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# WEST OVERLAND COMMUNITY PLAN

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October 2008

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BILL NO. 264, 2008

ORDINANCE NO. 23,752, 2008

Introduced by Councilmember Burkett

**AN ORDINANCE**

AMENDING THE GENERAL PLAN OF ST. LOUIS COUNTY  
BY INCORPORATING THEREIN THE WEST OVERLAND  
COMMUNITY PLAN.

BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. LOUIS  
COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. The General Plan of St. Louis County  
which was adopted and approved by Ordinance No.  
15,317, as amended, is hereby further amended by  
incorporating therein the West Overland Community  
Plan which was received and filed by the County  
Council on September 16, 2008.

ADOPTED: OCTOBER 7, 2008 KATHLEEN KELLY BURKETT

CHAIR, COUNTY COUNCIL

APPROVED: OCTOBER 8, 2008 CHARLIE A. DOOLEY

COUNTY EXECUTIVE

ATTEST: JEANETTE O. HOOK

DEPUTY ADMINISTRATIVE DIRECTOR

APPROVED AS TO LEGAL FORM:

Patricia Redington

COUNTY COUNSELOR

# ACKNOWLEDGEMENTS

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## St. Louis County Officials

Charlie A. Dooley, County Executive  
Kathleen Burkett, Second District County Council Member

## St. Louis County Planning Commission

Douglas Morgan, Chairman  
Maureen Ramshaw, Vice-Chairman  
Wayne Hilzinger, Secretary  
William Ballard  
Arnold Crutchfield  
Matthew Lampe  
Charles Nicasastro  
William Sneed  
Keith Taylor

## St. Louis County Department of Planning

Glenn Powers, Director of Planning  
Lori Fiegel, Comprehensive Planning Manager  
Gail Choate, Current Planning Manager  
Michael Duncan, Research and Statistics Manager  
Len Groszek\*, Project Coordinator  
Pat Detch, Planner  
Amy Ellis, Planner  
Andrew Gulotta\*, GIS System Analyst  
Carolyn Nolan\*, Planner

*\*former staff member*

## St. Louis County Government

Department of Highways and Traffic  
Department of Parks and Recreation  
Department of Police  
Department of Public Works  
St. Louis County Economic Council

## **Section 1 - Introduction**

- Purpose of the Study
- Plan Process
- Plan Content
- Study Area Boundaries
- Community Overview: Physical and Social Characteristics

## **Section 2 - Existing Conditions**

- Location
- Jurisdictions
- Demographics: Population and Housing Data from the Census
- Existing Land Use
- Zoning History and Development Patterns
- Subdivisions
- Age of Housing
- Housing Conditions
- Non-Residential Property
- Environmental Features
- Transportation, Infrastructure, and Public Facilities

## **Section 3 - Citizen Input**

- Overview
- Citizen Survey
- Open Houses
- Interviews and Focus Group

## **Section 4 - Issues**

- Land Use, Zoning, and Property Maintenance Issues
- Development and Redevelopment Issues
- Public Facilities and Service Issues

## **Section 5 – Plan Recommendations**

- Overall Goals and Policies
- Land Use Concept Plan

## **Section 6 – Implementation**

- Overview
- Monitoring

## **Appendices**

- Zoning Cases
- Citizen Survey Form

## LIST OF MAPS

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<b><u>Map No.</u></b>	<b><u>Map Title</u></b>
1-1	Study Area Boundaries
2-1	Study Area Location
2-2	Jurisdictions: School Districts, Fire Protection Services, Police Precincts and County Council Districts
2-3	Existing Land Use
2-4	Zoning Districts
2-5	Single Family Subdivisions
2-6	Age of Housing
2-7	Housing Conditions
2-8	Non-Residential Condition Rating
2-9	Non-Residential Quality Rating
2-10	Topographic Contours
2-11	Roadway Classification
2-12	Pavement Condition
2-13	Sidewalk/Traffic Counts
2-14	Properties Not Served by MSD
2-15	MSD Infrastructure
5-1	Land Use Concept Plan
A-1	Zoning Districts and Petitions