



AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

City Hall Council Chambers - [16860 Main Street](#)

January 17, 2017 - ~~Tuesday~~

6:30 P.M.

Action Items on Tonight's Agenda -----> Two (2) Public Hearing Items, One (1) Letter of Recommendation, and Two (2) Site Development Plan Recommendations.

- I. Welcome To Attendees And Roll Call Of Commission Members
- II. Review Tonight's Agenda/Questions Or Comments
- III. Approval Of Minutes Of The Meeting Of Monday, December 19, 2016

Documents:

[III. DECEMBER 19, 2016 DRAFT MINUTES.PDF](#)

- IV. Department Of Planning's Opening Remarks/Updates

- V. Public Hearings – Two (2) Items For Consideration

1. P.Z. 1-17 City Of Wildwood Planning And Zoning Commission, C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040

A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by the addition of proposed regulations to Sections 415.220 Architectural Review Board Requirements and 415.380 Miscellaneous Regulations, which would establish certain requirements regarding the Architectural Review Board's authority, including requiring the attendance of a petitioner's architect of record at its meetings and the extent and types of necessary information that must be included on submitted architectural drawings and applications. **(Wards – All)**

Documents:

[V.A. P.Z 1-17 ARCHITECTURAL REVIEW BOARD.PDF](#)

2. P.Z. 2-17 Craig Sherman, 16481 Forest Pine Drive, Wildwood, Missouri, 63011, C/O Missouri Sun Solar, Ryan Roller, 6724 State Highway 63, Houston, Missouri 65483

A request for a Conditional Use Permit (CUP) in the R-3 10,000 square foot Residence District, with a Planned Environment Unit (PEU), for the installation of roof-mounted solar panels, which are to be placed on the dwelling. so as to be visible from the adjoining roadway. The subject property is located at 16481

Forest Pine Drive, Wildwood Missouri, 63011 (Locator Number 23V621166). This request is to be reviewed in accordance with Chapter 415.140 R-3 10,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for the installation of solar panels. The permit is required due to the panels' placement on the front facing area of the roof. **(Ward Five)**

Documents:

[V.B. P.Z. 2-17 CRAIG SHERMAN.PDF](#)

VI. Old Business – One (1) Item For Consideration

1. Letter Of Recommendation – One (1) Item For Consideration

- a. P.Z. 12-16 City Of Wildwood Planning And Zoning Commission, C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040

A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by either the addition of proposed requirements to Section 415.380 Miscellaneous Regulations or the inclusion of a new Section 415.600 Live Performance and Outdoor Entertainment Regulations, which would establish parameters to ensure consistency in the allowance of live performances and outdoor entertainment, as well as other sound that is projected outdoors through speakers, public address systems, and other such amplification equipment. **(Wards – All)**

Documents:

[VI.A. P.Z. 12-16 LIVE PERFORMANCE AND OUTDOOR ENTERTAINMENT.PDF](#)

a.1. Public Comments On Recommendation

Vote	Bartoni	Lee	Archeski	Kohn	Gagnani	Beattie	Renner	Manton	Bowlin	Bopp
Aye										
Nay										

VII. New Business – No Items For Consideration

VIII. Site Development Plans - Public Space Plans - Record Plats – Two (2) Items For Consideration

- 1. A Recommendation Report Of The Planning And Zoning Commission Regarding P.Z. 12 And 13-15 The Villages At Bright Leaf;

R-3 10,000 square foot Residence District (Town Center “Neighborhood General District” and “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD); north side of State Route 100, east of State Route 109; which authorized the use of this seventy-eight (78) acre site for up to 192 single family dwellings on individual lots, with common ground, and public space, consistent with the governing site-specific ordinance and Town Center Plan. **This recommendation report addresses the list of required conditional items (six in total) of the Planning and Zoning Commission's initial action on this matter, which occurred on September 19, 2016. (Ward Five)**

Documents:

[VIII.A. P.Z. 12 13-15 VILLAGES AT BRIGHTLEAF SDP.PDF](#)

a. Public Comments On Recommendation

Vote	Bartoni	Lee	Archeski	Kohn	Gagnani	Beattie	Renner	Manton	Bowlin	Bopp
Aye										
Nay										

- 2. A Recommendation Report On The Site Development Plan (SDP) And Related Items For P.Z. 15, 16, And 17-14 - Bordeaux Estates At Wildwood – Plat Two;

R-3 10,000 square foot Residence District (“Neighborhood Edge” District), with an Amended Planned Residential Development Overlay District (PRD); west side of East Avenue, south of Manchester Road; which supports the development of this one (1) acre site into three (3) single family dwellings on individual lots, along with required roadway improvements to East Avenue to support their development. **(Ward Eight)**

Documents:

[VII.B. P.Z. 15 16 17-14 BORDEAUX ESTATES PLAT II.PDF](#)

a. Public Comments On Recommendation

Vote	Bartoni	Lee	Archeski	Kohn	Gagnani	Beattie	Renner	Manton	Bowlin	Bopp
Ave										
Nay										

IX. Other – No Items For Consideration

X. Closing Remarks And Adjournment By Chair Of Commission

Note: *The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.*

“Planning Tomorrow Today”

Not Ready for Action Items (01-17-17 Executive Meeting)

1. Public Hearing Items – One (1) Item

- a. P.Z. 7-10 Whispering Oaks Health Care Facility – Naren Chaganti (Registered Agent) C/O City Of Wildwood, Department Of Planning, 183 Plaza Drive, Wildwood, Missouri
 A compliance review of an Amended Conditional Use Permit (CUP) in the NU Non-Urban Residence District (P.C. 95-94 St. Louis County Zoning), which authorizes a one hundred eighty-three (183) bed skilled nursing facility upon a 10.93 acre tract of land located on the north side of Ridge Road, west of St. Paul Road (Locator Number 25T210089/Street Address: 1450 Ridge Road), to determine if the facility has been operating in violation of the Conditional Use Permit and, if so, to consider appropriate sanctions, up to and including revocation of the permit. **(Ward Eight) - Open from July 19, 2010 Executive Session of the Planning and Zoning Commission**

2. Letters Of Recommendation Items – No Items

3. Information Report Items – Eleven (11) Items

- a. P.Z. 17-15 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040
 A request for review and consideration of modifications to the Zoning Performance Standard Regulations – Noise Code Section (Section 415.250) of the City of Wildwood Zoning Ordinance that would address noise emissions from equipment that occurs for extended periods of time, over any timeframe, including all day, week, month, or year, in all appropriate zoning district designations, including the “NU”, “R”, “C”, and “M” District categories. **(Wards - All)**
- b. A Request For Conditional Use Permits (CUP) From Missouri American Water (MOAW) To Allow The Placement Of Data Collection Units (DCU) Upon Existing Emergency Alert Siren Poles Within Rights-Of-Way Throughout The City Of Wildwood In Order To Facilitate The Collection Of Water Meter Usage. The Data Collection Units (DCU) Are Proposed At The Following Locations:
 - b.1. P.Z. 15-16 MOAW DCU 43
 Unit to be placed upon the existing emergency alert siren pole located within the northern right-of-way of Ridge Road (generally located adjacent to 1120 Ridge Road); at the following latitude and longitude: LAT 38.557795/LONG -90.600937 **(Ward Six)**
 - b.2. P.Z. 16-16 MOAW DCU 57
 Unit to be placed upon the existing emergency alert siren pole located within the southern right-of-way of Alt Road, at State Route 109 (generally located adjacent to 4000 Alt Road); at the following latitude and longitude: LAT 38.541/LONG -90.63235 **(Ward Six)**
 - b.3. P.Z. 17-16 MOAW DCU 58
 Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Village Hills Parkway (generally located adjacent to 16505 Willow Glen Drive); at the following latitude and longitude: LAT 38.568697/LONG -90.627732 **(Ward Eight)**
 - b.4. P.Z. 18-16 MOAW DCU 64
 Unit to be placed upon the existing emergency alert siren pole located within the eastern right-of-way of Ossenfort Road (generally located adjacent to 19159 Melrose Road); at the following latitude and longitude: LAT 38.574013/LONG -90.720703 **(Ward Six)**
 - b.5. P.Z. 19-16 MOAW DCU 103
 Unit to be placed upon the existing emergency alert siren pole located within the western right-of-

way of Valley Road (generally located adjacent to 2611 Chatham Place Court); at the following latitude and longitude: LAT 38.610852/LONG -90.597849 **(Ward Two)**

- b.6. P.Z. 20-16 MOAW DCU 110
Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Shepard Road (generally located adjacent to 1339 Shepard Road); at the following latitude and longitude: LAT 38.622574/LONG -90.632279 **(Ward Three)**
- b.7. P.Z. 21-16 MOAW DCU 111
Unit to be placed upon the existing emergency alert siren pole located within the eastern right-of-way of Wildhorse Parkway Drive (generally located adjacent to 17699 Wildridge Drive); at the following latitude and longitude: LAT 38.641849/LONG -90.632613 **(Ward Two)**
- b.8. P.Z. 22-16 MOAW DCU 118
Unit to be placed upon the existing emergency alert siren pole located within the northern right-of-way of Manchester Road (generally located adjacent to 17367 Manchester Road); at the following latitude and longitude: LAT 38.580517/LONG -90.65506 **(Ward One)**
- b.9. P.Z. 23-16 MOAW DCU 123
Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Wild Horse Creek Road, at State Route 100 (generally located adjacent to 2300 Wild Horse Creek Road); at the following latitude and longitude: LAT 38.583961/LONG -90.683589 **(Ward One)**
- b.10. P.Z. 24-16 MOAW DCU 114
Unit to be placed upon the existing emergency alert siren pole located within the southern right-of-way of Wild Horse Creek Road (generally located adjacent to 18440 Wild Horse Creek Road); at the following latitude and longitude: LAT 38.642967/LONG -90.673854 **(Ward One)**

4. Correspondence Items – Two (2) Items

- a. P.Z. 1 And 1a-99 W.J. Byrne Builders, Inc., 3112 Shady Glen Estates Drive, Wildwood, Missouri
A request to amend existing Planned Residential Development Overlay District Ordinance #1189 to accommodate changes associated with a redesign of this residential subdivision that was originally approved for twenty-three (23) total units, on individual lots, to be located on a 18.33 acre tract of land, which is located on the north side of Strecker Road, east of Englebrook Drive (Locator Numbers 22U240024, 22U330031, and 22U330062 /Street Addresses 177 Strecker Road, 165 Strecker Road, and 173 Strecker Road). The modifications reflect changes to the site due to environmental considerations relating to a restrictive covenant approved and signed between the property owner and the United States Environmental Protection Agency (EPA), which has necessitated changes to its previously approved design. **(Ward Two)**
- b. A Response To A Communication From Jenny Mitchell, Director Of Property Management For The Desco Group, Which Is Dated October 20, 2015, That Seeks A Change To The Amended MXD Mixed-Use Development District Ordinance That Governs The Schnucks Wildwood Crossing Center To Allow For A Third Freestanding Monument Sign Along The Property's Manchester Road Frontage - St. Louis County's P.C. 219-85 Alfred L. Hicks And J.L. Mason Of Missouri, Inc. (Ward Seven)

5. Record Plats/Site Development Plans – No Items

6. Other Items – No Items

The City of Wildwood will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. Requests for reasonable accommodations should be made by contacting Laura Rehtin, City Clerk at 636-458-0440 or email at laura@cityofwildwood.com at least 48 hours prior to the start of the meeting.

If you would like to submit a comment regarding an item on this meeting agenda, please visit the [Form Center](#).

