

HOW IS STORMWATER HANDLED?

Wentzville reviews and approves development plans to manage stormwater, treat the water quality 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 is complete, 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. The City's engineering staff can discuss stormwater with you.

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 ensure your plans will comply with your 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 by 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.

HOW ARE INSPECTIONS AND OCCUPANCY PERMITS HANDLED?

Wentzville inspects all new and existing structures within the City. For new home construction the City's Building Division 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 Building Division issues Occupancy Permits for new homes and rental structures. For questions concerning building inspections and/or services provided, contact the Building Division within the Community Development Department at (636) 327-5102.

CITY WEBSITE

The City website, at www.wentzvillemo.gov, offers a range of information regarding the City, and includes the ability to watch City meetings. The website includes the City's G.I.S. mapping, the Comprehensive Plan, City ordinances and information about the services provided by City departments, parks and recreation programs, quality-of-life features and more.

QUESTIONS OR COMMENTS ...

- Administration (636) 327-5101
Mayor, City Administrator, City Clerk, Human Resources, Procurement, Economic Dev.
- Community Development Department (636) 327-5102
Building Division, Planning & Zoning, Permits
- Public Works Department (636) 327-5102
Engineering, Streets, Water/Wastewater, Stormwater
- Parks Department (636) 332-9236
Administration, Recreation, Maintenance
- Police Department (636) 327-5015
- Court (636) 639-2193
- Utility Billing (636) 327-2155

PLEASE NOTE: Ordinance #1884. Brochure revised June 2020. This brochure is intended for general use and informational 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 brochure.

Things you should know about

MOVING TO WENTZVILLE



COMMUNITY DEVELOPMENT DEPARTMENT

1001 SCHROEDER CREEK BLVD.
WENTZVILLE, MO 63385

“Knowing what to expect after you purchase your home can be just as important as the home you buy.”

The City of Wentzville has created this informational brochure to aid you in your decision-making in regard to 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. This brochure discusses topics for you to consider while you search for your home and is intended to offer you the opportunity to make an informed decision and be aware of your surroundings, as well as to provide general information, which may aid you in your decision to purchase property and/or a home in the City of Wentzville.

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 businesses with our expanding population that provide goods, services and employment, which used to require a drive to the east. The location of Wentzville at the intersection of two major highways continues to attract business, housing and employment opportunities, while providing excellent transportation access in all directions. The City's Parks and Recreation Department provides quality facilities and a wealth of programs for residents. For more information, contact the Wentzville Parks and Recreation Department at (636) 332-9236.

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. The City of Wentzville maintains a “Comprehensive Plan,” sometimes referred to as the “Master Plan.” 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 content, tables and mapping are updated every two years. The Comprehensive

Plan is available on the City's website at www.wentzvillemo.gov within the Planning Division of the Community Development Department.

The general focus of this brochure is to provide you the opportunity to be aware of your surroundings and Wentzville's growth potential during your home search.

While this brochure will not answer every question, it may help you to understand your future property's restrictions, requirements, drainage and surrounding land-use issues. This type of information will help you evaluate your future plans to expand and use your property.

A full-informed buyer is recommended to 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 home buyer.

CITY SERVICES

- Parks and recreation amenities and programs
- Water and sewer utility services
- Police protection
- Street maintenance and repair
- Snow removal service
- Building, planning and economic development services
- Trash, recycling and yard waste collection
- Animal control services

A full-time staff of more than 240 employees respond to resident needs and maintain City services for our residents. The City also offers opportunities for citizen participation via governmental boards.

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, Corporate Parkway Library in Wentzville or on the City's website. If property

remains in unincorporated St. Charles County, development is regulated by St. Charles County Government, which 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 its long-range plan. These plans are not set in stone, but offer information about 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 general 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 or reserve the needed right-of-way for expansion/improvement of these roads. Wentzville is also preserving two future roadway corridors at this time, indicated on the Plan, known as the David Hoekel Parkway and the Wentzville Parkway South Extension.

This brochure is designed to help you make an informed decision regarding the purchase of your home in Wentzville.