



COMPREHENSIVE PLAN & ZONING CODE UPDATE

Board of Aldermen Implementation Plan Review

November 17, 2025

Blueprint Glendale

Board of Aldermen Implementation Plan Review

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PROJECT OBJECTIVE

The objective of Blueprint Glendale is to develop a complete **Comprehensive Plan** for Glendale, along with a counterpart **Zoning Code Update**.

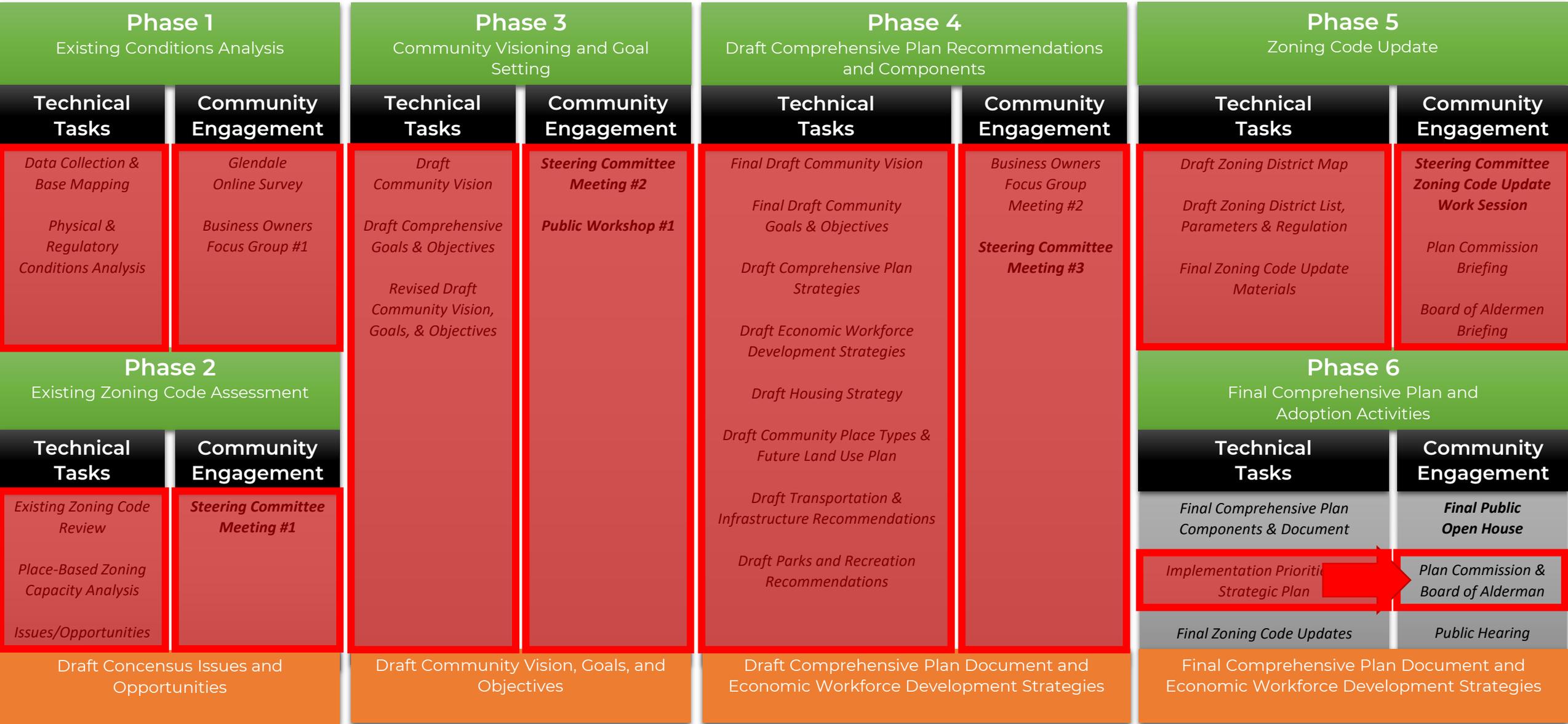
The Comprehensive Plan will cover the whole City of Glendale, *which does not currently have a comprehensive plan*.

The Zoning Code Update will comprehensively-update the City's existing Zoning ordinance (*adopted 1969, with major updates in 1971 and 1974*), including the creation of new zoning districts and regulations.

A comprehensive plan is an official document adopted by a city as a policy guide to decisions about the physical development of the community.



PROJECT SEQUENCE & PHASES



COMMUNITY ENGAGEMENT ACTIVITIES

1. Project Steering Community Meetings

(3 meetings and 1 workshop)

The Steering Committee represents a cross-section of Glendale's residents and stakeholders and serves as a regular liaison with the planning process to build awareness and consensus.

(3 Steering Committee Meetings and 2 Workshops Complete)

2. Online Community Survey

107 total survey responses, of which 105 are Glendale residents.

(Survey Complete)

3. Business Owners' Roundtable Meetings (2 total)

Focus group with local business owners to discuss City-wide economic development challenges and opportunities.

(2 Roundtables Complete)

4. Public Workshops (2 total)

City-wide public workshops / open housed for residents to provide direct input on the development and contents of the Comprehensive Plan & Zoning Code Update.

(1 Complete)

5. City Staff & Officials Retreat

A closed session with City staff, elected, and appointed officials to review the draft implementation priorities of the Comprehensive Plan and identify Early Action Items (to be completed within 5 years of Plan adoption) and the three (3) year Implementation Plan.

(Complete)





Vision Statement, Goals & Strategies



COMMUNITY VISION STATEMENT

Glendale will preserve, protect, and strengthen its charming neighborhoods, high-quality housing, distinctive landscape, unique local businesses, and strong sense of community to remain a **premier place to live, work, and visit with an excellent quality life** for current and future residents, businesses, and visitors.

Goal 1: Community Identity & Sense of Place

Glendale will maintain its identity as a desirable residential community by preserving and enhancing its traditional village charm; maintaining community-focused City services with good relationships with City residents; facilitating thoughtful development that respects Glendale's sense of place; and prioritizing family-friendly neighborhoods and amenities.

Goal 2: Distinctive Neighborhoods and Housing

Glendale will preserve its desirable neighborhoods and stable residential property values by preserving existing homes; requiring that new homes and additions are thoughtful, well-designed, and built with high-quality materials, methods, and details compatible with Glendale's existing built environment; and support the ability of existing residents to remain in their homes.

Goal 3: Local Businesses and Neighborhood Business Districts

Glendale will help to maintain existing and attract new unique, community-based businesses by preserving and enhancing the City's local business districts on Sappington Road and Manchester Road.

Goal 4: Accessibility and Mobility

Glendale will maintain its regional vehicular accessibility; enhance community walkability and bikeability; improve bike and pedestrian safety and comfort; and strategically-connect to regional trail networks to support an equity of mobility for all residents, no matter their age, income, or ability.

Goal 5: Community Health, Well-Being, and Resilience

Glendale will integrate healthy and active living; civic and community services; fiscal and economic health; environmental beauty and enhancement; well-maintained public infrastructure; community safety; and support for people of all ages with an exemplary quality of life to remain a choice community.



Implementation Strategies Prioritization and Timeframe

IMPLEMENTATION PRINCIPLES

The Glendale Implementation Strategic Action Plan is based upon the following principles:

- 1. Facilitate Incremental Action:** Glendale is strategically updating its zoning code and other ordinances to reflect the Vision of the Plan and allow—by right—for development that incrementally builds toward that Vision.
- 2. Provide Specific Direction:** The Comprehensive Plan includes geographically-specific recommendations for capital improvements, zoning and regulatory districts, and new amenities and infrastructure.
- 3. Diversification of Funding:** The Comprehensive Plan should leverage City funding with grant opportunities and other partnerships to help ensure eligibility for existing and future funding opportunities.
- 4. Maintain Flexibility:** A successful Comprehensive Plan clearly: 1) outlines the City’s activities; 2) prioritizes initiatives that are both achievable and leverage other actions and investments for maximum positive impact; and 3) builds in a level of flexibility to allow for unforeseen circumstances.
- 5. Evaluate Success:** An ongoing outcome management process with regular review and re-evaluation of the Plan is recommended and is an important factor for successful implementation.

Goal 1: Community Identity & Sense of Place

1.1: Preserve the high quality of and enhance the character of Glendale's subdivisions, neighborhoods, and commercial areas.

Short-Term



1.2: Coordinate with neighboring communities to develop and implement a consistent and identifiable physical character for Manchester Road and adjacent commercial development.

Medium-Term



1.3: Develop streetscape enhancements to key Glendale streets as part of Glendale's physical character and regional identity.

Medium-Term



1.4: Encourage and facilitate the maintenance, preservation, and enhancement of Glendale's tree canopy.

Short-Term



1.5: Strengthen Glendale's identity with gateway features along regional corridor entrances to the City.

Short-Term



Goal 2: Distinctive Neighborhoods and Housing

2.1: Ensure that Glendale’s zoning code permits compatible infill housing development that responds to current and future demographic trends and market preferences.

Short-Term



2.2: Maintain and enhance Glendale’s architectural design guidelines and architectural review process to ensure that they are easy to understand, enforceable, and compatible with the City’s built environment.

Short-Term



2.3: Support the ability of existing residents—in particular senior citizens and those living on fixed incomes—to maintain and remain in their homes.

Medium-Term



Goal 3: Local Businesses and Neighborhood Business Districts

3.1: Maintain and support local businesses in the Sappington Road business district.

Short-Term



3.2: Maximize the economic productivity of commercial properties along Manchester Road.

Long-Term



3.3: Explore opportunities for enhancing Glendale's economic development capacity and ability to attract and retain desirable businesses.

Long-Term



Goal 4: **Accessibility and Mobility**

4.1: Maintain Glendale's regional vehicular accessibility and improve the visual character of the Manchester Road corridor.

Medium-Term



4.2: Enhance the safety and comfort of key streets in Glendale for biking and walking.

Short-Term



4.3: Repair and maintain Glendale's existing roads and sidewalks.

Short-Term



4.4: Improve vehicular traffic flow and safety for all users.

Medium-Term



Goal 5: Community Health, Well-Being, and Resilience

5.1: Properly manage and mitigate stormwater runoff and reduce flooding and erosion impacts on residential and commercial properties.

Short-Term



5.2: **Actively manage and maintain Glendale's tree canopy through partnerships with homeowners, subdivisions, and utility providers.**

Medium-Term



5.3: Repair and maintain Glendale's aging infrastructure.

Medium-Term



5.4: Consider the identification of property for future purchase and development of a City park within Glendale.

Long-Term



5.5: Continue recreation facility use partnerships with Kirkwood and Webster Groves

Short-Term



5.6: Ensure effective emergency service access, alternative communication, and energy security in the event of natural disasters and social unrest.

Short-Term



PARTNERS FOR SHORT-TERM IMPLEMENTATION PRIORITIES (1 to 3 Years)

City of Glendale

- *Glendale Planning & Zoning Commission*
- *Glendale Architectural Review Board*
- *Glendale Board of Aldermen*
- *Neighborhood associations*
- *Glendale Board of Adjustment*
- *Glendale Public Works*
- *Glendale Fire Department*
- *Glendale City Engineer*
- *Proposition S*

Community Resources

- *Neighborhood associations*
- *Business owners*
- *Real estate professionals*
- *Economic development professional volunteers*

Units of Government

- *Missouri Department of Conservation*
- *City of Kirkwood*
- *City of Warson Woods*
- *City of Rock Hill*
- *City of Oakland*
- *City of Webster Groves*
- *Missouri Department of Transportation*
- *St. Louis County Transportation*
- *Metropolitan Sewer District*
- *State of Missouri Emergency Management Agency*
- *Federal Emergency Management Agency*

Non-Governmental Organizations

- *Municipal Park Grant Commission of St. Louis County*
- *Forest ReLeaf*
- *Arbor Day Foundation*
- *Kirkwood-Des Peres Chamber of Commerce*
- *St. Louis Economic Partnership*
- *Great Rivers Greenway*
- *Trailnet*
- *Safer Streets Kirkwood*
- *Missouri American Water*
- *Ameren*
- *Spire*



SHORT-TERM IMPLEMENTATION PRIORITIES (1 to 3 Years)

Strategy / Constituent Action	Implementation Term	Primary Implementor	Implementation Partner(s)
1.1: Preserve the high quality of and enhance the character of Glendale’s subdivisions, neighborhoods, and commercial areas.	See Strategy 1.4 See Strategy 2.1 See Strategy 2.2 See Strategy 4.2 See Strategy 4.3 See Strategy 5.1	See Strategy 1.4 See Strategy 2.1 See Strategy 2.2 See Strategy 4.2 See Strategy 4.3 See Strategy 5.1	See Strategy 1.4 See Strategy 2.1 See Strategy 2.2 See Strategy 4.2 See Strategy 4.3 See Strategy 5.1
1.4: Encourage and facilitate the maintenance, preservation, and enhancement of Glendale’s tree canopy.	<i>(See Constituent Actions Below)</i>		
1.4.1: Continue to fund and administer the 50/50 cost share program for residents to plant trees in the public right-of-way.	Ongoing	City Administrator	<ul style="list-style-type: none"> • Board of Aldermen • Forest ReLeaf of Missouri
1.4.2: Consider amending Chapter 230 to require one (1) replacement tree for every ten (10) caliper-inches of existing trees removed, as provided for in the Architectural Review Board (ARB) Guidelines.*	12 months	City Forester	<ul style="list-style-type: none"> • Board of Alderman • Planning and Zoning Commission • Tree Board

*** Note: Constituent Action 1.4.2 is intended to require replacement trees whenever a private property owner removes ten (10) caliper-inches or more of a tree / trees.**

SHORT-TERM IMPLEMENTATION PRIORITIES *(1 to 3 Years)*

Strategy / Constituent Action	Implementation Term	Primary Implementor	Implementation Partner(s)
1.5: Strengthen Glendale’s identity with gateway features along regional corridor entrances to the City.	12 months	Public Works Department	<ul style="list-style-type: none"> • Board of Aldermen • St. Louis County Transportation • MODOT
2.1: Ensure that Glendale’s zoning code permits the development compatible infill housing development that responds to current and future demographic trends and market preferences.	<i>(See Constituent Actions Below)</i>		
2.1.1: Complete and adopt amendments to Chapter 400 (zoning code).	6 months	City Administrator	<ul style="list-style-type: none"> • Board of Aldermen • Planning and Zoning Commission • Board of Adjustment

SHORT-TERM IMPLEMENTATION PRIORITIES (1 to 3 Years)

Strategy / Constituent Action	Implementation Term	Primary Implementor	Implementation Partner(s)
2.2: Maintain and enhance Glendale’s architectural design guidelines and architectural review process to ensure that they are easy to understand, enforceable, and compatible with the City’s built environment.	<i>(See Constituent Actions Below)</i>		
2.2.1: Conduct a survey of Glendale residents, local real estate professionals, and local homebuilders to obtain feedback on revised ARB Guidelines.	6 months	City Administrator	<ul style="list-style-type: none"> • Architectural Review Board
2.2.2: Conduct a bi-annual review and audit of ARB Guidelines and continue to revise the guidelines as necessary.	24 months	Architectural Review Board	<ul style="list-style-type: none"> • City Administrator • Board of Aldermen
3.1: Maintain and support local businesses in the Sappington Road business district.	<i>(See Constituent Actions Below)</i>		
3.1.1: Ensure that amendments to Chapter 400 permit primary and accessory uses that are compatible with the community and address market demands and desires.	6 months	City Administrator	<ul style="list-style-type: none"> • Board of Aldermen • Planning and Zoning Commission • Board of Adjustment • Kirkwood-Des Peres Chamber of Commerce • Local business owners

SHORT-TERM IMPLEMENTATION PRIORITIES (1 to 3 Years)

Strategy / Constituent Action	Implementation Term	Primary Implementor	Implementation Partner(s)
4.2: Enhance the safety and comfort of key streets in Glendale for biking and walking.	<i>(See Constituent Actions Below)</i>		
4.2.1: Establish the Firehouse Run route as a permanent feature with signage and pavement markings.	6 months	Public Works	<ul style="list-style-type: none"> • Board of Aldermen • Architectural Review Board • Municipal Park Grant Commission of St. Louis County
4.2.2: Engage with the St. Louis County Transportation Department to determine the feasibility of and planning for a sidepath on Berry Road.	12 months	Public Works	<ul style="list-style-type: none"> • City Administrator • St. Louis County Transportation
4.2.3: Implement bicycle boulevard markings on Brownell Avenue and E. Essex Avenue (from west City limits to Devon Road).	24 months	Public Works	<ul style="list-style-type: none"> • East-West Gateway • Trailnet
4.2.4: Implement sharrow markings on N. Sappington Road and Kirkham Avenue.	12 months	Public Works	<ul style="list-style-type: none"> • East-West Gateway • Trailnet
4.2.5: Begin negotiations with property owners to implement cul-de-sac Connector Paths surrounding the Clif Side and Berry Wood subdivisions.	6 months	City Administrator	<ul style="list-style-type: none"> • Public Works • Adjacent property owners

SHORT-TERM IMPLEMENTATION PRIORITIES (1 to 3 Years)

Strategy / Constituent Action	Implementation Term	Primary Implementor	Implementation Partner(s)
4.3: Repair and maintain Glendale’s existing roads and sidewalks.	<i>(See Constituent Actions Below)</i>		
4.3.1: Complete projects specified under Proposition S.	Ongoing	Public Works	<ul style="list-style-type: none"> • Board of Aldermen • City Engineer
5.1: Properly manage and mitigate stormwater runoff and reduce flooding and erosion impacts on residential and commercial properties.	<i>(See Constituent Actions Below)</i>		
5.1.1: Complete projects specified under Proposition S.	Ongoing	Public Works	<ul style="list-style-type: none"> • Board of Aldermen • City Engineer
5.5: Continue recreation facility use partnerships with Kirkwood and Webster Groves.	<i>(See Constituent Actions Below)</i>		
5.5.1: Negotiate a resident-rate agreement for use of the Kirkwood and Webster Groves recreation facilities.	12 months	City Administrator	<ul style="list-style-type: none"> • Board of Aldermen • City of Kirkwood • City of Webster Groves
5.5.2: Negotiate after-hours access of athletic fields and playgrounds with the Kirkwood R-7 School District.	12 months	City Administrator	<ul style="list-style-type: none"> • Board of Aldermen • Kirkwood R-7 School District

SHORT-TERM IMPLEMENTATION PRIORITIES (1 to 3 Years)

Strategy / Constituent Action	Implementation Term	Primary Implementor	Implementation Partner(s)
5.6: Ensure effective emergency service access, alternative communication, and energy security in the event of natural disasters and social unrest.	<i>(See Constituent Actions Below)</i>		
5.6.1: Consider pursuing StormReady Community certification with the National Weather Service	24 months	Public Works	<ul style="list-style-type: none"> • National Weather Service
5.6.2: Continue reciprocal aid agreements with neighboring municipalities.	Ongoing	Police Department Fire Department	<ul style="list-style-type: none"> • Board of Aldermen • City of Kirkwood • City of Oakland • City of Warson Woods • City of Rock Hill • City of Webster Groves
5.6.3: Consider establishing a solar-powered cellular mesh network within Glendale to provide emergency communication services in event of long-term power or telecommunication outages.	36 months	City Administrator	<ul style="list-style-type: none"> • Board of Aldermen • East-West Gateway • Missouri State Emergency Management Agency (SEMA) • Federal Emergency Management Agency (SEMA)



Infrastructure Implementation Priorities

Draft Physical Facilities Plans Infrastructure Priorities

New Sidewalks / Bike Boulevards

- Brownell Avenue Bike Boulevard and Sidewalks
- Bike Boulevards/Sidewalks – E. Essex Avenue, west City Limit to Devon Road

New Multi-Use Sidepath

- Berry Road Sidepath

New Shared Lanes (“Sharrows”)

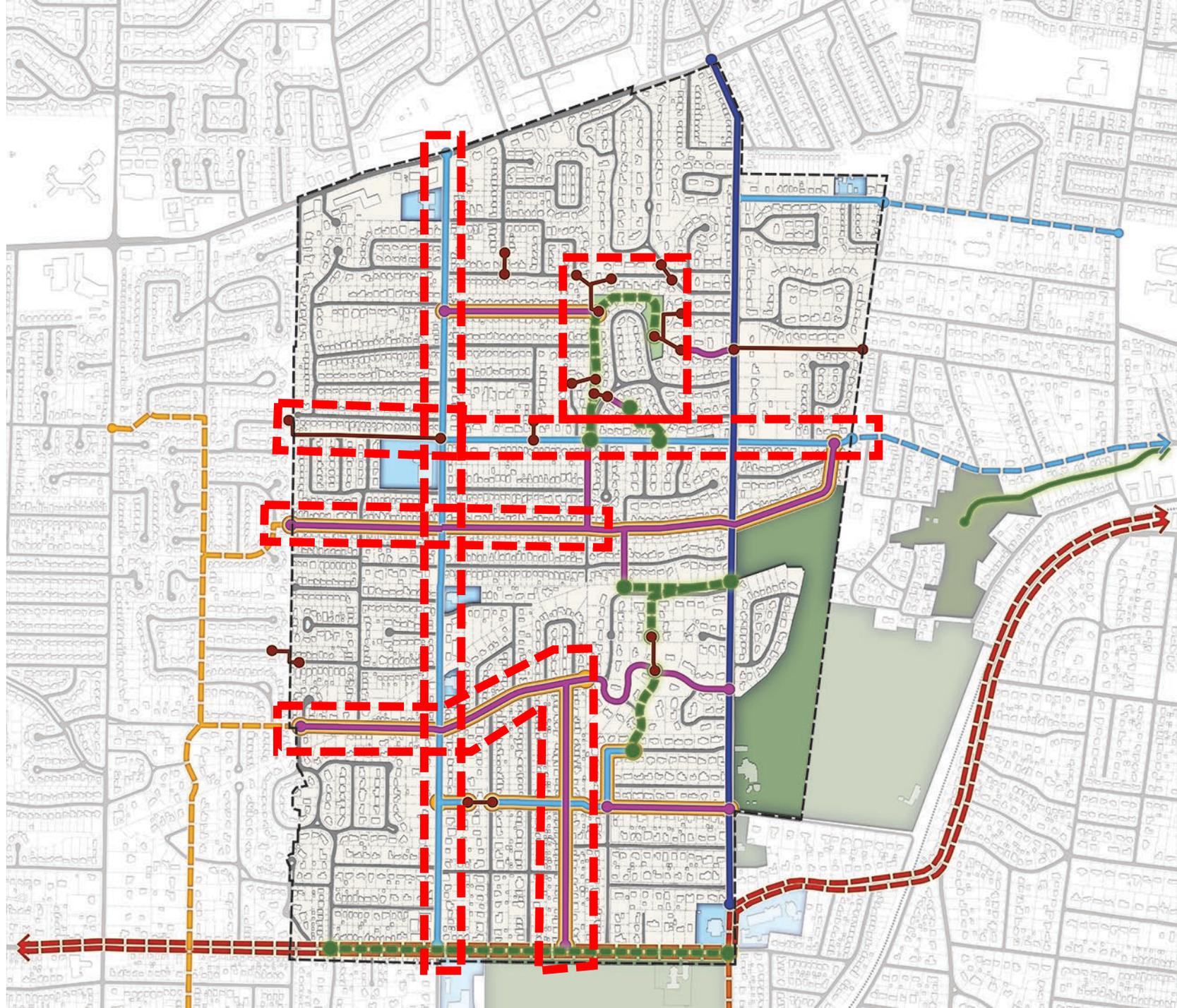
- Sharrows on N. Sappington Road
- Sharrows on Kirkham Avenue

Cul-de-Sac Connectors

- Nancy Carol Lane, Glenbrook Avenue, and Wingfield Road to Berry Wood Drive
- Wingfield Road and Flynn Forest Lane to Berry Wood Drive
- Alexandra Drive (Kirkwood) to North Glendale Elementary
- Glenmoor Lane to Berry Wood Drive
- Lisakay Drive to Berry Wood Drive
- Springfield Court to Berry Wood Drive

Greenways

- Devon Road / Clif Side Drive Greenway (2)





Draft Early Action Items

IMPLEMENTATION EARLY ACTION ITEMS

The following five (5) early action items should be initiated and, when possible, completed within five (5) years of plan adoption.

- 1. Update Glendale's zoning code.** Complete and adopt amendments to the City's zoning code to bring it into compliance with the Comprehensive Plan. *The zoning code amendment should be adopted within six (6) months of adoption of the Comprehensive Plan Update.*
- 2. Establish an outcome reporting system.** Develop and establish an Outcome Measurement Reporting system—or incorporate Comprehensive Plan Strategies into an existing system—to track implementation progress. *The outcome reporting and management system should be established within six (6) months of adoption of the Comprehensive Plan Update.*
- 3. Firehouse Run Route.** Establish the Firehouse Run route as a permanent feature with signage and pavement markings. *Research and develop application for funding from the Municipal Park Grants Commission within six (6) months of adoption of the Comprehensive Plan Update.*
- 4. Traffic Calming Task Force.** Establish a traffic calming task force and complete a traffic calming study to identify infrastructure improvement initiatives following completion of Proposition S projects. *This item should be completed within two (2) years of adoption of the Comprehensive Plan.*
- 5. Enhanced Streetscape Improvements.** Design landscaping enhancements, including street tree planting, for 2026 sidewalk and street resurfacing projects in Proposition S, and include this enhancements in the improvement program. *This item should be completed within one (1) year of adoption of the Comprehensive Plan.*

Next Steps...

Board of Aldermen
Implementation Plan Review

- ***Finalize the draft Zoning Code Update***
- ***Finalize the Comprehensive Plan Update***
- ***Final Public Open House (week of December 8)***

