



City of Flint Hill, Missouri - **Comprehensive Plan**

VISION, GOALS & OBJECTIVES *December 2025*





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Section 3.1 Top Priorities

The purpose of the public engagement used in the development of the 2025 Comprehensive Plan Update was to identify the core values and critical issues facing the City of Flint Hill and create a citizen-defined vision to inform future land use and planning decisions. The top priorities as identified throughout the public engagement process according to residents and stakeholders are summarized below:

1. PRESERVE THE CITY'S ENVIRONMENT AND COMMUNITY

- ✓ **Respect the City's Small-Town Identity.** The City's historic institutions and establishments should be maintained and protected from future development to preserve the heritage, the sense of community and social cohesion of Flint Hill's residents and businesses.
- ✓ **Protect the City's Nature, Peace, and Quiet.** The natural environment, farmland, and open spaces within and surrounding Flint Hill should be preserved. Any encroachments into the bucolic setting should be restricted and regulated.
- ✓ **Work together.** Improve communication and cooperation among the City's decision-makers, organizations, businesses leaders and citizens.

2. KEEP THE CITY'S HOUSING STOCK BIG AND BEAUTIFUL

- ✓ **Limit Residential Development.** The City should cautiously permit residential growth and only allow lower density, large lot single-family homes with ample open space and architecturally enhanced designs. High density single family development, multi-family development and single family development with repetitive home designs should be avoided.
- ✓ **Maintain the Existing Housing Stock.** Encourage the reinvestment in the City's current housing stock to keep up with the latest trends in housing designs and floorplans, and ensure existing homes are maintained in a workmanlike manner.
- ✓ **Promote Reinvestment in the City's Housing Stock:** Encourage the construction of new infill homes in existing neighborhoods with empty lots and additions to existing homes to increase the value of the City's housing stock.

3. KEEP FLINT HILL A GREAT PLACE TO RAISE A FAMILY

- ✓ **Improve the City's Streets** to enhance the City's access to major roadways connecting to adjacent cities offering all the necessary goods and services, and establishments where City residents work.
- ✓ **Make Flint Hill Walkable.** The City should improve and expand its sidewalk system by installing new sidewalks and trails in conjunction with new road projects and new developments, resulting in a comprehensive system of sidewalks connecting the citizens to the City's destinations.
- ✓ **Support Healthy, Active Lifestyles:** The ongoing maintenance, repair and installation of lighting, sidewalks and trails are needed and supported by the community, which will encourage walking and biking and promote healthy lifestyles.



Section 3.2 Flint Hill's Vision for the Future

The purpose of the Comprehensive Plan is to protect the health, safety, and welfare of the Flint Hill community. The intent is to provide the necessary vision, goals, and strategies to implement the recommendations and purpose of this Plan. The vision, as determined after studying the values and critical issues provided by the community, is to:

“Make Flint Hill the city of choice in western St. Charles County by preserving its small town, family-friendly atmosphere and increasing the confidence to invest in the City’s neighborhoods and business districts.”

Based on our findings, we have compiled the following tables, which outline goals, objectives and implementation strategies to guide future actions aimed at enhancing the City’s quality of life, housing and public services, with special attention given to the City’s transportation infrastructure.

Section 3.3 Comprehensive Plan Goals

The identification of goals, objectives, and implementation strategies is an essential component of a comprehensive plan. Goals are broadly written statements that represent the outcomes that Flint Hill should strive to achieve in the next ten (10) years. Objectives and implementation strategies are more specifically written recommendations or steps the City should take to implement the Comprehensive Plan’s vision and goals. Together they form an actionable work program the City should follow when making decisions regarding future growth and development. Some strategies will be clear actions the City should take, while others will be recommendations for additional planning work, more study, or further public input. Implementation performance measures are also provided for each planning element to help track implementation efforts. Much of the recommended tracking information is already collected by the City. The intent of including the performance measures is to encourage the City to continue tracking this information to quantify implementation efforts and aid in obtaining grants and other sources of outside funding. Recommended goals, objectives, implementation strategies and performance outcome measures were developed for each of the following planning elements:

1. *Quality of Life*
2. *Housing & Neighborhood Stability*
3. *Public Services*
4. *Transportation*
5. *Future Land Use*

Section 3.4 Quality of Life

During the public engagement program, there was consensus that sidewalks and lighting throughout town would have the greatest positive quality of life impact. Residents also want more things to do and see. Flint Hill needs more places for the youth to gather such as a community center, pool, bowling, soccer fields, etc. The following table provides the quality of life goal, objectives and implementation strategies recommended.



Quality of Life

Goal: Promote healthy, active lifestyles and community beautification by preserving Flint Hill’s small town, family-friendly atmosphere, quality municipal services and recruiting businesses that enhance the comfort, choice and quality of life.

Objective 1: Encourage the reinvestment and expansion of the City’s Downtown to ensure it is well maintained, vibrant, and the buildings and spaces are adaptable for a variety of future uses.

Objective 2: Promote active lifestyles by making Flint Hill more pedestrian and bike friendly, and by providing more indoor and outdoor entertainment, recreation and activities.

Objective 3: Preserve the area’s agricultural land, open spaces, and natural resources that characterize Flint Hill’s small-town and rural atmosphere.

Implementation Strategies:

1. Beautify the Downtown by encouraging routine maintenance and installing new lighting, landscaping, and architectural detailing following a unified theme, period or style and creating land use restrictions for uses that create conditions that are uninviting to pedestrians and downtown establishments.
2. Prioritize small, neighborhood-oriented businesses over high-intensity, national franchises. Family-oriented sit-down restaurants, cafes, bakeries and boutiques should be permitted by-right, while fast-food restaurants, convenience stores, or uses with a drive-through should be restricted or permitted only by conditional use permit. Incompatible uses such as payday loans, pawn shops, tattoo and piercing parlors, smoke shops should be prohibited.
3. Install and maintain sidewalks and lighting throughout the community to encourage walking and active lifestyles.
4. Update the City’s zoning code to require the preservation of trees and open space as a percentage of the site or development area or a payment in lieu of tree and open space preservation.
5. Recruit an entertainment venue that provides new recreational and cultural activities that promote active lifestyles
6. Expand upon the City’s annual events/activities and encourage the development of new activities, such as a fair or parade, to help promote local businesses and the people of Flint Hill and its heritage.
7. Establish an, "Adopt a Spot" program which could include the private, public or corporate adoption. The program should encourage residents to participate in a local litter control and beautification program that is intended to beautify the City while enhancing community spirit and pride. Interested groups and individuals have the opportunity to adopt parks, bike



trails, streets and other public areas. Groups can pick up litter, paint equipment, plant trees, and perform other tasks. Student organizations, clubs, church groups, and scouting groups should be encouraged to participate.

The following performance measures are recommended to help track the progress of the implementation of the Quality of Life Goals and Objectives.

- Track reinvestment efforts in the City’s downtown by number of signs or building faces improved, windows replaced, money invested, etc.
- Track the number or acreage of trees preserved or percentage of land placed in a conservation easement or protected from development by other means.
- Track the number of miles walked, ran or cycled.
- Track participation rates in walking clubs, athletics and other activities.
- Track the changes in the quality of life factors of the region.

Section 3.5 Housing & Neighborhood Stability:

Flint Hill residents would like to see less high density residential areas (single family homes on small lots) and more wooded large lot residential homes with preserved open spaces. Renter occupied multi-family development such as triplexes, townhomes, condos and apartments should be avoided since the region currently has a very large inventory of existing and approved multi-family developments. The City should promote the development of single-family homes, preserve trees and open space and annex farmland and open space to help preserve the area’s natural resources. The following table includes the recommended Housing and Neighborhood Stability goal, objectives and implementation strategies.

Housing & Neighborhood Stability
Goal: Provide safe, quiet neighborhoods by controlling the density and intensity of future neighborhoods, encouraging the preservation of open space and farmland and separating residential areas from non-residential uses.
Objective 1: Keep residential development in Flint Hill predominantly low-density, single-family, with an abundance of open space.
Objective 2: Adopt architectural design standards for certain uses in certain highly visible areas to ensure the design and exterior building materials complement the adjacent uses.
Objective 3: Preserve the character and stability of existing neighborhoods through appropriate zoning and code enforcement, and encouraging home renovations that create a self-renewing supply of highly desirable homes, which increases the value of the City’s housing stock.
Implementation Strategies:



1. Update the City’s zoning code to prohibit the development of multifamily since it does not fit within the character of Flint Hill and the region has an over-supply of apartments.
2. Limit or prohibit undesirable dwelling types that are inconsistent with or disrupt the harmony within the City’s residential areas, which include, but are not limited to; short-term rentals such as Airbnb and Vrbo.
3. Encourage reinvestment and redevelopment of the City’s aging housing stock city-wide.
4. Require a minimum preserved wooded area and minimum open space requirements on residential developments.
5. Establish an Architectural Review Board (ARB) and develop design guidelines to inform petitioners of the City’s expectations regarding the appearance of new structures and signage and to protect the visual and physical characteristics of Flint Hill.
6. Focus attention on property maintenance ordinances (litter control, grass mowing, home businesses, etc.) in the City’s residential areas and make sure the City’s commercial districts are clean, attractive and welcoming.
7. Encourage new housing development in areas designated as such on the Future Land Use Plan.

The following performance measures are recommended to help track the progress of the implementation of the Housing & Neighborhood Stability Goals and Objectives.

- Track the number of houses and types of units constructed as a result of Plan implementation efforts.
- Develop and adopt Design Guidelines and bylaws for the establishment of an Architectural Review Board.
- Track the number of families moving into the City.
- Develop a procedures manual to help standardize the City’s code enforcement, zoning and permitting requirements.
- Track the private investments made to homes (remodels, room additions, etc.).

Section 3.6 Public Services:

Community services include, but are not limited to, police, fire, electric, water, sewer, code enforcement, planning, road maintenance, schools, police, fire, parks, and other community services. The City of Flint Hill oversees the City’s roads, facilities and parks and Public Water and Sewer District #2 provides water and sewer services, and Quiver River and Ameren provide electric services.

According to information gathered during the public engagement process, the existing utilities and public facilities meet the resident’s current needs. However, the City’s public roads are aging and will require improvements in order to serve in-place demands, but will require future system improvements and expansions. This Plan recommends the City provide continued investment in the City’s roads to ensure they adequately serve Flint Hill’s present and future needs. Incremental



upgrades to the City’s road system are recommended to avoid costly one-time expenditures and allow the City to spread the costs out over several years. While the ongoing maintenance and future improvements to the City’s infrastructure have significant costs associated with them, the City should avoid increasing utility rates to existing customers. New developments should pay for the roads and infrastructure needed and shoulder the majority of rate increases needed.

Public Services
GOAL: Ensure the availability of public services, facilities, infrastructure and emergency services to adequately serve Flint Hill’s present and future needs.
Objective 1: Improve the City’s connections to nearby major roadways and sizable cities.
Objective 2: Make the City more walkable, primarily focusing on the Downtown.
Objective 3: Keep the City’s cost of living low by focusing on maintaining the current level of public services and only expanding incrementally as needed to accommodate growth, with transportation improvements being the only high priority among public services.
Implementation Strategies:
1. Sustain Flint Hill’s low cost of living through the provision of quality, competitively priced public services and reasonable tax rates. Police, Fire, Water, Sewer, Parks and other City Services are currently very good. The intent is to maintain the current level of services and expand only as needed to accommodate growth.
2. This Plan recommends the City provide continued investment in its infrastructure and public services, especially its roads, to ensure quality, affordable utilities are available to serve Flint Hill’s present and future needs. Incremental upgrades to the city’s aging infrastructure are recommended to avoid costly one-time expenditures and allow the City to spread the costs out over several years.
3. Continue to maintain, enhance and expand the City’s parks and recreation programs.
4. Make improvements, as needed, to keep pace with the latest trends in park and recreation services, facility market demands, the acquisition of additional park land and the establishment of open spaces, trails, restrooms and parking areas as needed to serve the City’s resident population.
5. Provide annual evaluations of the City’s park and recreation services, public safety, public transportation, code enforcement and water and sewer services to ensure they meet the needs of the community.
6. Implement the renovation plans to the new City Hall to ensure it adequately provides the necessary office, storage and meeting needs of City government.



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| <p>7. Raise the necessary funding to install the improvement planned for the City’s Veterans Memorial and plan a ceremony when the site is complete and annual celebrations to honor veterans.</p> |
| <p>8. Contract with a grant writer to seek out available resources, coordinate grant writing efforts, and take a proactive role in talking with County, State and Federal representatives regarding financing opportunities, and utilize the resources available to the City from agencies such as the St. Charles Economic Council, St. Charles County Road Board, East-West Gateway, etc. The City should seek additional funding sources for grants that do not allow administrative fees.</p> |
| <p>9. Continue the support and financial resources needed to maintain an effective code enforcement staff and prosecuting authorities.</p> |
| <p>10. Establish a walking and biking trail starting Downtown, then moving southward along Groethe Road and ending around the park where the Saint Theodore Fall Festival occurs and Flint Hill Fields.</p> |

Section 3.7 Transportation

This plan recommends the City take a holistic approach to future transportation planning by considering land use, transportation, economic development, environmental quality, and community aesthetics in all transportation decisions to ensure planned improvements meet today’s needs without compromising the ability to address the needs of future generations. The transportation goal, objectives and implementation strategies are provided in the following table and recommended for immediate implementation.

Transportation
GOAL: Create a safe and efficient road system that is safe and accessible to pedestrians and maintains the small town character, safety and privacy of Flint Hill’s residents.
Objective 1: Install Sidewalk Improvements: Complete the installation of sidewalks along Highway P and Grothe Road. Street lighting and sidewalks are needed to enhance the appearance of Highway P and accommodate pedestrian and bicycle travel. Streetscape improvements are needed to beautify Flint Hill historic downtown and commercial districts.
Objective 2: Invest in ongoing maintenance: Continue to repair potholes, preform year round street maintenance and provide ongoing resurfacing and road replacement as needed.
Objective 3: Install gateways features at major entrances into the City and the downtown to create primary focal points and beautify the City’s entryways.
Implementation Strategies:
<p>1. Complete the installation of sidewalks along Highway P and Grothe Road. Street lighting and sidewalks are needed to enhance the appearance of Highway P and accommodate</p>



<p>pedestrian and bicycle travel. Streetscape improvements are needed to beautify Flint Hill historic downtown and commercial districts. Install sidewalk with crosswalks along both sides of Highway P connecting Downtown institutions and establishments, with the sidewalk extending as far west as Saint Theodore Catholic Church and Spring Hill Soccer Complex at Broadhead Lane and eastward to Flint Hill Market, Da Bears, and the intersection of Groethe Road with Highway P.</p>
<p>2. Establish a Pavement Condition Index (PCI). A PCI evaluates and rates the existing condition of streets. The PCI is then used to prioritize street maintenance projects. Using a PCI can improve efficiency, effectiveness and transparency of street maintenance operations. Developing a PCI involves an extensive inventory of all existing streets and should result in entry of data into the City's GIS-based database.</p>
<p>3. Continue to seek funding and create strategic public/private partnerships to facilitate the acquisition of right-of-way, materials and installation of new sidewalks, the rehabilitation of old sidewalks and the installation of streetlights, primarily along Highway P for the purpose of connecting the City's neighborhoods to its church and school.</p>
<p>4. Reduce ponding of stormwater on City roads by developing and implementing stormwater regulations and fixing the areas that pose the greatest safety risks and property damage.</p>
<p>5. Invest in ongoing maintenance and continue to repair potholes, perform year round street maintenance and provide ongoing resurfacing and road replacement as needed.</p>
<p>6. Install sidewalks and paths to connect the City's neighborhoods, schools, downtown and parks/recreational areas for pedestrian and cyclists.</p>
<p>7. Install traffic calming measures, such as speed bumps, on the portion of Highway P between Broadhead Lane and Mexico Road</p>
<p>8. Invest in better signage and wayfinding to provide attractive, easy to read signage at locations most visible to tourists and visitors to Flint Hill.</p>
<p>9. Improve and maintain current signage to clearly identify entrances into Flint Hill and create a memorable gateway. Major entrances into the City and the downtown are ideal locations for the development of primary focal points. These are highly visible locations that offer sufficient areas for beautification opportunities. The following implementation strategies will provide an immediate impact on the visibility and economic vitality of the City</p> <ul style="list-style-type: none">➤ Brick, stone or other high-quality materials and the City logo should be incorporated into the recommended gateway features.➤ Utilize public/private partnerships to implement gateway features whereby private industries may incorporate corporate logos, etc. within the gateway improvements in exchange for sharing in the costs of implementation and maintenance.➤ Provide accent landscaping along the Highway P corridor and at entryways into Flint Hill and the City's downtown. A combination of street trees, ornamental trees,



shrubbery, ground covers and ornamental plantings should be used to accent and coordinate the design.

- The use of direct and indirect lighting and other signage/branding elements should be incorporated in these locations to reinforce the strengths and unique qualities of Flint Hill.
- Install a prominent feature, such as a fountain, statute or agricultural themed monument complimented with professional landscaping.

The following performance measures are recommended to help track the progress of the implementation of the Transportation and Circulation Goals and Objectives.

- Track the linear feet of new sidewalks installed, dilapidated sidewalks replaced and street lights installed.
- Track the number of gateway features installed or improved.
- Track any streetscape improvements made.
- Track any public investments made to the City’s transportation system.

Section 3.8 Future Land Use:

The Flint Hill Community strongly desires to retain its small town, family-friendly atmosphere. In order to maintain Flint Hill’s quality of life and small town atmosphere, the City must continue providing excellent municipal services and developing innovative approaches to increase the confidence to investment within the community. The City’s schools, local employers, low property taxes, and central location are also factors that need to be promoted to ensure Flint Hill remains a great place to live, work and raise a family. The purpose of the goals and objectives presented in this Chapter is to show how the critical issues listed in Chapter 2 can be addressed while simultaneously ensuring that Flint Hill maintains its small-town character, grows responsibly and works towards the realization of the goals and objectives of this plan

Future Land Use
GOAL: Promote single family residential development on lots over one acre in size, and small family friendly businesses, while preserving existing neighborhoods, farmland and open space.
Objective 4: Encourage commercial restorative development Downtown and along Highway P, as shown on the Future Land Use Plan, to preserve the City’s historic buildings.
Objective 5: Zone properties for use as open spaces, based on the Quality of Life objectives.
Objective 6: Restrict future residential growth to single family homes on large lots with preserved farmland and open spaces integrated into the development.



Implementation Strategies:

1. Restore the Downtown properties into compliance with the “DSD” Downtown Special District zoning regulations and regulate new development to ensure continuity and compatibility with existing development.
2. All rezoning applications or development plans should be reviewed for consistency with this Plan and the City’s Zoning and Subdivision Ordinances.
3. Annex farmlands to the east and keep them zoned agriculture so the land can be preserved rather than developed by another municipality until.
4. Encourage commercial growth along Highway P as shown on the Future Land Use Plan.
5. Zone future residential developments as either “R-1A” or “R-1B” Single Family Residential District. If a more dense/intense residential zoning district is utilized, require a minimum of 25% open space.
6. All rezoning applications or development plans should be reviewed for consistency with this Plan and the City’s Zoning & Subdivision Ordinances.

The following performance measures are recommended to help track the progress of the implementation of the Future Land Use Goals and Objectives.

- Track all rezonings and make sure they are consistent with this Plan.
- Track the number of new or remolded housing units
- Track the number, square footage and acres of all new commercial and industrial development.
- Track the construction or expansion of all public and semi-public uses (churches, parks, utility facilities, etc.)
- Record and quantify all annexations and monitor and publicize the amount of land preserved or farmland protected.



Section 3.9 Conclusion

Achieving the vision and outcomes presented in this Chapter requires collaboration, unique partnerships, and a commitment from the City's dedicated Staff, appointed board/commission members, elected officials and the community at-large. This Plan recommends the Board of Aldermen establish **implementation committees** made up of staff, elected and appointed officials, citizens and business owners. Ideally, five (5) committees are recommended; one for each of the Plan Elements presented in this Chapter. The committees should be charged with raising awareness of the specific plan element goals and objectives and empowering committee members, staff, and the community to aid in implementation efforts. The implementation committees should meet quarterly to evaluate progress by reviewing the identified performance measures (outcomes) and ensure the community is working towards common goals.

The City already tracks much of the information recommended in the performance measures, therefore, the intent is to have the recommended implementation committees aid in the collection of said information. The intent is not to over-burden staff with more data collection, but to provide a source of quantifiable information to help gauge the implementation of this Plan and aid in obtaining grants and outside funding. The following Chapter 4 includes more specific future transportation and future land use recommendations and implementation strategies that should be considered when making future land use, development, and zoning decisions.

