

The City of Wentzville has created this informational brochure to aid you in your decision making towards the purchase of a new home, which may be one of the largest decisions and the biggest investments that you will make in your lifetime. Topics are intended to offer you the opportunity to make an informed decision and be aware of your surroundings, as well as provide general information, which may aid you in your decision to purchase property and/or a home in the City of Wentzville. Please read on.

### **WHY WENTZVILLE...**

The City of Wentzville is one of the fastest growing communities in St. Charles County, and continues to expand and retain quality of life as we grow. The City has welcomed additional business with our expanding population, which provides goods, services and employment, which used to require a drive to the east. The location of Wentzville at the intersection of two interstate highways will continue to attract business, housing and employment opportunities while providing excellent transportation access in all directions. The City Parks and Recreation Department provides quality facilities and a wealth of programs for residents. Three (3) new park developments are planned in the coming years (two [2] athletic complexes and one [1] aquatic center). Contact the Wentzville Parks and Recreation Department at 636-327-7665 for details. City services available are:

- parks and recreation amenities and programs,
- water and sewer utility services (owned and operated by the City),
- police protection,
- street maintenance and repair,
- snow removal service,
- building, planning and economic development services,
- trash, recycling and yard waste collection, and
- animal control services.

A full time staff of 176 employees is provided to respond to and maintain City services for its residents. The City also offers opportunity for citizen participation via governmental boards.

### **GENERALLY SPEAKING...**

Knowing what to expect after you purchase your home can be just as important as the information you need to buy the home. In April of 2006, the City of Wentzville adopted a "Comprehensive Plan", sometimes referred to as the "Master Plan", which is titled "A Community's Vision". This publicly approved document establishes the framework for the growth of our community and guides land use development, the expansion of City utilities, transportation, community facilities, parks, economic development and City finances. It is important to note that the Comprehensive Plan is a policy document and a guide. Components of the plan are impacted daily by the growth of the City. Wentzville monitors its components as our community grows. The Master Plan's text, tables and mapping were updated in January 2010. The Comprehensive Plan is available on the City's website at [www.wentzvillemo.org](http://www.wentzvillemo.org).

The general focus of this brochure is to provide you the opportunity to be aware of your surroundings and Wentzville's growth potential while searching for and purchasing a home.

While this brochure will not answer every question, it should help you understand your future property's restrictions, requirements, drainage and surrounding land use issues. Knowing this type of information will help you evaluate your future plans to expand and use your property. A well-informed buyer will ask questions of the parties to the transaction before putting a contract on real estate. The following are topics of interest and questions to be asked by the prospective homebuyer.

### **WHAT CAN HAPPEN ON THE VACANT LAND ADJACENT TO OR NEAR MY HOUSE?**

It is practical and reasonable to expect, that undeveloped property adjacent to your home/subdivision may one day be graded and developed for other uses. If property adjacent to you is not another lot in your subdivision, common ground, or property owned by you, it is likely to be developed in the City of Wentzville by someone else. Wentzville has planned for future growth through the previously mentioned Comprehensive Plan. The Land Use Plan, within the Comprehensive Plan intends to forecast future land uses, and guide the type and intensity of development. You may look at this Plan at the Community Development Department, City Hall or the Corporate Parkway Library in Wentzville. If property remains in unincorporated St. Charles County, development is regulated by St. Charles County Government, who can be reached at 636-949-7335. The City can provide you a copy of the Wentzville Land Use Plan, and you may contact the County to obtain a copy of their long-range plan. These plans are not set in stone, but outline potential growth in your area.

### **WHAT ARE THE FUTURE PLANS FOR ROADWAY IMPROVEMENTS NEAR MY HOUSE?**

Approval of development plans in the City, in many cases, plan for street connections to vacant adjacent property. Thereby, a stub street, or dead end street, which ends on adjacent vacant property is planned to continue and provide access to reach the public roadway system. In addition, the City has plans for future public streets to connect and improve the current road system. The Community Development Department can inform you of future road plans, as supported by the Comprehensive Plan, and residential connection points in the area of your home.

### **ROADWAY CORRIDOR PRESERVATION:**

The Comprehensive Plan contains a "Thoroughfare Plan" in Chapter Two. This Chapter and plan indicates future roadways,

and improvements to existing roadways.

Subdivisions, which front on existing roads planned for improvement, dedicate the needed right of way for expansion/improvement of these roads. Wentzville is also preserving three (3) future roadway corridors at this time, indicated on the plan, known as the "David Hoekel Parkway", Wentzville Parkway South Extension and Interstate Drive.

### **HOW IS STORMWATER HANDLED?**

Wentzville reviews and approves development plans to reduce flooding and regulate runoff. Stormwater will flow through various properties to streams, or into the City's storm drain system and then to a detention basin to be released slowly. Residential projects are designed for typical rain events. Some storms exceed the subdivision's design. Water may temporarily collect on streets, in swales or in other low spots. After development, your homeowner's association maintains all common ground and stormwater facilities, such as detention basins and lakes.

Financial responsibility may rest with you for future drainage or erosion problems on your property; it pays to do some research. A property's condition can be very different after it is developed. Take note of the lay of the land.

### **WHAT ARE YOUR FUTURE PLANS?**

Evaluate any plans you have for potential room additions, deck or porch additions, swimming pools or accessory storage buildings for your property. Make sure your future plans will meet City Zoning and Building Code requirements. Request and read your Subdivision Covenants and Restrictions to insure your future plans will comply with your private subdivision requirements.

**COVENANTS AND INDENTURES.**

*Please read and become familiar with your covenants, conditions and restrictions (Indentures) for your residential project. Your indentures are privately regulated and enforced. Indentures are not City requirements, but are typically written to match or mirror City standards. Your indentures serve to establish trustees of the subdivision and establish their duties and responsibilities, establish requirements for the use and maintenance of common areas, including the establishment of any subdivision fees. Your covenants and restrictions also privately regulate the use of land within your subdivision, by placing restrictions upon land via the document. Your restrictions may be stricter than City ordinances and are administered by your subdivision trustees, not the City. Your covenants are in place to protect your investment and property value. If you have any questions, ask your subdivision sales person or trustee.*

**NEIGHBORHOOD IMPROVEMENT DISTRICTS.**

A NID is a forward funding financing option, which normally relates to a public infrastructure improvement project for such things as water and/or sewer infrastructure, roadway improvements or similar area goals. The City of Wentzville currently has one (1) NID, which applies to Bear Creek Subdivision. An assessment is charged to property/home owners within the area of the NID to repay the forwarded monies that were used to build the infrastructure.

**HOW ARE INSPECTIONS AND MY OCCUPANCY PERMIT HANDLED?**

Wentzville inspects all new and existing structures within the City. For new home construction the City's Code Administration Division (Building Department) will review and approve your building plans and conduct inspections at various stages during construction. Permits are required for fences, decks, pools, room additions, sheds, etc. The Code Administration Division issues Occupancy Permits for new home, point of sale

and rental structures. For questions concerning building inspections and/or services provided, contact the Code Administration Division within the Community Development Department at 636-327-5102.

**CITY WEB SITE AND E-MAIL CAPABILITY.**

The City's web site address is [www.wentzvillemo.org](http://www.wentzvillemo.org). The City site offers a range of information regarding the City, including City G.I.S. mapping, the Comprehensive Plan, City ordinances, services provided by City departments, parks and recreation programs, quality of life features, etc... The City site also allows e-mail contact with City Officials if you have questions, comments or concerns.

**QUESTIONS OR COMMENTS....CALL US AT:**

**City Hall Offices - 636-327-5101**

- Mayor
- City Administrator
- City Clerk

**Village Square Utility Service Center - 636-327-2155**

- Finance Department
- IT Department

**Public Works Offices - 636-327-5102**

- Community Development Director
- Public Works Director
- Code Administration Division
- Engineering Division
- Marketing and Business Development Division
- Planning and Zoning Division
- Street Division
- Water and Wastewater Divisions

**Police Department - 636-327-5105**

- Chief of Police
- Police Records
- Detectives
- Police Officers

**PLEASE NOTE:**

This brochure is intended for general use and information purposes only, and should not be relied upon for the legality of its contents.

Please contact the Community Development Department for specific code and ordinance requirements relating to the information provided in this informational brochure.



***Thinking about moving to Wentzville?***



***Topic's to consider while you search for... a home...***

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 Community Development Department  
 200 E. Fourth St.  
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