

FUTURE LAND USE RECOMMENDATIONS

One of the many objectives of the Community Area Study is also to improve the land development decision making process in areas anticipated to experience development pressures or redevelopment opportunities. The information contained in the study provides projections for various interested parties who anticipate and need to evaluate land use trends, demographic changes and program infrastructure improvements within the study area. More important, the study is intended to provide guidelines which can be applied to specific zoning petitions and other planning decisions to maintain an overall consistency in the transition of the areas to be developed or redeveloped, even though the process may take many years.

With respect to future land use in the Spanish Lake area it is recommended that:

- Natural and unique aesthetic qualities of the area should be preserved in public or common ground open space whenever possible.
- Residential subdivision development should be environmentally sensitive and in keeping with surrounding development.
- Ensure that infill developments are compatible with the surrounding area and promote the desired character of the Spanish Lake community.
- Identify and establish development/redevelopment areas via master plans and create specific land development guidelines in addition to zoning and subdivision regulations.

IMPLEMENTATION GUIDE

A master plan is most effective if it is “actionable”; in other words, able to achieve results. The goals and objectives featured in the plan should become a catalyst for change. By creating a plan for the future, change has already been set in motion. Once that momentum has been started, the onus is on the community to continue that momentum. Active and on-going recruitment of residents to participate in projects is the key to keeping the vision alive. It is through this active involvement in improving the community that change should come about.

Not only should residents participate in projects that will enhance the community, but they should oversee the progress being made per the plan. An implementation committee that is composed of citizens and St. Louis County Government representatives will be formed to monitor

progress. The directive of this committee is to be a watchdog of the implementation process. This group will observe what actions should be taking place and the status of these projects. If a project is not occurring, or is not on schedule, they should determine why and set the project back on course. Another duty of this group is to take advantage of new opportunities and assess how they fit into the scope of the plan. This committee should meet on an annual basis and produce a progress report.

A non-profit community improvement association will be another critical component to the success of the plan. The community association will be the body to articulate problems and suggest solutions to solve these problems. Furthermore, this association will coordinate projects, acquire funding, and be a clearinghouse of information for the area. This group will not stand alone,

however. A partnership with St. Louis County Government should be cultivated. Together, these two entities will assure the revitalization of the Spanish Lake community.

Community associations and institutions are crucial to the vitality of Spanish Lake. Task force members were asked to identify community assets at the final task force meeting. The results of this identification process are compiled in two diagrams which are featured in Appendix E. The first depicts the citizen associations that could be of assistance to the community in solving problems. The intent is to focus on common interests and activities to galvanize to address

common concerns. The second diagram identifies the local institutions that may be helpful in the pursuit of improving the community. These institutions already have an influence in the community and should be mobilized to address the solutions to the identified needs. These asset maps can be updated and altered as the projects are implemented.

Spanish Lake has a number of assets and resources to draw upon to revitalize the community. Once all the pieces come together, the effect will be intense. Spanish Lake can become the community its residents desire.