

Comprehensive Plan Update

August 11, 2025

Listening Sessions

June 5: Council Work Session

June 9: P&Z Meeting

July 29: HOA Focus Group

Aug 6 & 7: Stakeholder Meetings

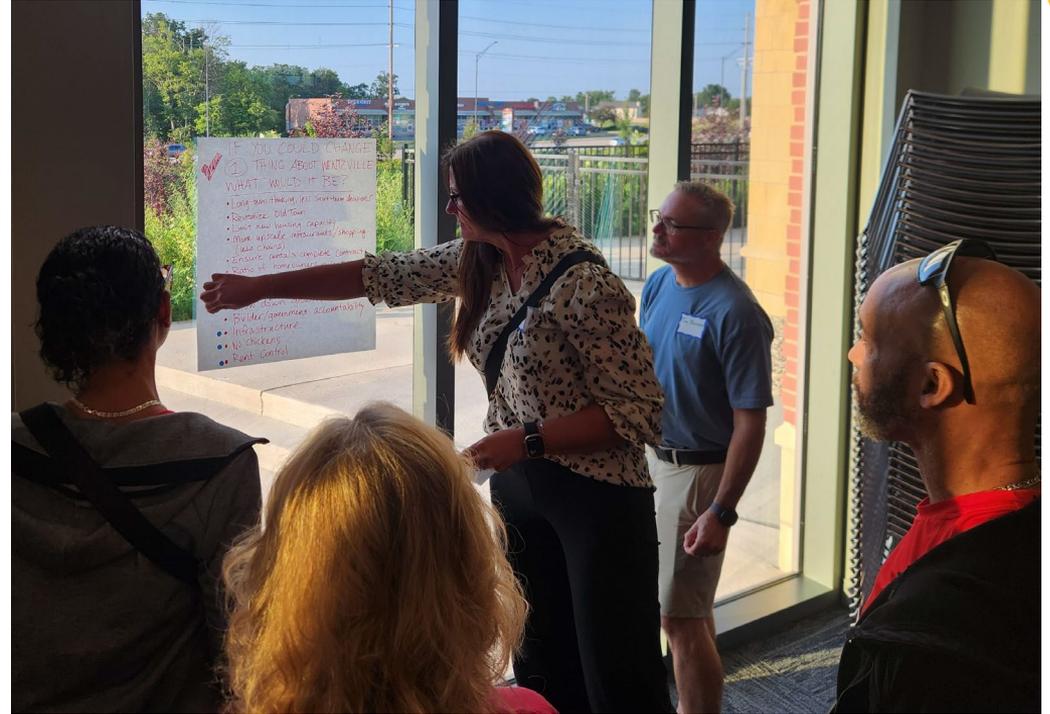
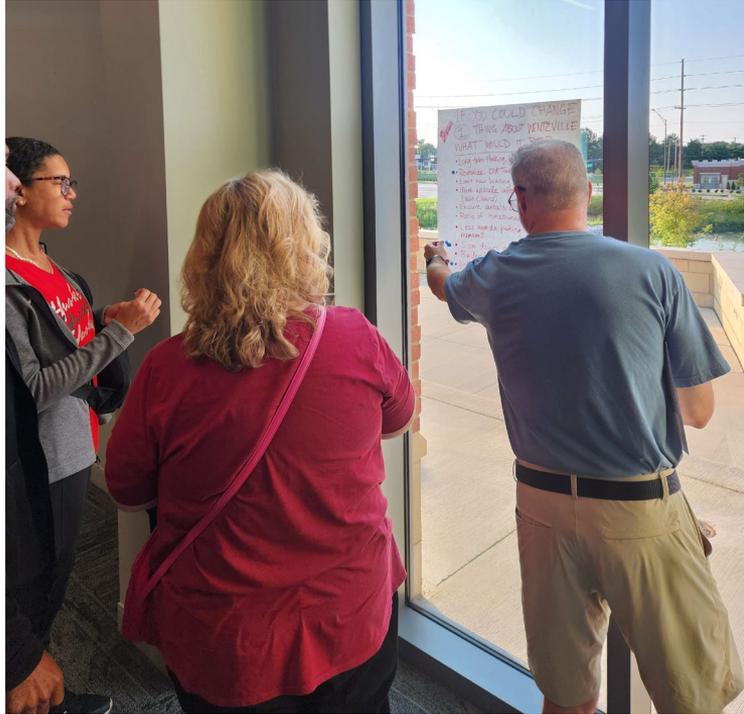
HOA Focus Group (July 29th)

City sent out
over 400 invites
to HOA leaders
and contacts.

38 registrations



HOA Focus Group (July 29th)



HOA Focus Group (July 29th)

😊 WHAT DO YOU LIKE BEST ABOUT LIVING IN WENTZVILLE?

- Schools • Safe
- Mayor + City Admin are open, responsive
- Close to variety of retail (etc.)
- First responders - responsive + friendly
- Close enough/far enough away from STL
- Close to airport
- Small town feel
- Parks/Golf courses
- Flock cameras

➔ WHAT ARE THE 3 BIGGEST CHALLENGES FOR WENTZVILLE IN THE NEXT 20 YEARS?

- Infrastructure (roads, traffic...)
- School bonds + overcrowding
- Taxes
- Senior Services
- Community upfront vs. political centers
- Vacant buildings
- Too many apartments
- Developer accountability
- Safety
- Police/fire/sewer/water
- Widening of highways
- Good, future leadership

✓ IF YOU COULD CHANGE 1 THING ABOUT WENTZVILLE WHAT WOULD IT BE?

- Long-term thinking, less short-term decisions
- Revitalize Old Town
- Limit new housing capacity
- More upscale restaurants/shopping (less chains)
- Ensure rentals complete contracts
- Ratio of homeowners vs. renters
- Less agenda-pushing school board members
- Slow down growth
- Builder/government accountability
- Infrastructure
- No chickens
- Rent control

August 6 & 7th Stakeholder Meetings



August 6th – Individual Meetings

Wentzville Fire District

Wentzville School District

GM Assembly Plant

DHP Landowners

St. Charles County Realtors (Aug 15 via Zoom)

August 7th – Small Group Meetings

Bethel Hills Community

Sleep In Heavenly Peace: Wentzville

Wentzville Networking Group

Crossroads Arts Council

Step by Step Counseling LLC

Wentzville Planning and Zoning
Commission

Ellbee's General Store

St Charles County System of Care

Western St. Charles County Chamber of
Commerce

First Step Back Home, Inc.

Wentzville Board of Aldermen

Kiwanis

Wentzville Communication Ambassadors

Wentzville United Methodist Church

Linn Cemetery

Wentzville Community Club

Luetkenhaus Properties

Wentzville Community Historical Society

*Businesses and organizations based on
registration information.*

Preferred Family Healthcare

Wentzville Downtown Business Association

Wentzville Downtown Committee

What We've Heard – Some Context

- Help identify key issues, not necessarily consensus.
- Will help shape the community survey.

What We've Heard: Strengths

- Small town feel (even rural), but with amenities.
- Community pride.
- Location (local convenience and regional access).
- Good place for families and good quality of life (school district, safety, parks, etc.).
- City leadership and first responders.

What We've Heard: Challenges / Concerns

- Loss of the small town atmosphere (some said it's already lost).
- Infrastructure (traffic congestion, maintenance, capacity of utilities).
- Fiscal Impacts.
- Growing need for social services.
- Viable commercial growth (not having vacancies in 20 yrs).
- Different visions for growth.

What We've Heard: Opportunities

- Downtown (Old Town).
- Hospital (but also some apprehension).
- Identity/Uniqueness.
- Transitioning from building to maintaining.

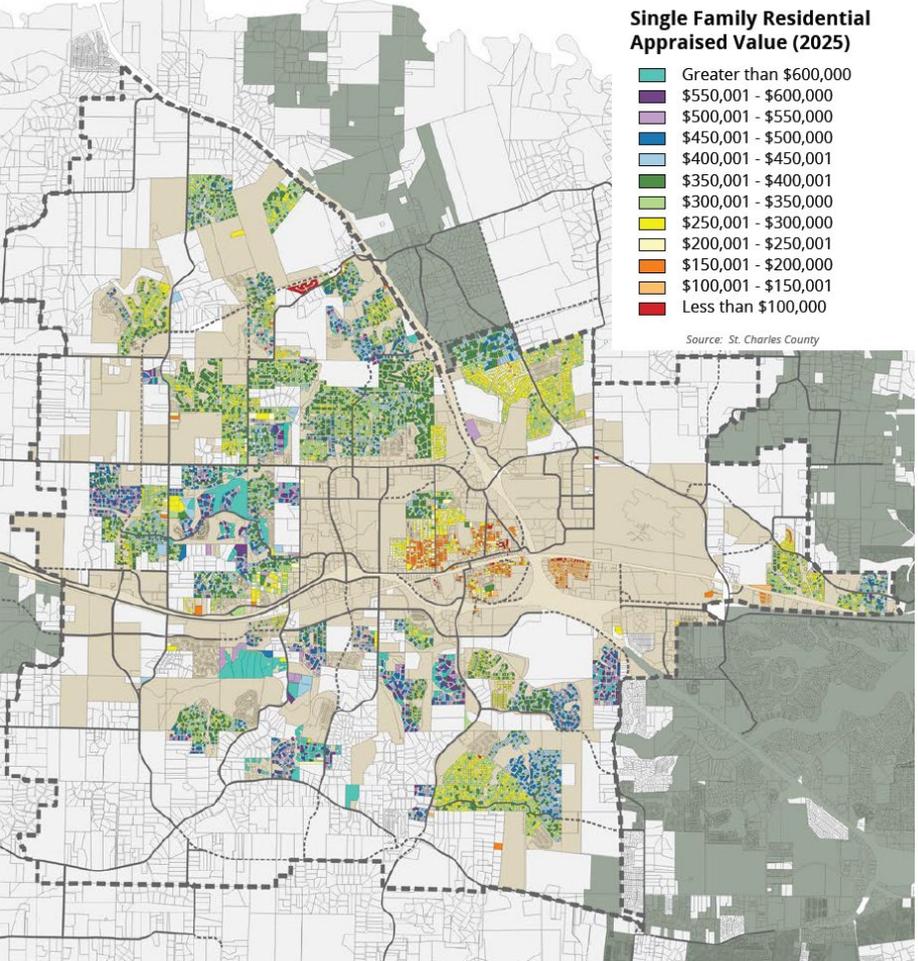
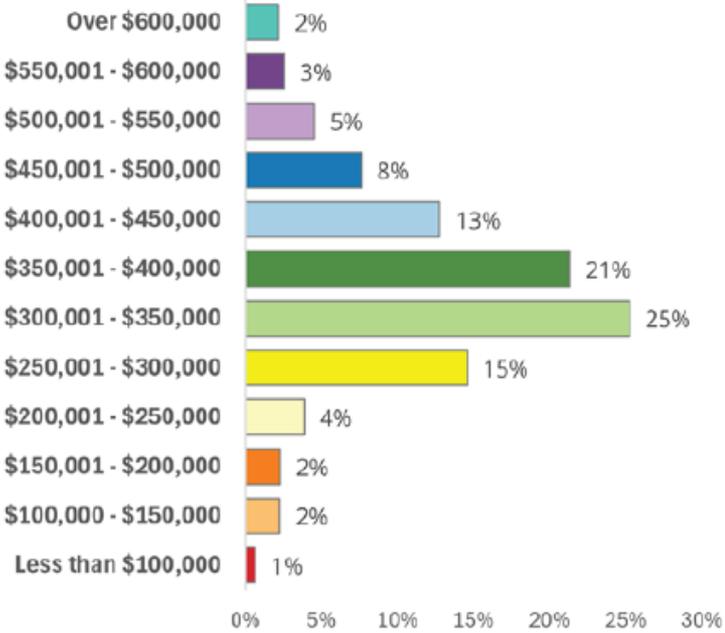
What We've Heard: Growth Issues

- Positives (increase in businesses, amenities, etc.) vs Concerns (infrastructure, loss of green space, too fast, etc).
- Concerns about affordability.
- Different views on density.
- Concerns about apartments, but also some discussion on ownership vs rental aspect.

Sneak Peak of Existing Conditions

Single Family Residential: Appraised Valuation (2025)

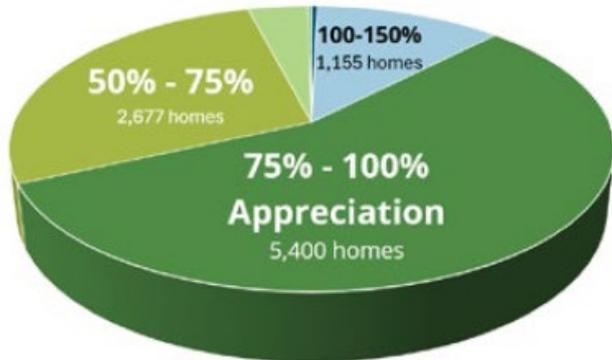
Chart: Percentage of Homes at Different Valuations



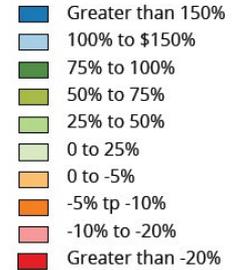
Single Family Residential: Appreciation between 2016 to 2025

Table: Number of Homes at Different Appreciation Rates

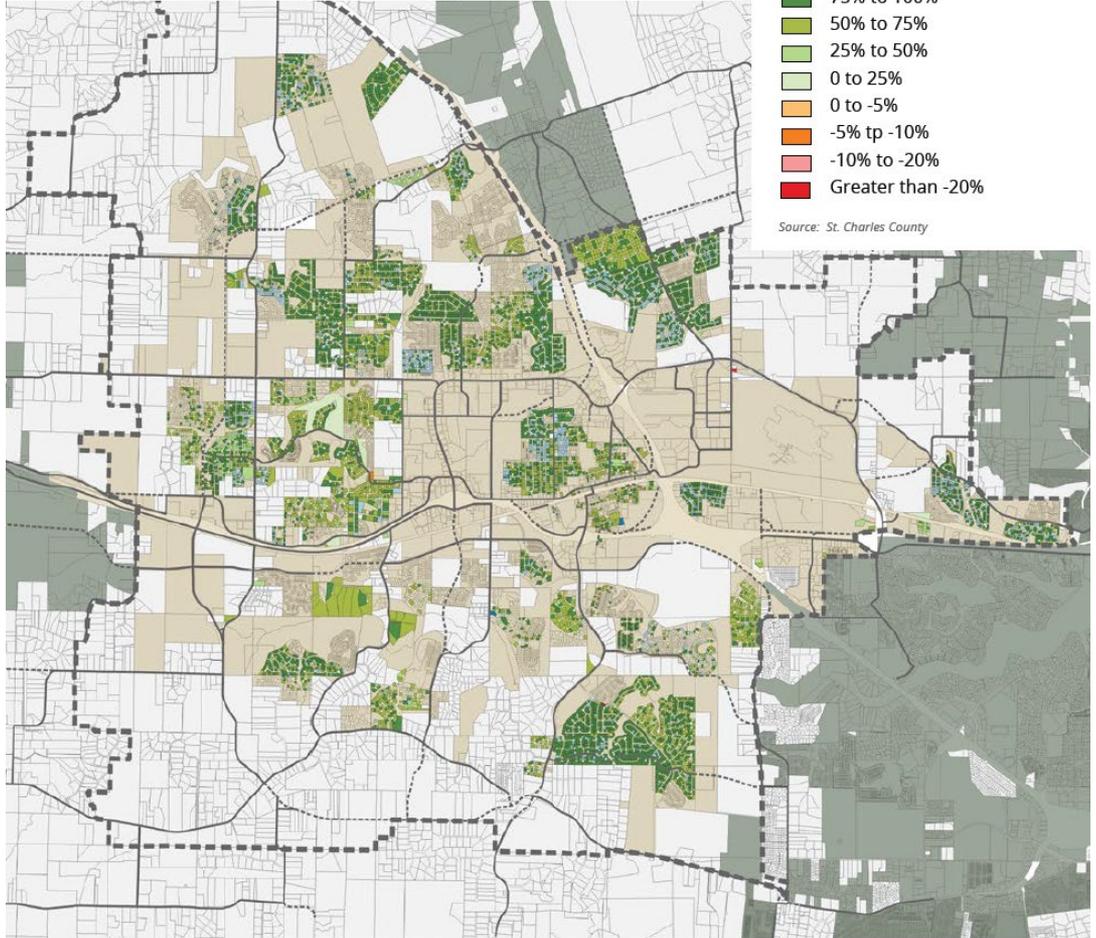
Appreciation	Units	%
Greater than 150%	35	0.4%
100% to 150%	1155	12.0%
75% to 100%	5400	55.9%
50% to 75%	2677	27.7%
25% to 50%	370	3.8%
0 to 25%	17	0.2%
0 to -5%	2	0.0%
-5% to -10%	1	0.0%
-10% to -20%	0	0.0%
Greater than -20%	2	0.0%



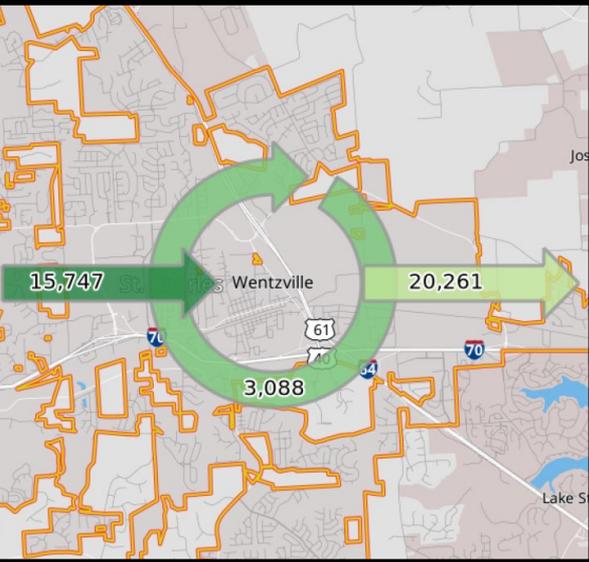
Single Family Residential Appreciation (2016 to 2025)



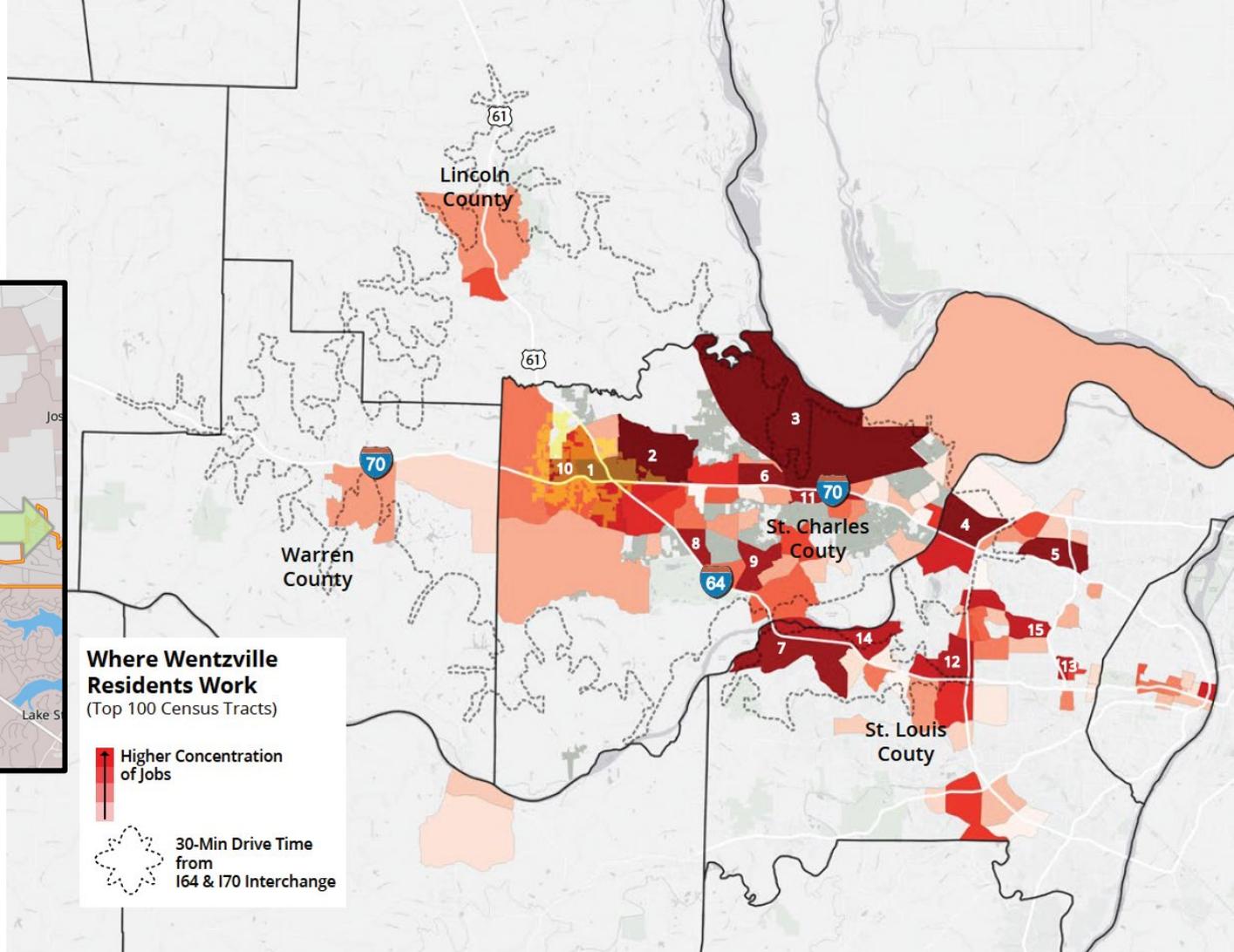
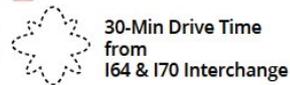
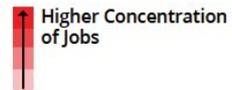
Source: St. Charles County



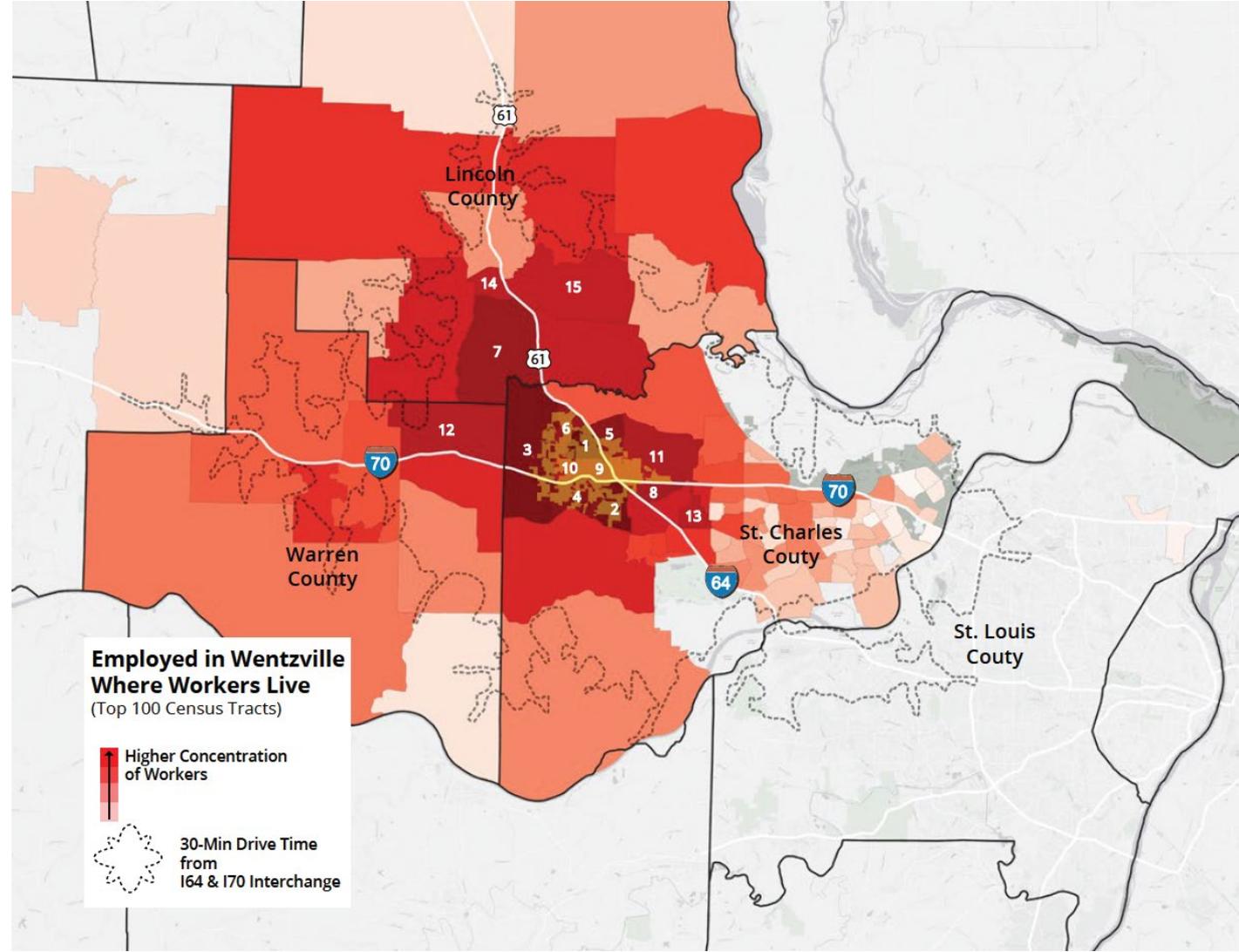
Where Wentzville Residents Work



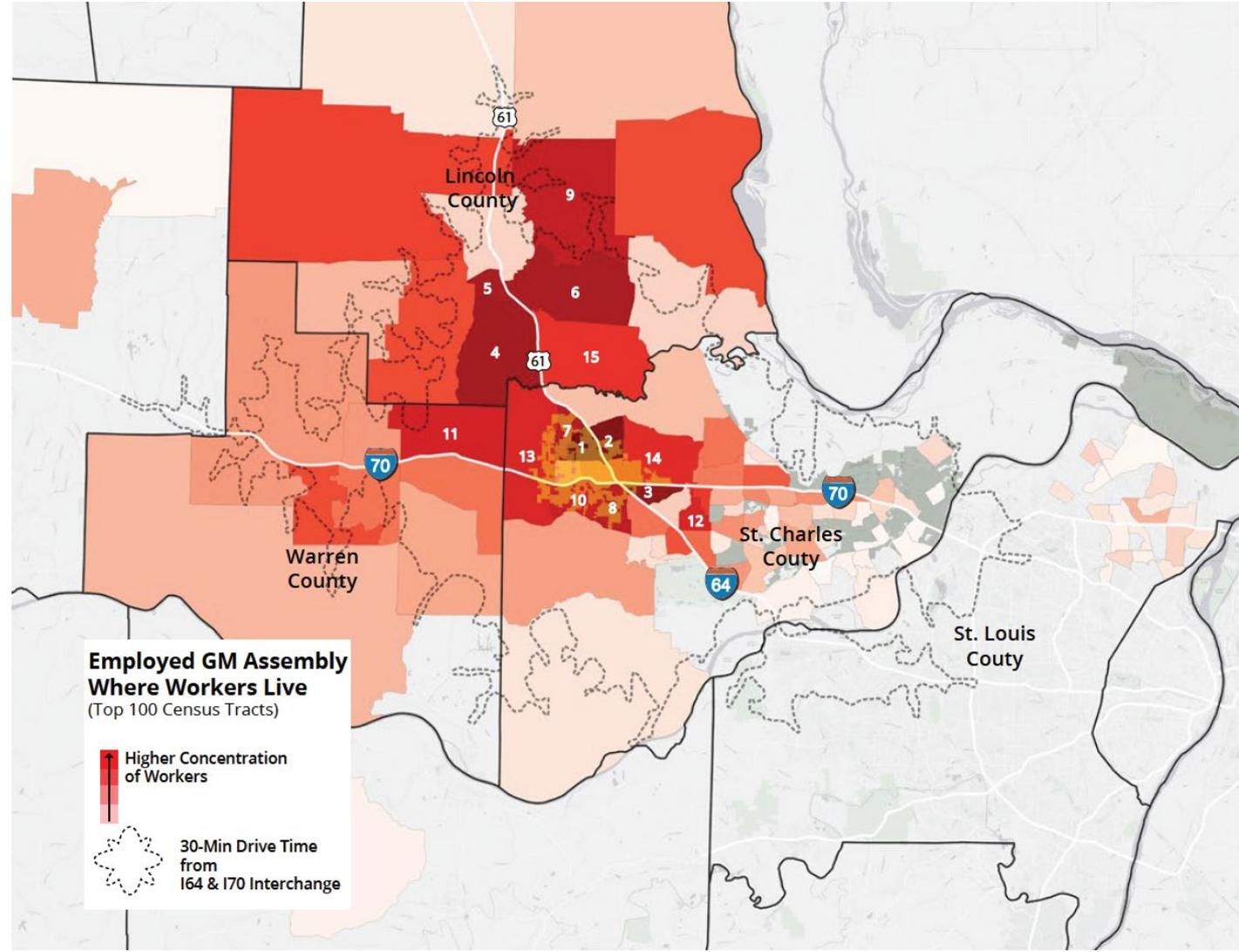
Where Wentzville Residents Work
(Top 100 Census Tracts)



Employed in Wentzville: Where Workers Live



Employed at GM Assembly: Where Workers Live



Next Steps

- Community Survey starting in September
- Open House #1 (Mid-October)