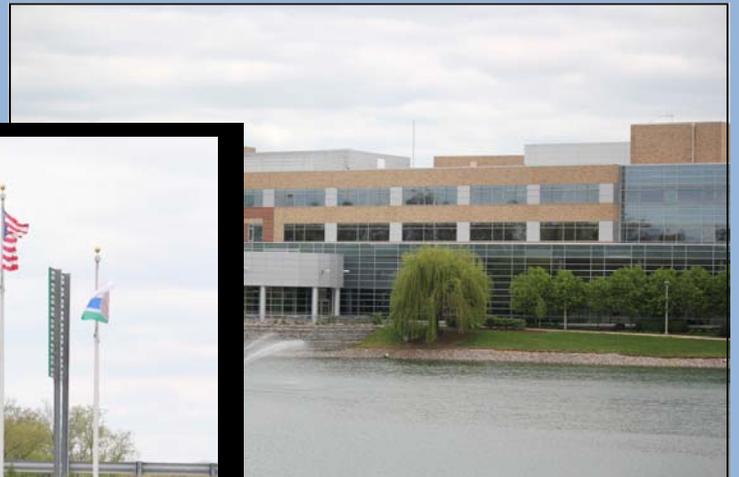
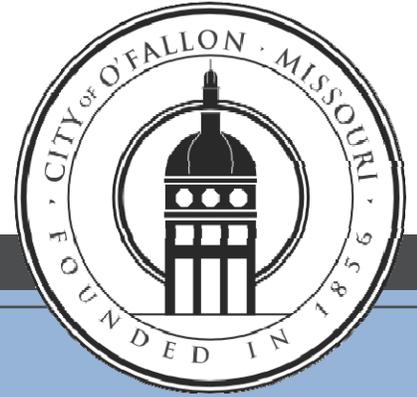


**2015 Update**

# 2008 O'FALLON COMPREHENSIVE PLAN



*Learning from the past...*

*Understanding the present...*

*Planning for the future.*

# Mayor

Bill Hennessy

**City Council**

*Ward 1*

Dave Hinman  
Rick Lucas

*Ward 2*

Rose Mack  
Jim Pepper

*Ward 3*

Rick Battelle  
John Haman, Jr.

*Ward 4*

Bob Howell  
Jeff Schwentker

*Ward 5*

Debbie Cook  
Mike Phenev

**Planning and Zoning Commission**

*Chairperson*

Charles Brunjes

*Vice Chairperson*

Carolyn Thomas

*Commissioners*

Mike Nunnery

Jim Frain

Caleb Hunter

Douglas Howard

Jennifer Thomas

Scott Avery

Curtis Seymour

Lou Viviano

*Council Representative*

Bob Howell

<i>Department</i>	<i>Title</i>	<i>Contact</i>
<b>Administration</b>	City Administrator	Bonnie Therrien
	Asst. City Administrator	Lenore Toser-Aldaz
	City Clerk	Pam Clement
	Executive Asst. to the City Administrator/ Deputy City Clerk	Susan Lane
	City Attorney	Stephanie Karr
	Assistant to the Mayor	Bess Bacher
<b>Administrative Services</b>	Director of Administrative Services	John Griesenauer
<b>Finance</b>	Finance Director	Vicki Boschert
<b>Police</b>	Chief of Police	Roy Joachimstaler
<b>Public Relations</b>	Communication Director	Tom Drabelle
<b>Parks and Recreation</b>	Director of Parks and Recreation	Cindy Springer
<b>Economic Development</b>	Director of Economic Development	Michael Hurlbert, AICP
<b>Public Works</b>	Director of Public Works	Steve Bender, PE
<b>Building and Code Enforcement</b>	Manager of Building and Code Enforcement	Jared Agee, MCP
<b>Planning and Development</b>	Director of Planning and Development	David Woods, AICP
	Asst. Director of Planning and Development	Shannon Gerard
	Planner	Steve Stricklan
	GIS Manager	Kevin Kingrey
	GIS Technician	Rob Lammle
	Administrative Assistant	Tracy Coffman
	Planning Intern	Dylan Mosier

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*2008 O'Fallon*

*Comprehensive Plan*

*2015 Update*

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# Introduction



*2008 O'Fallon*

*Comprehensive Plan*

*2015 Update*

# Section 1: Introduction

## EXECUTIVE SUMMARY

### Past Comprehensive Plans

The City began preparation of its first comprehensive plan in 1965, and subsequent plans were completed in 1974, 1984, 1996, 2003 (with an updated version in 2006), and 2008. The following document is an update to the 2008 plan. The aim of past comprehensive plans has been to shape and mold the remarkable growth of O'Fallon and to make it a safe and inviting community to be involved with. All of the past comprehensive plans essentially focused on demographics, housing, land use, transportation, community facilities, infrastructure/utilities, and parks and recreation.



**Past O'Fallon Comprehensive Plans: 1965, 1974, 1984, 1996, 2003 and 2008**

The purpose of the 1986 plan was to prepare for the coming growth of the region. The plan showed the population shift in St. Louis from east to west, but was unable to predict the drawing power O'Fallon would have as a small town with easy access to a metropolitan area. Regardless, the goal was not to predict the population growth accurately; it was to properly plan for any growth in the area. The 1986 plan wanted to create a community that was a convenient, safe, and inviting place to live and work.

The largest section of the 1986 plan was its extensive thoroughfare and street plan that proposed major and minor roadways throughout the City. It proposed the connection of many minor roads and bypasses to make O'Fallon a much more convenient city to drive through and much more accessible from other areas. The Mexico Road Extension that connected Bryan Road to Highway K was officially established as a City goal in this plan. The 1986 thoroughfare plan set forth recommendations to create a system that would be able to properly serve future growth within the City.

The creators of the 1996 Comprehensive Plan were unaware of how much growth had yet to occur as the population of O'Fallon has more than doubled since that time. While the document was well written and concise it was not a direct product of the City, as it was completed by a consulting firm based in St. Louis. The two major problems of the document were its rigidity and its lack of implementation details. It was never intended to allow for changes or updates and lacked details on how to properly implement any of the goals or objectives listed.

The 2003 Comprehensive Plan was another well written document that was composed entirely by City staff. This plan did not incorporate citizen input. Given the fact that there was no citizen input, this plan lacked a push for completion of goals and there was no one to hold the City accountable. It was then slightly modified in 2006 to include the *Bryan and Feise Road Study*.

### The Purpose of this Comprehensive Plan

The purpose of this Comprehensive Plan was to create a document that accurately represents the current needs of the City and represents the direction O'Fallon will grow in the future. This Comprehensive Plan will serve as a framework for use by the City to guide the decision making and direction departments will take. It also aims to generate accountability in the City to ensure departments follow through with completing the goals and action items decided upon by the Comprehensive Plan Advisory Committee and the 2015 Update Subcommittee.

In the *2008 O'Fallon Comprehensive Plan*, there were 73 goals, with 337 action items. In this updated plan there are 61 goals, with 236 action items. Also new to this updated plan is the appendix that contains 12 goals and 116 action items from the previous Comprehensive Plan that were removed. Of the 12 removed goals, five (5) were accomplished; six (6) were beyond the City's authority, or not in the City's interests anymore; and one (1) was combined with another goal. Of the 116 removed action items, 50 were accomplished; 50 were not enforceable, achievable, feasible, or in the City's interests anymore; and 16 were combined with other action items.

## **Plan Elements**

### **Historic Preservation**

This section examines the historical structures and memorials throughout the City. It is intended to make citizens aware of the location of these structures and point out their significance in explaining how O'Fallon grew into the City it is today. The ultimate goal of historical preservation is to strengthen community spirit through the preservation and dissemination of information pertaining to the history of O'Fallon and its residents.

### **Demographics and Projections**

Using data obtained from the U.S. Census Bureau, Missouri Census Data Center and the City of O'Fallon, this section provides data regarding past population trends, future population projections, area population comparisons, as well as information regarding the significant growth O'Fallon has experienced over the past twenty years, ward representation and various demographics.

### **Housing**

This section provides data regarding the city's housing tenure, vacancy rates, median home value, housing types, age of the housing stock and permit trends. Together they not only illustrates the housing situation in O'Fallon, but also paints an interesting picture of the outmigration to O'Fallon and how the city was affected by the housing market crash and recession of recent years.

### **Community Facilities**

Community Facilities contains a review of civic, educational, and public safety facilities to point out what areas they service and the extent to which these facilities are intertwined with the City. It also contains any recent news or updates occurring to those facilities so that citizens may be aware of the approaching changes.

### **Utilities**

O'Fallon is served by a number of high quality utility providers with reliable services at a reasonable price. This section includes all utilities that service a portion of the City and notes future changes and upgrades that may be occurring. This section also includes information regarding O'Fallon's city-wide recycling efforts.

### **Transportation and Circulation**

The primary purpose of O'Fallon's transportation network is to move people and goods, while forming the framework upon which O'Fallon is built. Transportation demands are derived from specific land uses and their associated activities resulting in an inseparable relationship. This section examines current transportation trends in the City, outlines a number of transportation projects (both completed and in development) and provides information of transportation issues the City is currently facing.

### **Land Use**

This section provides a general framework for the continued growth and redevelopment of the City, and is intended to help City officials, the development community, and residents to understand the desired future land use patterns for the community. The Land Use Section provides an overview of past growth, present land use and zoning, and provides goals and action recommendations to assist in planning the future of the community.

### **Economic Development**

The Economic Development section examines how the City was affected by the Economic Recession of 2008, educational attainment, unemployment rates, the labor force, commercial construction permit numbers, revenue from taxes, the City's largest employers, as well as other topics.

### **Green**

The section covers the City's Energy Strategic Plan, solar use within O'Fallon, and information is provided regarding the Energy Efficiency and Conservation Block Grant the City was awarded by the Department of Energy under the American Recovery and Reinvestment Act of 2009.

## Parks, Trails and Recreation Facilities

This section offers a listing of the parks and recreational facilities in the City that are available to the public, along with information regarding the Parks and Recreation Master Plan and Proposition P (passed in 2008).

## Goals, Action Items and Implementation Strategies

This update continues the format of having the goals and action items collected into a single section for easy reference by City departments and residents. In prior plans the goals were spread throughout the document at the end of each section, and consequently, they were sometimes lost within the document.

This section also contains implementation strategies for each goal and action item. The information contained in the Implementation Strategy line is the department(s) responsible for carrying out the action along with a timeframe designation for completion. This is a way of designating accountability for the accomplishment of the action item to a specific department to ensure that the Comprehensive Plan's goals are met.

## **PLANNING PROCESS**

### **Who Was Involved?**

On July 19, 2007, at the direction of the Planning and Zoning Commission, the Comprehensive Plan Advisory Committee (CPAC) was established. This committee was composed of City of O'Fallon citizens. The purpose of the CPAC was to assist the City's Planning and Zoning Commission, Parks Board, and City Staff in long range planning and the creation of the 2008 O'Fallon Comprehensive Plan. For the creation of the 2015 update to the 2008 O'Fallon Comprehensive Plan the Planning and Zoning Commission created the 2015 Update Subcommittee to assist City staff.

### **The Role of the 2015 Update Subcommittee and City Staff**

Regular meetings were held to address particular issues and to update and review *Section 3: Goals, Action Items & Implementation Strategies*. Various staff members assisted in creating content for *Section 2: Community Profile* and the other sections of the plan, along with overseeing the consolidation and completion of the entire document.

The following is a list of people who served as members of the Comprehensive Plan 2015 Update Subcommittee and a work timeline:

#### **COMPREHENSIVE PLAN 2015 UPDATE SUBCOMMITTEE**

Bob Howell, Councilmember of the 4th Ward	Lenore Toser-Aldaz, Asst. City Administrator
Chad Cornwell, Economic Development Coordinator	Michael Nunnery, Planning and Zoning Commissioner
Cindy Springer, Director of Parks and Recreation	Mike Hurlbert, Director of Economic Development
David Woods, Director of Planning and Development	Roy Joachimstaler, Chief of Police
Doug Howard, Planning and Zoning Commissioner	Shannon Gerard, Asst. Director of Planning and Development
Dylan Mosier, Planning and Development Intern	Steve Stricklan, Planner
Jim Frain, Planning and Zoning Commissioner	Wade Montgomery, City Engineer

#### **2008 COMPREHENSIVE PLAN ADVISORY COMMITTEE**

Theresa Price	Dan Bish	Jim Frain
Wendy Prakop	Pierce Conley	Jamie Cronk
Douglas Howard	Jim Fitch	Cindy Springer
Bernard Groharing	Doug Myers	Tracy Fisher
Scott Avery	Don Detrich	Brent Stafford

## Comprehensive Plan 2015 Update Subcommittee Schedule

Timeline for the Completion of the 2014 Comprehensive Plan Update			
Comprehensive Plan Committee Meetings		O'Fallon P & Z Commission Meetings	
9-Apr	Historical Preservation	1-Mar	Present Historical Preservation Goals and Action Items
23-Apr	Demographics and Projections	17-Jul	Present Historical Preservation, Demographics and Projections & Housing Sections and updated goals and action items
7-May	Community Facilities	7-Aug	Present Community Facilities & Utilities and updated goals and action items
21-May	Utilities	4-Sep	Present Green & Parks, Recreation and Trails and updated goals and action items
4-Jun	Utilities & Transportation and Circulation	2-Oct	Present Transportation and Circulation and updated goals and action items
18-Jun	Land Use (Second Level Conference Room)	4-Dec	Present Land Use & Economic Development and updated goals and action items
25-Jun	Staff meets with Advisory Green Council to go over Green Goals and Action Items	15-Jan	Final Document Presentation
8-Jul	Parks Board Meeting	5-Feb	Update to Comprehensive Plan Adopted
16-Jul	Land Use, Economic Development & Parks, Recreation and Trails		
23-Jul	AGC Workshop over Green		
6-Aug	Review updated Green & OneSTL Pilot Study		
20-Aug	Review OneSTL Pilot Study & Any Leftover Items		
5-Nov	Review Future Land Use map		
10-Dec	Discuss Final Document		

### **Review and Adoption Process**

After each element of the Comprehensive Plan was updated, it would be forwarded to the Planning and Zoning Commission and placed on an agenda for presentation and discussion. The above timeline shows when each portion was presented. Once all sections were completed in this fashion, the draft of the entire Comprehensive Plan was placed on the commission agenda for a public hearing. Following the public hearing, the Planning and Zoning Commission adopted the resolution accepting the City's Comprehensive Plan.

