

	Current Trends	Balanced Neighborhood	Mixed-Use Neighborhood	Wentzville Estates
Common Open Space	0 acres	5 acres	5 acres	0 acres
Woodland	1.5 acres	12 acres	12 acres	21 acres
Residential Units	129 units	147 units	112 units	12 units
Gross Density <i>Med Density (2.1 to 4.0)</i>	3.2 units/acre	3.7 units/acre	2.8 units/acre	0.3 units/acre
Linear Feet (LF) of Public Street per Residential Unit	60 LF / unit	35 LF / unit	46 LF / unit	170 LF / unit
	Strengths <ul style="list-style-type: none"> Proven market type. Consistency with recent development patterns. 	Strengths <ul style="list-style-type: none"> Balance of preserving natural areas and development with opportunities for common area open space. Mix of housing types and price points. Mix of parcel sizes. 	Strengths <ul style="list-style-type: none"> Balance of preserving natural areas and development with opportunities for common area open space. Mix of housing types and price points. Mix of parcel sizes. Neighborhood commercial that is walkable from neighborhood. 	Strengths <ul style="list-style-type: none"> Preservation of existing natural areas. Opportunities to increase natural areas (buffer areas). Attraction of high-income households.
	Considerations <ul style="list-style-type: none"> Subdivisions start to be homogeneous. Lack of housing types and price points. 	Considerations <ul style="list-style-type: none"> Ensuring consistency with potential complexity in policy and regulatory requirements. 	Considerations <ul style="list-style-type: none"> Ensuring consistency with potential complexity in policy and regulatory requirements. 	Considerations <ul style="list-style-type: none"> High per capita cost of infrastructure (roads, water lines, sewer, etc.). High housing price points may not align with market demand.



Commercial Development Scenarios

Scenario: "Current Trend"

Maintain the existing commercial Future Land Use Plan (FLUP) categories (Commercial, Neighborhood Commercial, and Office) and the current amount of land designated for commercial uses.

Strengths

The substantial amount of commercial land identified in the FLUP leverages key transportation corridors and positions Wentzville as a primary economic option for western St. Charles County.

Considerations

Relying on a larger regional market share may create vulnerability in long-term commercial demand. Potential impacts could include weakened commercial centers, higher vacancy rates, pressure for lower-quality development, and fragmented or dispersed commercial growth patterns.

Scenario: "Regional Destination"

Add one or two new commercial FLUP categories that encourage master-planned, high-quality, and regionally distinctive developments. These categories should leverage the City's larger, contiguous undeveloped commercial areas to support coordinated, well-designed projects rather than fragmented or piecemeal growth.

Strengths

Potential to attract larger employers, mixed-use centers, entertainment destinations, or corporate campuses that expand the tax base, job opportunities. These destination-oriented developments could distinguish Wentzville from nearby communities.

Considerations

Patience. Large-scale, master-planned projects often may not align with market cycles.

Balancing the amount of land for specialized commercial categories versus general commercial.



Scenario: "Reduce Future Commercial Land"

Maintain all currently zoned commercial properties as commercial within the FLUP, while reclassifying select commercial areas in the FLUP to alternative land use categories, such as residential or mixed-use.

Strengths

Reduces the risk of over-supply of commercial land, helping prevent long-term vacancies and underperforming centers. Concentrating commercial land in fewer, well-defined areas can support higher-quality development and stronger tenant mix.

Reclassifying some commercial FLUP areas to residential or mixed-use could help expand housing options.

Considerations

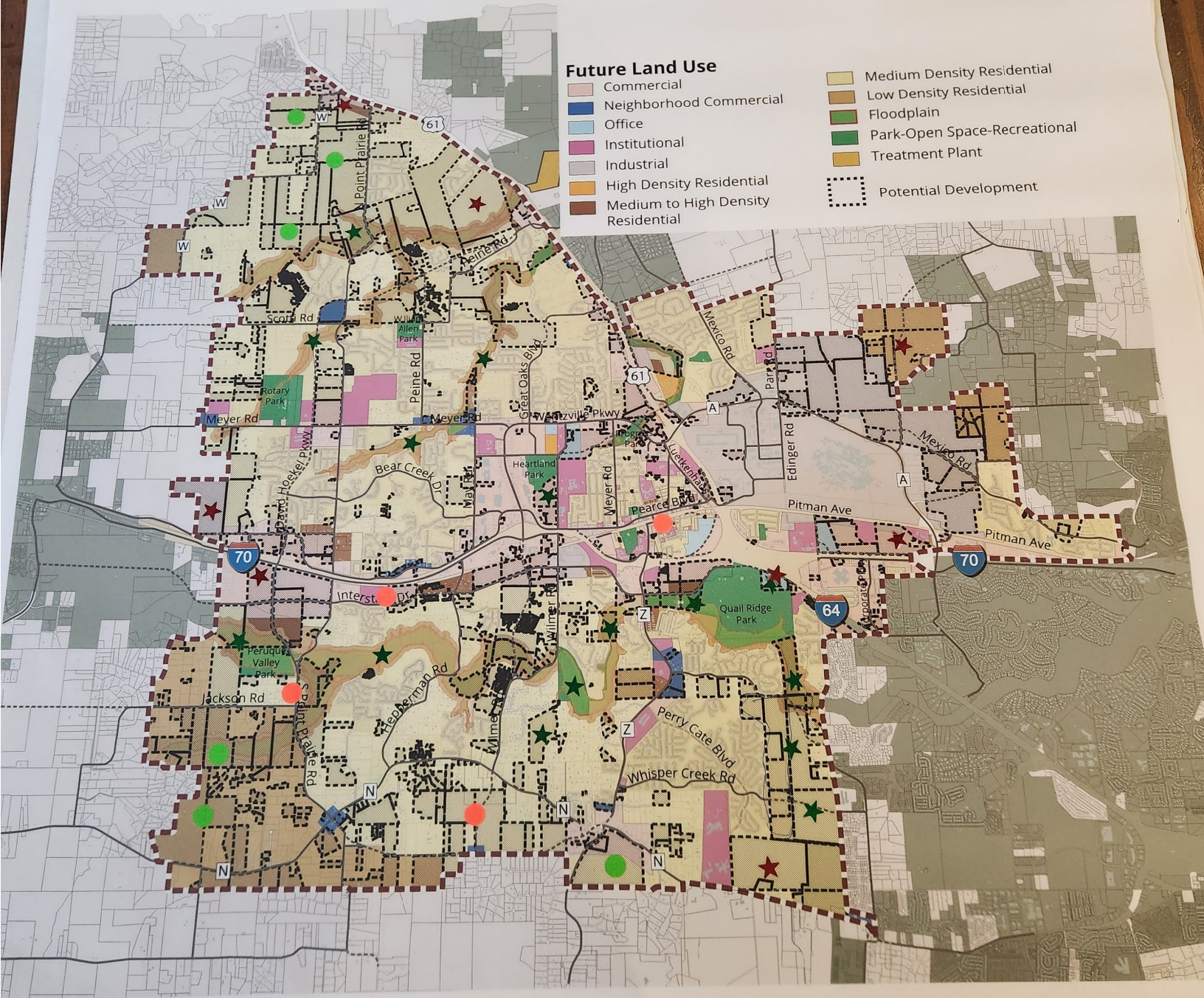
Reducing commercial land may limit ability to capture future regional market share.

CURRENT FUTURE LAND USE PLAN (CITY LIMITS AND PLANNING AREA)

Future Land Use

- Commercial
- Neighborhood Commercial
- Office
- Institutional
- Industrial
- High Density Residential
- Medium to High Density Residential

- Medium Density Residential
- Low Density Residential
- Floodplain
- Park-Open Space-Recreational
- Treatment Plant
- Potential Development

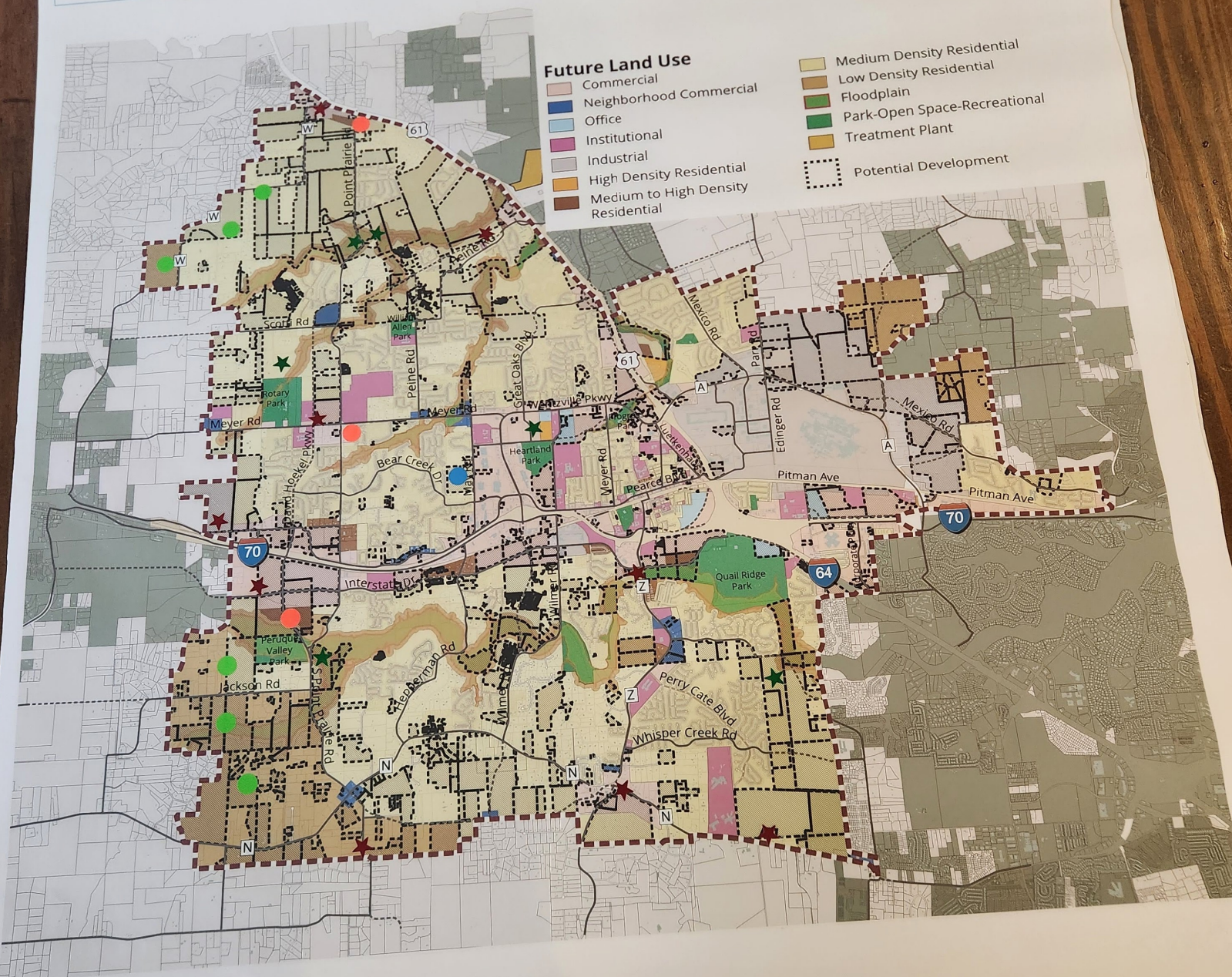


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