2015

City of Byrnes Mill, MO Comprehensive Plan Update

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City of Byrnes Mill, Missouri - ***Comprehensive Plan Update***

CHAPTER 1

EXISTING CONDITIONS

EXISTING CONDITIONS

Section 1.01 PURPOSE & INTENT

The Comprehensive Plan is an official document adopted by the Planning Commission as a policy guide. The plan helps direct decisions about the physical development of the community. The Comprehensive Plan is the legal and conceptual foundation for the City's Zoning Code and all other land use regulations in the City. The Comprehensive Plan should be recognized and utilized as a flexible document to be interpreted within the broad spectrum of land development possibilities and ever changing conditions. The Plan addresses the planning elements defined in Missouri Revised Statutes Chapter 89 Section 340, which sets forth the legal foundation for the authority, objectives, content and adoption of the Comprehensive Plan. The Statue states:

> ***RSMO Chapter 89.340.*** *The commission shall make and adopt a city plan for the physical development of the municipality. The city plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land, and may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned, the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; the general character, extent and layout of the replanning of blighted districts and slum areas. The commission may also prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density, but the adoption, enforcement and administration of the zoning plan shall conform to the provisions of sections 89.010 to 89.250.*

The City of Byrnes Mill's 2015 Comprehensive Plan reviews and updates Byrnes Mill's 1991 Comprehensive Plan entitled "Comprehensive Development Plan". The essential characteristics of the plan are comprehensive, general, and long range. "Comprehensive" means that the plan encompasses all geographic parts of the community and all functional elements which influence the physical development of the community. "General" means that the plan summarizes policies and proposals, but does not necessarily indicate specific parcels or detailed regulations related to future land use and development. "Long range" means the plan looks beyond the foreground of pressing current issues to the perspective of problems and possibilities, 10 to 20 years in the future. The City's Zoning Ordinance and Subdivision Regulations are much more specific with regards to regulating land use and are the key legislative tools for implementing the Comprehensive Plan.

Section 1.02 ROLE OF THE PLANNING COMMISSION

Pursuant to State Statues, the Planning Commission directs the development and implementation of the Comprehensive Plan and serves as an advisory body to the Board of Aldermen. A primary duty of the Planning Commission is to hold public hearings to hear public opinion regarding development, rezoning petitions and special use permits. After hearing public opinion, presentations from petitioners and staff, the Planning Commission provides recommendations to the Board of Aldermen regarding rezoning, subdivisions, special use permits, and text amendments to the Zoning Ordinance.

Section 1.03 ROLE OF THE MAYOR AND BOARD OF ALDERMEN

The Mayor and Board of Aldermen are responsible for enacting and amending the Zoning Ordinance after considering the recommendations of the Planning Commission. This responsibility includes amendments to the City's Official Zoning Map. The role of the Board of Aldermen in the subdivision process is to accept or reject record plats, easements, dedications of rights-of-way, establishing financial guarantees or financing mechanisms to ensure construction of roads, utilities and other public improvements.

Although the Planning Commission is responsible for the preparation and adoption of the Comprehensive Plan, all land use decisions by the Board of Aldermen should be consistent with the Comprehensive Plan. To ensure the Plan becomes official policy of the City, the Board of Aldermen should adopt the Plan by resolution, thereby memorializing their support of the Plan. The role of the Mayor and Board of Aldermen is summarized as follows:

- Update the Zoning Ordinance and the Zoning Map after considering the recommendations of the Planning Commission.
- Approve Special/Conditional Use Permits and Planned Development applications following consideration of the Planning Commission's recommendations.
- Review and approve dedications of easements, rights-of-way, and public lands on subdivision final plats after having been recommended by the Planning Commission.
- Review and approve engineering plans for construction of public improvements.
- Review and approve financial guarantees or financing mechanisms to ensure construction of all public improvements within subdivision plats.
- Appoint members of the Planning Commission and the Board of Adjustment.

Section 1.04 ZONING ORDINANCE

Zoning is the "legal" tool the City uses to carry out the recommendations of the Comprehensive Plan. The City is granted this regulatory authority by the State Statues, Chapter 89. Specifically, a zoning ordinance regulates items relative to the use of land, including, but not limited to, height and size of buildings, size of lots, building setbacks and parking. It establishes definitions, standards and procedures for the City's governing body to review and approve specific land developments. There are other ordinances and regulations that supplement the zoning ordinance, such as subdivision regulations, landscaping requirements and sign controls. According to Missouri State Statues, the purpose of the zoning ordinance is to promote the public health, safety, comfort, morals, and welfare of the community. To increase the legal defensibility of the City's decision-making process, the City's Zoning Code and Comprehensive Plan should be consistent and decisions regarding land use and zoning should be in accordance with the City's Comprehensive Plan and Zoning Regulations.

Section 1.05 SUBDIVISION REGULATIONS

Subdivision Regulations are another legislative tool used to implement the Comprehensive Plan by guiding the subdivision and development of land. Subdivision Regulations provide coordination of otherwise unrelated plans as well as internal design of individual sites. Subdivision Regulations should be continually reviewed, updated as needed and adopted in response to policy and development changes. The general purposes of the Subdivision Regulations are to:

- *protect and promote the public health, safety, convenience, comfort and general welfare;*
- *guide the future growth and development;*
- *provide for the proper location and width of streets, roads, building lines, open space and recreation and to avoid congestion of population;*
- *protect and conserve the value of land, buildings and improvements and to minimize conflicts among the uses of land and buildings;*
- *establish reasonable standards of design for subdivision in order to further the orderly layout and use of land;*
- *ensure that public facilities, including roads, water, sewer and drainage facilities are adequate to serve the needs of proposed subdivisions.*

Once the Comprehensive Plan is adopted by the Planning Commission, the City should begin the process of updating the Zoning Code and Subdivision Regulations to ensure they are consistent with the Comprehensive Plan Update.

Section 1.06 CITY OF BYRNES MILL COMPREHENSIVE PLAN OVERVIEW

The planning team will utilize a "values-driven" planning approach to update the City's 1991 Comprehensive Plan. This approach integrates both the traditional "data-driven" and "vision-planning" approaches. A key component of the Comprehensive Plan Update is the development of a customized public participation program designed to identify community values and build consensus. The public participation program is needed to provide first-hand knowledge from the citizens' perspective the strengths, weaknesses, opportunities and threats facing the City of Byrnes Mill. The public engagement program included ongoing meetings with the City's Comprehensive Plan Steering Committee and City Staff, a series of workshops and a citizen survey mailed to every resident and business in Byrnes Mill. All meetings with the Steering Committee will be open to the public. A summary of the public engagement process will be provided in the Critical Issues Chapter. The resulting Comprehensive Plan will include chapters summarizing the City's Existing Conditions, Critical Issues, Goals and Objectives and Future Land Use. The following is an abstract of the Comprehensive Plan:

1) The **Existing Conditions** section includes an executive summary of the comprehensive planning process and resulting plan, a demographic analysis of Byrnes Mill's socio-economic conditions and a description of the planning area. It also includes a baseline report on the existing services available to residents of Byrnes Mill, the condition of these services, recommendations for improving these services and implementation strategies to provide ongoing services.

2) The **Critical Issues** report will provide an overview of the Public Engagement Program utilized in the development of this plan and the findings of the Citizen Survey and summary of the comments and recommendations from participants. Feedback gathered from the public engagement process will provide the basis for the development of the critical issues contained in this section. The intent of the public engagement process is to build consensus, identify the key planning elements facing the City of Byrnes Mill and understand the expectations for the Plan.

3) The **Vision, Goals and Objectives** Chapter provides the framework for the Comprehensive Plan. This section will include the goals and objectives coauthored by the community and a vision statement for the future of Byrnes Mill. The development and growth decisions made by the City's officials should reflect the community's values and sense of what constitutes a reasonable quality of life. To help guide these decisions, the Comprehensive Plan provides specific, measurable and attainable goals and objectives that reflect the citizen-driven values held by the residents and business owners of Byrnes Mill.

4) **Future Land Use Plan:** The Future Land Use Plan provides a description of the future land use designations and recommendations for future land use, growth, transportation improvements, neighborhood stability, and open space preservation. The Future Land Use Map will be included in this section. The Future Land Use Map will depict the recommended locations for future land use, including residential, commercial, mixed use, industrial, recreation and the preservation of open space. The Future Land Use Plan will be accompanied by a future land use matrix that provides a description of each future land use category and recommendations for implementation. Prior to approving future development, the City must review each proposal/petition for compliance with the conditions, policies and standards applicable to the future land use category in which the proposed development is located. The intent of the Future Land Use Plan and Map is to provide the focus and direction needed to make well informed future land use and zoning decisions. The Future Land Use Map does not replace the zoning map; rather it provides the information needed to help implement the preferred future land use and development conditions.

Section 1.07 COMPREHENSIVE PLAN SUMMARY

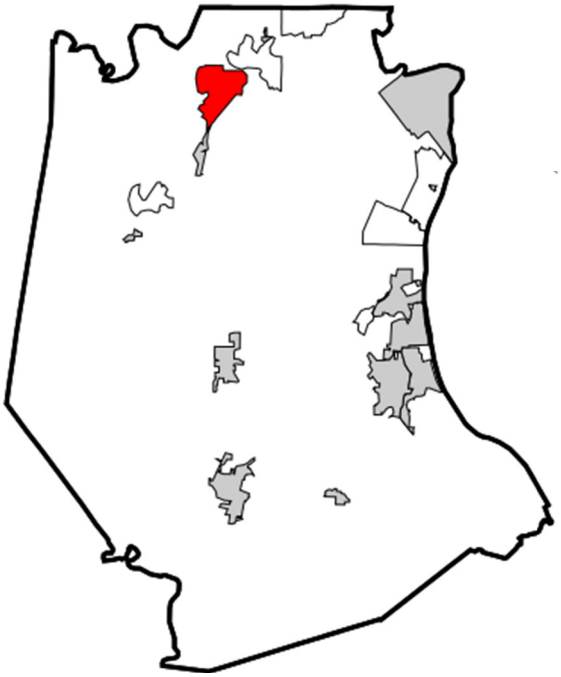
The local government is the primary body with jurisdiction to coordinate the overall pattern of physical development of the community. The Comprehensive Plan should be used to help guide land use decisions as growth and development occurs. Therefore, the local government should review the Comprehensive Plan periodically and implement its objectives to meet the growing demands of the community. Over time, the 2015 Comprehensive Plan may need to be supplemented with additional, more focused planning studies that address the ever-changing climate of a growing, prospering community. By taking careful steps to create a long-range plan and listening to community feedback, Byrnes Mill is taking positive steps to plan for the future, protect investments and to preserve Byrnes Mill's rich heritage.

The 2015 Comprehensive Plan update comes at a time as Byrnes Mill contemplates future growth and is poised for continued residential development and commercial reinvestment. The Plan's underlying purpose is to preserve and enhance the health, safety and welfare of all citizens while providing the foundation for quality economic growth and stability. Such actions will result in a safe and healthy environment for future generations. The purpose of this Plan is to promote social, economic and environmental equity while ensuring the City's revenues remain stable for the long term.

Section 1.08 STUDY AREA

Byrnes Mill is located in northern Jefferson County on Missouri State Highway 30. The City is bounded on the west by the Big River and to the south and east by Missouri State Highway 30. The northern boundary follows section lines- there are not natural or physical features defining the northern limits of Byrnes Mill. The study area includes all areas within the City's current boundaries and any areas proposed for future annexation. Byrnes Mill is located at 38°26′7″N 90°34′26″W and falls within the 63051 zip code. According to the United States Census Bureau, the City has a total area of 5.26 square miles, of which, 5.14 square miles is land and 0.12 square miles is water. The study area is shown in red on Figure 1.1.

Figure 1.1: Study Area Map



Local View (Jefferson County) – City of Byrnes Mill shown in red

Regional view (Missouri-Illinois) – Jefferson County shown in red

Section 1.09 HISTORY OF BYRNES MILL

The City of Byrnes Mill was incorporated in August 1986, making it the newest of the eleven (11) municipalities located in Jefferson County. Byrnes Mill, like many areas settled along the Big River were settled around the grist mills located along the river. A grist mill is used to grind corn or grain into flour. A "mill" consists of both a grinding mechanism (driven by the current of a river or stream) and the building that houses it. The first white settlers came to the area in early 1800s and wasted no time in building mills and establishing trading posts. As a result, Byrnes Mill is one of the oldest commercial areas of Jefferson County. Byrnes Mill was known as an "Irish Catholic Settlement" due to its popularity among Irish immigrants in the late 1800s. Soon thereafter, the German, French and English would also move to the area. Today the City of Byrnes Mill is home to almost 3,000 residents and over 100 businesses,

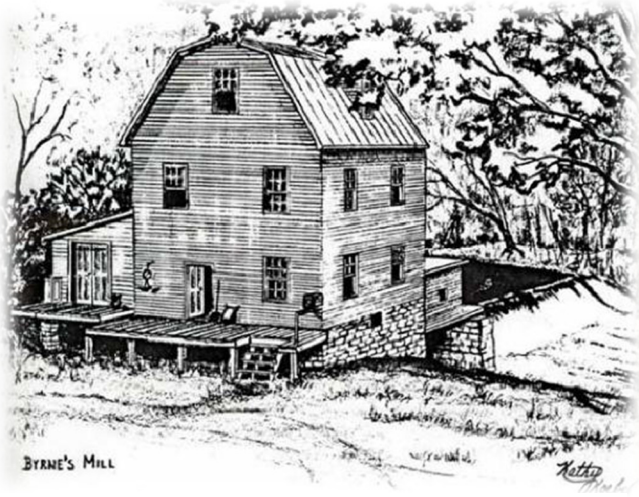
First Settler

Patrick C. Byrne (1820-1891) and his father, James, were Irish immigrants who landed in America in 1849. After spending a year in Wilmington, Delaware, the Byrne's decided to move west to Jefferson County in 1849. After teaching for a few years, in 1857 Patrick Byrne and his cousin became partners in a general store located near the Big River. Patrick served as District Assessor and then as Jefferson County Associate Judge from 1882-1884. He also served as Justice of the Peace for the Meramec Township for several years and played a role in improving roads in the County. Patrick Byrne had eleven (11) children, some of which still have decedents living in the area. Patrick acquired more than 800 acres which included a large farm near the Mill property and a summer resort which was operational in the late 1800s and early 1900s. In later years a picnic area, swimming area and refreshment stand were added to the resort. The Byrne home was located across from the Mill property and was the third home built on the same site. The first two houses were destroyed by fire. Up until 2008, much of the original Patrick Byrne estate still remained in the fourth generation of the Byrne family.

"Preserving yesterday's treasures into major destinations centers of the future."

Byrne's Mill

The Byrne's Mill was located between High Ridge and House Springs at the end of Byrne's Mill Road. The mill burned down on January 22, 1935 after 77 years of continued operation. In 1862, Patrick Byrne and his cousin purchased the mill and later rebuilt it. It was a very successful business. After the death of his cousin in 1872, Patrick became the sole proprietor of the Mill. Soon thereafter, James Byrne (Patrick's son) took over management of the Mill so Patrick could pursue his interests in politics. Unfortunately the Mill is now gone but one can still see the mill site on the Big River in the Byrnes Mill City Park.



Second Byrnes Mill Building Sketched by Kathy Koebel.

Photo of Second Byrnes Mill Building - Copied by Doug Smith from a news article loaned by the Byrnes family.

Byrnes Mill Road:
Byrnes Mill Road began as little more than a path leading from the Byrnes Mill to the old Gravois Road. Some historians believe it started as an Indian trail and eventually became a critical road carrying heavy traffic to and from the Byrnes Mill. Patrick Byrnes is credited for receiving the first bonds ever issued for road building in Jefferson County which was used to improve Byrnes Mill Road. This was the first mile of “macadamized” road ever built in the County. A macadamized road is constructed of layers of small stones topped with a coating that served as a binder or cementing agent. This method was considered state-of-the-art at the time as it simplified previous road building practices and resulted in a much improved and longer lasting road surface. Today Byrnes Mill Road passes by the entrance to Lake Montowese.

The historic information provided herein was obtained from the book "Along Old Gravois" by Della Lang, published in 1983.

Byrnes Mill Today

Byrnes Mill is a 4th Class City with a Mayor-Board of Aldermen form of government. The elected, policy-making body of the City consists of a Mayor and six (6) member Board of Aldermen. Byrnes Mill is divided into three (3) wards. Each ward has two (2) Board representatives. The City Administrator is appointed by the Mayor and Board of Aldermen and is the full-time administrative official of the City responsible for overseeing all daily operations and the municipal staff. The City of Byrnes Mill has a long and prosperous history dating back 200 years.

In Fiscal Year 2013, the Byrnes Mill Municipal Court collected $443,000 in fines on 3,888 cases which accounts for 30% of the City’s total revenue. However, with passage of Senate Bill 5 the amount of traffic revenue used by local governments will be limited to 20 percent of their general operating revenue statewide, except in St. Louis County, where it would be capped at 12.5 percent. Fines and court costs for minor traffic offenses are capped at $300, and no one would be sentenced to jail for not being able to pay a fine.

The challenges facing Byrnes Mill today are not unlike those of other semi-rural cities, they include: finding new sources of revenue to repair aging infrastructure, revitalize outmoded commercial districts and create new economic development opportunities. Despite these challenges, Byrnes Mill continues to attract new residents and remains a strong and viable economic engine for the Jefferson County area. However, it is essential that the community consider and plan for these challenges in order to ensure Byrnes Mill's success and sustainability into the future.

DEMOGRAPHICS

The current and past socio-economic trends for Byrnes Mill provide an indicator for how Byrnes Mill is going to grow and prosper in the future. The socio-economic data evaluated for this Plan includes population trends, age, housing, workforce, income, employment and commuting characteristics. This section also compares selected Byrnes Mill demographic data with peer cities to provide a more meaningful socio-economic analysis and help differentiate between local, isolated events and regional trends. For the purposes of this Plan, the cities of De Soto, Pevely and Hillsboro were selected as "peer" cities. National, State and Jefferson County demographic characteristics are also included in the socio-economic comparisons. An understanding of the regional socio-economic trends and local issues will help the City plan for the future and meet the needs of its resident population and business community. The data for this analysis is from the US Census Bureau's 2010 decennial census and latest American Community Survey (ACS) performed by the US Census Bureau.

Section 1.10 POPULATION

As of the 2010 US Census, the population of Byrnes Mill was 2,781. This represents an increase of 17% from the 2000 Census. According to the 2000 Census the City's has a population of 2,376. The most significant population growth occurred in the 1990s shortly after the City of Byrnes Mill incorporated. During this period, the population grew by over 50%, see Table 1.1.

Table 1.1
Historical Population- City of Byrnes Mill

Census	Population	Percent Change
1990	1,578	n/a
2000	2,376	50.6%
2010	2,781	17.0%
2014	2,832	1.8%

Source: US Census Bureau

The City's location, access to regional employment centers and good supply of well-built homes and stable neighborhoods will continue to retain and attract residents. However, future population growth will require ongoing reinvestment in the City's infrastructure, future residential development and existing neighborhoods & business districts. The City's population is anticipated to stabilize over the next decade while experiencing a positive growth of approximately 5% leading up to the 2020 Decennial Census.

Section 1.11 AGE CHARACTERISTICS

According to the 2010 US Census, 24.8% of Byrnes Mill's residents were under the age of 18 and 75.2% were over the age of 18. Below is a more detailed breakdown of the City's population:

- 7.3% were between the ages of 18 and 24;
- 26.4% were from 25 to 44;
- 32.9% were from 45 to 64; and
- 8.6% were 65 years of age or older.

By way of comparison, in 2000 the City's population was spread out with 29.4% under the age of 18 and 70.6% over the age of 18 and spread out accordingly:

- 9.9% from 18 to 24,
- 31.8% from 25 to 44,
- 22.8% from 45 to 64, and
- 6.1% who were 65 years of age or older.

The percentage of Byrnes Mill's population over 65 was 6.1% in 2000, 8.6% in 2010 and 12.8% according to the 2013 ACS. According to these estimates, the City's population over 65 has grown over 50% in the last 13 years. Byrnes Mill's percentage of population over 65 is higher than Hillsboro (7.5) and Jefferson County (11.7%) and slightly lower than the US and Missouri which were 13.4% and 14.4% respectively. The gender makeup of the city was 49.6% male and 50.4% female.

Table 1.2 Age & Sex Characteristics-2013 (%)

Age Cohort	Byrnes Mill	DeSoto	Pevely	Hillsboro	Jefferson County	Missouri	US
Under 5 years	4.7	8.0	8.1	7.8	6.6	6.4	6.4
Under 18 years	23	26.1	20.8	32.2	24.8	23.5	23.7
18 and older	77	73.9	79.2	67.8	75.2	76.5	76.3
65 and older	12.8	16.6	12.3	7.5	11.7	14.4	13.4
Median Age	39.4	34.5	34.8	27.7	38.1	38	37.3
Male	48.9	46.6	51.1	52.1	49.7	49	49.2
Female	51.1	53.4	48.9	47.9	50.3	51	50.8

U.S. Census Bureau- American Community Profile 2009-2013

According to the 2010 Census, the median age of Byrnes Mill's population was 38.9 which is 6.9 years older than the 2000 estimated median age of 32. The median age of Byrnes Mill is getting older and estimated at 39.4 according to the 2009-2013 ACS. This is older than all the peer cities, Jefferson County, State and National estimates. The City's mature median age is the result of the City's high concentration of younger Baby Boomers and retirees. Byrnes Mill's age characteristics

reflect the national trend of population aging due to the high percentage of baby boomers reaching retirement age. It is estimated that 10,000 Baby Boomers will turn 65 today, and about 10,000 more will cross that threshold every day for the next 15 years.

Byrnes Mill has always been a popular destination for retirees and empty nesters and is showing a sharp increase in people age 45-64. This age group grew by over 10% from 2000 to 2010 and continues to show promising growth. While the City continues to attract and retain the Baby Boom generation and middle-aged adults, the City had the lowest percentage of pre-school aged children age 0-5 years with only 4.3%. Additionally, the percentage of Byrnes Mill's school aged children (under 18) continues to decline. The under 18 age group declined by almost 5% from 2000-2010. However, the percentage of the City's population under the age of 18 is consistent with the County, State and US which were 24.8%, 23.5% and 23.7% respectively. This may be an indicator that the City's population is stabilizing.

In summary, the analysis of the City's age characteristics suggest Byrnes Mill is very popular among middle-aged adults and continues to attract and retain seniors. However, the City needs to make sure the amenities, housing and services that attract young families with children are provided. Therefore, it is important for the City to continue offering the services and amenities expected from its middle-aged and senior residents and identify and provide those services, amenities and housing desired of young families.

Section 1.12 INCOME & POVERTY

According to the latest US Census results (2013 ACS), the median family income in Byrnes Mill is $64,356. By way of comparison, Byrnes Mill's family income is much higher than all the peer cities, Jefferson County, Missouri and just $363 less than the Nation. Byrnes Mill's 2013 median family income is up 15% from the US 2000 Census median family income of $56,029, see Table 1.3.

Table 1.3 Income Characteristics-2013

	Byrnes Mill	DeSoto	Pevely	Hillsboro	Jefferson County	Missouri	US
Per capita income	$26,916	$17,268	$22,406	$18,085	$24,792	$25,649	$28,155
Median family income	$64,356	$39,069	$52,700	$56,840	$64,116	$59,527	$64,719
Median household income	$59,750	$34,105	$40,556	$49,323	$54,845	$47,380	$53,046
Persons below poverty	4.7%	24.8%	21.8%	9.8%	11.3%	15.5%	15.4%
Unemployment	8.3%	8.5%	11.7%	10.7%	9.8%	8.8%	9.7%

U.S. Census Bureau- American Community Profile 2009-2013

As shown in Table 1.3, the median household income and per capita income in Byrnes Mill's is well above all the peer cities, Jefferson County, Missouri and the US. The City's median household income increased 17% from the 2000 Census from $51,211 to $59,750. The City's per capita income experienced the largest increase, jumping 33% from $20,278 in 2000 to $26,916 in 2013. The fact the incomes in Byrnes Mill continued to show prosperous growth over the last decease, despite the last two National Recessions, indicates that the City's residents are generally hardworking and financially responsible.

The poverty rate in Byrnes Mill is significantly lower than all the peer cities, Jefferson County, Missouri and the US. By way of comparison, the poverty rate in DeSoto, which had the highest poverty rate, is over five (5) times higher than Byrnes Mill. The poverty rate in Hillsboro, which had the second lowest poverty rate, was still twice the poverty rate of Byrnes Mill. Just over 2% of the families in Byrnes Mill's families were living below the poverty level. As a result, there are 24 families in the City that are living below the poverty level that will require assistance to meet the daily family needs.

Section 1.13 HOUSEHOLD MAKE-UP

According to the 2013 ACS, the City of Byrnes Mill had 1,181 housing units comprised of 1,100 households and 797 families. By way of comparison, according to the 2000 US Census, there were 246 fewer housing units (935), 250 few households (850) and 128 fewer families (669) residing in the Byrnes Mill. The composition of the 1,100 households living in Byrnes Mill is as follows:

- 35% had children under the age of 18 living with them (8% fewer than in 2000),
- 60.0% were married couples living together (only 0.5% higher than 2000),
- 9.7% had a female householder with no husband present (3.2% less than in 2000),
- 5.6% had a male householder with no wife present, and
- 19.6% of all households were made up of individuals (4.5% higher than in 2000) and
- 4.9% had someone living alone who was 65 years of age or older (1.5% higher than 2000).

Section 1.14 HOUSING TENURE & VALUES

Byrnes Mill and Jefferson County have the highest percentage of owner-occupied housing with 81.5% and 82.6% respectively. Conversely, Byrnes Mill and Jefferson County also had the lowest renter-occupied housing percentages at 18.5% and 17.4% respectively. DeSoto had the highest renter rate (41.5%) following by Hillsboro (37.6%).

The percentage of vacant housing in Byrnes Mill (6.9%) was the second lowest behind Hillsboro (4%). The vacancy rate in Byrnes Mill and Hillsboro are well below the State and US vacancy rates of 13% and 12.5% respectively. Table 1.4 provides a summary of the City's housing tenure.

The average household size in Byrnes Mill was 2.52 and the average family size was 2.97, which is very similar in size with the peer communities surveyed. The reduction in household size has been a nationwide trend as more and more baby boomers reach retirement age. The fact the average household size in Byrnes Mill is slightly smaller than the peer cities, County, State and US, demonstrates that singles, empty-nesters and seniors are comfortable living in Byrnes Mill.

The average home value in Byrnes Mill, according to the 2013 ACS, was $167,800. By way of comparison, the City's home values are significantly higher than all the peer cities, Jefferson County and the State and slightly lower than the National average of $176,700. This data implies the City of Byrnes Mill's has highly valued housing stock that commands among the highest prices locally and statewide.

Table 1.4 Housing Tenure & Value- 2013							
Housing Tenure & Value	Byrnes Mill	DeSoto	Pevely	Hillsboro	Jeff County	Missouri	US
Owner-Occupied Housing	81.5%	58.5%	68.0%	62.4%	82.6%	68.4%	64.9%
Renter-Occupied Housing	18.5%	41.5%	32.0%	37.6%	17.4%	31.6%	35.1%
Total Vacant Housing Units	6.9%	13.9%	13.6%	4%	8.0%	13.0%	12.5%
Average Family Size	2.97	2.98	2.98	3.52	3.14	3.05	3.22
Average Household Size	2.52	2.35	2.36	2.85	2.69	2.47	2.63
Median value of owner-occupied housing units	$167,800	$88,900	$118,200	$154,000	$152,100	$137,000	$176,700
U.S. Census Bureau- American Community Profile 2009-2013							

Section 1.15 HOUSING AFFORDABILITY

Housing affordability is a key component of the long-term vitality of a community. Housing affordability is not simply the price one pays for rent or mortgage; it is a function of household income or wealth relative to a housing unit's price or rent. One basic way to measure housing affordability is to look at how much a household spends on housing costs as a percentage of their total household income. Affordable housing is defined as housing that costs occupants less than 30% of their gross income for gross housing costs, including utility costs. Planners and most lenders consider a household that spends 30% or more of its income on housing costs to be financially burdened. For example, if a family's income was $64,356 (the median family income in Byrnes Mill); they would be considered financially burdened if they spent more than $1,600/month on housing. In other words, "affordable housing" would be housing that cost less than $1,600/month in this particular example.

The percentage of Byrnes Mill homeowners who spend 30% or more of their income on housing is 27.8%, which is significantly lower than all the peer cities and almost 8% lower than the National average. The percentage of Byrnes Mill's renters who pay 30% or more of their income on rent was only 8.8% which is five (5) times lower than the peer communities, Jefferson County, State and US rates. By way of comparison, the percentage of renters in Pevely and Desoto who pay more than 30% of their income on rent was 46.6% and 45% respectively. It is estimated that 15% of U.S. homeowners and renters pay more than 50% of their income on housing. Since the percentages of homeowners who are considered "financially burdened" have reached such high numbers nationally, (an estimated 19 million), the benchmark is moving up from 30% to 50% of income spent on housing.

The median amount homeowners paid on housing/mortgages in the City of Byrnes Mill was $1,287/month which is well above the all peer cities, Jefferson County and the State and slightly lower than the US median homeowner cost of $1,550/month. DeSoto had the lowest monthly homeowner cost at $1,000/month). Meanwhile, the median rent in the City of Byrnes Mill, according to the 2013 ACS, was the lowest as only $570/month. Hillsboro has the higher median rent ($692) of the peer cities, which was still significantly lower than the median rent rate Nationwide ($900). Table 1.6 provides a summary of housing costs and affordability.

This plan recommends the City encourage the diversification of the housing stock to provide affordable housing options and connect available funding sources to those families and households in need. This plan also recommends recruiting jobs and providing training opportunities to the City's workforce to minimize poverty levels and financially burdened households.

Table 1.6 Housing Cost & Affordability (2013)

Housing Cost	Byrnes Mill	DeSoto	Pevely	Hillsboro	Jeff County	Missouri	US
Median Homeowner Cost (w. mortgage)	$1,287	$1,006	$1,210	$1,231	$1,276	$1,227	$1,550
% of homeowners paying ≥ 30% of income on housing	27.8%	40.3%	37.1%	37.5%	28.6%	28.4%	35.4%
Median Rent	$570	$641	$593	$692	$744	$727	$904
% of renters paying ≥ 30% of income on housing	8.8%	45%	46.6%	29%	42.2%	45.1%	48.3%

U.S. Census Bureau- American Community Profile 2009-2013

Section 1.16 COST OF LIVING INDEX

According to the Missouri Department of Economic Development, MERIC (Missouri Economic Research and Information Center), Missouri had the 11th lowest cost of living in the US, with a composite cost of living of 91.5 for the first quarter of 2015 (US = 100). This means, on average, prices in Missouri are about 91.5% of what they are at the national level. The Cost of living index in Missouri is down from the first of 2014 index of 93.7

According to Sperling's, the estimated Cost of Living index for Byrnes Mill is 97.4, almost 3% lower than the U.S. on average. With the cost of housing, utilities, transportation, gas, groceries and health care below the National average, Byrnes Mill has an economic advantage.

Section 1.17 EDUCATIONAL ATTAINMENT (AGES 25 & OVER)

According to the latest ACS, 87.9% of Byrnes Mill's population over 25 are high school graduates or higher and 37.6% are high school graduates or equivalent. The percentage of high school graduates and high school graduates or higher within the City is well above all the peer cities and slightly higher than Jefferson County, the State and National levels, see Table 1.7.

Byrnes Mill's percentage of adults with a bachelor's degree (11.2%) was well below the State and National averages (16.4% and 18% respectively). By way of comparison, Hillsboro and DeSoto had lower percentages of college graduates with 6% and 11% respectively than Byrnes Mill. The City should continue to promote quality education and ensure there are opportunities to obtain college degrees and workforce training.

Table 1.7 Educational Attainment: 25 Years and Over (2013)							
Housing Tenure & Value	Byrnes Mill	DeSoto	Pevely	Hillsboro	Jeff County	Missouri	US
High School Graduate	37.6%	32.1%	34%	25.9%	34.7%	31.6%	28.1%
High School Grad or Higher	87.9%	79.7%	81.9%	83.5%	87.4%	87.6%	86%
Bachelor's Degree	11.2%	11%	12.1%	6%	11.9%	16.4%	18%
Grad or prof, degree	5.9%	4.4%	4.9%	6.4%	5.5%	9.8%	10.8%
Source: U.S. Census Bureau- American Community Profile 2009-2013							

Section 1.18 EMPLOYMENT CHARACTERISTICS

The most common occupation in the City falls in the "Management, Business, Science and Arts" occupational category. Over 30% of the City's workforce has occupations in the aforementioned field. The second most popular occupation is "Service Occupations", which included 24.4% of the City's workforce, followed by "Sales and Office Occupations" with 18%.

The top three (3) industries in Byrnes Mill, in order of percentage of workforce are; **1.** Educational services, and health care and social assistance (18.4%), **2.** Retail trade (15.7%) and **3.** Manufacturing (14.2%), see also Table 1.8 for a summary of City's workforce occupation characteristics.

Table 1.8 Occupation Characteristics (2013)		
OCCUPATION	**Byrnes Mill's Workforce**	**Jefferson County's Workforce**
Management, business, science, and arts occupations	30.70%	28.50%
Service occupations	24.40%	17.90%
Sales and office occupations	18.00%	25.70%
Production, transportation, and material moving occupations	16.10%	13.00%
Construction, extraction, maintenance and repair occupations	12.50%	0.20%
INDUSTRY		
Educational services, and health care and social assistance	18.40%	20.30%
Retail trade	15.70%	12.70%
Manufacturing	14.20%	11.90%
Professional, scientific, and mgt, and admin and waste mgt	10.90%	9.90%
Construction	9.30%	9.70%
Finance and insurance, real estate and rental and leasing	8.50%	7.50%
Arts, entertainment, and rec, and hospitality and food services	6.60%	7.80%
Wholesale trade	5.30%	3.20%
Other services, except public administration	4.90%	5.80%
Transportation and warehousing, and utilities	3.50%	5.50%
Information	1.90%	1.80%
Public administration	0.80%	3.40%
Agriculture, forestry, fishing and hunting, and mining	0.00%	0.50%
Source: 2010 US Census		

Section 1.19 OCCUPATION & COMMUTING

Approximately 9.2% of the City's workforce work for the government and 4.2% are self-employed. The percentage of the City's population engaged in civilian labor and percentage of those self-employed are very similar to Jefferson County.

According to the 2013 ACS, the median commute time for Byrnes Mill's workforce was 35.3 minutes, meaning half the workers in the area have a longer travel time and half spend less time commuting. The median commute time for US workers was 25.2 minutes. The median commute for Missouri was only 23.1 minutes which is seven (7) minutes shorter Jefferson County's workforce median commute time of 30.1 minutes. As a bedroom community, Byrnes Mill will continue to have a longer commute than the National and State averages resulting in more vehicle miles traveled (VMT), more carbon emissions and more fuel consumption. The City should encourage telecommuting, home occupations and carpooling.

The percentage of Byrnes Mill's workforce who walk or bike to work (0.9%) is well below the State average (3.3%) and National average (4.6%). Currently, the percentage of Byrnes Mill's workforce who work from home is 2.6%, which is just below the percentage of people who work from home in the County (3%), State (4.1%) and National average (4%). However, as gas prices increase, the percentage of people willing to work from home will increase. Table 1.9 provides a summary of the City's workforce characteristics.

Table 1.9 Workforce Characteristics (2013)

OCCUPATION	Byrnes Mill's Workforce	Jefferson County's Workforce
Population 16 years and over	2,210	171,295
Civilian labor force	1,414	105,383
Not in labor force	36.0%	31.7%
Employed	91.7%	90.2%
Unemployed	8.3%	9.8%
Government Workers	9.2%	10.1%
Self-employed	4.2%	5.4%
COMMUTING TO WORK		
Drove alone	83.8%	84.8%
Carpooled	12.8%	10.8%
Public Transportation	N/A	0.1%
Walked	0.9%	0.7%
Worked at Home	2.6%	3%
Mean travel time to work	35.3 minutes	30.1 minutes

Source: 2009-2013 ACS Profile Report

Section 1.20 TRADE AREA PROFILE

While the City's demographic characteristics are important in determining the level of municipal services and housing needs, a much larger area is typically analyzed by planners and retail experts when looking for new locations for development; one such area is the Metropolitan Statistical Area (MSA). The City of Byrnes Mill is part of the St. Louis Metropolitan Statistical Area (SMSA). The SMSA includes the City of St. Louis and the surrounding counties in Missouri (Lincoln, St. Charles, St. Louis, Jefferson, Franklin and Warren) and Illinois (Madison, Jersey, St. Clair, Clinton and Monroe). According to the 2010 census, the St. Louis MSA had a total population of 2.8 million people with 25% residing in Illinois and 75% residing in Missouri. The estimated income for the St. Louis, MO-IL MSA was $50,900.

The defining characteristic of the St. Louis region over the last several decades has been a period of population stability coupled with geographic sprawl. As the population continues to age and transportation costs increase, in-migration from the suburbs to the more urban areas and inner-tier cities is anticipated to increase. This is especially true in neighborhoods and cities where housing is affordable and daily services, shopping and jobs are centrally located, such as the case in the City of Byrnes Mill.

Planners and retail experts also look into various locational factors such as accessibility, commute, income levels, education and the density and intensity of population (i.e. rooftops). Table 1.11 disregards the City limits and provides a summary of the 1, 5 and 10 mile trade area profiles for the City of Byrnes Mill. The control point or axis for the 1, 5 and 10 mile circular profiles was City Hall. The data shows that the City's commercial districts have access to a significant population and a solid income base with relatively inexpensive housing when looking at the greater Byrnes Mill Trade Area. Therefore, the City's trade demographics would support a wide range of retail and commercial service offerings, provided the City's commercial districts were promoted to this greater trade market area and positioned to accommodate a wide range of market driven, destination-type uses that would attract consumers from a greater regional trade area.

Table 1.11: Byrnes Mill Trade Area Demographics (2000 Census)

Control Point: Byrnes Mill City Hall	1 Mile	5 Miles	10 Miles
Population- 2010 Census	2,130	29,890	183,377
Population-2000 Census	1,457	27,066	167,772
Change in Population (2000-2010)	46.2%	10.4%	9.3%
Males / Females (%)	49/3	50.4/49.6	49.7/50.3
Land Area Square Miles	2	79	315
Age (2010)			
Age 0 to 17 years	25.7%	24.7%	26.1%
18 to 24 years	7.7%	8.2%	7.4%
25 to 44 years	28.2%	26.6%	26.4%
45 to 64 years	31.1%	30.6%	29.9%
65 and over	7.4%	13.2%	10.2%
Median Age	37.5	38.5	39.1
Trade Area Workforce Statistics			

Trade Area Housing Statistics (2010- unless noted)			
Total Households	793	11,055	67,340
Total Housing Units	847	11,884	71,282
Owner Occupied Housing	89.3%	86.0%	85.6%
Renter Occupied Housing	10.7%	14.0%	14.4%
Source: US Census - CARTS			

Section 1.21 COMMUNITY TAPESTRY – THE FABRIC OF AMERICAN'S NEIGHBORHOODS

The Community Tapestry™ system is a proven segmentation methodology that utilizes 65 segments called "Tapestry Lifestyles" to classify communities based on their socioeconomic and demographic composition. These segments are broken down to the U.S. Census Block Group level throughout the United States. The system is used by planners and national retailers to determine localized purchasing patterns and within the site selection process.

The following paragraphs detail the top "Lifestyle Clusters" that make up the greater City of Byrnes Mill trade area which for the purposes of this analysis is delineated by the 63051 zip code. It is included in this Plan to provide a better understanding of the spending habits and lifestyles of the consumers within the City of Byrnes Mill trade area. This information provides retailers a profile of the local trade area and provides some quality of life indicators the City should be prepared to address in the future. These include, but are not limited to, the following conditions;

- Providing continuing educational and training to the areas workforce;
- Access to quality, salaried jobs;
- Providing healthy meals to a culture "on-the-run"; and
- Diversifying the housing stock to provide more choices, especially in the affordable housing/1st time homebuyer market segment.

Section 1.22 TOP TAPESTRY SEGMENTS

Segment: Salt of the Earth (26%): We are solid and traditional married couples concentrated in the Midwest. Many or our kids have grown up and moved away, but we are staying in our traditional, rural lifestyles. Construction, manufacturing, and related industries provide steady employment. Long commutes, sometimes cross county lines, mean owning at least two vehicles. Tending our vegetable gardens and cooking the harvest is second only to enjoying time with family. Remodeling and home improvement projects do not intimidate us, but technology is another matter. We go online only when necessary. Brand loyal and cost conscience, we try to buy American when we can, and conduct our business in person. Leisure time is spent hunting, fishing, camping, and boating. We own the equipment and vehicles to support those pastimes.

Household Type: Married Couples
Housing: Single Family

Segment: Southern Satellites (22%): Most of us are settled, married couples who own single family houses or mobile homes. You can find us in the more rural outskirts of metropolitan areas, mostly

in the South. We work in mining, agriculture, manufacturing, health care, retail, and construction. We shop at Walmart and the convenience store; we look for bargains and aren't particularly concerned about brands or quality. Slow to adapt to technology, we get most of our information from satellite TV. We enjoy life in the country, so we fish; hunt, one pets; work on our vehicles; listen to country music; and read fishing, hunting, and home service magazines. For a treat, we'll eat out at low-cost family restaurant or a drive-in.

Household Type: Married Couples
Housing: Single Family, Mobile Homes

Segment: Middleburg (18%): In the last decade, our neighborhoods changed from country to semi-rural as the housing boom expanded into the outer suburbs. We're conservative, family-oriented young couples, many with children. Family, faith, and country are standards that we follow. We're thrifty, preferring to buy American and take vacations in the US. Looking toward the future, we're saving, but willing to assume some debt now. Staying in touch is important, so our cell phones and mobile devices are always on hand. We drive trucks and SUV's and enjoy the American pastimes of baseball, hunting and bowling. TV and magazines provide information and entertainment; Christian and country TV channels are favorites.

Household Type: Married Couples
Housing: Single Family

DEVELOPMENT CONSTRAINTS

Section 1.23 HISTORIC SITES

"The National Register of Historic Places" is the nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. While there are numerous criteria for listing, it is required that a property must be at least 50 years old to be eligible for consideration. Currently, the Boemler Archeological District (Prehistoric site of the Mississippian Culture) is the only property on the National Registry within the study area. However, many of the City's existing properties are now more than 50 years old. Post WWII architectural styles, structures and neighborhoods are now seen as being potentially eligible for such listing.

Section 1.24 ENVIRONMENTAL FRAMEWORK

The environment provides the natural and physical context within which land use activities take place. The intent of this plan is to minimize the negative impacts on the environment. This section provides a brief overview of the environmental framework of Byrnes Mill and highlights some of the more sensitive environmental elements that must be considered in future development and land use decisions.

Section 1.25 FLOODPLAINS

The riparian zone of a river, stream or other body of water is the land adjacent to the centerline of the channel and includes the stream banks and floodplain. Riparian zones can be broad alluvial valleys or narrow strips of stream bank. Riparian zones help control the intensity and frequency of flooding and contain very sensitive ecosystems that support a diverse range of species and

vegetation. Riparian areas are prone to periodic flooding, which helps support and maintain these fragile ecosystems.

Riparian areas are classified into "zones" which refer to the probability of annual flooding. The “100 Year Floodplain” is an area that is expected to flood at least once in a 100-year period. For the purposes of this plan, the 100-year floodplain is also the limits of the “riparian zone” and delineates the recommended greenway locations. The 100-year floodplain can be further divided into two areas based on flood hazard potential. The floodway is the area within and adjacent to the stream banks required to discharge the 100-year flood without raising the water surface elevation more than one foot above base flood level at any point. Obstacles in the floodway can disrupt this function, increasing both the frequency and severity of flood damage. Therefore, no structure, fence or other permanent, manmade obstruction should be constructed in the floodway. The floodway fringe is the area bordering the floodway. This area provides storage during a flood event and functionally reduces the frequency and intensity of downstream flooding by holding floodwaters until they are carried away in the floodway channel. While the floodway fringe’s capacity decreases with the presence of obstacles, such as a fence or building, their presence is generally acceptable when regulated properly.

The Federal Emergency Management Agency (FEMA) prepared Flood Insurance Relief Maps (FIRM) for the Byrnes Mill region. The maps define the boundaries of the areas 100-year floodplains to help identify areas prone to flooding. Any future development proposed near a river, stream or other flood prone areas should be identified on the FIRM maps to verify their location within the floodplain and special precautions taken, as needed, for any future development activity. Map TBD shows the areas floodplains and natural drainage areas.

Section 1.26 WETLANDS

Wetlands are included in the definition of waters of the state, which included waters of the United States within the State of Missouri. Wetlands perform many valuable functions including decreasing the frequency and severity of flooding, water purification, provide feeding and breeding grounds for aquatic habitat and support vegetation that absorb harmful greenhouse gasses. They also offer diverse recreational opportunities such as hunting, fishing and wildlife observation. However, Missouri has lost over 90 percent of the wetlands that once covered 4.8 million acres of the state's total land area.

This plan recommends preserving and enhancing wetlands in accordance with the Federal and state regulations that mandate “no net loss" of wetlands. If a wetland or portion of a wetland is disturbed or eliminated, replacement of that wetland with a wetland of equal quality and quantity is required. The major wetland areas in Byrnes Mill will be shown on the Slopes and Wetland Map. Development should be prohibited from encroaching upon these areas and any other wetland areas found within the project area. The designation of wetlands in itself does not necessarily prevent development, but is an indicator that development will need to be approached in a more sensitive manner. The appropriate state agencies should be contacted prior to any alteration of any wetland area.

Section 1.27 TOPOGRAPHY

Topography is the natural terrain of an area; its slopes, valleys, hills, and similar landscape features. Topography can be a critical element to development. When severe slopes are developed, they frequently become unstable which creates a great deal of erosion. This erosion further destabilizes

the slopes and all of the soil that washes off the slope ends up in creeks, streams, and rivers. This degrades the quality of the water body and can increase the severity of local flooding.

Phase II Stormwater regulations by the State are an attempt to control these sorts of impacts through the use of Best Management Practices. One such practice can be limiting development to areas without severe slope issues. This plan recommends focusing development where slope erosion will not be a problem. Topography will be expressed on the Slopes and Wetland Map.

Byrnes Mill currently consists of approximately 5 acres of land characterized by a varied topography. Portions of northern Byrnes Mill, along Franks County Road, is moderately to extremely rugged as a result of bisecting steep ridges and deep valleys. Approximately one-third (1/3) of the City is less rugged and has accommodated the majority of the City's development. This area is bounded by Franks, Lake Montowese and Gravois and contains most of the City's newer residential development. The largest portion of the City is located within the Big River Flood Plain. Most of this area is located in the 100 year floodplain and not suitable for major development.

Section 1.28 MAJOR INITIATIVES

Land acquisition and financing was authorized and completed in 2012 for the relocation and construction of the new City Hall Complex. The design and construction of a parking area and river access in City Park is currently underway.