



Chapter 3: Factors Affecting Development

Factors that affect quality of life and overall development include:

- Population and economic trends
- Existing development
- Natural environment
- Schools
- Open space
- Community/government services

Understanding these trends and factors helps to determine overall land use pattern of the community. These factors influence the stability of uses within a community. The comprehensive planning process typically has an impact on all of these aspects; in a built-out community, however, such as Manchester, planning effects on schools and government services are usually minimal.

Existing Development and Demographic Trends

The 2000 census data for Manchester indicate that the city has a population of 19,161 persons. The demographics of the city are a median age of 36 years, with 27% of the population under the age of 18. The average household size in Manchester is 2.66 persons, with a median household income of \$64,381 and a per capita income of \$27,663.

Educational attainment is high, with nearly 53% of the population holding a bachelor's degree or higher and 53% of the population holding management or professional jobs. This level of education is almost twice the national average.

Manchester is predominantly an owner-occupied dwelling unit community, with nearly 81% of the residents owning their home. The median home value is \$144,800. The median rent is \$690, with a vacancy rate of 3%.

Manchester is also a largely built-out community. Population growth in St. Louis County has slowed down significantly. Over the past three decades, the pace of population growth in the county has slowed to an average of 2% per decade. Growth and change, therefore, will come through redevelopment or annexation.

**Table 1.1 St. Louis County
Population Trends**

1970	951,671
1980	979,180
1990	993,508
2000	1,016,315

Source: U.S. Census Bureau

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Indeed, it has been through annexation that Manchester has grown historically. From 1960 to 1990, the population of Manchester increased nearly 325%. From 1990 to 2000, the population grew 193%. The city approved two major annexations that account for this surge in population. The first in 1997 added 3,309 new residents, pushing the city's population to 9,890. The second and greater annexation in 1999 nearly doubled Manchester's 1997 population to 18,703. Without the annexations in 1997 and 1999, the city's population would have grown at a rate of 7.5% -- to 7,033 -- between 1990 and 2000.

Table 1.2 Manchester Population Trends

1960	1970	1980	1990	2000
2,021	5,031	6,351	6,542	19,161

Source: U.S. Census Bureau

Manchester's 19,161 residents live in approximately 7,405 households. That equates to 2.66 persons per household. This average is greater than the county average of 2.47 persons per household.

Table 1.3 Manchester Households

Total Population	19,161
Total Households	7,206
Average Household Size	2.66

Source: U.S. Census Bureau

The area of the city north of Manchester Road has an average population age of 42.5 – 51.9 years. This reflects the older, more established part of the city. The average

population age on the south side of Manchester Road is between 32.5 and 37.4 years. This area includes recently annexed portions of the city and also has a greater number of children in households. Overall, the city is fairly young, with 75% of the population under the age of 50. Those under the age of 20 make up 30% of the population, indicating that Manchester is a family-oriented community.

Table 1.4 Manchester Population by Age

9 and Under	2,802	15%
10-19	2,856	15%
20-29	2,155	11%
30-39	3,043	16%
40-49	3,365	18%
50-59	2,475	13%
60-69	1,369	7%
70-79	823	4%
80 and Over	273	1%

Source: U.S. Census Bureau

The majority of dwelling units in Manchester - nearly 80% - are owner-occupied. This exceeds national standards for home ownership.

Table 1.5 Manchester Housing Units

Owner-Occupied	5,794	78%
Renter-Occupied	1,402	19%
Vacant	210	3%
Total	7,406	100%

Source: U.S. Census Bureau

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Table 1.6 Manchester Household Size

1-Person	1,481	21%
2-Persons	2,430	34%
3-Persons	1,321	18%
4-Persons	1,267	18%
5-Persons	519	7%
6-Persons	145	2%
7 or more Persons	43	1%
Total	7,206	100%

Source: U.S. Census Bureau

Existing Land Use Patterns, Including Parks and Open Space

Exhibit 1, Existing Land Use on the following page and Table 1.7 below illustrate land uses found within the city and the percentage of total use.

Table 1.7 Manchester Existing Land Use

Land Use	Acres	% of Total
Commercial	133	5%
Common Ground	212	8%
Duplex/Townhome	4	0.1%
Industrial/Utility	35	1%
Institutional	226	9%
Multi-Family	122	5%
Park/Open Space	260	2%
Single-Family	1,720	65%
Vacant	110	4%

Source: St. Louis County GIS Department

By far, the greatest land use within Manchester is single-family residential, comprising 1,720 acres or about 65% of the city. There are 122 acres of multi-family land use and only four acres of duplex/townhome land use in the city. Neighborhoods, quiet streets,

and good quality schools are frequently mentioned as reasons families choose to live in Manchester. The preservation of all three of these important features is a focus of the policies described in this plan.



Apartment building in Manchester

One-half of the residential lots within the city are less than a quarter-acre in size and another 43% of the residential lots are between one-quarter acre and one-half acre in size. Recently, development pressures from a tight housing market and lack of available land throughout west St. Louis County have been creating pressure for new in-fill residential development, including minor lot splits and tear-downs and rebuilds of older housing stock.

Table 1.8 Manchester Lot Size Breakdown

Lot Sizes	# Lots	% of Total
.24-Acres and Less	2,799	50%
.25-Acres to .49-Acres	2,342	42%
.50-Acres to .74-Acres	262	5%
.75-Acres to .99-Acres	67	1%
1.0-Acres and Greater	83	1%
Total Lots	5,553	100%

Source: St. Louis County GIS Department

Insert Exhibit 1

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Parks are an important component of any city. Providing places for public recreation, places of serenity, and pathways to connect them together are important factors in making a city livable. Manchester has approximately 55 acres of parks and recently opened an aquatic center and outdoor recreation complex for the community. In addition, there are two regional parks operated by St. Louis County located to the north and west of the city. While these parks provide much needed public recreation, the planning process has indicated that there is a need to connect existing parks, schools, and other public facilities together. There is also a need to expand and enhance the uses within existing parks.



Paul A. Schroeder City Park

Commercial and industrial/utility land uses make up only 6% of the land area, totaling 133 acres of commercial land use and 35 acres of industrial use land.

Manchester has very little vacant land available for either commercial or industrial development. Roughly 4% of the city land area is vacant, and there are 226 acres (9%) of institutional land

within the city, some of which could potentially convert to other uses.

Financial Considerations Impacting Land Use Patterns

Over the past ten years, the city's sales tax collections have been impacted by what is commonly referred to as the "Westfall Sales Tax Redistribution Plan." This plan, sponsored by St. Louis County Executive Buzz Westfall and approved by the Missouri Legislature, redistributed revenue among the various municipalities in St. Louis County in an attempt to minimize sales tax disparities.

Under the plan approved by the Missouri Legislature, a share of revenues from the one-cent countywide sales tax was redistributed from "A" or "point-of-sale" cities to "B" or "pool cities." "A" or "point-of-sale" cities include those municipalities that established a city sales tax in the early 1970s and which collect the sales tax from all sales within their boundaries. "B" or "pool cities" include unincorporated St. Louis County and those municipalities that receive sales tax from a pooling of all sales tax collected in the pool areas. The tax is distributed to each jurisdiction based on population.

The incorporated area of the City of Manchester prior to the 1997 and 1999 annexations is categorized as "A" or "point-of-sale". Under the provisions of the Westfall Plan, annexed areas are classified as "B" or "pool." The city receives a share of the pooled one-

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cent sales tax based on the population of the annexed areas.

Certain “B” or “pool” cities have experienced significant population growth in recent years. These cities are entitled to a larger share of pooled sales tax revenues. As a result, Manchester’s sales tax collections from the pool have declined.

The sales tax revenue generated by commercial land use is a primary funding source for maintaining and improving infrastructure and providing public services. In 2004, 50.5% of the city’s operating revenues will come from sales taxes.

As the city expands and the population grows, so too will the demand for public services and infrastructure. Thus, it is an important component of this Plan to identify opportunities to expand the retail tax base in the future.

As noted earlier in this section, only 4% of the city’s land area is vacant. Therefore, future sales tax revenue growth will likely require redevelopment.

The majority of the city’s commercial sector borders Manchester Road. In accordance with the Westfall Sales Tax Redistribution Plan, this area is categorized as “A” or “point-of-sale” and therefore generates a higher level of sales tax than development in other areas of the city. **For this reason, a primary objective of this Comprehensive Plan is to increase sales tax generation along the Manchester Road corridor.**