



Parks/Open Space

Intent: These uses are intended to provide both passive and active recreational opportunities throughout the city. Parks and open space areas represent the community's desire to protect and preserve riparian corridors, floodplain areas and trail connections as an amenity for residents.

Trails

Intent: Trail connections should be used to provide connections between neighborhoods and major activity centers such as schools, parks and retail areas.

Potential Annexation Area

Intent: These areas have the potential to serve as a future growth area for the city through annexation.

Anchor Commercial

Intent: These uses are intended to provide goods and services on a regional scale.

Location: These uses are restricted to areas adjacent to major arterials such as Manchester Road and Highway 141.

Density: These developments are generally 100,000 square feet or greater. Accessory commercial uses (pad sites) including but not limited to "sit down" restaurants and smaller retail uses and banks will be allowed if included as part of an overall master plan.

Convenience Retail

Intent: These uses are intended to provide convenience goods to surrounding neighborhoods with such items as food, clothing, general goods and personal services.

Location: These uses are allowed near residential areas but are restricted to the major intersections of Big Bend Road at Sulphur Spring and Meramec Station Roads.

Density: These uses are generally less than 70,000 square feet in overall size. Individual uses may be as small as 2,000 to 3,000 square feet.

Convenience Retail and Office

Intent: These uses are intended to provide convenience goods and/or locations for professional services.

Location: These uses are restricted to areas with access to major arterials and collectors such as Manchester Road and Baxter Road.

Density: These uses are intended to serve the needs of small to medium-scale (30,000 to 70,000 square feet) retail and/or office development.

Mixed-Use

Intent: These areas are recommended for a mix of uses in a vertical arrangement within a building. Active pedestrian uses such as restaurant/retail are located on the ground floor with direct street access. The mix of land uses can include one of the following relationships; retail (ground floor) with residential above, office (ground floor) with residential above, and retail (ground floor) with office above. Mixed-use developments involving multiple parcels must be submitted as a single comprehensive development plan or planned unit development.

Location: These uses are limited to redevelopment areas within the "historic town center" which is generally defined as the parcels abutting Manchester Road, west of Highway 141 and east of Baxter Road.

Density: In general, mixed-use densities will be the highest within the city. By definition, mixed-use developments are concentrated with a mix of uses within a structure and/or area. Commercial and office densities will depend upon parcel size and location. These structures will vary in size from one to five stories. Residential densities may range between 12 to 32 units per acre.

Multi-Family

Intent: These uses are intended to provide for the housing needs of a growing population through the construction of renter and owner occupied structures. Examples include apartments and owner occupied units such as villas, townhomes, condominiums and attached single-family units.

Location: These uses are limited to areas with access to arterials or major collectors.

Density: This land use is a higher density than single-family development. Densities may range from as low as 2-3 units per acre to as high as 12 to 24 units per acre. Therefore, new multi-family developments should provide appropriate landscape buffers when abutting single-family developments.

Single-Family

Intent: These uses are intended to meet a majority of the housing needs of the community.

Location: These uses are encouraged to front local streets with shared access to major collectors and are discouraged along arterials and collectors.

Density: Development types within these areas are limited to single-family detached homes with densities ranging from two to four dwelling units per acre.

Government/Institutional

Intent: These uses are intended to provide municipal and other services throughout the city. These areas are recommended for governmental lands, or those buildings and uses designed to support the public good. These uses include all civic and public owned public buildings, or lands dedicated to public use and schools and churches.

Location: Efforts should be made to coordinate the location of future municipal uses to maximize efficiency of service.

Density: Densities and locations will vary throughout the city.

HNTB Urban Design + Planning
Exhibit 4
Future Land Use Plan