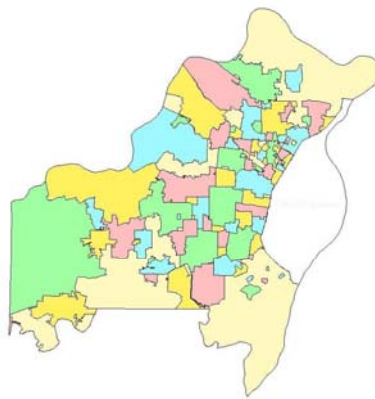


# PROPOSED ANNEXATION OF PADDOCK ESTATES SUBDIVISION

Presented to St. Louis County Boundary Commission  
September 23, 2008

## St. Louis County, Missouri

- Home to over 1 million people
- Nearly 1/3 of residents live in unincorporated neighborhoods and subdivisions
- St. Louis County provides services to more than 300,000 residents in unincorporated areas



## Large Service Provider

- St. Louis County is one of the largest providers of local services in the state of Missouri including:
  - the largest public health department
  - the second largest highways department (2<sup>nd</sup> only to MoDOT)
  - the largest internationally accredited law enforcement agency

## Range of Services

- St. Louis County offers a full range of services to unincorporated residents including:
  - police patrol and enforcement
  - street services
  - code enforcement
  - planning and zoning
  - sewer lateral repair
  - parks and recreation
  - mosquito and vector control
  - municipal court
  - economic development
  - social services



## Facilities in North County

- In North County,
  - We operate a North County Government Center at 21 Village Square – staffed with more than 80 employees
  - We have employees who only work in North County, such as zoning inspectors who routinely work in the same neighborhoods
  - This area is served by the North County (1<sup>st</sup>) Police Precinct whose headquarters is located on Benham Road, plus five neighborhood stations throughout North County
  - There are 110 commissioned officers in the North County Police Precinct
  - We have 35 Highway employees who work out of the North County Maintenance Station located on Seven Hills Drive
  - There are more than 284 center line miles of local roads maintained by St. Louis County
  - North County has 12 County park sites totaling over 1,150 acres, including the North County Recreation Complex on Redman Road

## Paddock Estates Subdivision

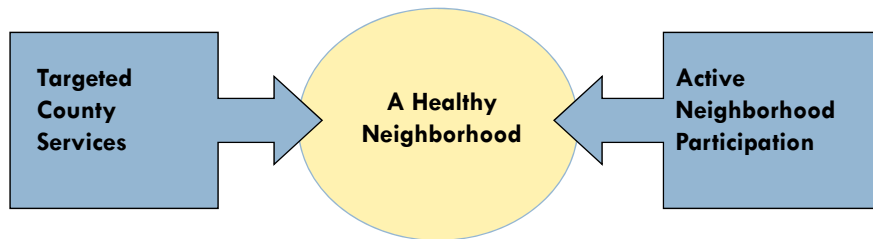
- 274 housing units, all of which are single-family residences
- 94% owner occupied
- Average year built – 1964
- Average appraised value - \$120,000
- Has a four-member subdivision trustee association

Paddock Estates and Marietta Subdivisions



# St. Louis County – Neighborhood Partnerships

- The County's Neighborhood Preservation Strategy is a program designed to strengthen neighborhoods by working closely with associations and residents



# Partnership with Paddock Estates

- Meeting with Paddock Estates Trustees (April 2005)
- Neighborhood Survey (May 2005)
- Neighborhood Meeting (May 2005)
- Action to Address Neighborhood Issues (June—November 2005)
- Neighborhood Newsletter (November 2005)
- Neighborhood Survey (June 2006)
- Community Profile (July 2006)
- Neighborhood Meeting (February 2008)

This block contains three documents related to the Paddock Estates partnership. At the top right is a flyer for 'St. Louis County DIRECT' (Direct Information Resource Team) with contact information for various departments. Below it is a map of the Paddock Estates neighborhood with several red dots indicating specific locations or points of interest. At the bottom is a document titled 'Neighborhood Survey & Meeting' which includes a table of contents and a map of the neighborhood.

## Neighborhood Survey Results

- ▣ Top three things residents value about Paddock Estates:
  - Quiet/peaceful/private
  - High quality of homes (brick homes)
  - Convenient location (to shopping, golf course)
- ▣ Top three neighborhood issues:
  - Street repair
  - Safety and security
  - Property maintenance and enforcement of codes

## Street Repair

- ▣ Trustees and residents of Paddock Estates cited street repairs as a concern for their subdivision
- ▣ The Department of Highways & Traffic inspected the streets and replaced about 30 sections of deficient pavement including:
  - ▣ Estates at Lisa
  - ▣ Fairway at Lisa
  - ▣ Club Grounds South, north of Fairway



## Safety and Security

- Number of calls and hours spent responding to service needs have been decreasing since 2005
- Most calls for service are of a non-criminal nature (i.e., accidental alarm soundings, accidental injuries, sick case, etc.)
- Based on crimes reported in 2007:
  - Paddock Estates subdivision had a crime rate of 10.2 crimes per 1,000 population
  - City of Florissant had a crime rate of 27.1

Year	Calls for Service	Hours
2005	300	109
2006	281	90
2007	278	85
2008 (YTD)	242	67
TOTAL	1,101	351

## Safety and Security

- County Police have responded to other concerns by:
  - Helping to establish a Neighborhood Watch Program
  - Performing periodic bike patrols
  - Monitoring speeding activity with special radar assignments
  - Working closely with the Problem Properties Unit and the precinct's gang officer

## Property Maintenance

- Neighborhood Preservation conducts regular sweeps in the Paddock Estates subdivision
  - 2006 – 61 tickets issued; 8 cases sent to court
  - 2007 – 64 tickets issued; 3 cases sent to court
  - 2008 – 36 tickets issued to date; 1 case sent to court
- Most common violations are unlicensed cars, minor painting, high grass and yard debris

## Property Maintenance

- A property condition survey of Paddock Estates was conducted in 2008
  - Survey found property conditions in the subdivision are extremely good
  - 97<sup>th</sup> percentile in unincorporated North County
  - 95<sup>th</sup> percentile in all unincorporated County

## Paddock Estates – Recent Boundary Change History

- 1990 – Annexation proposal filed by City of Florissant; disapproved by Boundary Commission
- 1994 – Annexation proposal filed by City of Florissant; defeated at election
- 1998 – Parker Road/Halls Ferry Unincorporated Zone Proposal
  - Missouri statutes provide a process to petition to remain unincorporated for a five-year period, with issue placed on ballot for voter approval
  - An area including Paddock Estates was proposed for an Unincorporated Zone; the principal proposing agent was a resident of Paddock Estates subdivision
  - The Board of Elections certified a petition of 835 register voters
  - The Boundary Commission approved the proposal to be placed on the ballot on November 2, 1999
  - Florissant filed lawsuit against Boundary Commission
  - Missouri legislature abolished Boundary Commission and lawsuit becomes moot
- 2004 –Paddock Estates/Marietta Annexation Proposal
  - Florissant proposes a simplified annexation by collecting 75% of the signatures of registered voters
  - Defeated at election: 58% NO, 42% YES