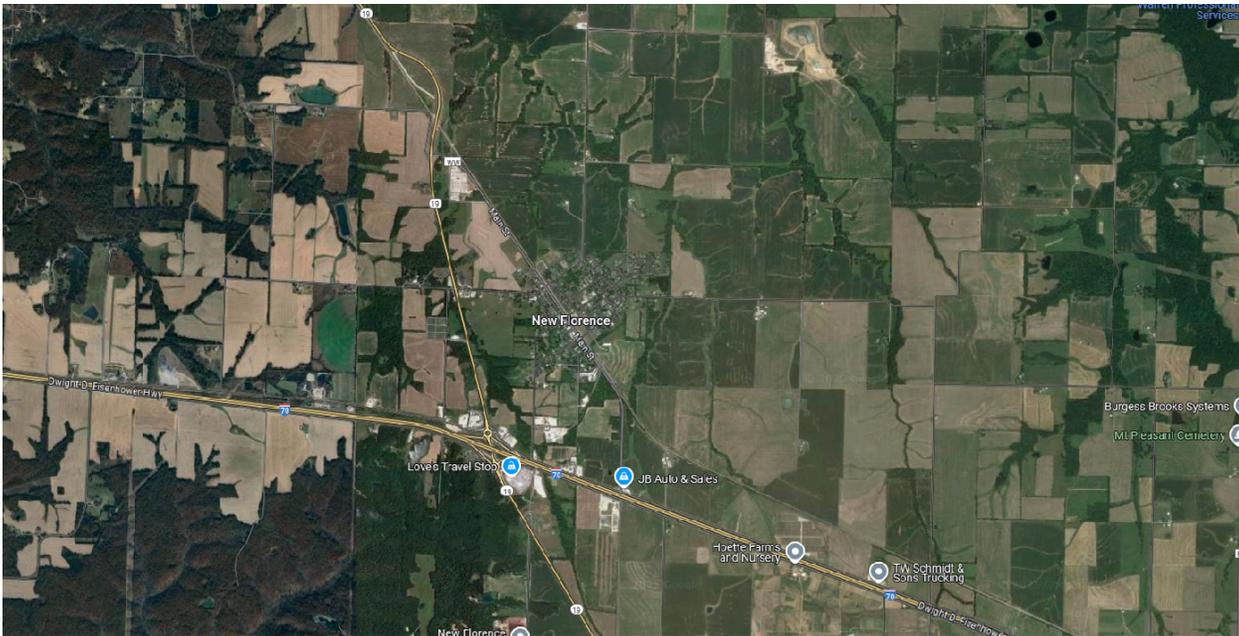


2025 COMPREHENSIVE PLAN UPDATE



City of New Florence

The Crossroads of East Central Missouri



Resolution 2025- _____

WHEREAS, under Title IV of the City of New Florence Code of Ordinances, calls for the Planning and Zoning Commission to provide a City Plan for the development of New Florence, Missouri; and

WHEREAS, the Plan sets forth policy regarding the physical development of the City; and

WHEREAS, the City Plan, with accompanying maps, plats, charts and descriptive and explanatory matter, shows the recommendations for the physical development and uses of land, 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 location and extent of relocation and improvement of public buildings; for adequate drainage facilities and control; and for such other matters as met be beneficial to the City; and

WHEREAS, the Plan contains a statement of goals, objectives, standards, and principles sought to be embodied therein; and

WHEREAS, the Plan seeks to guide and accomplish the coordinated development of the City, which, in accordance with existing and future needs, will best promote the general welfare, as well as efficiency and economy, in the community development process.

NOW, THEREFORE, BE IT RESOLVED BY THE NEW FLORENCE PLANNING AND ZONING COMMISSION AS FOLLOWS:

1. The New Florence Comprehensive Plan, attached hereto as "Exhibit A", is hereby approved, and the Commission hereby orders that the plan be made available to the public.
2. All maps, descriptive matter, and other matters in the Comprehensive Plan are intended by the Commission to be a part of the New Florence Comprehensive Plan.
3. The City Clerk is instructed to:
 - a. Record or otherwise make available a copy of the Comprehensive Plan in the office of the Montgomery County Recorder of Deeds;
 - b. File the Comprehensive Plan in the office of the Mayor;
 - c. Give a certified copy of the Comprehensive Plan to the Board of Aldermen and keep a certified copy on file; and
 - d. Make the Comprehensive Plan available for public inspection during regular office hours.

The Comprehensive Plan, as amended, shall be reviewed biennially by the Planning and Zoning Commission, Board of Aldermen, and City Staff to maintain a current and Progressive City Plan.

Adopted this _____ day of _____, 2025

_____, 2025
Corey Johnson, Chair

_____, 2025
Gail Johnson, Vice Chair



ACKNOWLEDGEMENTS

The City of New Florence Board of Aldermen would like to thank the groups and individuals who have participated in the development of this 2025 Update of the 1996 Comprehensive Plan and the proposed revisions. Their time and input were very much appreciated.

BOARD OF ALDERMEN

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Teri Foley – Code Enforcement



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SECTION 1 – INTRODUCTION

The City of New Florence (the City) commissioned the leadership of the City to update the 1996 Comprehensive Plan, City of New Florence, Blueprint for Growth, hereinafter referred to as (The 2025 Plan, in January of 2025.

The 2025 Plan document provides detailed data, factors, and conditions related to the City, including:

- ❖ The City’s position in a regional context.
- ❖ History of the City’s settlement.
- ❖ Past demographic trends and development.
- ❖ Park, recreation, community facilities, transportation network, and infrastructure.

This background data in the 1996 Plan provided little to no information about the community, but the community has not changed to the extent that it impacts the further development of the community. Therefore, this Comprehensive Plan update does not repeat information.

Although the 1996 Plan is now a 29-year-old document, a substantial part of its content and information is still very relevant. While things like those listed above have not changed to any significant degree, these factors still influence the City’s future growth and development. In this 2025 Comprehensive Plan Update (also referred to herein as the “2025 Plan Update”), data from the 1996 Plan will be referenced, but the data will not be repeated. Therefore, it is important that the city maintain the 1996 Comprehensive Plan documents for use as a reference in conjunction with this 2025 Plan update.

The organization of the 2025 Comprehensive Plan Update focuses on the following primary community planning elements that impact community growth and development.

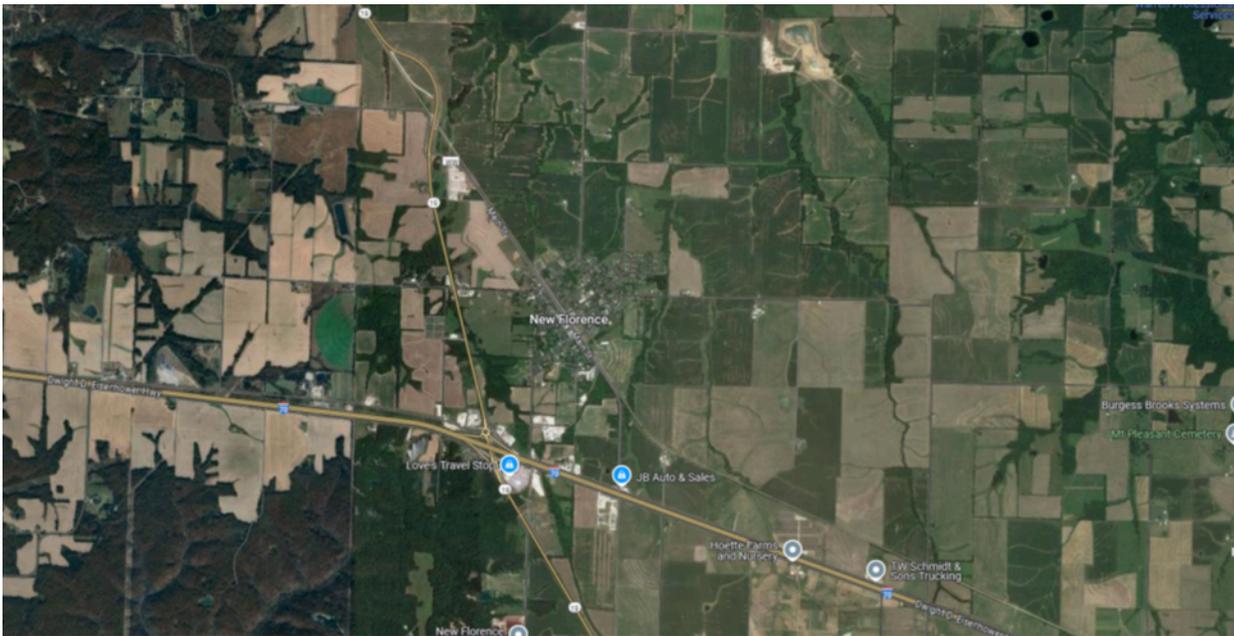
- Demographic changes
- Land use and development patterns
- Future land use and economic development potential

SECTION 2 – EXECUTIVE SUMMARY

The following sections of this 2025 Plan Update will show that the growth and development of the city could be described as one of “status quo”. Demographic data presented shows the City’s population has declined by 19% since 1996. The City’s population shows a decline from 2020 to 2023 of 9.3%. As in 1996, more of the City’s working population were going to jobs outside the city, with more than 50% driving more than half an hour to a place of employment, and the workforce for many of the City’s employers is coming from elsewhere.

Field observation shows that most of the City’s housing stock is aging, and new housing development is occurring on a small scale. New employment is being created in nearby Warrenton and Wright City to the east, but unless new housing is available to attract residents, New Florence will not benefit.

Development within the City has not seen significant change, which can be noted in the aerial photos shown below. This photo is from Google Earth imagery.



The number of housing units, households, and families within the city has declined since 2010. This correlates with the loss of units and the lack of new housing construction. All other population metrics are below those of the cities and counties to the east with whom New Florence competes. This suggests that counties to the east are capturing the younger population that New Florence is not retaining. This is likely due to the availability of better housing choices in these other locations.

The 2025 Plan has a detailed list of Plan priorities and implementation goals. These recommendations should be reviewed by the Planning and Zoning Commission and the Board of Aldermen annually to see what other goals can be accomplished.

The Land Use Plan, as discussed, provides recommendations for future land use directions. Comparing the 2025 Comprehensive Plan Update Land Use Plan with those of the 1996 Plan will reveal that the 2025 Land Use Plan emphasizes the need for future development to grow outward from the existing developed areas of the city to minimize sprawl and enhance the ability to provide infrastructure and services at a lower cost.

SECTION 3 – DEMOGRAPHIC

This 2025 Plan characterizes the City of New Florence as being on the fringe of the westward expansion of the St. Louis metro area. However, currently available demographic data and analysis from the U.S. Census Bureau (“the Census”) and projection data from the Census, and other data sources suggest that New Florence and Montgomery County are not benefiting from this trend.

POPULATION

According to the most recent census data and projections through 2030, eastern counties have had continued growth that has now spread westward. The table below (based on data from the 2020 Census) shows the 2010-2030 population changes for selected geographies applicable to the New Florence area.

Geography	Population	Change		Change	Estimated
	2010	%	2020	%	2030
New Florence	770	(8.5%)	704	73.0%	1,515
Jonesburg	759	(4.3%)	726	83.4%	1,766
Montgomery City	2,844	(8.3%)	2,616	7.1%	2,811
Warrenton	7,928	12.4%	8,913	6.7%	9,517
Wright City	3,176	41.4%	4,494	7.2%	4,818
Foristell	538	14.8%	618	6.3%	657
High Hill	195	(4.7)	186	4.0%	195

The New Florence population has declined since 2010 by 8.5%, and Montgomery County's population has declined by 9.8%. The St. Charles County population grew by 13.3% over this same period, having added more than 55,000 persons, with much of this growth occurring in the communities in the western half of the County.

The population growth in the western portion of the region has resulted in some business shifts to St. Charles County, along with new business growth. This business and employment growth fosters population growth. However, a substantial amount of this growth is the result of the exodus of middle-class families from the City of St. Louis and St. Louis County, where comparatively little new housing has been constructed, and the quality of the older housing stock in many locations is not as desirable. In addition, rising crime rate patterns have contributed to the population shift.

Warren County shows that it has been a beneficiary of the western shift of the regional population. Warren County's population between 2010 and 2022 grew by 10.6%. However, it hasn't been growing at the same rate as St. Charles County.

The data shows that New Florence and Montgomery County aren't benefiting from this westward population shift. As the population growth patterns of the St. Louis region have shifted westward, the growth cluster around St. Charles County has also shifted northward into Lincoln County. Housing development in St. Charles County was fueled by both land availability and lower land prices, resulting in lower-priced and better or larger housing units than those being built in St. Louis County at the same price point.

As time progressed, land and related housing prices in St. Charles County increased, so the migration trend continued first to the most western reaches of the County in Wentzville, then to the eastern end of Warren County. Also, population growth must be accompanied by greater employment, particularly at skilled worker and professional levels. For New Florence and Montgomery County, St. Louis City and County are too far away (approximately 50 miles to the St. Louis County border or about 69 miles to Downtown St. Louis) to represent reasonable commuting distances. While job growth in St. Charles

County has been increasing, St. Charles and St. Louis Counties, along with the City of St. Louis, still account for the overwhelming percentage of the employment in the Missouri sector of the St. Louis region.

With Montgomery County is implementing economic growth by promoting and establishing the Montgomery County Mega-Site, a manufacturing development spanning over several thousand acres of land near the Interstate 70 corridor. With the development of the Mega-Site, New Florence will have the opportunity to expand in all facets.

SECTION 4 – EXISTING LAND USE

The discussion of a Land Use Plan for the City should talk about a transition from a city that was largely comprised of residential development to its land use growth from commercial and industrial development.

The city recognizes that its growth will occur beyond its existing jurisdictional boundaries. For the City to truly grow, it must not only attract new businesses and industries that create jobs, but it must also offer attractive and affordable housing options so that employees will want to live in the city.

The residents of the city are mostly commuting elsewhere to work, and many of the jobs within the city are being staffed by people who live elsewhere. With the growth and development of the Mega-Site, this trend is projected to change as housing develops within the City of New Florence.

It has been noted that major new employers are expected to generate more jobs. This may provide a significant employment generator for existing residents of the city. However, unless the city can provide housing that is comparable to what is available in the surrounding counties, New Florence will not grow because of these new employers or because they are located in New Florence. The city must make the creation of new housing of varying types a priority. Growing its retail and service commercial base should also be a priority, but that will not happen unless it can generate new residents.

The 2025 Land Use Plan targets areas surrounding the existing City limits, its land use recommendations encompass greater land areas, and could encourage development sprawl. In promoting development sites for any land use, the City should focus on properties already within the City or more closely adjacent to the existing boundaries. This will help minimize the cost of utility provisions and police and fire protection. The more development patterns are allowed to “sprawl” and become disjointed from the city core, the greater the cost of providing municipal services.

A Comprehensive Plan and its future land use recommendations are a guide, but should not be used rigidly when making decisions for zoning. Development may be proposed that is good for the City in terms of population and economic growth, but the use and location do not comply with the Land Use Plan. This may require rezoning decisions by the Planning and Zoning Commission that may conflict with the Land Use Plan, but may have greater benefit to both the property owner and the City.

Farming/Open Space

Areas designated for this use are proposed to remain in agricultural use or open space for the foreseeable future. These are areas that are currently farmed and, in some instances, have single-family residential buildings and barns or other outbuildings associated with agricultural uses. However, as noted

previously, development of these areas further away from the city core will promote sprawl, require greater cost to develop infrastructure, and additional cost to service. Also, this should never be done unless the property is annexed to the City.

Residential (R-1)

This category is generally intended for the development of single-family residential uses, but is not intended to preclude a variation of use types if a development plan were to propose a mix of types. These are locations both within and adjacent to the existing City limits, where vacant properties are available for development, and older housing could be replaced with newer units.

Residential/Mixed-Type (R-2, R-3)

This category is generally intended for the development of Multiple-family residential and residential use types.

Commercial

This is the part of the city that has the largest concentration of existing commercial uses and public/semi-public uses. If the City's housing base (and therefore population) can grow, then the demand and market for more commercial uses will grow. This "core" area of the city should be the primary focus for promoting those uses and has the advantage of being close to the I-70 interchange.

Recreation

The city park located at 203 East Mortimer Street has been designated for recreation purposes. As it serves the citizens, and current population needs expansion from one (1) park to a park system. As growth develops, the Comprehensive Plan needs to identify areas for recreation.

Transportation Improvements

The Comprehensive Plan needs to include projections for various street improvements, curb and gutter, sidewalk improvements, and bridge replacement, particularly for new residential subdivisions and in commercial areas. The Land Use Plan, as depicted in this Comprehensive Plan Update, will generate the need for certain road improvements that will be required to support development.

These fall into two categories:

- Improvements that will be needed to existing roadways to support added traffic and/or heavier vehicle types.
- New roadways that will be needed as development occurs.

The Land Use Plan lists the location of these anticipated roadway needs. These improvements may be funded via State and/or Federal grants, nearly all of which will require matching local funds and, in some cases, could be funded by developers or property owners.

SECTION 5 – LAND USE PLAN

(See attached Zoning Maps)

SECTION 6 – ZONING

As a part of but separate from the development of this Comprehensive Plan Amendment, the city should review and update its building and zoning codes. A secondary purpose of this review would be to include provisions that would help to make the City more attractive.

SECTION 7 – GOALS AND OBJECTIVES

The 2025 Comprehensive Plan update goals and objectives.

• *Amenities and Aesthetics*

- Extending the City Park System
- Monuments & Beautification Projects
- New Community Building
- New Police Department
- New City Hall
- New Public Works Building

• *Business*

- Attract companies that employ a large scale
- Attract companies that would support population growth

• *Connectivity & Transportation*

- Adopt a Transportation Master Plan

• *Development*

- Explore opportunities, benefits, and costs associated with an expansion

• *Utilities*

- Water Department
 - Update & Review the City's (OSP) Owner Supervised Plan
 - Replacement of water mains & valves
 - Improve the Fire Suppression system
 - Plan future development of water mains
- Waste Water Department
 - Explore upgrading the land application system by expanding the land area
 - Explore building a wastewater treatment plant
 - Replacement of aging mains
- Natural Gas Department
 - Upgrading the system to be read electronically
 - Upgrading mains, moving away from steel

• *Housing*

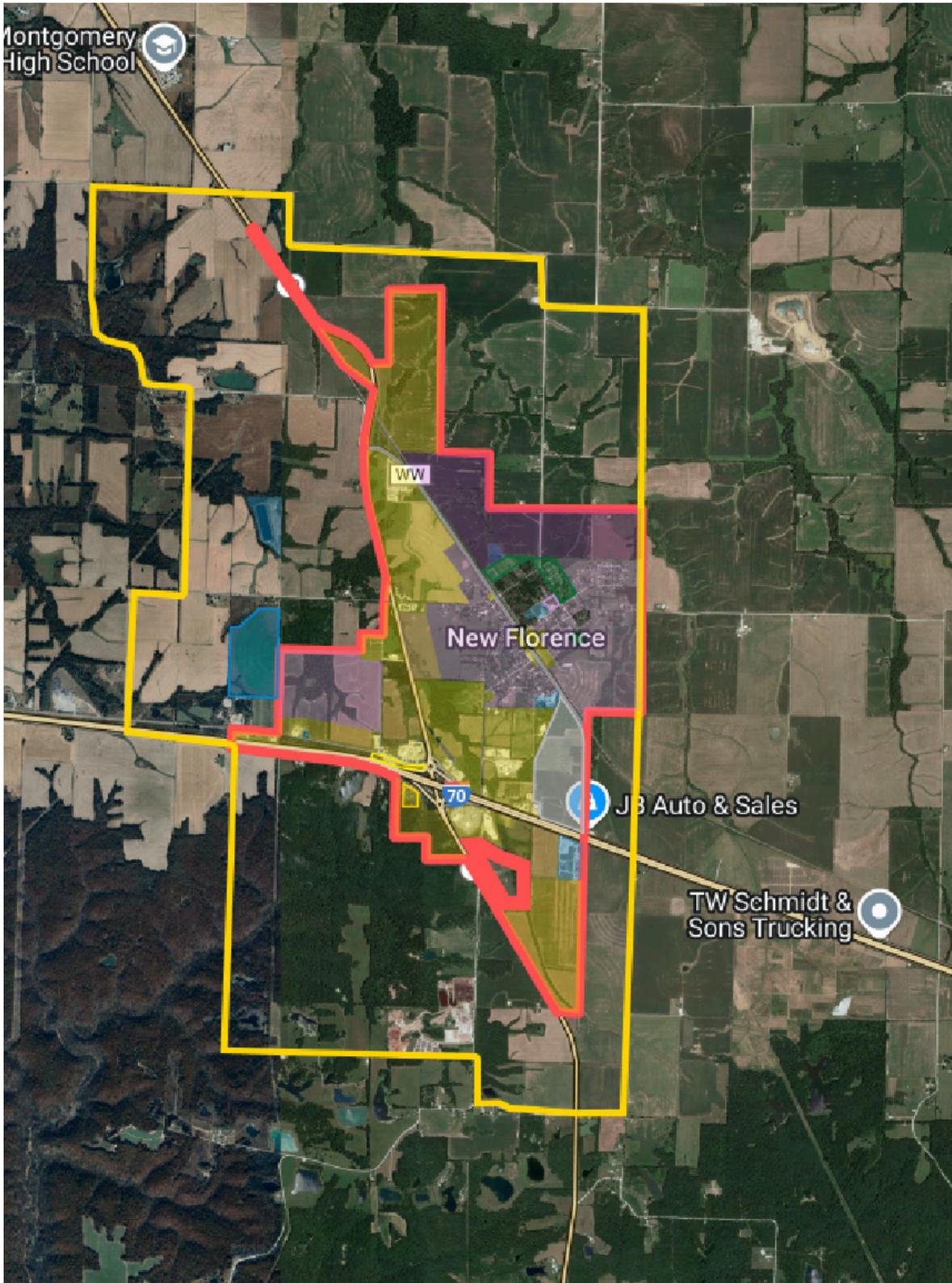
Provide a variety of housing choices in well-maintained neighborhoods to meet the needs of a diverse population.

In addition, at least one meeting of the Planning and Zoning Commission and the Board of Aldermen each year should be devoted to reviewing the land use changes, issues that have occurred, and what progress has been made toward the goals and objectives.

When thinking about achieving these goals, there must be priority given to the costs associated with their achievement and where the money will come from, and what programs are available to the city that might supplement these costs.

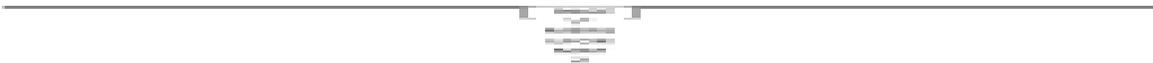
APPENDIX - A Zoning Map

(Future Expansion of City Limits)



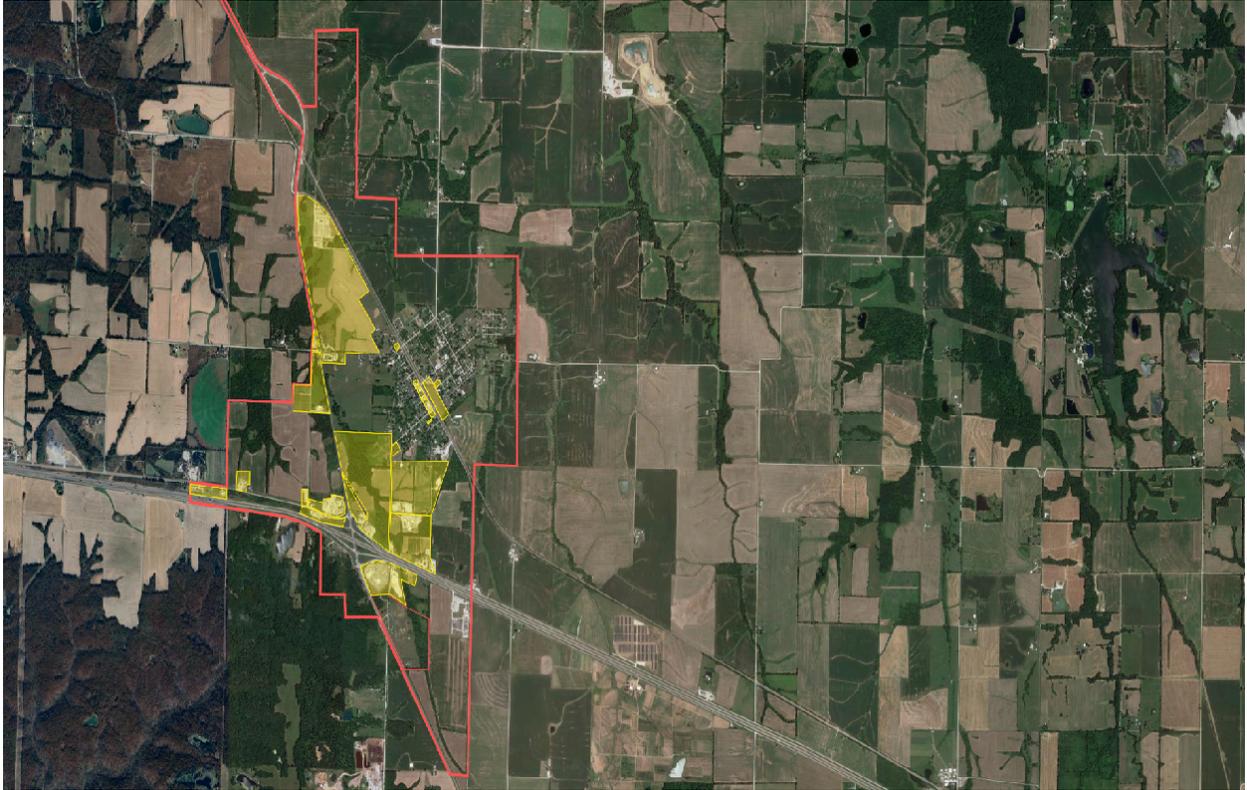
(Planned Zoning Map)

12

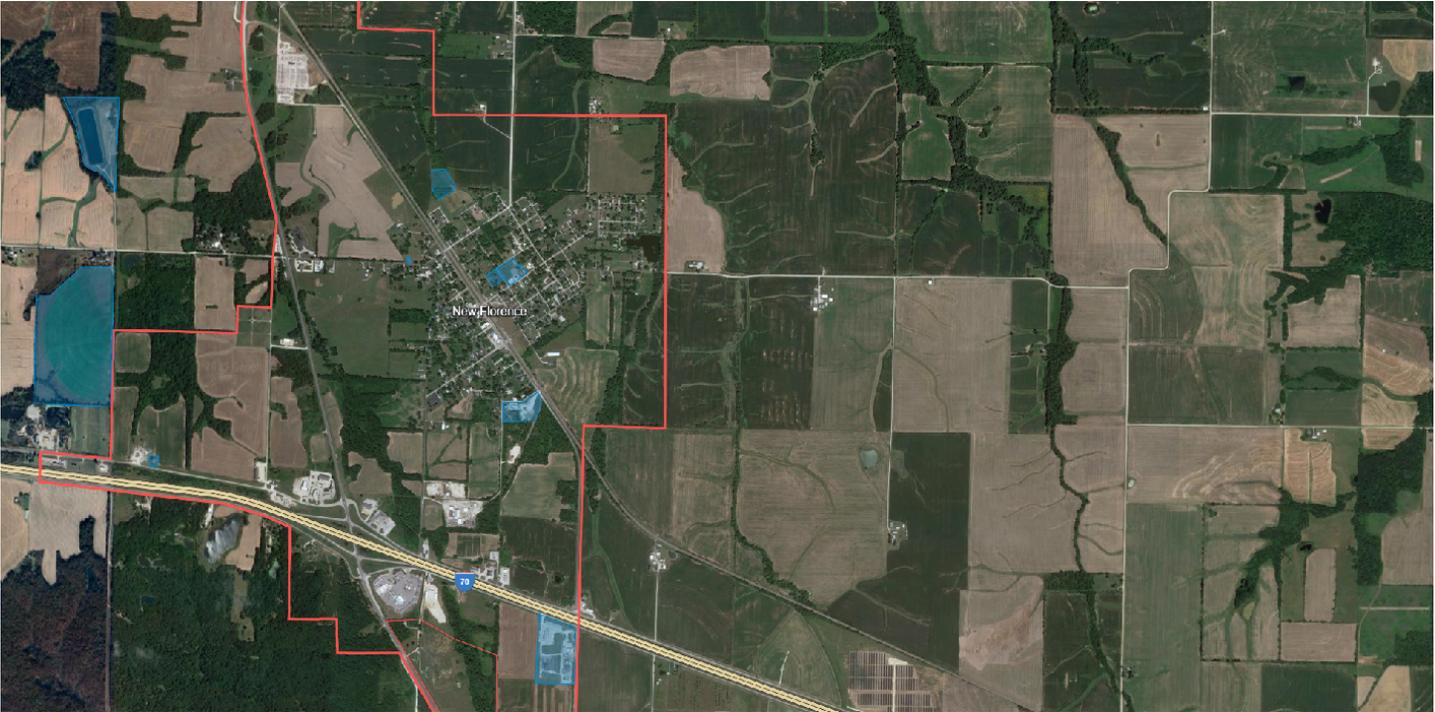


(Current Zoning Maps)

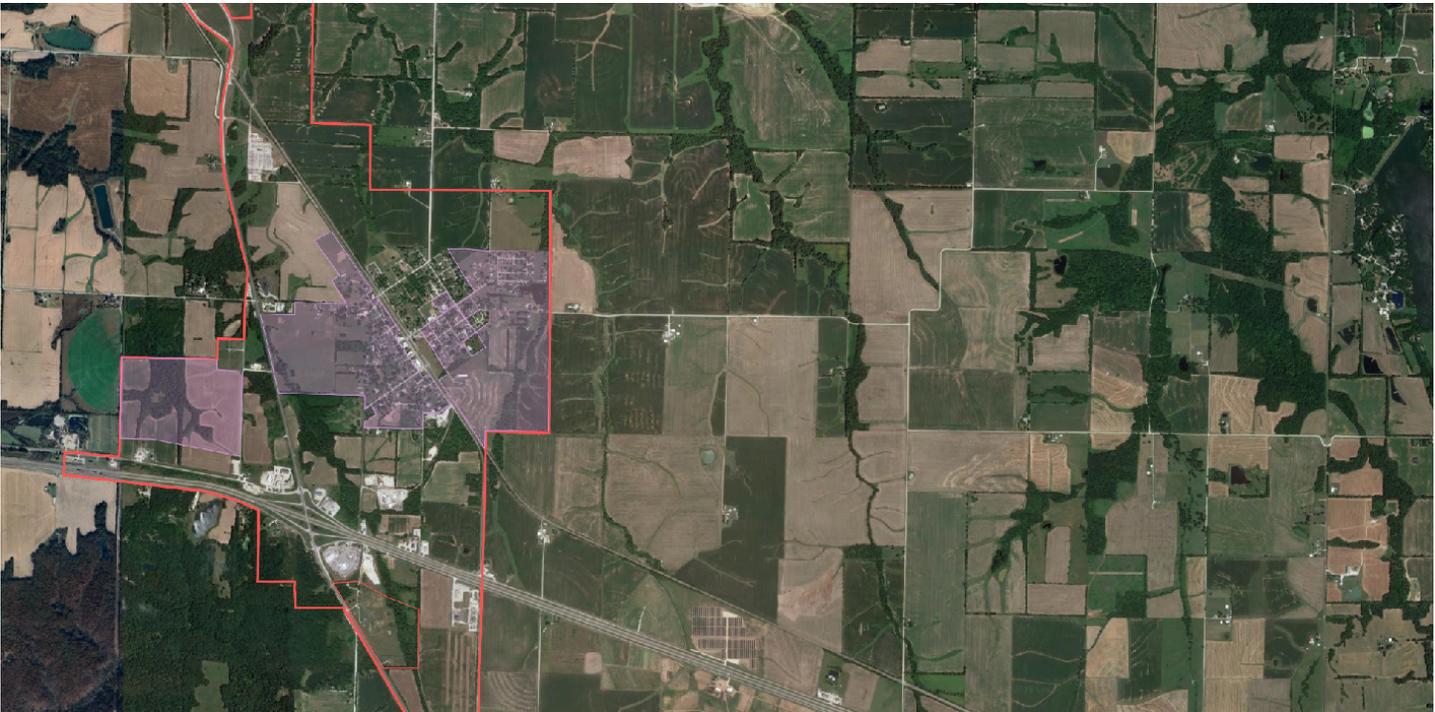
Commercial Zoning



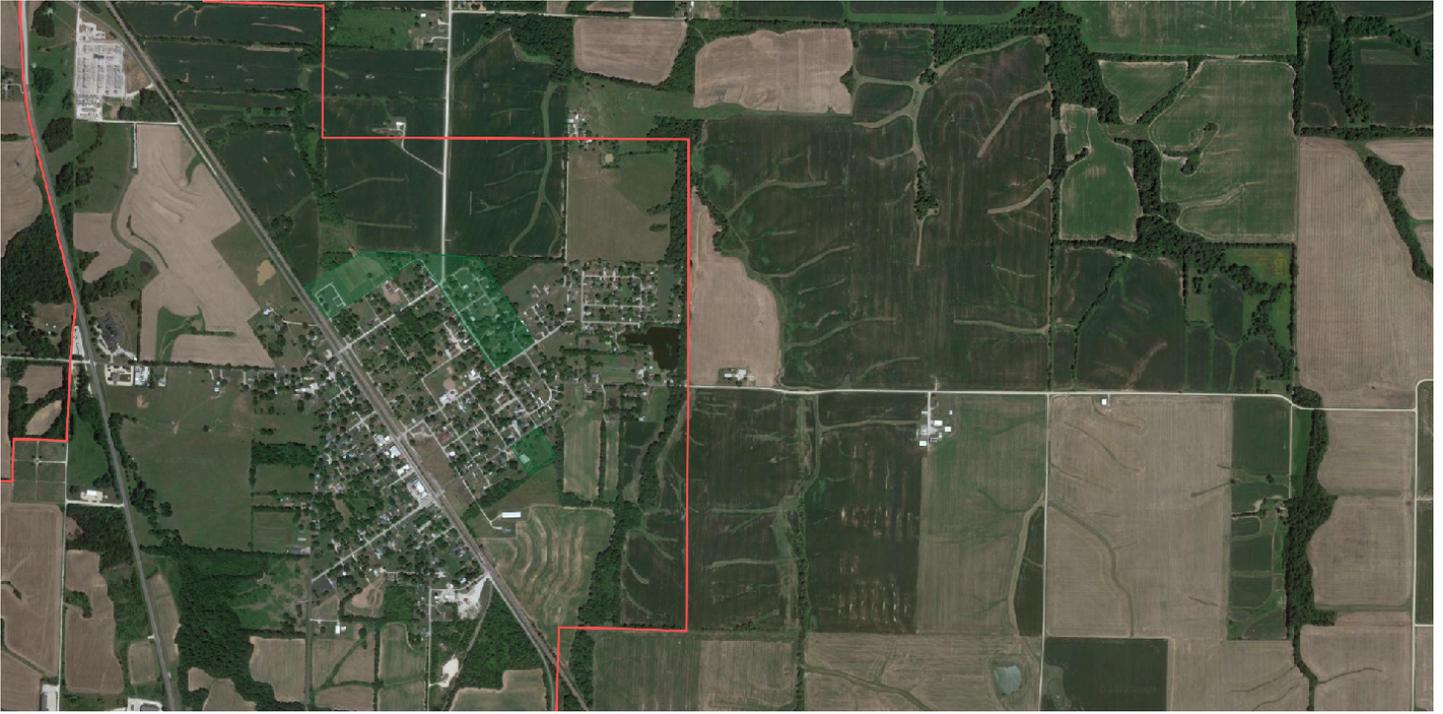
(Public Property)



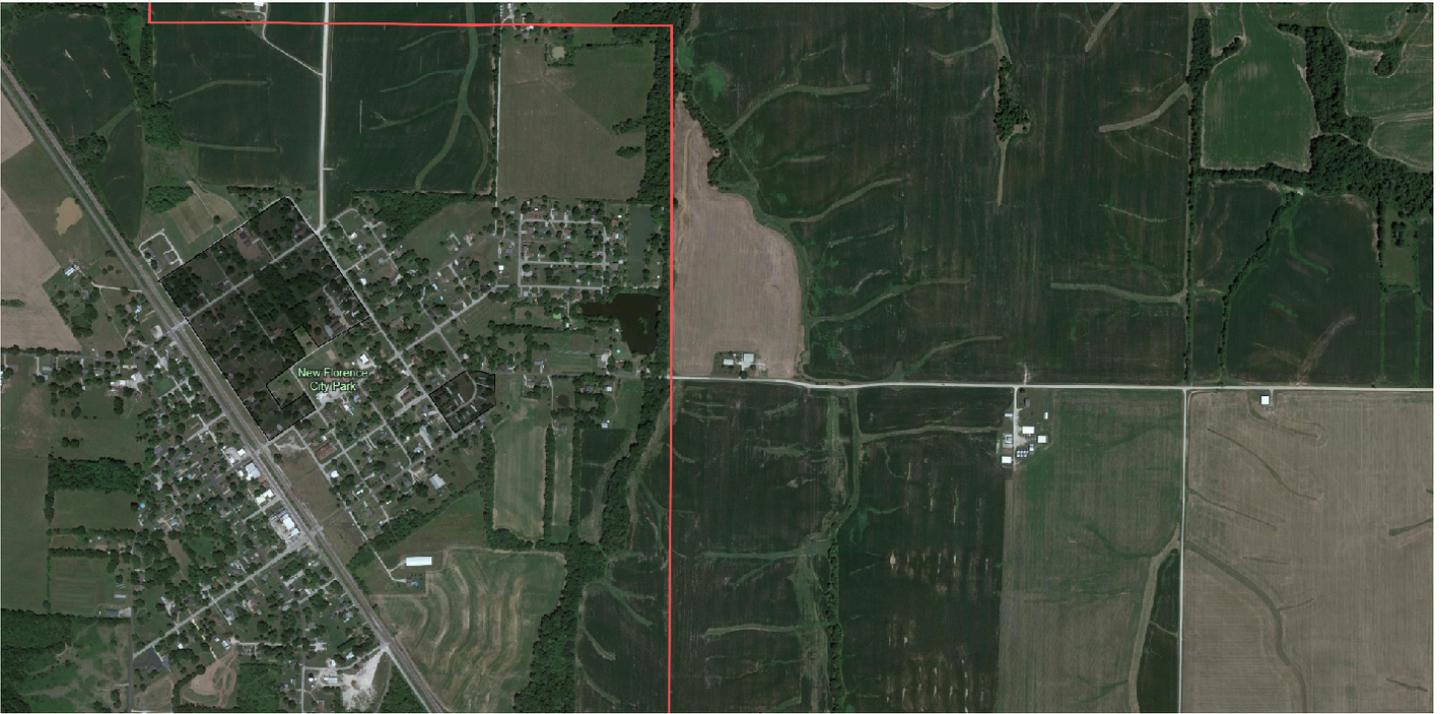
(Residential #1 R-1)



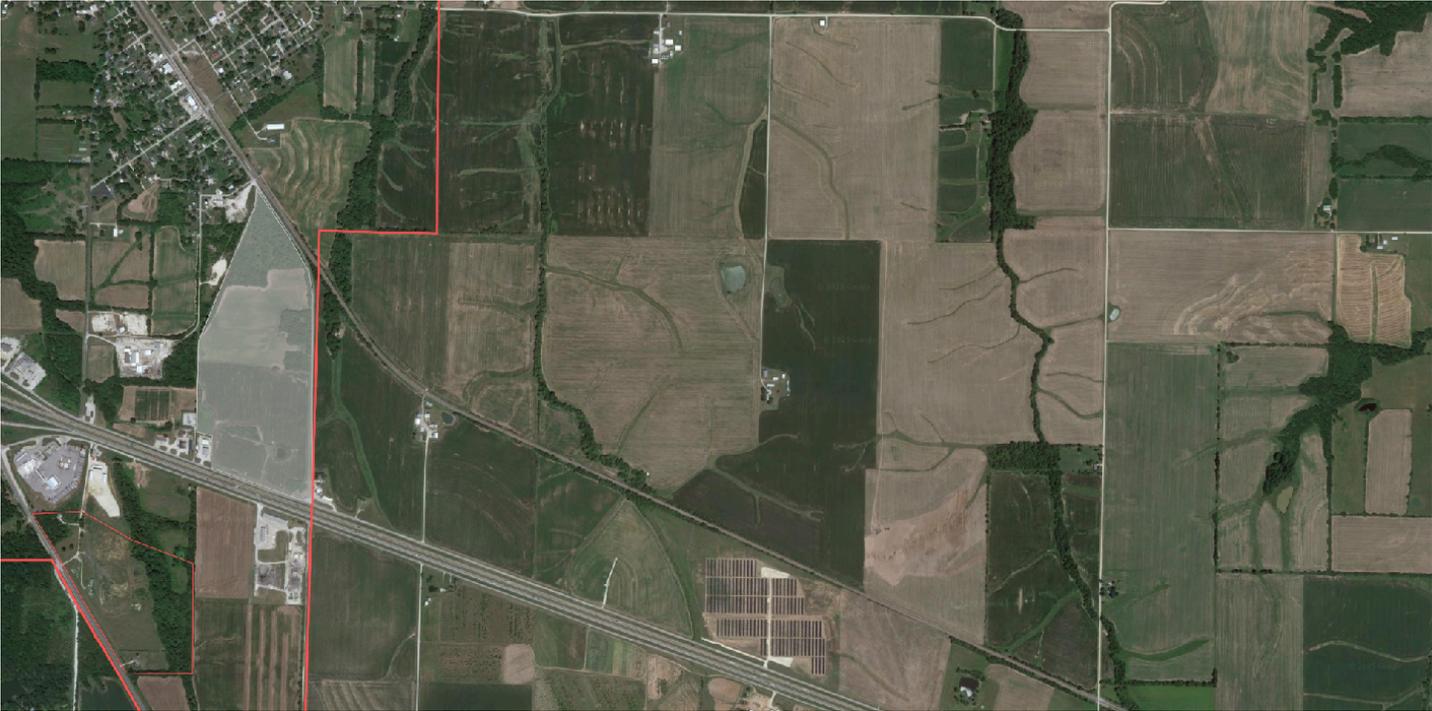
(Residential #2 R-2)



(Residential #3 R-3)



(Manufacturing)



APPENDIX - B Housing Demographic

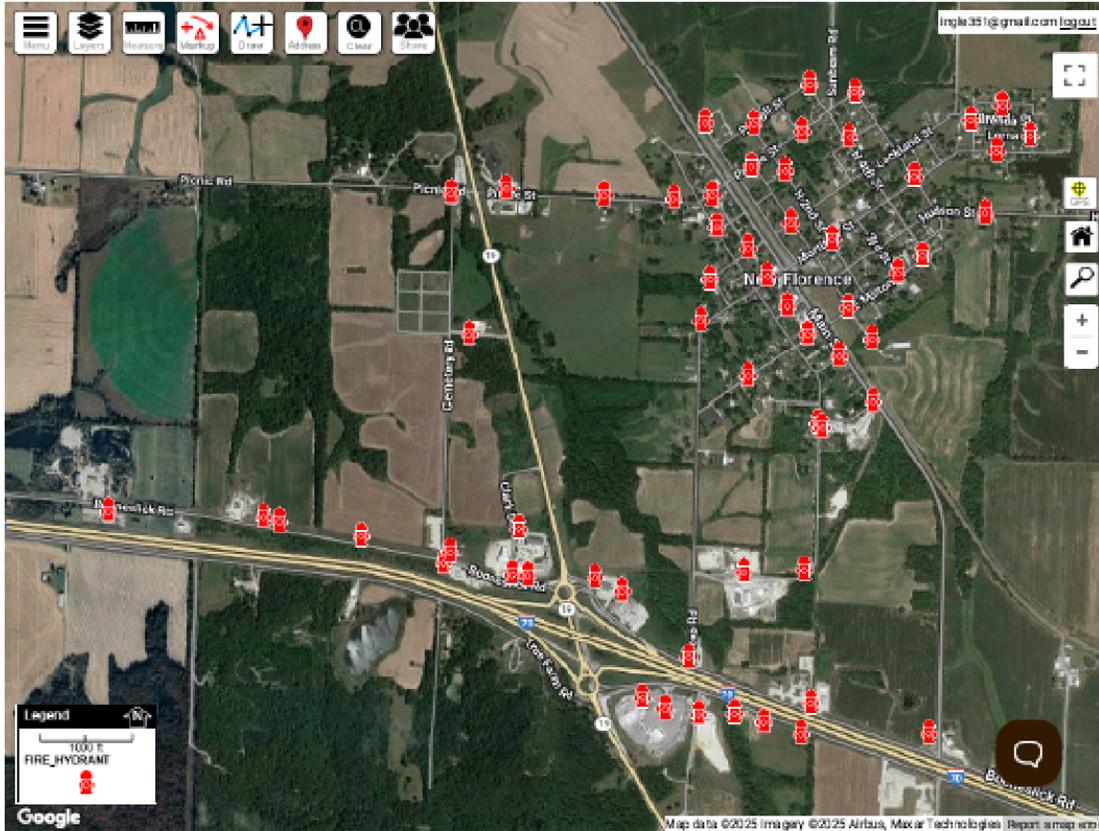
Type of Housing	Percent of Housing
Owned Single Family Homes	77%
Duplex	2%
Mobile Homes	7%
Commercial Buildings	15%
Apartments	2%

The City of New Florence, in planning for future growth, should develop a housing demographic that addresses affordable housing outside of single-family homes, making it easier for the younger population to reside in the city and support job growth within the city. The demographic also should make provisions for the aging population.

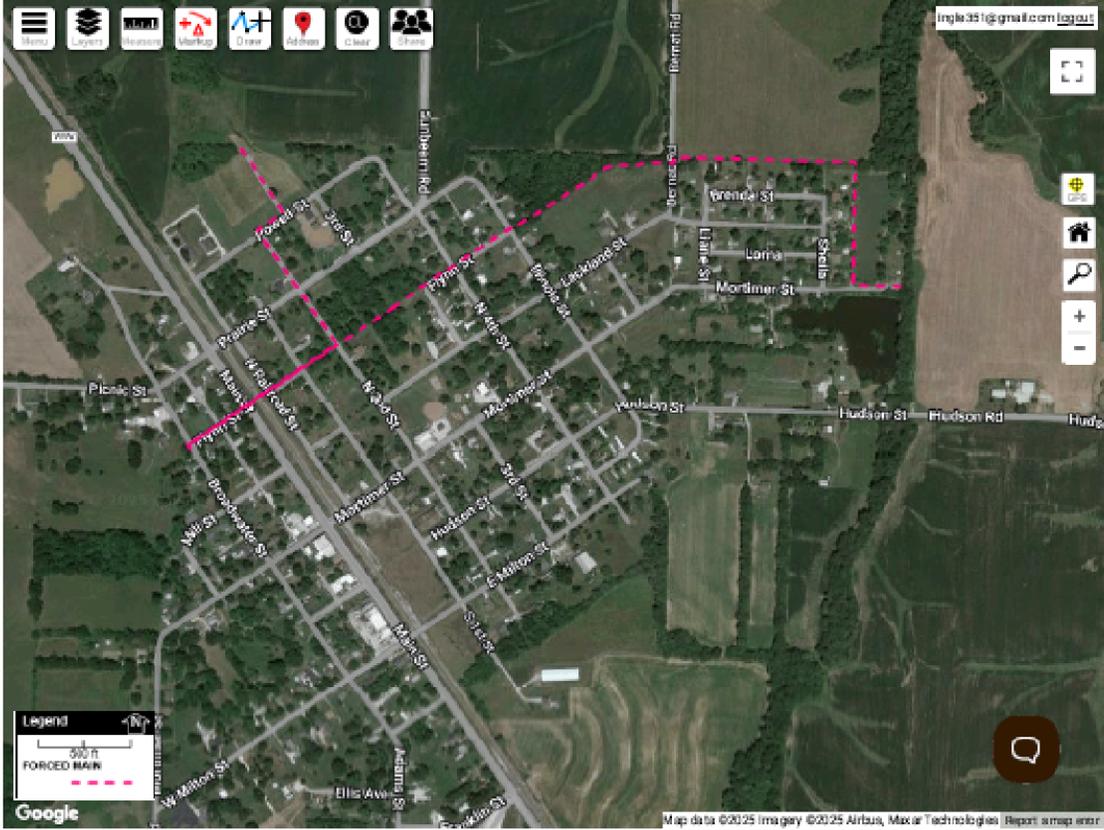
APPENDIX – C Infrastructure Improvements

As depicted in the supporting maps, the City of New Florence should review areas of growth and the lack of supporting infrastructure in the growth areas. Improvements to the infrastructure should focus on upgrading the current systems as well as making improvements to expand westward from Cemetery

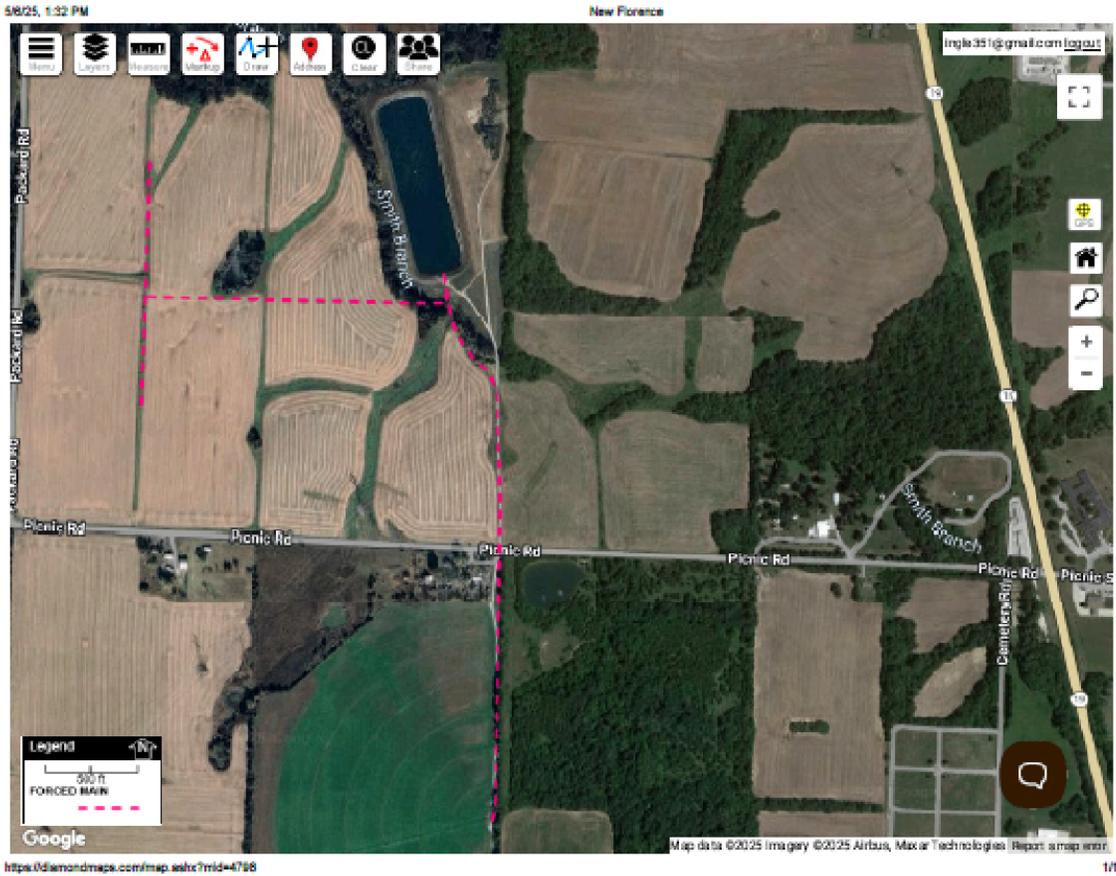
City Fire Suppression System (Fire Hydrants)



Road.



Wastewater Forced Main System

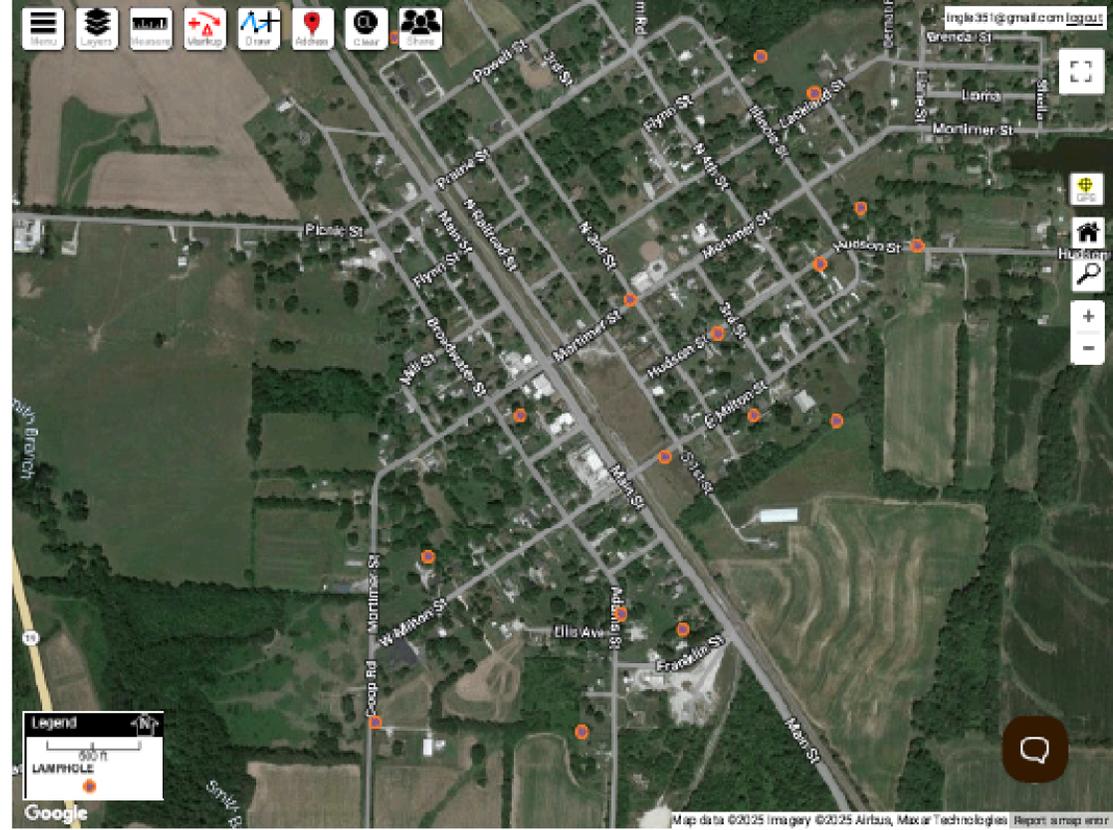


Natural Gas System

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New Florence





The image shows a Google Maps satellite view of a residential area in New Florence, PA. The map features a grid of streets including Sunbeam Rd, Linden Rd, and Hudson Rd. Two green squares are placed on the map, with a legend in the bottom-left corner identifying them as 'LIFT_STATION'. The legend also shows a scale bar for 500 feet. The Google logo is visible in the bottom-left corner of the map area. At the bottom of the page, there is a URL and a page number.

Legend

500 ft

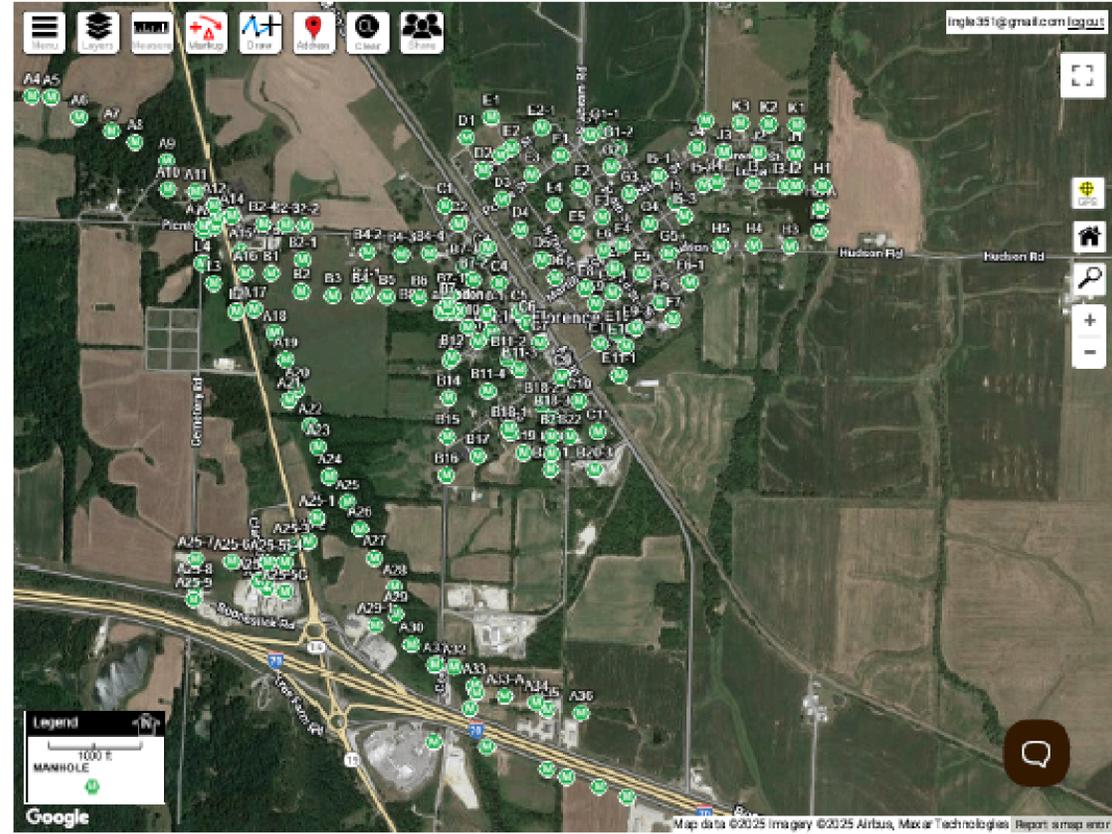
LIFT_STATION

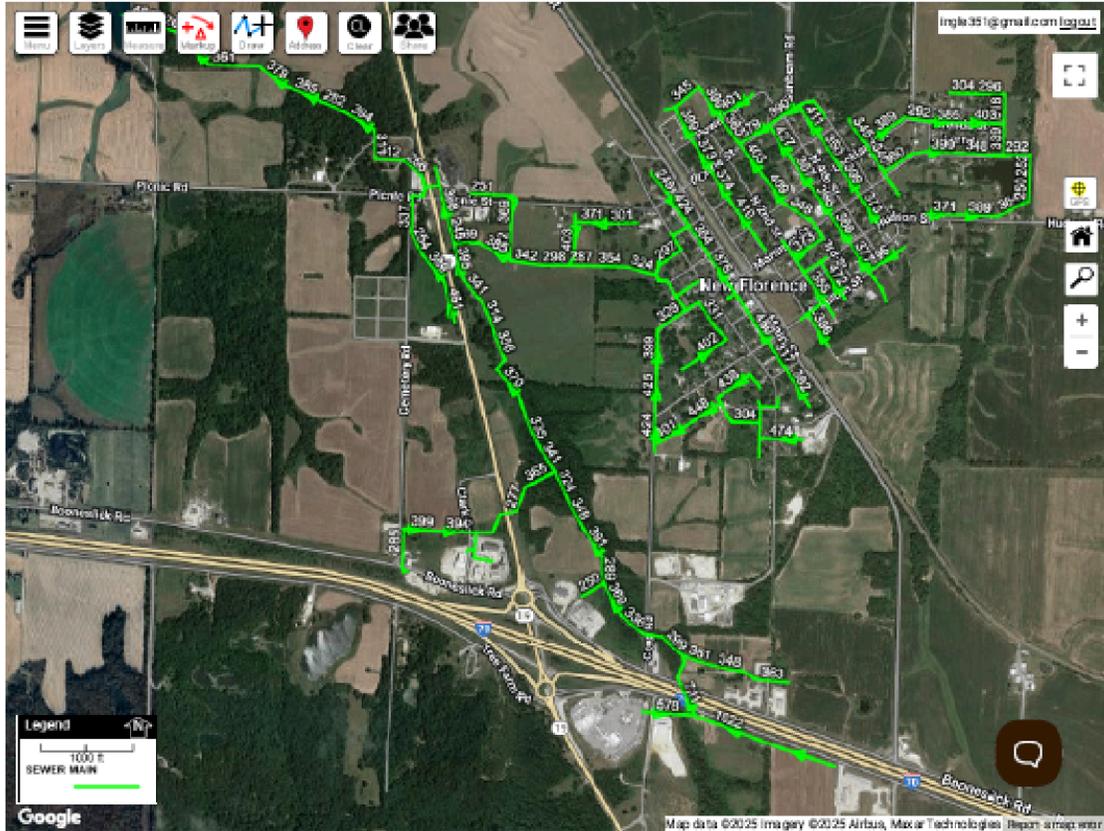
Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies Report a map error

<https://diamondmaps.com/map.aspx?mid=4758>

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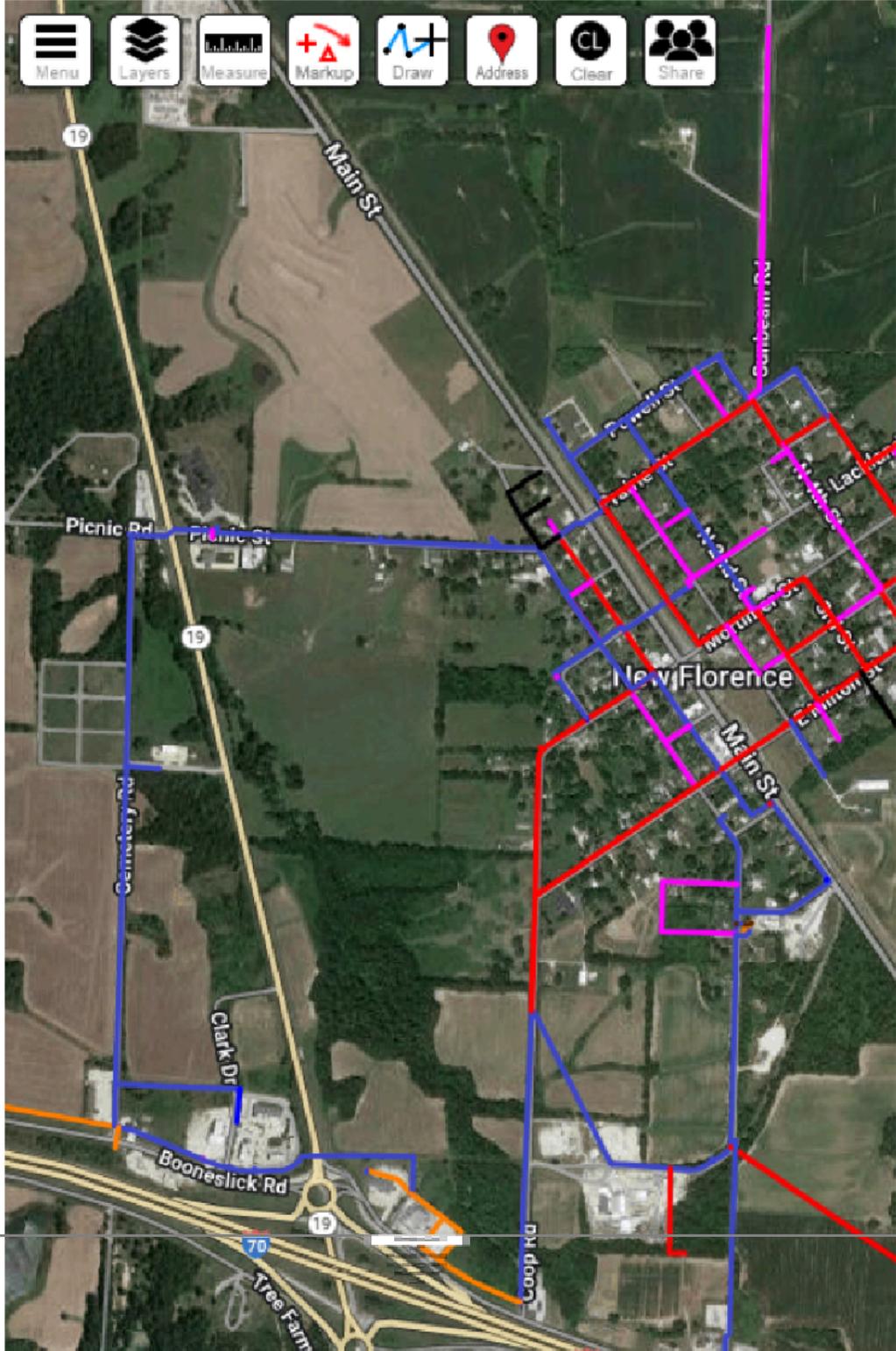


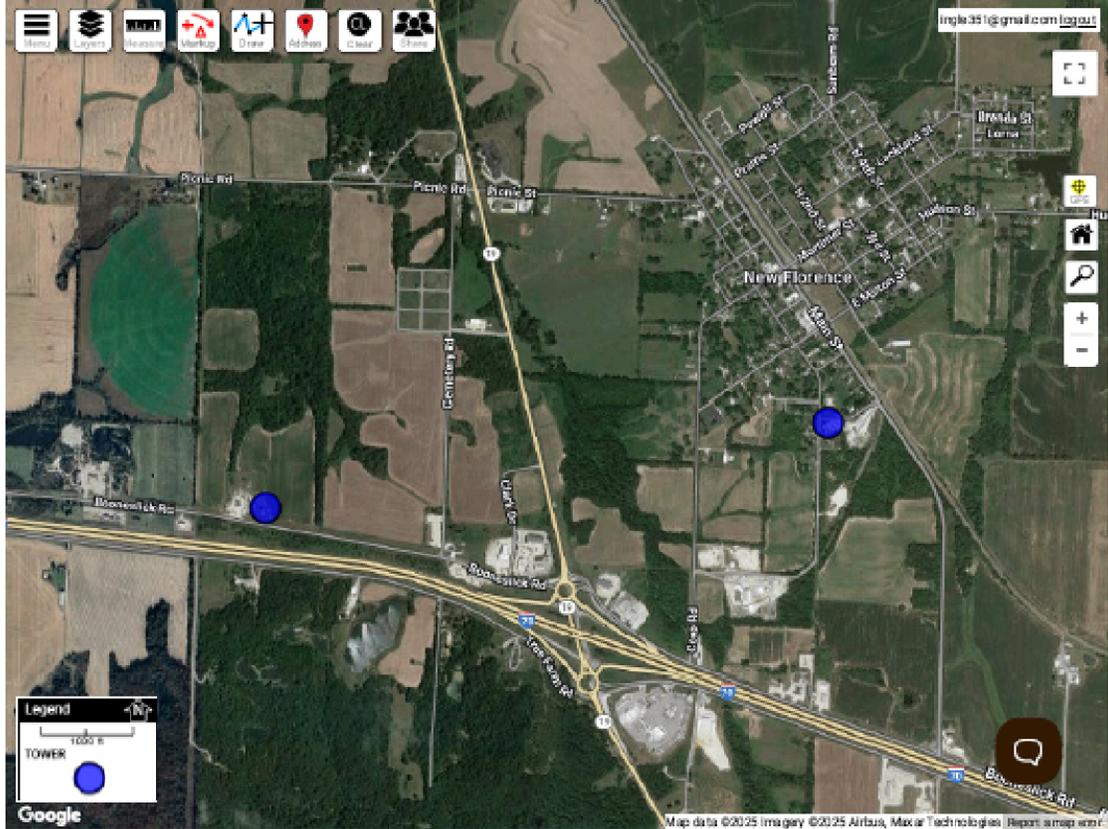


Water System

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New Florence

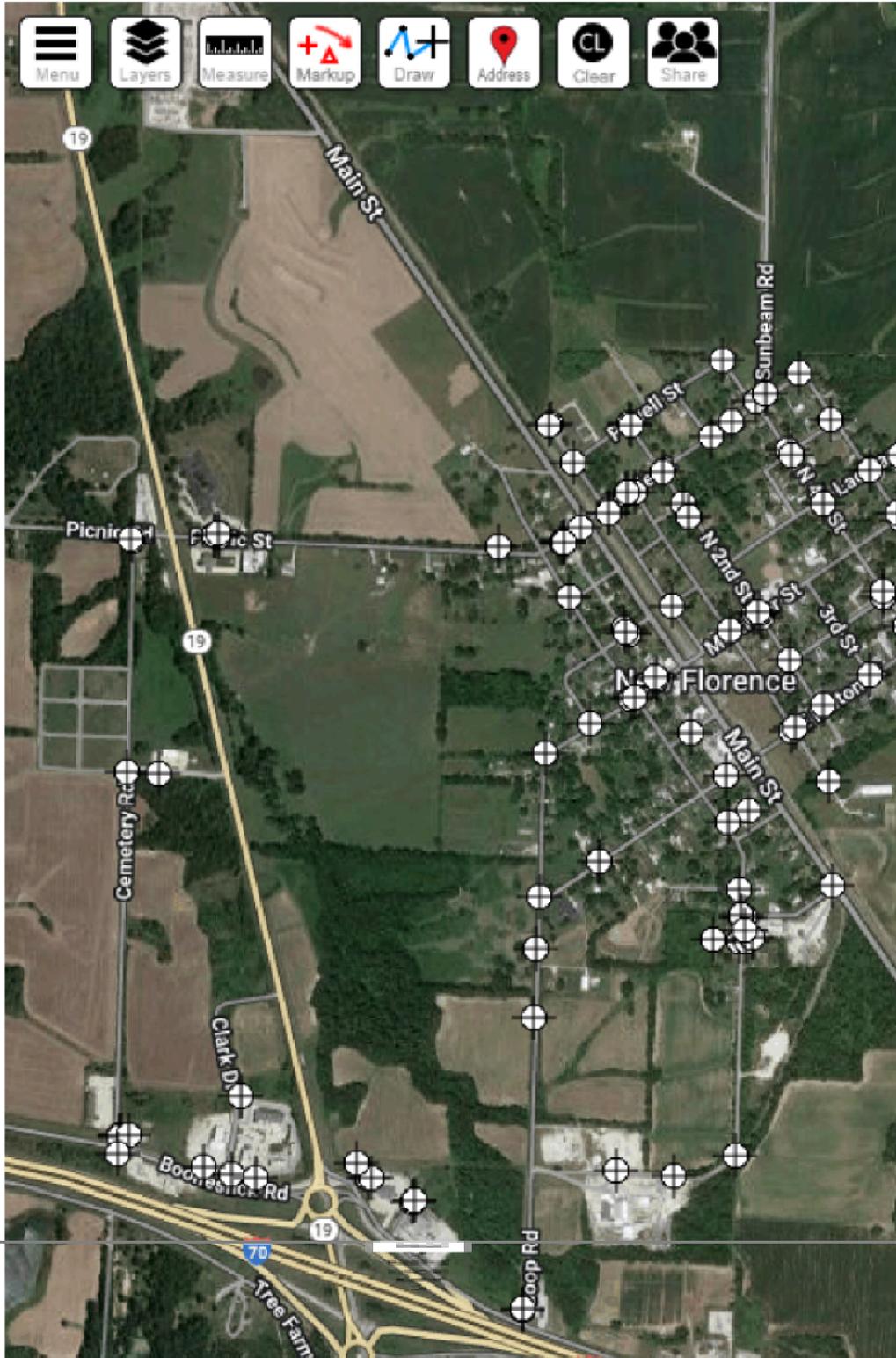




Water System Valves

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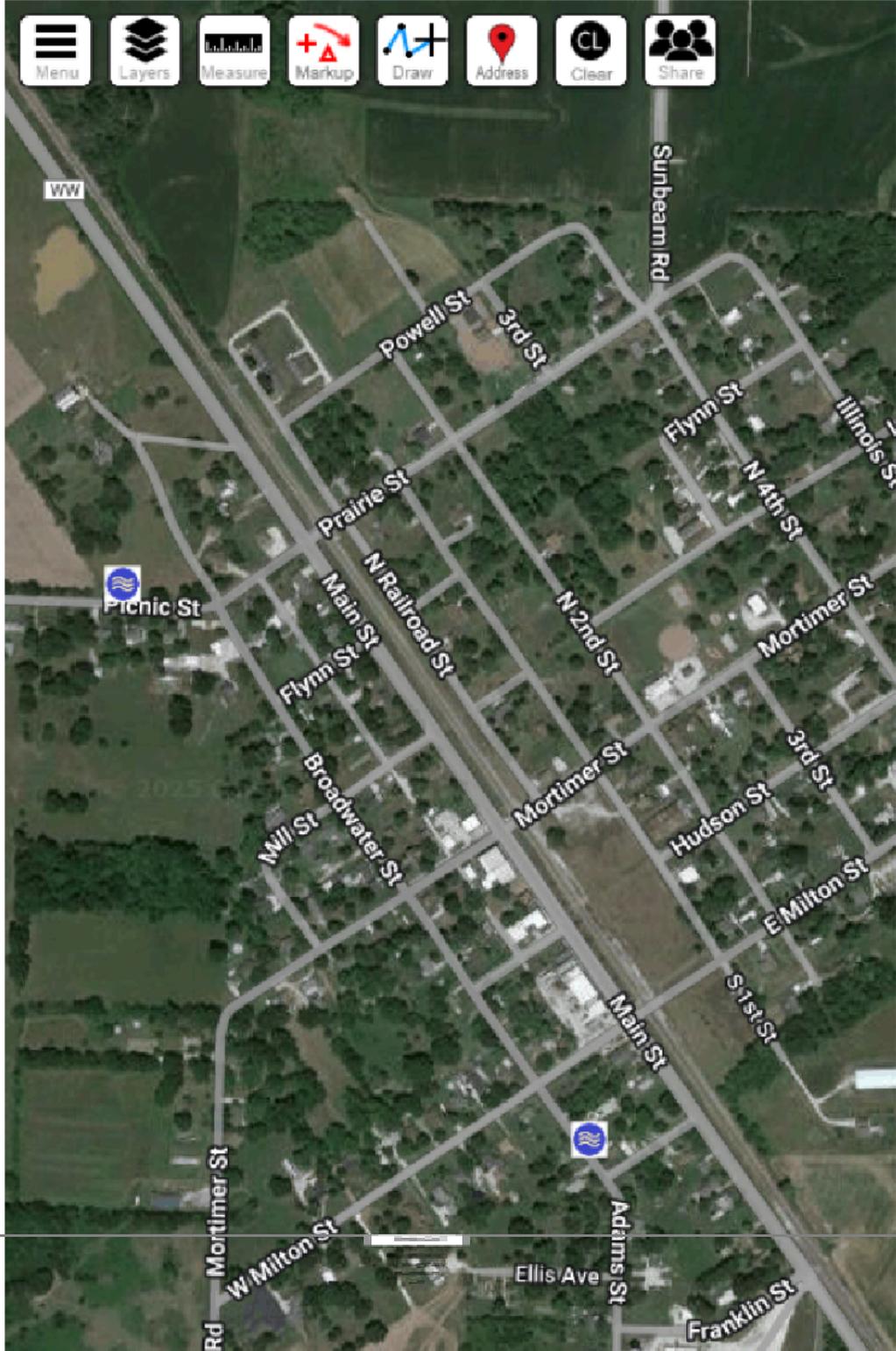
New Florence



Water Wells

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New Florence



APPENDIX - D Transportation Improvements

The City of New Florence is composed of approximately 42 city streets and 4 state roadways. The following should be considered for improvement and development:

- ☒ Maintenance cost of existing roadways
- ☒ Maintenance cost of existing pedestrian walkways
- ☒ Planning of the expansion of both roadways & pedestrian walkways
- ☒ Funding sources or increases to supporting revenue sources

References

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- Grammarly.com,AI 2025
- City of New Florence Public Records 2025