



COMPREHENSIVE PLAN & ZONING CODE UPDATE

Public Workshop #1

J u n e 2 5 , 2 0 2 4

Agenda

Blueprint Glendale Public Workshop #1

- ***Project Introduction***
 - Project Objective
 - Project Sequence & Phases
 - Community Engagement Activities
- ***What is a Comprehensive Plan?***
- ***Phase 1 & Phase 2 Existing Conditions Analysis Summary***
 - Glendale Socio-Economic Profile
 - Existing Conditions Analysis Summary
 - Zoning Code Analysis Summary
- ***Revised Consensus Issues & Opportunities Review***
- ***Draft Vision Statement, Goals, and Objectives***
- ***Vision, Goals, and Objectives Work Session***





Project Introduction

PROJECT OBJECTIVE

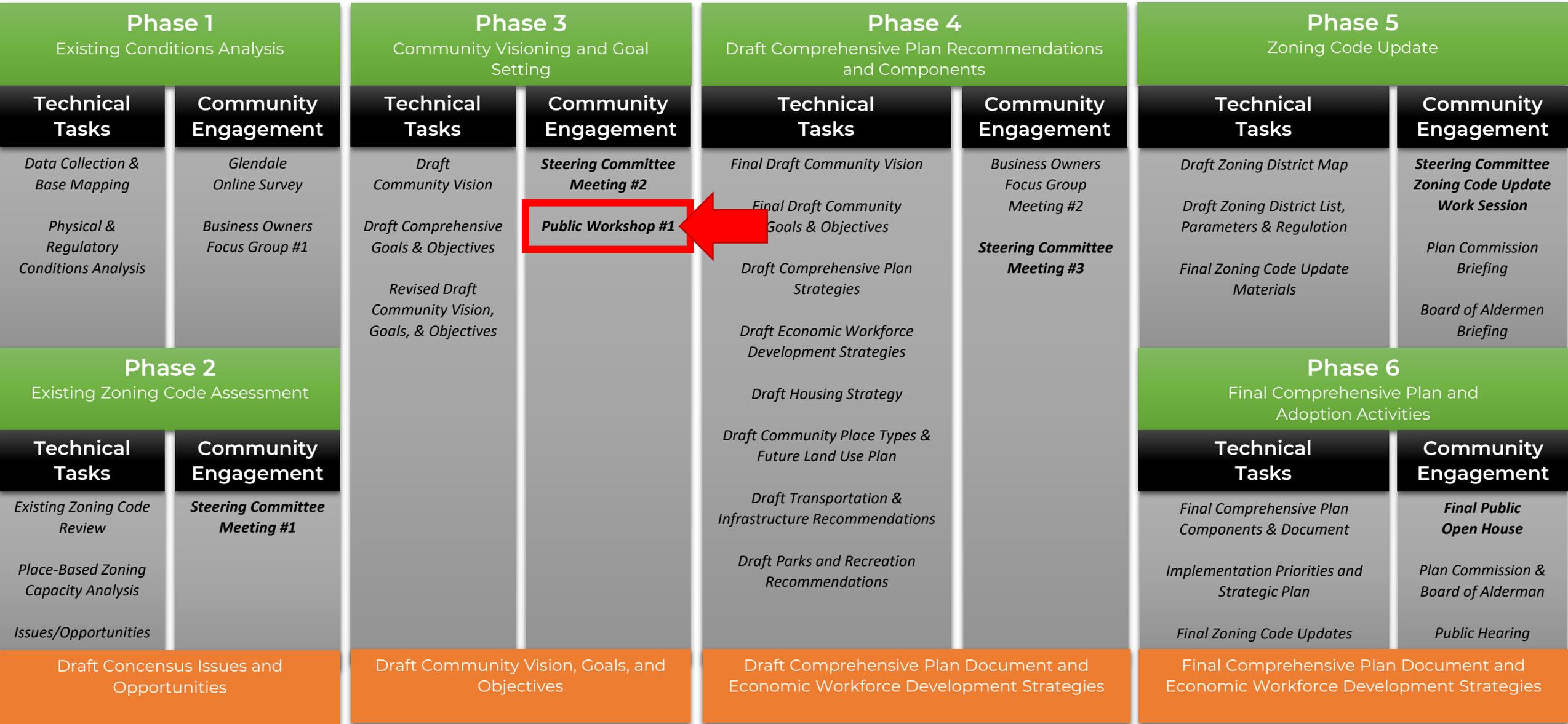
The objective of Blueprint Glendale is to develop a complete **Comprehensive Plan** for the City of Glendale, along with a counterpart **Zoning Code Update**.

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 updates in 1974), including the creation of new zoning districts and regulations.



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.

(2 Steering Committee Meetings 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.

(1 Roundtable Meeting 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 Tonight!)

5. City Staff & Officials Retreat

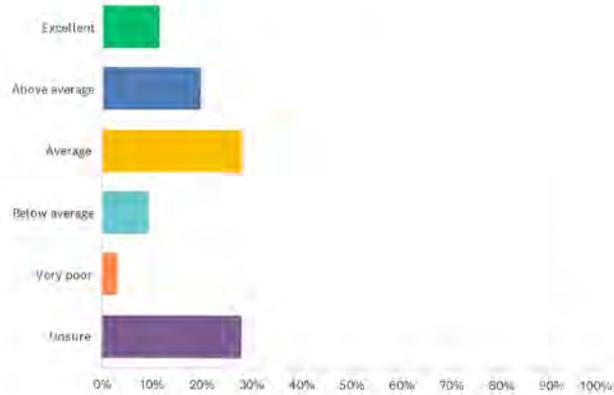
A closed session with City staff, elected, and appointed officials to review the draft implementation priorities of the Comprehensive Plan and identify Early Action Items (to be completed within 5 years of Plan adoption) and the three (3) year Implementation Plan.



GLENDALE COMMUNITY SURVEY (Selected Responses)

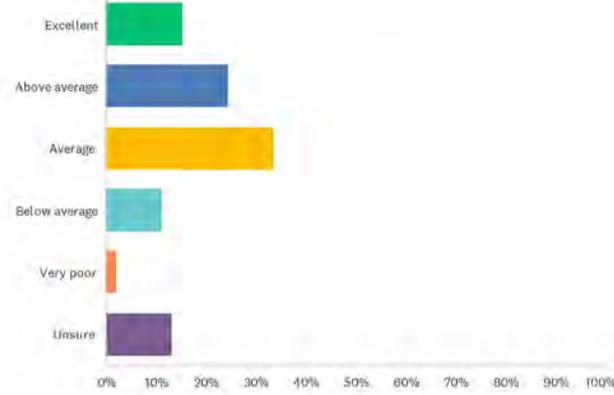
Q21 Overall, how do you rate the quality of service businesses (health, wellness, professional services, personal services, etc.) in Glendale?

Answered: 86 Skipped: 11



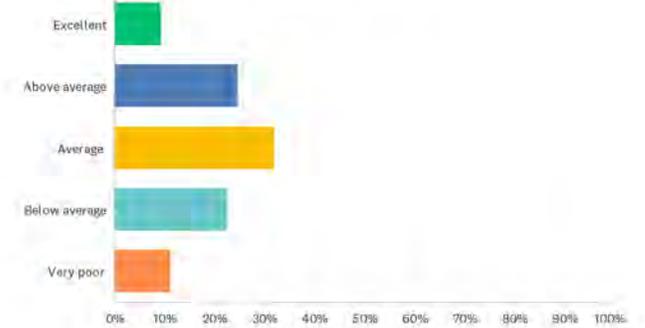
Q22 Overall, how do you rate the quality of retail businesses at restaurants in Glendale?

Answered: 98 Skipped: 9



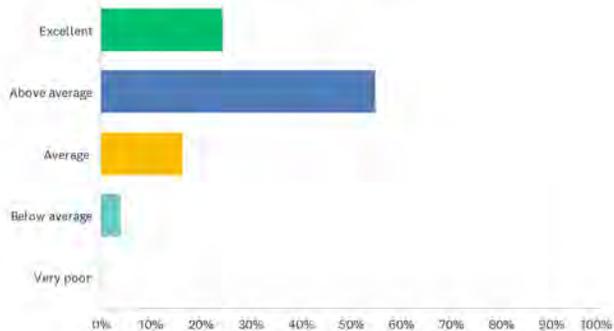
Q23 Overall, how do you rate the conditions of the streets and sidewalks in your neighborhood?

Answered: 97 Skipped: 10



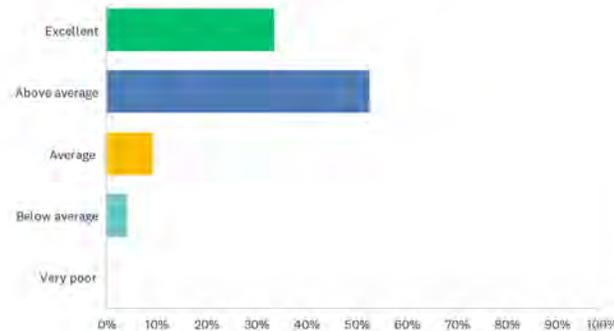
Q24 Overall, how do you rate the quality and character of the houses in your neighborhood?

Answered: 98 Skipped: 9



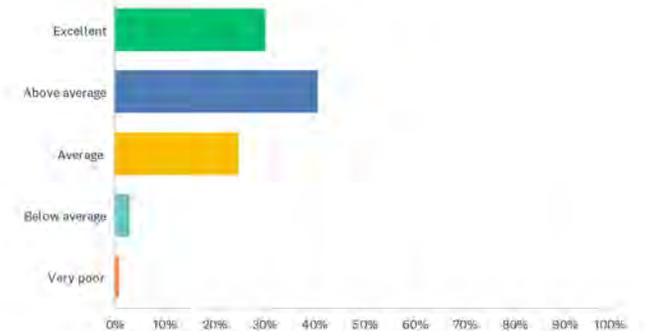
Q25 Overall, how do you rate the responsiveness and quality of services in the City of Glendale?

Answered: 95 Skipped: 12



Q26 Overall, how do you rate the quality of communication with and information from the Glendale city government?

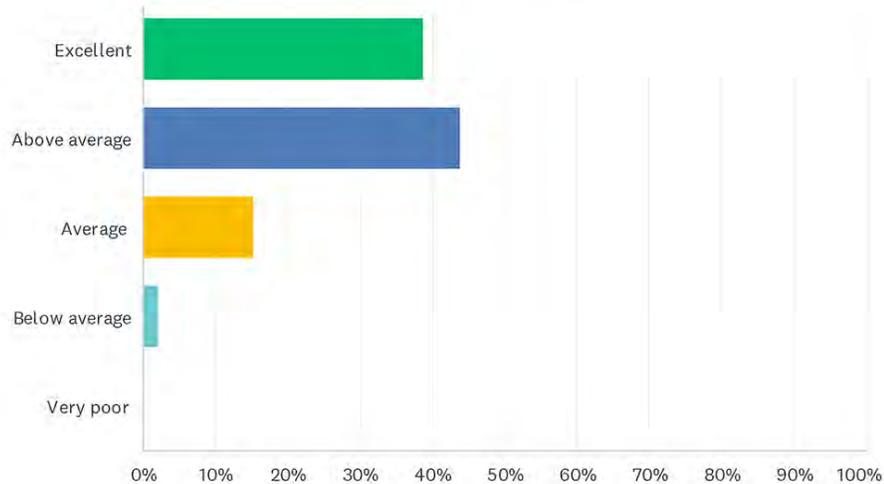
Answered: 95 Skipped: 11



GLENDALE COMMUNITY SURVEY (Selected Responses, continued)

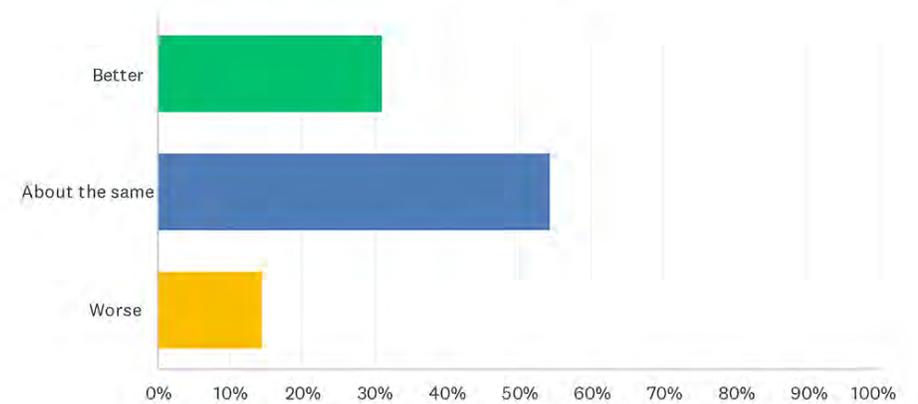
Q27 Overall, how do you rate the sense of community within Glendale?

Answered: 98 Skipped: 9



Q28 Compared to 10 years ago (2013), has the City of Glendale as a whole gotten better or worse?

Answered: 90 Skipped: 17





What is a Comprehensive Plan?

WHAT IS A COMPREHENSIVE PLAN?

“In the preparation of the city plan, the commission shall make careful and comprehensive surveys and studies of the **existing conditions and probable future growth** of the municipality.

The plan shall be made with the general purpose of guiding and accomplishing a coordinated development of the municipality which will, in accordance with existing and future needs, **best promote the general welfare**, as well as **efficiency and economy in the process of development.**”

Chapter 89, Section 89.350; RSMo

WHAT IS A COMPREHENSIVE PLAN?

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

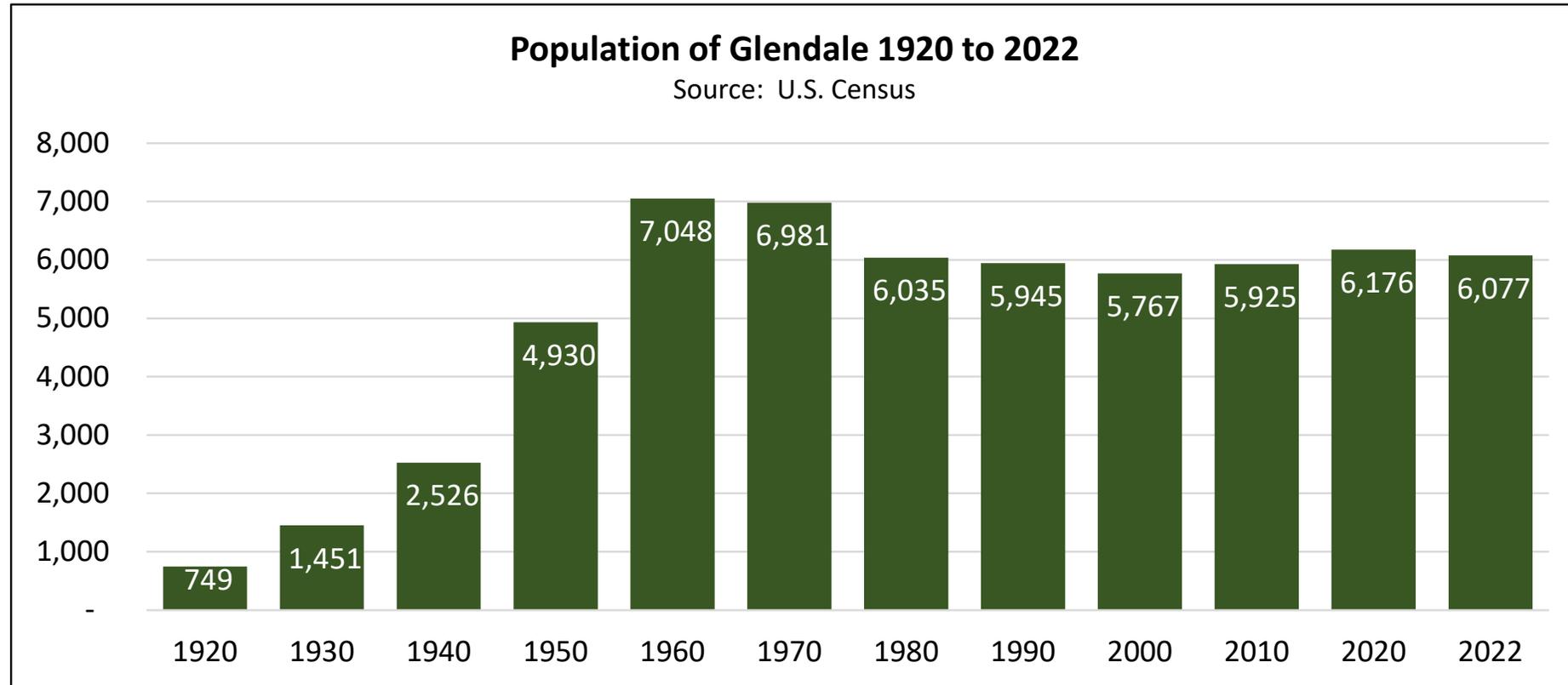
- **The plan is not a regulatory ordinance, but a guide to be used when regulatory ordinances are developed and administered.**
- **The plan is not a detailed capital improvement program showing precise locations of public improvements and community facilities; it is used as a guide in the detailed planning that must occur before those facilities are built.**

The plan is a comprehensive document in that it covers all portions of the city and all facilities that relate to development.



Glendale Population Trends 1920 to 2022

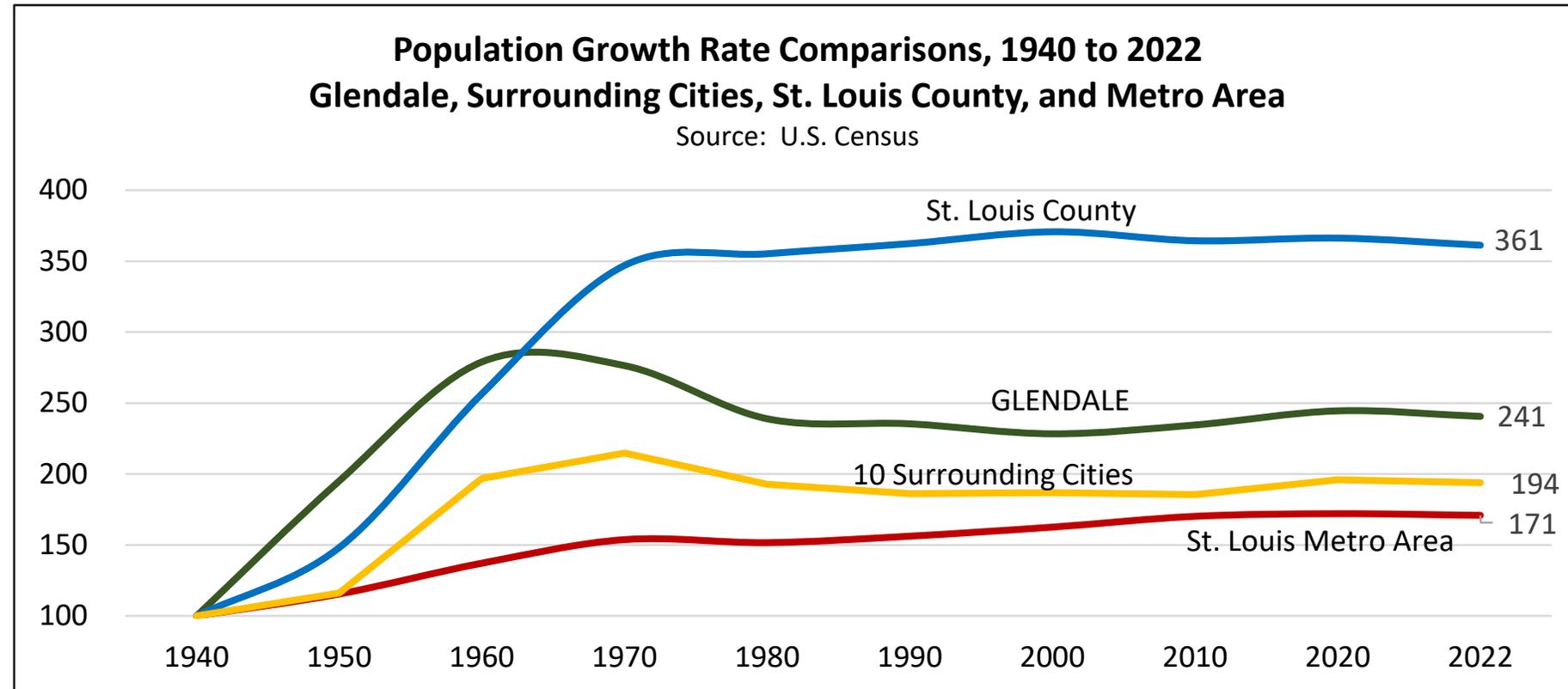
- First Glendale Census: 1920 (incorporated 1916)
- 749 residents, or 0.7% of St. Louis County's population of 100,737
- Peak population in 1960 at 7,048, 1.0% of the County
 - Surge of suburbanization
 - Increasingly larger families during the Baby Boom



- Subsequently shrinking household sizes: 6,176 residents in 2020, 0.6% of the County,
 - Highest population since 1970
 - Loss of 100 by 2022

Population Growth Comparisons 1940 to 2022

- Setting growth index at 100 in 1940
- Glendale grew 141% by 2022
- St. Louis County grew 261%
- St. Louis Metro Area grew 71%
- Ten surrounding cities* grew 94%



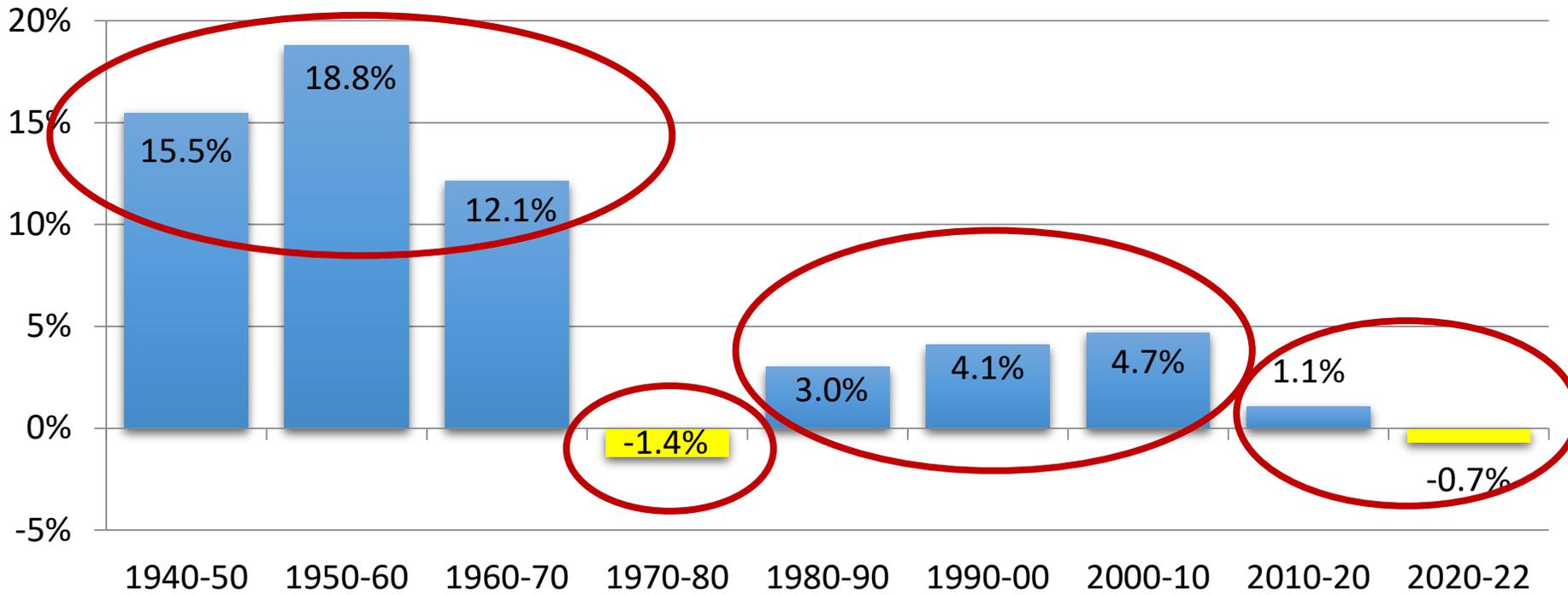
- After rapid suburbanization of St. Louis County into the 1970s:
 - Leveling off of County population, hovering around 1 million
 - Slight declines, then steady in Central County cities

*Kirkwood, Webster Groves, Oakland, Rock Hill, Huntleigh, Ladue, Frontenac, Crestwood, Des Peres, Warson Woods.

Challenges for Continued Population Growth

St. Louis Metropolitan Area Population Growth Rates by Decade

Source: U.S. Census Bureau (includes 15 counties in all decades shown)



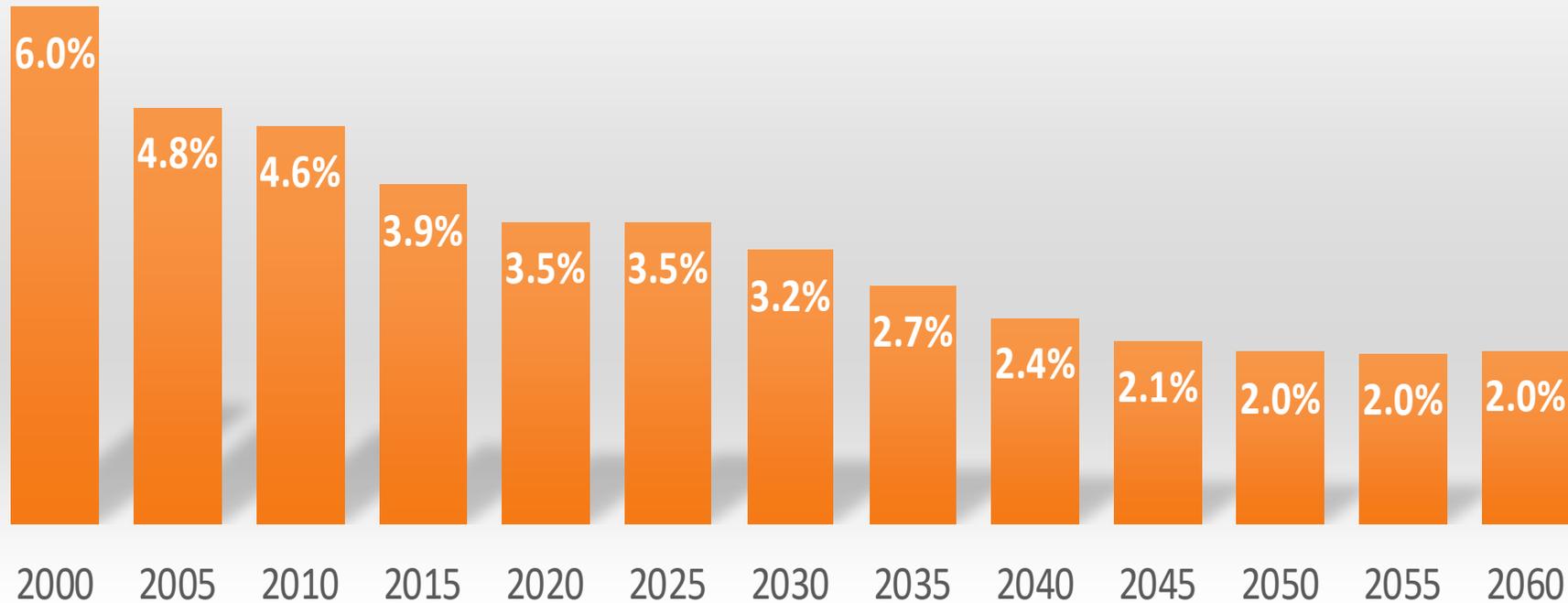
- Metro St. Louis Growth:
- 1940 to mid 1960s:
 - Same as USA
- 1970s: Net Loss
- 1980 to 2010:
 - $\frac{1}{4}$ to $\frac{1}{3}$ the USA growth rate
- 2010-2022:
 - Break Even
 - Recent Decline

Metro St. Louis has not demonstrated robust population growth for several decades.

Challenges for Continued Population Growth

U.S. Population Projected 5-Year Change Rates 2000 to 2060

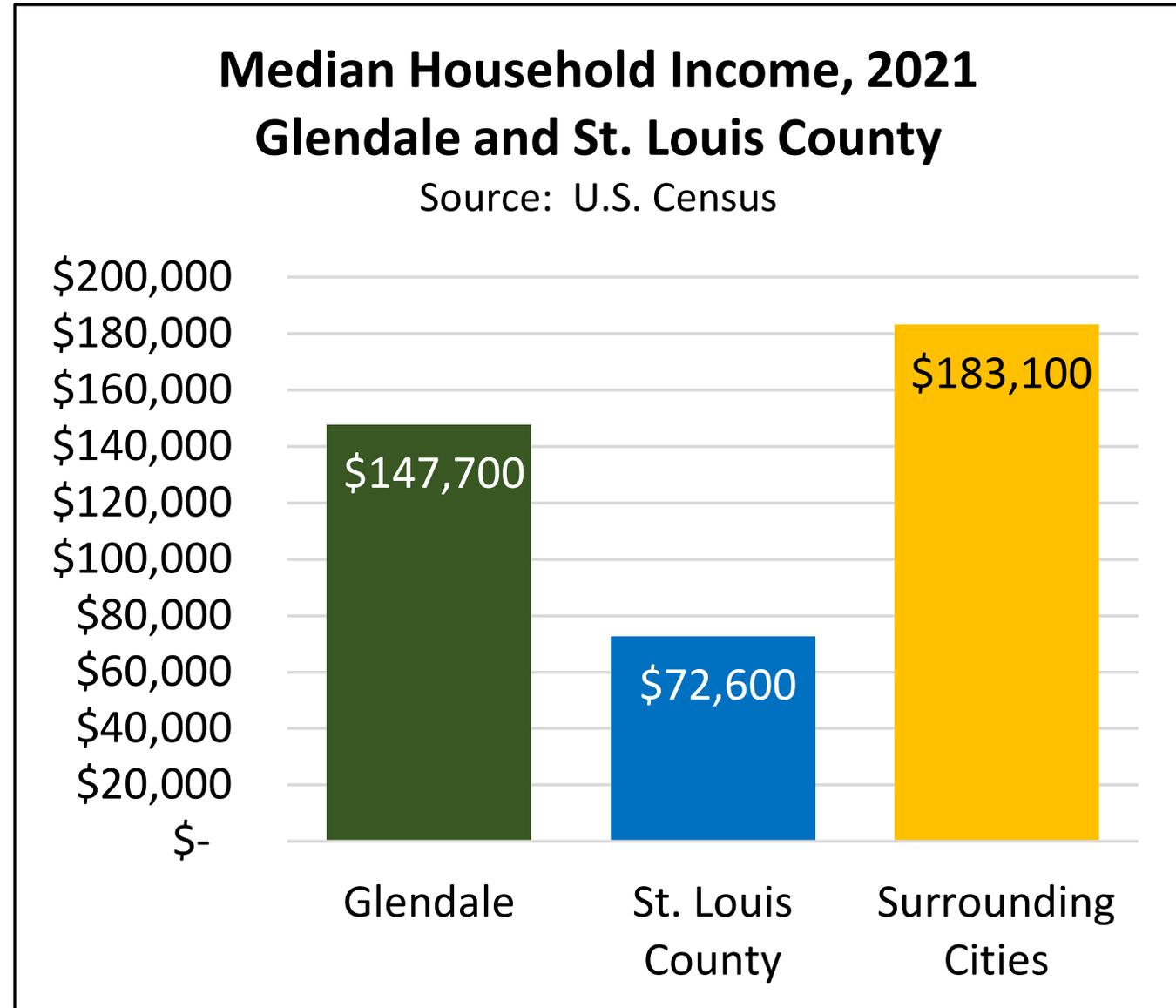
Source: U.S. Census Bureau



- USA Population Growth:
 - Declining rates of growth through 2060
 - Much smaller “new” growth to compete for in St. Louis

Median Household Income, 2021

- Glendale's median household income:
 - \$147,700
 - More than double St. Louis County
- Still, Glendale fell below the overall median of its ten surrounding cities
 - Higher medians in Des Peres, Huntleigh, Frontenac, Ladue, and Warson Woods.
 - Lower medians in Kirkwood, Webster Groves, Crestwood, Oakland, and Rock Hill.

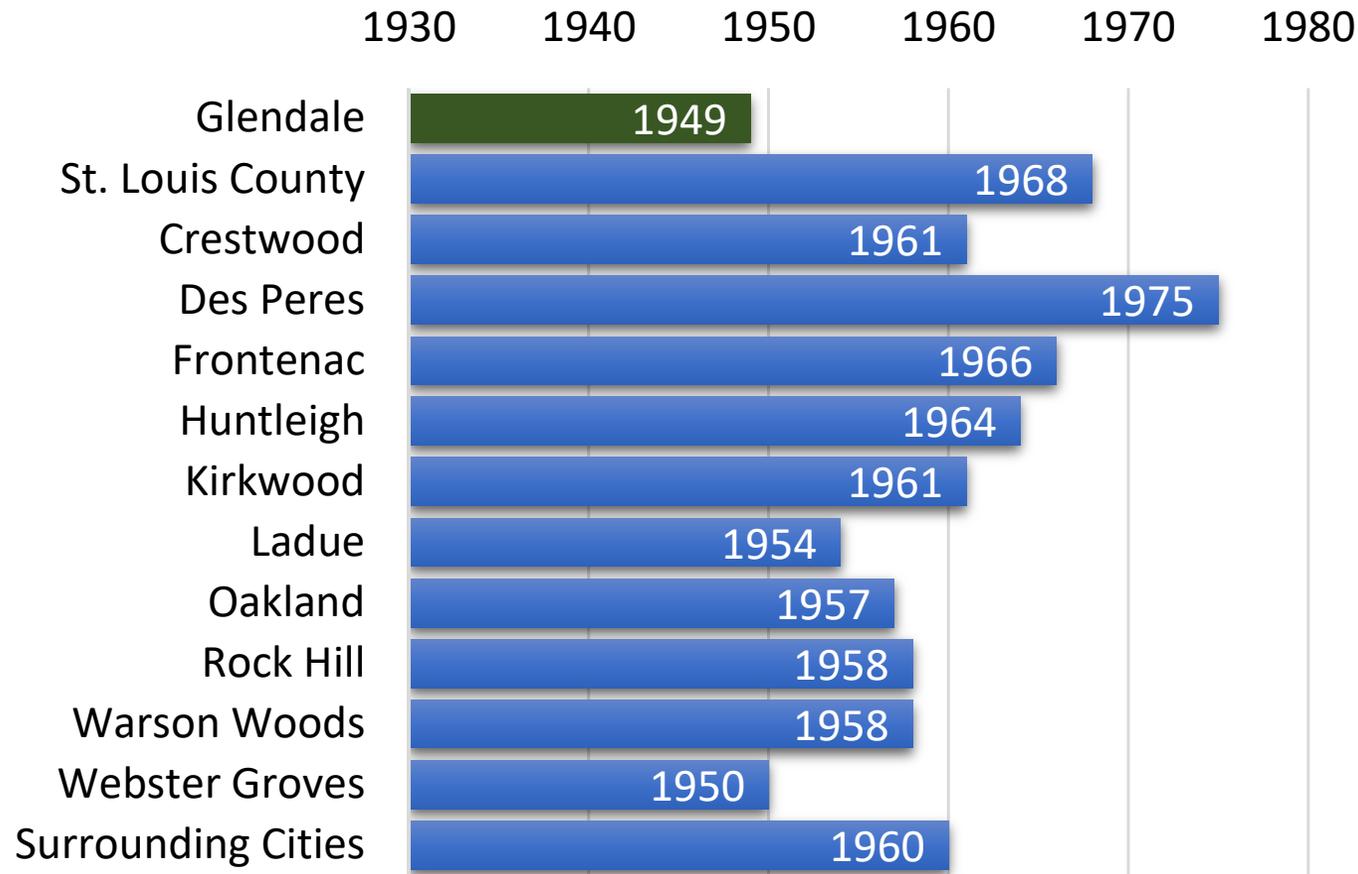


Median Year Housing Constructed, 2020

Glendale is Relatively Old

Median Year of Housing Construction

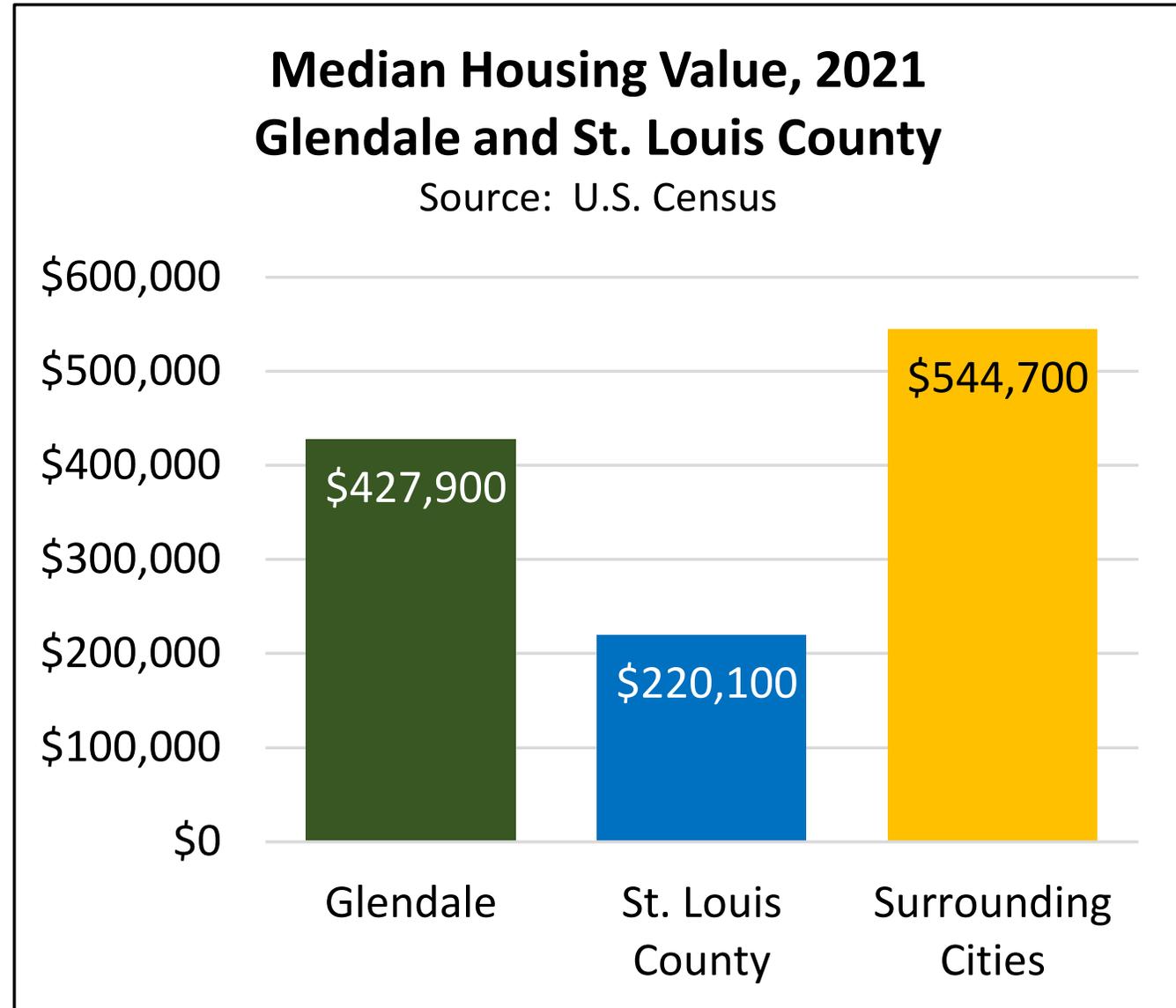
Source: U.S. Census, 2020



- The median house in Glendale was built in 1949
 - Half before then, half after
- Des Peres is relatively young (1975)
- St. Louis County: 1968
- Surrounding Cities: 1960 (ranging from 1950 to 1975)

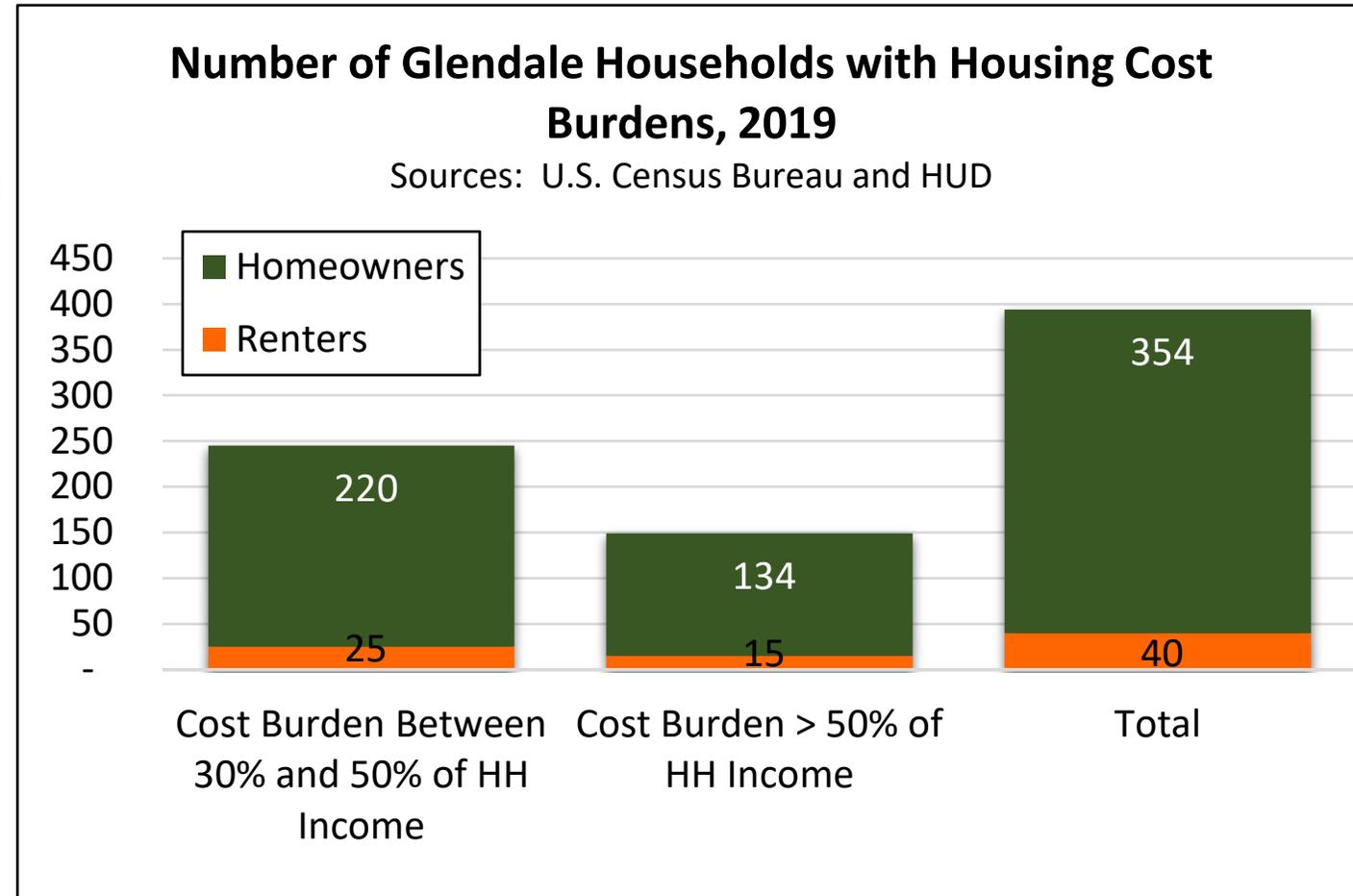
Median Housing Value, 2021

- Glendale's median housing value:
 - \$427,900
 - Almost double St. Louis County
- Still, Glendale fell below the overall median of its ten surrounding cities
 - Higher medians in Des Peres, Huntleigh, Frontenac, Ladue, and Warson Woods.
 - Lower medians in Kirkwood, Webster Groves, Crestwood, Oakland, and Rock Hill.



Cost-Burdened Glendale Households, 2019

- U.S. Department of Housing and Urban Development *Comprehensive Housing Affordability Strategy (CHAS)* statistics
- Affordability Challenges (cost-burdened)
 - 354 Homeowner Households
 - 16.5% of all homeowners
 - 40 Renter Households
 - 44.4% of all renters



Housing Costs:

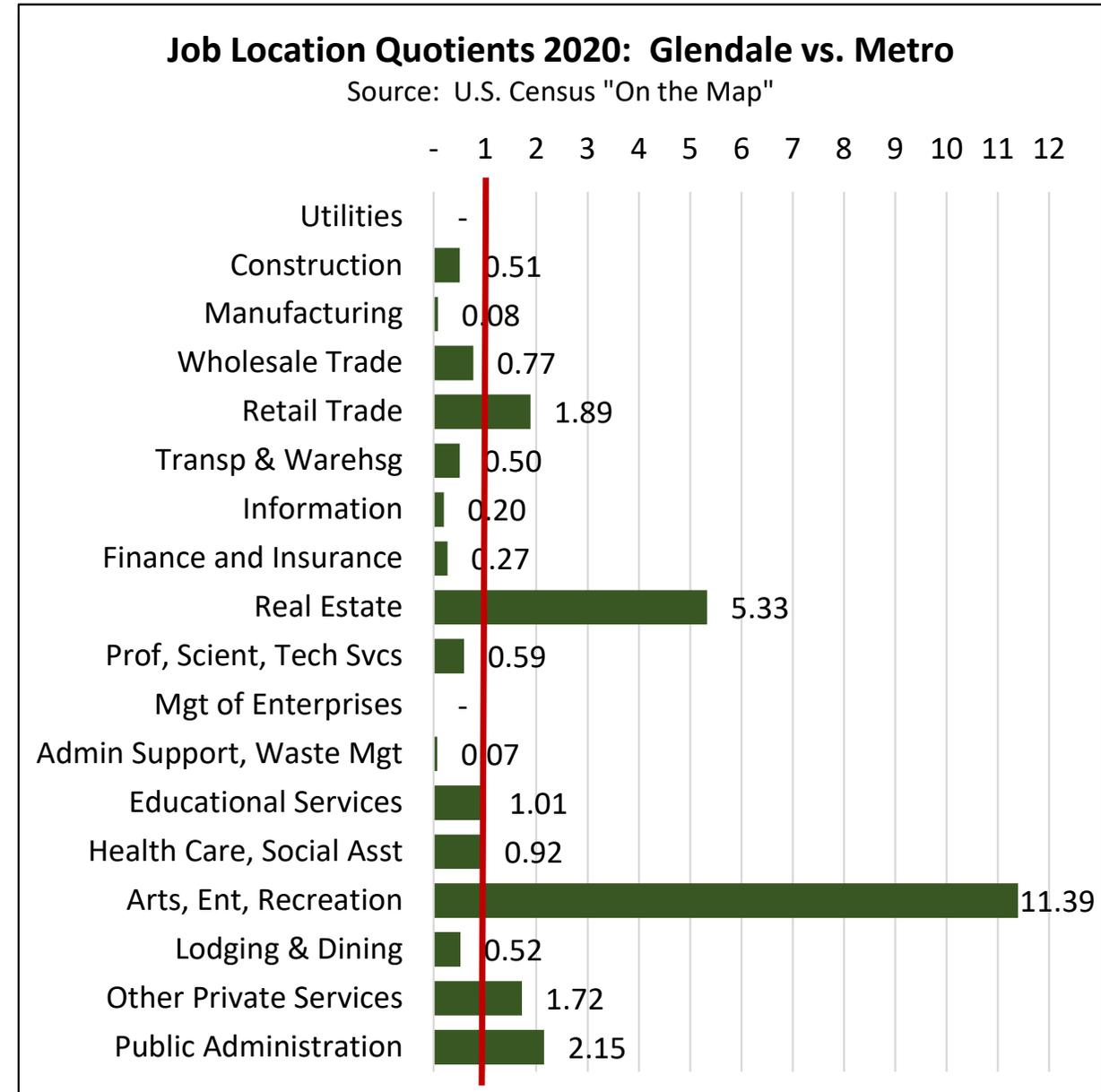
Homeowners: mortgage, HOA fees, utilities, insurance, taxes

Renters: contract rent *plus* utilities

Economic Development: Job Location Quotients, 2020

Job location quotients (LQs) compare the share of total jobs in Glendale to the share of jobs in the same sectors in the metro area. Ratios greater than 1.0 indicate a Glendale strength.

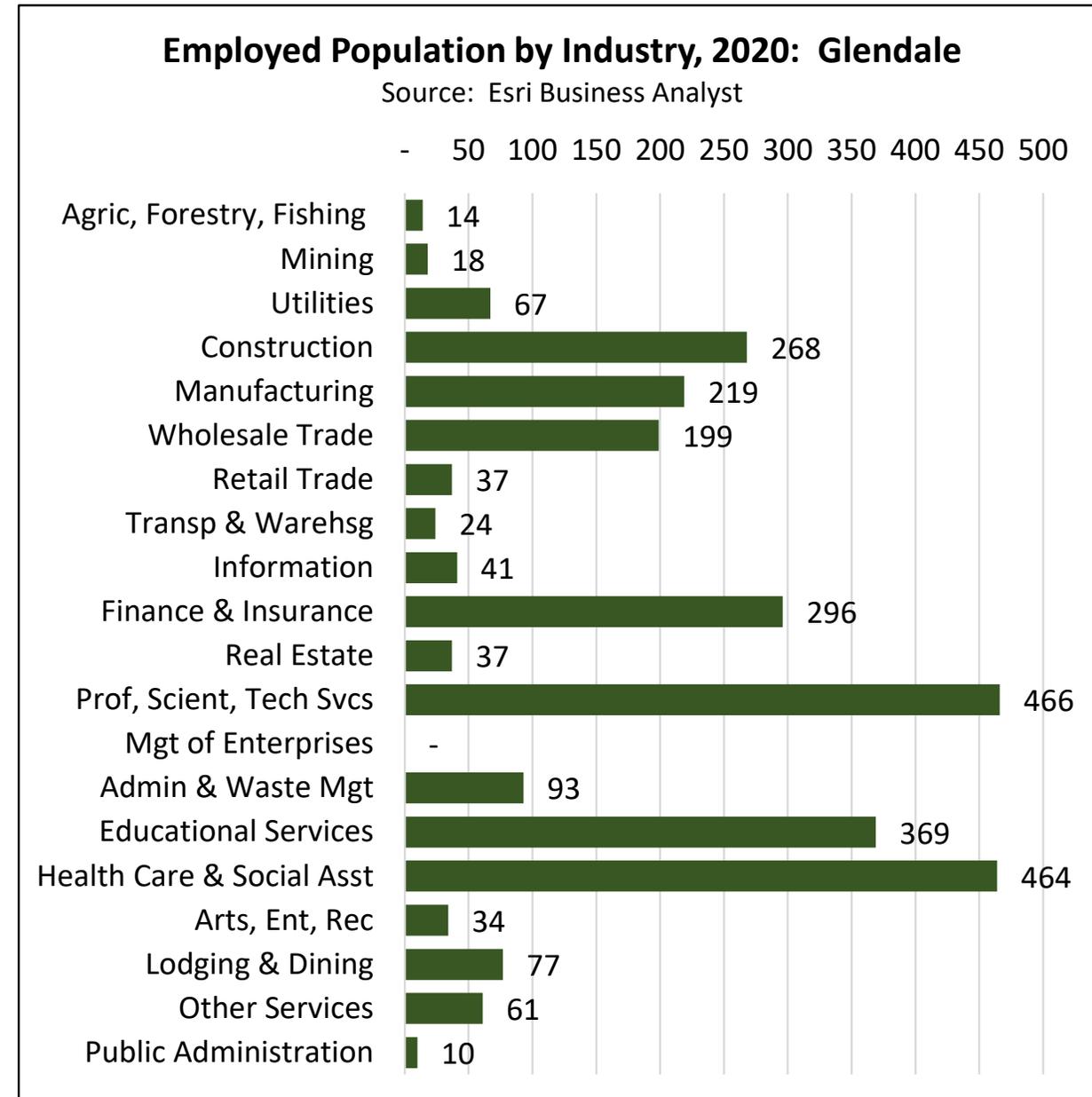
- Arts, Entertainment, and Recreation is a substantial job sector for Glendale:
 - At 11.39, the “concentration” of such jobs is far higher than throughout the metro area
- Other relative strengths:
 - Real estate jobs
 - Retail jobs
 - Other private services jobs
 - Public administration jobs



Employed Population by Sector of Employment, 2020

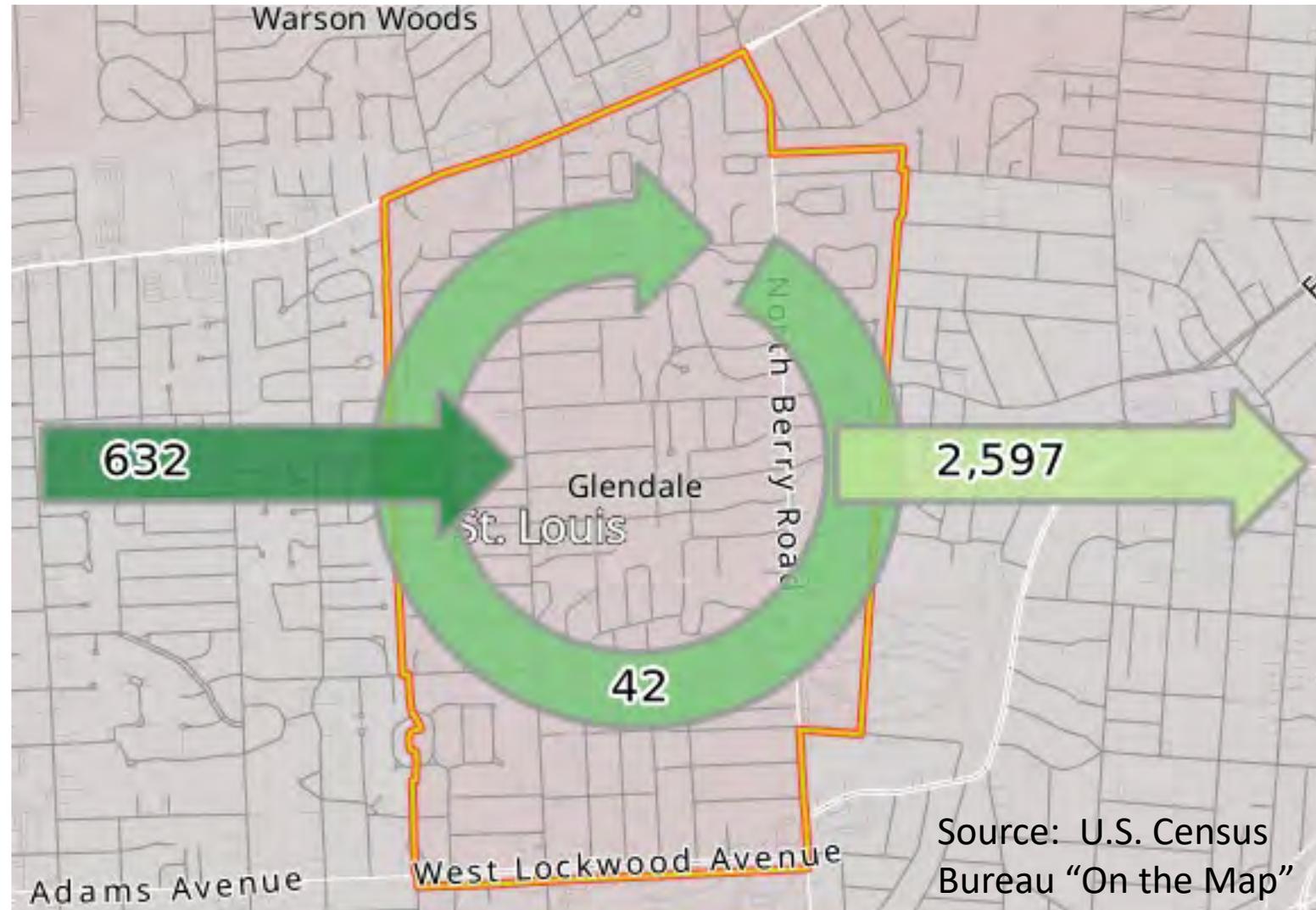
Almost 2,800 residents of Glendale held jobs during 2020 in a very wide variety of economic sectors. The skills and experience of Glendale residents are quite diverse.

- 466 residents (16.7% of those employed) were in professional, scientific, and technical services jobs—“brainpower jobs.”
- Another 464 (16.6%) were in health care or social assistance positions—most requiring advanced education and training.
- Other strong sectors among the resident population are educational services, finance and insurance, construction, and even manufacturing and wholesale trade.



Commuting Into and Out of Glendale, 2020

- Of the 674 jobs located in Glendale as of 2020, 632 (94%) were held by non-Glendale residents.
- Only 42 Glendale residents both lived and worked in the city.
- Of the 2,639 residents of Glendale holding jobs as of 2020, 2,597 (98%) commuted elsewhere for work.



Observations



Glendale is a high-value bedroom community, not an economic center

Mostly very prosperous, but some cost-burdened households

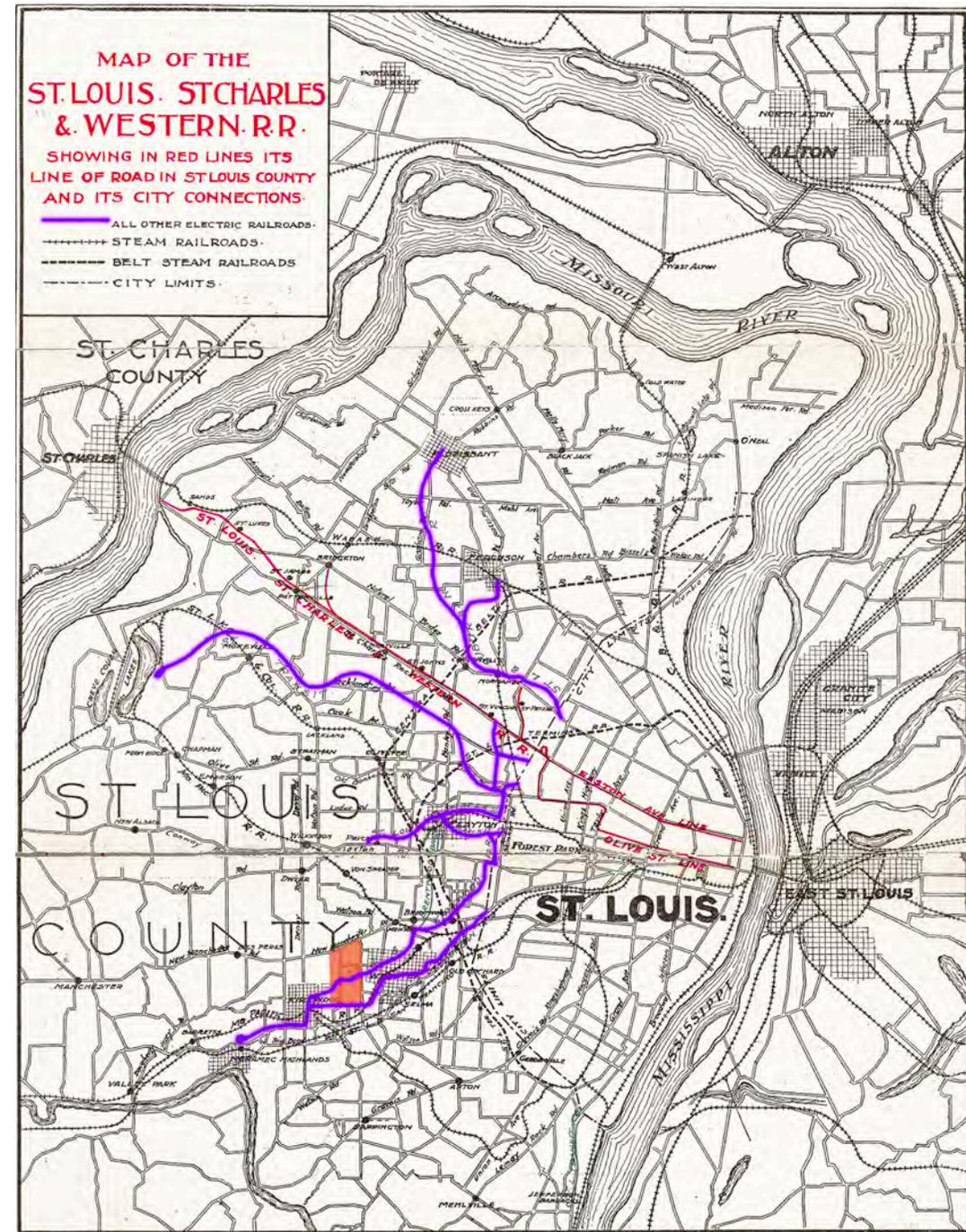
Not racially diverse, not housing diverse, old housing

Not likely to add or subtract significant population or jobs



Existing Conditions Analysis Historic Rail line Map from 1910

- Glendale is highlighted in orange to show how two electric street car lines, highlighted in purple, used to run through what is present-day Glendale



Existing Conditions Analysis

Historic Plat Map from 1909

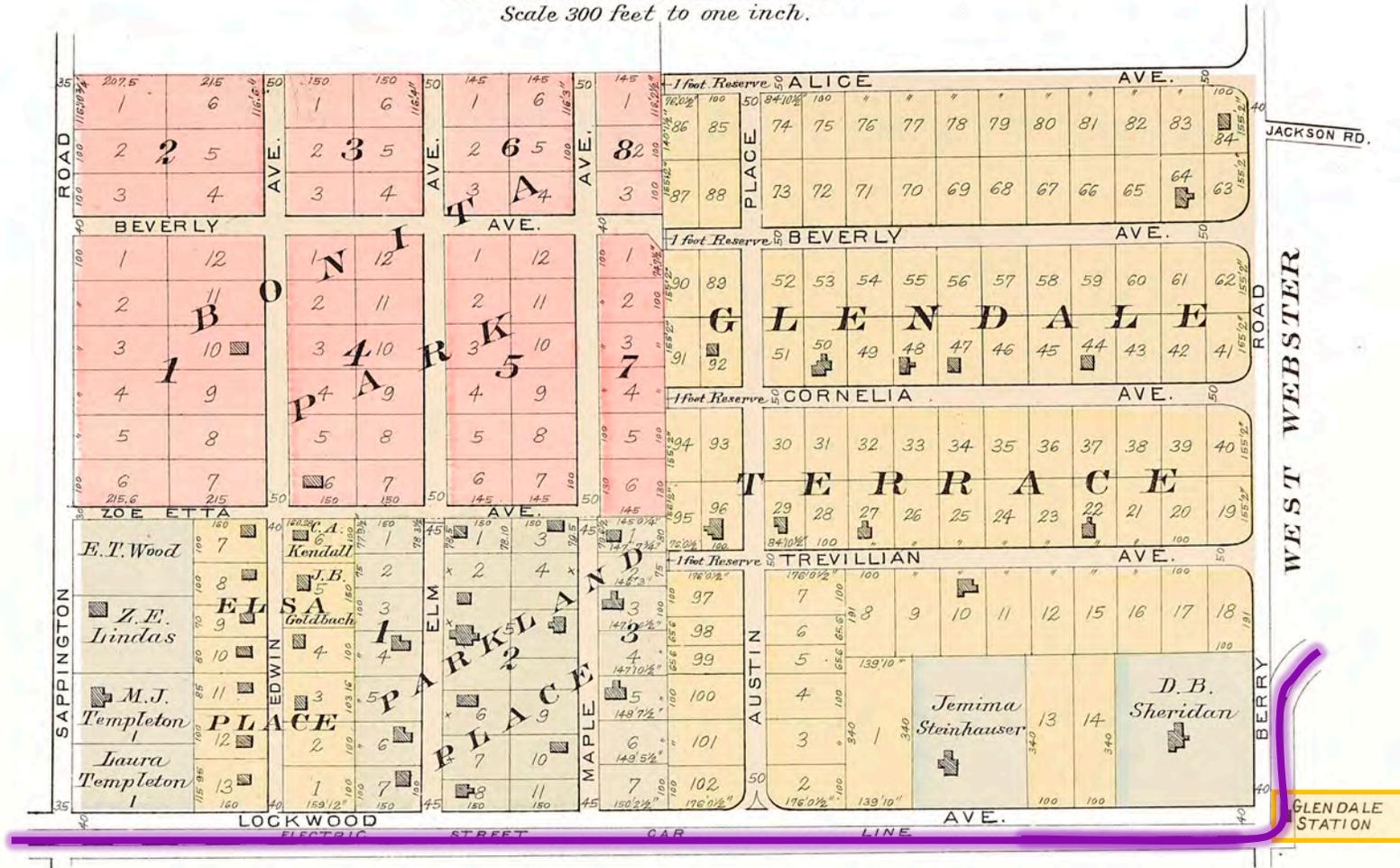
- Highlighted in purple is the Electric Street Car Line that ran on Lockwood Avenue, which is the southern boundary of present day Glendale
- Glendale's current city limits were decided in 1932 after a debate on whether or not to include land south of Lockwood Avenue, which is now the southern edge of Glendale city limits

GLENDALE TERRACE

AND ADJACENT PLATS

IN 6-44-6 CARONDELET TWP.

Scale 300 feet to one inch.



Existing Conditions Analysis
Historically Significant
Homes of Glendale



Yeats-Armstrong House at 9 Hill Drive
Built in 1831



McPherson-Holland House at 115 Edwin
Ave Built in 1859



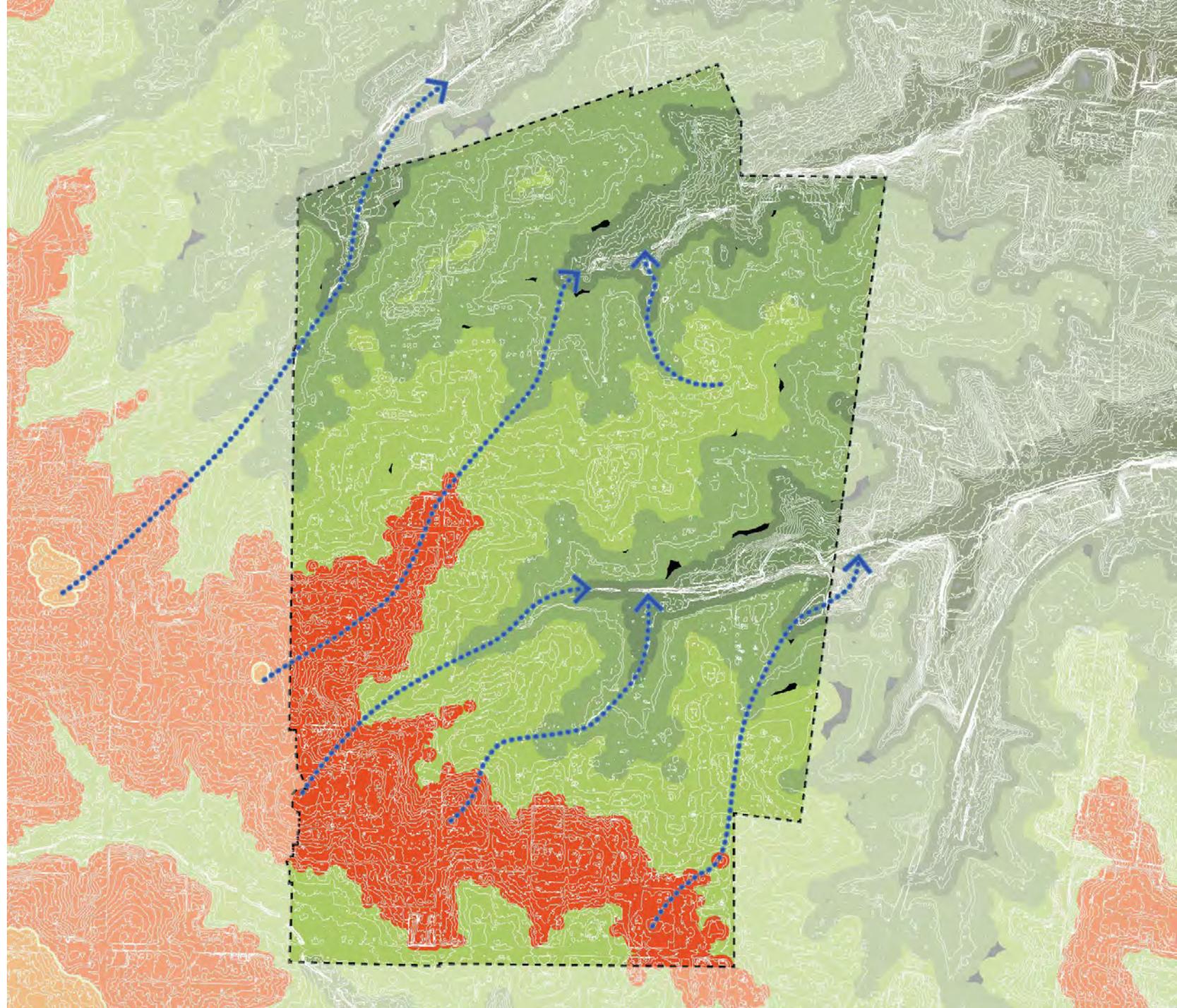
Cori House at 1080 N Berry Road
Built in 1935 & designed by Harris Armstrong

Existing Conditions Analysis
Base Map



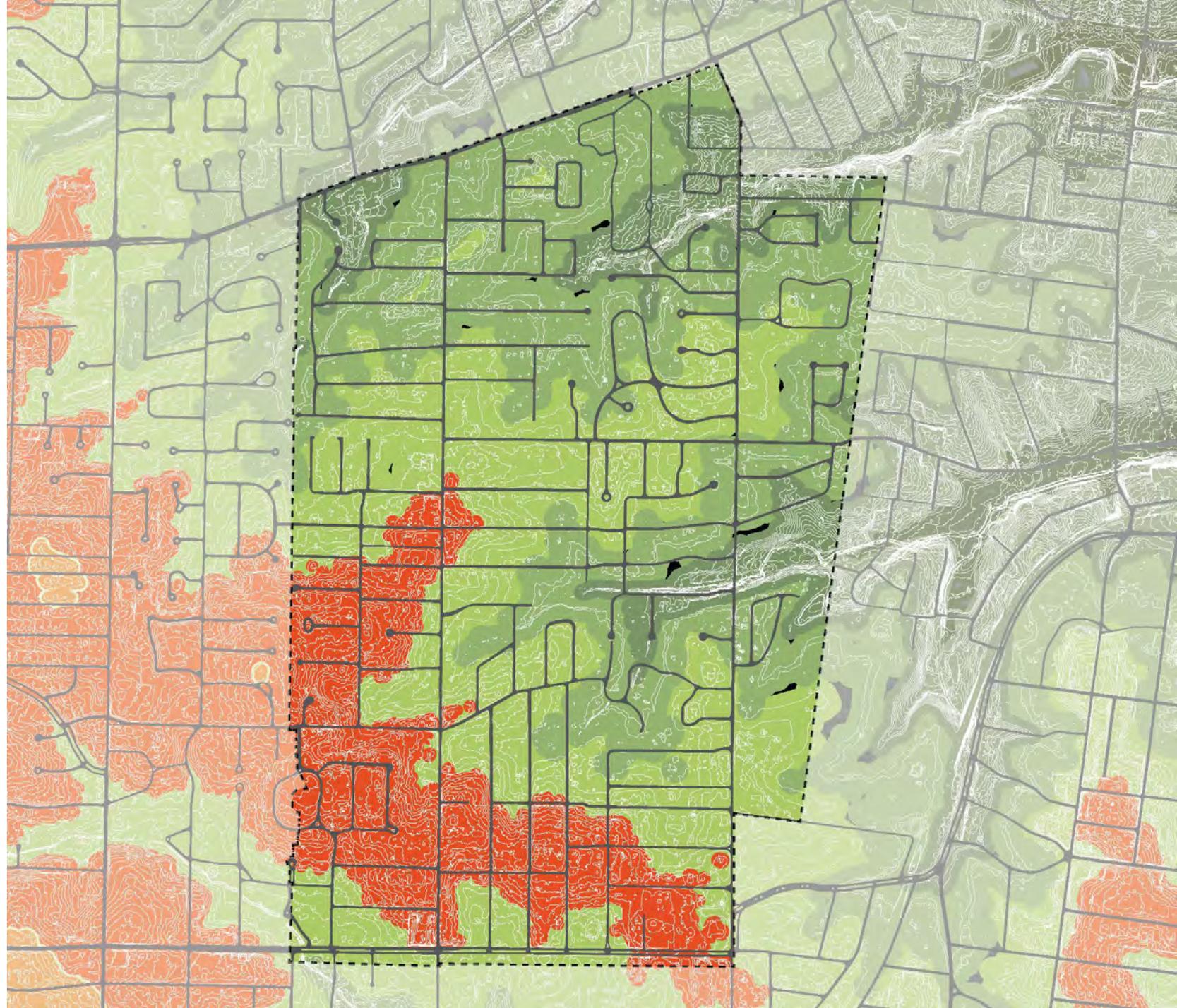
Existing Conditions Analysis Topography & Waterways

- 474'-498'
- 500'-530'
- 532'-562'
- 564'-594'
- 596'-626'
- 628'-658'
- 660'-670'
- Topography Ridgelines
- **Watershed drainage**

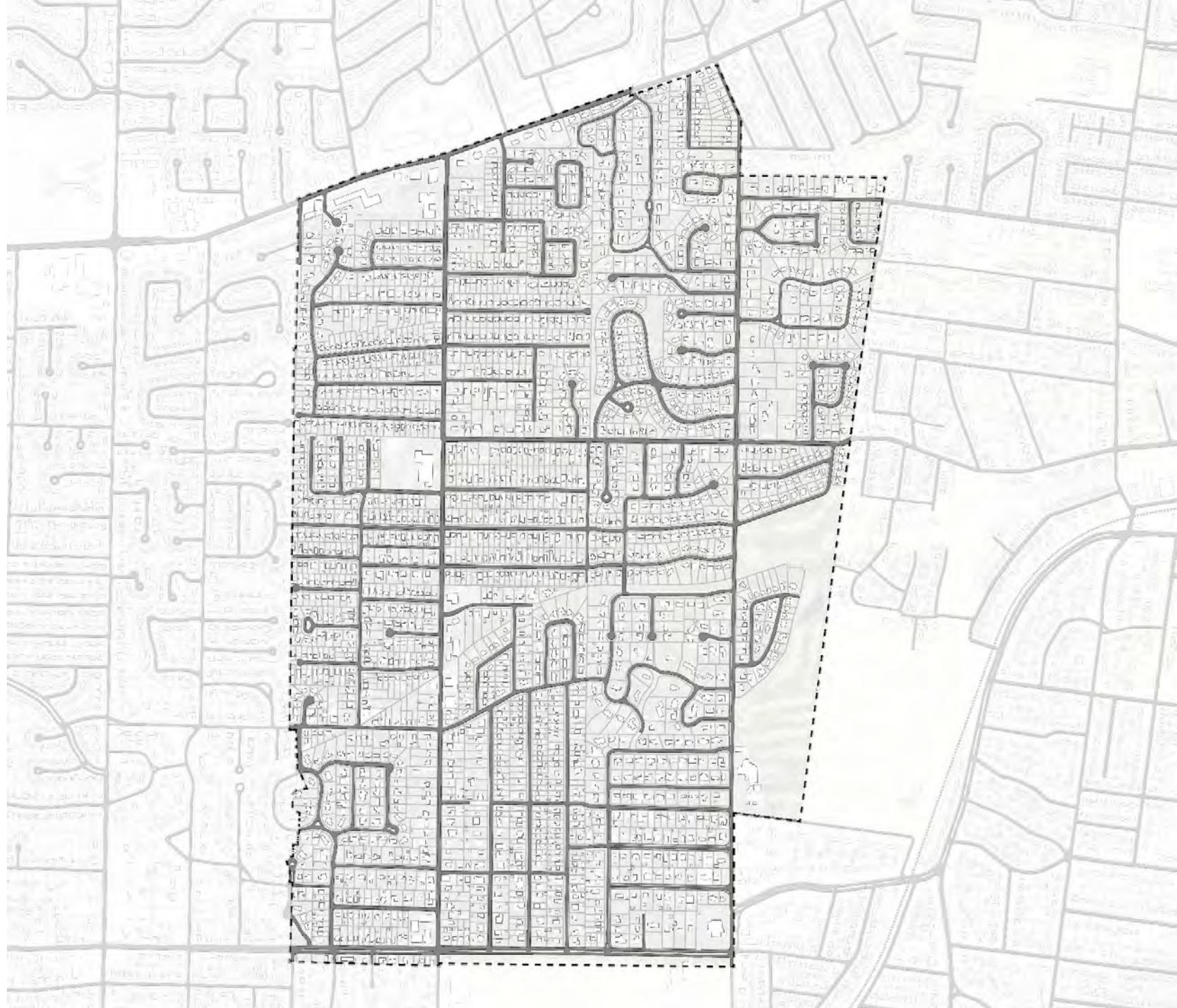


Existing Conditions Analysis Topography & Streets

- 474'-498'
- 500'-530'
- 532'-562'
- 564'-594'
- 596'-626'
- 628'-658'
- 660'-670'
- Topography Ridgelines
- Watershed drainage
- **Street System**



Existing Conditions Analysis
Street Network



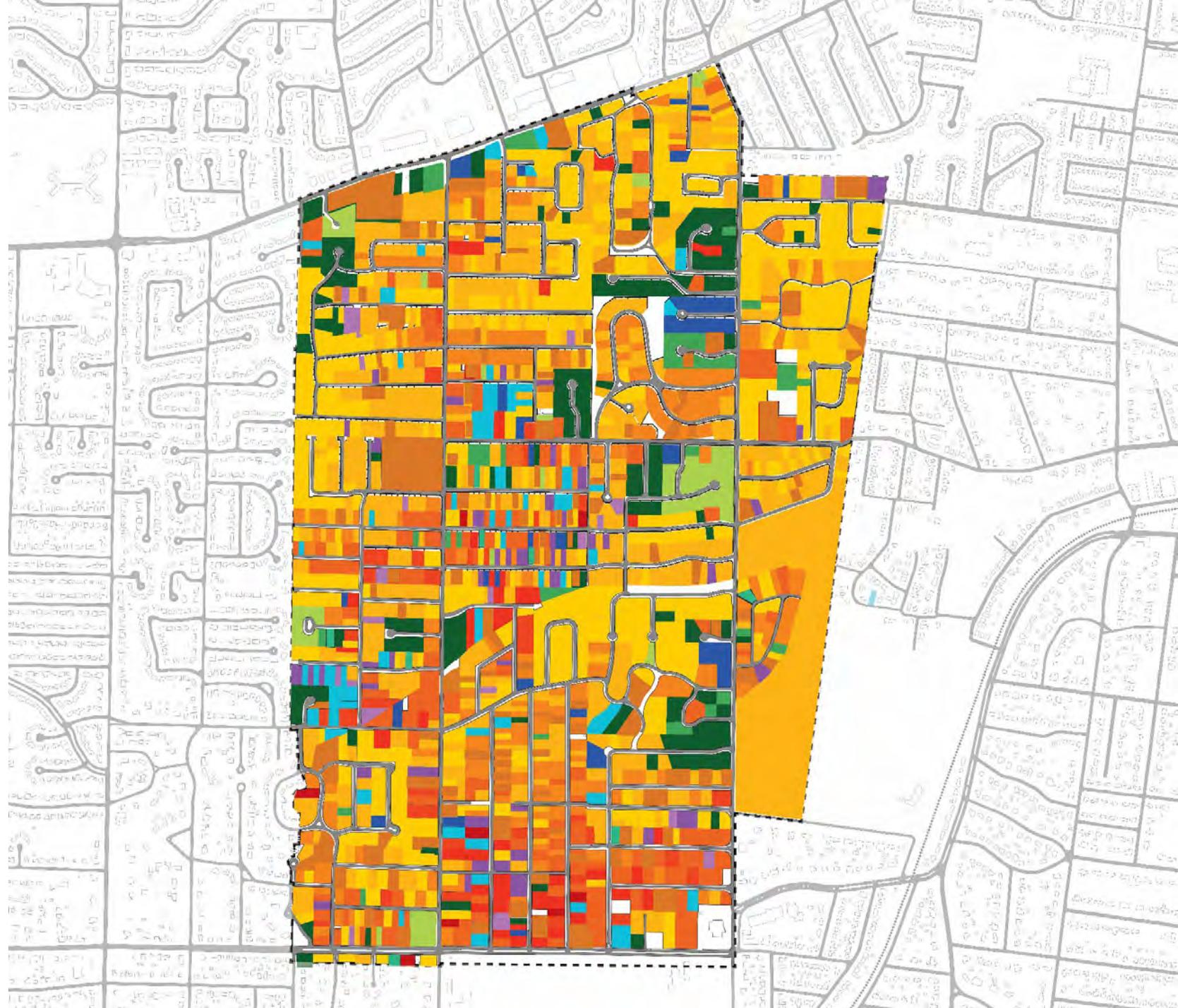
Existing Conditions Analysis Bike Lanes & Sidewalks

- **Bike Lanes** 
- **Sidewalks** 



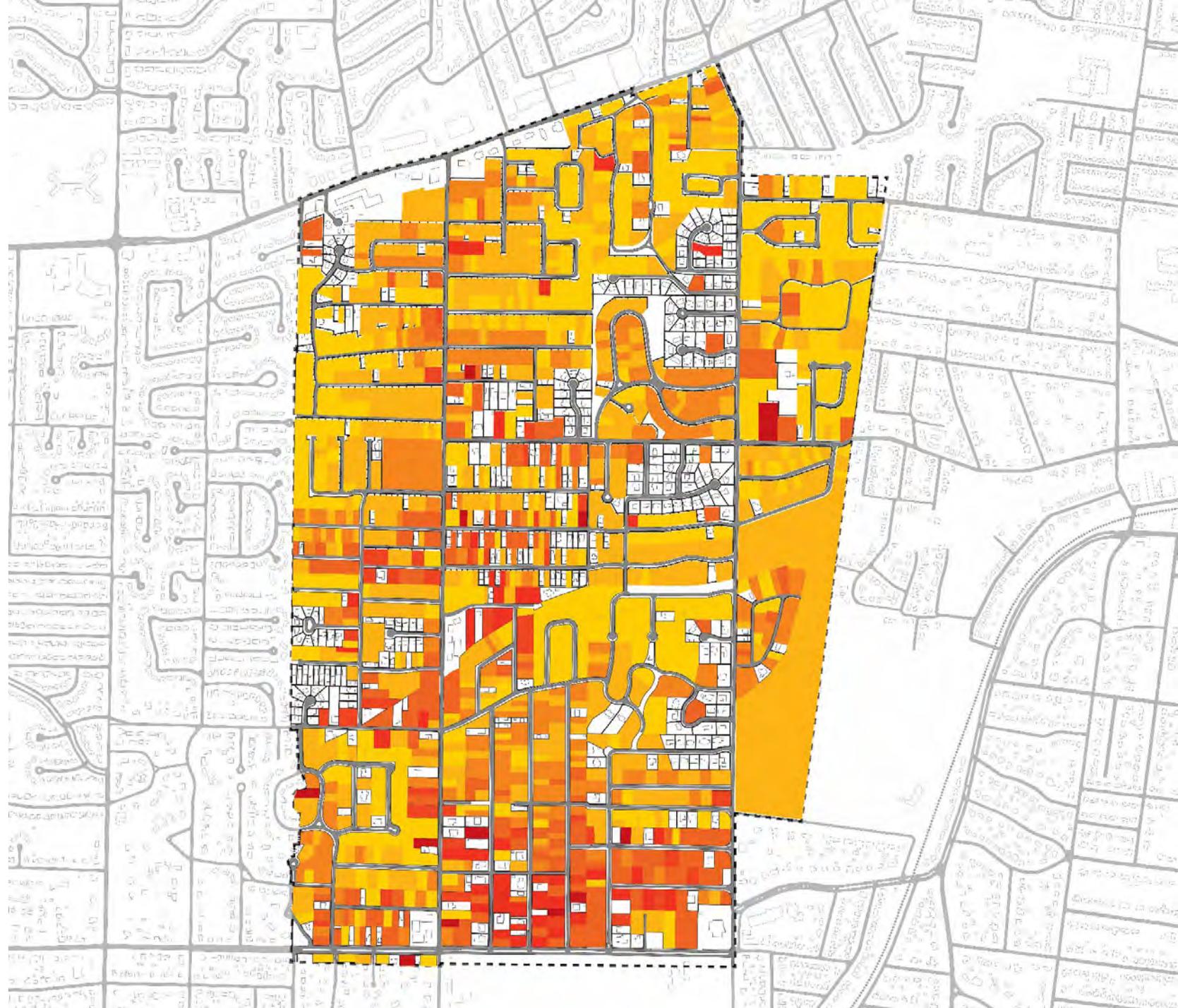
Existing Conditions Analysis Year Built Composite

- Pre-1900
- 1900 to 1909
- 1910's
- 1920's
- 1930's
- 1940's
- 1950's
- 1960's
- 1970's
- 1980's
- 1990's
- 2000 to 2009
- 2010's
- 2020 to 2023

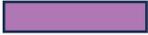


Existing Conditions Analysis Year Built Pre-1960

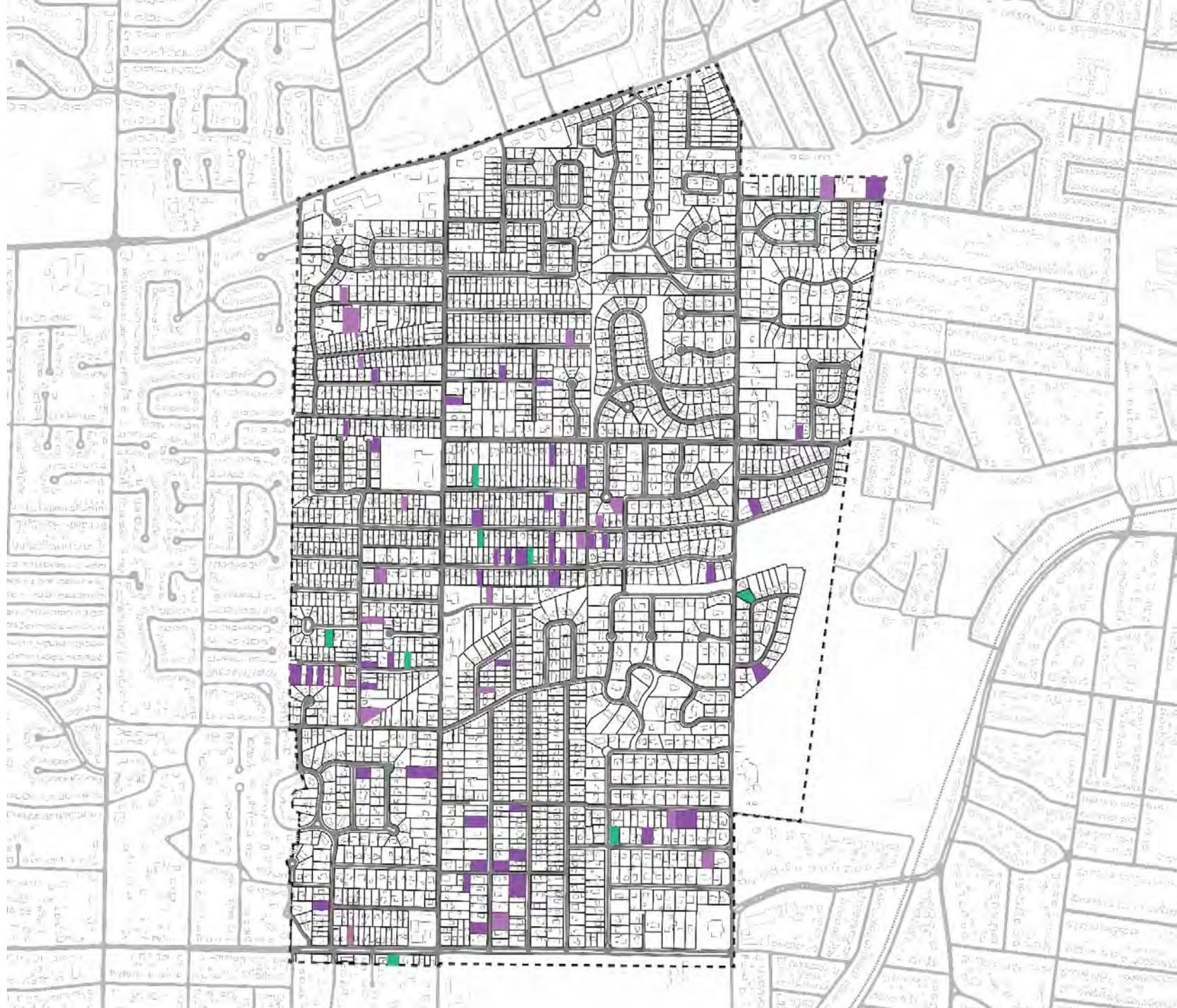
- Pre-1900
- 1900 to 1909
- 1910's
- 1920's
- 1930's
- 1940's
- 1950's



Existing Conditions Analysis
Year Built Past 14 Years

- 2010 to 2019 
- 2020 to 2023 
- under construction 

***79 new homes have
been built or added
on to in Glendale
since 2010!***



Existing Conditions Analysis
Renovations and Tear Downs

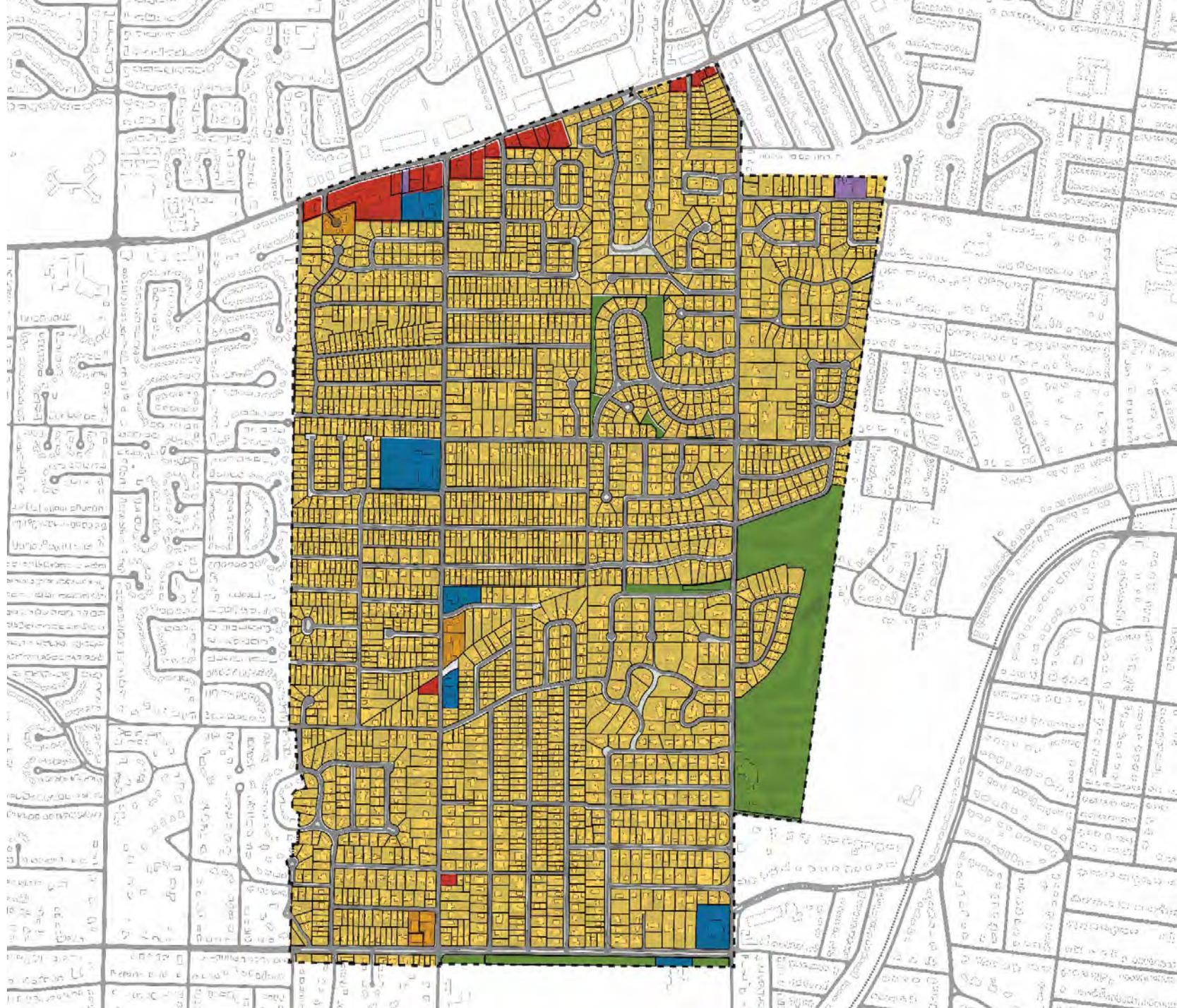
- Renovated since 2012 
- Torn down and rebuilt since 2012 
- under construction 

38 new homes have been on lots on which an existing home was demolished and replaced.



Existing Conditions Analysis Land Use Composite

- **Single-family Residential** 
- **Multi-family Residential** 
- **Commercial** 
- **Industrial & Utilities** 
- **Recreation & Open Land** 
- **Institutions** 





Existing Conditions Analysis

Existing Zoning Code Review

- The current Glendale zoning code (Chapter 400 of the Code of Municipal Ordinances) has **two (2) separate sets of regulations for single-family lots depending on when a lot was platted (established)**.
- The current code **lacks regulations to control the size of single-family homes, which is perceived as permitting undesirable home styles and home sizes**. This is viewed by residents as a threat to Glendale's well-known charm and character that makes the City a desirable place to live.
- The current code **permits accessory structures of undefined size** as close as six feet (6') from property lines.
- The code **has no greenspace requirements for single family lots**, which can lead to increased stormwater runoff and flooding issues.
- There are currently **no sidewalk requirements for existing or newly-build homes**. This creates a potentially-hazardous condition where residents must walk in narrow or crowded streets.
- Updated Floor Area Ratio (FAR) limits of 0.3 for R-1 and R-2 single-family zoned lots in the Architectural Review Board Guidelines **lack the legal enforceability of zoning code regulations**.

Chapter 400. Zoning Regulations

Article II. "R-1" Single-Family Dwelling District

Section 400.120. Use Regulations.

[R.O. 2010 §400.120; CC 1970 §33-12; Ord. No. 1305 Art. 4 §2, 4-24-1963; Ord. No. 14-82 §1, 8-24-1982]

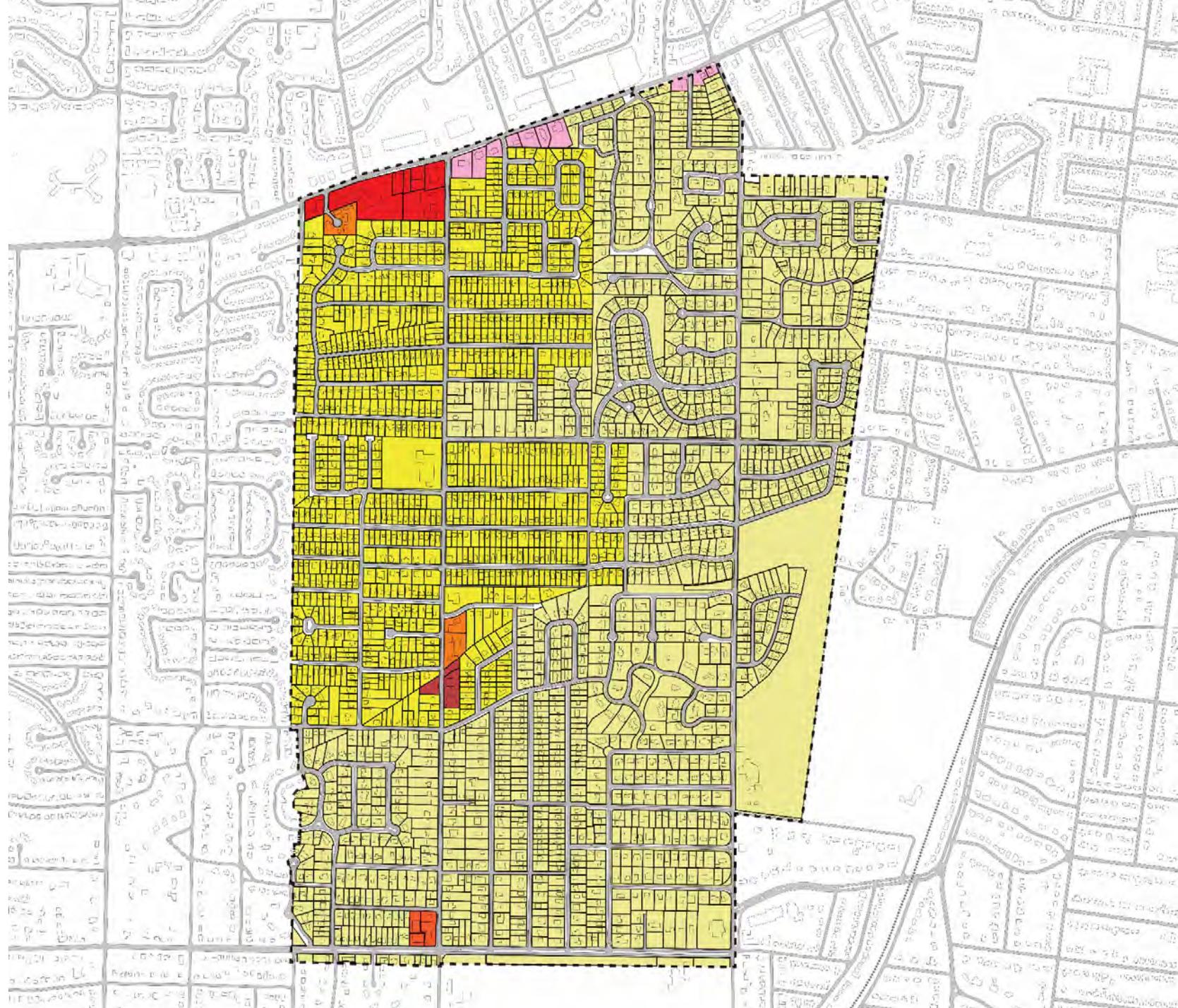
A. A building or premises in an "R-1" District shall be used only for the following purposes:

1. Single-family dwellings. There shall be no more than one group home or one foster home in any neighborhood in any "R-1" or "R-2" Districts.
2. Parks, playgrounds and community buildings owned or operated by a public agency.
3. Public schools, elementary and high and educational institutions having a curriculum the same as ordinarily given in public schools.
4. A special use permit may be granted for the use of a public school building which is no longer being used as a public school whenever the building and premises on which it is located is more than fifty percent (50%) within an adjoining community, provided such use has been authorized by the adjoining community, and provided, that application for such use shall first be submitted to the Plan Commission for their review and recommendation; provided, further, that the Board of Aldermen shall first hold a public hearing on such application giving at least fifteen (15) days notice thereof in a newspaper of general circulation and by First Class Mail to all property owners within one hundred eighty-five (185) feet thereof. Before issuance of such a permit, the Board of Aldermen must, following the public hearing, determine that such use will not:
 - a. Substantially increase traffic hazards or congestion.
 - b. Substantially increase fire hazards or be a nuisance to adjoining residential zones by reason of noise, odor or light.
 - c. Adversely affect the character of the neighborhood.
 - d. Adversely affect the general welfare of the community.
 - e. Overtax public facilities or utilities.
5. Private golf clubs; provided, that no such golf club shall be established nor any existing golf club shall expand its grounds or buildings or parking area without first securing a permit for the same from the Board of Aldermen. Any such application shall first be submitted to the Plan Commission for its recommendation. No permit shall be granted unless a public hearing on such application is held and after such hearing the Board of Aldermen shall determine whether such use will:
 - a. Substantially increase traffic hazards or congestion.
 - b. Substantially increase fire hazards.

The Board of Aldermen must find negatively to all of the above requirements before such a permit may be granted. The Board of Aldermen may make such permit subject to such conditions as it may determine are required to meet the conditions of this Chapter. The permit may be withdrawn or revoked if at any time the user shall fail to comply with the conditions of the permit. This permit shall not be transferable or assignable. Further, any consideration as to granting of such a permit shall be subject to the conditions of Section 400.100.

Existing Conditions Analysis Zoning Composite

- R-1
- R-2
- R-3
- PRD
- C-1
- C-2
- C-3

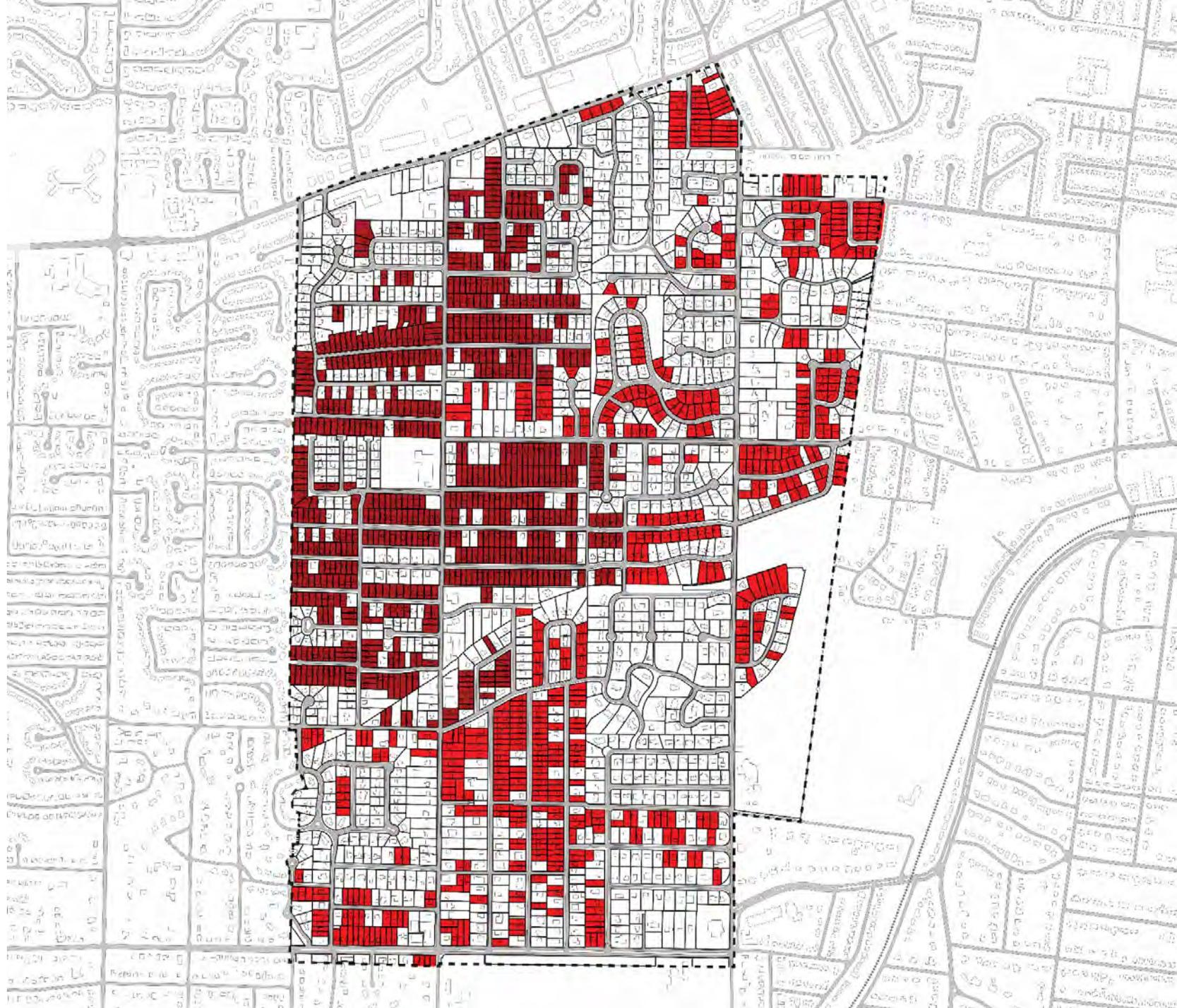


Existing Conditions Analysis R-1 & R-2 Non-Conforming Lots

- 1,182 of all 2,650 single family residential lots zoned R-1 and R-2 are considered non-conforming under the current zoning code.

45% of R-1 & R-2 lots are non-conforming.

These lots don't meet lot width and/or lot size requirements under their current zoning classification.



Existing Conditions Analysis R-1 & R-2 Non-Conforming Houses

- **40 of 79 houses built within the past 13 years are considered non-conforming within the current zoning code.**

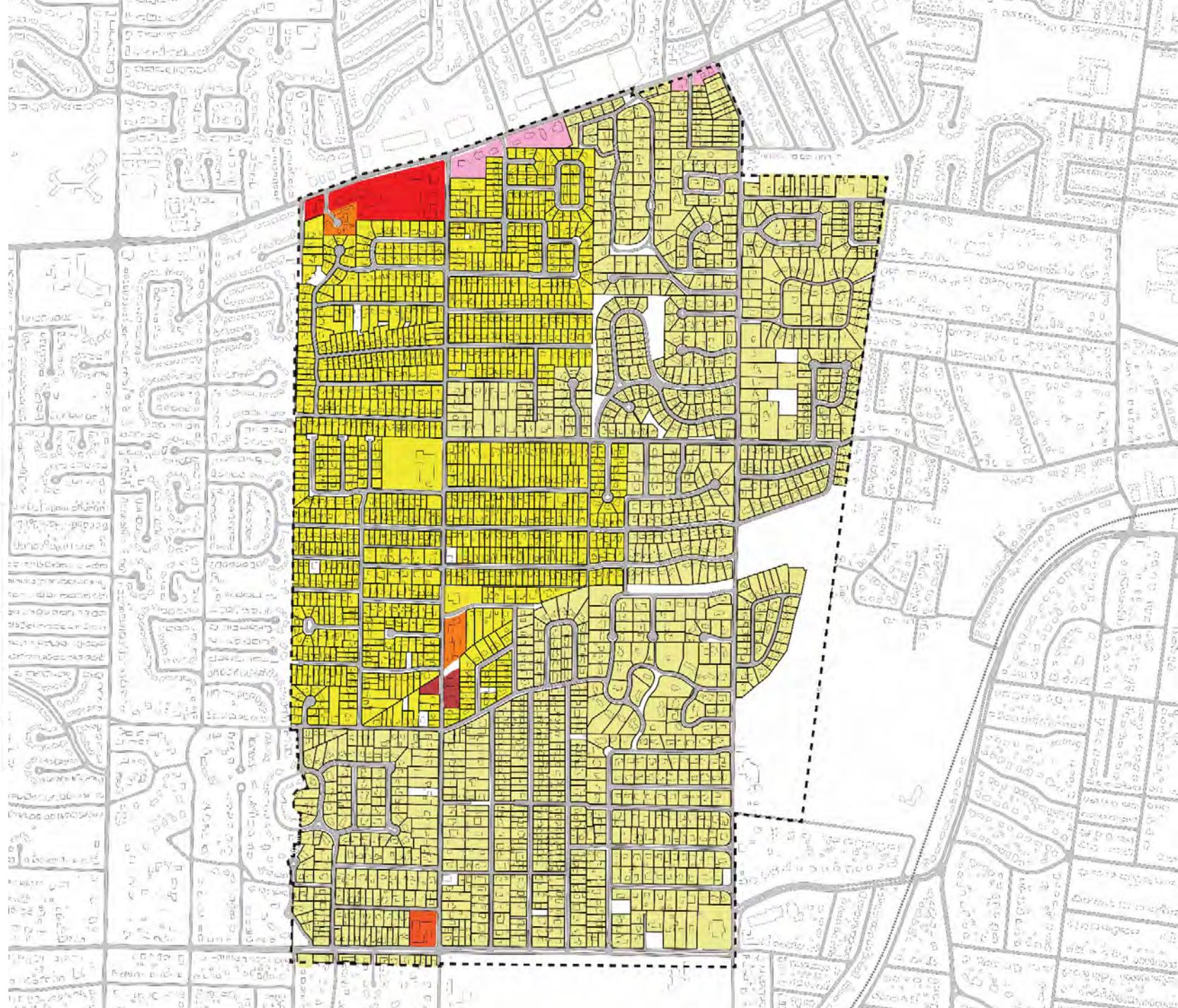
51% of all R-1 and R-2 houses built in the past 13 years are non-conforming.

These houses don't meet yard requirements under their current zoning classification.



Existing Conditions Analysis Zoning Analysis

Zones	# of Bldgs	Bldg %	Impervious Surface %	Total % of Land Built	Total % of Land Unbuilt
R-1	1,551	18.00%	16.00%	34.00%	66.00%
R-2	1,627	21.00%	24.00%	45.00%	55.00%
R-3	12	22.00%	20.00%	42.00%	58.00%
PKD	4	35.00%	14.00%	49.00%	51.00%
C-1	3	37.00%	47.00%	84.00%	16.00%
C-2	7	18.00%	47.00%	65.00%	35.00%
C-3	10	14.00%	61.00%	75.00%	15.00%



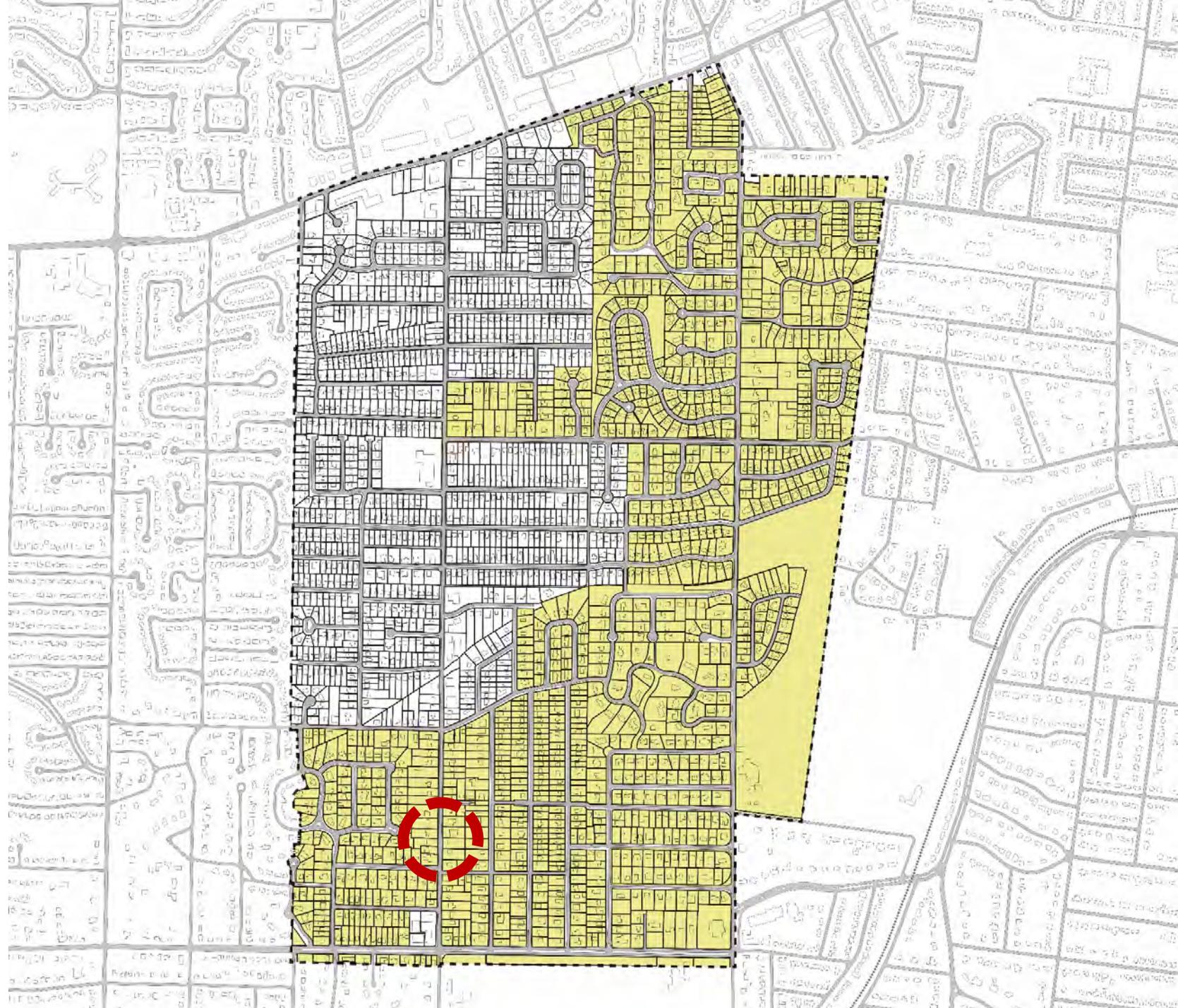
Existing Conditions Analysis
Zoning Analysis – R-1

R-1 Single Family Dwelling District
(For lots platted AFTER adoption of the zoning code)

- Lot Area Requirement: 10,000 SF
- Minimum Lot Width: 80'
- Front Yard Depth: 35'
- Rear Yard Depth: 30'
- Side Yard: 10'
- Maximum Height: 2.5 stories or 35'

“Lot of Record”
(For lots existing PRIOR TO adoption of the zoning code)

- Front Yard Depth: Average front building lines of two main buildings on either side
- Side Yard: If lot is <100' wide: 10% of lot width but no less than 6'



Existing Conditions Analysis
Zoning Analysis – R-1

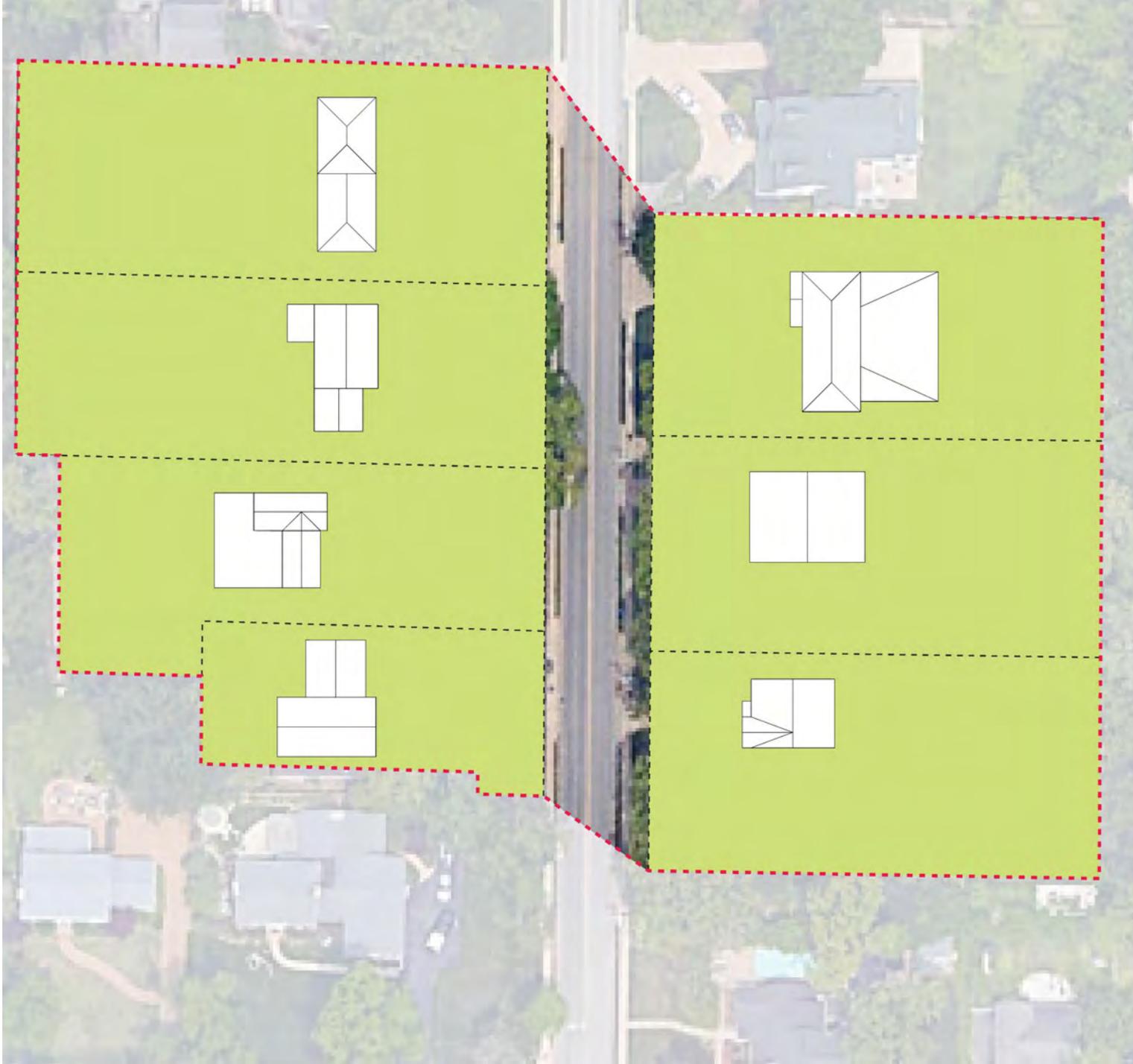
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- Front Yard Depth: Average front building lines of two main buildings on either side
- Side Yard: If lot is <100' wide: 10% of lot width but no less than 6'



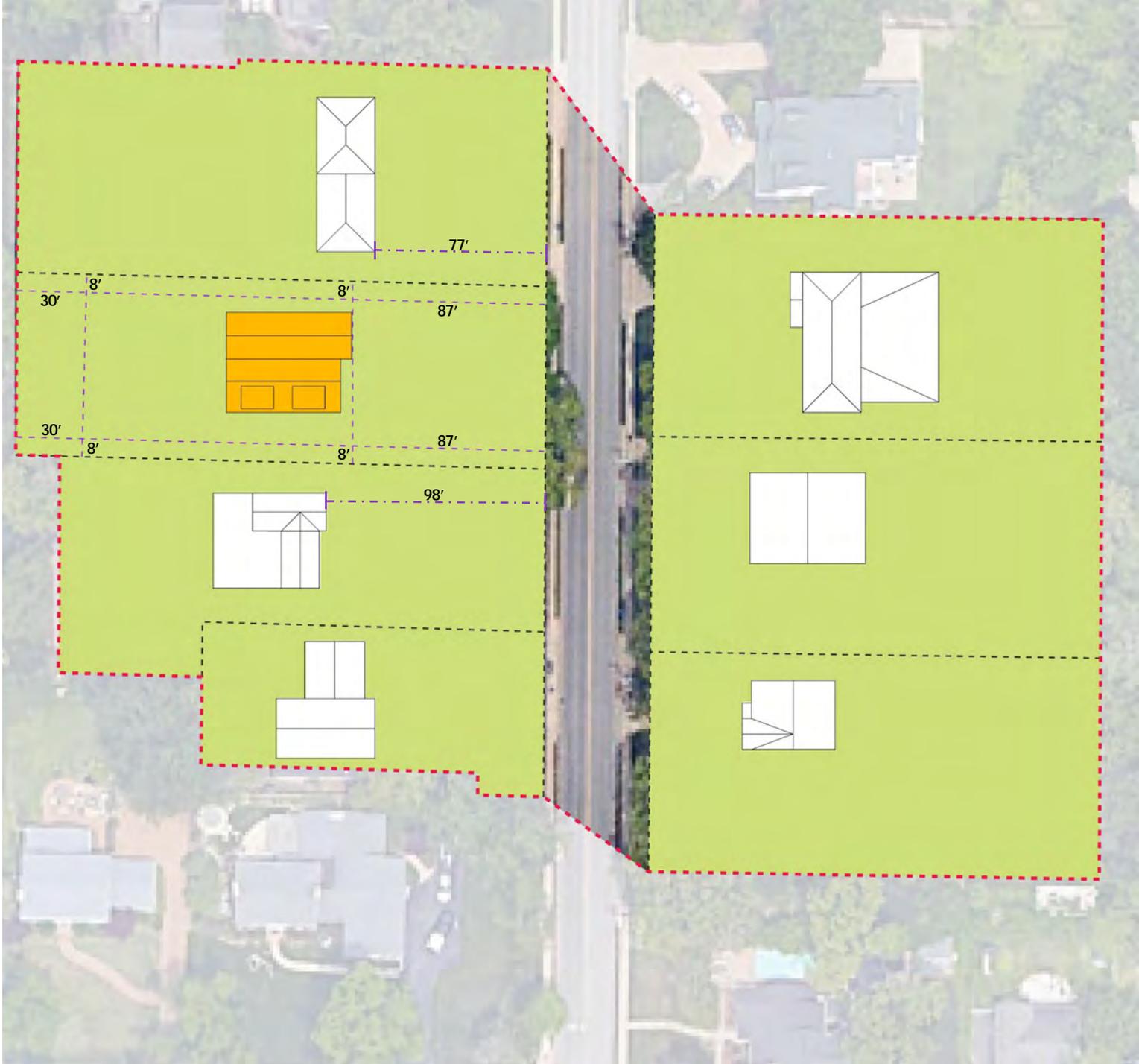
Existing Conditions Analysis
Zoning Analysis – R-1

R-1 Single Family Dwelling District
(For lots platted AFTER adoption of the zoning code)

- Lot Area Requirement: 10,000 SF
- Minimum Lot Width: 80'
- Front Yard Depth: 35'
- Rear Yard Depth: 30'
- Side Yard: 10'
- Maximum Height: 2.5 stories or 35'

“Lot of Record”
(For lots existing PRIOR TO adoption of the zoning code)

- Front Yard Depth: Average front building lines of two main buildings on either side
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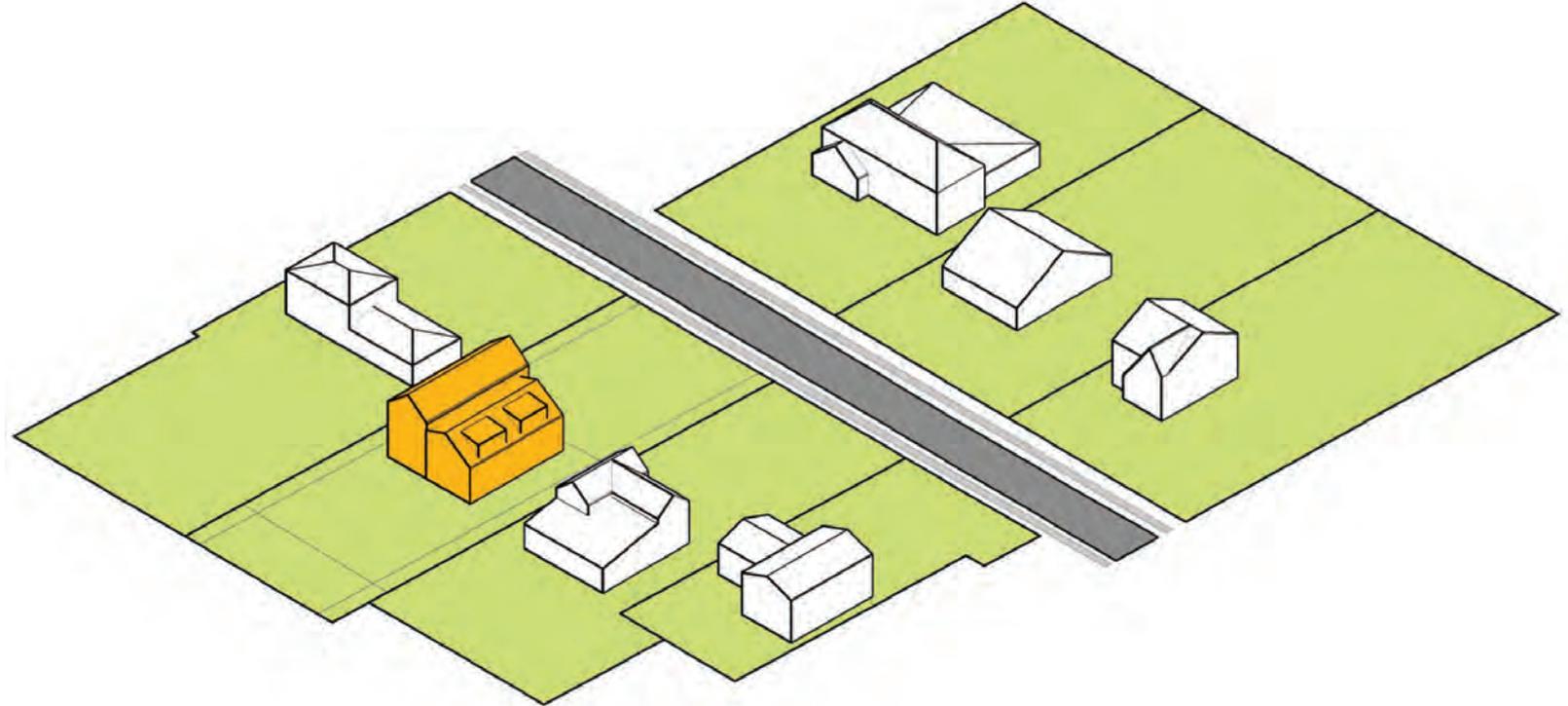
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Lot of Record Requirements



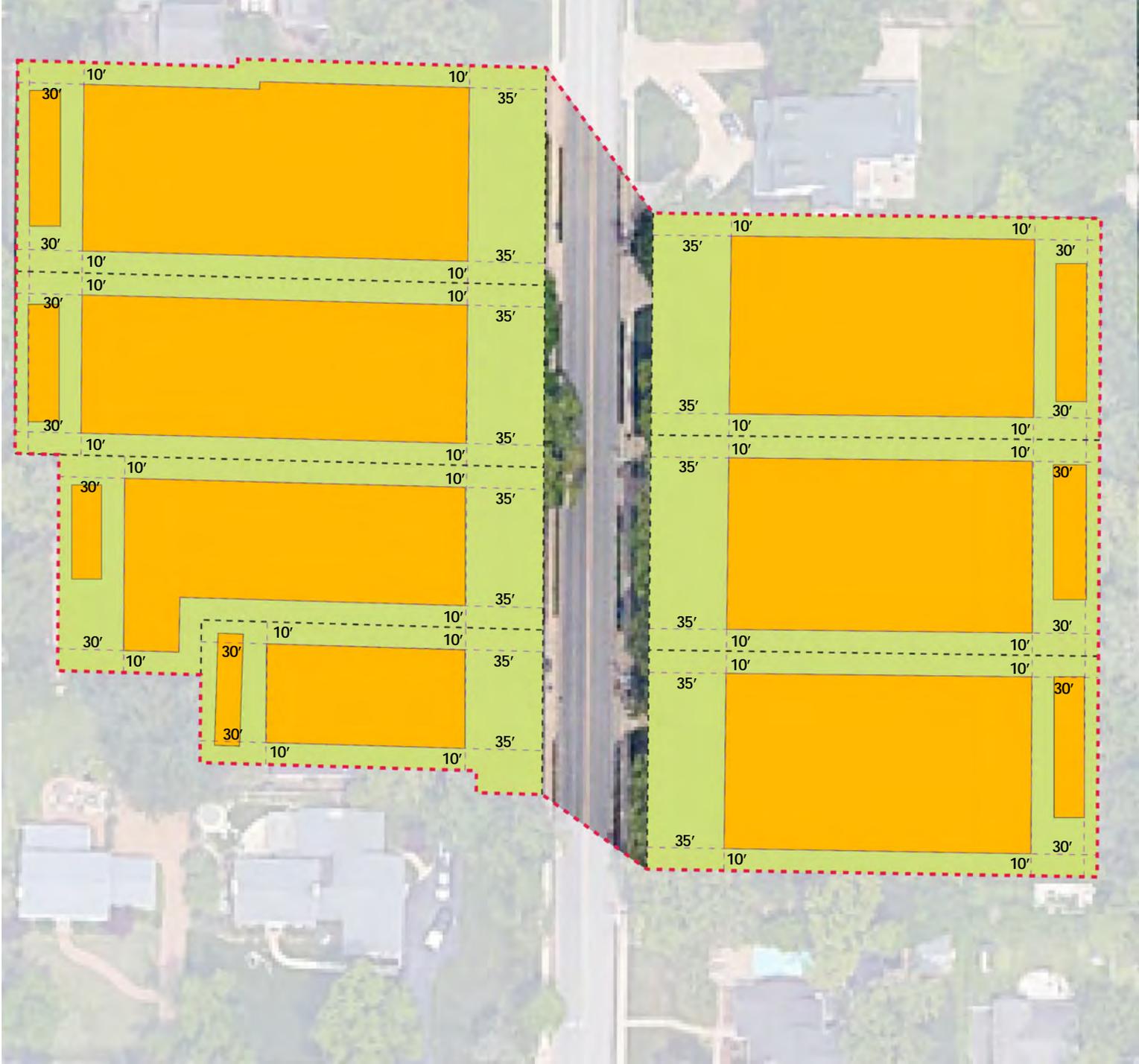
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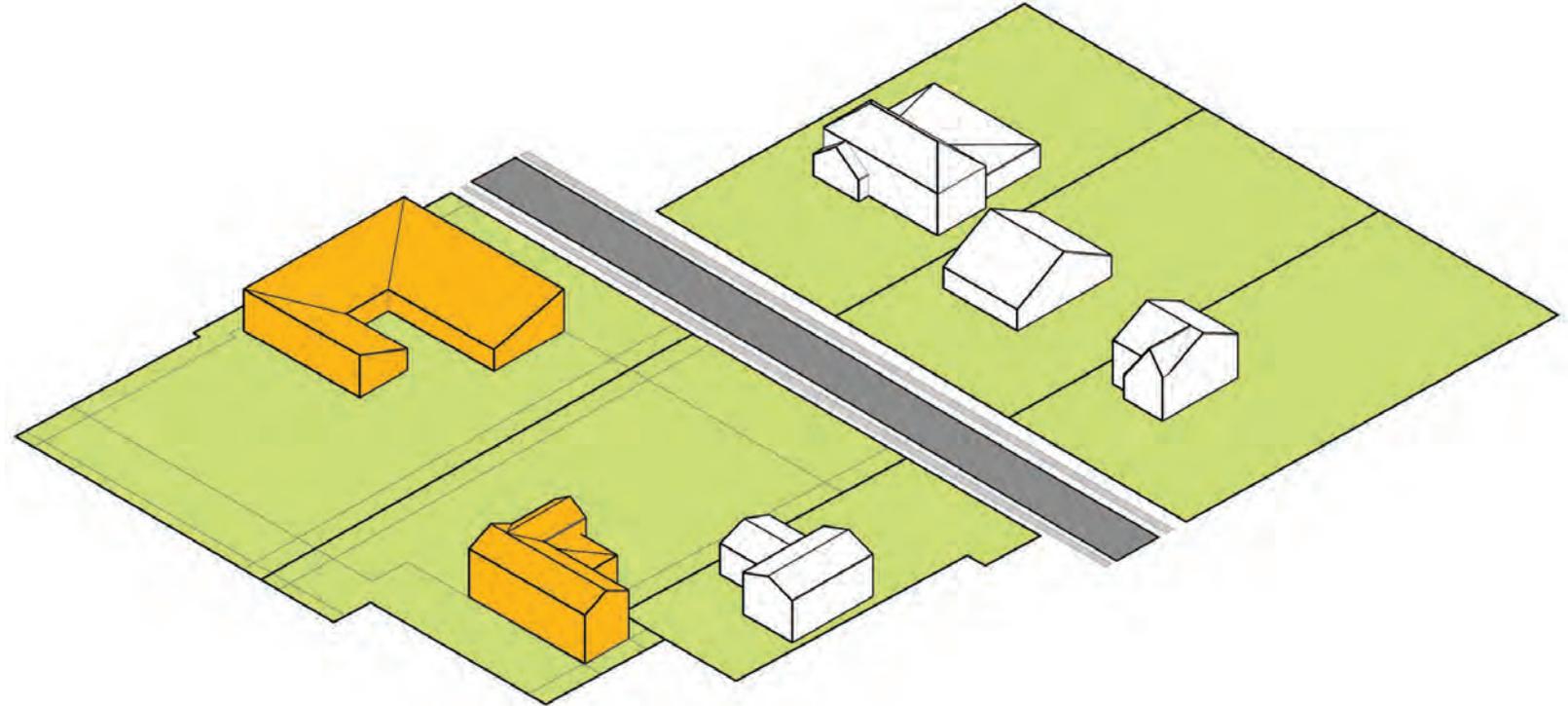
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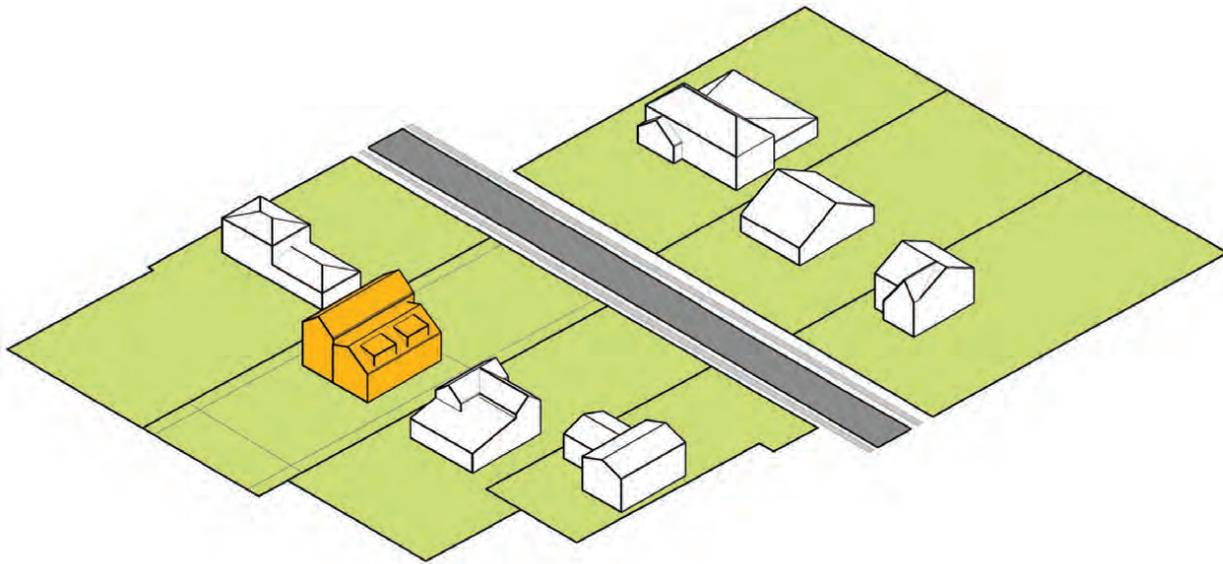
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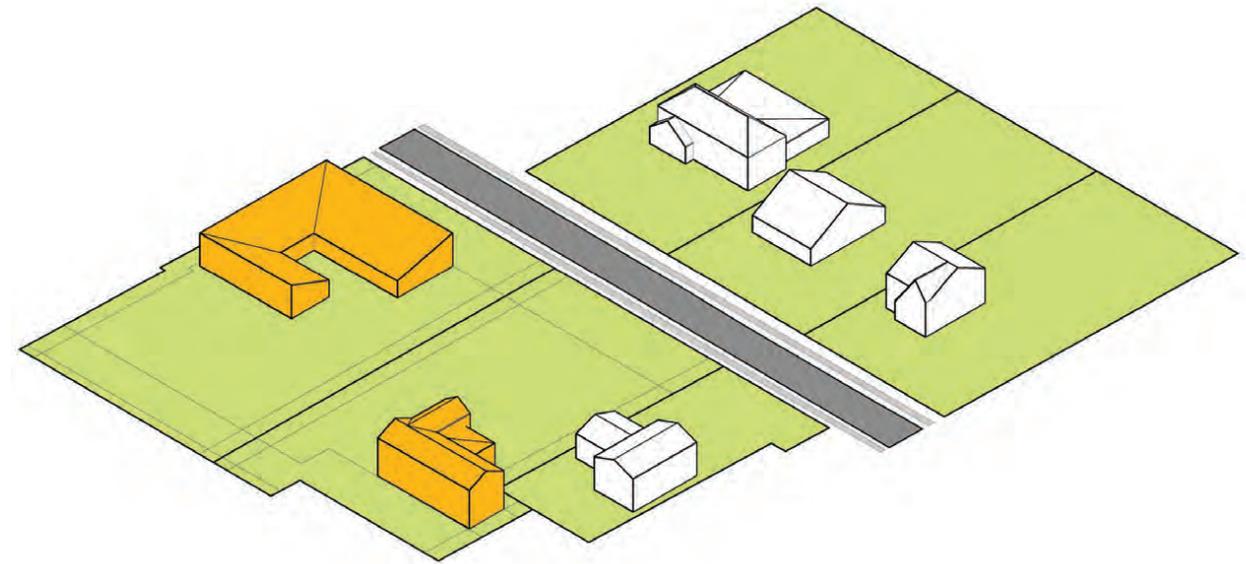
Standard Zoning Requirements



Existing Conditions Analysis
Zoning Analysis – R-1



Lot of Record Requirements



Standard Zoning Requirements



Preliminary Consensus Issues & Opportunities

Consensus Issues & Opportunities

CONSENSUS ISSUES

(revised 06-10-2024)

- Glendale is a fully-built-out community; **any new development will come in the form of redevelopment** of existing properties.
- Glendale's **population has decreased slightly since 2020**, in line with St. Louis County as a whole.
- Housing stock in Glendale is aging, which **increases pressure for substantial renovations, additions, or teardowns and redevelopment**.
- Incremental redevelopment of housing in Glendale **must preserve the existing character of the community**, as this character is a key factor in **Glendale's desirability and stable, high property values**.
- Nearly 17% of homeowner households and nearly 45% of renter households in Glendale are **cost burdened** (housing cost greater than 30% household income); **likely due to a growing, fixed-income senior population**.
- Glendale is primarily a residential community, with a **small jobs base with limited diversity**; Glendale's jobs are primarily in the recreation (country clubs), real estate, and retail sectors.
- It is **unlikely that Glendale will add significant population or numbers of jobs**.



Consensus Issues & Opportunities

CONSENSUS ISSUES (continued)

(revised 06-10-2024)

- **Most of Glendale's streets lack sidewalks**, and existing sidewalks on roads other than Sappington Road, Lockwood Avenue, Kirkham Avenue, and the streets in Glendale Terrace are **generally in fair or poor condition**.
- **Forty-five percent (45%) of Glendale's residential lots are non-conforming** under the City's zoning code, and 51% percent of the 79 houses newly-built or added on to since 2010 are non-conforming.
- Glendale has **two separate sets of zoning regulations depending on when a lot was established**; these two sets of zoning regulations do not relate to each other.
- Glendale's **zoning code does not relate to the existing built character** of the City.
- Virtually none of the trees in Glendale are located on public property, **making the management of Glendale's urban forest more difficult**.
- The **visual quality of the Manchester Road corridor is perceived as poor** and does not represent the identity and aspirations of Glendale as a whole.
- Ensure that the Comprehensive Plan is structured around future implementation, **with clear priorities for the short term, medium term, and longer-term opportunities and issues**.



Consensus Issues & Opportunities

CONSENSUS OPPORTUNITIES

(revised 06-10-2024)

- Glendale is a **high-income community, with median household income more than double** those of St. Louis County as a whole.
- Property values in Glendale **remain high, with median housing values almost double** those of St. Louis County as a whole.
- Glendale is a **commuter suburb**, and Glendale's residents are primarily employed in the health care, scientific and technical, and finance sectors.
- It is **unlikely than Glendale will lose significant population or numbers of jobs.**
- **Thirty-eight (38) new homes have built** on lots on which an existing home was demolished since 2010.
- **Forty-one (41) homes have modified** with an addition since 2010.
- Glendale is a **naturally-walkable community, and many residents bike and walk** throughout the City.
- Glendale residents are proud of their community, and **over 80% of survey respondents rate the sense of community in Glendale as Above Average or Excellent.**



Consensus Issues & Opportunities

CONSENSUS OPPORTUNITIES (continued)

(revised 06-10-2024)

- Glendale is perceived as having high quality housing and neighborhood character, and **80% of survey respondents rate the quality and character of houses as Above Average or Excellent.**
- Glendale has an **extensive urban forest of large, old trees that contribute positively** to the visual character of the City.
- Glendale's **government and community services and communication are highly-rated** by residents.
- **Business owners in Glendale are proud to be located in the City** and consider themselves part of the Glendale community.
- **Maintain and support the local, "small town" character** of Glendale's existing commercial amenities like Hanneke's and Vitale's Deli.
- Enhance Glendale's walkability and bikeability **with new and improved sidewalks and bike facilities** on selected streets.
- Consider the **development of a public park** in Glendale.



Other Comments & Ideas...

STEERING COMMITTEE MEETING #1

- **Maintain the tree canopy on private lots** by incentivizing residents to preserve existing trees and requiring replacement of trees that are removed. (5)
- **Plan for green space and park opportunities** in Glendale. (3)
- **Establish a permit process for removing trees** to avoid clear-cutting of lots. (2)
- **Address greenspace and stormwater runoff**; many homes are not preserving greenspace by building large driveways, pickleball courts, pools, etc. (2)
- **Establish a permit process to regulate adding impervious surface coverage** (non-buildings) to sites. (2)
- There is a **concern about lot consolidation** and its impact on smaller neighboring homes; what regulations are needed to govern this? (2)
- **Calibrate the zoning code's residential districts** to account for the variety of neighborhoods in Glendale. (2)
- **Improve the visual quality of business along Manchester Road.** (2)
- **Actively plan for the future redevelopment of large commercial sites** in the event the current tenant were to move. (2)
- Simplify and clarify the zoning code.
- Require replacement trees to be of a minimum caliper size.
- Actively identify and work to attract new, different types of businesses to the Manchester Road corridor.
- Improve pedestrian safety on sidewalks.
- Retain community-based businesses like Vitale's, Hanneke's, and Moonbeams.
- Would a St. Louis City / St. Louis County merger affect Glendale?
- Consider sidewalks on designated routes, and locate sidewalks on one side of street only in areas where a "no sidewalk look" is desired.
- Require new home construction to bury power lines.
- Encourage the preservation of older / historic homes to promote housing diversity.
- Use the Comprehensive Plan to establish streetscape standards.
- Even though a lot of people in Glendale walk, the streets are not safe. Make the streets safer!
- Reconsider FAR limits based on lot size.



Draft Vision Statement, Goals & Objectives

(REVISED 6-10-2024)

DRAFT 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 & Placemaking

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.

Goal 1: Community Identity & Placemaking

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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.

Draft Objectives:

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

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

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

Objective 1.4: **Establish design guidelines for public and private landscaping to protect and enhance Glendale's urban forest and landscape.**

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

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.

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Draft Objectives:

- Objective 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.**
- Objective 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.**
- Objective 2.3:* Develop City programs and community events to support the ability of existing residents—in particular senior citizens and those living on fixed incomes—to maintain their homes and 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.

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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.

Draft Objectives:

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

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

Objective 3.3: **Actively identify, target, and recruit businesses that are desirable to the Glendale community.**

Objective 3.4: **Consider establishing a volunteer Standing Committee for Economic Development to add economic development capacity to Glendale City government.**

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.

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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.

Draft Objectives:

Objective 4.1: **Maintain Glendale's regional vehicular accessibility while discouraging cut-through traffic on Berry Road and improving the visual character and walkability of the Manchester Road corridor.**

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

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

Objective 4.4: **Improve regional transit access to Glendale.**

Objective 4.5: **Improve vehicular traffic flow and safety for all users.**

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.

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.

Draft Objectives:

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

***Objective 5.2:* Actively manage and maintain Glendale's urban forest and landscape through partnerships with homeowners, subdivisions, and utility providers.**

***Objective 5.3:* Repair and maintain Glendale's aging infrastructure.**

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

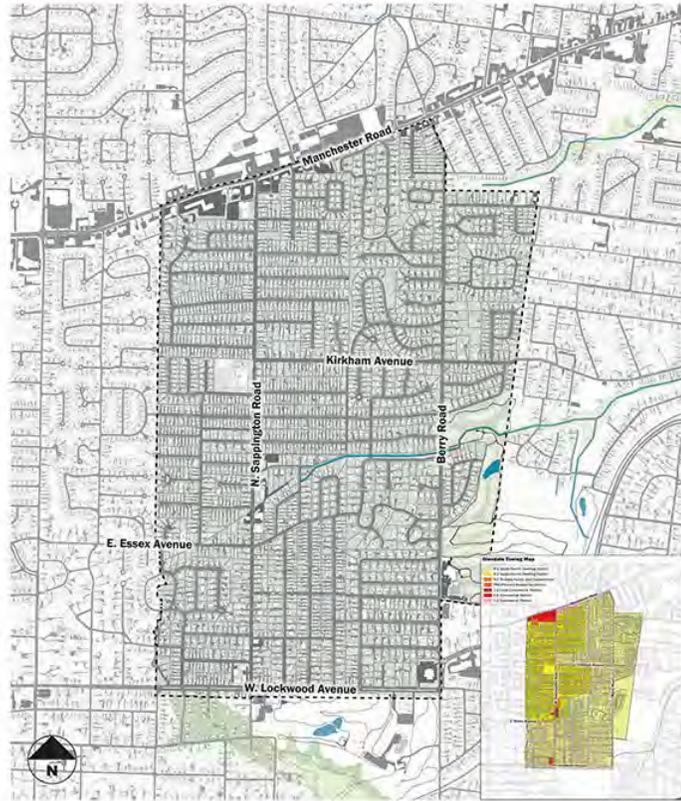
***Objective 5.5:* Promote active living with publicly-accessible recreation amenities for Glendale residents, regardless of age, income, or ability.**

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



Small-Group Work Session

Glendale Existing Conditions Base Map



Draft 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, visitors.

Draft Comprehensive Plan Goals & Objectives

Goal 1: Community Identity & Placemaking

Glendale will maintain and 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.

Draft Objectives

- 1.1: Preserve the high quality of and enhance the character of Glendale's subdivisions, neighborhoods, and commercial areas.
- 1.2: Coordinate with neighboring communities to develop and implement a consistent and identifiable physical character for Manchester Road and adjacent commercial development.
- 1.3: Develop streetscape enhancements to key Glendale streets as part of Glendale's physical character and regional identity.
- 1.4: Establish design guidelines for public and private landscaping to protect and enhance Glendale's urban forest and landscape.
- 1.5: Strengthen Glendale's identity with gateway features along regional corridor entrances to the City.

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.

Draft Objectives

- 4.1: Maintain Glendale's regional vehicular accessibility while discouraging cut-through traffic on Berry Road and improving the visual character and walkability of the Manchester Road corridor.
- 4.2: Enhance the safety and comfort of key streets in Glendale for biking and walking.
- 4.3: Repair and maintain Glendale's existing roads and sidewalks.
- 4.4: Improve regional transit access to Glendale.
- 4.5: Improve vehicular traffic flow and safety for all users.

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.

Draft Objectives

- 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.
- 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.
- 2.3: Develop City programs and community events to support the ability of existing residents—in particular senior citizens and those living on fixed incomes—to maintain their homes and remain in their homes.

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.

Draft Objectives

- 5.1: Properly manage stormwater runoff and reduce flooding and erosion impacts on residential and commercial properties.
- 5.2: Actively manage and maintain Glendale's urban forest and landscape through partnerships with homeowners, subdivisions, and utility providers.
- 5.3: Repair and maintain Glendale's aging infrastructure.
- 5.4: Consider the identification of property for future purchase and development of a City park within Glendale.
- 5.5: Promote active living with publicly-accessible recreation amenities for Glendale residents, regardless of age, income, or ability.
- 5.6: Ensure effective emergency service access, alternative transportation options, and energy security in the event of natural disasters and social unrest.

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.

Draft Objectives

- 3.1: Maintain and support local businesses in the Sappington Road business district.
- 3.2: Maximize the economic productivity of commercial properties along Manchester Road.
- 3.3: Actively identify, target, and recruit businesses that are desirable to the Glendale community.
- 3.4: Consider establishing a volunteer Standing Committee for Economic Development to add economic development capacity to Glendale City government.

Other Feedback...

Glendale Existing Conditions Base Map

Work Session Tasks...

1. Review the Draft Community Vision Statement and Draft Plan Goals & Objectives.
2. Provide your comments on the Vision, Goals & Objectives—tell us what you like, and tell us what you would like to change.
3. Add your ideas for more Objectives under each goal.
4. Provide any other ideas or feedback you might have.

Draft Community Vision Statement

Glendale will preserve, protect, and strengthen its charming neighborhoods, high-quality housing, vibrant businesses, and strong sense of community to remain a premier place to live, work, and visit with an excellent quality life for our residents, businesses, visitors.

Draft Comprehensive Plan Goals & Objectives

Goal 1: Community Identity & Placemaking

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 the City's historic character and architectural heritage.

- Draft Objectives**
- 1.1. Enhance the City's historic character and architectural heritage.
 - 1.2. Consistent and distinctive physical character for Manchester Road and adjacent commercial development.
 - 1.3. Develop streetscape enhancements to key Glendale streets as part of Glendale's physical character and regional identity.
 - 1.4. Establish a program of public art and place-making to promote a sense of community and local identity.
 - 1.5. Enhance the City's physical character and architectural heritage by identifying and protecting historic landmarks and buildings.

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 craftsmanship; and supporting the development of new housing types that meet the needs of the community.

- Draft Objectives**
- 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.
 - 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.
 - 2.3. Develop City programs and community events to support the ability of existing residents to stay in their homes and those living on fixed incomes to find affordable housing.

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- Draft Objectives**
- 3.1. Maintain and support local businesses in the Sappington Road business district.
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 - 3.4. Consider establishing a volunteer Standing Committee for Economic Development to aid economic development capacity to Glendale City government.

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.

- Draft Objectives**
- 4.1. Maintain Glendale's regional vehicular accessibility while discouraging cut-through traffic on Berry Road and improving the visual character and walkability of the Manchester Road corridor.
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 - 4.4. Improve regional transit access to Glendale.
 - 4.5. Improve vehicular traffic flow and safety for all users.

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 emphasis on equity and choice.

- Draft Objectives**
- 5.1. Properly manage stormwater runoff and reduce flooding and erosion impacts on residential and commercial properties.
 - 5.2. Actively manage and maintain Glendale's urban forest and landscape through partnerships with homeowners, subdivisions, and utility providers.
 - 5.3. Repair and maintain Glendale's aging infrastructure.
 - 5.4. Consider the identification of property for future purchase and development of a City park within Glendale.
 - 5.5. Promote active living with publicly-accessible recreation amenities for Glendale residents, regardless of age, income, or ability.
 - 5.6. Ensure effective emergency response access, alternate communication systems, and evacuation routes for all residents.

Other Feedback

Remember... if you have any idea, draw it on the map and see if it works!

Next Steps...

Public Workshop #1

- ***Draft Comprehensive Plan Recommendations***
- ***Steering Committee Meeting #3***
(date to be determined)

