



AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

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

February 16, 2016 - Tuesday

7:30 P.M.

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

- 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, February 1, 2015
Documents: [III. DRAFT 2-1-16 MINUTES.PDF](#)
- IV. Department Of Planning's Opening Remarks/Updates
- V. Public Hearings – One (1) Item For Consideration – Now Ready For Action – Postponed On 02/01/2016
 1. P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 C/O Department Of Planning, City Of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040–
A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

Documents: [V.A. PHELAN PUBLIC HEARING.PDF](#)

VI. Old Business – Two (2) Items For Consideration

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

- a. P.Z. 23-15 Pond Athletic Association, C/O Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038

A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. This facility is located on the west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street Address: 1725 and 1613 Pond Road). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (Ward One)**

Documents: [VI.A. POND ATHLETIC ASSOCIATION.PDF](#)

a.1. Public Comments On Recommendation

a.2. Information Reports – One (1) Item For Consideration –

- b. P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri, 63132

A request for the application of a Planned Residential Development Overlay District (PRD), within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond Road (Locator Number: 23W520053/Street Address: 1971 Pond Road). **Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (4.5) acres. (Ward One)**

Documents: [VI.B. 1971 POND ROAD.PDF](#)

b.1. Public Comments On Recommendation

VII. New Business – No Items For Consideration

VIII. Site Development Plans-Public Space Plans-Record Plats – One (1) Item For Consideration

1. Site Development Plans – One (1) Item For Consideration

- a. A Report, With Recommendation, Regarding The City Of Wildwood's Manchester Road – Phase III – Streetscape Project

(Eatherton Road to Taylor Road Roundabout); multiple zoning district designations, including NU Non-Urban Residence District and C-8 Planned Commercial District; public right-of-way area and existing and proposed public easements; thereby approving the design of this important length of City arterial roadway to comply with the Town Center Plan's Streetscape Requirements and Street Specifications. **(Ward Eight)**

Documents: [VIII.A. MANCHESTER ROAD STREETSCAPE PHASE III.PDF](#)

a.1. Public Comments On Recommendation

IX. Other – No Items For Consideration

X. Closing Remarks And Adjournment By Chair Of Commission

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

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION

CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI

FEBRUARY 1, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, February 1, 2016, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (9)

Chair Bopp
Commissioner Archeski
Commissioner Peasley
Commissioner Renner
Commissioner Gragnani
Commissioner Liddy
Commissioner Bauer
Council Member Manton
Mayor Woerther

ABSENT - (1)

Commissioner Lee

Other City Officials Present: Director of Planning Vujnich, City Attorney Golterman, Special Counsel Bruce Morrison, Planner Newberry, and Assistant Director of Planning and Parks Arnett.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the December 21, 2015 Meeting

A motion was made by Commissioner Peasley, seconded by Commissioner Archeski, to approve the minutes from the December 21, 2015 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

(a.) (Closed) Session (RSMO 610.021 (1)) for legal matter and discussion with legal counsel. (Wards – All)

A motion was made by Commissioner Archeski, seconded by Council Member Manton, to go into Executive Session pursuant to RSMO 610.021 (1).

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Archeski, Commissioner Peasley, Commissioner Gragnani, Commissioner Liddy, Commissioner Renner, Commissioner Bauer, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 9-0.

A motion was made by Commissioner Renner, and seconded by Commissioner Liddy to close the executive session.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Archeski, Commissioner Peasley, Commissioner Gragnani, Commissioner Liddy, Commissioner Renner, Commissioner Bauer, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 9-0.

V. Public Hearings – One (1) Item for Consideration – Not Ready for Action

(a) **P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040**– A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

Director Vujnich noted this item was not ready for consideration tonight and requested a postponement.

A motion was made by Mayor Woerther, seconded by Commissioner Gragnani, to postpone the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the public hearing postponed.

VI. Old Business – Two (2) Items for Consideration

Information Reports – One (1) Item for Consideration

(a.) **P.Z. 23-15 Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038** - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. This facility is located on the west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street Address: 1725 and 1613 Pond Road). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (Ward One)**

Planner Newberry read the request into the record.

Director Vujnich provided an overview of the draft of the Department's Information Report, which included a recommendation to amend the Conditional Use Permit (CUP) governing the Pond Athletic Association to allow for sponsorship banners. He noted the Pond Athletic Association previously used sponsorship banners, prior to the City's incorporation. The Board of Adjustment permitted the use of sponsorship banners in 2013, which was a successful fundraiser for the Pond Athletic Association. Director Vujnich explained the Planning and Zoning Commission previously approved the amendment to the Sign Regulations, the NU Non-Urban Residence District, and the R-1 One Acre Residence District of the City's Zoning Code, which would allow these types of banners for this use. The rationales supporting the amendment to this CUP included the following: the banners are consistent with good planning practice due to their lack of impact on the surrounding NU Non-Urban Residence District zoned properties and the benefit to the community that is provided by the Pond Athletic Association. Criteria for this CUP amendment can be met, but with some limitations on banners, which include: only five (5) of seven (7) fields could have banners; black or dark green wind screen would have to be installed to limit visual impact; banners cannot be visible from roadway; banners shall be printed on one (1) side and have a white background; cannot be lighted, except by existing sources used for play and safety; only 6 banners on each field and no banner can exceed thirty (30) square feet; and maintenance and upkeep of the banners would be required.

Commissioner Archeski stated he would abstain from voting on this matter due to his role as a Board Member Emeritus at the Pond Athletic Association.

A motion was made by Mayor Woerther, seconded by Council Member Manton, to approve the Information Report, with recommendation.

Discussion was then held among the Commission Members regarding the following: the calculations of quantity of overall banners; other locations for banners, like backstops, etc.; the difficulty in screening banners from Pond Road in certain locations; the removal of banners at the end of the season; and timing of CUP renewal.

Motion by Commissioner Gragnani, seconded by Commissioner Peasley, to amend motion to include the requirement that all banners be removed at the end of each season. A voice vote was taken to amend the motion, all approved, with one (1) abstention (Commissioner Archeski).

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Peasley, Commissioner Gragnani, Commissioner Liddy, Commissioner Renner, Commissioner Bauer, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Lee

Abstain: Commissioner Archeski

Whereupon, Chair Bopp declared the motion approved by a vote of 8-0, with one (1) abstention.

Correspondence Items – One (1) Item for Consideration - No Action Requested Tonight – For Discussion Purposes Only

(b.) P.Z. 1 and 1a-99 W.J. Byrne Builders, Inc., 3112 Shady Glen Estates Drive, Wildwood, Missouri 63038 -

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)**

Planner Newberry read the request into the record.

Director of Planning Vujnich introduced Mr. Bruce Morrison, the City's Special Counsel on this matter. He then noted a large amount of background information has been provided to the Commission. A current primer has been provided regarding this request and minutes from public hearing held on September 21, 2015 regarding this matter, in addition to other items relative to the property. He then provided the history on the zoning request on this site and a summary of the environmental issues, testing, and subsequent cleanup. Director Vujnich explained the Planning and Zoning Commission is charged with review of amended Site Development Plan and any changes to the site-specific ordinance.

Bruce Morrison, 319 North Fourth Street, Suite 800, St. Louis, Missouri 63102, noted the following items in response to the petitioner's attorney from the public hearing held on September 21, 2015. First, his role is presenting the views of technical experts and he has not expressed his own opinion regarding the condition of the property and its suitability for residential use. Next, regarding the U.S. Environmental Protection Agency (EPA) and Missouri Department of Natural Resources' (MoDNRs) positions, he has discussed the case with both agencies and their positions are that the site is suitable for residential use. Lastly, the Amended Site Development Plan is what is being evaluated and will determine if development is possible.

Discussion was then held among the Commission Members regarding the following: the residential cleanup standard from EPA; the lack of a No Further Action Letter from Missouri Department of Natural Resources (MoDNR) approving the site for residential use; and a question on if the review of the Amended Site Development Plan was premature, based upon the City Council's letter to State Congressional Representatives, which was authorized last month by its members, stating their displeasure with the U.S. Environmental Protection Agency's (EPA's) handling of this site.

Carrie Hermeling, Husch Blackwell, representing petitioner, 190 Carondelet Plaza, Suite 600, St. Louis, Missouri, stated the Amended Site Development Plan was needed because of the change in Metropolitan St. Louis Sewer District's (MSD's) stormwater retention requirements. She noted that it was her belief the City Council has approved the ordinance and Site Development Plan. She disagrees with Department of Planning's assessment the Amended Site Development Plan is a departure from what was already approved and that it meets ordinance requirements and should be approved. She also noted the environmental issues on site are independent from the development of home sites and should be treated separately. She stated the environmental covenant area is publicly recorded and suitable for residential common ground use.

Discussion was then held among the Commission Members: the question if Ms. Hermeling would buy a house in this development (she said she would and the site is completely safe); the lateness of the point in the process, when prospective homeowners would be made aware of the covenant area; the request to have potential homebuyers notified of the covenant area earlier in the process; the elevation difference between the stormwater detention and the covenant areas; the potential for fencing the covenant area and the petitioner's belief this action makes it an attractive nuisance; and the length of time the monitoring

wells will remain on site, which is short term.

Tammy Shea, Ward Three, believes the litigation issue should be resolved, prior to discussing this case. She then provided a list of chemicals found on the site above detection limits, which she believes shows the importance of independent testing. Thirty-one (31) chemicals were found on the property, with twenty-one (21) of them exceeding acceptable levels. She noted these are the chemicals causing the odors on this, and neighboring, sites and that previously only dioxin was treated on the property. She noted the City was dissatisfied with the EPA's response to their inquiries, which prompted the City Council to draft letter to the area's Congressional Representatives.

Discussion was again held among Commission Members regarding: the possibility of the City requiring an environmental disclosure statement be provided, when a down payment is made on the lot, or when entering into a contract to purchase a home; if the developer can be required to disclose the environmental issues, which is already a requirement of the original ordinance, and the City will enforce as part of Zoning Authorization process for construction of home; the site standards for toxins other than dioxins on the site; and questions about the information showing the standards of acceptable levels on all portions of the property.

Director Vujnich noted that, with the public hearing held on September 21, 2015 and now that the Commission having the opportunity to meet with the Special Counsel, the Department is now prepared to draft a recommendation on the Amended Site Development Plan. Director Vujnich explained the earliest this request would be back before the Commission would be April, given the number of items already scheduled on upcoming agendas.

Tammy Shea requested the Planning and Zoning Commission also wait, just as the City Council is for feedback from the environmental consultant.

Commissioner Liddy requested a copy of the tables shown by Ms. Shea, which the Department said it would provide to all members.

VII. New Business – Two (2) Items for Consideration

Correspondence Items – Two (2) Items for Consideration

(a.) A response to a communication from Drew Bextermueller, Director of Real Estate for Dierbergs Markets, Inc., which is dated November 17, 2015, regarding **P.Z. 14-98 Dierbergs Wildwood Town Center**; Amended C-8 Planned Commercial District (Downtown District Designation under the Town Center Plan); south side of State Route 100, east of Taylor Road (Street Address: 2400 Taylor Road/Locator Number: 23V320195); that seeks modifications to the existing site-specific ordinance (Ordinance #1001) that governs the Dierbergs Wildwood Town Center development relative to the uses permitted on Outlots G and H, as well as the addition of a drive-through facility, as part of Outlot G. **(Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich reviewed the request for a modification to the site-specific ordinance to add a drive through on Outlot G, near the northwest corner of the Dierbergs Town Center development. He noted this particular corner of the building has been vacant for an extended period of time. He then reviewed the petitioner's request, and its configuration, as shown on the submitted Amended Site Development Section Plan. Only four (4) drive-through facilities have been approved by the City. He noted three (3) of which are in

the vicinity of this development. He explained the property is designated Downtown District, which allows drive-through facilities, in association with fast food/casual restaurants. He then noted the Department's recommendation is for approval of the drive-through, with the following conditions: 1. Removal of the parking spaces in the center of the drive-through lanes, to be changed to additional green space; 2. Ensure that reconstruction of the trash enclosures will be consistent with all buildings on site; 3. Provide Metropolitan St. Louis Sewer District (MSD) and Metro West Fire Protection District comments; 4. Provide a garden wall, with landscaping, along State Route 100 frontage, thereby providing a break to give pedestrian access to trail along State Route 100.

Motion by Mayor Woerther, seconded by Council Member Manton, to extend meeting past 10:00 p.m. Voice vote. No opposition was heard, and the meeting proceeded.

Motion by Mayor Woerther, seconded by Commissioner Bauer, to open discussion.

Discussion was then held among the Commission Members regarding the following: the overall parking requirements for the center; the potential removal of the two (2) spaces to the west of the trash dumpster; the removal of the six (6) center spaces would minimize the amount of pedestrian traffic through the drive-through lanes; and the type of signage permissible, which would include wall and window signs, but no freestanding monument types.

Drew Bextermueller, Dierbergs Markets Inc., 16690 Swingley Ridge Rd., noted the design is for a single drive-through lane, with an escape lane as well. It will not function as a two (2) lane drive-through facility. He requested an amendment to the requirements, so the owner of the center could use the same fence line, with landscaping, that is consistent with the existing development, instead of the garden wall.

Larry Goodson, 2544 Viola Gill Lane, Council Member Ward 8, voiced his support of the ordinance amendment. He believes it's a positive alternative for this site and he also supports the Department's conditions.

Motion by Mayor Woerther to close discussion, seconded by Commissioner Archeski. Voice vote. With all approving.

Motion by Commissioner Bauer to approve modification to ordinance including the requested modification to Condition D (5), which would allow stone columns and fencing, in lieu of a garden wall, consistent with the existing development, seconded by Council Member Manton.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Archeski, Commissioner Peasley, Commissioner Gagnani, Commissioner Liddy, Commissioner Renner, Commissioner Bauer, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 9-0.

(b.) A response to a communication from Douglas B. Gilberg, owner of Gilberg Perennial Farms and Wildwood Green Arts, LLC., which is dated October 29, 2015, requesting amendments to an Amended

Conditional Use Permit (CUP) in the NU Non-Urban Residence District (**St. Louis County's P.C. 162-89 Douglas Gilberg**), which governs the use of this 7.34 acre site that is located on the east side of Ossenfort Road, north of Melrose Road (Locator Number: 24Y420183/Street Address: 2906 Ossenfort Road.) **Proposed Use: The addition of an education center, meeting space, and acoustic entertainment, all within the existing buildings that are located on the subject site, along with the previously authorized plant nursery, with sales room. (Ward Six)**

Planner Newberry read the request into the record.

Director Vujnich described the history of this property, which was of the first perennial garden sales area, including displays, in the area that would become Wildwood. The business ceased to operate several years ago. The current proposal is for education center, meeting room, sustainability showcase, and acoustic music area. The Department's recommendation supports the retention of plant nursery and salesroom, while also allowing recreational uses on the site as well. The Department recommends conditions include no music outdoors and no sustainability exhibits or demonstrations, since these components would exceed what is permissible in NU Non-Urban Residence District. Director Vujnich also noted limitations are recommended on hours of operation, outdoor lighting, class size, and on-street parking.

Julie Guenther, 2918 St. Albans Forest Circle, did not wish to speak at the meeting, but completed a Speaker's Card, so her comments could be included in the record. Her comments were as follows: I do not understand why an exception cannot be made to allow training and displays intended to support sustainability practices and/or the sale of products for these purposes. This is an area that many need education in and to have a place to get rain barrels and such would be great. I don't see any reason to disallow those activities. I live in St. Albans Forest and would be proud to have such a business in the area. However, I do have some concerns about acoustics for outdoor music (but I am even intrigued by this idea, I need more details). Most importantly, I am concerned about traffic/road safety/speeding of customers.

Doug Gilberg, 2906 Ossenfort Road, noted his classes will likely be ten (10) to twelve (12) people in size and serve all skill levels. He did request adjustments to the recommended hours of operation to allow the business to be open until 9:00 p.m. during the week and on weekends.

Director Vujnich noted the Department has no objection to the extension of time during the week and would consider an extra hour or so on the weekend. If this arrangement did not work out, the hours of operation can be adjusted during the next renewal of the CUP.

Discussion was then held among Commission Members regarding the following: the possibility of extending the hours on Saturday and weeknights, but not Sundays; and the modification to Item 4(q) to remove "so as to be audible anywhere off the property."

Motion by Mayor Woerther to approve Department's recommendation, with the hours of operation ending at 9:00 p.m. on weekdays and at 7:00 p.m. on Saturdays, and removing the end of Section 4(q). The motion was seconded by Commissioner Liddy.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Archeski, Commissioner Peasley, Commissioner Gagnani, Commissioner Liddy, Commissioner Renner, Commissioner Bauer, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 9-0.

VIII. Site Development Plans-Public Space Plans-Record Plats – One (1) Item for Consideration

(a.) A recommendation report on a Site Development Plan (SDP) Package for **P.Z. 20-14 Happy Hounds Playground, L.L.C., c/o Clayton Engineering, Steve Quigley**; Conditional Use Permit in the NU Non-Urban Residence District; east side of Pond Road, south of State Route 100; which will authorize the use of this recreational facility for a private dog park. **(Ward One)**

Planner Newberry read the request into the record.

Director Vujnich reviewed the key elements of this property's use as a private dog park, a recreational land use governed by a Conditional Use Permit (CUP). A Site Plan Subcommittee meeting was held on January 21, 2016 relative to this property. Highlights included: 40 parking spaces; 1,200 square foot building; splash pads; agility areas; a pond, with a gravel beach; and system of trails. Submittal is compliant with stormwater requirements, Natural Resource Preservation Area requirements, tree preservation, and waste management. Traffic study was also discussed and sent to Commissioners. The site has Architectural Review Board approval. The Site Plan Subcommittee recommended approval of Site Development Plan package, given its compliance with the Conditional Use Permit (CUP) and design criteria.

A motion was made by Commissioner Archeski, seconded by Commissioner Renner, to approve the Site Development Plan.

Discussion was then held among Commission Members regarding a question to the owner if staff will be onsite during operating hours. The owner noted that staff will be at the facility, when open.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Peasley, Commissioner Archeski, Commissioner Gagnani, Commissioner Liddy, Commissioner Renner, Commissioner Bauer, and Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Lee

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 9-0.

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 10:30 p.m.

Approved by:

Secretary – City of Wildwood Planning and Zoning Commission

Note: Recordation of the opinions, statements, and/or other meeting participation in these minutes shall not be deemed to be an acknowledgement or endorsement by the Commission of the factual accuracy, relevance, or propriety thereof.

* If comment cards were submitted indicating they did not wish to speak at tonight's meeting, they have been attached and made part of the official record.

DRAFT



WILDWOOD

PUBLIC HEARING PRIMERⁱ

REVOCATION PROCESS

FOR AN

ESTABLISHED LANDMARK AND PRESERVATION AREA (LPA)

City of Wildwood, Missouri

Planning and Zoning Commission

February 16, 2016

"Planning Tomorrow Today"

< Posted and Advertised Request >

P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040– A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

< Background >

The Planning and Zoning Commission had recommended the granting of a Landmark and Preservation Area Overlay District (LPA) onto a property that is located on Centaur Road in the historic Centaur Community on November 3, 2014. This overlay district mechanism is restricted to the use on properties that are determined to be historically significant and have such a prominent role in the community's past that zoning allowances/incentives in terms of types of uses and activities can be considered upon them. Specifically, this overlay district, as it was approved by City Council, allowed limited commercial uses/activities in the current floodplain residential zoning district designation.

The background of this request, which had been presented to the City as **P.Z. 24-14 Centaur Station** and heard on September 14, 2014 at a public hearing before the Planning and Zoning Commission, involved a two (2) story brick building and associated accessory structures that formed a major node of the former Centaur Community. At the public hearing, the owner of the historic element noted that many improvements had been made to the property, building, and accessory structures, since his ownership was finalized, and he was not sure of the eventual outcome of the site's use,

but wanted the flexibility for possible expanded uses/activities there, if at all possible. The Planning and Zoning Commission questioned the uses/activities that might be acceptable at this location, given its rural nature, but also noted the character of the main building and its prominence on the City's roadway were components that lent itself to a greater range of uses/activities. Also supporting this allowance was the past use of this property and building at this location, which was a general store for the community of Centaur for many, many years.

The Planning and Zoning Commission recommended approval of the application of the overlay district and established a list of conditions that would have to be met by the owner in terms of further improvements to the property, which would be indicated on the required Site Development Plan, along with operating parameters and protections relative to the building and its ultimate uses/activities. One (1) of these conditions that was recommended by the Planning and Zoning Commission, as part of its action, was the owner would be required to submit an application to the City's Historic Preservation Commission for its consideration, as a candidate for Wildwood's Historic Registry. Under the requirement of this site-specific ordinance, this submittal was to be completed "at a time no later than the date of the final action of the City Council on the site-specific ordinance for this proposed overlay district." The site-specific ordinance for this project was approved by the City Council on December 8, 2014.

Accordingly, the owner of the historic element submitted the required application to the Historic Preservation Commission to have the property placed on the City's registry, but a public hearing was never conducted on this matter, given the property owner requested multiple postponements. Near the end of 2015, the property owner submitted an e-mail stating it was no longer his intent to move forward with the registry request and sought its withdrawal from the Historic Preservation Commission's agenda. Thereafter, the Historic Preservation Commission withdrew the request from its active agenda.

With that action, the Department advised the Historic Preservation Commission, and now, the Planning and Zoning Commission that one (1) of the major conditions for supporting the Landmark and Preservation Area authorization on this site will now not be met and the timelines relating to the submittal of the required Site Development Plan have also passed. Therefore, under the condition of the site-specific ordinance, the following option exists for action: ***Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by the issuing City of Wildwood Departments or Commissions.***

< Current Request >

The Planning and Zoning Commission is being requested by the Department of Planning to consider revoking an established Landmark and Preservation Area Overlay District (LPA) that was approved by the City Council in 2014. This zoning overlay contained considerations and requirements stipulating timelines and action, on the part of the property owner, that were to be met, which have passed or not been completed. Specifically, the request again is as follows: **P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040**– A request, in

response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

< Next Steps >

At tonight's public hearing, the City Attorney and the Department of Planning are seeking input on this matter in preparation of a recommendation on whether to revoke the overlay district associated with the subject tract of land and address this advertised matter. If any of the Commission members should have questions or comments in this regard, please feel free to contact the City Attorney (Rob Golterman) at (314) 444-7500 or the Department of Planning at (636) 458-0440. Thank you for your review of this information in preparation of tonight's hearing on this topic.

ⁱ **CHAPTER 415.560 (B.)-2** Each such petition, *other than those initiated by the Planning Commission or the City Council*, shall be verified by all deed owners or contractual owners of property within the area proposed to be changed attesting to the truth and correctness of all facts and information presented therein. If petitioners are contract owners, a complete copy of the contract creating such interest shall be included with the petition

From: [Michael Phelan](#)
To: [Kathy Arnett](#)
Subject: Re: Site Development Plan for PZ 24-14 Centaur Station
Date: Friday, October 16, 2015 7:59:37 AM

Kathy at this time I wish to withdraw my application for the LPA.

Please pass along my sincere thank you to Joe and Liz for their efforts in trying to put together the LPA.

Regards

Mike Phelan

On Oct 15, 2015, at 8:43 AM, Kathy Arnett <Kathy@cityofwildwood.com> wrote:

Hi Mike,

I got your email from Liz Weiss and wanted to reach out to you since I'm now handling zoning issues before the Planning and Zoning Commission. I wanted to let you know that according to the ordinance that was approved for your LPA, see attached, your Site Development Plan needs to be approved by the Planning and Zoning Commission within twelve (12) months of the LPA approval. That date was December 8, 2014. This timeframe may be extended once, if due cause is shown, by the Planning and Zoning Commission.

Since we haven't received a SDP to begin review and present to the Commission, you'll need to request an extension to this timeframe. Please submit a letter requesting the extension and providing your rationales for why it should be approved. I'd like to place this item on the Commission's November 2nd agenda, which means I'd need the letter by next Friday, October 23rd. Additionally, you'll need to submit a SDP soon, so we can begin the review and approval process.

Please let me know if you have any questions.

Sincerely,
Kathy

Kathy Arnett
Senior Planner I
City of Wildwood
16860 Main Street
Wildwood, MO 63040
kathy@cityofwildwood.com
636-458-0440 x135

<image001.jpg><image002.png><image003.png>

Please Subscribe to the City's Weekly e-News:

<http://www.cityofwildwood.com/list.aspx>

<Pages from 2070 Centaur Road LPA.PDF>



WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF

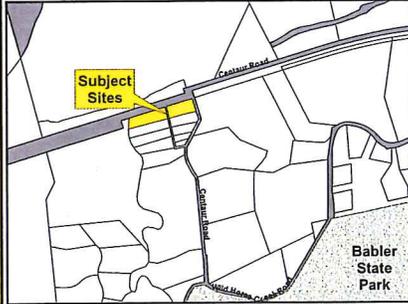
PUBLIC HEARING

before the Planning and Zoning Commission

Tuesday, February 16, 2016, at 7:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Addresses of Subject Sites:
107 and 109 Centaur Road
Wildwood, MO 63005

THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.

The Planning and Zoning Commission of the City of Wildwood will hold a public hearing on **Tuesday, February 16, 2016 at 7:30 p.m.** in the **City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of accepting testimony regarding a request for either the modification of zoning district designations, application or amendment of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, updates to other land use regulations, or amendment of the Master Plan, which will then be taken under advisement for future action. The meeting will be open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. *If you wish to attend this public hearing and require accommodation due to disability, please contact the Department of Planning forty-eight (48) hours in advance at (636) 458-0440.* If you do not have comments regarding this request, no action is required on your part. The following request will be considered at this time:

P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040— A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI APPROVING A LANDMARK AND PRESERVATION AREA (LPA) ON A THREE (3) ACRE PROPERTY THAT IS LOCATED ON THE WEST SIDE OF CENTAUR ROAD, NORTH OF WILD HORSE CREEK ROAD, THEREBY ALLOWING IT TO BE USED FOR CERTAIN COMMERCIAL ACTIVITIES, BUT REQUIRING ITS PLACEMENT ON THIS COMMUNITY'S HISTORIC REGISTER, AND PROHIBITING ITS REMOVAL, WITHOUT REVIEW AND ACTION OF THE HISTORIC PRESERVATION COMMISSION AND CITY COUNCIL; ALL BEING CONSISTENT WITH THE REPORT ON THIS MATTER THAT WAS PREPARED BY THE PLANNING AND ZONING COMMISSION AND DATED NOVEMBER 3, 2014 – PZ. 24-14 Centaur Station, c/o Michael Phelan. (Ward One)

WHEREAS, the protection and, whenever possible, the preservation of historic elements of the City of Wildwood is a high priority and requires special attention of its officials in this regard; and

WHEREAS, the efforts of the City have taken many forms in this regard, including the development of its Historic Preservation Commission, and associated ordinance, the inclusion of goals, objectives, and policies in the City's Master Plan for this effort, and the retention of the Landmarks and Preservation Area (LPA) procedure in the City's Zoning Ordinance; and

WHEREAS, all of these forms are intended to create an atmosphere of respect for historical elements between all parties involved and, whenever possible, retain and reuse buildings and structures of historic significance; and

WHEREAS, one (1) area of Wildwood that has had a long and rich history dating back to the first settlers in this area, Native Americans, is the Centaur Community, which is located near the Missouri River and just to the south of the former Gumbo Flats; and

WHEREAS, the Centaur Community has seen a tide of changes, of which over the last twenty (20) years began with on-going decline to now a renaissance of sorts, with the purchase of many of the properties by Michael Phelan and their maintenance and upkeep beginning and now being maintained; and

WHEREAS, one (1) of the properties that has been purchased by Michael Phelan was the old Centaur General Store and Station Property, which has a distinctive two (2) story brick building located upon it and a smaller accessory structure situated next to the railroad tracks that define this property's northern boundary line; and

WHEREAS, the property owner has begun the rehabilitation and maintenance of these elements and, in a very short time, has taken them from a dilapidated and poorly maintained state to a well-kept and prominent addition to the area again; and

WHEREAS, with this rehabilitation, the property owner sought the authorization to possibly utilize the site for increased uses, given the buildings' past use as a general store, community gathering spot, and other activities; and

WHEREAS, given the underlying zoning district designation of this site is FPNU Floodplain Non-Urban Residence District, which does not allow any type of commercial activity other than a Conditional Use Permit (CUP), but not retail, service, or office in any instance, which the Landmark and Preservation Area (LPA) does accommodate under a set of restrictions and conditions; and

WHEREAS, the Planning and Zoning Commission received the required application for this Landmark and Preservation Area (LPA) and immediately referred it to the Historic Preservation Commission for their review and recommendation, which was provided after careful study and discussion, which identified this property as historically significant and worthy of preservation and incentives to achieve such; and

WHEREAS, the Historic Preservation Commission forwarded the report and recommendation to the Planning and Zoning Commission for its public hearing held on September 15, 2014, where testimony was accepted on this matter; and

WHEREAS, after the public hearing, the Planning and Zoning Commission considered all of the factors and information provided to it and recommended the application of the Landmark and Preservation Area (LPA) to the City Council for its consideration and, in doing so, noted the support of the Historic Preservation Commission for this action (by its report and recommendation), the character of the area, the limitations on types of uses imposed on the property by the Planning and Zoning Commission, and the benefits of the reuse of this property to the overall community; and

WHEREAS, the City Council received the Planning and Zoning Commission's Letter of Recommendation on this request and held another public hearing to accept testimony on it and other comments relative to this site, its history, and its future; and

WHEREAS, at the conclusion of this public hearing, the City Council concurred with the findings of the Historic Preservation Commission and the Planning and Zoning Commission and authorized the preparation of the necessary legislation for this matter to be considered further; and

WHEREAS, the bill that would authorize the application of the Landmarks and Preservation Area (LPA) has been prepared in accordance with City codes and regulations in this regard and is within the legislative authority of the City Council, under State Statute and City Charter to proceed forward in its consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood Zoning Ordinance, and Official Zoning District Maps, which are made a part hereof and hereby amended, by enacting a Landmark and Preservation Area (LPA) upon the subject three (3) acre tract of land, as set forth in this ordinance for the following described lot(s): Lot 1 of the Fehrenbach Subdivision (107 Centaur Road) - St. Louis County Locator Number 19x410082 and Lot 9 of the Fehrenbach Subdivision (109 Centaur Road) - St. Louis County Locator Number 19Y620026.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated November 3, 2014, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

This **Landmark and Preservation Area** shall authorize offices, professional types only, and limited service and retail facilities, in which goods and services may be sold or provided directly to the public on the premises, such as, but not limited to, studios or galleries for artwork or antiques or studios or work areas for artists, candy makers, dressmakers, and tailors, along with any accessory uses normally found in conjunction with the primary activities. No alcohol sales shall be allowed on this site (beer, wine, and spirits).

2. DEVELOPMENT AREAS AND BUILDING REQUIREMENTS

- a. The overall size of this **Landmarks and Preservation Area** shall not be less than three (3) acres in area.
- b. The maintenance of the main building and the two (2) accessory structures shall comply with the requirements that are set forth in Chapter 440 Historic Preservation and Restoration Code (see Chapter 440.010, General Provisions, Item (B.) - Definitions - Minimum Maintenance and Ordinary Maintenance; and Section 440.100 Fess and Penalties, Item (B.).
- c. No demolition or major alteration of any building or structure, as defined in Chapter 415 Zoning Ordinance, Section 415.460 Non-Conforming Use, Lands, and Structures, Item C, shall be authorized by the City, while the **Landmark and Preservation Area** is in place on the subject property.

- d. The two (2) existing outbuildings, along with the primary building, shall be retained on this site. Any new buildings or accessory structures added to the property must first be acted upon by the Historic Preservation Commission and the Planning and Zoning Commission on a Site Development Plan (SDP) submittal, which shall minimally comply with Section 3 of this ordinance. No new structure shall exceed the footprint size of the primary building that is located on the property.
- e. The architectural design, mass, proportion, materials, and style of new building or structure shall be harmonious with the character of the surrounding area and utilize existing site elements in their appearance and layout. Any new building or structure shall be reviewed and acted upon by the Historic Preservation Commission and the Architectural Review Board. Any alteration to the existing historic elements shall also be reviewed by the Architectural Review Board, along with the Historic Preservation Commission, utilizing the requirements of the Certificate of Appropriateness process set forth in Chapter 440 Historic Preservation and Restoration Code.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the **Landmarks and Preservation Area** being approved by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

- a. Outboundary plat and legal description of the property.
- b. The location and size of all parking areas, pavement widths, and right-of-way dedications.
- c. A general plan indicating all structure and parking setback lines along the perimeter of the subject tract of land.
- d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior access areas.
- e. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above-ground structures, except retaining walls less than two (2) feet in height per section.
- f. Existing and proposed contours at vertical intervals of not more than two (2) feet.
- g. Parking calculations for the proposed use.
- h. A Landscape Plan including the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
- i. An inventory indicating the percent of tree canopy to be retained on the site.
- j. Location of all existing and proposed easements.
- k. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood's Subdivision Ordinance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines/Setback Distances

- a. No new building or structure, other than boundary, garden, and/or retaining walls, fences, and/or light standards, shall be located within the required setback distances, as defined by Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance.

Parking Setbacks

- b. No parking stall, loading space, internal drive, or roadway, excluding points of ingress or egress, shall be located within the required setback distances, as established for in Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood Zoning Ordinance.

Miscellaneous Setbacks – Floodplain

- c. No fill or spoils may be placed on this property, without approval of the Floodplain Administrator of the City of Wildwood.

Access and Roadway Improvements

- d. Access to this development shall be limited to Centaur Road and the existing curb cut that is located on the subject property.

Miscellaneous Roadway Requirements

- e. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Missouri Department of Transportation and the Department of Public Works for sight distance considerations and approved prior to its installation or construction.
- f. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
- g. Dedicate twenty (20) foot wide, perpetual multiple-use trail easements to the City of Wildwood, as directed by the Department of Public Works and the Department of Planning, along the subject property's frontage onto Centaur Road and abutting the railroad right-of-way the entire depth of it as well.

Parking Requirements

- h. Parking spaces shall be provided according to the City of Wildwood's Town Center Plan for the Neighborhood General District and as may be required by Chapter 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood's Zoning Code for the NU Non-Urban Residence District.

Landscape Requirements - Specific

- i. Landscaping shall adhere to all requirements of the City of Wildwood's Chapter 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction

with the Site Development Plan. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2½) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs - twenty-four (24) inch minimum height.

- j. The areas of existing vegetation within the **Landmarks and Preservation Area** boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code.
- k. All stormwater facilities shall be appropriately landscaped and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual. Wetlands plantings must be used at appropriate locations within the basins themselves as directed by the Department of Public Works.
- l. Replanting of trees shall conform to the requirements of Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and acted upon by the Planning and Zoning Commission as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.
- m. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Signs

- n. Signs for this facility shall be erected in accordance with the City of Wildwood's Town Center Architectural Guidelines and Chapter 415.410 Sign Regulations of the City of Wildwood's Zoning Ordinance for the NU Non-Urban Residence District. However, in no instance, shall any permitted sign exceed ten (10) square feet in overall size. All signs shall be externally illuminated by approved sources.
- o. The location of all signage shall be as approved on the Site Development Plan by the Historic Preservation Commission and the Planning and Zoning Commission.

Lighting Requirements

- p. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code Chapter 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

- q. All trash areas, if provided, shall be enclosed with a six (6) foot high, sight-proof fence or wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The Planning and Zoning Commission shall approve the location and design of the enclosure on the Site Development Plan. The design of this enclosure shall reflect the appearance, character, and style, in terms of its color, material, and composition, of the approved architecture of the building.
- r. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the City of Wildwood Building Code, as amended.
- s. The Planning and Zoning Commission shall approve the location of all utility easements for proposed service to this development on the Site Development Plan. Easement locations must avoid all preservation areas of the site and generally parallel the rights-of-way locations, whenever possible, except where varied by the Planning and Zoning Commission.
- t. An application for the consideration of the placement of the subject property (two (2) lots of record) onto the City of Wildwood's Historic Registry shall be submitted by the owner of it, at a time no later than the date of final action by the City Council on the site-specific ordinance for this **Landmarks and Preservation Area.**

5. **TRAFFIC GENERATION ASSESSMENT**

The developer shall contribute to the West Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Codified Ordinances. This contribution shall not exceed an amount established by multiplying the proposed parking spaces by the following rate schedule.

<u>Type of Development</u>	<u>Required Contribution</u>
Offices, Professional	\$ 644.74/Parking Space
Retail	\$ 1934.32/Parking Space
Loading Space	\$3,165.27/Loading Space

(Parking space, as required by Chapter 415.340 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

As this development is located within a trust fund area established by the City of Wildwood, any portion of the Traffic Generation Assessment contribution, which remains, following completion of road improvements required by the development, shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2015, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index, as determined by the City of Wildwood Department of Public Works.

This assessment can be waived by the City Council, if the property is placed on the City's Historic Registry, by recommendation of the Historic Preservation Commission.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater Improvements

- a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood's Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.
 - 1.) The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood standards.
 - 2.) All stormwater shall be discharged at an adequate natural discharge point.
 - 3.) Detention of differential runoff of stormwater shall be required by the City of Wildwood's Department of Public Works. Said detention shall be provided in the form of permanent retention facilities. The retention facilities shall be completed and in operation prior to paving of any driveways or parking areas. Installation of this facility shall employ 'best construction practices.'

7. RECORDING

Within sixty (60) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

- a. Subsequent to approval of the Site Development Plan, and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works must be received by the Department of Planning.

9. GENERAL DEVELOPMENT CONDITIONS

- a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control, in the form of siltation control measures, is required.
- c. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.
- d. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

- e. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by the issuing City of Wildwood Departments or Commissions.
- f. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.
- g. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this **Landmarks and Preservation Area**, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.
- h. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this **Landmarks and Preservation Area**, except where this permit has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

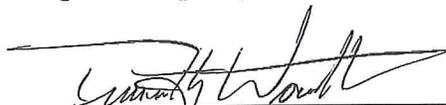
- a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the use of the main historic building. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of provided parking spaces on the property at a rate of one (1) acre per every one hundred fifty (150) spaces. This ratio can be pro-rated per the permitted use's parking requirements, as set forth herein.

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 8 day of DECEMBER, 2014 by the Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to its passage.



 Presiding Officer



 Timothy Woerther, Mayor

ATTEST:



 City Clerk



 City Clerk



WILDWOOD

November 3, 2014

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Council Members:

The Planning and Zoning Commission has completed its review of the requested rezoning of this subject site and prepared the following recommendation regarding its consideration of this matter for City Council's use. This review resulted in a recommendation supporting the requested application of the City's Landmark and Preservation Area (LPA) of the Zoning Ordinance, so as to allow the reuse of the subject property professional offices and limited retail and service activities, all being consistent with the historic character. This action was completed in accordance with the requirements of the Zoning Ordinance of the City of Wildwood relative to the review and consideration of rezoning requests (Chapter 415.560) and applications for planned district zonings (Chapter 415.190), as defined by those specific regulations. This recommendation is as follows:

Petition Number:	P.Z. 24-14
Petitioner:	Centaur Station, c/o Michael Phelan, 18833 Cliffview Lane, Wildwood, Missouri, 63005
Request:	A request for the application of a Landmark and Preservation Area (LPA) upon the property, buildings, and structures (Centaur Station) located in the Historic Centaur Area for low-intensity commercial uses under the allowances of this Special Procedures Permit process of the City's Zoning Ordinance. Potential Uses: Office, Limited Services and Retail Facilities, and Offices, with Affiliated Dwelling Units.
Location:	West side of Centaur Road, north of Wild Horse Creek Road
Tract Size:	3.11 acres
Locator Numbers:	19X410082 and 19Y6200260
Street Address:	107 and 109 Centaur Road
Public	
Hearing Date:	September 15, 2014
Date and Vote on Information	
Report:	October 20 2014 - Approval of the LPA by a vote to 8 to 0 (Ayes – Manton, Lee, Archeski, Peasley, Gragnani, Bauer, Woerther, and Bopp)
Date and Vote on Letter of Recommendation:	
Report:	November 3, 2014 - Attachment A
Conditions:	Attachment B

Preliminary
Development Plan: Attachment C
Background
Information: Attachment D
School District: Rockwood
Fire District: Monarch Fire Protection District
Ward: One

A copy of the legal description for this property is on file in the City Clerk's Office.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Lynne Green Beldner and Ryan S. Thomas, P.E., Co-Acting City Administrators
Rob Golterman, City Attorney
Liz Weiss, Planner – Zoning

ATTACHMENT A

BACKGROUND - The site of this request is a parcel of ground that is located on the west side of Centaur Road, north of Wild Horse Creek Road. This parcel of ground is bordered by a set of railroad tracks to its north, which extend west to Labadie, Missouri and east toward the City of St. Louis (Chicago, Rock Island & Pacific). The parcel of ground is three (3) acres in size and comprised of two (2) lots, which appear to have been created around the middle part of the 1800's. A paper street separates the two (2) lots and it is approximately thirty (30) feet in width, but has no improvements to indicate its location, other than on current mapping sources. The amount of frontage of this parcel of ground along Centaur Road is 170 feet.

Centaur Road is maintained by the City of Wildwood and provides a connection between North Eatherton Road to the east and Wild Horse Creek Road to the south. The roadway is two (2) lanes in width and has earthen swales for stormwater management purposes. This roadway does not have sidewalks, but it is used by a number of bicyclists, who travel Wildwood's rural roadways for recreation and training. Traffic volumes are moderate, given the aforementioned connection. Centaur Road serves a residential, agricultural, and industrial land use pattern.

At the time of the petitioner's presentation of this request to the Planning and Zoning Commission, the petitioner had already completed a significant amount of work on the property, given it had previously been used for rental purposes and suffered a slow decline in its condition over an extended period of time. With

the petitioner's ownership, the property has been substantially improved and the buildings and structures secured, rehabilitated, and now are an important and respected part of the Centaur community.

Specifically, located on this parcel of ground are several buildings/structures and other improvements. The main building is historic in nature and has been located on the lot since the late 1800's. This building is a two (2) story, brick residence, which at one time was a general store for the community of Centaur. The other two (2) structures were constructed around 1920, according to St. Louis County Assessor Records, and add to the historic nature of the property, given their complementary architecture and materials. The main building is not occupied and the other structures appear to be used for storage purposes. Additionally, the petitioner has added vintage signs onto the main building and the 'Centaur Station' structure, along with placing antique gas pumps in the adjoining parking area, which is located next to the railroad tracks and the second accessory structure. Supporting these buildings is a large gravel parking area that abuts the north side of the main building and extends to railroad tracks on the north boundary of the property.

Despite the age of the buildings and structures and the long and active use of the site, there are limited tree masses on it. The property, notwithstanding the gravel parking area, is primarily lawn area and maintained in a good condition. The relief of the site is reflective of its floodplain location and just several feet. The extent of slope is to the north and west toward the Missouri River, which this site is part of its floodplain area and not protected by a levee.

The property is zoned FPNU Floodplain Non-Urban Residence District and has been since the incorporation of the City of Wildwood in 1995. This zoning district designation reflects the property's location in the floodplain of the Missouri River and the rural areas of Wildwood. Several properties in the vicinity of this site have this same zoning district designation and are not protected by the nearby Monarch-Chesterfield Levee. Not far removed from the subject site, though, are properties that are not part of the floodplain and zoned NU Non-Urban Residence District. This pattern of zoning, and the associated land use, are reflected in a review of the area in the vicinity of the site:

To the North: Crossing the railroad tracks is a 162 acre tract of land that has a large slough that bisects it. This parcel of ground is owned by the petitioner and zoned FPNU Floodplain Non-Urban Residence District.

To the South: Abutting in this direction are several one-half to one (1) acre sized lots that are part of the Centaur community. These lots have some residences located upon them, along with accessory structures. All of these properties generally have a floodplain designation associated with the NU Non-Urban Residence District. Further south is a large parcel of ground (20 acres) zoned NU Non-Urban Residence District and vacant.

To the West: Adjoining in this direction is two (2) large parcels of ground that are seventeen (17) acres and over two hundred (200) acres in size. The smaller parcel of ground is vacant, while the larger site is owned by the Jesuit Order and used as a retreat center. Both these properties are zoned a mix of FPNU Floodplain Non-Urban Residence District and NU Non-Urban Residence District.

To the East: Crossing Centaur Road is a large parcel ground owned by the petitioner that has a single family dwelling on it and several accessory buildings. These accessory buildings are used for recreational purposes and one (1) of them is a restored schoolhouse/church dating back to the early history of the Centaur community. This property is zoned a combination of FPNU Floodplain Non-Urban Residence District and NU Non-Urban Residence District.

HISTORIC PRESERVATION AND RESTORATION CODE AND THE HISTORIC PRESERVATION COMMISSION'S ACTION - Any building or structure over the age of seventy-five (75) years is considered historic in the City of Wildwood and listed in its survey document. Since the registry process is voluntary in the City of Wildwood, the identification of a property, building, and/or structure (collectively termed elements) is a listing, but has no control over its disposition over time. With the application of a Landmark and Preservation Area (LPA) designation on an element, such control over its condition, retention, or demolition does exist via a site-specific ordinance. Therefore, from the perspective of the Historic Preservation Commission, this special procedures permit is a very important tool to maintain Wildwood's unique and varied history here in the Centaur community.

The consideration of a structure, building, and/or property to a Landmark and Preservation Area designation requires the Historic Preservation Commission to provide a recommendation to the Planning and Zoning Commission for its consideration, as part of its review process. Specifically, the Zoning Ordinance regulation for such is as follows: "*the Historic Preservation Commission shall make their comments and recommendation known to the Planning Commission and petitioner no later than seven (7) days prior to the public hearing before the Planning Commission. The said comments and recommendations shall be made available for public inspection. The Planning Commission will construe the absence of comment or recommendation as acceptance of the petition by the Historic Preservation Commission.*" This regulation of the Landmark and Preservation Area (LPA) reflects the need for the Historic Preservation Commission to provide its expertise in these matters, so the historic value of the element is retained and suggest any appropriate conditions for this purpose are included in the site-specific ordinance designating the site with this designation.

The City's Historic Preservation Commission has summarized the history of this area for the purposes of its review of this proposal, which is a requirement of the Landmarks and Preservation Area process. The Historic Preservation Commission supported this application and noted the retention of the main building is essential to retaining the character and history of this area, while noting the petitioner's ownership has already substantially improved its condition (see attached report from the Historic Preservation Commission). Specifically, the history of the Centaur Community, as developed by the Historic Preservation Commission, is as follows:

Centaur is an area that still offers an opportunity to look back to what western St Louis County used to resemble at the time of its earliest settlement. Centaur's character is attributable to its location near the Missouri River and associated floodplain. The threat and existence of flooding in this community caused it not to experience the levels of growth that other portions of St. Louis County experienced over almost two hundred (200) years of existence. Therefore, Centaur is a community that is defined by the natural features in many ways, and different from other historic locations that now form an integral part of the City of Wildwood.

The Missouri River is the defining natural feature in this area, given the remnants of its former path create the fertile floodplain that still sustains agricultural activities today, while creating the pronounced bluffs, where Centaur remains, nestled next to them. These bluffs, consisting of limestone, provided a building material source and led to the growth of quarrying in this area as well. With these quarries in the area of Centaur, the river provided transportation for goods, which was eventually supplanted by the railroad, which followed the bluffs and the edge of the wide floodplain to markets across the region, and beyond.

These natural attributes that led to the development of the Centaur community were first recognized by the native tribes that inhabited the area for many millenniums. These tribes appear to have been in the area beginning around 12000 to 8000 B.C., based upon the very limited archeological remains and remnants that have been discovered in other similar settings elsewhere. These archeological remains

and remnants are hard to find, and limited, due to the nomadic nature of these people and their small populations. The cultural periods spanned by these inhabitants are from the Early Man to the Dalton Period (Harl, Naglich, and Nixon, 1990). Thereafter, the tribes became more stationary and formed small settlements near water and the other plentiful resources that are found in this area. This pattern of settlement appears to have ended during the timeframe of 1300 and 1400 A.D., leading to the inhabitants returning to a more nomadic nature and traveling further south of this area.

The first Euro-American settlement in the vicinity of Centaur appears to be in the nearby the Wild Horse Valley Area in 1797 by James Mackey, at the mouth of Bonhomme Creek, and was named St. Andrews. This settlement was situated well to east of the current Centaur community. At one point, this community had three hundred (300) residents. James Mackey owned almost four thousand (4,000) acres in this area and controlled much of the land that formed the Wild Horse Creek Watershed. One (1) of the first to settle the Centaur Area was a prominent Virginia family, led by Reverend Robert Coleman, along with two (2) sons – Robert G. and William H. Coleman. Other settlers in this area included Alexander McCourtney, William Bellew, William Bell, Henry Tyler, Theodore St. Onge, Adam Kesselring, Johann Sandfoss, and Anton Leiweke. These large or influential landowners, of which several profited due to ownership of slaves, shaped the character of this portion of west St. Louis County, which is now Wildwood.

The Centaur community was settled sometime between 1885 and 1891 by Anton Leiweke and would soon include the Centaur Lime Company and a stove factory owned by Henry Kelpé and his sons, who traveled from their home, located to south, to Centaur. Centaur had a modest population of thirty-three (33) inhabitants in 1909 (John Sebastian, 1909), but was an entrepreneurial hotbed due to its rich base of resources and transportation options, all being anchored by the railroad that had come to the area many years earlier in 1887 and the ever-prevalent and defining Missouri River. This area provided needed materials for a growing region, with some of the lime, rock, sand, and gravel used at the 1904 World's Fair, which was hosted by the City of St. Louis, for the grand buildings, structures, and outdoor spaces. The railroad station in Centaur was an integral part of this community, served generations of residents and workers, and remains today, as a reminder of this area's rich past.

The Centaur community, from approximately 1909 to 1933, is a story of the Leiweke Family and its role in its development. The Leiweke Family opened a quarrying operation, along with other enterprises, in the Centaur community, all of which flourished for over two (2) decades. The community, again, benefited from its proximity to the railroad line and the Missouri River. Centaur's location is synonymous to these surrounding man-made and physical features and, through time, and by water and other natural forces, helped the community grow, but also led to many devastating events.

In 1924, a major fire occurred in the Centaur community, starting in the Centaur Lime Company Building and encompassing seven (7) other houses and barns. This major fire also destroyed the local church/parsonage. After the fire, Anton Leiweke constructed a two (2) story, brick residence on the location of the destroyed Centaur Lime Building Company facility, which is currently owned by Michael Phelan. A new barn was constructed as well (which was also lost to another fire), but many of the other buildings were never replaced, after this 1924 fire, and business activity slowed, as the Great Depression descended on America. By 1929, the Centaur community began to struggle, which would affect it for many decades.

However, in 1965, the St. Louis County Council established a new Zoning Ordinance and corresponding classifications, which created a three (3) acre land use pattern around the Centaur community. This large-lot, single family pattern of development began a new chapter for the area, where individuals invested in larger tracts of land for single homesites and thereby preserved the rural character of the area. Although the Centaur community maintained its residential nature throughout this same period of time, these new residences in the area bolstered it.

For almost thirty (30) years, from that 1965 event, St. Louis County, Missouri provided government services to the area of Centaur that included its application of modern zoning, land use, and subdivision laws, along with the maintenance of public roads and bridges. Many people in the larger community of unincorporated subdivisions, neighborhoods, and rural areas in Centaur's vicinity, and beyond, were dissatisfied with the services offered by St. Louis County Government. This dissatisfaction reached a point, where a group of residents began to explore creating a new city that would encompass much of the far western reaches of St. Louis County and include many of the historic communities that had pre-dated the more recent formation of municipal governments around it. These residents, known as the founders or incorporators, labored against significant odds to form this government that would oversee almost sixty-seven (67) square miles of land area. However, these odds did not prove to be insurmountable and, on February 6, 1995, voters in this area agreed to form the new City of Wildwood. This new City included the Centaur community and many other historic settlements, structures, buildings, and elements that had existed in some form for almost two (2) centuries, in some instances. The incorporation effort that formed the City of Wildwood was a landmark event for St. Louis County and set into place a vision to preserve the assets of this community from degradation and rapid change, keeping them from slowly disappearing over time and from the collective memory of this area. This vision, expressed in the City's Charter and Master Plan, remains as focused today, as it was in 1995.

More recently, the purchase of many parcels of ground by Michael Phelan has led to a renaissance in the area and the restoration of many of the historic buildings, including the old church/school that is located on the east side of Centaur Road, south of the railroad tracks. Beyond the activities of Mr. Phelan and other large and small landowners, the Centaur community is still effected by the Missouri River and its flooding. In 1993, a major, catastrophic flood significantly impacted the area and, since then, has had several instances of other high water occurrences, including 2013. The relationship of this community and the river remains one (1) of its primary defining characteristics.

Sources:

Harl, Joseph, Naglich, Dennis and Nixon, Joseph M.

1990 Report of Phase I Reconnaissance Level Survey of Prehistoric and Historic Cultural Resources in the Wildhorse Creek Drainage Basin in South St. Louis County.

Research Report - Administered by Missouri Department of Natural Resources -January 1990.

Sebastian, John

1909 In the Heart of Missouri, The New Rock Island Country.

Passenger Traffic Department, Rock Island Lines, Chicago.

The Historic Preservation Commission did consider this location and does believe it meets the criteria to be considered historic by the virtue of meeting one (1), if not more, of the following requirements set forth in the regulations for a Landmark and Preservation Area (LPA):

1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City of Wildwood, State of Missouri or the United States.
2. Is the site of a significant historic event?
3. Is the work of a designer whose individual work has significantly influenced the development of the St. Louis region, State of Missouri or United States?
4. Contains elements of design, detail, materials or craftsmanship, which represent a particular architectural style or significant innovation.
5. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood or within the City of Wildwood.

With this determination by the Historic Preservation Commission, it noted the main building has been at this location for over one hundred (100) years, the property acted as a major commercial node of the community

for generations, and the setting remains a major landmark in this portion of Wildwood. As part of its support for the application of this special procedures permit at this location, the Commission would also recommended the following conditions be included in the site-specific ordinance for this property:

1. The petitioner is required to place the property, and associated buildings and structures, on the City's Historic Registry. This registry process, in terms of required application and review steps, must parallel that relative to the timeframes associated with the Planning and Zoning Commission and City Council's considerations of the Landmark and Preservation Area (LPA) request.
2. The petitioner not be allowed to demolish the main building or 'station' structure, unless the Historic Preservation Commission would grant such allowance, per its regulations in this regard.
3. The petitioner follows all permitting requirements for the rehabilitation and restoration of the element, as set forth in the City's building and land use codes.

With these conditions, a reasonable level of control can be exercised by the Historic Preservation Commission over the element to ensure its longevity and preservation for future generations, while not obstructing the petitioner's right of utilization of it for his enjoyment.

CURRENT REQUEST - In the Zoning Ordinance, a special procedure permit process exists for special properties, which have been determined to have historic significance within the community. These properties, which includes buildings and structures, must meet certain criteria for consideration for the application of this special procedure and, once considered historic, may be allowed a range of authorized activities and uses that are normally not allowed by that underlying zoning district designation. The intent of this procedure is to encourage historic preservation activities, including restoration, rehabilitation, and/or reuse. The ordinance reads as follows in this regard: *"the purpose of this Section is to promote the general welfare, heritage, education and economic benefit of the City of Wildwood through the preservation, protection and regulation of buildings, sites, structures, monuments and neighborhoods of historic, architectural, cultural or archeological significance. It is further the intent of this procedure to encourage the adaptation of these buildings, sites, structures, etc., for current use."*

The owner of this property has submitted an application to the City of Wildwood for the use of this procedure at the above-referenced location. On the application, the petitioner notes his desire to complete the rehabilitation of the property and structures and potentially use the main building located on it for a low-impact commercial type activity or use, as defined in the code. These uses can include the following:

1. Offices.
2. Limited service and retail facilities in which goods and services may be sold or provided directly to the public on the premises such as, but not limited to, studios or galleries for artwork or antiques; studios or work areas for artists, candy makers, dressmakers, tailors; music teachers; dance teachers; restaurants (excluding fast-food restaurants). In no case shall any use involving the manufacture of products be permitted to occupy more than four thousand (4,000) square feet of gross floor area.
3. Offices (as permitted in Subsection (C) (1) above) with affiliated dwelling units, wherein occupancy of the dwelling unit shall be limited to the owner, manager or employee of the office use and their respective families.
4. Child care centers, nursery schools, day nurseries.
5. Single-, two- and multiple-family dwellings.

According to the petitioner, during a discussion on this matter before the Planning and Zoning Commission, he had not yet decided a specific activity or use, but would like to have a range, so as to allow him a certain

amount of flexibility in the future. The petitioner understood the limited nature of the permitted activities or uses under this special procedure permit and that a number of conditions can be levied as part of it regarding the future development and use of the property.

REPORT AND RECOMMENDATION - As noted above, the Historic Preservation Commission of the City has reviewed this request from the perspectives of its significance relative to its history and impact on the community. The Historic Preservation Commission determined the property, and related elements, were historically significant and the use of any zoning mechanism as an incentive for its preservation was appropriate. Given this input, the Planning and Zoning Commission believes the property and related elements are historically significant and would meet the criteria of the Landmarks and Preservation Area for it to be considered at this location for application. The rationales noted by the Historic Preservation Commission for its determination of historical significant are agreed to by the Planning and Zoning Commission as well.

With the property's determination as historically significant (a determination supported by the City's Historic Preservation Commission), the Commission must now consider that, if the Landmarks and Preservation Area is granted to the site, which is appropriate due to its age and other factors associated with the property and buildings, what uses should be allowed at this location and the level of improvements to the property to ensure it does not create unwanted impacts on the area. Also, in conjunction with these two (2) considerations, the Commission must also weigh any circumstances that might affect the historic nature of the property, if allowed for reuse, under the provisions of this overlay district. Each of these considerations are noted below.

>>> Permitted Uses – The Commission believes that only a few types of uses would be considered appropriate here. These uses, professional offices and limited retail and service activities, would seem to fit with the past history of the main building, as a general store and community focal point, while recognizing the size of the lot, the lack of public sanitary sewer service, and the surrounding, and long-standing, residential land use pattern. These recommended uses would allow the petitioner to offer the property for one (1) of the activities he had mentioned at the public hearing on this matter, an antique store, but also small offices, or a location for artists, crafters, and other similar people, who would benefit from the character of Centaur, the charm of the building, and the history of Wildwood. The recommended uses are also identified in the regulations for the Landmarks and Preservation Area, which is part of the City's Zoning Ordinance.

It is important to note the Commission does not support a restaurant at this location, given the potential amount of wastewater such might generate, and the limited space for a treatment system on the site. Additionally, the list of recommended uses do not typically generate significant amounts of traffic, nor require large parking lot areas. By managing the uses, the site can retain its historic character, but have an eventual activity that will complement it as well.

>>> Improvement Levels – With the recommended accommodation to the permitted uses on the site, the Commission does not believe any undue impacts will occur from the allowable activity that does occupy the property, which justifies maintaining the current conditions on it, as much as possible. To require any major roadway improvements would impact the historic building and change the character of the streetscape substantially as well. The application of other zoning requirements, such as an asphalt parking lot area, would also impact the character of the site (and area), which the Commission believes would be detrimental to the historical significance of it and the Centaur community. Accordingly, the Commission is not recommending major improvements to the roadway system, nor to the site itself.

However, the Commission does support the placement of two (2), multiple-use trail easements onto the property, so as to accommodate future options in this regard. The trail easements would be placed along the edge of the property's frontage onto Centaur Road and its northern boundary, which parallels the railroad tracks. Two (2) of the existing buildings and structures are located where these easements would be established, so their placement does have to be respective of such situation. However, where the building and structure is not located on the property, the easements will provide assistance for future trail improvements on the highly used roadway by bicyclists and others.

The Commission has developed a set of conditions, as part of this report, which will guarantee any future buildings or structures that might be planned on the site would complement the history of it, while meeting all current zoning ordinance requirements, including floodplain provisions. These conditions, again, would not be applied on the site, until such time the petitioner would seek a change to it. Review authorities involved in any future development of the property would include the Historic Preservation Commission, the Architectural Review Board, and the Planning and Zoning Commission.

>>> Historic Component - The deference of improvements that is identified above is based upon the historical significance of this property and the elements associated with it. Accordingly, and based upon the recommendation of the Historic Preservation Commission, the Commission believes those conditions recommended by it must be applied here to ensure this site is preserved for as long as possible for the enjoyment of many. These recommended conditions include the following:

1. The petitioner is required to place the property, and associated buildings and structures, on the City's Historic Registry. This registry process, in terms of required application and review steps, must parallel that relative to the timeframes associated with the Planning and Zoning Commission and City Council's considerations of the Landmark and Preservation Area (LPA) request.
2. The petitioner not be allowed to demolish the main building or 'station' structure, unless the Historic Preservation Commission would grant such allowance, per its regulations in this regard.
3. The petitioner follows all permitting requirements for the rehabilitation and restoration of the element, as set forth in the City's building and land use codes.

With these conditions in place, the site will retain its current character, but also provide assurances to the City and its residents that it will be preserved and protected, while identifying another element of this area's rich history.

SUMMARY - The Commission believes the application of this special procedure permit is appropriate at this location and appreciates the efforts of the petitioner in this regard. To this end, the Commission has created a set of conditions, which seek to provide the petitioner options for the future, but protects and preserves the historical elements of the site, first and foremost. With the application of these conditions, the site will also be considered for placement on the City's Historic Registry, a positive step for all participating parties.

ATTACHMENT B – CONDITIONS

1. PERMITTED USES

This **Landmark and Preservation Area** shall authorize offices, professional types only, and limited service and retail facilities, in which goods and services may be sold or provided directly to the public on the premises, such as, but not limited to, studios or galleries for artwork or antiques or studios or work areas for artists, candy makers, dressmakers, and tailors, along with any accessory uses normally found in conjunction with the primary activities. No alcohol sales shall be allowed on this site (beer, wine, and spirits).

2. DEVELOPMENT AREAS AND BUILDING REQUIREMENTS

- a. The overall size of this **Landmarks and Preservation Area** shall not be less than three (3) acres in area.
- b. The maintenance of the main building and the two (2) accessory structures shall comply with the requirements that are set forth in Chapter 440 Historic Preservation and Restoration Code (see Chapter 440.010, General Provisions, Item (B.) - Definitions – Minimum Maintenance and Ordinary Maintenance; and Section 440.100 Fess and Penalties, Item (B.).
- c. No demolition or major alteration of any building or structure, as defined in Chapter 415 Zoning Ordinance, Section 415.460 Non-Conforming Use, Lands, and Structures, Item C, shall be authorized by the City, while the **Landmark and Preservation Area** is in place on the subject property.
- d. The two (2) existing outbuildings, along with the primary building, shall be retained on this site. Any new buildings or accessory structures added to the property must first be acted upon by the Historic Preservation Commission and the Planning and Zoning Commission on a Site Development Plan (SDP) submittal, which shall minimally comply with Section 3 of this ordinance. No new structure shall exceed the footprint size of the primary building that is located on the property.
- e. The architectural design, mass, proportion, materials, and style of new building or structure shall be harmonious with the character of the surrounding area and utilize existing site elements in their appearance and layout. Any new building or structure shall be reviewed and acted upon by the Historic Preservation Commission and the Architectural Review Board. Any alteration to the existing historic elements shall also be reviewed by the Archtiectural Review Board, along with the Historic Preservation Commission, utilizing the requirements of the Certificate of Appropriateness process set forth in Chapter 440 Historic Preservation and Restoration Code.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the **Landmarks and Preservation Area** being approved by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

- a. Outboundary plat and legal description of the property.
- b. The location and size of all parking areas, pavement widths, and right-of-way dedications.
- c. A general plan indicating all structure and parking setback lines along the perimeter of the subject tract of land.
- d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior access areas.
- e. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above-ground structures, except retaining walls less than two (2) feet in height per section.
- f. Existing and proposed contours at vertical intervals of not more than two (2) feet.
- g. Parking calculations for the proposed use.
- h. A Landscape Plan including the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
- i. An inventory indicating the percent of tree canopy to be retained on the site.
- j. Location of all existing and proposed easements.
- k. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood's Subdivision Ordinance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines/Setback Distances

- a. No new building or structure, other than boundary, garden, and/or retaining walls, fences, and/or light standards, shall be located within the required setback distances, as defined by Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance.

Parking Setbacks

- b. No parking stall, loading space, internal drive, or roadway, excluding points of ingress or egress, shall be located within the required setback distances, as established for in Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood Zoning Ordinance.

Miscellaneous Setbacks – Floodplain

- c. No fill or spoils may be placed on this property, without approval of the Floodplain Administrator of the City of Wildwood.

Access and Roadway Improvements

- d. Access to this development shall be limited to Centaur Road and the existing curb cut that is located on the subject property.

Miscellaneous Roadway Requirements

- e. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Missouri Department of Transportation and the Department of Public Works for sight distance considerations and approved prior to its installation or construction.
- f. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
- g. Dedicate twenty (20) foot wide, perpetual multiple-use trail easements to the City of Wildwood, as directed by the Department of Public Works and the Department of Planning, along the subject property's frontage onto Centaur Road and abutting the railroad right-of-way the entire depth of it as well.

Parking Requirements

- h. Parking spaces shall be provided according to the City of Wildwood's Town Center Plan for the Neighborhood General District and as may be required by Chapter 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood's Zoning Code for the NU Non-Urban Residence District.

Landscape Requirements - Specific

- i. Landscaping shall adhere to all requirements of the City of Wildwood's Chapter 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2½) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs - twenty-four (24) inch minimum height.
- j. The areas of existing vegetation within the **Landmarks and Preservation Area** boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code.
- k. All stormwater facilities shall be appropriately landscaped and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual. Wetlands plantings must be used at appropriate locations within the basins themselves as directed by the Department of Public Works.
- l. Replanting of trees shall conform to the requirements of Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and acted upon by the Planning and Zoning Commission as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.
- m. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Signs

- n. Signs for this facility shall be erected in accordance with the City of Wildwood's Town Center Architectural Guidelines and Chapter 415.410 Sign Regulations of the City of Wildwood's Zoning Ordinance for the NU Non-Urban Residence District. However, in no instance, shall any permitted sign exceed ten (10) square feet in overall size. All signs shall be externally illuminated by approved sources.
- o. The location of all signage shall be as approved on the Site Development Plan by the Historic Preservation Commission and the Planning and Zoning Commission.

Lighting Requirements

- p. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code Chapter 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

- q. All trash areas, if provided, shall be enclosed with a six (6) foot high, sight-proof fence or wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The Planning and Zoning Commission shall approve the location and design of the enclosure on the Site Development Plan. The design of this enclosure shall reflect the appearance, character, and style, in terms of its color, material, and composition, of the approved architecture of the building.
- r. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the City of Wildwood Building Code, as amended.
- s. The Planning and Zoning Commission shall approve the location of all utility easements for proposed service to this development on the Site Development Plan. Easement locations must avoid all preservation areas of the site and generally parallel the rights-of-way locations, whenever possible, except where varied by the Planning and Zoning Commission.
- t. An application for the consideration of the placement of the subject property (two (2) lots of record) onto the City of Wildwood's Historic Registry shall be submitted by the owner of it, at a time no later than the date of final action by the City Council on the site-specific ordinance for this **Landmarks and Preservation Area**.

5. **TRAFFIC GENERATION ASSESSMENT**

The developer shall contribute to the West Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Codified Ordinances. This contribution shall not exceed an amount established by multiplying the proposed parking spaces by the following rate schedule.

<u>Type of Development</u>	<u>Required Contribution</u>
Offices, Professional	\$ 644.74/Parking Space
Retail	\$ 1934.32/Parking Space
Loading Space	\$3,165.27/Loading Space

(Parking space, as required by Chapter 415.340 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

As this development is located within a trust fund area established by the City of Wildwood, any portion of the Traffic Generation Assessment contribution, which remains, following completion of road improvements required by the development, shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2015, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index, as determined by the City of Wildwood Department of Public Works.

This assessment can be waived by the City Council, if the property is placed on the City's Historic Registry, by recommendation of the Historic Preservation Commission.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater Improvements

- a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood's Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.
 - 1.) The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood standards.
 - 2.) All stormwater shall be discharged at an adequate natural discharge point.
 - 3.) Detention of differential runoff of stormwater shall be required by the City of Wildwood's Department of Public Works. Said detention shall be provided in the form of permanent retention facilities. The retention facilities shall be completed and in operation prior to paving of any driveways or parking areas. Installation of this facility shall employ 'best construction practices.'

7. **RECORDING**

Within sixty (60) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. **VERIFICATION PRIOR TO PERMITS**

Notification to Department of Planning

- a. Subsequent to approval of the Site Development Plan, and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works must be received by the Department of Planning.

9. **GENERAL DEVELOPMENT CONDITIONS**

- a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control, in the form of siltation control measures, is required.
- c. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.
- d. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.
- e. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by the issuing City of Wildwood Departments or Commissions.
- f. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.
- g. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this **Landmarks and**

Preservation Area, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

- h. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this **Landmarks and Preservation Area**, except where this permit has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. **PUBLIC SPACE REQUIREMENTS**

- a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the use of the main historic building. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of provided parking spaces on the property at a rate of one (1) acre per every one hundred fifty (150) spaces. This ratio can be pro-rated per the permitted use's parking requirements, as set forth herein.

ATTACHMENT C

Preliminary Development Plan

LOT 1 OF FEHRENBACH'S SUBDIVISION AS RECORDED IN PLAT BOOK 31 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND AXLE MARKING THE NORTHEAST CORNER OF SAID LOT 1;
 THENCE NORTH 72°00'00" EAST A DISTANCE OF 337.75 FEET TO A POINT;
 THENCE SOUTH 18°00'00" EAST A DISTANCE OF 183.97 FEET TO A POINT;
 THENCE SOUTH 71°59'57" WEST A DISTANCE OF 111.43 FEET TO A FOUND IRON ROD;
 THENCE SOUTH 72°13'15" WEST A DISTANCE OF 237.38 FEET TO A FOUND AXLE;
 THENCE NORTH 14°05'00" WEST A DISTANCE OF 156.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.30 ACRES MORE OR LESS.

LOT 8 OF FEHRENBACH'S SUBDIVISION AS RECORDED IN PLAT BOOK 31 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND AXLE MARKING THE NORTHEAST CORNER OF SAID LOT 8;
 THENCE SOUTH 14°05'00" EAST A DISTANCE OF 156.00 FEET TO A FOUND IRON ROD;
 THENCE SOUTH 72°00'00" WEST A DISTANCE OF 338.82 FEET TO A POINT ON A CURVE ON THE CENTERLINE OF WILDMORSE CREEK, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°49'00" EAST 225.00 FEET;
 THENCE WITH THE CENTERLINE OF WILDMORSE CREEK ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 80.24 FEET TO A POINT OF REVERSE CURVE;
 THENCE WITH SAID REVERSE CURVE HAVING A RADIUS OF 230.00 FEET AN ARC DISTANCE OF 82.23 FEET TO A POINT;
 THENCE NORTH 00°01'10" EAST A DISTANCE OF 40.30 FEET TO A POINT;
 THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AN ARC DISTANCE OF 7.84 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 2;
 THENCE DEPARTING SAID CREEK CENTERLINE AND WITH THE NORTH LINE OF SAID LOT 8 NORTH 72°00'00" EAST A DISTANCE OF 462.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.81 ACRES MORE OR LESS.

FIFTH & BURGESS JUNCTION: ST. LOUIS COUNTY BENCHMARK (11-36, 7" ON NORTHEAST CORNER OF SIDEWALK TO A TWO-STORY BRICK HOUSE AT THE SOUTHWEST CORNER OF RAILROAD TRACKS AND CENTAUR ROAD. ELEVATION = 467.72'

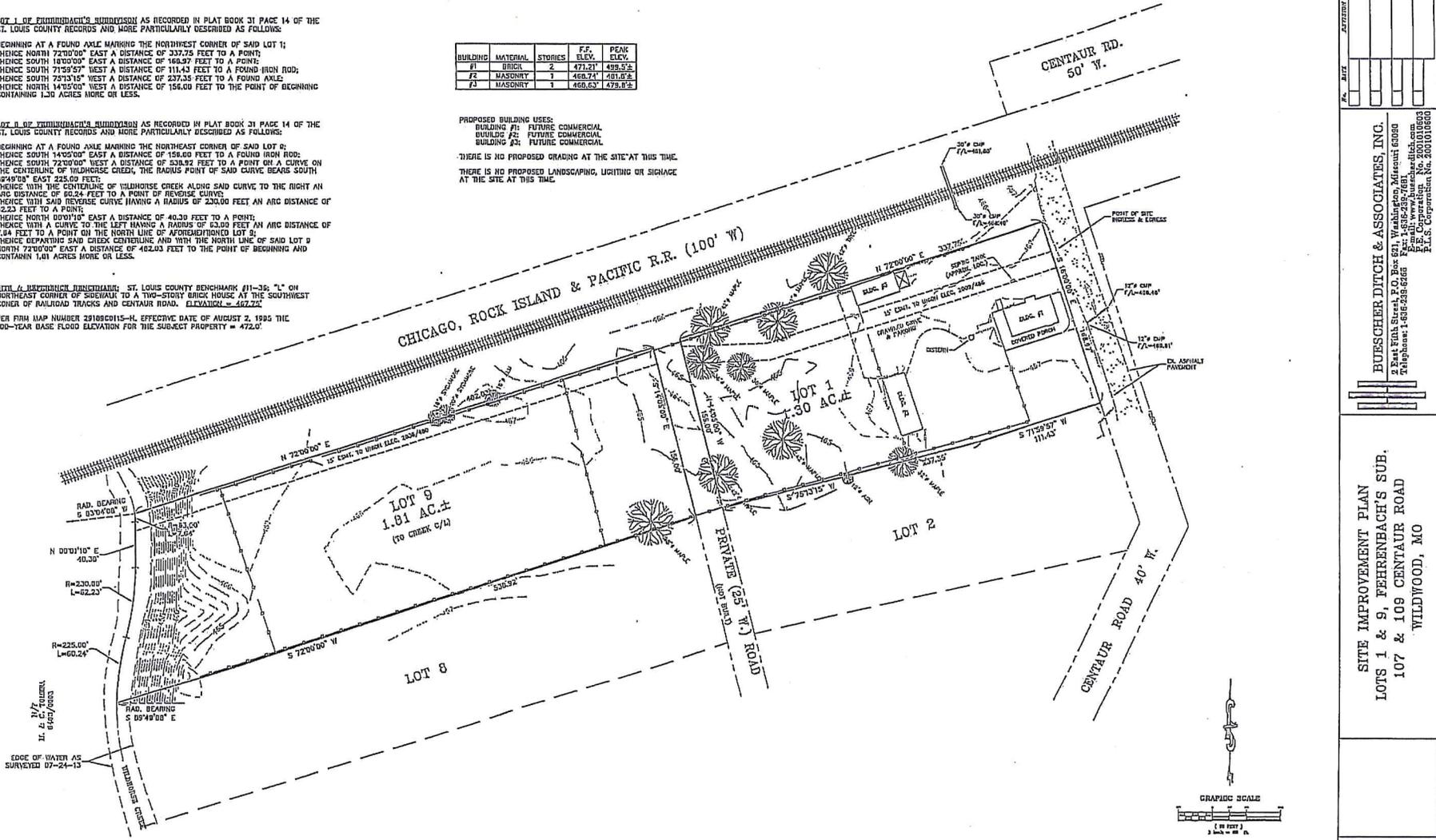
PER FIRM MAP NUMBER 291080115-N, EFFECTIVE DATE OF AUGUST 2, 1995 THE 100-YEAR BASE FLOOD ELEVATION FOR THE SUBJECT PROPERTY = 472.5'

BUILDING	MATERIAL	STORIES	F.F. ELEV.	PEAK ELEV.
#1	BRICK	2	471.21'	499.54'
#2	MASONRY	1	468.74'	491.84'
#3	MASONRY	1	468.62'	479.84'

PROPOSED BUILDING USES:
 BUILDING #1: FUTURE COMMERCIAL
 BUILDING #2: FUTURE COMMERCIAL
 BUILDING #3: FUTURE COMMERCIAL

THERE IS NO PROPOSED GRADING AT THE SITE AT THIS TIME.

THERE IS NO PROPOSED LANDSCAPING, LIGHTING OR SIGNAGE AT THE SITE AT THIS TIME.



NO.	DATE	ATTACHED REVISIONS

BUESCHER DITCH & ASSOCIATES, INC.
 2 East Park Street, P.O. Box 621, Washington, Missouri 63098
 Tel: 1-816-235-7481
 Fax: 1-816-235-6765
 E-mail: buescher@buescherditch.com
 P.L.C. Corporation No. 201010803

SITE IMPROVEMENT PLAN
LOTS 1 & 9, FEHRENBACH'S SUB.
107 & 109 CENTAUR ROAD
WILDWOOD, MO

DATE	11/17/2003
BY	H.A. BUECHER
CHECKED	H.A. BUECHER
SCALE	AS SHOWN
PROJECT	107 & 109 CENTAUR ROAD
FILE	107 & 109 CENTAUR ROAD
DATE	11/17/2003
BY	H.A. BUECHER
CHECKED	H.A. BUECHER
SCALE	AS SHOWN
PROJECT	107 & 109 CENTAUR ROAD
FILE	107 & 109 CENTAUR ROAD

This document shall remain the property of Buescher Ditch and Associates, Inc. (BDA) and may not be used by any other party without the written consent of said BDA.

ATTACHMENT D

Background Information



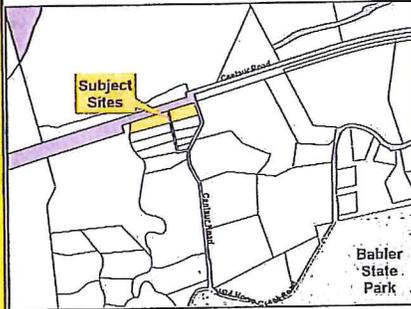
WILDWOOD

16860 Main Street
Wildwood, MO 63040

**CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING**
before the Planning and Zoning Commission
Monday, October 20, 2014, at 7:30 p.m.

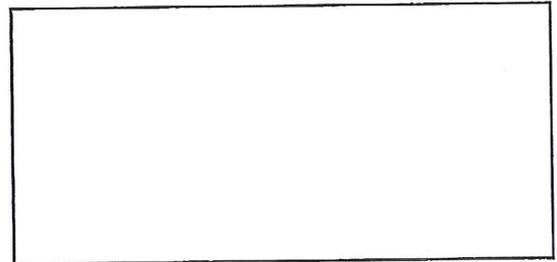
AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Addresses of Subject Sites:
107 and 109 Centaur Road
Wildwood, MO 63005

THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.



Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on September 15, 2014. You and many of your neighbors may have expressed interest in its outcome and the Commission is scheduled to take action upon this item at their upcoming meeting. If inclined, the Commission encourages you to attend this meeting and hear the Department of Planning's recommendation on this matter and participate in its discussion. The meeting will be held on **Monday, October 20, 2014, at 7:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 24-14 Centaur Station, c/o Michael Phelan, 18833 Cliffview Lane, Wildwood, Missouri, 63005 – A request for the application of a Landmark and Preservation Area (LPA) upon the property, buildings, and structures (Centaur Station) located in the Historic Centaur Area for low-intensity commercial uses under the allowances of this Special Procedures Permit process of the City's Zoning Ordinance; Addresses: 107 and 109 Centaur Road/Locator Numbers: 19X410082 and 19Y620026; NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District. Potential Uses: Office, Limited Services and Retail Facilities, and Offices, with Affiliated Dwelling Units. **(Ward One)**

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

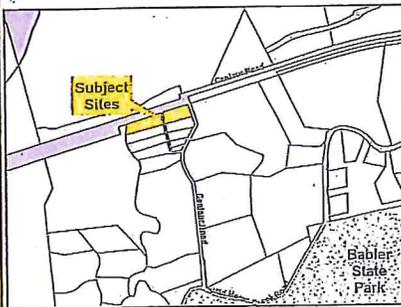
- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the meeting and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda and report, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

**CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING**
before the Planning and Zoning Commission
Monday, September 15, 2014, at 7:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Addresses of Subject Sites:
107 and 109 Centaur Road
Wildwood, MO 63005

THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.

The Planning and Zoning Commission of the City of Wildwood will hold a public hearing on **Monday, September 15, 2014 at 7:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040 for the purposes of accepting testimony regarding a request for either the modification of zoning district designations, application or amendment of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, updates to other land use regulations, or amendment of the Master Plan, which will then be taken under advisement for future action. The meeting will be open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you wish to attend this public hearing and require accommodation due to disability, please contact the Department of Planning forty-eight (48) hours in advance at (636) 458-0440. If you do not have comments regarding this request, no action is required on your part. The following request will be considered at this time:

P.Z. 24-14 Centaur Station, c/o Michael Phelan, 18833 Cliffview Lane, Wildwood, Missouri, 63005 – A request for the application of a Landmark and Preservation Area (LPA) upon the property, buildings, and structures (Centaur Station) located in the Historic Centaur Area for low-intensity commercial uses under the allowances of this Special Procedures Permit process of the City's Zoning Ordinance; Addresses: 107 and 109 Centaur Road/Locator Numbers: 19X410082 and 19Y620026; NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District. Potential Uses: Office, Limited Services and Retail Facilities, and Offices, with Affiliated Dwelling Units. **(Ward One)**

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.



WILDWOOD

August 28, 2014

The Planning and Zoning Commission
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: A recommendation report on a planned request for the application of a Landmark and Preservation Area (LPA) upon a property, buildings, and structures (Centaur Station) that have had a range of uses over their one hundred (100) year plus history.

Location: West side of Centaur Road, north of Wild Horse Creek Road (107 and 109 Centaur Road)

Zoning: FPNU Floodplain Non-Urban Residence District

Historic Community Name: Centaur

Ward: One

Commission Members:

BACKGROUND - In the Zoning Ordinance, a special procedure permit process exists for special properties that have been determined to have historic significance within the community. These properties, which have buildings and structures situated upon them, must meet certain criteria for consideration for the application of this special procedure and, once considered historic, may be allowed a range of authorized activities and uses that are normally not permitted by that underlying zoning district designation. The intent of this procedure is to encourage historic preservation activities, including restoration, rehabilitation, and/or reuse. The ordinance reads as follows in this regard: *"the purpose of this Section is to promote the general welfare, heritage, education and economic benefit of the City of Wildwood through the preservation, protection and regulation of buildings, sites, structures, monuments and neighborhoods of historic, architectural, cultural or archeological significance. It is further the intent of this procedure to encourage the adaptation of these buildings, sites, structures, etc., for current use."*

CURRENT REQUEST - The owner of this property has submitted an application to the City of Wildwood for the use of this procedure at the above-referenced location. On the application, the petitioner notes his desire to complete the rehabilitation of the property and buildings/structures and potentially use the main building and **associated station structure** located on it for low-impact commercial type activities or uses, as defined in the code. These activities and uses can include the following:

1. Offices.
2. Limited service and retail facilities in which goods and services may be sold or provided directly to the public on the premises such as, but not limited to, studios or galleries for artwork or antiques; studios or work areas for artists, candymakers, dressmakers, tailors; music teachers; dance teachers; restaurants (excluding fast-food restaurants). In no case shall any use involving the manufacture of products be permitted to occupy more than four thousand (4,000) square feet of gross floor area.

3. Offices (as permitted in Subsection (C) (1) above) with affiliated dwelling units, wherein occupancy of the dwelling unit shall be limited to the owner, manager or employee of the office use and their respective families.
4. Child care centers, nursery schools, day nurseries.
5. Single-, two- and multiple-family dwellings.

According to the petitioner, during a discussion on this matter before the Historic Preservation Commission, he has not yet decided a specific activity or use or combination, but would like to have a range, so as to allow him a certain amount of flexibility in the future. The petitioner understood the limited nature of the permitted activities or uses under this special procedure permit and that a number of conditions can be levied as part of it regarding the future development and use of the property.

PROPERTY'S CHARACTERISTICS - At the time of the petitioner's presentation to the Historic Preservation Commission, the petitioner had already completed a significant amount of work on the property, given it had been used for rental purposes and suffered a slow decline in its condition over an extended period of time. With the petitioner's ownership, the property has been substantially improved and the buildings and structures secured, rehabilitated, and now are an important and respected part of the Centaur community. The property has a number of improvements associated with it, which can be summarized as follows:

Improvement	Year Built (St. Louis County Records)	Comment
Main Building	1920	Two story building constructed of brick, with large covered front porch along roadway.
Accessory Structure #1	1920	Called Centaur Station structure and resembles a small train station building.
Accessory Structure #2	1920	Located in westernmost portion of the site, which has lawn area around it.
Parking Lot Area	Undetermined	Informal gravel area around north side of main building and surrounding accessory structure #1.

Any building or structure over the age of seventy-five (75) years is considered historic in the City of Wildwood and listed in its survey document. Since the registry process is voluntary in the City of Wildwood, the identification of a property, building, and/or structure (collectively termed elements) is a listing, but has no control over its disposition over time. With the application of a Landmark and Preservation Area (LPA) designation on an element, such control over its condition, retention, or demolition does exist via a site-specific ordinance. Therefore, from the perspective of the Historic Preservation Commission, this special procedures permit is a very important tool to maintain Wildwood's unique and varied history here in the Centaur community.

REPORT AND RECOMMENDATION OF THE COMMISSION - As part of the consideration of a structure(s), building(s), and/or property/properties to a Landmark and Preservation Area designation, the Historic Preservation Commission must provide a recommendation to the Planning and Zoning Commission for its consideration, as part of its review process. Specifically, the Zoning Ordinance regulation for such is as follows: "the Historic Preservation Commission shall make their comments and recommendation known to the Planning Commission and petitioner no later than seven (7) days prior to the public hearing before the Planning Commission. The said comments and recommendations shall be made available for public inspection. The Planning Commission will construe the absence of comment or recommendation as acceptance of the petition

by the Historic Preservation Commission." This regulation of the Landmark and Preservation Area (LPA) reflects the need for the Historic Preservation Commission to provide its expertise in these matters, so the historic value of the element is retained and suggest any appropriate conditions for this purpose are included the site-specific ordinance designating the site with this designation.

The Historic Preservation Commission has considered this location and does believe it meets the criteria to be considered historic by the virtue of meeting one (1), if not more, of the following requirements set forth in the regulations for a Landmark and Preservation Area (LPA):

1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City of Wildwood, State of Missouri or the United States.
2. Is the site of a significant historic event.
3. Is the work of a designer whose individual work has significantly influenced the development of the St. Louis region, State of Missouri or United States.
4. Contains elements of design, detail, materials or craftsmanship, which represent a particular architectural style or significant innovation.
5. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood or within the City of Wildwood.

With this determination by the Historic Preservation Commission, it would note the main building **and station structure** have been at this location for over one hundred (100) years, the properties acted as a major commercial node of the community for generations, and the setting remains a major landmark in this portion of Wildwood (please see the attached history prepared by the Historic Preservation Commission on the Centaur Area). As part of this support for the application of this special procedures permit at this location, the Commission would also recommend the following conditions be included in the site-specific ordinance for this property:

1. The petitioner is required to place the property, **and associated buildings and structures**, on the City's Historic Registry. This registry process, **in terms of the required application and review steps, must parallel that in terms of time of the Planning and Zoning Commission and City Council's consideration of within one (1) year the Landmark and Preservation Area (LPA) request.**
2. The petitioner cannot demolish the main building or **station structure**, unless the Historic Preservation Commission would grant such allowance, per its regulations in this regard.
3. The petitioner follows all permitting requirements for the rehabilitation and restoration of the element, as set forth in the City's building and land use codes.

With these conditions, a reasonable level of control can be exercised by the Historic Preservation Commission over the elements to ensure its longevity and preservation for future generations, while not obstructing the petitioner's right of utilization of it for his enjoyment.

The Historic Preservation Commission appreciates the opportunity to comment on this matter and, if any of the Planning and Zoning Commission members should have any questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. Thank you again.

Respectfully submitted,
CITY OF WILDWOOD

William F. Kennedy, Chair
Historic Preservation Commission

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable City Council Members
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
Michael Phelan, Petitioner and Property Owner

Editor's Note: Modifications to the report, which were requested by the Commission at its July meeting, are indicated by bolded, red type, while deletions by a single, strike-through line.

Attachment A –
LPA Application Packet

12/11/13

P.Z. Number(s): _____
(as assigned by department)

DEPT OF PLANNING & ZONING
DEC 11 2013
CITY OF WILDWOOD

PETITION

before the
CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION

FOR THE PURPOSE OF HEARING REQUESTS
FOR ONE OR A COMBINATION OF THE FOLLOWING:
(PLEASE CHECK THOSE ITEMS WHICH ARE APPLICABLE)

- Change in Zoning
- Conditional Use Permit
- Approval of a Planned District or other special procedure (C-8/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: Michael Phelan

Mailing Address: 18833 Cliff View Lane
Wildwood, MO 63005

Telephone Number, with Area Code: 314 406 1349

Fax Number, with Area Code: _____

E-Mail Address: downincentaure@yahoo.com

Interest in Property (Owner or Owner Under Contract):
OWNER

If owner under contract, please attach a copy of the contract.

Owner's Name (if different than applicant): _____

Address: _____

Telephone Number, with Area Code: _____

SITE INFORMATION

Postal Address of the Petitioned Property(ies):

107 Centaur Road, 109 Centaur Rd
Winwood, MO 63005

Locator Number(s) of the petitioned Property(ies):

19 X416082
19 Y620026

Total Acreage of the Site to the Nearest Tenth of an Acre:

3.11

Current Zoning District Designation:

Proposed Zoning District Designation: LPA

Proposed Planned District or Special Procedure: LPA

USE INFORMATION

Current Use of Petitioned Site:

VACANT RESIDENTIAL

Proposed Use of Site:

USES PERMITTED UNDER
LANDMARK AND PRESERVATION AREA (LPA)
SECTION 415.520

Proposed Title of Project:

CENTAUR STATION

Proposed Development Schedule (include approximate date of start and completion of the project):

SPRING 2014

CONSULTANT INFORMATION

Engineer's/Architect's Name:

Buescher Ditch

Address:

PO Box 621
WASHINGTON, MO 63090

Telephone Number, with area code:

636 239 6255

Fax Number, with area code:

E-Mail Address:

Soil Scientist/Forester's Name:

Address:

Telephone Number, with area code:

Fax Number, with area code:

E-Mail Address:

ACKNOWLEDGEMENT INFORMATION

The petitioner(s) state(s) they (he) (she) will comply with all the requirements of the city of wildwood with regard to the procedures relating to its administration of land use and development controls within its boundaries, including the payment of all applicable fees.

The petitioner(s) further represent(s) and agree(s) that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Wildwood with respect to this application.

The petitioner(s) hereby certify(ies) that (indicate one):

- I (we) have a legal interest in the hereinabove described property.
- I am (we are) the duly appointed agent of the petitioner(s) and that all information given and represented on this application is an accurate and true statement of fact. Any misrepresentation of information on this application or accompanying information shall constitute grounds for the City of Wildwood, Missouri to terminate review of this petition and return all materials, minus any fees, associated with its review up to and through that point.

SIGNATURE: *[Signature]*
 NAME (PRINTED): Michael P. Pheasant
 ADDRESS: 18833 Cliff View Lane
Wildwood, MO 63005
 TELEPHONE NUMBER: 314 406 1349

[PLEASE NOTE: THE ABOVE NAMED PERSON SHALL RECEIVE ALL OFFICIAL NOTICES REGARDING THIS REQUEST, INCLUDING THE PUBLIC HEARING NOTICE.]

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20_____.

SEAL:

SIGNED: _____
(NOTARY PUBLIC)

NOTARY PUBLIC _____
STATE OF MISSOURI.

MY COMMISSION EXPIRES _____

FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: _____
 FEE: _____; RECEIVED BY: _____
 PRELIMINARY DEVELOPMENT PLAN: YES NO
 PACKET COMPLETE: YES NO

2ND SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

Proposed Landmark Preservation Area
107 and 109 Centaur Road Wildwood, MO 63005

Statement of Historical and Architectural Significance.

The land in the proposed LPA has a long history associated with it as the former town of Centaur Missouri.

In 1893 Anton Leiweke organized the Centaur Lime Company and its company store, and offices were erected on this site, the company employed 100 people. In 1894 the railroad came through the property and a train station and hotel were added to the site. These buildings of frame construction burned approximately 1918, and the current buildings were constructed of brick and mortar in about 1920.

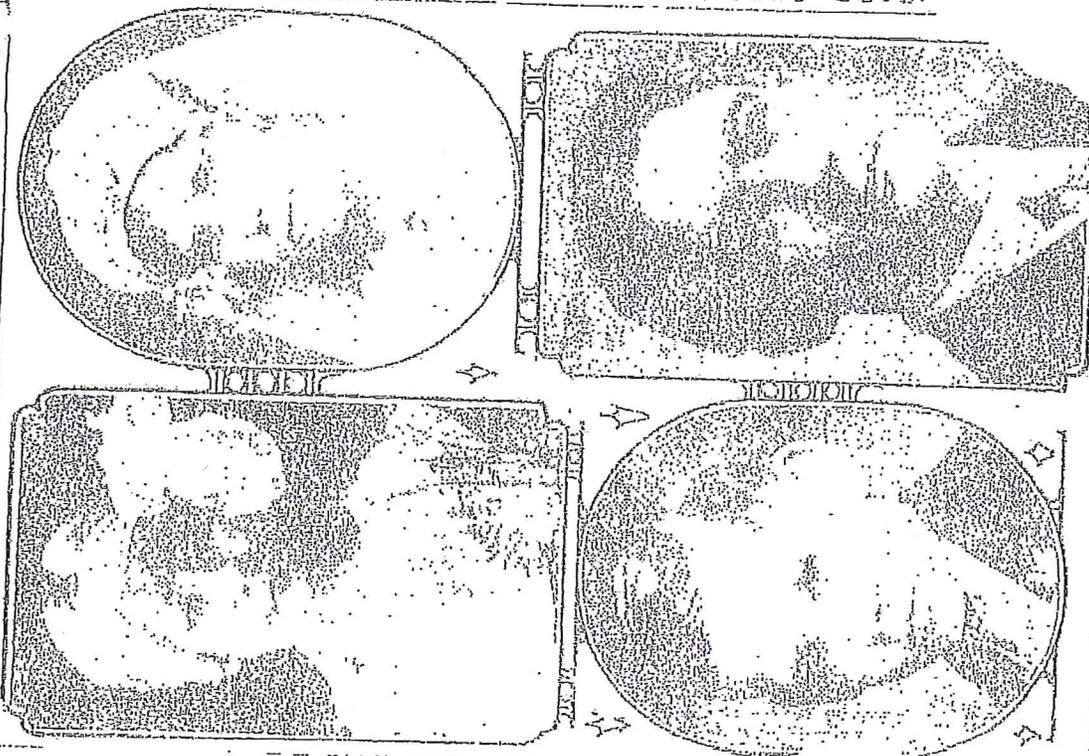
The construction of the buildings are of brick and or mortar and quarried from the company limestone mine directly across the street from the site.

The President of the company and owner of the house was killed with 3 members of his family on May 5th ,1932 in train accident in front of the house. (see attached pic and article from the Post Dispatch)

By ... of ...

May 5 - ST. LOUIS POST-DISPATCH 1932

Killed When Train Struck Auto



Four members of a family killed when a freight train struck automobile at Centaur, St. Louis county, today. Above, Dr. ... C. LEIWEKE JR., Loretta's brother, and A. L.E., her father, who was driving.

HURT WHEN ... IN RUNS INTO ... TO AT CENTAUR

LeIweke, 50, Daughter, ... age, 8, and Nephew, 9, Are Victims.

ON WAY TO CHURCH ... Brother Hurt—No ... ing Sounded, Wit- ... nesses Assert.

Persons were killed and one ... red as they were driving ... sion Thursday morn at 7:50 ... day when an on-board ... and train struck their ... he at a grade crossing in ...

Victims of Crash and Scene Where Four Were Killed



ALL TRAFFIC ... CROSSROAD

2 TRACKS

M S ... HE Ha:

MAN, 3 CHILDREN KILLED WHEN AUTO IS HIT BY TRAIN

Head of Line Company, **Ret**
Daughter, Niece and **C**
Nephew Fatally Injured at **V**
Centaur, St. Louis County **E**

DRIVER'S BROTHER **W/**
SERIOUSLY INJURED **E**

Family on the Way to **Co**
Church at Time of Acci- **A**
dent—Verdict of Un- **E**
avoidable Accident. **E**

Four members of a family were **A**
killed and a fifth seriously injured **V**
when a Rock Island freight train **Ser-**
struck an automobile at Centaur, **vo**
St. Louis County, at 6:30 o'clock **er**
this morning. The dead: **er**

A. Leo Letwack, 53 years old, **er**
president-treasurer of the Cen- **er**
taur Lumber Co. **er**

Dorcas, 11, his daughter. **er**

Loretta, 11, daughter of his **er**

brother, Joseph H. C. Letwack. **er**

Joseph Jr., 16, brother of **er**

Loretta. **er**

Justice of the Peace Joseph H. **er**

C. Letwack, 55, vice president and **er**

secretary of the lumber company, was **er**

injured. He is unconscious at St. **er**

Mary's Hospital with injuries of **er**

the skull and neck area and body **er**

bruises. **er**

The body of the boy was taken **er**
to the Letwack home in Centaur to **er**
be buried. The body of the girl was **er**
taken to the Assumption Catholic Church at Ches- **er**
terfield. This is Assumption Thero- **er**

day, when Catholics are obligated to attend mass. Leo Leiwcke was driving, in a touring car.

A regular passenger train had passed a short time previously and relatives think Leo Leiwcke was not looking for another train. The freight was an eastbound extra, not regularly scheduled. There is no automatic signal at the crossing and no agent on duty at the station. The car was northbound in Centaur road, preparatory to turning east on a new road between the track and the Missouri River.

Automobile Demolished.

The automobile was crushed about 100 feet and demolished. The elder Joseph Leiwcke was found under the car when relatives and other residents of the hamlet hurried to the scene. Lorelia was found near the crossing with a skull fracture. She died a half hour later in the frame railroad station, after being given first aid by her brother, Francis, postmaster and merchant at Centaur.

The body of Dolores was found about 225 feet from the crossing. The bodies of Leo Leiwcke and Joseph Jr. were near the wreck of the machine.

Coroner's Verdict of Accident.

A coroner's jury returned a verdict of unavoidable accident this noon.

The Rev. V. J. McCartney, pastor of Ascension Church and of St. Anthony's Church at Centaur and Mrs. Minnie Bellairs of Chesterfield testified they were driving about 50 feet behind the Leiwckes and heard no whistle. They said they did not see the train, but heard it. Trees and structures interfered with the engineer's vision of the machines approaching the crossing from the south, they declared.

Father McCartney had celebrated mass at Centaur and Mrs. Bellairs was taking him to the church at Chesterfield.

Edgar Nelson of Eldon, Mo., the engineer, testified that a grove of trees obscured the road. He said he whistled three times and rang the bell as he approached Centaur. His train, consisting of 26 loaded cars and a caboose, was going 35 miles an hour, but he stopped the locomotive about 100 feet east of the crossing. Nelson related Sumner E. Gunn of Eldon, the fireman, corroborated the engineer's testimony about the whistle and bell, but said he did not see the accident.

Centaur is in the northwestern corner of St. Louis County, in a narrow valley. The Rock Island runs at the foot of the river bluffs.



WILDWOOD

January 8, 2014

The Historic Preservation Commission
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Application for the Landmarks and Preservation Area (LPA) – 107 and 109 Centaur Road

Commission Members:

In December of last year, the Department of Planning received an application packet from a property owner of a historic element in the Centaur Community of Wildwood. This historic element is the all-brick construction, two-story residence located at the ninety-degree turn on Centaur Road, at the railroad tracks. This building has a long history in this area and was an integral part of the Centaur community, when it was a place of commerce and trade in the 1800's. Although an old structure, the new owner has invested a great deal of effort over the past several months and begun to stabilize it and return it to its past glory and significance.

The application packet that was provided by the owner of this historic element is the initial step in the process that seeks the City's support relative to the redevelopment of the property for limited commercial uses to complement the past history of the Centaur Community as a center of some commerce and accommodate the growing number of cyclists that pass through this area as well. The packet contains an application for rezoning, information relating to the property, and other items necessary for this land use process to begin. The application for rezoning identifies the Landmark and Preservation Area (LPA) would be placed on this site, which is currently designated as NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, like many of the properties in its vicinity. Thus, these properties and area have flooded, with water from the nearby Missouri River.

The LPA is specifically set forth for use on historic properties, as a mechanism to foster their preservation and adaptive reuse. This zoning district can be used without the benefit of the Master Plan's 5th Land Use Category, which is not the case in all instances. This overlay district was carried over from St. Louis County, at the time of the incorporation and remained in the City's Zoning Ordinance, since that date. Over the last eighteen (18) years, only one (1) application has been submitted for its use, until now, and that location was in the Orrville Community. However, the one (1) previous application was withdrawn, before the Planning and Zoning Commission and the City Council took any formal action upon it.

The specifics associated with the LPA are extensive and detailed in the section of the City's Zoning Ordinance. Important among these specifics is the requirement the element can be protected from any future demolition or major alterations by the City, if the overlay district is approved on the properties. Other items are detailed below:

SECTION 415.520: LANDMARK AND PRESERVATION AREA (LPA)

- A. *Purpose And Intent.* The purpose of this Section is to promote the general welfare, heritage, education and economic benefit of the City of Wildwood through the preservation, protection and regulation of buildings, sites, structures, monuments and neighborhoods of historic, architectural, cultural or archeological significance. It is further the intent of this procedure to encourage the adaptation of these buildings, sites, structures, etc., for current use.
- B. In any zoning district, except "PS" Park and Scenic District, a single parcel or geographic area may be designated as a landmark and preservation area thereby encouraging the preservation, enhancement, rehabilitation and perpetuation of the landmark building, structure or area. The Planning Commission may recommend and the City Council, by ordinance, may approve designation for a specific parcel or area provided the area is characterized by one (1) or more of the following criteria:
1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City of Wildwood, State of Missouri or the United States.
 2. Is the site of a significant historic event.
 3. Is the work of a designer whose individual work has significantly influenced the development of the St. Louis region, State of Missouri or United States.
 4. Contains elements of design, detail, materials or craftsmanship which represent a particular architectural style or significant innovation.
 5. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood or within the City of Wildwood.
- C. *Additional Permitted Land Uses And Developments.* Designation as a landmark and preservation area qualifies property for additional uses beyond those permitted or conditional uses in the zoning district in which the property is located. A designated landmark and preservation area may contain such of the following additional uses as determined by the Planning Commission and the City Council, provided that these uses shall not create an appreciable increase in land use intensity, beyond what normally occurs in the applicable zoning district, nor substantially alter or affect the character of surrounding development:
1. Offices.
 2. Limited service and retail facilities in which goods and services may be sold or provided directly to the public on the premises such as, but not limited to, studios or galleries for artwork or antiques; studios or work areas for artists, candymakers, dressmakers, tailors; music teachers; dance teachers; restaurants (excluding fast-food restaurants). In no case shall any use involving the manufacture of products be permitted to occupy more than four thousand (4,000) square feet of gross floor area.
 3. Offices (as permitted in Subsection (C)(1) above) with affiliated dwelling units, wherein occupancy of the dwelling unit shall be limited to the owner, manager or employee of the office use and their respective families.
 4. Child care centers, nursery schools, day nurseries.
 5. Single-, two- and multiple-family dwellings.
- D. All such additional uses shall conform to specific conditions established in the ordinance governing the particular landmark and preservation area concerning, but not limited to, the following:
1. Building appearance.
 2. Number of employees or pupils.
 3. Minimum and maximum square footage per use.
 4. Open space requirements.
 5. Signs (number, type, location).
 6. Parking (number, location).
- E. *Performance Standards.* All uses established in a landmark and preservation area shall operate in accord with standards contained in Section 415.250 "Zoning Performance Standards Regulations". These performance standards are minimum requirements and may be made more restrictive in the conditions of the ordinance governing the particular landmark and preservation area.
- F. *Height Limitations For Structures.* Unless otherwise restricted by application of regulations in Section 415.240 "Air Navigation Space Regulations" of this Chapter, the total height of any structure shall be limited by the applicable zoning district regulations. The height limitations may be made more restrictive in the conditions of the ordinance governing the particular landmark and preservation area.
- G. *Lot Area And Yard Requirements.*
1. *Minimum lot area.* The lot area for any use or new building in a landmark and preservation area shall be governed by the regulations and the zoning district regulations in which the lot is located.
 2. *Minimum yard requirements.* Setbacks for new parking areas and new structures shall be established in the conditions

of the ordinance governing the particular landmark and preservation area; however in no instance shall they be less restrictive than the requirements of the zoning district in which the property is located.

- H. *Off-Street Parking And Loading Requirements.* The minimum off-street parking and loading requirements for any use or building in a designated landmark and preservation area shall not be reduced below that required for the same use in any other "M" Industrial, "C" Commercial, "R" Residential, "NU" Non-Urban Residence zoning district as set forth in Section 415.280 "Off-Street Parking and Loading Requirements". These requirements may be made more restrictive in the conditions of the ordinance governing the particular landmark and preservation area. Where determined necessary and where the landmark and preservation area includes two (2) or more uses, the Planning Commission may recommend and the City Council may approve a total reduction of not more than twenty percent (20%) of the required off-street parking and loading spaces, where it has been demonstrated by study of the combined uses and customary operation of the uses that adequate parking would be provided.
- I. *Sign Regulations.* The number, type and location of all signs, display or advertising devices proposed and visible from the public right-of-way shall be subject to the regulation and control of the particular zoning district in which the property is located as set forth in Section 415.400 "Sign Regulations"; however these regulations may be made more restrictive in the conditions of the ordinance governing the particular landmark and preservation area.
- J. *Procedure--Establishment Of Area.* In order to establish a landmark and preservation area, the procedure shall be as follows:
1. *Application.* A petition shall be filed with the City Council on forms prescribed for this purpose by the Planning Commission. Said petition may be initiated by the City Council, Planning Commission, the owner(s) of record or owners under contract of a lot or tract or their authorized representatives or by the owners of fifty percent (50%) or more of the area (excluding streets and alleys) included within the proposed area.
 - a. Three (3) sets of forms shall be submitted to the Department of Planning on petitions initiated by owner(s) of record or owners under contract or their authorized representative or by owners of fifty percent (50%) or more of the area in a proposed area and are to be accompanied by the following:
 - (1) Filing fee per requirements of Section 415.550 "Fees".
 - (2) General location map, outboundary plat and legal description of the property in question.
 - (3) A statement documenting the historic, architectural, cultural, archaeological or aesthetic significance of the proposed lot or lots.
 - (4) Summary, description, example or outline of proposed conditions to be applied within the area including, but not limited to, design and construction standards for building facades, setbacks, height, scale, material, color and texture, trim, roof design and landscaping; standards for the design details for all fences, street furniture and signs.
 - (5) A preliminary development plan indicating existing and proposed structures and uses of all properties within the proposed area including:
 - (a) Existing and proposed contours at intervals of not more than five (5) feet referred to sea level datum.
 - (b) Proposed ingress and egress to site, including adjacent streets.
 - b. Petitions initiated by the City Council or Planning Commission shall be accompanied by the following:
 - (1) A statement from the Historic Preservation Commission documenting the historic, architectural, cultural, archaeological or aesthetic significance of the proposed lot or lots.
 - (2) A survey of the property furnished by the Department of Planning from information of record.
 - (3) A letter of intent from the initiating party indicating the proposed use.
 2. *Public hearing.*
 - a. A public hearing on the petition shall be held by the Planning Commission in the same manner and with the same public notice procedure as required in the procedure for amending the zoning ordinance, provided that a date for a public hearing shall be set within forty-five (45) days of acceptance of the petition by the Department of Planning. Additional time may be required to set a date for public hearing for petitions initiated by the City Council or the Planning Commission.
 - b. Upon acceptance of the petition, the Department of Planning shall forward the application for landmark and Preservation area designation to the Historic Preservation Commission for their comments and recommendation.
 - c. The Historic Preservation Commission shall make their comments and recommendation known to the Planning Commission and petitioner no later than seven (7) days prior to the public hearing before the Planning Commission. The said comments and recommendations shall be made available for public inspection. The Planning Commission will construe the absence of comment or recommendation as acceptance of the petition by the Historic Preservation Commission.
 3. *Planning Commission recommendation.* No action shall be taken by the City Council with respect to the petition until it has received the recommendation of the Planning Commission. Said recommendation shall include the comments and recommendation of the Historic Preservation Commission and shall address the comments and recommendation of the Historic Preservation Commission, general planning considerations, including consistency with good planning practice,

and compatibility with adjoining permitted developments and uses. All recommendations shall be made in consideration of plans or area studies, subdivision and zoning requirements and projected public improvements applicable to the area affected by designation. A recommendation of approval shall be accompanied by conditions to be included in the ordinance establishing the landmark and preservation area or approval of a site development plan in a landmark and preservation area. Such conditions shall include, but not be limited to, the following:

- a. Permitted uses, including maximum floor area;
 - b. Preservation and design standards for all new construction, alteration and repair;
 - c. Height limitations;
 - d. Review of exterior facade and design features or details by the Historic Buildings Commission;
 - e. Minimum yard requirements;
 - f. Off-street parking and loading requirements;
 - g. Sign regulations;
 - h. Requirements for deed restrictions, as applicable.
4. *Appeal or protest to Commission recommendation.*
- a. *Appeal by petitioner to recommendation of denial.* The petitioner may file an appeal to the City Council of a Planning Commission recommendation of denial of an application for a landmark and preservation area procedure or an amendment thereto in accord with the provisions of Section 415.530 "Appeal and Protest Procedure for Special Procedures".
 - b. *Protest by specified nearby property owners to recommendation of approval.* Specified nearby property owners may file a protest with the City Council against the Planning Commission's recommendation of approval of an application for a landmark and preservation area procedure or an amendment thereto in accord with the provisions of Section 415.530 "Appeal and Protest Procedure for Special Procedures".
- K. *Procedure--Approval Of Site Development Plan.* After passage by the City Council of an ordinance establishing a landmark and preservation area, a site development plan shall be submitted in accord with the following provisions. No building permits or authorization for improvement or development shall be issued prior to approval of such plans.
1. Plans for single-lot developments shall be submitted to the Department of Planning to be reviewed for compliance with the zoning ordinances and then forwarded to the Historic Preservation Commission for review by the Historic Preservation Commission. Said plans shall contain the minimum conditions of the specific ordinance governing the landmark and preservation area and, further, shall comply with provisions of the subdivision ordinance and other applicable City ordinances. Single lot development plans shall be recorded as outlined in Subsection (M).
 2. If development in a designated landmark and preservation area requires trust indentures and/or maintenance agreements, a copy of the landmark and preservation area ordinance shall be recorded with said indentures or agreements.
 3. In the case of multiple-lot developments, a site development concept plan for the designated area shall be submitted to the Planning Commission for review and approval. The concept plan shall be recorded as required by Subsection. Detailed site development section plans shall be submitted to the Department of Planning (and forwarded to the Historic Preservation Commission) for review and approval by the Planning Commission by individual building, lot, phase or plat representing a portion of the site development concept plan. The detailed site development section plans shall be recorded as required in Subsection (M).
- L. *Procedure--Amendment Of Conditions Or Site Development Plan.* In order to amend conditions of an existing landmark and preservation area or to amend the site development plan approved for the landmark and preservation area, the procedure shall be as follows:
1. To amend the landmark and preservation area ordinance.
 - a. The property owner or authorized agent shall submit a written request to amend ordinance conditions to the Department of Planning for review. A copy of the request shall be forwarded to the Historic Preservation Commission for review and recommendation. The Department shall evaluate the request for consistency in purpose and content with the nature of the proposal as originally advertised for public hearing and shall consider the comments of the Historic Preservation Commission.
 - b. If the Department determines that the requested amendment is consistent in purpose and content with the nature of the original proposal as advertised, the Department shall so report to the Planning Commission. The Planning Commission shall then review the request and the report of the Department, then forward a recommendation to the City Council. A recommendation of approval shall include conditions to be included in the amended ordinance.
 - c. If the Department of Planning determines that the requested amendment is not consistent in purpose and content with the nature of the proposal as originally advertised for public hearing, the Department shall so report to the applicant and the Planning Commission. The Planning Commission may forward a resolution of intent to the City Council for the purpose of a new public hearing on the matter in accord with proceedings specified in Section 415.560 "Procedure for Amending the Zoning Ordinance".
 2. To amend the site development plan approved for the landmark and preservation area.
 - a. The property owner or authorized representative shall submit an amended site development plan to the

Department of Planning for review. The Department shall forward a copy to the Historic Preservation Commission for its review and recommendation. The Department shall then evaluate the request for consistency in purpose and content with the nature of the proposal as originally advertised for public hearing with the Historic Preservation Commission's recommendation and the preliminary development plan approved by the City Council.

- b. If the Department of Planning determines that the proposed site plan amendment is not in conflict with the original proposal as advertised and the approved preliminary development plan and meets all conditions of the landmark and preservation area ordinance, the Department upon recommendation of the Historic Preservation Commission may approve said amended plan. Said plan shall be recorded as required by Subsection (M).
 - c. If the Department of Planning determines that the proposed site plan amendment is not consistent in purpose and content with the nature of the proposal as originally advertised for public hearing or with the preliminary development plan approved by the City Council, the Department shall so report to the applicant and the Planning Commission. The Planning Commission may forward a resolution of intent to the City Council for the purpose of a new public hearing on the matter in accord with proceedings specified in Section 415.560 "Procedure for Amending the Zoning Ordinance".
 - d. *Appeal to Commission of a decision by Department in reviewing development plan.* The petitioner/developer may appeal a decision by the Department of Planning, in cases where the Department of Planning is authorized to review development plans, to the Planning Commission. The petitioner shall have a fifteen (15) day period in which to file a written appeal and plan with the Commission. The written appeal, stating the reasons for the appeal, shall be submitted to the Department. The Commission shall make the final determination of the matter. No exceptions will be granted that are in violation of the particular ordinance governing the development plan.
- M. *Recording.* Within sixty (60) days of approval of the initial, conceptual or amended site development plan, the plan shall be recorded with the St. Louis County Recorder of Deeds and thereby authorize development as depicted thereon with a copy to be filed with the City of Wildwood.
- N. The permitted uses established in the ordinance governing the particular landmark and preservation area shall become effective upon recording of an instrument approved by the Department of Planning and the City Attorney. This recorded instrument shall constitute an affirmative covenant running with the land for a period of time specified in the ordinance. This covenant shall require the continuation of the preservation of the structure, site or area and prohibit the demolition of any structure without approval by the Historic Preservation Commission and the City Council. The City Council may release the covenant upon receipt of a report from the Planning Commission. (Ord. No. 1324 App. A §1003.191, 8-14-06)

The process for the consideration of this LPA request is as follows, with much of it being set forth in the regulations noted above:

Steps in Process ¹		Review Authority
1.	First Presentation of Request to Historic Preservation Commission	Department of Planning
2.	Discussion of Request for Recommendation Purposes	Historic Preservation Commission and Department of Planning
3.	Action on Request, with Recommendation	Historic Preservation Commission
4.	Public Hearing on LPA	Planning and Zoning Commission
5.	Information Report	Department of Planning
6.	Letter of Recommendation	Planning and Zoning Commission
7.	Public Hearing on LPA	City Council
8.	Introduction of Bill (assumes approval of LPA)	City Council
9.	Passage of Bill into Ordinance (assumes approval of LPA)	City Council
10.	Placement of Element on City's Historic Registry (a requirement of the site-specific ordinance) - requires many of the same steps noted above	Historic Preservation Commission

At tonight's meeting, the intent of this agenda item is to introduce the proposal to the Historic Preservation Commission and accept preliminary comments from its members, so as at the next meeting, discussion can continue, leading to a recommendation that would be forwarded to the Planning and Zoning Commission for its use and consideration.

If any of the Commission Members should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your consideration of this information and input on this item.

Respectfully submitted,
CITY OF WILDWOOD


Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
The Honorable City Council of the City of Wildwood
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner - Zoning
Michael Phelan, Element Owner

Additional meetings may be scheduled at the discretion of the Commissions or City Council, if needed or desired.

**Attachment B –
Background Information**



WILDWOOD

HISTORIC CENTAUR

City of Wildwood, Missouri

Historic Preservation Commission

Approval Date of History – April 24, 2014

Centaur is an area that still offers an opportunity to look back to what western St. Louis County used to resemble at the time of its earliest settlement. Centaur's character is attributable to its location near the Missouri River and associated floodplain. The threat and existence of flooding in this community caused it not to experience the levels of growth that other portions of St. Louis County experienced over almost two hundred (200) years of existence. Therefore, Centaur is a community that is defined by the natural features in many ways, and different from other historic locations that now form an integral part of the City of Wildwood.

The Missouri River is the defining natural feature in this area, given the remnants of its former path create the fertile floodplain that still sustains agricultural activities today, while creating the pronounced bluffs, where Centaur remains, nestled next to them. These bluffs, consisting of limestone, provided a building material source and led to the growth of quarrying in this area as well. With these quarries in the area of Centaur, the river provided transportation for goods, which was eventually supplanted by the railroad, which followed the bluffs and the edge of the wide floodplain to markets across the region, and beyond.

These natural attributes that led to the development of the Centaur community were first recognized by the native tribes that inhabited the area for many millenniums. These tribes appear to have been in the area beginning around 12000 to 8000 B.C., based upon the very limited archeological remains and remnants that have been discovered in other similar settings elsewhere. These archeological remains and remnants are hard to find, and limited, due to the nomadic nature of these people and their small populations. The cultural periods spanned by these inhabitants are from the Early Man to the Dalton Period (Harl, Naglich, and Nixon, 1990). Thereafter, the tribes became more stationary and formed small settlements near water and the other plentiful resources that are found in this area. This pattern of settlement appears to have ended during the timeframe of 1300 and 1400 A.D., leading to the inhabitants returning to a more nomadic nature and traveling further south of this area.

The first Euro-American settlement in the vicinity of Centaur appears to be in the nearby the Wild Horse Valley Area in 1797 by James Mackey, at the mouth of Bonhomme Creek, and was named St. Andrews. This settlement was situated well to east of the current Centaur community. At one point, this community had three hundred (300) residents. James Mackey owned almost four thousand (4,000) acres in this area and controlled much of the land that formed the Wild Horse Creek Watershed. One (1) of the first to settle the Centaur Area was a prominent Virginia family, led by Reverend Robert Coleman, along with two (2) sons – Robert G. and William H. Coleman.

Other settlers in this area included Alexander McCourtney, William Bellew, William Bell, Henry Tyler, Theodore St. Onge, Adam Kesselring, Johann Sandfoss, and Anton Leiweke. These large or influential landowners, of which several profited due to ownership of slaves, shaped the character of this portion of west St. Louis County, which is now Wildwood.

The Centaur community was settled sometime between 1885 and 1891 by Anton Leiweke and would soon include the Centaur Lime Company and a stove factory owned by Henry Kelpel and his sons, who traveled from their home, located to south, to Centaur. Centaur had a modest population of thirty-three (33) inhabitants in 1909 (John Sebastian, 1909), but was an entrepreneurial hotbed due to its rich base of resources and transportation options, all being anchored by the railroad that had come to the area many years earlier in 1887 and the ever-prevalent and defining Missouri River. This area provided needed materials for a growing region, with some of the lime, rock, sand, and gravel used at the 1904 World's Fair, which was hosted by the City of St. Louis, for the grand buildings, structures, and outdoor spaces. The railroad station in Centaur was an integral part of this community, served generations of residents and workers, and remains today, as a reminder of this area's rich past.

The Centaur community, from approximately 1909 to 1933, is a story of the Leiweke Family and its role in its development. The Leiweke Family opened a quarrying operation, along with other enterprises, in the Centaur community, all of which flourished for over two (2) decades. The community, again, benefited from its proximity to the railroad line and the Missouri River. Centaur's location is synonymous to these surrounding man-made and physical features and, through time, and by water and other natural forces, helped the community grow, but also led to many devastating events.

In 1924, a major fire occurred in the Centaur community, starting in the Centaur Lime Company Building and encompassing seven (7) other houses and barns. This major fire also destroyed the local church/parsonage. After the fire, Anton Leiweke constructed a two (2) story, brick residence on the location of the destroyed Centaur Lime Building Company facility, which is currently owned by Michael Phelan. A new barn was constructed as well (which was also lost to another fire), but many of the other buildings were never replaced, after this 1924 fire, and business activity slowed, as the Great Depression descended on America. By 1929, the Centaur community began to struggle, which would affect it for many decades.

However, in 1965, the St. Louis County Council established a new Zoning Ordinance and corresponding classifications, which created a three (3) acre land use pattern around the Centaur community. This large-lot, single family pattern of development began a new chapter for the area, where individuals invested in larger tracts of land for single homesites and thereby preserved the rural character of the area. Although the Centaur community maintained its residential nature throughout this same period of time, these new residences in the area bolstered it.

For almost thirty (30) years, from that 1965 event, St. Louis County, Missouri provided government services to the area of Centaur that included its application of modern zoning, land use, and subdivision laws, along with the maintenance of public roads and bridges. Many people in the larger community of unincorporated subdivisions, neighborhoods, and rural areas in Centaur's vicinity, and beyond, were dissatisfied with the services offered by St. Louis County Government.

This dissatisfaction reached a point, where a group of residents began to explore creating a new city that would encompass much of the far western reaches of St. Louis County and include many of the historic communities that had pre-dated the more recent formation of municipal governments around it. These residents, known as the founders or incorporators, labored against significant odds to form this government that would oversee almost sixty-seven (67) square miles of land area. However, these odds did not prove to be insurmountable and, on February 6, 1995, voters in this area agreed to form the new City of Wildwood. This new City included the Centaur community and many other historic settlements, structures, buildings, and elements that had existed in some form for almost two (2) centuries, in some instances. The incorporation effort that formed the City of Wildwood was a landmark event for St. Louis County and set into place a vision to preserve the assets of this community from degradation and rapid change, keeping them from slowly disappearing over time and from the collective memory of this area. This vision, expressed in the City's Charter and Master Plan, remains as focused today, as it was in 1995.

More recently, the purchase of many parcels of ground by Michael Phelan has led to a renaissance in the area and the restoration of many of the historic buildings, including the old church/school that is located on the east side of Centaur Road, south of the railroad tracks. Beyond the activities of Mr. Phelan and other large and small landowners, the Centaur community is still effected by the Missouri River and its flooding. In 1993, a major, catastrophic flood significantly impacted the area and, since then, has had several instances of other high water occurrences, including 2013. The relationship of this community and the river remains one (1) of its primary defining characteristics.

Sources:

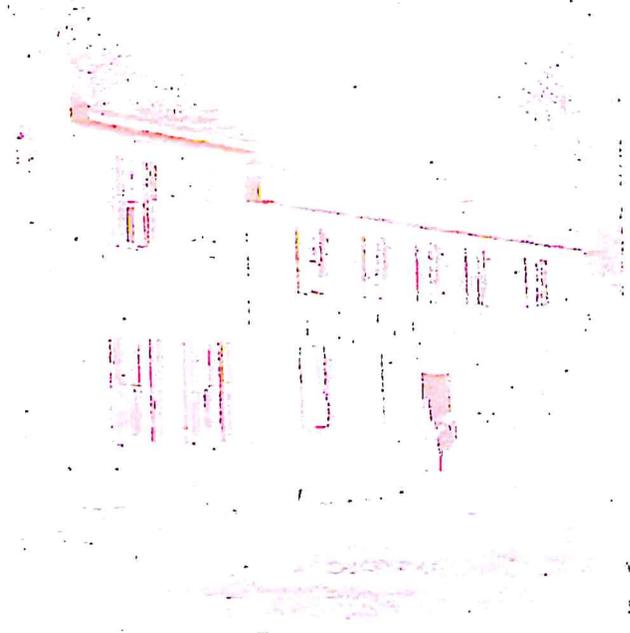
Harl, Joseph, Naglich, Dennis and Nixon, Joseph M.

1990 Report of Phase I Reconnaissance Level Survey of Prehistoric and Historic Cultural Resources in the Wildhorse Creek Drainage Basin in South St. Louis County.
Research Report - Administered by Missouri Department of Natural Resources -January 1990.

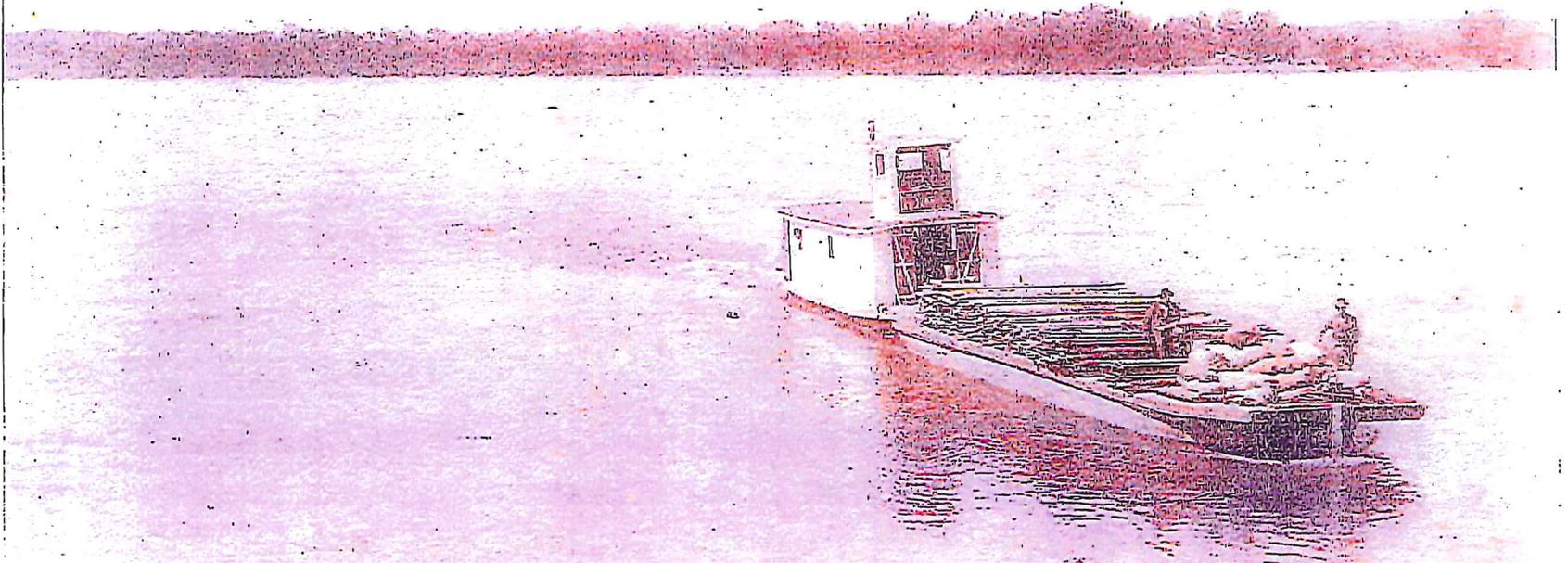
Sebastian, John

1909 In the Heart of Missouri, The New Rock Island Country.
Passenger Traffic Department, Rock Island Lines, Chicago.





116

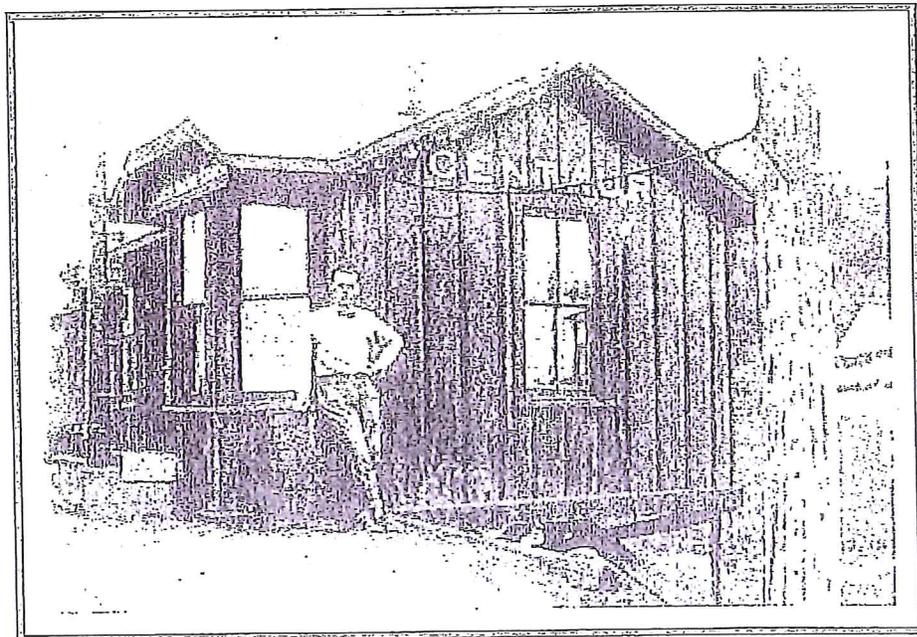
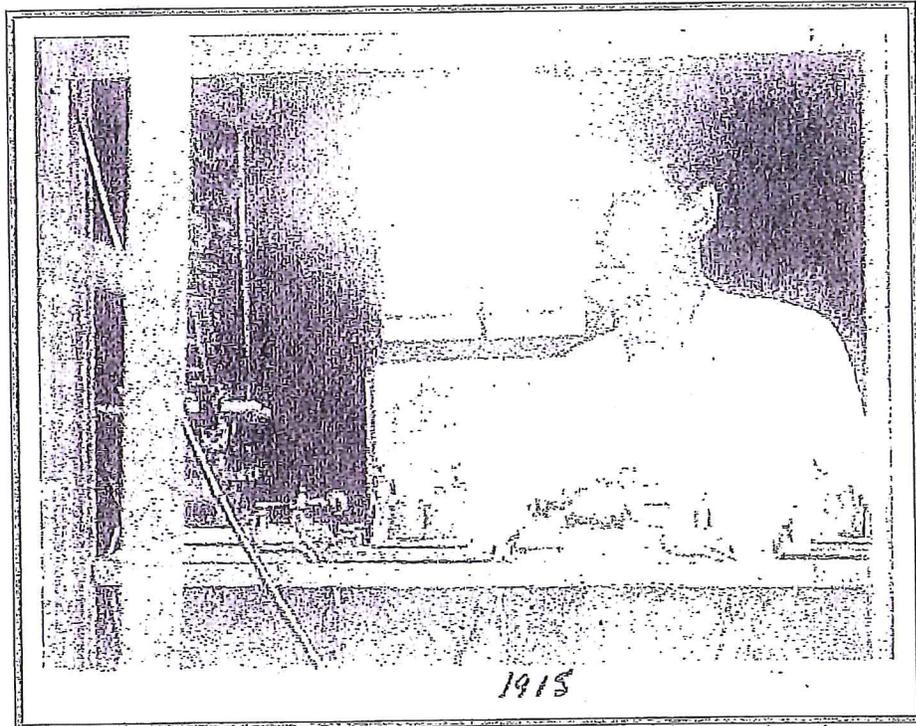




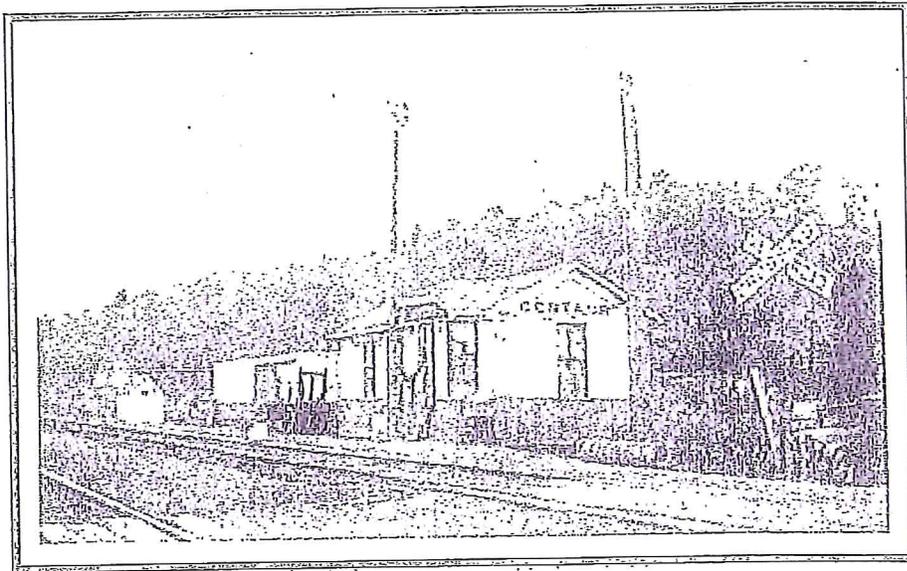
CENTAUR STATION

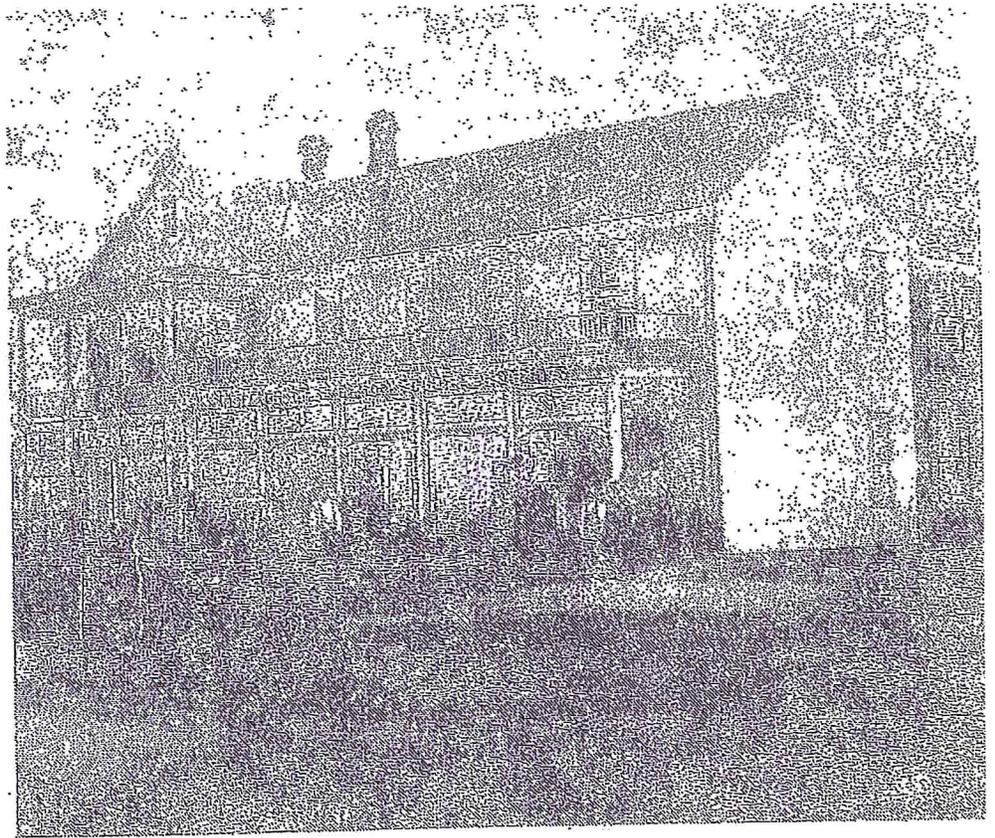
These photos of the Centaur Depot were contributed by Irene Selz-Hosfeld, the daughter of the
Walter Selz, the Station Agent at the time of the photos.

The first two photos were taken in 1915.



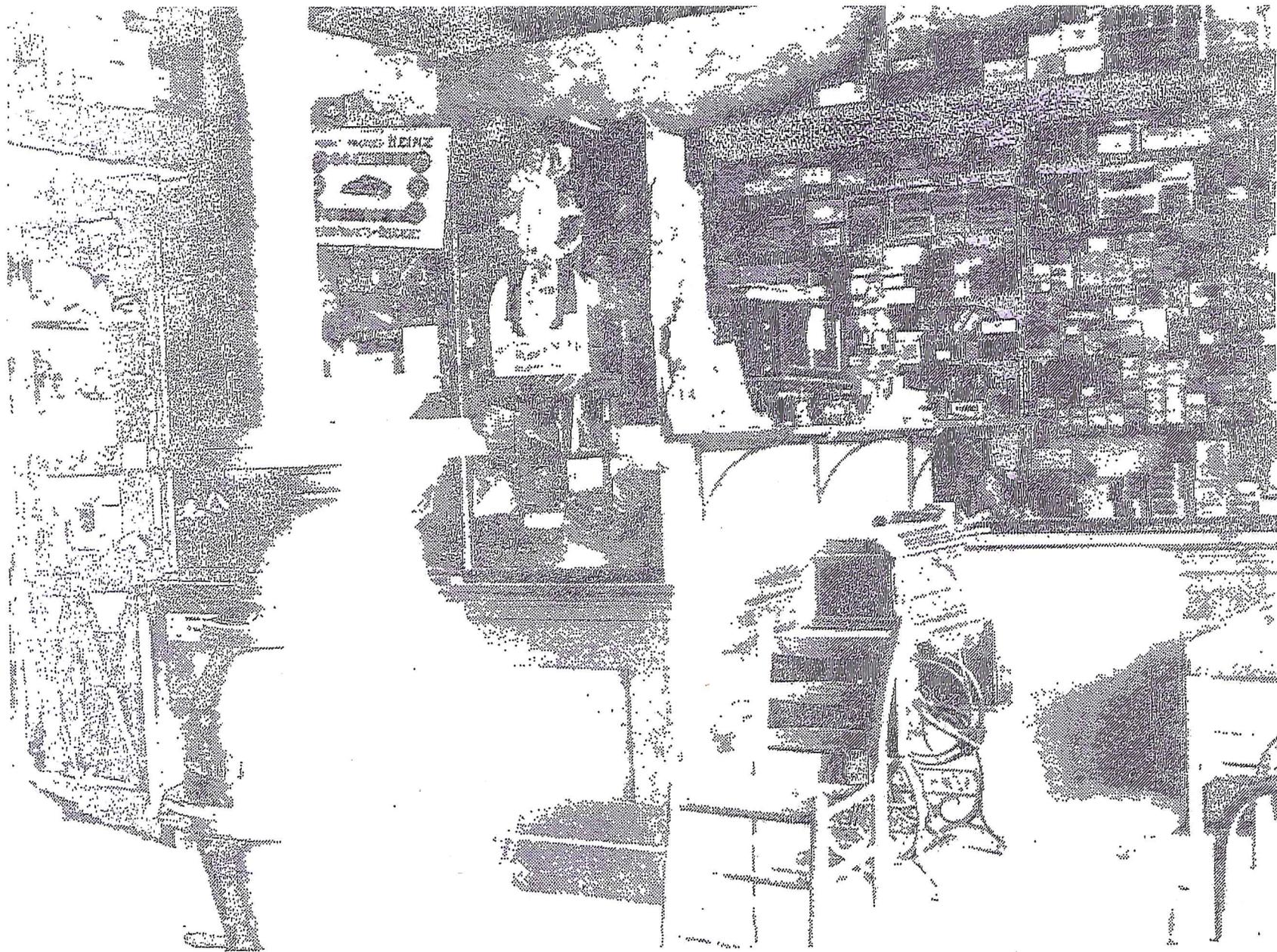
This 1928 photo shows the new paint scheme:





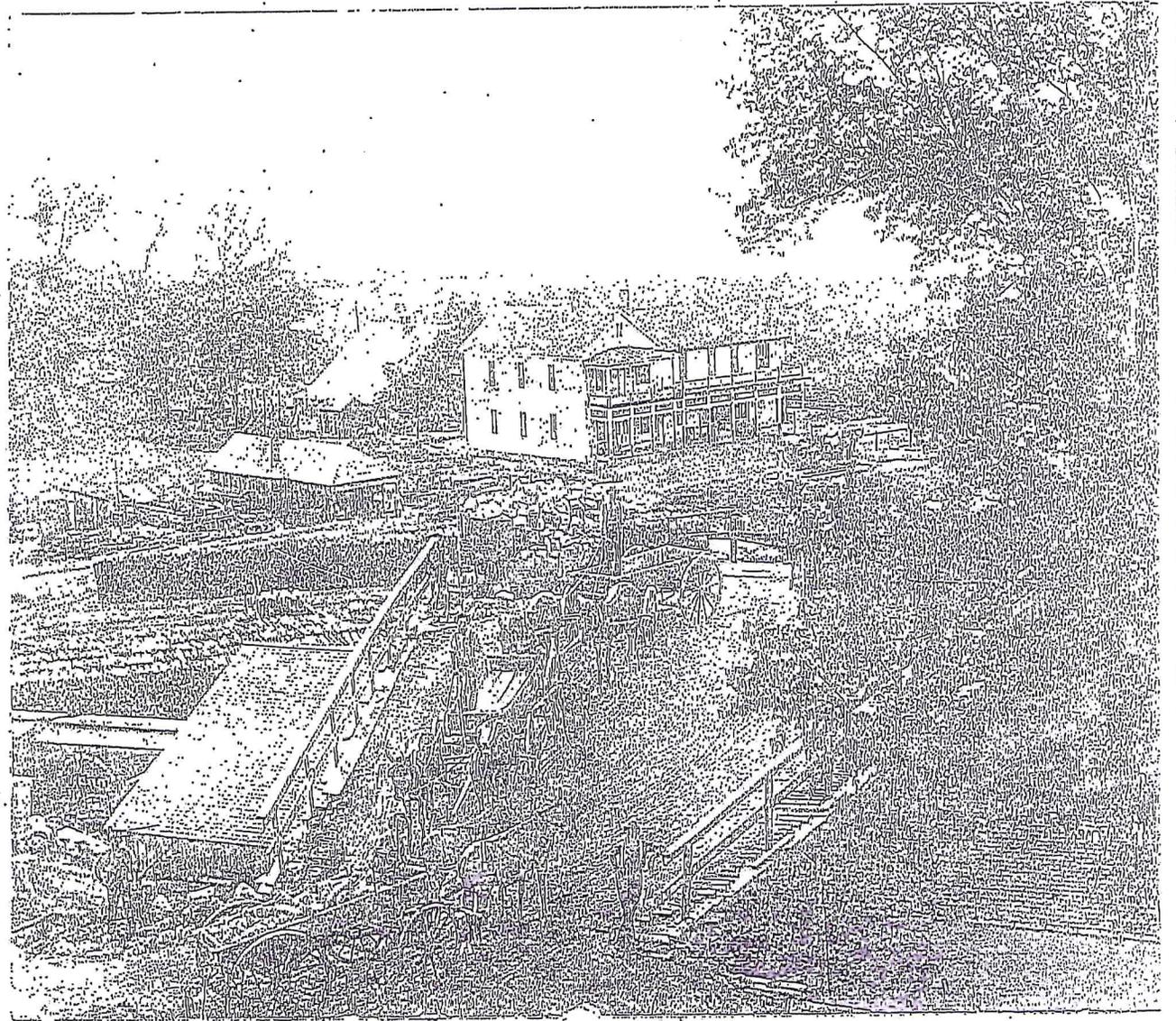
Located in the center of Centaur Station, this building served as both the office of the Centaur Lime Company and the general store.

Photo courtesy of Robert Leiwcke

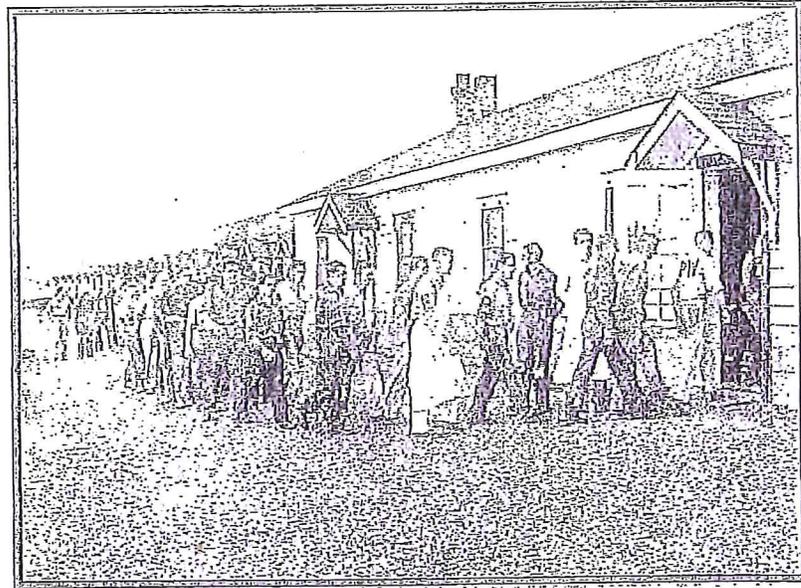


...the general store at Centaur Station during the turn of
...century.

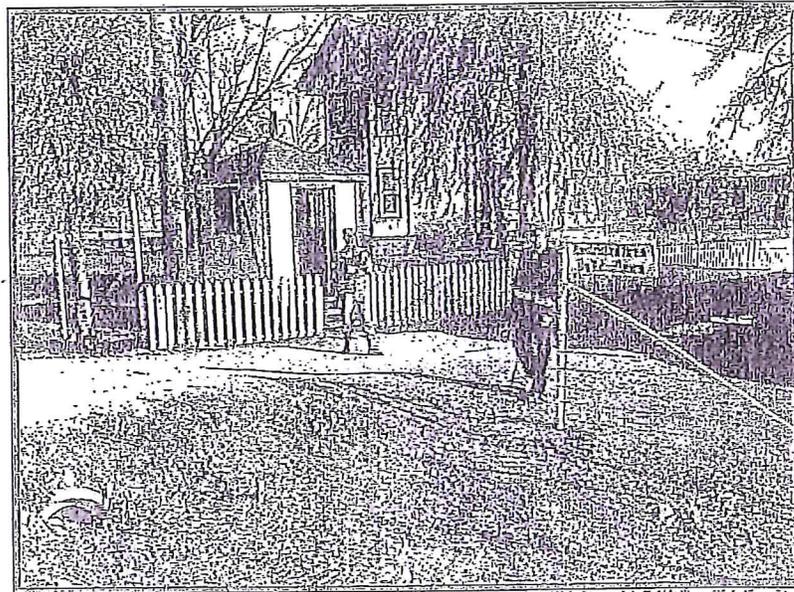




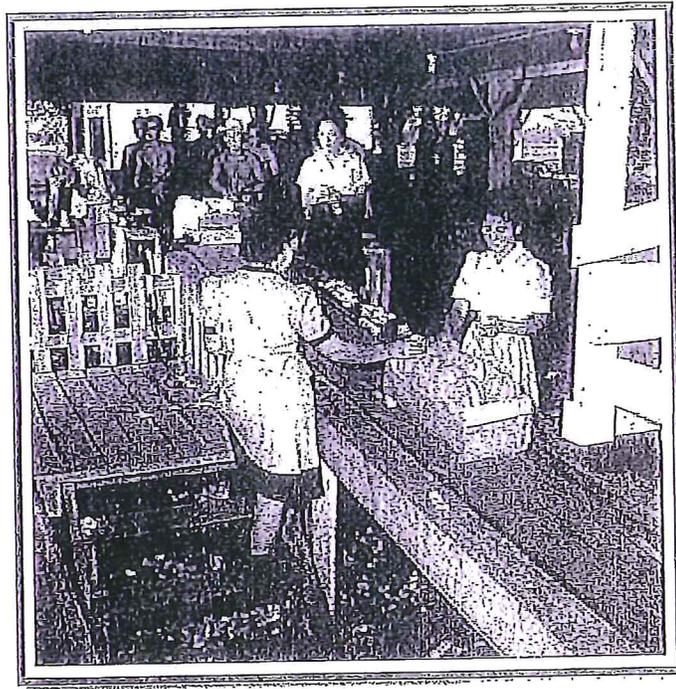
HELLWIG FARMS - WWII



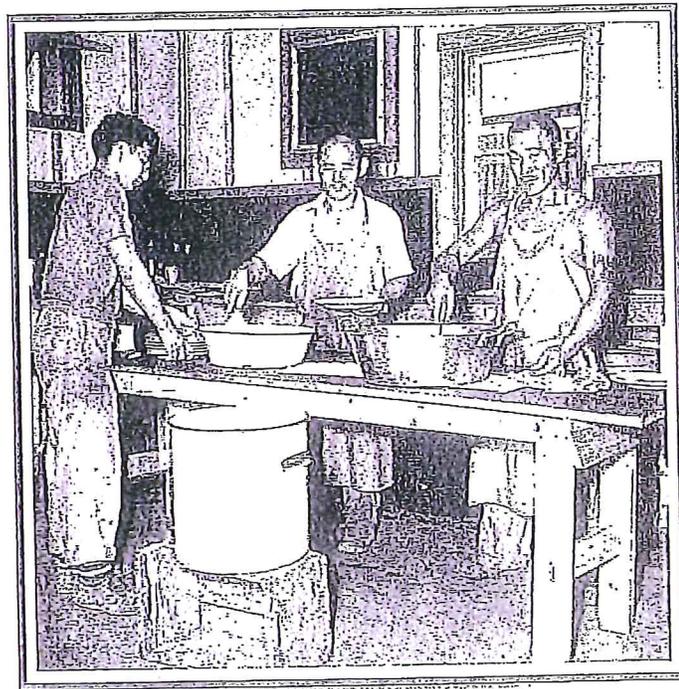
German POWs march into the mess hall at their small work camp on the Hellwig Brothers Farm on Gumbo Flats, the Missouri River bottomland now called Chesterfield Valley, in March 1945. About 100 POWs lived there and worked on area farms, replacing Americans who had gone to war.



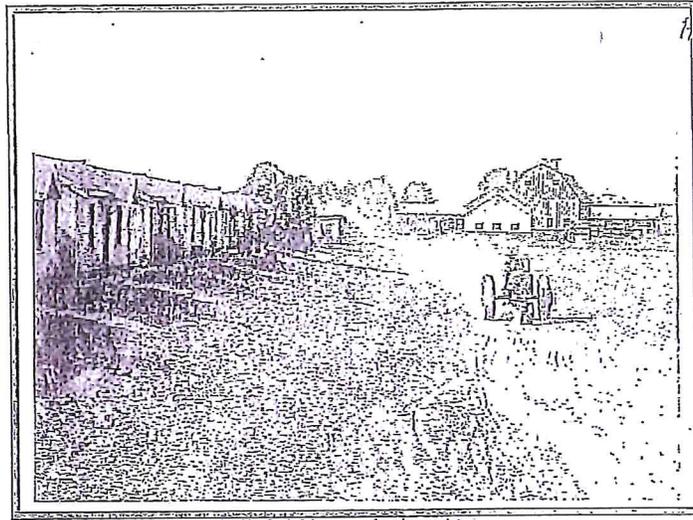
The front gate of the POW camp at Hellwig Brothers Farm on Gumbo Flats, part of the Missouri River bottomland in St. Louis County. The photo was taken in March 1945, shortly after radio commentator Walter Winchell told his national audience that POWs from Gumbo could sneak across the river and blow up the munitions plant at Weldon Spring. American commanders said it couldn't happen. Post-Dispatch file photo



A scene in the cantaloupe shipping sheds at the Hellwig Brothers farm near St. Louis. The Hellwig Brothers employ nearly 100 men from the Rohwer Relocation Center. In the foreground are seen two or three women who are wives of the employees. They are labeling the choice melons before they are packed for shipping. -- Photographer: Mace, Charles E. -- Gumbo, Missouri. 9/1/43

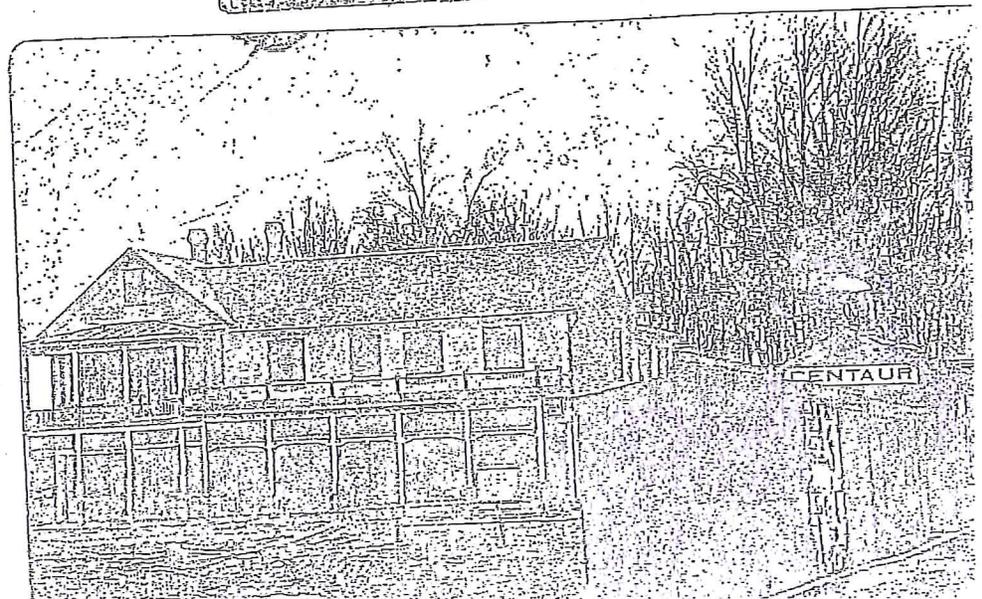
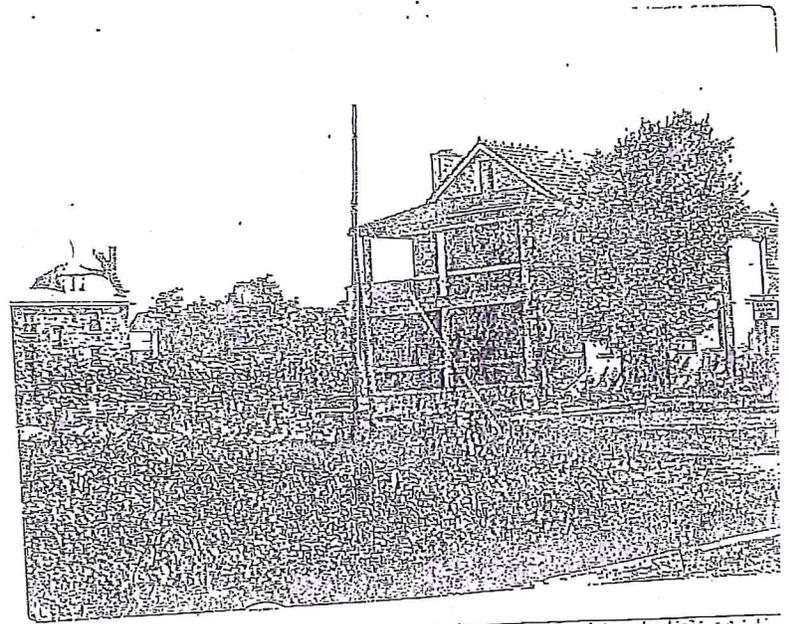
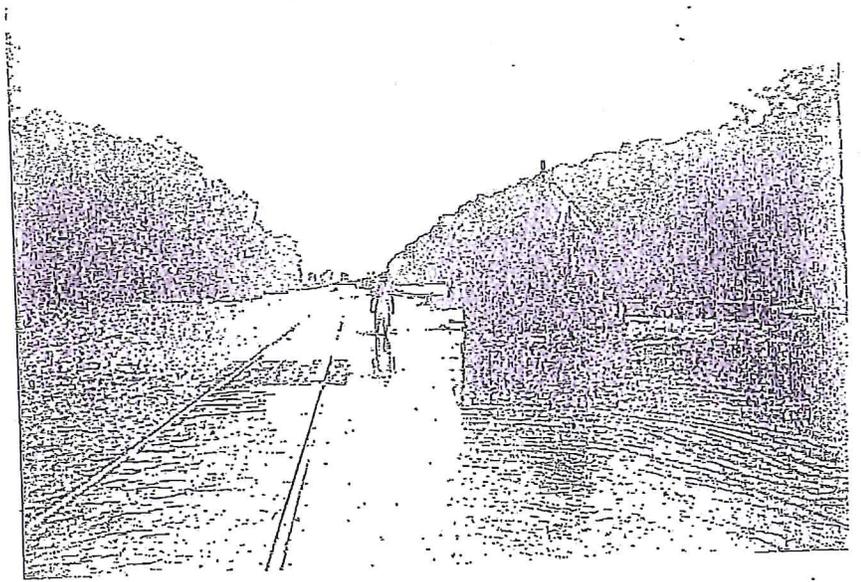


Kitchen crew at the Hellwig Brothers Farm near St. Louis. All the men were recruited from the Relocation Center at Rohwer, and they work in the mess hall which was erected by the Hellwigs specially for the nearly 100 relocatees they employ. The men are, left to right: Koyama, Kaneda and Kuwata. Photographer: Mace, Charles E. Gumbo, Missouri.



Showing some of the dormitories and the mess hall which were built by the Hellwig Brothers on their farm west of St. Louis. The buildings were specially erected and house many Japanese-American relocatees employed by the Hellwigs. One of the recruits from the Rohwer Center drives a tractor in the foreground. -- Photographer: Mace, Charles E. -- Gumbo, Missouri. 9/2/43

(The Rohwer War Relocation Center was a World War II Japanese American internment camp located in rural southeastern Arkansas, in Desha County. It was in operation from September 18, 1942 until November 30, 1944, and held as many as 8,475 Japanese Americans forcibly evacuated from California. The Rohwer War Relocation Center Cemetery is located there, and it was declared a National Historic Landmark in 1992.)





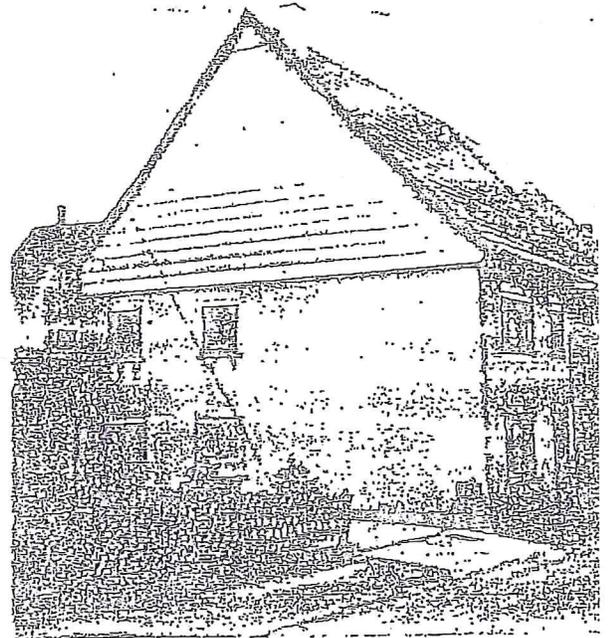
The Joseph Leiwake Family
Adeline Helen Francis Rose



The Leuweke Home and St. Anthony's Church in Cento

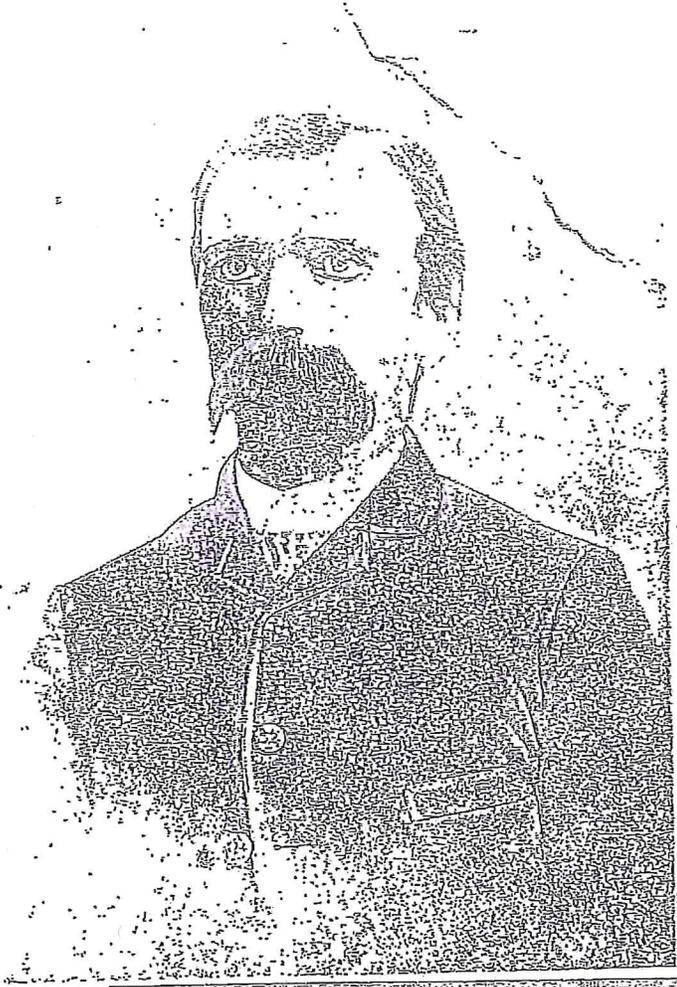


*Anton and Josephine
Reilly Leuweke
Anna and Joseph Leuweke*



Anton's home in Riesel, German





Anton Leeweke

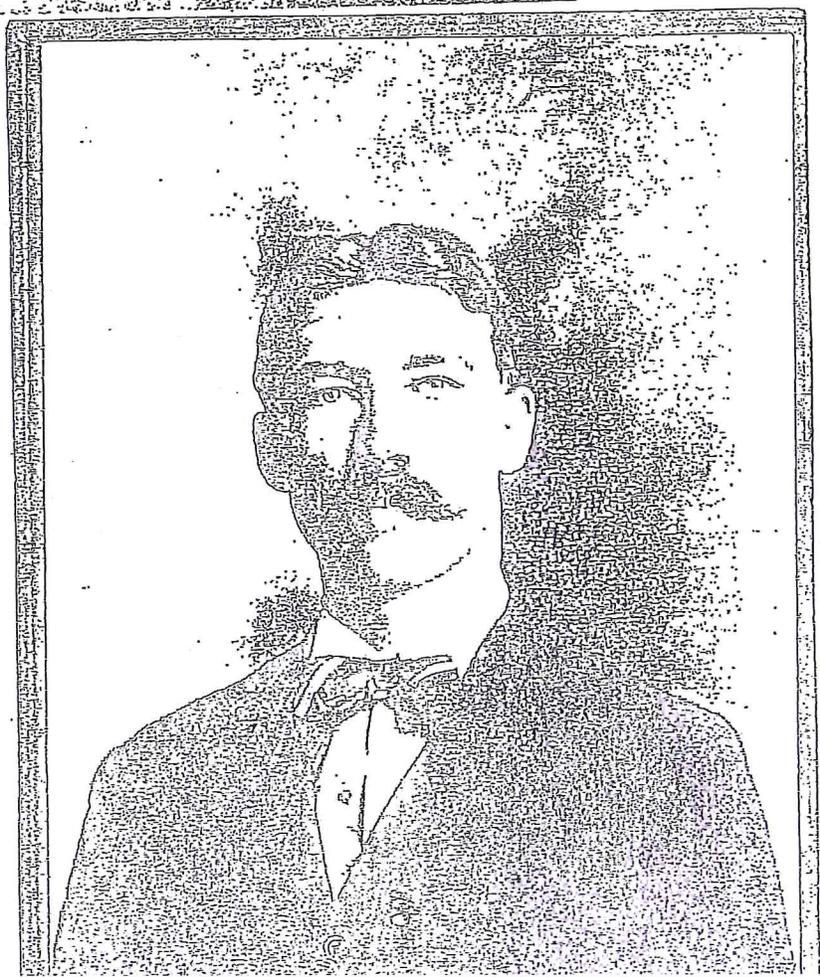
Zeitig sind die Todten, die im Herrn sterben!
Von nun an spricht der Geist, sollen sie ruhen
von ihren Mäthen, denn ihre Werke folgen
ihnen nach. Ebenb. Joh. 14, 13.



Zum frommen Andenken
an
unsere unvergessliche Mutter
Antonia Leeweke,
geborene **Wartmann,**
geb. am 18. Februar 1860 zu Westphalia,
Esage Co., Mo., gestorben am 26. Septem-
ber 1900 zu St. Louis, Missouri.

Ablafgebete.

Mein Jesus, Barmherzigkeit!
100 Tage Ablass, den armen Seelen zuwendbar.
Jesus, Maria und Joseph, auch schenke ich
mein Herz und meine Seele.
Jesus, Maria und Joseph, steht mir bei
im letzten Streit.
Jesus, Maria und Joseph, möge meine
Seele mit euch im Frieden scheiden.
100 Tage Ablass, den armen Seelen zuwendbar.



Joseph H.C. Leeweke

INCORPORATED UNDER THE LAWS OF THE STATE OF MISSOURI

NO. 20

Capital Stock,

Shares

\$12,000.00

Centaur Lime Company

Full Paid

CENTUR, MISSOURI

Non-Assessable

This Certifies that Joe H. Lewis is the owner of Eighteen (18) Shares of One Hundred Dollars each of the Capital Stock of Centaur Lime Company

Transferable only in the manner provided by the Articles of Incorporation and By-Laws of this Corporation, and subject to the provisions thereof.

In Witness Whereof, the duly authorized officers of this Corporation, have hereunto subscribed their names and caused the corporate seal to be hereunto affixed

Joe H. Lewis Secretary Wm. A. C. Lewis President
A.D. 1919

SHARES
\$100
EACH

G.A.

Post Office Department,

OFFICE OF THE FOURTH ASSISTANT POSTMASTER GENERAL,
BOND DIVISION,

Washington, D. C., *Sept 22*, 1905.

SIR:

THE POSTMASTER GENERAL has this day discontinued the Post Office of *Pillman*, in the County of *Franklin* and State of *Mo.*, to take effect *Oct 14*, 1905.

The Postmaster at that office having been instructed to transmit by mail, duly registered, to your address, the public property belonging to the late Post Office of *Pillman* consisting of mail keys, locks, books, registry records, receipts, stationery, stamps, and stamped envelopes, etc., you are required by the Postmaster General to take charge of the same, and having given the late Postmaster receipts therefor, to transmit the keys to the Office of the Second Assistant Postmaster General in a sealed letter, *duly registered*, and the books and other records and papers received by you must be kept as a part of the files of your office. Such books, blanks, and papers must be regarded by the Postmaster receiving them as a part of the records of his office, and must be kept subject to any call or examination that may be made by the Department or its authorized officials. All unused blanks (not records), may be retained by you for official use in your office. All postmarking and canceling stamps, canceling ink, inking pads, and copies of the Postal Laws and Regulations you will forward by mail to the First Assistant Postmaster General, Division of Post Office Supplies. You will also direct the mail contractor or the carrier to omit supplying said office with the mail.

The postage stamps, stamped envelopes, etc., you will retain and dispose of by sale at your office, accounting for them the same as if the stock had been received direct from the Department, except that your records must show from what source it came. Charge the stock in the Quarterly Postal Account between Articles A and B by an entry reading, for example, "Stock received from Eagle, Pa., \$ _____;" if stock is received from more than one office, then have the entry read, "Stock received from discontinued offices, \$ _____," and on a separate piece of paper make a list of the offices and the amount received from each; *pin this list inside the Quarterly Report.* PRESIDENTIAL offices should make such lists on Form No. 1511, Statement of Stamps, etc., Received During the Quarter, after first entering and making a total of the stock received direct from the Department.

You are furthermore directed to make known to the people interested in the office the fact of its discontinuance, and to open, deliver, and account for the mails addressed to the late office.

You are required to report your action in the premises, with all convenient dispatch, under address to me.

If the discontinuance of the above-named office shall also involve discontinuance of the mail service (or any portion of it) on the route on which the office is situated, care should be taken to obtain the public property (money excepted) at the said office before the contractor makes his last trip, AS YOU ARE NOT AUTHORIZED TO INCUR ANY EXPENSE TO THE DEPARTMENT IN EXECUTING THIS ORDER.

If it, moreover, involve the discontinuance of the money-order business and the Postmaster thereat transmits to you records and supplies pertaining to that office, you will be pleased to promptly notify the "First Assistant Postmaster General, Money-Order Division, Washington, D. C.," giving the date of actual discontinuance and requesting instructions as to what disposal shall be made of the supplies and records thus received.

Very respectfully,

Postmaster,

Centaur Sta

Co.,

Miss

P. W. Gray

Fourth Assistant Postmaster General.

In all communications to this Department be careful to give the name of your Post Office, County, and State.

Send cancelling ink and inking pads
to office of First Asst. P. M. General, Div.
of Post Office Supplies.

No. 9033.

~~Post Office Department~~

OFFICE OF THE FOURTH ASSISTANT POSTMASTER GENERAL,
BOND DIVISION,

Washington, D. C., MAY 13 1904, 190

SIR:

THE POSTMASTER GENERAL has this day discontinued the Post Office of
Fox Creek, in the County of St. Louis
and State of Mo., to take effect MAY 31 1904, 190

The Postmaster at that office having been instructed to transmit by mail, duly registered, to your address, the public property belonging to the late Post Office of Fox Creek consisting of mail keys, locks, books, registry records, receipts, stationery, stamps, and stamped envelopes, etc., you are required by the Postmaster General to take charge of the same, and having given the late Postmaster receipts therefor, to transmit the keys to the Office of the Second Assistant Postmaster General in a sealed letter, *duly registered*, and the books and other records and papers received by you must be kept as a part of the files of your office. Such books, blanks, and papers must be regarded by the Postmaster receiving them as a part of the records of his office, and must be kept subject to any call or examination that may be made by the Department or its authorized officials. All unused blanks (not records) and the ~~cancelling-ink-and-inking-pads~~ may be retained by you for official use in your office. All postmarking and canceling stamps and copies of the Postal Laws and Regulations you will forward by mail to the First Assistant Postmaster General, Division of Post Office Supplies. You will also direct the mail contractor or the carrier to omit supplying said office with the mail.

The postage stamps, stamped envelopes, etc., you will retain and dispose of by sale at your office, accounting for them the same as if the stock had been received direct from the Department, except that your records must show from what source it came. Charge the stock in the Quarterly Postal Account between Articles A and B by an entry reading, for example, "Stock received from Eagle, Pa., \$ _____;" if stock is received from more than one office, then have the entry read, "Stock received from discontinued offices, \$ _____," and on a separate piece of paper make a list of the offices and the amount received from each; pin this list inside the Quarterly Report. **PRESIDENTIAL** offices should make such lists on Form No. 1511, Statement of Stamps, etc., Received During the Quarter, after first entering and making a total of the stock received direct from the Department.

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You are required to report your action in the premises, with all convenient dispatch, under address to me.

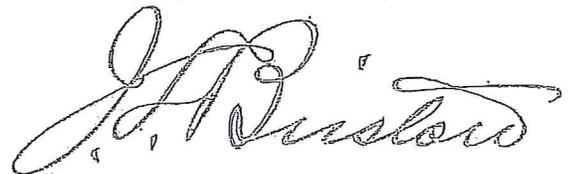
If the discontinuance of the above-named office shall also involve discontinuance of the mail service (or any portion of it) on the route on which the office is situated, care should be taken to obtain the public property (money excepted) at the said office before the contractor makes his last trip, **AS YOU ARE NOT AUTHORIZED TO INCUR ANY EXPENSE TO THE DEPARTMENT IN EXECUTING THIS ORDER.**

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Very respectfully,

Postmaster,

Centaur Sta
St. Louis
Mo.



Fourth Assistant Postmaster General.

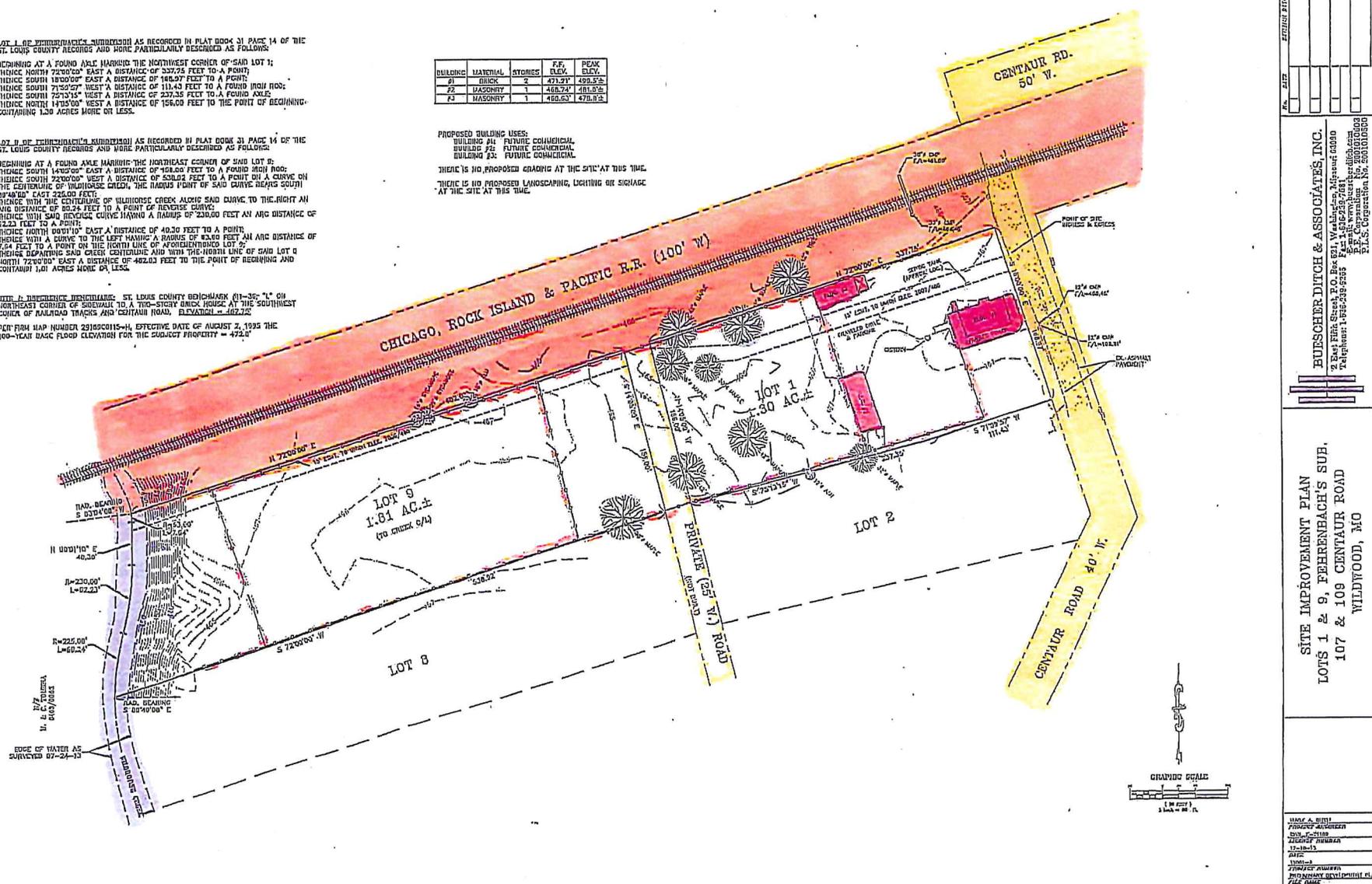
LOT 1 OF FEHRENBACH'S SUBDIVISION AS RECORDED IN PLAT BOOK 31 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A FOUND AXLE MARKING THE NORTHWEST CORNER OF SAID LOT 1;
 THENCE NORTH 72°00'00" EAST A DISTANCE OF 327.55 FEET TO A POINT;
 THENCE SOUTH 18°00'00" EAST A DISTANCE OF 148.07 FEET TO A POINT;
 THENCE SOUTH 71°50'27" WEST A DISTANCE OF 111.43 FEET TO A FOUND IRON ROD;
 THENCE SOUTH 72°31'15" WEST A DISTANCE OF 237.26 FEET TO A FOUND AXLE;
 THENCE NORTH 14°15'00" WEST A DISTANCE OF 156.09 FEET TO THE POINT OF BEGINNING,
 CONTAINING 1.30 ACRES MORE OR LESS.

LOT 2 OF FEHRENBACH'S SUBDIVISION AS RECORDED IN PLAT BOOK 31 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A FOUND AXLE MARKING THE NORTHEAST CORNER OF SAID LOT 2;
 THENCE SOUTH 14°00'00" EAST A DISTANCE OF 482.00 FEET TO A FOUND IRON ROD;
 THENCE SOUTH 72°00'00" WEST A DISTANCE OF 530.82 FEET TO A POINT ON A CURVE ON THE CENTERLINE OF WILMHORSE CREEK, THE RADIUS POINT OF SAID CURVE BEARS SOUTH BY 4°00' EAST 230.00 FEET;
 THENCE WITH THE CENTERLINE OF WILMHORSE CREEK ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 82.23 FEET TO A POINT;
 THENCE NORTH 00°00'00" EAST A DISTANCE OF 40.30 FEET TO A POINT;
 THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 83.60 FEET AN ARC DISTANCE OF 7.94 FEET TO A POINT ON THE NORTH LINE OF ADJACENT LOT 2;
 THENCE DEPARTING SAID CREEK CENTERLINE AND WITH THE NORTH LINE OF SAID LOT 2 NORTH 72°00'00" EAST A DISTANCE OF 482.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.01 ACRES MORE OR LESS.

NOTE: THE ELEVATION BENCHMARK ST. LOUIS COUNTY BENCHMARK (11-30-71) ON NORTHEAST CORNER OF SUBDIVISION TO A TWO-STORY BRICK HOUSE AT THE SOUTHWEST CORNER OF RAILROAD TRACKS AND CENTAUR ROAD, ELEVATION = 467.75'
 PER FIRM MAP NUMBER 2318000115-H, EFFECTIVE DATE OF AUGUST 2, 1995 THE 100-YEAR BASIC FLOOD ELEVATION FOR THE SUBJECT PROPERTY = 472.0'

BUILDING	MATERIAL	STORIES	F.F. ELEV.	PEAK ELEV.
#1	BRICK	2	471.21'	493.52'
#2	MASONRY	1	468.24'	481.62'
#3	MASONRY	1	468.63'	478.93'

PROPOSED BUILDING USES:
 BUILDING #1: FUTURE COMMERCIAL
 BUILDING #2: FUTURE COMMERCIAL
 BUILDING #3: FUTURE COMMERCIAL
 THERE IS NO PROPOSED GRADING AT THE SITE AT THIS TIME.
 THERE IS NO PROPOSED LANDSCAPING, LIGHTING OR SIGNAGE AT THE SITE AT THIS TIME.



NO.	DATE	REVISION

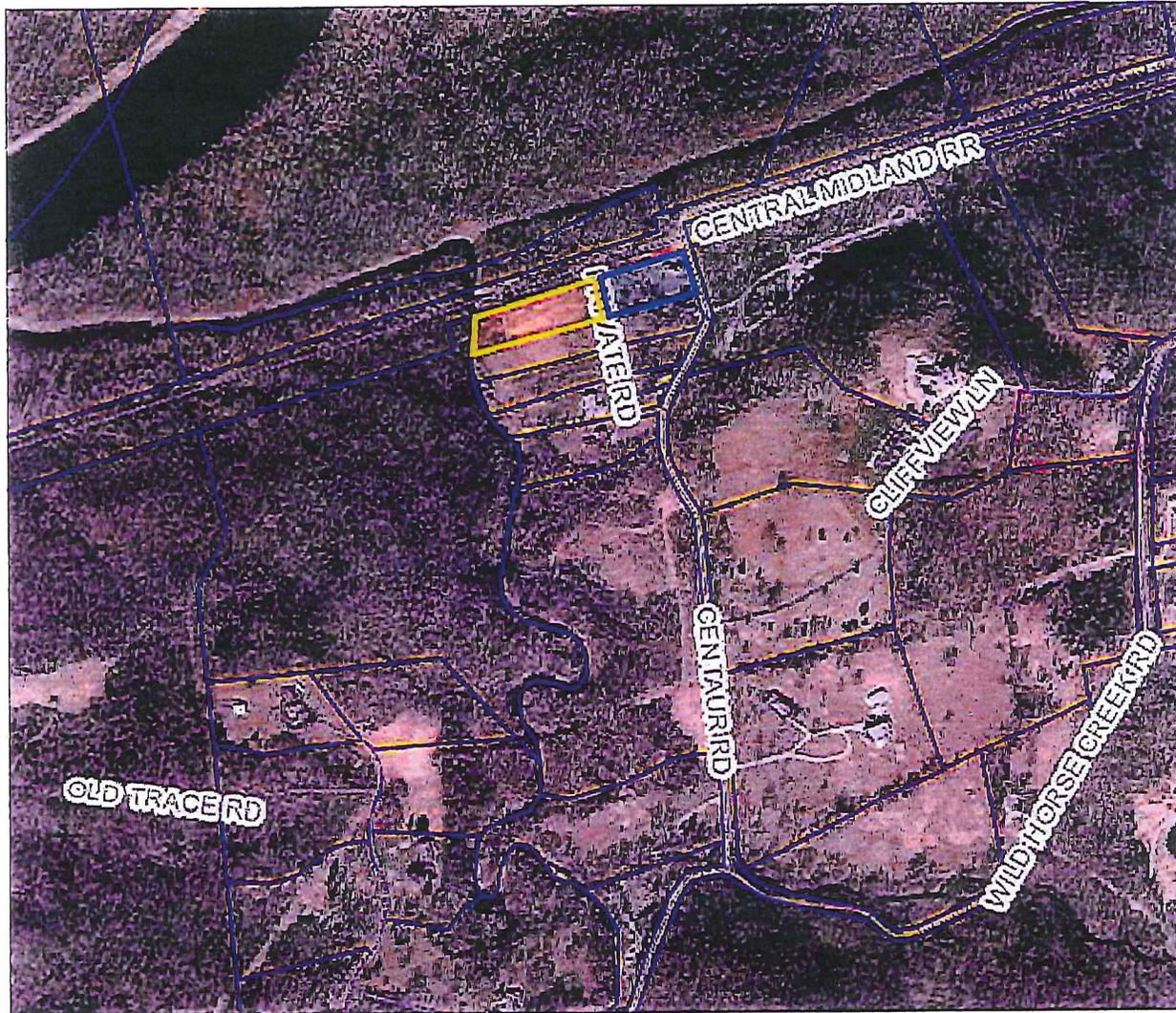
FEUSCHER DITCH & ASSOCIATES, INC.
 2 East Fifth Street, P.O. Box 821, Warburg, Missouri 65080
 Telephone: 636-338-8335
 E-mail: feuscher@feuscher.com
 Fax: 636-338-8335

SITE IMPROVEMENT PLAN
 LOTS 1 & 2, FEHRENBACH'S SUB.
 107 & 109 CENTAUR ROAD
 WILDWOOD, MO

DATE: 07-24-13
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 IN CHARGE: [Name]
 PROJECT: [Name]
 SHEET NO.: [Number]
 TOTAL SHEETS: [Number]

This document shall remain the property of Feuscher Ditch & Associates, Inc. (FDA) and may not be used by anyone other than the client without the written consent of FDA.

Aerial Photograph 107 and 109 Centaur Road











CENTAUR STATION, MO.





Elizabeth Weiss

From: support@civicplus.com
Sent: Tuesday, September 02, 2014 1:23 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss
Subject: Online Form Submittal: Public Hearing Comment Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered

P.Z. 24-14 Centaur Station, c/o Michael Phelan

Position on Request

Support Do Not Support Other

General Comments

wonderful idea.....Michael Phelan has improved properties around this area....just better for Wildwood

Name*

Mary & Dave Bullock

Address*

19215 E POINT LN

City*

CHESTERFIELD

State*

MO

Zip*

63005

Phone Number*

6364580616

Email*

mary-bullock@sbcglobal.net

The following form was submitted via your website: Public Hearing Comment Form

: By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city.

You must submit a separate form for each public hearing for which you have comments.

Request Being Considered: P.Z. 24-14 Centaur Station, c/o Michael Phelan

Position on Request: Support

General Comments: wonderful idea.....Michael Phelan has improved properties around this area....just better for Wildwood

Name: Mary & Dave Bullock

Address: 19215 E POINT LN

City: CHESTERFIELD

State: MO

Zip: 63005

Phone Number: 6364580616

Email: mary-bullock@sbcglobal.net

Additional Information:

Form Submitted on: 9/2/2014 1:23:25 PM

Submitted from IP Address: 67.142.182.25

Referrer Page: <http://www.cityofwildwood.com/FormCenter/Planning-Department-5/Public-Hearing-Comment-Form-48>

Form Address: <http://www.cityofwildwood.com/FormCenter/Planning-Department-5/Public-Hearing-Comment-Form-48>



WILDWOOD

February 16, 2016

The Honorable City Council
The City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Council Members:

The Planning and Zoning Commission has completed its review of the requested Conditional Use Permit (CUP) application that was submitted to it for the temporary installation of sponsorship banners at this athletic facility, having over two (2) active fields in operation, and prepared the following recommendation report in that regard. This recommendation report, which includes an associated action, reflects the Planning and Zoning Commission's vote to grant the permit, which is now being forwarded to the City Council for its consideration. This recommendation and action were completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes, the City's Charter, and those regulations of the City relating to public notice and publications (Chapter 415.560 of the City of Wildwood Zoning Ordinance). This recommendation and action are as follows:

Petition No.: P.Z. 23-15
Petitioner: Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038
Request: A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot.**
Ward: One
Location: West side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street Address: 1725 and 1613 Pond Road)
Public Hearing
Date: December 21, 2015
Date and Vote on
Information Report: February 1, 2016 – 8 to 0, with one (1) abstention, to grant the Conditional Use Permit (CUP) – Voting Aye – Renner, Peasley, Gagnani, Bauer, Liddy, Manton, Woerther, and Bopp/ Abstaining from the vote – Archeski

**Date and Vote on
Letter of**

Recommendation: February 16, 2016 - TBD

Report: Attachment A

Background

Information: Attachment B

School District: Rockwood

Police: St. Louis County Police Department – Wildwood Precinct

Fire: Metro West Fire Protection District

Copies of the City of Wildwood Master Plan, Parks and Recreation Plan, Action Plan for Parks and Recreation 2007, Model Telecommunications Ordinance, Zoning Ordinance, and Charter are all on file with the City Clerk's Office.

Respectfully submitted,

CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E. City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Travis Newberry, Planner
Keith Ellis, President, Pond Athletic Association (PAA)

ATTACHMENT A – Report

INTRODUCTION - The Pond Athletic Association (PAA) has been located in west St. Louis County since 1963 and offering services to this area, and now Wildwood residents, for over fifty (50) years. The operation of this facility over this period of time has been accomplished through funds raised by the imposition of fees, gifts, donations, and sponsorships, which means each year presents a challenge to raise enough money to provide the sought after services offered at the facility and maintain the property and improvements as well. The funding operations and maintenance of any not-for-profit facility, including the Pond Athletic Association, is an on-going challenge.

Prior to the incorporation of the City of Wildwood, the association utilized sponsorship banners as a fund raising tool, which were placed on the outfield fences. These banners represented local

businesses that paid fees to be located at the facility and be viewed by patrons of the games. The use of sponsorship banners raised thousands of dollars each year. In fact, for the association's fiftieth anniversary celebration in 2013, the City's Board of Adjustment granted a variance that allowed the temporary placement of sponsorship banners at the facility, which raised over thirty thousand dollars (\$30,000.00) for support of its programming. Thereafter, in 2014 and 2015, banners were again prohibited, which meant that option for funding was not available.

The City is always working to implement one (1) of the goals of the Action Plan for Parks and Recreation - 2007, which was to partner with facilities that provided needed services to residents the City was not or could not at that time. Pond Athletic Association (PAA), which has playing fields, offers them to the area, where the City cannot. Therefore, from the perspective of the plan's goals and recommendations, the association is an excellent partner for the City. This partnership has led to the City allocating money to the association to be used by it to offset costs for Wildwood residents that participate in its training leagues. Along with this contribution, the City Council wanted to further assist the association, and this established partnership, and recommended the City's Sign Regulations be reviewed to determine if they could be changed to allow sponsorship banners for these types of facilities. This review was completed in 2015.

The review resulted in the City's regulations being changed to accommodate sponsorship banners, as a Conditional Use Permit (CUP) in the NU Non-Urban Residence District, under a set of specific conditions and read as follows:

Banners: sponsorship types for both public and not-for-profit uses, with a minimum of two (2) operational athletic fields on the same lot.

The Planning and Zoning Commission agreed the appropriate approach to address the allowance for banners was to employ the Conditional Use Permit (CUP) process of the City and review each location's request of them on a case-by-case basis and recommend upon them accordingly, which allows for the analysis to include the location's individual characteristics. Additionally, with the permit process, conditions can be created to address all aspects of the facility and the placement of banners at them, including the number, size, and maintenance.

CURRENT REQUEST - The specific advertisement for this request was as follows: **P.Z. 23-15 Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038** - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. This facility is located on the west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street Address: 1725 and 1613 Pond Road). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (Ward One)**

At the public hearing on this matter, the representative for the Pond Athletic Association (PAA) noted it would like to place banners on each of the existing fields. The banners would be placed on

the outfield fences and face in toward the bleachers and stands, and are not intended to be seen from any surrounding roadway or property. This screening, so the banners would not be visible from roadways or properties, is partially achieved by their strategic placements, but also through the use of wind screen around the same fencing, which will assist in blocking their unintended view as well. The representative did not provide specific information about the size of the banners and number per field in his presentation.

ANALYSIS – The Planning and Zoning Commission has considered this request for sponsorship banners at the Pond Athletic Association (PAA) facility and believes it to be appropriate and thereby is granting the requested Conditional Use Permit (CUP). The request meets the standards set forth in the new regulations regarding this matter, i.e. a facility with a minimum of two (2) athletic fields, established and operating as a not-for-profit entity, and located in the NU Non-Urban Residence District. These three (3) requirements are set forth in the underlying regulations, as the minimum standards for allowing a consideration of banners at applicable facilities.

Consistent with Good Planning Practices - In considering this request, the Commission would note the request can be accommodated with little or no impact on the surrounding area, given certain protections the Commission is recommending in this regard, including managing the size, height, screening, color, and maintenance components associated with these banners. Additionally, the Commission is only recommending five (5) of the seven (7) fields be authorized for sponsorship banners, eliminating the two (2) training league fields, which are in closest proximity to the abutting single family residence and Pond Road. These protections, and others included in Attachment B of this report, are intended to limit impacts and be consistent with good planning practices.

Impacts on Permitted Uses in the Same Zoning District Designation - The addition of these banners will not have a negative impact on the allowable uses in the NU Non-Urban Residence District due to their limited application, the size of this facility and the nature of the surrounding properties, site topography, extent of landscaping, and the available existing screening. The facility, by its nature, has an impact on the immediate area, but not to extent that it prevented St. Louis County from granting two (2) Conditional Use Permits (CUP) to the property in 1964 and 1991. The addition of these sponsorship banners will not add, nor, in the opinion of the Commission, affect the principle land use in this area, which is single family residential.

Visual Degradation - The visual impact of these banners will vary by location, but the Commission believes the requirements of the permitting process and other limitations imposed, as part of the permit's authorization, would minimize them to the greatest extent possible. The Commission has recommended that any field, of the five (5) that are authorized for banner placement, be additionally treated by a wind screen on the opposite side of the fence, where they are to be placed, to offset casual viewing of them, while limiting the background color to white and, again, managing size and height components as well. Along with these considerations, the Commission believes the restriction on the maximum number of banners per field will also limit the overall degradation of the area too.

Community Benefit - Overarching many of the considerations associated with banner placements at this facility is the positive impact additional revenue will have on the facility and the children that participate there. As noted in the Background Section of this report, this facility offers the greatest number of play fields in Wildwood, so its importance, and how this community benefits from its existence here cannot be understated. Given the City's park planning documents encourage partnerships to meet gaps in Wildwood's facilities, assisting to ensure a consistent revenue stream is available for the association's activities is positive for the entire community.

SUMMARY OF KEY POINTS AND RECOMMENDATION –

The Planning and Zoning Commission is supporting this requested Conditional Use Permit (CUP) for sponsorship banners at this location, under the recommended conditions set forth below in Section 9 of Attachment B. This support of the permit is premised on compliance to the four (4) criteria identified for granting a Conditional Use Permit (CUP) that are set forth in the City's Zoning Ordinance and the location meeting the underlying requirements set forth therein as well. Accordingly, the Commission has amended the existing Conditional Use Permit (CUP) for this facility to read as follows:

ATTACHMENT B

1. PERMITTED USES

- a. The uses authorized by this Amended Conditional Use Permit shall be a total of seven (7) ball fields, two (2) permanent concession stands, with storage and restrooms, bleachers and dugouts, a meeting room, and associated parking. No temporary structures or buildings shall be allowed within the boundary of this Amended Conditional Use Permit area, except a single portable restroom facility that currently is located within the facility. This facility may be located within the boundaries of this Amended Conditional Use Permit for no more than three (3) years after its effective date.
- b. The following recreational uses shall be permitted on the property covered by this permit: softball, baseball, soccer, football, and similar type games.
- c. The lighting of five (5) of the existing athletic fields shall be authorized within the boundaries of this Amended Conditional Use Permit area, with all existing and proposed light standards, fixtures, and luminaries complying with Section 1003.160 Lighting Code of the City of Wildwood's Zoning Ordinance. No new light standards, fixtures, and luminaries shall be installed, until the existing facilities (standards, fixtures, and luminaries) are brought into compliance with the current Lighting Code of the City of Wildwood.
- d. The total number of allowed light standards within the boundaries of this Amended Conditional Use Permit area shall not exceed thirty-two (32) structures.

2. **DEVELOPMENT AREAS AND BUILDING REQUIREMENTS**

- a. The total size of this Amended Conditional Use Permit area shall not be less than nineteen (19) acres in overall area.
- b. The total size of all buildings and structures located within the boundaries of this Amended Conditional Use Permit area shall not exceed 5,000 square feet in area.
- c. No building or structure, except the authorized light standards, shall exceed one (1) story in overall height.
- d. Any new building shall be subject to consideration by the Architectural Review Board of the City of Wildwood in accordance with the standards contained within Section 1003.167 of the City of Wildwood's Zoning Ordinance. Said review board must consider and act on any new building, before the issuance of a Zoning Authorization for building permit(s).
- e. The association shall provide a dust-suppression system upon/within the athletic fields to address nuisance problems associated with their grading and preparation for use.

3. **SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

Review and action on the Site Development Plan for this project by the Planning and Zoning Commission shall be accomplished in a manner, which will provide for the minimum disturbance with regards to all improvements on the property, consistent with technology and practically feasible subject to compliance by all applicable codes and safety standards. Within thirty-six (36) months of the Amended Conditional Use Permit being granted by the City of Wildwood, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Section 1003.181 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information, unless as otherwise provided in this permit:

- a. Outboundary plat and legal description of the property.
- b. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
- c. A general plan indicating all structure and parking setback lines along the perimeter of the subject tract of land.
- d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
- e. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
- f. Existing and proposed contours at vertical intervals of not more than two (2) feet.
- g. Parking calculations for the proposed use.
- h. A Landscape Plan including the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
- i. An inventory indicating the percent of tree canopy to be retained on the site.
- j. Location of all existing and proposed easements.

- k. All other information not mentioned above, but required on a preliminary plat in accord with Section 1005.060 of the City of Wildwood's Subdivision and Development Regulations.

4. **SITE DEVELOPMENT PLAN DESIGN CRITERIA**

The above Site Development Plan shall adhere to the following specific design criteria:

Building, Parking, Loading and Internal Drives Setbacks

- a. No ballfields, parking areas, structure or internal drive, except points of ingress and egress, shall be located within the following setbacks:
 - (1) Fifty (50) feet from the right-of-way of Pond Road.
 - (2) Ten (10) feet from the west property line of this development.
 - (3) Fifty (50) feet from the east property line of this development.
 - (4) A minimum one hundred (100) foot distance shall be maintained for the authorized concession stand from the west property line of this Amended Conditional Use Permit area, with its exact location approved by the Planning and Zoning Commission on the Site Development Plan.

Minimum Requirements – Parking

- b. Minimum parking requirements shall be as set forth in Section 1003.165 of the City of Wildwood Zoning Ordinance, except that all parking areas shall be paved and there shall be adequate off-street parking facilities for at least eighty (80) automobiles.

Access

- c. A maximum of two (2) access points shall be authorized to serve this facility. These access points exist and no other curb cuts to Pond Road shall be permitted to serve this conditional use.

Road Improvements and Sidewalks

- d. Dedicate the necessary right-of-way, easements and Temporary Slope Construction License along Pond Road to accommodate the proposed realignment of Pond Road, as directed by the Department of Public Works.
- e. Provide a sidewalk adjacent to Pond Road, or provide the required cash escrow, as directed by the Department of Public Works.

Lighting Requirements

- f. The location of these lighting standards or fixtures shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height, or be so situated that light is cast directly on adjoining properties, except the athletic field light standards, which may be no greater than sixty (60) feet in height. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code Section 1003.160 "Outdoor Lighting

Requirements.” A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Signs

- g. Signs for this Amended Conditional Use Permit shall be erected in accordance with Section 1003.168 Sign Regulations of the City of Wildwood’s Zoning Ordinance for the NU Non-Urban Residence District (please see Section 9 of this permit for permitted sponsorship banners).
- h. Sign illumination and other lighting arrangements shall be so arranged as to not cast light directly from any source of illumination on any public right of way or on adjoining property and comply with Section 1003.160 Outdoor Lighting Requirements of the City of Wildwood’s Zoning Ordinance.

Landscaping Requirements

- i. Landscaping shall adhere to all requirements of the City of Wildwood’s Chapter 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2 ½) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs - twenty-four (24) inch minimum height.
- j. The areas of existing vegetation within the Amended Conditional Use Permit boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood’s Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood’s Chapter 410 Tree Preservation and Restoration Code.
- k. All stormwater facilities shall be appropriately landscaped and comply with Chapter 410 of the City of Wildwood’s Codified Ordinances and its accompanying Tree Manual. Wetlands plantings may be used at appropriate locations within the basins themselves as directed by the Department of Public Works.
- l. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.
- m. Pine trees a minimum five (5) feet in height shall be planted along the eastern property line, where ballfields align with the abutting single family home to the east, if existing vegetation does not adequately provide buffering as determined by the Planning and Zoning Commission on the Site Development Plan.
- n. A ten (10) foot undisturbed buffer shall be provided along the west property line.

Miscellaneous Requirements

- o. No events or activities shall be conducted on the property in question after the time of 10:30 p.m.
- p. Trash shall be deposited only in dumpsters, which shall be screened with a six (6) foot high sight-proof fence.
- q. No public address or loudspeaker system shall be authorized by this Amended Conditional Use Permit
- r. A six (6) foot high wood sight-proof fence shall be provided along the entire east property line, where it abuts residentially developed property.
- s. A six (6) foot high chain-link fence shall be required along the west property line, or along or within the western undisturbed buffer, as approved on the Site Development Plan.
- t. Satisfactory sanitary facilities, including toilet facilities, as required by the St. Louis County Health Department, must be provided.
- u. Refreshments sold in conjunction with the recreational use shall be limited to food and non-intoxicating beverages.

5. VERIFICATION PRIOR TO APPROVAL OF SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan the petitioner shall submit the following:

Stormwater Management

- a. Submit to the Planning and Zoning Commission a preliminary engineering plan approved by the Department of Public Works showing that adequate handling of the stormwater drainage on the site is provided.
 - (1) The developer is required to provide adequate stormwater systems in accordance with City of Wildwood standards.
 - (2) All stormwater shall be discharged at an adequate natural discharge point.

Roadway Improvements and Curb Cuts

- b. Provide verification of approval by the City of Wildwood Department of Public Works of areas of new dedication and roadway improvements.

Flood Plain Study

- c. As a significant portion of this tract is located in Zone "A" of F.E.M.A.'s Flood Insurance Rate Map, an approved flood plain study will be required prior to approval of the Site Development Plan.

6. **RECORDING**

Prior to the issuance of any building permit or permit authorizing the use of the subject property, the approved Amended Conditional Use Permit, including conditions and any subsequent amendments thereto and the legal description of the tract shall be recorded with the St. Louis County Recorded of Deeds.

7. **VERIFICATION PRIOR TO BUILDING PERMITS**

Subsequent to approval of the Site Development Plan, and prior to the issuance of any building permit, the developer shall provide the following:

[Landscape Bonds or Escrows](#)

- a. If the estimated cost of new landscaping indicated on the Site Development Plan as required by the Planning and Zoning Commission exceeds and estimated cost of one thousand (\$1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.

[Notification to the Department of Planning](#)

- b. Prior to the issuance of foundation or building permits, all approvals from the Department of Public Works must be received by the Department of Planning.

8. **GENERAL DEVELOPMENT CONDITIONS**

- a. Adequate temporary off-street parking for construction employees shall be provided. Parking on non-surfaced areas should be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- b. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted.
- c. Interim stormwater drainage control in the form of siltation control measures, are required.
- d. Right-of-way dedication shall be completed prior to the issuance of a grading permit.
- e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as Rye or Sudan Grasses shall be utilized to retard erosion.
- f. If any public roads are proposed within this development, they must be built above the 100-year flood elevation with proper freeboard, or protected from flood damage by an approved levee. Any roads and/or drives proposed below this elevation, not protected by an approved levee, are to be private and remain private forever.

- g. If roadways in this petition are to be private roadways, these roadways shall remain private forever. Maintenance of private roadways shall be the responsibility of the property owner(s) or trustees forever.
- h. The Zoning Enforcement Officer of the City of Wildwood, Missouri shall enforce the conditions of this ordinance in accord with the Site Development Plans approved by the Planning and Zoning Commission.
- i. In addition to the conditions herein imposed, this permit shall be subject to all applicable provisions of the City of Wildwood Zoning Ordinance. The Zoning Enforcement Officer of City of Wildwood, Missouri, shall be charged with the duty of enforcing the conditions of this permit.

9. SPONSORSHIP BANNERS

- a. A total of five (5) athletic fields may display sponsorship banners at this facility. These five (5) fields are identified on the approved Amended Site Development Plan, dated March 5, 2010, and noted as Fields One (1) through Five (5) upon it.
- b. Any athletic field that displays sponsorship banners must also have a wind screen installed on the opposite side of the same fence to offset their color and potential viewing from locations other than at the facility. The inclusion of the wind screen materials must be indicated on the 2nd Amended Site Development Plan, be black or dark green in color, and reviewed and acted upon by the Planning and Zoning Commission before installation.
- c. No sponsorship banner shall be placed upon a fence at this facility, so as it is **directly** visible from an adjoining roadway or property.
- d. Sponsorship banners shall only be printed on one (1) side, that side facing into the playing fields themselves, and cannot exceed the height of the fence where it is attached.
- e. No sponsorship banner shall exceed thirty (30) square feet in area. Any banner shall have a white background for its color and cannot be lighted, except from existing sources used for play or safety.
- f. None of the athletic fields authorized for the placement of sponsorship banners shall have more than six (6) of these displays installed upon the fences. All sponsorship banners must be placed in conjunction with an active use athletic field.
- g. Any sponsorship banner that is damaged, faded through use, or in disrepair shall be removed as soon as possible. All banners shall be regularly maintained in good condition.
- h. All sponsorship banners herein authorized at this facility shall be removed from the allowable five (5) athletic fields at the end of each season, generally through November 1st to March 31st.

P.Z. Number(s): 23-15
(as assigned by department)

CITY OF WILDWOOD

NOV 16 2015

DEPT OF PLANNING & PARKS

PETITION

before the
CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION
FOR THE PURPOSE OF HEARING REQUESTS
FOR ONE OR A COMBINATION OF THE FOLLOWING:
(PLEASE CHECK THOSE ITEMS WHICH ARE APPLICABLE)

- Change in Zoning
- Conditional Use Permit
- Approval of a Planned District or other special procedure (C-8/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: POND ATHLETIC ASSOCIATION c/o KEITH ELLIS
 Mailing Address: P.O. Box 111
Wildwood, Missouri 63038
 Telephone Number, with Area Code: 636-458-9627
 Fax Number, with Area Code: N/A
 E-Mail Address: ellisnd@charter.net
 Interest in Property (Owner or Owner Under Contract):
Board President of the Association

If owner under contract, please attach a copy of the contract.

Owner's Name (if different than applicant):
Pond Athletic Association
 Address: P.O. Box 111
Wildwood, Missouri 63038
 Telephone Number, with Area Code: (636) 458-9627

SITE INFORMATION

Postal Address of the Petitioned Property(ies):

1613 and 1725 Pond Road

Locator Number(s) of the petitioned Property(ies):

22W330042 and 22w330051

Total Acreage of the Site to the Nearest Tenth of an Acre:

19.32 acres (according to St. Louis County, Missouri records)

Current Zoning District Designation: NU and FPNU, with CUP

Proposed Zoning District Designation: NU and FPNU

Proposed Planned District or Special Procedure: NU and FPNU, with Amended CUP

USE INFORMATION

Current Use of Petitioned Site:

Athletic Fields for League Play

Proposed Use of Site:

Same as 'Current,' but allow sponsorship banners to be sold and displayed on the fences surrounding the playing fields to support the facility's operation.

Proposed Title of Project: Pond Athletic Association

Proposed Development Schedule (include approximate date of start and completion of the project):

Spring through Fall, 2016

CONSULTANT INFORMATION

Engineer's/Architect's Name: Not Applicable

Address: _____

Telephone Number, with area code: _____

Fax Number, with area code: _____

E-Mail Address: _____

Soil Scientist/Forester's Name: Not Applicable

Address: _____

Telephone Number, with area code: _____

Fax Number, with area code: _____

E-Mail Address: _____

ACKNOWLEDGEMENT INFORMATION

The petitioner(s) state(s) they (he) (she) will comply with all the requirements of the city of wildwood with regard to the procedures relating to its administration of land use and development controls within its boundaries, including the payment of all applicable fees.

The petitioner(s) further represent(s) and agree(s) that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Wildwood with respect to this application.

The petitioner(s) hereby certify(ies) that (indicate one):

- () I (we) have a legal interest in the hereinabove described property.
- (X) I am (we are) the duly appointed agent of the petitioner(s) and that all information given and represented on this application is an accurate and true statement of fact. Any misrepresentation of information on this application or accompanying information shall constitute grounds for the City of Wildwood, Missouri to terminate review of this petition and return all materials, minus any fees, associated with its review up to and through that point.

SIGNATURE: *Keith Ellis*

NAME (PRINTED): KEITH ELLIS

ADDRESS: 17131 LAFAYETTE TRAILS DR.
WILDWOOD, MO 63038

TELEPHONE NUMBER: 314-440-3333 (CELL) 636-458-6687 (HOME)

[PLEASE NOTE: THE ABOVE NAMED PERSON SHALL RECEIVE ALL OFFICIAL NOTICES REGARDING THIS REQUEST, INCLUDING THE PUBLIC HEARING NOTICE.]

SUBSCRIBED AND SWORN BEFORE ME THIS
11th DAY OF Nov. 20 15

SIGNED: Marta Anderson
(NOTARY PUBLIC)

MARTA ANDERSON
SEAL Notary Public - Notary Seal
State of Missouri
Commissioned for St. Charles
My Commission Expires: May 22, 2019
15052162

NOTARY PUBLIC Marta Anderson
STATE OF MISSOURI.

MY COMMISSION EXPIRES May 22, 2019

FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: 11-23-15
FEE: —; RECEIVED BY: KA
PRELIMINARY DEVELOPMENT PLAN: YES NO
PACKET COMPLETE: YES NO

2ND SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

**CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING**
before the Planning and Zoning Commission
Monday, February 1, 2016, at 7:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Address of Subject Sites:
1613 and 1725 Pond Road

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on December 21, 2015. You and many of your neighbors may have expressed interest in its outcome and the Commission is scheduled to take action upon this item at their upcoming meeting. If inclined, the Commission encourages you to attend this meeting and hear the Department of Planning's recommendation on this matter and participate in its discussion. The meeting will be held on **Monday, February 1, 2016, at 7:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 23-15 Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038 - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. This facility is located on the west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street Address: 1725 and 1613 Pond Road). Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (Ward One)

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at [phone number] or [email address] for your interest in this matter.

1-25-2016

City of Wildwood
Planning + Zoning Commission:

I really would not want
any type of banners, signs etc
put on skating, fencing associated
with Pond Athletic Association
because it detracts from the
rustic residential theme of
our city.

Thank You

Mervyn Beth Darrow
1449 Smith School Rd.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Saturday, January 23, 2016 7:05 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z 23-15 Pond Athletic Association
Item Description	<i>Field not completed.</i>
Position on Request	Do Not Support
General Comments	This is basically a residential area with a large athletic complex as neighbors. while the athletic complex has been in existence for a long time it does not justify homeowners having to drive past commercial advertising in their neighborhood. The athletic complex was designed and built for a rural, minimal residential area and future growth should be moved to such an area.
Suggestions	Plan for growth in another location. There are large parcels of property along major thoroughfares in the area and that is a much mor appropriate area for such a complex.
(Section Break)	
Name	Tom McKeone
Address	1409 Prairie Rose Lane
City	Wildwood
State	MO
Zip	63038
Phone Number	636-458-3478

Email

tmckeone@sbcglobal.net

Email not displaying correctly? [View it in your browser.](#)



WILDWOOD

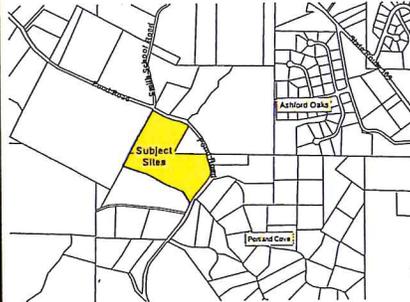
16860 Main Street
Wildwood, MO 63040

**CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING**
before the Planning and Zoning Commission
Tuesday, January 19, 2016, at 7:30 p.m.

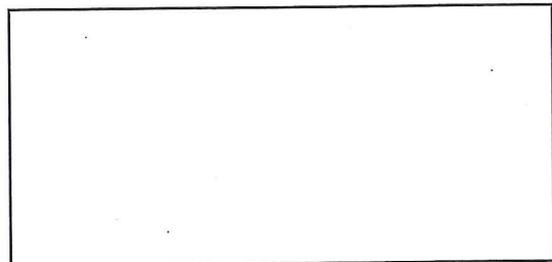
THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Address of Subject Sites:
1613 and 1725 Pond Road



Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on December 21, 2015. You and many of your neighbors may have expressed interest in its outcome and the Commission is scheduled to take action upon this item at their upcoming meeting. If inclined, the Commission encourages you to attend this meeting and hear the Department of Planning's recommendation on this matter and participate in its discussion. The meeting will be held on **Tuesday, January 19, 2016, at 7:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 23-15 Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038 - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. This facility is located on the west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street Address: 1725 and 1613 Pond Road). Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (Ward One)

- *RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**
- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
 - 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
 - 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, December 23, 2015 1:23 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z 23-15 Pond Athletic Association
Item Description	Allowing signs posted on the fence of the Pond Athletic Fields
Position on Request	Do Not Support
General Comments	I live across from Pond Ball Fields and am concerned about a "junky" appearance at the ball park. I am not opposed to the lights at Pond, but I know how expensive it is. Often I see lights on when no one is using the ball field. Maybe they could make money by conserving on the lighting bill.
Suggestions	Could we have it so that you do not see the signs as you drive along Pond Road? Also, is there a time frame for the signs so that they would not be left up after ball season.

(Section Break)

Name	Diana Bissell
Address	1513 Whetstone Ct.
City	Wildwood
State	MO
Zip	63038
Phone Number	636-458-6008

Email

dianabissell@sbcglobal.net

Email not displaying correctly? [View it in your browser.](#)



WILDWOOD

16860 Main Street
Wildwood, MO 63040

**CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING**
before the Planning and Zoning Commission
Monday, December 21, 2015, at 7:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Address of Subject Site:
1725 and 1613 Pond Road

THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Monday, December 21, 2015, at 7:30 p.m.**, in the **City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at www.cityofwildwood.com/comment. The following request will be considered at this time:

P.Z. 23-15 Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038 - A request for a Conditional Use Permit (CUP) in the NU-Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. This facility is located on the west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street Address: 1725 and 1613 Pond Road). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (Ward One)**

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
DECEMBER 21, 2015

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, December 21, 2015, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (8)

Chair Bopp
Commissioner Archeski
Commissioner Peasley
Commissioner Lee
Commissioner Gragnani
Commissioner Liddy
Mayor Woerther

ABSENT - (2)

Commissioner Renner
Commissioner Bauer
Council Member Manton

Other City Officials present: Director of Planning Vujnich, City Attorney Golterman, Planner Newberry, and Assistant Director of Planning and Parks Arnett.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the December 7, 2015 Meeting

A motion was made by Commissioner Gragnani, seconded by Commissioner Lee, to approve the minutes from the December 7, 2015 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

The Department did not have any opening remarks.

V. Public Hearings – Two (2) Items for Consideration

(a.) **P.Z. 23-15 Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038** - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. This facility is located on the west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street

Address: 1725 and 1613 Pond Road). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (Ward One)**

Chair Bopp gave an overview of the public hearing process for all in attendance and requested the advertisement be read into the record.

Assistant Director Arnett read the request into the record.

Director Vujnich entered a number of items into the record, including the following: the City's Zoning Code, the Master Plan, and the Charter. He then narrated a slide show of photographs describing the subject site and the surrounding roadways and adjacent properties.

Keith Ellis, 17131 Lafayette Trails Drive, speaking in representation of Pond Athletic Association, noted 2016 will be PAA's 53rd year and today there are six (6) ballfields on the site. The Association is requesting a CUP be granted to allow for banners to be hung inside the park and not visible from the road.

Discussion was held among the Commission Members regarding the following: the length of time the Conditional Use Permit would be authorized; and the past use of sponsorship banners, prior to the City's incorporation, and as part of the 50th Anniversary Celebration in 2013.

Gregg Maryniak, 1518 Scofield Valley Lane, noted he has been a resident of Portland Cove for sixteen (16) years and had two (2) children that played at PAA. He stated he is opposed to the use of banners, which would change the appearance of the ballpark and the fencing into an opaque visual barrier.

Discussion was then held among the Commission Members regarding the following: the number of signs that were installed, as part of the 50th Anniversary Celebration in 2013, which was sixty (60); the extent of evergreen trees planted along Pond Road and the potential for additional trees near the main entrance into the ballpark to block the view of the signs, when traveling north along it; the number of ballfields, four (4), which back to Pond Road or the neighboring property; the Athletic Association's agreement to adhere to suggestions to preserve the character of the ballpark; the location of the banners installed in 2013; the Board of Adjustment variance that was granted in 2013; the ability to limit the number and location of banners, as part of the CUP process; the use of windscreening currently on fencing, which prevents seeing through it; and the potential for making the backs of signs green, so the visual impact of the banners is minimized.

A motion was made by Commissioner Peasley, seconded by Commissioner Archeski, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the public hearing closed.

(b.) P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri, 63132 – A request for the application of a Planned Residential Development Overlay District (PRD), within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond Road (Locator Number: 23W520053/Street Address: 1971 Pond Road). **Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (4.5) acres. (Ward One)**

Assistant Director Arnett read the request into the record.

Director Vujnich referenced items that were provided to the Commission, including the Preliminary Development Plan and Sight Distance Study. He then narrated a slide show of photographs describing the subject site and the surrounding roadways and adjacent properties.

Tom Cummings, 10407 Baur Boulevard, 63132, noted he is representing Payne Family Homes. He provided an overview of the proposed subdivision for twenty-six (26) homes on seventy-eight (78) acres. He then provided the petitioner's rationales for requesting the PRD, including the preservation of thirty-five (35) acres of contiguous open space, the proposed amount of tree removal, which is less than a traditional subdivision, and the use of low impact development practices. He also noted the petitioner is in agreement to conduct a traffic study, if required.

Discussion was then held among the Commission Members regarding the following: the location of the cemetery on the site; the rationales used in selecting the location of the access point to the property; and the ability for the City to direct the location of the curb cut, since Pond Road is a City-maintained roadway.

Gregg Maryniak, 1518 Scofield Valley Lane, noted his main concern with this development is the location of the access point, where historically there have been a significant number of accidents and traffic issues in this location.

Maureen Maryniak, 1518 Scofield Valley Lane, noted her concern with the location of the entrance. She supported the extent of open space preserved along Pond Road, but would like the entrance moved to a safer location. She also noted her concern with the smaller lot sizes, which she believes is in opposition to the Master Plan, and questioned the location for a construction entrance.

John Gragnani, 1510 Scofield Valley Lane, noted he has lived off Pond Road for over 25 years and he believes the PRD is the best way to deal with the topography of this land. He stated his concerns with Bonhomme Creek flooding along the front of the Portland Cove Subdivision and noted that, if this subdivision causes an increase in flow within the creek, it could damage the ballpark. He also noted his concern with the placement of the sewage treatment facility and with the access drive's proposed location.

Lynda Jayne Keller, 2000 Lynda Jayne Lane, noted two (2) sides of her property border this subdivision and she would like to see an alternative plan that shows lot sizes of a three (3) acre minimum, especially since the vast majority (twenty-two (22)) lots are only one (1) acre in size). She also noted her concerns the developer may request at a later date to add more homes in the common ground area, the proposed emergency access to Lynda Jayne Lane, which she opposes, and the lack of confirmation on who owns and maintains that road. She requested it be in writing the common ground area can't be developed.

Tom Smith, 17221 Portland Crest Court, noted he is concerned with the location of the access drive to this subdivision, given he believes it is at a dangerous location. He is also concerned with the size of the lots proposed on this subdivision and believes it is in contradiction to the Master Plan and will set a precedent.

Jan Sprunger, 1547 Pond View Drive, noted her property adjoins this project and her access from her home is to Pond Road. She is concerned that she has no way to walk to the Community Park, given there is no trail along Pond Road, and none proposed as part of this development. She added that Pond Road has a high amount of traffic and it is too dangerous to walk on the shoulder. She also noted that she values the three (3) acre minimum lot size, and is concerned with the loss of trees on this property, which will increase the level of noise from State Route 100. She questioned if the subdivision would be served by public water or wells. Finally, she noted her concern with the location of the access drive and she asked that a trail be installed along Pond Road.

Josh Sprunger, 1548 Pond View Drive, noted his opposition to this plan because of safety concerns with the access drive location and the increased traffic on Pond Road, environmental concerns with the percentage of tree removal and the additional water runoff from increased impervious surfaces, and the decrease in quality of life, with the reduction in lot sizes below three (3) acres, and the increased noise from construction.

Tom Finocchio, 1633 Pond Road, noted he is concerned with the safety along Pond Road and, specifically, the location of the access drive.

Tom Cummings noted the petitioner is listening attentively and they will evaluate the location of the access drive.

Discussion was then held among the Commission Members regarding the following: the access to the locking mechanism on the bollards at the fire access area; the purpose of the PRD and its history and creation, as part of the Master Plan; the other applications of the PRD in other NU Non-Urban Residence District zoned areas, such as Shepard Oaks, which will be included in the Department's report on this request at a future meeting; the lack of service by Metropolitan St. Louis Sewer District in this area, but the City's application of the Phase II stormwater requirements, which will treat the majority of runoff onsite; the possibility of improving Lynda Jayne Lane and using it for access to this development; the type and location of the sanitary sewage treatment facility; the limited access rights on State Route 100, but the City will contact MoDOT to inquire if they will consider an access point; the potential for trails, especially along State Route 100 and, at least, an easement for public trail use through the common ground area; the need for any traffic study to take into consideration the traffic from the ballfields; and the potential for existing traffic data completed on previous City road projects along Pond Road.

A motion was made by Commissioner Archeski, seconded by Commissioner Liddy, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the public hearing closed.

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

Letter of Recommendations – One (1) Item for Consideration

(a.) **P.Z. 10-15 St. Charles Tower, c/o Kathryn Roderique, 4 West Drive, Suite 100, Chesterfield, Missouri, 63017** - A request for a Conditional Use Permit (CUP) within the NU Non-Urban Residence District for a 10.6 acre tract of land, of which two thousand (2,000) square feet of this total lot's area is to be utilized for a telecommunications tower facility and encumbered by a lease area established for this purpose. This tract of land is generally located northwest of the intersection of Babler Park Drive and Old Eatherton Road (Locator Number 21W310270/Street Addresses: 1400 Babler Park Drive – Lifepointe Church). **Proposed Use - A one hundred twenty (120) foot telecommunications tower and related equipment shelter area.** The tower is proposed to be a monopole type, with exterior antenna arrays. **(Ward Three)**

Assistant Director Arnett read the request into the record.

Director Vujnich provided an overview of the draft of the Commission's Letter of Recommendation, which reflected the vote approving a one hundred ten (110) foot monopole tower. He then reviewed an Addendum to the Letter of Recommendation provided to the Commission tonight, which addresses the type of platform for the mounting of the antennas to provide a greater level of service, which is in demand from smart phones and tablets.

A motion was made by Commissioner Archeski, seconded by Commissioner Peasley, to accept the Letter of Recommendation.

Discussion was then held among the Commission Members regarding the following: the telecommunication tower approvals on other properties in the City, which have not been installed; the timing for construction of the tower; the fact that two (2) carriers are interested in this tower; the sight line studies that were requested from the Garden Valley Farms Subdivision; and the coverage this tower will provide to the area.

Kathryn Roderique, representing the petitioner, noted their agreement with the conditions, as proposed.

Greg Yocum, RF Engineer for the petitioner, provided the following: an RF coverage map showing the expected coverage from this tower; the reasons for the decline the in use of flush-mounted antennas on monopole towers due to the need of the triangular arrays to meet the needs of today's smartphones and tablet demands; and a sight analysis from the Garden Valley Farms Subdivision.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Archeski, Commissioner Peasley, Commissioner Lee, Commissioner Gagnani, Commissioner Liddy, and Chair Bopp.

Nays: None

Absent: Commissioner Renner, Commissioner Bauer, and Council Member Manton.

Abstain: Mayor Woerther

Whereupon, Chair Bopp declared the motion approved by a vote of 6-0, with one (1) abstention.

VII. New Business – One (1) Item for Consideration

(a.) 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)**

Assistant Director Arnett read the request into the record.

Director Vujnich reviewed the request for an additional sign at the Wildwood Crossing development. He provided the history of sign compliance on this property, since shortly after the City's incorporation, including the addition of two (2) monument signs in lieu of an advertising sign along State Route 100 and the addition of a sign, as part of the Mobil on the Run redevelopment project. He noted there are a total of four (4) freestanding signs along this frontage, including those displays for Jack in the Box and Electro Savings Credit Union. He stated the Department understands that signage is important and the City has modified regulations to assist in this regard over the years. He noted, however, the Department opposed this additional sign due to the existence of other options, in lieu of the addition of another freestanding sign.

Discussion was then held among the Commission Members regarding the following: the option of changing the existing signs to multi-tenant signs to achieve this same end; and the potential of adding signage to the existing retaining wall.

Jim Treis, Superior Building Group, noted that he is the general contractor who would be installing the sign and that the Desco Group, the property owner, has selected a sign that is similar in appearance to the other signs in this development. He also noted his wife owns Puppington Palace and needs the additional signage for business visibility.

Director Vujnich requested a postponement, so the Department can discuss this situation with its sign consultant and continue with some research on other options.

A motion was made by Mayor Woerther, seconded by Commissioner Gragnani, to postpone the request. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the item postponed.

VIII. Site Development Plans-Public Space Plans-Record Plats – One (1) Item for Consideration

(a.) A recommendation report on a Site Development Plan (SDP) package for **P.Z. 7-13 ButlerDurrel Security, c/o Dennis Tacchi and Associates - Architects**; C-8 Planned Commercial District; north side of Manchester Road, east of Woods Road; which supports the reuse of the historic bungalow located on this site for an office in association with the petitioner's business. **(Ward Eight)**

Assistant Director Arnett read the request into the record.

Director Vujnich reviewed the key elements of this property's reuse as a commercial business and noted the Site Plan Subcommittee found the submitted plan to be in compliance with the site-specific ordinance and other requirements and recommended approval of it. He then reviewed details regarding the reuse of the building, the location of parking, landscaping, lighting, the large amount of open space on the back portion of the property, and other site improvements associated with it. He also noted, as part of the listing on the historic registry, the petitioner is requesting zoning incentives, which include the waiver of public space dedication and Manchester Road escrow contribution.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to approve the Site Development Plan.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Peasley, Commissioner Lee, Commissioner Archeski, Commissioner Gragnani, Commissioner Liddy, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Renner, Commissioner Bauer, and Council Member Manton.

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

IX. Other – No Items for Consideration

Department staff and Mayor Woerther thanked all of the Commission Members for their service and wished everyone happy holidays.

Per Chair Bopp's request, Mayor Woerther outlined the City Council action on the Villages at Bright Leaf proposal from its meeting the previous week.

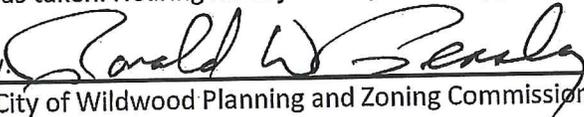
Commissioner Archeski questioned if signs within a business, which can be seen from the outside, are regulated. Director Vujnich noted the City can apply the Outdoor Lighting requirements, if these signs are illuminated, and also do count as part of the calculable sign square footage.

Director Vujnich then outlined the Master Plan Advisory Committee meeting schedule for January and the cancellation of the January 4th Planning and Zoning Commission meeting.

X. Closing Remarks and Adjournment

A motion was made by Commissioner Archeski, seconded by Commissioner Peasley, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:32 p.m.

Approved by:



Secretary – City of Wildwood Planning and Zoning Commission

Note: Recordation of the opinions, statements, and/or other meeting participation in these minutes shall not be deemed to be an acknowledgement or endorsement by the Commission of the factual accuracy, relevance, or propriety thereof.

* If comment cards were submitted indicating they did not wish to speak at tonight's meeting, they have been attached and made part of the official record.

City of Wildwood, MO
Thursday, December 17, 2015

Chapter 415. Zoning Regulations

Section 415.090. "NU" Non-Urban Residence District Regulations.

[Ord. No. 1324 App. A §1003.107(K), 8-14-2006; Ord. No. 1874 §1, 6-25-2012; Ord. No. 1880 §1, 8-13-2012; Ord. No. 1934 §1, 5-13-2013]

- A. *Scope Of Provisions.* This Section contains the district regulations of the "NU" Non-Urban Residence District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Chapter which are incorporated as part of this Section by reference. The "NU" Non-Urban Residence District of the City of Wildwood encompasses areas within which rough natural topography, geological conditions or location in relation to urbanized areas creates practical difficulties in providing and maintaining public roads and public or private utility services and facilities. The "NU" Non-Urban Residence District, therefore, shall promote the protection and existence of a large-lot rural development pattern.
- B. *Permitted Land Uses And Developments.* The following land uses and developments are permitted in this district:
1. Churches.
 2. Commercial vegetable and flower gardening, as well as plant nurseries and greenhouses, but not including any structure or building used as a retail or wholesale salesroom.
 3. Dairy farming.
 4. Dwelling, single-family.
 5. (Reserved)
 6. Farming, including the cultivation and sale of any plant crops and domestic animals.
 7. Forests, wildlife reservations, as well as conservation projects.
 8. (Reserved)
 9. Home occupations.
 10. Hunting and fishing as well as propagation of wildlife of any kind.
 11. Libraries, public or private not-for-profit.
 12. Mausoleums or crematoriums in an existing cemetery, any other provision of the law notwithstanding, but no such structure shall be situated closer than one hundred (100) feet to any cemetery property line.
 13. Parks, parkways and playgrounds, public or private not-for-profit.
 14. Schools, public or private kindergarten, elementary, secondary and collegiate.
 15. Water features determined not to be high hazard or located in the main channel of a named watershed located in the City of Wildwood. Notwithstanding the foregoing, permitting of these features shall be governed by the regulations, requirements, and standards of the Chapter 425 Grading Code of the City of Wildwood Municipal Code and be reviewed and acted upon by the Department of Public Works. These water features, herein permitted by

right, shall require a Conditional Use Permit (CUP), under the regulations set forth in Chapter 415.500 Conditional Use Permit Procedures (CUP) of the City of Wildwood Zoning Ordinance, if the source of any of its water for developing or maintaining normal pool elevation is determined to be from a ground water source.

- C. *Conditional Land Use And Development Permits Issued By The Commission.* The following land uses and developments may be permitted under conditions and requirements specified in Section 415.500 "Conditional Use Permits", except the specified home occupations described below which must adhere to simplified process defined in Subsections (H) and (I) of this Section:
1. Administrative offices and educational facilities.
 2. Banners: sponsorship types for both public and not-for-profit uses, with a minimum of two (2) operational athletic fields on the same lot.
[Ord. No. 415.090 §1, 4-13-2015]
 3. Bed and breakfast establishments.
 4. Blacksmiths.
 5. Cemeteries, including mortuaries operated in conjunction with the cemetery.
 6. Child care centers, nursery schools and day nurseries.
 7. Clubs, private not-for-profit.
 8. (Reserved)
 9. (Reserved)
 10. Fairgrounds.
 11. Feed or grain storage, commercial or cooperative.
 12. Foster homes for handicapped children.
 13. Golf courses, including practice driving tees on the same premises. Miniature golf courses and independent practice driving tees are excluded.
 14. (Reserved)
 15. Group homes for the elderly.
 16. (Reserved)
 17. Home occupations permitted by Section 415.090(H).
 18. Large water features.
 19. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - a. Adequately screened with landscaping, fencing or walls or any combination thereof; or
 - b. Placed underground; or
 - c. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
 - d. All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of

20. Mortuaries.
21. Mulching plants for trees, wood or wood waste, but not including any assembly or manufacture of a product.
22. Nursing homes, including assisted care living facilities (overall density of assisted care units is a function of permitted beds).
23. Police and fire stations.
24. Post offices and other government buildings.
25. Public utility facilities, other than local public utility facilities.
26. Radio, television and communication transmitting, receiving or relay towers and facilities, subject to the provisions of the Model Telecommunications Code.
27. Recreational camps and camping facilities.
28. Recreational land uses, commercial or not-for-profit.
29. Residential substance abuse treatment facilities.
30. Retreats operated by educational or other not-for-profit entities.
31. Riding stables, kennels and veterinary clinics.
32. (Reserved)
33. Salesrooms (retail and wholesale), when established as an accessory use to commercial gardens, plant nurseries and greenhouses, for the sale of nursery products and related items for use in preserving the life and health of such products, hand tools and plant containers. The preceding items shall not include power-driven equipment, lawn and garden furniture nor decorative accessories and fencing; however, bulk sale of sand, gravel, mulch, railroad ties or similar materials may be permitted. The salesroom may occupy all or a portion of a building.
34. Satellite dishes (additional to provisions of Section **415.380(R)**).
35. Sewage treatment facilities, other than facilities permitted as an accessory use.
- 35a. Solar panels, all ground-mounted types. All roof-mounted types, if said installations are visible from an adjoining/adjacent street(s).
[Ord. No. 2028 §§1 — 2, 4, 8-25-2014]
36. Specialized private schools.
37. (Reserved)

D. *Accessory Land Uses And Developments.*

1. Subject to compliance with the procedures of this Section, accessory buildings, structures and uses are permitted in conjunction with a permitted land use or development or (unless restricted by applicable condition) a conditional land use or development when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, is clearly subordinate to the primary use and serves only to further the successful utilization of the primary use. Accessory uses include the following:
 - a. Devices for the generation of energy, such as solar panels (roof-mounted types on rear and/or side of dwellings and not visible from the adjoining/adjacent street(s) only), wind generators and similar devices.
[Ord. No. 2028 §§1 — 2, 4, 8-25-2014]

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, December 21, 2015 4:13 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z 23-15 Pond Athletic Association
Item Description	Banners on PAA fencing
Position on Request	Other
General Comments	I would support this on the condition that the banners are visible ONLY to those using the Pond Athletic Association and are not visible from Pond Road. Those of us who live in the area should not have to view advertising when driving on Pond Road.
Suggestions	Ensure banners are not visible from Pond Road.
(Section Break)	
Name	Sandra Curtiss
Address	17229 Portland Crest Ct
City	Wildwood
State	MO
Zip	63038
Phone Number	314-600-2691
Email	sandra.w.curtiss@gmail.com

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, December 21, 2015 4:01 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered P.Z 23-15 Pond Athletic Association

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments How is the board going to protect the neighbor's from PAA becoming to commercial when presently their games that go past 10:00 they have their signs on the top of our streets. No one was asked if it was ok on smith school to have their name on our street, would it be reasonable to think the neighbor who live with this club don't count.

Suggestions *Field not completed.*

(Section Break)

Name Betty

Address 1512 smith school

City Wild wood

State Mo

Zip 63038

Phone Number N/A

Email N/A

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, December 22, 2015 12:42 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z 23-15 Pond Athletic Association
Item Description	<i>Field not completed.</i>
Position on Request	Do Not Support
General Comments	My husband has been living on the same property for over 30 years and remembers when the ball diamonds were nonexistent and just an open field and traffic concerns were not a problem. The small developing ball park has grown and grown so much that pond road cannot support all the traffic. Therefore, I do not believe more advertising is needed for success of the association. The association needs to realize this was, and the residents still want, it to be a quaint little country road and not a commercialized district. I was not in support of the banners when they were requested in 2013 and I still am not to date. The banners are seen from the road from all angles through the chain link fence and we drive by there multiple times a day. They are cheap looking plastic and unsightly. They do not go with the natural beauty of the wooded, hilly area we love to live in. Please consider the people who live by the park and are next door neighbors when deciding how our country road is perceived. It is a winding, country road, not a commercial district.
Suggestions	A suggestion to the ball park would be to raise the prices so that advertisement banners aren't needed. I drive down highway 40 close to the city and see ballfields on the north side of 40 and i do not see unsightly advertisement banners.

Perhaps pond ballpark could ask them for suggestions on how generate more revenue. Or, when i was a young girl, our "tball" shirts had sponsors ads on the back of the shirt or shirt sleeve.

(Section Break)

Name	Erica Sprunger
Address	1548 Pond View Drive
City	Wildwood
State	MO
Zip	63038
Phone Number	636-751-3581
Email	esprunger@gmail.com

Email not displaying correctly? [View it in your browser.](#)



WILDWOOD

INFORMATION REPORT

City of Wildwood, Missouri

Prepared by the Department of Planning

Draft Date: February 16, 2016

“Planning Tomorrow Today”

Petition No.: P.Z. 19-15
 Petitioner: 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri, 63132
 Request: A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District. **Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (4.5) acres.**
 Location: Northwest corner of the intersection of Pond Road and State Route 100
 Tract Size: 78.0 acres
 Locator No.: 22Y240055 (Locator Number: 23W520053/Street Address: 1971 Pond Road)
 Public
 Hearing Date: December 21, 2015
 Information Report
 Decision Date and
 Vote: February 16, 2016 – TBD
 Report: Attachment A
 Conditions: Attachment B
 Preliminary
 Development Plan: Attachment C
 Background
 Information: Attachment D
 School District: Rockwood
 Fire District: Metro West
 Ward: One

Recommendation: The Department of Planning is recommending the Planning and Zoning Commission support the requested application of a Planned Residential Development Overlay District (PRD) upon the existing NU Non-Urban Residence District zoning district designation of this 78.0 acre site, which would authorized up to twenty-five (25) single family dwellings on individual lots, with common ground and public space.

1. In this report, the Department has determined the request complies with the Master Plan's Conceptual Land Use Classification of Non-Urban Residential Area, as well as a number of its goals, objectives, and policies in this regard.
2. In this report, the Department has noted the compatibility of this residential use with the surrounding development pattern.
3. In this report, the Department also notes the compliance of the proposed design of the site with the eight (8) standards that must be met for the City to authorize a Planned Residential Development Overlay District (PRD), which is partially met through the Department's recommended changes explained in the Information Report.

ATTACHMENT A - REPORT

Area Synopsis (includes land use and zoning information)

The site of petitioner's request is a seventy-eight (78) acre tract of land located at the northwest corner of the intersection of State Route 100 and Pond Road (in Ward One). The property is a single lot of record, one (1) of the largest tracts of land remaining in the City of Wildwood. The parcel of ground is L-shaped, being defined by adjoining property lines and the rights-of-way of State Route 100 and Pond Road. The subject site's frontage along State Route 100 exceeds two thousand five hundred (2,500) feet, while the amount along Pond Road is over two thousand six hundred (2,600) feet.

Pond Road is a City-maintained roadway, which is rural in nature. This roadway is considered rural due to its width and the lack of stormwater improvements, shoulders, and sidewalks. A number of bridges exist within the Pond Road right-of-way, many new, being installed by the City of Wildwood to replace single lane types. The width of this roadway is approximately twenty-two (22) feet in size and has a limited system of earthen swales for stormwater drainage. Traffic volumes are generally medium and seasonal in this regard, since this roadway serves the Pond Athletic Association, along with a low-density residential land use pattern. Pond Road, from its southern terminus at Old Manchester Road, to its northern terminus at State Route BA, has a north-south and east-west orientation.

State Route 100 is an inter-county arterial roadway maintained by the State of Missouri. The roadway has an east-west orientation through the City of Wildwood and was one (1) of the first streets commissioned by the State Legislature in 1830 to provide access between St. Louis and Jefferson City, the capital. This arterial roadway is a limited access highway and four (4) lanes in width, with a large, grass median. Also associated with the roadway are stabilized shoulders on both sides of the driving surfaces. The right-of-way is also used for stormwater facilities, which includes concrete swales and other improvements. The traffic levels on this roadway are high and it serves a rural land use pattern, but also Town Center Area as well.

The site is one (1) of the last parcels of ground of this size that has had limited use over the last twenty (20) years. Parts of the site were used for agricultural purposes, which ended about a decade ago. The area of former crop production is now full of second growth trees. The site has a major drainageway, which trends through it, from State Route 100 on the south end of the property to its northern boundary. A number of small tributaries intersect this larger feature, giving the site a varied topography. This site also exhibits large expanses of grass areas that are overgrown, but not heavily wooded. Linking all of these natural areas are cleared paths for access. Slopes range between two (2) percent to greater than thirty (30) percent, with an overall relief of the tract of land being almost two hundred fifty (250) feet. Soils are typical of this area of the City and very rocky at some locations. This site has a natural beauty associated with its vegetative cover, topography, and views, making it a natural landmark in this area of Wildwood.

The site also has several structures located upon it and these reflect past activities associated with it. These structures include a dilapidated storage building, a large barn, and a family cemetery. These structures and cemetery are located in the western side of the property, almost at its property line. The

barn is significant in height and size, but in disrepair. The cemetery area is also overgrown. A review of St. Louis County records does not indicate the barn construction date, but it would appear to be in the early 1900's.

The site is zoned NU Non-Urban Residence District and has been since 1995. Prior to 1995, the site was zoned NU Non-Urban District by St. Louis County. This designation was applied in 1965 and this date is important due to the St. Louis County Council's adoption of a comprehensive Zoning Ordinance and Map for all properties located in the unincorporated areas. The NU District designation was chosen to act as a holding category for future development, since no clear land use pattern had been established in these urban fringe areas at that time. Subsequently, as development proceeded, the land use pattern would be set. The City of Wildwood changed this holding pattern designation with the incorporation of this community and gave it true standing as a residential district. Surrounding properties have generally retained this 1965 zoning district designation. This pattern can be witnessed by a review of zoning and land use in the vicinity of the site.

To the North: Bounding the northern portion of the site is the Gigatt and Trebor Estates Subdivisions, which are zoned NU Non-Urban Residence District. These subdivisions consist of minimum three (3) acre sized lots, with single family dwellings constructed upon them. This residential pattern extends to the north, until a grouping of properties, which are used by the Pond Athletic Association for recreational purposes under an Amended Conditional Use Permit (CUP) that was first granted by St. Louis County in 1964 and amended by the City of Wildwood in 2006. This property is zoned a combination of the NU Non-Urban Residence District and the FPNU Floodplain Non-Urban Residence District, with the aforementioned Amended Conditional Use Permit (CUP).

To the East: Abutting to the east is Pond Road. Crossing Pond Road is a series of large lots zoned NU Non-Urban Residence District, which are utilized for single family dwellings.

To the West: Adjoining to the west are several large parcels of ground that exceed twenty-five (25) acres in size and are zoned NU Non-Urban Residence District. These lots are either used for single family residential purposes or vacant at this time. Access to these lots is via Lynda Jayne Lane, Wakefield Farms Road, and Hohmann Court. This large lot pattern extends to the west, reaching Mueller Road, where the West County Community Church is located, which is zoned NU Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD).

To the South: Crossing State Route 100 is a parcel of ground owned by the Living Word Church. The property has a large sanctuary building located upon it, along with an individualized treatment plant for wastewater and several large parking lot areas. Abutting the church property is the Wildwood Middle School site, which is also zoned NU Non-Urban Residence District. Given the sizes of these lots, they extend from State Route 100 all the way south to Manchester Road.

Petitioner's Request

The petitioner, Payne Family Homes, is requesting the authorization of a Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District for the development of twenty-six (26) single family residences on individual lots. The lots would range in size from approximately one (1) acre to over three (3) acres in area. The development does include an area of land dedicated as common ground that is over thirty-five (35) acres in size, while under petitioner's proposal, over forty (40) acres of the site will be protected due to the analysis required by the Natural Resource Protection Standards of the City's Subdivision and Development Regulations. The site is not served by the Metropolitan St. Louis Sewer District (MSD) for either sanitary or storm sewers, but all other utilities are in proximity to the site or the general area.

At a public hearing, petitioner's representative noted the dwellings would be a mix of one (1), one and one-half (1½), and two (2) story type units and would be consistent, if not greater, than the size of dwellings in the immediate area. Price information and sizes was not provided at that time, but will be very similar to the residences just completed in the Vintage Grove Subdivision located in the City of Wildwood (Old State Road, at its intersection with Ridge Road).

Other design elements of this proposal, as reflected either in the petitioner's presentation or indicated on the Preliminary Development Plan, are as follows:

1. This residential subdivision will dedicate a forty (40) foot private roadway easement for access purposes, and be constructed according to the City of Wildwood's 'Rural Roadway Standards,' to serve the proposed lots. No sidewalks are proposed. No stub streets are planned to the properties located immediately to the north or west.
2. The development will be served from Pond Road. Access is provided by a single curb cut onto Pond Road, which is located at the current entry/exit to the site. No improvements are planned to Pond Road, except a twenty (20) foot wide dedication of land area to the City of Wildwood is indicated.
3. The design of the site incorporates the dedication of a variable width trail easement along the property's State Route 100 frontage for public use. The dedication of the easement does not indicate the construction of the multiple-use trail within it.
4. The clustering of lots is intended to address the soil and slope characteristics of the site.
5. The development's design concept indicates the use of thirty (30) foot frontyard setback areas, fifteen (15) foot for all sideyard areas, and thirty (30) foot for all rearyard areas on the individual lots. Along with these requirements, the petitioner's plan indicates the required twenty-five (25) foot foundation setback from the proposed 'Final Resource Protection Line.'
6. This development utilizes lot widths and depths that vary, but comply with City standards in this regard. The proposed minimum lot width is one hundred seventeen (117) feet at the front building line, which is just a single instance, while some of the frontages exceed five hundred (500) feet.
7. The development will preserve over forty-two (42) acres of the forty-eight (48) acres of existing tree cover on the subject site.
8. The development's design concept includes the provision of a minimum of two (2) parking spaces for each single family dwelling.

9. A centralized sewage treatment plant will serve the proposed lots, with a capacity of twelve thousand (12,000) gallons per day. The plant type will be a recirculating sand filter design. The facility is shown on the plan being served by a ten (10) foot wide gravel roadway, from an access point off of Pond Road.
10. The proposed design of this subdivision indicates compliance to the City's Lighting Code and no standard is to exceed sixteen (16) feet in height.
11. The site will be served by underground utilities, according to the City's Subdivision and Development Regulations.
12. The design of the site includes the removal of all existing structures, while the cemetery will be preserved in a common ground area that is proposed for dedication. Access to the cemetery will be from the proposed private street that is to be constructed as part of this development.
13. The need for a secondary emergency access to these proposed lots is indicated on the plan by a twenty (20) foot wide asphalt strip that extends from the westernmost cul-de-sac to existing Lynda Jayne Lane.

Major concerns and considerations identified by comments that were provided at the Planning and Zoning Commission's public hearing included the following:

1. The location of the development's access point at a double curve, with limited sight distance.
2. The use of the Planned Residential Development Overlay District (PRD) procedure and the need for only three (3) acre or greater lots being developed upon this site.
3. The use of Lynda Jayne Lane and the ownership of it.
4. The impact of stormwater runoff onto surrounding properties caused by the development of the subject site.
5. The lack of pedestrian improvements on Pond Road, per the submitted plan.
6. The location of the wastewater treatment plant and its access to Pond Road.

Analysis

Incumbent to the Department of Planning's consideration of this request is the definition of its respective characteristics. These characteristics are analyzed to determine the appropriateness of the request relative to several key predictors. These predictors are as follows: (1) the compliance of the request to the City's Master Plan; (2) the compatibility of the use with the surrounding development pattern; and (3) the adherence of the request to the Planned Residential Development (P.R.D.) Overlay District standards. Each of these predictors must be favorable before the Department can consider a recommendation, which supports the request.

< Master Plan >

The Department would first note the importance of the City's Master Plan in guiding its decisions on development requests. The City's Master Plan was intended to provide fundamental principles to be followed by future development decisions with a substantial amount of the detail provided for implementing such principles to ensure the tenets of this document were not circumvented. Accordingly, the City has been able to apply its plan with greater certainty and consistency than was the case with

development decisions utilizing St. Louis County plans.

Formulation of Plan

Within the framework of the Master Plan, the community set forth to create specific land use classifications for the entire City. These classifications were to reflect the input from the community, the environmental assessment completed by a consultant to the City, and the existing level of development and zoning patterns within Wildwood. To this end, the City created and retains four (4) general land use classifications for the entire sixty-eight (68) square miles comprising this community. These classifications included the **Industrial Category, the Town Center Category, the Sub-urban Category, and the Non-Urban Category**. Each of these categories includes a list of requirements for the future development of properties. The categories are clearly designated on a map of the City, as dictated by the planning principles noted above and in the Master Plan. It is important to note, that in 2002, the City Council approved the creation of the **5th Land Use Category** for historic assets. This category is intended to provide the needed incentives to encourage property owners of historic assets to consider their protection, preservation, and adaptive reuse. With this category, the density of residential uses, or the type of activities, can be modified relative to the other land use categories in the Master Plan, to provide the needed incentives or capital to accomplish the City's goal of historic preservation.

Master Plan Update 2006

Over the course of 2005, the City and a group of citizen volunteers worked on updating the Master Plan, as this document approached its ten (10) year anniversary. The Master Plan must be updated every ten (10) years to address the City's Charter requirement relative to the Comprehensive Zoning Plan, which is the Master Plan's Conceptual Land Use Categories Map. This update process was intended to study, review, and, if appropriate, modify, the content of the document to address changing conditions, new technologies, and the desires of the community. This process came to a successful conclusion on February 21, 2006, when the City's Planning and Zoning Commission approved the Master Plan Update 2006 by a unanimous vote (7 to 0). The City Council then ratified this action of the Planning and Zoning Commission on March 27, 2006.

The **Master Plan Update 2006** edition reflected a refinement of the original document and retained a number of its major, and one-of-a-kind, requirements and characteristics. In surveying the public, the overwhelming majority wanted this document to continue forward in preserving the unique character of this area, preserving the environment, and retaining the Non-Urban Category as the principal land use classification in the City of Wildwood (See Master Plan/Planning Element – Objective #1). Additionally, the Master Plan continued to promote environmental protection as the overarching goal of the City in all aspects, including the implementation of planning practices, provision of services, development of transportation and utility infrastructure, and the protection of open spaces and existing major park holdings. In considering the changes to the document, the Planning and Zoning Commission noted the following: "these benefits (listed below) are equally tangible and further reinforce the desire of those voters supporting the incorporation in 1995, now ten (10) years later, that Wildwood must retain its unique character." These other benefits from the proposed revisions to the plan are as follows:

1. Memorialized the history and successes of the last ten (10) years as a community and recognizes the support of residents and property owners in this effort.
2. Promoted policies to encourage the recycling of all waste materials in the City, particularly construction wastes and debris, and continued to prioritize the protection of Wildwood's and the surrounding area's environmental resources by encouraging reuse of products.
3. Re-enforced the concept of the Town Center Area and the planning process associated with it by encouraging the provision of public potable water, sanitary sewers, and other utilities to its unserved portions.
4. Placed greater responsibilities on developers of properties to protect groundwater resources for potable water purposes.
5. Required the City to improve communication efforts with residents, property owners, and businesses about its regulations and laws, while improving current enforcement procedures associated with them.
6. Recognized the need to provide a mix of housing types in the City for all age groups and income levels.
7. Planned reduction in density of residential housing in the remaining areas of the City designated as 'Sub-urban Residential Area.'
8. Encouraged the more harmonic development of property with the surrounding natural and built environments.
9. Summarized major challenges facing the City in the upcoming ten (10) year period.
10. Imported priority to providing Internet service to the whole community at a serviceable standard.
11. Supported the continued use of private contractors to provide public services.
12. Implemented the first of many policies to preserve current housing stock and promote its maintenance.
13. Re-enforced the current policies of the City in terms of addressing unsafe streets, roadways, and bridges by repair and replacement.
14. Introduced internal review procedures to meet the goals, objectives, and policies of the other four (4) elements of the Master Plan for City-initiated projects and efforts.
15. Demanded more effort and resources be provided to improve open space and recreational opportunities in the City.
16. Maintained land use categories for the overwhelming majority of the City, thereby meeting the expectations of the community participating in this process.

Along with all these benefits, maintaining a strong Master Plan will further improve the quality of life in the City, while promoting property values as well. Accompanying these items are a better environment, managed and planned growth, safer streets, roadways, and bridges, and greater public space in the future. This update, as led by the Master Plan Advisory Group, positioned the City well for the upcoming ten (10) year period of time.

Previous Applications

The City has been applying the City's Master Plan for over twenty (20) years, since its adoption in February 1996. In this twenty (20) year period, the Department has always advised potential developers of

properties within this community of the requirements of the Master Plan in terms of its land use classifications. In these pre-development conferences, the requirements of the Master Plan are explained in terms of the allowable uses and related densities. Ultimately, developers submitting proposals not complying are encouraged to modify them, since inconsistencies with the plan would not justify the Commission's support in many cases and would not comply with the ordinances of the City, which have further implemented the Master Plan.

With the application of the Master Plan, the City has been able to obtain development concepts that comply with it. In these instances, development densities and designs were in compliance with the Master Plan, or comparable enough to be addressed, as part of the overall zoning process through discussion. The City has yet to approve a rezoning which is not compliant to the Master Plan in terms of the Land Use Classifications of the Master Plan. Residential development has occurred throughout the City, with many in the Non-Urban Residential Areas of it. Major examples of all of these three (3) acre projects that utilized the Planned Residential Development Overlay District (PRD) process, in conjunction with its NU Non-Urban Residence District zoning, include the following:

Subdivision Name (PRD ¹ is referenced)	Master Plan Designation	Characteristics
Meridien (PRD)	Non-Urban Area	Thirty (30) lots on ninety-nine (99) acres
Bartizan Pointe Estates (PRD)	Non-Urban Area	Twelve (12) lots on forty (40) acres
Shepard Oaks Estates (PRD)	Non-Urban Area	Thirteen (13) lots on forty-two (42) acres
Radcliffe Place (PRD)	Non-Urban Area	Sixteen (16) lots on forty-nine (49) acres
Wills Trace (PRD)	Non-Urban Area	Twenty-one (21) lots on sixty-six (66) acres
Woodland Hills (PRD)	Non-Urban Area	Five (5) lots on sixteen (16) acres
Quail Ridge (PRD)	Non-Urban Area	Thirteen (13) lots on thirty-nine (39) acres
Homestead (PRD)	Non-Urban Area	Sixty (60) lots on two hundred (200) acres
Breton Woods (PRD)	Non-Urban Area	Twelve (12) lots on forty (40) acres
Arbor Trace (PRD)	Non-Urban Area	Seven (7) lots on twenty-five (25) acres
Saddlebrook (PRD)	Non-Urban Area	Eight (8) lots on twenty-seven (27) acres

¹ PRD – Planned Residential Development Overlay District

< Compliance of the Request to the Master Plan – P.R.D. in the NU District >

With this submittal of the request for the development of this site, it is apparent to the Department of Planning that petitioner's proposal does comply with the Master Plan and can be supported in its current form. Accordingly, the Department would support the approval of the Planned Residential Development Overlay District (PRD) for the subject site to allow no more than twenty-five (25) lots. The reduction in the proposed lots reflects a desire to have a lot width standard (at the front building line) that is no less than two hundred (200) feet in length. This two hundred (200) foot standard is required on any three (3) acre lot created in the City of Wildwood and would provide the same appearance for these proposed lots, as if all of them that would be developed in this planned subdivision have a greater size.

A comparison of the requirements of the Master Plan to the components of the petitioner's proposal clearly indicates a number of consistencies with it and meeting the intended purpose of this designation, i.e. maintain rural land use pattern. This comparison is provided below.

Master Plan Component – Non-Urban Residential Area	Petitioner's Proposal	Compliance/Non-Compliance Issues
Low density residential development – one (1) dwelling per every three (3) acres. No range in districts provided, only NU Non-Urban Residence District with the use of a Planned Residential Development Overlay District (PRD) on a majority of the site.	NU Non-Urban Residence District with a Planned Residential Development Overlay District (PRD) – twenty-six (26) units in total	The allowable density of future residential units on this 78 acre site is based upon the gross acreage of the property. In this case, the net acreage of the site is the same as its gross acreage, since no public rights-of-way dedications are planned, nor is their any designated floodplain located on the site. This net acreage would allow a yield of twenty-six (26) lots under the NU Non-Urban Residence District zoning regulation requirements. Since the petitioner is requesting twenty-six (26) lots, the density is consistent with the Master Plan requirements in this regard, as well as with the regulations of the NU Non-Urban Residence District. However, the Department is not supporting the maximum density upon this property, given the resultant lot configurations and the need to create a minimum two hundred (200) feet of frontage on each of them.
Type of use limited to single family dwellings on individual lots.	Single family detached dwellings.	The permissible zoning districts identified in the Master Plan only allow single family detached uses, which are planned on this site.
Lot size cannot be less than one (1) acre in area.	Minimum lot sizes are one (1) acre in area.	All lots meet or exceed the minimum size requirement of the 'Non-Urban Area' of the Master Plan and the requirements of the City's Zoning Code in this regard.

Of the three (3) major requirements of the 'Non-Urban Residential Area' of the Master Plan, petitioner's proposal does comply with each of them.

A comparison of the requirements of the Master Plan to the components of the petitioner's proposal clearly indicates a number of consistencies with it and meeting the intended purpose of this designation, i.e. maintain rural land use pattern. This comparison is provided below.

In the case of petitioner's proposal, a number of the policies within the different elements of the Master Plan are adhered to by its design and the use of the City's Planned Residential Development Overlay District (PRD). This adherence is critical in the analysis of this request by the Department of Planning. In summary, the consistencies between the request and the key elements of the Master Plan are as follows:

Environmental Element -

- Policy 1. Implement the conservation principles put forward in the St. Louis County General Plan Update (see Attachment D).
Petitioner's Proposal: request adheres to eight (8) of the applicable list of eight (8) items noted as policies to limit the amount of stormwater runoff generated by a development and control its erosional tendencies downstream.
- Policy 2. Recognize that terrain in the City varies and the more environmentally sensitive areas are located in the west and southern portions of the community.
Petitioner's Proposal: request is for Planned Residential Development Overlay District (PRD) in the NU District, which minimizes developed area of the site and maintains three (3) acre density in this area as well.
- Policy 4. Require that natural drainageways remain undisturbed.
Petitioner's Request: very limited disturbance in the area of this site's watercourses.
- Policy 5. Require that areas of steep slopes and highly erodible soils remain in their natural state.
Petitioner's Request: slopes greater than 30% are completely preserved, while others between 7% to 29% are partially protected from development. Overall, almost fifty-two (52%) percent of the entire 78 acre tract of land is preserved and will remain undeveloped forever. This preservation amount is based upon the soil and slope characteristics of the site.

Policy 7. Continue to employ the current procedure, as part of the City's development regulations, for the mapping of landforms and soil conditions and evaluate their suitability for development.

Petitioner's Request: Natural Resource Protection Maps A and B have been completed.

Policy 8. Maintain the current flexible procedure within the development regulations that allows an owner of land to better utilize the site's natural characteristics through the application of innovative design and construction practices and the clustering of units, while offering community amenities and open spaces. The application of this procedure should be consistent with the environmental parameters of the site.

Petitioner's Request: the use of the Planned Residential Development Overlay District (PRD) is proposed and the clustering of homesites is achieved.

Additionally, it is important to note the appointed City Council at the time of this community's incorporation, upon the recommendation of the Planning and Zoning Commission, included NU District zoned properties as potential candidates for the use of the Planned Residential Development Overlay District (PRD). Under St. Louis County's jurisdiction, the Planned Environment Unit Procedure could not be applied to NU District zoned tracts of land. However, a Density Development Procedure could be used.

The intent in allowing NU District zoned properties to use the Planned Residential Development Overlay District (PRD) was primarily to limit the amount of site disturbance on any property. Additionally, this inclusion acknowledged the following rationales: (1) the clustering of units does not increase the overall number of homesites on any given site; (2) the clustering of units would ultimately limit the amount of disturbance and create greater contiguous areas of open space on any given property; (3) the clustering of units promotes economic efficiencies in the installation of utilities and other site infrastructure; (4) the clustering of units better utilizes the developable areas of the site, which is consistent with the Natural Resource Protection

Standards; and (5) the clustering of units allows for a variety of housing styles and choices in the City of Wildwood.

Policy 9. Require all developments to submit a plan that includes the delineation of the site’s natural drainageways.
Petitioner’s Request: both the Preliminary Development Plan and the Natural Resource Protection Attribute Maps define the property’s natural drainageways.

Policy 16. Require tertiary treatment of sewage effluent.
Petitioner’s Request: A centralized treatment plant will be required providing a tertiary level of discharge.

Policy 17. Encourage the extension of public potable water to all areas of the City to prevent future safety and health problem relating to fire protection and sewage effluent from non-public systems contaminating area waterways and aquifers.
Petitioner’s Request: The Department is recommending this developer extend public potable water to the site. Water service is available to the subdivision from a line located along State Route 100.

Planning Element -

Policy 3. Continue the Non-Urban Residence District zoning as the major land use designation in the City of Wildwood. In addition, maintaining an existing NU District designation is especially appropriate in areas of steep topography and highly erodible soil profiles.
Petitioner’s Request: underlying zoning designation of NU District remains unchanged in this proposal.

Community Services -

Policy 2. Follow a policy of fiscal prudence in considering major new development initiatives.
Petitioner’s Request: The petitioner is attempting to introduce a major residential development into this area, where infrastructure is limited in some regards. The Department is seeking the extension of public potable water to the site to meet the demands of this development upon the utility network in this area. This request for public potable water is prudent in this regard. Additionally, the City has completed a roadway

project on Pond Road, which includes its resurfacing and limited widening and replaced several one-lane bridges. Along with these improvements, the Department is recommending the petitioner's participation in required roadway improvements along the subject site's frontage along Pond Road.

Transportation Element -

Policy 1. Promote a policy that supports the creation of a street network, which includes safe and ecologically responsible two (2) lane arterial roadways. Make only improvements required for traffic safety.

Petitioner's Proposal: request will provide for improvements to a portion of Pond Road, which will include the dedication of right-of-way and the installation of a left-turn lane.

Policy 5. Require local access streets within individual subdivisions to be built to City standards, but consider having them remain private.

Petitioner's Request: streets are to be built to the City's minimum requirements and will be private.

Policy 8. Preserve and enhance the scenic environmental qualities that exist along many of the City's roadways through the application of appropriate design standards reflecting sensitivity toward the area's unique environmental characteristics.

Petitioner's Proposal: the use of the Planned Residential Development Overlay District (PRD) allows for the more difficult portions of the site, where topography is prohibitive or floodplain exists, to be protected, while utilizing the ridgetops for development purposes.

It is the opinion of the Department of Planning the requested Planned Residential Development Overlay District (PRD) is consistent with, and adheres to, the City's Master Plan. In fact, the comparison completed above indicates the proposal is in full compliance with the applicable policies of this plan.

< Compatibility of the Use >

The Department, in reviewing this request, would note its compatibility with the area land use and zoning pattern, which also supports the recommendation for its approval. Principally, the issues of compatibility are reflected as follows:

- 1) The development is at a three (3) acre density, which is consistent with the area pattern. This pattern is no more than one (1) dwelling unit for every three (3) acres of property involved in the proposed development.
- 2) The development is for single family uses on individual lots, which is the predominant pattern of land use in this area, as defined by those neighboring subdivisions, such as Portland Cove, Trebor, and Gigatt Subdivisions, and other properties along Pond Road.
- 3) The design the petitioner has employed will preserve much of the picturesque hillside area along Pond Road.
- 4) The development's other design qualities and components can be addressed through the application of conditions as part of the site-specific ordinance to protect the quality of life in this area.

These other issues further support the recommendation for approval.

< Planned Residential Development Overlay District >

When the City Council approved a new Zoning Code for the City, it deleted the St. Louis County's former Planned Environment Unit (PEU) and replaced it with a new procedure called the Planned Residential Development Overlay District (PRD). This new procedure was intended to address the shortcomings of the previous special procedure and set clear and precise requirements for its use in the future. A list of standards was compiled to create these requirements. These standards include the following:

- Conformity with the land use objectives and policies of the City of Wildwood's Master Plan (Standard One);
- Open Space, including without limitation, parks, recreation areas, playgrounds, and natural areas (Standard Two);
- Adequate landscaping, screening, and buffering (Standard Three);
- Adequate internal traffic circulation and the provision of an appropriate transportation system that serves the property (Standard Four);
- Adequate parking (Standard Five);
- Livability (Standard Six);
- Building design and relationship to surrounding neighborhoods (Standard Seven); and
- The Planned Residential Development Overlay District (PRD) is in the best interest of the community (Standard Eight).

These standards analyzed on an individual basis provide the following information relative to the petitioner's request:

Standard One: The first of these standards is compliance with the objectives and policies of the City's Master Plan. This standard is detailed earlier in this report (Master Plan subtitle).

One (1) of the more discussed aspects of this plan is its use of clustering of the units upon smaller lots to create larger, more contiguous, areas of open space. The

Department is aware the majority of lots in this area of Wildwood were platted at a three (3) acre or greater size and this proposal for one (1) acre parcels of ground is of concern to the community. The City, and the Department, is supportive of the clustering concept for other reasons than noted before. It is clear from scientific research that wildlife populations are impacted even by the most limited disturbance caused by development, such as the installation of driveways and other improvements. Whereas, this same research indicates that greater contiguous areas are more likely to support these wildlife populations, and related habitats, from alteration. The use of the Planned Residential Development Overlay District (PRD) allows for the creation of these larger, more contiguous areas of open space.

Along with this reason, the Department has noted in other discussions on this topic that a form of clustering already occurs in large-lot subdivisions, given the terrain associated with these developments. Given the nature of topography and the narrowness of ridge lines in the City, property owners construct their dwellings as close to the road as possible, and often in plain view of their neighbors' parcel of ground. The majority of the open space is located to the rear of dwelling, much the same as the intended outcome of the City's Planned Residential Development Overlay District (PRD). Accordingly, the Department believes the appearance of this development will not drastically differ than others in the immediate area (three (3) acre lots).

Standard Two:

The second of these standards is open space. This standard is further defined by three (3) subcategories, which include (1.) open space is accessible, functional, and useable; (2.) open space is provided on all private lots; and (3.) the Planned Residential Development Overlay District (PRD) ensures the preservation of the site's natural features.

Under the proposed design, the first and second subcategories regarding useable open space is easily met by the one (1) acre minimum lot size, which is established here, and over thirty-five (35) acres of common ground being provided to future residents for their use as passive recreational areas, habitat protection, and aesthetic value, as well as addressing the locations for stormwater and wastewater treatment facilities. The Department, as part of its recommendation, is seeking the protection of the main drainageway that defines the eastern two-thirds (2/3) of the site from inappropriate disturbance. Within the conditions associated with this recommendation, the Department supports the use of the proposed common ground areas planned on this site for passive purposes only, leading to the relocation of the proposed wastewater facility to another portion of the subject site. This relocation needs to reflect an area of the site that is less visible, a substantial distance from any nearby residentially-used property, and using proposed improvements for access, rather than adding more site disturbance for such.

The petitioner has submitted an analysis from a professional soil scientist indicating 28.7 acres of the development tract of land must be preserved from use or disturbance. Included in this protected area are the site's ephemeral drainageways, steep slopes, and poor conditions caused by soil content or restrictive layers. Accordingly, some fifty (50) acres of the subject site can be disturbed by development activity related to the preparation of the parcel of ground for building pads and infrastructure and utility installation. Petitioner's analysis indicates the protection of 41.09 acres of the site, with disturbance of 36.92 acres of the property for the construction of these proposed homesites. Such an arrangement means the petitioner is utilizing less area of the site for development purposes than allowed by the Natural Resource Protection Standards Analysis. Such a development design is positive and consistent with the intent of the Planned Residential Development Overlay District (PRD), which, again, when utilizing clustering less of the property needs to be disturbed and more can be preserved for perpetuity.

Although compliant to the City's preservation standards, the petitioner, and the design team, has created at least two (2) lots that appear to be fitted into the site, with some difficulty, which indicates to the Department that a reduction in the overall amount of them is needed. The Department believes it is imperative to combine Lot 8 and 9 together to provide a more appropriate buildable area for use and create an appropriate size and configuration to match the surrounding pattern of development. Accordingly, the Department is recommending that no more than twenty-five (25) lots be authorized within the boundaries of this Planned Residential Development Overlay District (PRD).

As part of this trail system, the Department is also recommending that, as part of the dedication of the easement area along State Route 100, the petitioner be responsible for the installation of a public multiple-use trail. This trail would substitute for a sidewalk and extend the length of the property's frontage along State Route 100. This public segment of trail could be utilized by the residents of this proposed subdivision and the surrounding community, so both parties could derive a direct benefit from the ultimate use of this property.

With the application of the City's Public Space Ordinance, this development is now required to provide qualifying amounts consistent with its requirements. The petitioner is planning on providing the required 41,817 square feet of qualifying public space in the following manner: the trail dedication, without its construction, and common ground area. The amount of these dedications and improvements would equate to full compliance for the purposes of the Public Space Ordinance, if the City defers trail construction. In these areas, improvements are planned and would be required to comply with the Public Space Ordinance in this regard.

Two (2) major components must be discussed in regards to the Public Space Ordinance requirements, as it relates to this design. The first component, which is

alluded to in the above paragraph, seeks to allow the public trail easement to be used for qualifying public space, despite a prohibition in the ordinance against it due to it being a function of the zoning process. Therefore, the current request, without the benefit of this waiver, would not meet the minimum area of required public space for the number of recommended lots (common ground can only be credited for fifty (50) percent of the required public space, or approximately twenty-thousand (22,000) square feet).

The Department would note with regards to this matter it supports this allowance, given the unusual nature of this project and the extent of this trail component. The Department is recommending the trail be placed in a minimum thirty (30) foot wide easement to the City, but if needed, be increased in size to accommodate stormwater features in this area and topography. This trail would improve safety and allow its users a better experience from all perspectives. The trail's location in this easement would be premised on site characteristics and City of Wildwood requirements.

The second component relates to the existing cemetery that is located on the subject site and its placement in common ground, which is being credited to a certain amount for qualifying public space for this development. The cemetery is protected for perpetuity and the future homeowners association must allow access to it for family members to visit as well. Both of these protections are established by State Statute and supported by the City. It is important to state the cemetery will need some immediate cleanup of its area, while on-going maintenance will be the responsibility of the newly formed Homeowners Association. The Department does not object to this cemetery being part of the qualifying public space for this development and, given its historic nature, is appropriate from that perspective as well.

Standard Three: The third of these standards is landscaping, buffering, and screening. This standard is further defined by five (5) subcategories, which include (1.) the use of a variety of plants, colors, and hard surfaces for character in the development; (2.) the use of appropriate sized plantings; (3.) the inclusion of attractive streetscapes; (4.) the use of buffering between activities by landscaping; and (5.) the creation of continual maintenance provisions as part of the Planned Residential Development Overlay District (PRD).

With regards to the variety of plants, colors, and surfaces and sizing and maintenance, the City's Tree Manual requires that all developments comply with these requirements. The conditions of the Planned Residential Development Overlay District (PRD) allow the City to impose requirements consistent with the intent of this standard, and specifically in the area of the centralized treatment facility, the development's entry area, and the hillside where the main internal roadway is to be located. These areas are either visible from adjoining roadways or properties or need

softening for the residents who will reside near them or pass by when entering or leaving the development. In the instance of this request, the standards of the Tree Manual will be applied.

The need for buffering throughout the site is lessened, given the size of lots and their proposed layout. Additionally, the preservation of existing tree masses at the proposed percentages by the petitioner provides an excellent buffer as well. This amount of tree preservation is well over forty (40) acres of the site and meets the City's requirements in this regard.

The petitioner is proposing to create a Homeowners Association, which will be responsible for maintenance and upkeep of the centralized wastewater treatment plant, along with all other improvements, including the private roadways. This association will be created at the time of the platting of this development and the City requires certain considerations be placed in the indentures to provide for this continual maintenance responsibility for improvements. Therefore, this subcategory will be met under the current requirements of the City's Zoning Ordinance and Subdivision and Development Regulations.

Standard Four:

The fourth of these standards is internal circulation and appropriate linkages. This standard is further defined by five (5) subcategories, which include (1.) reductions in the speed of vehicular movements; (2.) reductions in pedestrian-vehicle conflicts; (3.) encouragement of connections between the new streets and the existing network; (4.) reductions in land area devoted to streets; and (5.) institution of appropriate design and construction standards.

With regards to the petitioner's request, the Department would note the single main internal street is to be built, which will serve the twenty-five (25) recommended lots. This street will be placed in a standard right-of-way dimension (forty (40) feet), with a twenty (20) foot pavement area. Given the nature of this development and the width of the ridgelines, where this development is planned, no sidewalks are proposed. Eliminating sidewalks will reduce site grading to a degree. Conversely, an easement is being requested on both sides of the right-of-way area to allow for a future installation of a trail system, if sought by a majority of the individual owners of lots.

The location of the proposed access point onto Pond Road for this development was discussed by many parties at the public hearing, all noting their concerns about safety of it at this proposed location. The proposed access point was shown at a location, where a double turn and varying slopes exist and creates concerns about sight distance, accidents, and overall safety. The petitioner has proposed to relocate the access point further to the south on Pond Road and construct it at a location that avoids the double curves that are located further north on this roadway. This location has been reviewed by the City's Department of Public Works and it has determined that minimum sight distance is provided for such and its location there can be

accommodated, based upon compliance to Wildwood design criteria. Therefore, the Department is supporting this change in the location of the development's access point.

This relocation of the access point does increase the extent of grading associated with its construction, in a very visible portion of the site along Pond Road. Therefore, the Department is recommending the petitioner use retaining walls on both sides of the proposed access point, and associated roadway, to reduce the extent of grading and the site disturbance to a smaller, overall portion of the property. These walls must be constructed respectful of sight distance, while complementing the natural and built environments around them in terms of material, color, and style.

Although during the public hearing on this matter, a discussion was held on whether to potentially use Lynda Jayne Lane for primary access to this site, given it might have less sight distance issues associated with it than Pond Road. The Department does not support it. The Department would note the roadway is rural in nature and somewhat in disrepair, which could be corrected by this petitioner, but would bring a certain level of traffic to this area, which depends on a right-in/right-out access point onto State Route 100. The Department believes Lynda Jayne Lane can be used for secondary emergency access, but not for the overall development's use.

The provision of stub streets in this development is not planned, given two (2) sides of the subject site abut existing roadways and a third has established three (3) acre, occupied lots located at the common boundary. However, the western boundary of this site does abut a large tract of land that might benefit from an option of a future stub street connection. However, the Department has found that extending stub streets in large-lot subdivisions, with private roadways, is difficult, given payments for maintenance of the improvements between two (2) different homeowners association is often cited as an issue and attributing responsibility for wear and tear between the parties an on-going problem. Although the difficulty does exist, the Planning and Zoning Commission and City Council could create a reservation area, with the option for future use, if determined appropriate for this connection.

Given certain segments of the internal roadway do exceed a ten (10) percent grade, it is important to note such and identify if acceptable or not, as part of this subdivision's design. This grade is not normally acceptable to many developers or buyers in new residential communities, but, given the characteristics of this site, the need for this grade is premised on limiting site disturbance and following a cleared area already existing on the site. With these roadways intended to be private, the City's 'Rural Roadway Standards' allow for this grade to be considered favorably and, in the Department's opinion, acceptable.

The Department is recommending the dedication of right-of-way along Pond Road to the City for further widening of the pavement area and other future improvements

to the roadway. The petitioner has indicated this dedication on the submitted Preliminary Development Plan, but does not indicate any improvements therein. Although Pond Road functions, given the volume of traffic at generally satisfactory levels of service, the Departments of Public Works and Planning are recommending a left-turn lane be constructed on Pond Road to accommodate southbound turning movements into this development. This left-turn lane will assure the safety of drivers and can be considered a creditable charge to the required Traffic Generation Assessment Fee of the City for this project.

An issue that remains with the Pond Road improvement is the lack of any pedestrian facilities along its length. As noted above, the petitioner is providing a twenty (20) foot dedication of land area to right-of-way purposes, but does not indicate any improvements therein. The length of the site's frontage on this roadway is significant and installing a sidewalk would be costly, but the Department does believe such a feature is needed at this location. However, the Department would recommend the petitioner provide an escrow, in an amount sufficient to cover the cost of its construction at a future point. The installation of this sidewalk could then be bundled with the City's trail project on State Route 100, between the community park and Pond Road, and obtain some economies of scale in this regard. The City's trail project is funded for 2016 construction, so this improvement could be completed within the next couple of years.

The fire district has requested an emergency access be provided, beyond just the proposed curb cut onto Pond Road. This emergency access point is located at the westernmost end of the proposed internal street and would eventually access Lynda Jayne Lane. The access point would be controlled and could only be used by police, fire, and EMS services. The Department supports this secondary emergency access point and believes its construction is appropriate for the safety of these residents. The fire district must first approve the location, design, engineering, and construction specifications of this secondary emergency access point, before action on the Site Development Plan by the City's Planning and Zoning Commission could proceed. This staging will ensure this access roadway meets all needed standards for use in an emergency situation.

Standard Five:

The fifth of these standards is parking. This standard is further defined by three (3) subcategories, which include (1.) the utilization of appropriate design considerations to reduce the impact on the development's character; (2.) the reduction in land area used for parking; and (3.) the adherence to City standards.

The design of this development is typical of most rural subdivisions. Parking is provided in an enclosed structure, which supports a minimum of two (2) spaces per household. The Zoning Ordinance requires two (2) spaces for each residence.

Standard Six: The sixth of these standards is livability. This standard is further defined by four (4) subcategories, which include (1.) noise reduction; (2.) visual separation; (3.) lighting limits; and (4.) amount of cut and fill.

The petitioner's design, with the larger lots and their placement addresses many of the issues relative to noise reduction and visual separation between the individual lots and residences themselves. In most instances, the minimum distance between dwellings is sixty (60) feet. Additional tree preservation within the sideyard setback areas between the respective dwellings is anticipated by the Department of Planning to further improve the character of this subdivision in that specific regard. All street lighting will meet the City's requirement for reducing trespass and pollution. The issue of cut and fill is minimized by the petitioner's use of the Planned Residential Development Overlay District (PRD) and compliance to the Natural Resource Protection Standards.

Standard Seven: The seventh of these standards is building and neighborhood design. This standard is further defined by five (5) subcategories, which include (1.) variety and quality of design; (2.) compatibility; (3.) orientation; (4.) density; and (5.) view.

The petitioner's proposal appears to address many of these considerations. Although single family dwellings are proposed, in an area of similar uses, the type and design will be different than what currently exists there. The Department has, by its earlier recommendation, determined the density of this development adheres to the appropriate underlying zoning district classification that supports the Master Plan. The building orientation in this proposed development is a reflection of topography and the ridgelines formed by them. These site factors generally create a north/south street with homesites facing east/west. Cooling considerations are a factor, given the direction of movement of the morning and evening sun in the summer months.

Standard Eight: The eighth standard is community interest. The development of this site for residential uses is consistent with the Master Plan's recommendation for conceptual land use in this area of the City. The use of the Planned Residential Development Overlay District (PRD) would appear to be in the overall, and best, interest of the City, since it allows the City to protect the site's natural characteristics, while allowing for the utilization of the property for its permitted use – single family dwellings.

Summary and Recommendation

The Department has found, based upon the review and analysis of the petitioner's proposal, the requested Planned Residential Development Overlay District (PRD) is consistent with the City's Master Plan; compatible with the surrounding land use pattern; and complies with the Planned Residential Development Overlay District (PRD) requirements of the Zoning Code. Therefore, it is the recommendation of the Department of Planning the requested Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District (the current zoning district designation of this

property and not changing under this proposal) be supported by the Planning and Zoning Commission and such action be contingent upon the petitioner adhering to all the requirements of Attachment B of this Information Report.

ATTACHMENT B
Conditions

ATTACHMENT B - CONDITIONS

1. PERMITTED USES

This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of twenty-five (25), detached single family dwellings on individual lots, with common ground, and all permitted accessory structures. Common ground areas shall be a minimum of thirty-five (35) acres in overall area, preserved for perpetuity as such, and cannot be subdivided after the initial Record Plat for this development is approved by City Council. The minimum area of this Planned Residential Development Overlay District shall be seventy-eight (78) acres. A re-circulating sand filter type, centralized wastewater treatment facility shall be provided to serve this site.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

- a. The developer(s)/Homeowners Association of this residential subdivision shall have the option of providing a recreational facility, which can include an outdoor swimming pool and related cabana. The placement and construction of this recreational amenity must comply with the Natural Resource Protection Standards Analysis conducted for this site.
- b. Each dwelling unit shall be located on an individual lot of record, which shall not be less than one (1) acre in overall size. The minimum width of any lot within this P.R.D. Overlay District shall be two hundred (200) feet in distance at the front building line, except for parcels of ground located within any cul-de-sac. These lot frontages (within the cul-de-sacs) shall be as approved on the Site Development Plan by the Planning and Zoning Commission.
- c. The depth of all lots within this residential subdivision shall be a minimum two hundred (200) feet in size.
- d. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot at street elevation.
- e. The maximum area of this 78.0 acre tract of land, which can be used for development and related land disturbance for the permitted and accessory uses, shall not exceed thirty-six point nine (36.9) acres, not including the Director of Planning's five (5) percent variance.
- f. The minimum amount of this 78.0 acre tract of land, which must be preserved as part of this development, shall be forty-one point one (41.1) acres in overall size, not including the Director of Planning's five (5) percent variance.
- g. Lot sizes, configurations, and locations shall comply with the City's general lot design standards set forth in its *Subdivision and Development Regulations*. Variations to these lot design standards referenced therein must be submitted and acted upon by the Planning and Zoning Commission, as part of its current review process. Any requested modifications to these lots shall be based upon locations that are most suitable for disturbance and consistent with the Natural Resource Protection Standards of the City's *Subdivision and Development Regulations*.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 415.510 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

- a. Outboundary plat and legal description of the property.
- b. A general numbered lot plan, with setback lines from all streets and roadways on and adjacent to the property. A typical configuration for a lot indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement, along with minimum and maximum sizes.
- c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within one hundred (100) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations.
- d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements and sidewalks, and general location, size, right-of-way, and pavement width of all interior drives.
- e. The location and size of all freestanding signs, lighting, fences, and other above ground structures, except retaining walls less than two (2) feet in height per section.
- f. Existing and proposed contours at vertical intervals of not more than two (2) feet.
- g. General location of sanitary sewer and stormwater facilities.
- h. Parking and density calculations.
- i. Conceptual location and size of common ground areas, if provided.
- j. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
- k. An inventory of the percent of tree canopy or individual trees to be retained on the site indicated on a Tree Preservation Plan completed in accordance with the City of Wildwood Chapter 410 Tree Preservation and Restoration Code and accompanying Tree Manual.
- l. Location of all existing and proposed easements.
- m. All other information not mentioned above, but required on a Preliminary Plat in accord with Chapter 420.060 of the City of Wildwood *Subdivision and Development Regulations*.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Building Setbacks – Residential

- a. All buildings or structures¹, other than boundary and/or retaining walls, approved fences, detention/retention facilities, and/or light standards, shall adhere to the following setbacks, as specified in Chapter 415.110 R-1 One Acre Residence District of the City of Wildwood's Zoning Ordinance, except as noted below:

¹ The definition of structure includes the centralized wastewater treatment plant.

- 1.) Thirty (30) feet from any roadway right-of-way, whether public or private, except a one hundred (100) foot distance from State Route 100 and a three hundred (300) foot distance from Pond Road, shall be required.
- 2.) Fifteen (15) feet from any side yard property line of any individual lot, but a minimum of thirty (30) feet shall be maintained between buildings on adjoining lots
- 3.) Thirty (30) feet from any rear yard property line of any individual lot.

Parking Setbacks - Residential

- b. All parking stalls or loading spaces, excluding points of ingress or egress and streets and roads, shall comply with the requirements of Chapter 415.110 R-1 One Acre Residence District of the City of Wildwood's Zoning Ordinance except a one hundred (100) foot distance from State Route 100 and a three hundred (300) foot distance from Pond Road shall be required. All single family dwellings shall be constructed with rear or side-entry garages only; no front-loaded garages are authorized.

Miscellaneous Setbacks - Right-of-Way and Other Locations

- c. No portion of any residential building foundation shall encroach within twenty-five (25) feet of the 'Final Resource Protection Line.' However, no land disturbance, as defined by the City's Grading Code shall be authorized within two hundred fifty (250) feet of the property's northern boundary line and seven hundred (700) feet of Pond Road.

Access and Roadway Improvements

- d. Access to Pond Road shall be limited to one (1) residential street approach located to provide required sight distance and flood-free access to all lots and constructed to conform to the requirements of the Department of Public Works in this regard. All work within the right-of-way shall be as directed by the Department of Public Works and no work in the same shall commence until authorized by the Department of Public Works.
- e. Dedicate land area along the property's entire frontage that abuts Pond Road, at a minimum width of twenty (20) feet, while also providing sufficient right-of-way area for the construction of a left-turn lane into the subject site, including the installation of storm drainage facilities, as directed by the City of Wildwood Department of Public Works. The required sidewalk to be constructed in the Pond Road right-of-way area may be escrowed in lieu of its construction by the developer to the City of Wildwood, if deemed appropriate by the Department of Public Works and the Department of Planning.
- f. Construct an internal private roadway system, within a forty (40) foot right-of-way easement, for vehicles and pedestrians to serve the residential lots within this development that complies with the requirements of the City of Wildwood's 'Rural Roadway Standards' and as approved by the Department of Public Works. Street widths shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Earthen swales along portions of the internal street may not be required, where stormwater volumes justify their elimination. Along with this forty (40) foot right-of-way area, provide eight (8) foot wide roadway maintenance, pedestrian, and utility easements on either side of this roadway dedication.

- g. Dedicate a minimum thirty (30) foot easement/dedication along State Route 100 to the City of Wildwood and construct a multiple-use trail that conforms to its standards, which shall be as directed by the Department of Public Works. This trail must minimally provide an adequate distance from edge of the State Route 100 pavement area to create separation between vehicles and pedestrians. This requirement shall also mean the easement might meander through the area of the subject site abutting the State Route 100 right-of-way edge to address public safety considerations.
- h. No direct residential access from any individual lot within this development shall be allowed or authorized to State Route 100, Pond Road, and Lynda Jayne Lane.

Miscellaneous Roadway Requirements

- i. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.
- j. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.
- k. The developer shall design, engineer, and construct a secondary access point into this residential subdivision for emergency purposes only. The design and engineering associated with this secondary emergency access shall be submitted and acted upon by the Fire Marshal of the Metro West Fire Protection District, before the Site Development Plan can be finalized by the Planning and Zoning Commission and any action forthcoming thereafter. This secondary emergency access point shall have controlled access/barrier that is permanent in nature and shall be the responsibility of the Homeowners Association to maintain and keep functional.

Parking Requirements

- l. Parking spaces shall be provided as required by Chapter 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-1 One Acre Residence District. Minimally, two (2) parking spaces for each single family dwelling shall be provided.

Landscape Requirements - Specific

- m. Landscaping shall adhere to all requirements of Chapter 410 of the City's Tree Preservation and Restoration Code and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.
- n. All streets and roads shall be appropriately landscaped as required by the Chapter 410 Tree Preservation and Restoration Code and be approved by the Planning and Zoning Commission on the Site Development Plan.
- o. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan

submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code. Initial clearing and grubbing of the site shall be limited to the installation of the internal roadway system.

- p. Landscaping within the defined common ground areas shall comply with Chapter 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. Those areas of common ground to be used for stormwater detention/retention shall comply with the City of Wildwood requirements in this regard. The Planning and Zoning Commission on the Site Development Plan shall approve the planting pattern.
- q. A registered Landscape Architect shall prepare, submit, and sign all plan(s).

Signs

- r. Signs for this P.R.D. Overlay District shall be erected in accordance with Chapter 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-1 One Acre Residence District.
- s. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

- t. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Minimally, lighting levels and their design specifications shall be approved by the Planning and Zoning Commission, as part of a Lighting Plan submitted in conjunction with the Site Development Plan, and comply with City of Wildwood's Lighting Code – Chapter 415.450 of the Zoning Ordinance.

Miscellaneous Conditions

- u. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the S.L.C.R.O. 1974, as amended.
- v. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.
- w. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system or boulders. Walls crossing property lines shall be located in a maintenance easement. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall approve said materials and design.
- x. The generalized location of all utility easements for proposed service to this development shall be shown on a Typical Lot Diagram, as approved by the Planning and Zoning Commission on the Site Development Plan. Installation of utilities within the respective easements shall adhere to the

requirements of the Natural Resource Protection Standards Analysis and, whenever practical, be placed in areas of existing or proposed disturbance relating to previous site activity, the construction of streets, or the layout of building lots.

- y. All utilities serving this site shall be installed underground in accord with the requirements of the City of Wildwood's Subdivision and Development Regulations. Any existing easements located on the subject site, which are not being utilized, shall be vacated under the standard procedures of the City of Wildwood Subdivision and Development Regulations.

Sewage Treatment Plant

- z. A minimum four (4) foot high, sight-proof, chain link fence shall be installed around the perimeter of the area where the centralized sewage treatment facility is to be located on the site. This fence shall be constructed with a black vinyl coating, including support structures as well. Wood slatting may be incorporated in its design. The Planning and Zoning Commission shall approve the location of this fence on the Site Development Plan.
- aa. Mechanical equipment associated with the operation of this facility shall be adequately screened and soundproofed to reduce noise associated with its operation over any given hour at the boundaries of the Planned Residential Development Overlay District.
- bb. Mechanical systems shall be equipped with alarm systems, which will notify operators of any malfunctions or system failures and an emergency power source to provide for its operation in an event of a power failure. Minimally, the alarm shall be wired to directly notify the operator or maintenance contractor of the failure or shutdown. In the event of a system failure, operators shall meet all emergency procedures, as established by the Missouri Department of Natural Resources and the City of Wildwood.
- cc. The proposed access roadway and maneuvering area will be a maximum of twelve (12) feet in width and paved. The remaining area within the perimeter of the fence not paved shall be surfaced in an appropriate dust-proof material, as determined and approved by the City of Wildwood's Department of Public Works.
- dd. The developer shall provide a copy of a signed "pump and haul" agreement, whereby failure of the plant would implement a discharge shutdown; waste would be transported to an approved Metropolitan St. Louis Sewer District facility for disposal.
- ee. The operator shall submit monthly inspection reports to the Missouri Department of Natural Resources and the City of Wildwood indicating adherence to all applicable standards established for the maintenance and operation of these types of facilities. This report must include a lab analysis of plant discharge samples (pH, BOD, TSS, fecal coliform) obtained and analyzed by a licensed, accredited laboratory.
- ff. Operators of this facility shall provide verification of licensing with the Missouri Department of Natural Resources in the form of an approved Operating License. Along with this licensing requirement, the developer or Homeowners Association shall provide to the City of Wildwood a bond or cash deposit in the amount of five thousand dollars (\$5,000.00) to guarantee the upkeep of this facility, per Section 510.090 of the City of Wildwood's Municipal Code. This bond or cash

deposit shall be in place during the operation of the wastewater treatment facility.

- gg. At any point in the future, the petitioner or the relevant Homeowners Association (or any entity of it), will be required to close this treatment plant when public sanitary sewer service is available to this site by the Metropolitan St. Louis Sewer District or other comparable public district/agency. De-commissioning of the plant shall be the responsibility of the owner/developer and completed according to Missouri Department of Natural Resources and Metropolitan St. Louis Sewer District standards.
- hh. The Homeowners Association shall be required to employ a maintenance contractor that has offices or facilities within a fifty (50) mile radius of the subject site. Verification shall be provided in the form of the signed contract with the location of the office/facility clearly noted.
- ii. The location of this centralized treatment facility shall not be closer to the south boundary of this Planned Residential Development Overlay District than the following: six hundred (600) feet from Pond Road and three hundred (300) feet from the southern boundary of the property.

5. PUBLIC SPACE REQUIREMENTS

Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to or less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinance, but shall be completed prior to issuance of any zoning authorizations for building permits in excess of fifty (50) percent of the total dwellings authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of permitted lots, shall be 41,818 square feet or its equivalent. Qualifying public space shall be deemed to include, in this instance only, the public multiple use trail that is referenced in Section 4(g.) of this ordinance and designed in accordance with the recommendations contained therein. This trail shall be located within an easement, a width to be determined, so as to provide ample and safe separation from the edge of pavement along State Route 100. The design and construction shall conform to the City of Wildwood requirements and be as directed by the Department of Public Works.

6. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the West Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment may be paid in full at the time of the first Zoning Authorization for any building or structure, or at the time of each Zoning Authorization for the individual dwellings. This contribution shall not exceed the amount established by multiplying the ordinance required number of parking spaces by the following rate:

Type of Development

Required Contribution

Single Family Dwelling

\$1,212.72 /Parking Space

(Parking space, as defined by Chapter 415.340 of the City of Wildwood Zoning Ordinance.)

If the type of proposed development differs from that listed, rates shall be provided by the Department of Public Works.

The amount of this required contribution, if not submitted by January 1, 2017, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index, as determined by the City of Wildwood Department of Public Works.

7. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

- a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.
 1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood standards.
 2. All stormwater shall be discharged at an adequate natural discharge point.
 3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
 4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
 5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
 6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood right-of-way.
 7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

- b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions that are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Natural Resource Protection Standard Plans

- c. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Archeological Inventory

- d. The archeological assets of this subject site, such as remnants of buildings, structures, or other improvements, shall be cataloged, photographed, and preserved, if possible, by a professional/firm with expertise in this field. This survey shall meet generally accepted industry practices and procedures for the delineation of areas, assets, and other considerations to guarantee that these features are cataloged, recorded, and addressed before any land disturbance can occur on the site. The City of Wildwood's Historic Preservation Commission shall approve the professional/firm chosen by the developer of this project to conduct this assessment and survey, before any of this related activity occurs on the site.

Stormwater Pollution Prevention Plan

- e. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, both on-site and upon downstream properties.

7. RECORDING

Within sixty (60) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

- a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading,

foundation, or building permit, all approvals from the Department of Public Works, the Metro West Fire Protection District, the Missouri Department of Transportation, the U.S. Army Corp of Engineers, and the Missouri Department of Natural Resources must be received by the Department of Planning.

- b. Prior to issuance of foundation or building permits for any lot adjoining a common area or detention facility, written certification from a professional engineer, which verifies these areas are graded in accordance with approved plans, must be received by the Department of Public Works.

Land Subdivision

- c. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

- d. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with the provisions of Chapters 415.470 and 415.510 of the City of Wildwood Zoning Ordinance.

Public Potable Water

- e. The developer shall be required to provide public potable water from the Missouri American Water Company to the property, and related homesites. Verification of this service shall be in a form acceptable to the City of Wildwood. Additionally, the design and location of this water system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

Escrow Requirements

- f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Traffic Generation Assessment

- g. Traffic Generation Assessment contributions shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment Contribution prior to the issuance of building permits for each phase of the development.

Roadway Improvements

- h. Based upon the preliminary development plan, improvements to the Pond Road right-of-way must be completed prior to issuance of the building permits in excess of twenty (20) percent of the total.

9. GENERAL DEVELOPMENT CONDITIONS

- a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of siltation control measures is required and must comply with the Stormwater Pollution Prevention Plan for this development (SWPPP). The developer shall be solely responsible for obtaining any temporary slope and construction licenses needed to address the installation of public and private improvements on this site that require the use of adjoining parcels of ground that are not under their ownership or control. A demolition permit is required for the removal of the existing dwelling and related structures.
- c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District subdivision shall be prominently displayed at all times in all sales offices of this project
- d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.
- e. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of infrastructure improvements.
- f. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.
- g. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.
- h. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.
- i. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning, or other development regulation of the City whether by implication or reference.
- j. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall

result from this Planned Residential Development Overlay District, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

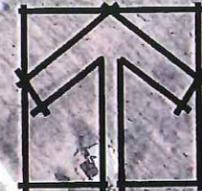
ATTACHMENT C
Preliminary Development Plan

GREEN PAPER ON THE
EUROPEAN UNION

1971 POND ROAD

VOLZ
Incorporated

PAYNE
family
HOMES



CITY OF WILDWOOD

DEC 18 2015

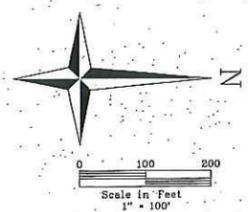
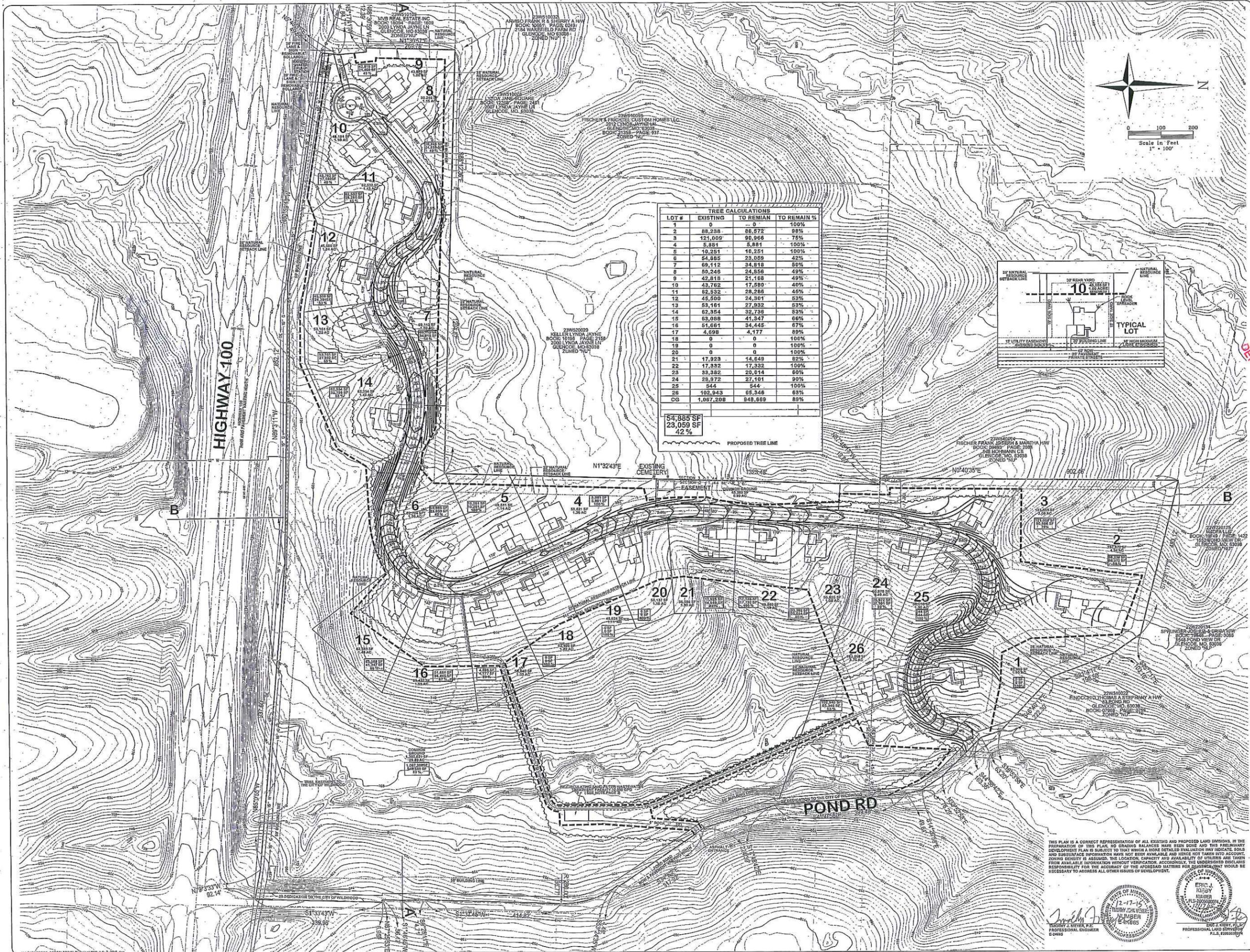
DEPT. OF PLANNING & PARKS



LYDIA JANE

HIGHWAY 100

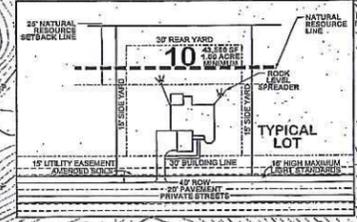
POND RD



TREE CALCULATIONS			
LOT #	EXISTING	TO REMAIN	TO REMAIN %
1	0	0	100%
2	88,288	88,272	99%
3	124,009	90,966	75%
4	5,881	5,881	100%
5	10,251	10,251	100%
6	54,885	23,059	42%
7	69,112	34,818	50%
8	59,246	24,956	42%
9	42,819	21,165	49%
10	43,782	17,589	40%
11	62,532	28,286	45%
12	45,500	24,301	53%
13	53,161	27,932	53%
14	62,354	32,736	53%
15	63,088	41,347	65%
16	51,661	34,445	67%
17	4,698	4,177	89%
18	0	0	100%
19	0	0	100%
20	0	0	100%
21	17,923	14,649	82%
22	17,382	17,332	100%
23	33,382	29,014	87%
24	28,972	27,101	94%
25	544	544	100%
26	102,943	65,346	63%
CG	1,067,208	949,669	89%

54,885 SF
23,059 SF
42%

PROPOSED TREE LINE



VOLZ
INCORPORATED
ENGINEERS
LAND PLANNING
TRANSPORTATION
CORRECT MANAGEMENT

1000 Indian Head Trl., Bldg. 200
St. Louis, MO 63112
314-426-9512
www.volzinc.com

REVISED:
11-13-2015
12-15-2015

CITY OF WILDWOOD

DEC 18 2015

DEPT. OF PLANNING & PARKS

1971 POND ROAD

A TRACT OF LAND BEING PART OF SECTIONS 2 AND 3, TOWNSHIP 44 NORTH, RANGE 3 EAST AND PART OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
& TREE PRESERVATION PLAN

Blair Map No. 23W
23W0203AS
2015

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIMENSIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAS NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR WHICH IT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

ERIC J. KIRBY
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS. 63000004

THOMAS J. WETTER, P.E.
REGISTERED PROFESSIONAL ENGINEER
E-6662

2-17-15
PLANNING NUMBER
E-665

GENERAL NOTES:

THIS SITE IS IN THE FOLLOWING DISTRICTS:

METRO WEST FIRE PROTECTION DISTRICT
 ROCKWOOD SCHOOL DISTRICT
 BOWLING GREEN WATERSHED

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:

AMEREN
 LACLEDE GAS COMPANY
 MISSOURI AMERICAN WATER COMPANY
 SOUTHWESTERN BELL TELEPHONE COMPANY
 CHARTER COMMUNICATION (CABLE TV)

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE CITY OF WILLOWOOD. THE WASTEWATER TREATMENT PLANT IS A RE-CIRCULATING WASTEWATER TREATMENT PLANT 12,000 GALLONS PER DAY.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING AND DRAINAGE SHALL BE PER CITY OF WILLOWOOD STANDARDS.

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN THE EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

LANDSCAPING AND LIGHTING PLANS WILL BE PROVIDED AT FUTURE DATE AND COMPLY WITH CITY OF WILLOWOOD REGULATIONS. STREET LIGHTS 15' HIGH MAX.

EXISTING PAVEMENT & R.O.W. WIDTHS VARY ALONG HIGHWAY 100 & POND ROAD.

ENTRANCE, STREET INTERSECTION, CUL-DE-SAC SHALL BE CONSTRUCTED TO CITY OF WILLOWOOD STANDARDS.

SLOPES SHALL NOT EXCEED 3:1, UNLESS SUPPORTED BY GEOTECHNICAL REPORT.

FIRE FLOW IS 1000 GPM AT 20 PSI HYDRANT SPACING IS 600' APART, ANY STREET LESS THAN 26 FEET WIDE WILL NEED TO RESTRICT PARKING ON ONE SIDE. EMERGENCY ACCESS OFF OF LYNDIA JANE LANE MUST BE BUILT TO HOLD A 70,000 POUND VEHICLE. (NO PARKING SIGNS ON ONE SIDE OF STREET)

ACCESS WILL BE GRANTED TO THE FAMILY MEMBERS OF THOSE BURIED IN THE CEMETERY VIA THE PRIVATE ROADWAY AND EASEMENT TO THE CEMETERY AREA.

STORM WATER NOTE:

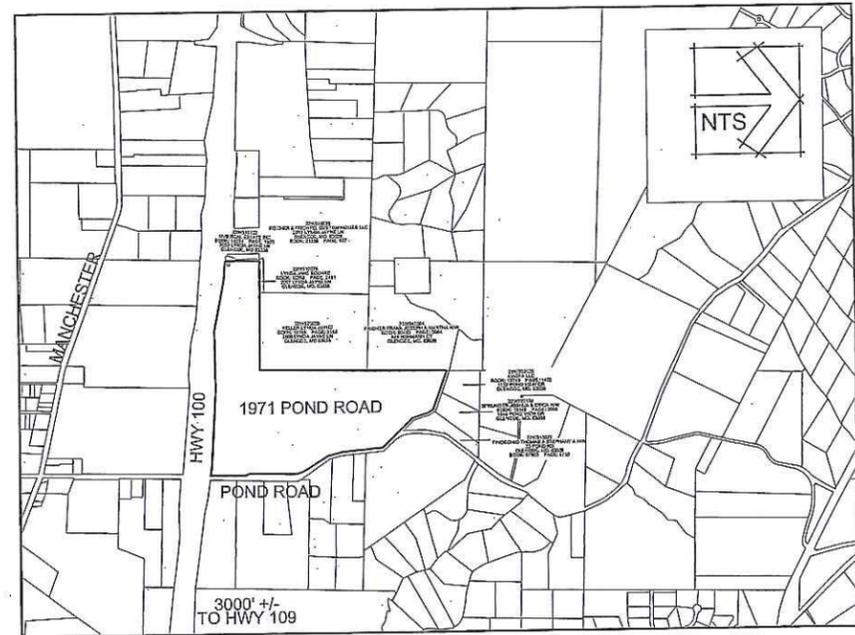
THE PROPOSED POND ROAD SUBDIVISION WILL HAVE 26 LOTS ON 78 ACRES. ALL THE LOTS WILL BE A MINIMUM OF 1 ACRES WITH THE OVERALL AVERAGE BEING 1.7 ACRES. IN AN EFFORT TO SAVE AS MUCH OF THE EXISTING WOODLANDS ON SITE AND BY AVOIDING TRADITIONAL LARGE STORM WATER DETENTION BASINS, STORM WATER MANAGEMENT IS PROPOSED TO BE HANDLED IN AN LID (LOW IMPACT DEVELOPMENT) MANNER. THIS METHOD WILL INVOLVE TREATING DIFFERENTIAL RUNOFF AT ITS SOURCE WITH THE USE OF A VARIETY OF BMP'S WHICH MAY INCLUDE AMENDED SOILS, RAIN GARDENS, LEVEL ROCK SPREADERS, AND DRY WELLS. THE TYPICAL ROAD WAY SECTION WILL NOT HAVE CURBING BUT

PROJECT NOTES:	
AREA OF SITE:	78.00 ACRES
EXISTING ZONING:	"NU" NON-URBAN
PROPOSED ZONING:	"NU" PRD - PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED COMMON GROUND:	29.89 ACRES
LOCATOR NUMBERS:	23W182043
OWNER OF RECORD:	SCHNEIDER MILDRED E TRUSTEE
SITE ADDRESS:	1971 POND RD GLENCOE, MO. 63038
PREPARED FOR:	1047 SAUR BLVD, SUITE B ST. LOUIS, MISSOURI 63132 MAIN OFFICE: 314-896-0300
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.896.1250 FAX
NUMBER OF LOTS ALLOWED:	78.00 AC / 3 AC = 26 LOTS
PARKING REQUIREMENT & PROPOSED:	2 SPACES PER LOT (26 LOTS) = 52 SPACES
FEWA:	29189C0260K - THERE IS NO FLOODPLAIN ON THIS SITE

Standard for Public Space Calculation:	
Four (4) acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)	
Amount of Required Public Space	45,302.4 Square feet - 1.04 Acres
Amount of Provided Public Space	728,040 Square feet - 16.7 Acres
Multiple Use Trail	1,080 Square feet
Underground Detention Area	0
Public Land Dedication	0
Privately-Held Common Ground	1,444,878 Square feet - 33.0 = 16.0 AC
List Included Improvements	Total Number (list below on lines)
Picnic Tables	0
Benches	0
Trash Receptacles	0
Bicycle Racks	0
Trail	2,590 LIN FT OF TRAIL
Other Public Space Items (if provided)	
Fee in Lieu	

TREE PROTECTION NOTES:

- 1) PRECONSTRUCTION MEETING HELD ON-SITE TO INCLUDE A PRESENTATION OF TREE PROTECTION MEASURES TO OPERATORS, CONSTRUCTION SUPERVISORS, DEVELOPER'S REPRESENTATIVE, AND CITY ZONING INSPECTORS.
- 2) CLEARING LIMITS SHALL BE ROUGH STAKED BY DEVELOPER IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION.
- 3) NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT AND PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
- 4) THE SEQUENCE OF TREE TREATMENT AND PRESERVATION MEASURES SHALL BE:
 - A. ROOT PRUNING/TRENCHING
 - B. TREE PROTECTION FENCING
 - C. TREE PRUNING AND CHEMICAL TREATMENT
 - D. AERATION SYSTEMS INSTALLED.
 - E. SIGN INSTALLATION.
- 5) THE PLANTINGS ON THE ENTRANCE LANDSCAPE PLAN MAY BE MODIFIED WITH THE SUBMITTAL OF THE IMPROVEMENT PLANS

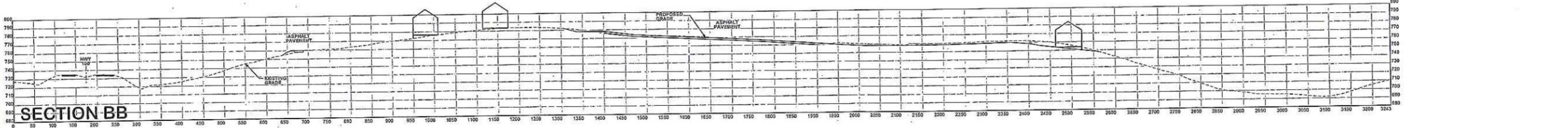
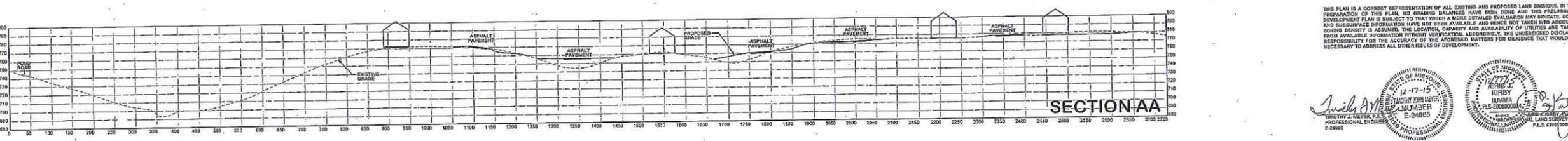
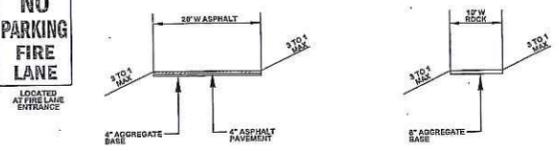
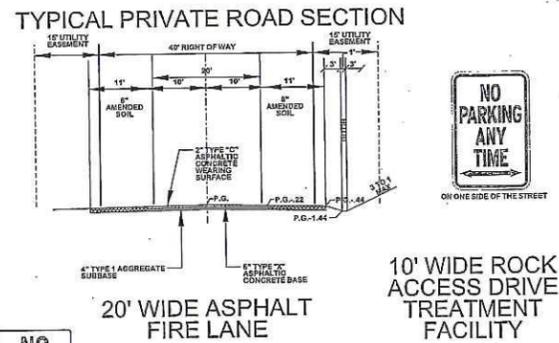
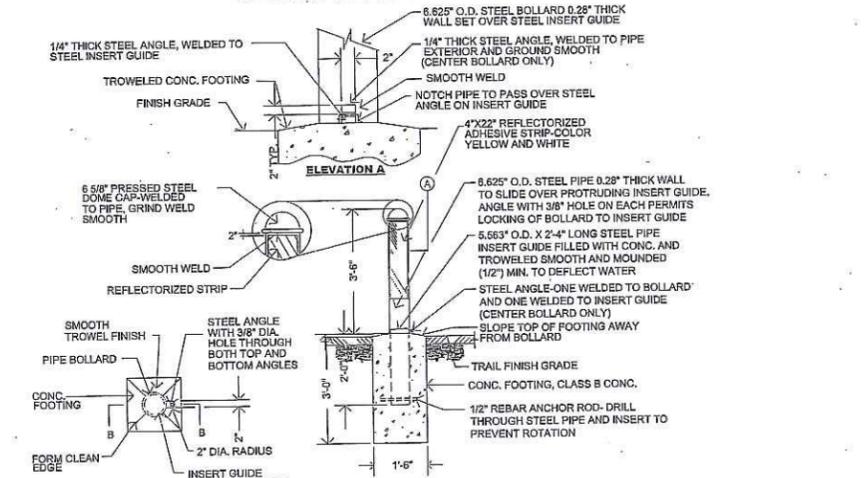


LOCATION MAP

A TRACT OF LAND BEING PART OF SECTIONS 2 AND 3, TOWNSHIP 44 NORTH - RANGE 3 EAST AND PART OF SECTION 35, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE ALONG THE WEST LINE OF SAID SECTION 35 NORTH 00 DEGREES 40 MINUTES 35 SECONDS EAST 892.46 FEET TO THE SOUTH LINE "EATHERTON TRACTS" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 188 PAGE 54 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG SAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 75 DEGREES 51 MINUTES 17 SECONDS EAST 483.12 FEET, SOUTH 35 DEGREES 07 MINUTES 17 SECONDS EAST 103.16 FEET, SOUTH 21 DEGREES 04 MINUTES 17 SECONDS EAST 198.59 FEET, SOUTH 46 DEGREES 40 MINUTES 17 SECONDS EAST 222.92 FEET TO THE WEST LINE OF POND ROAD, VARYING WIDTH; THENCE SOUTHWARDLY ALONG THE WEST LINE OF POND ROAD, VARYING WIDTH THE FOLLOWING COURSES AND DISTANCES: SOUTH 18 DEGREES 53 MINUTES 58 SECONDS EAST 53.29 FEET, SOUTH 44 DEGREES 58 MINUTES 42 SECONDS EAST 163.38 FEET, SOUTH 33 DEGREES 02 MINUTES 58 SECONDS EAST 76.29 FEET, SOUTH 14 DEGREES 22 MINUTES 58 SECONDS EAST 48.61 FEET, SOUTH 04 DEGREES 59 MINUTES 58 SECONDS EAST 38.45 FEET, SOUTH 17 DEGREES 48 MINUTES 42 SECONDS EAST 23.38 FEET, SOUTH 34 DEGREES 05 MINUTES 01 SECONDS EAST 317.22 FEET, SOUTH 53 DEGREES 24 MINUTES 35 SECONDS WEST 4.48 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 53 DEGREES 24 MINUTES 36 SECONDS WEST 288.09 FEET FROM THE LAST MENTIONED POINT A DISTANCE OF 185.77 FEET, SOUTH 01 DEGREE 57 MINUTES 45 SECONDS WEST 414.82 FEET, SOUTH 09 DEGREES 20 MINUTES 11 SECONDS EAST 74.71 FEET, SOUTH 01 DEGREES 45 MINUTES 45 SECONDS WEST 65.41 FEET, NORTH 87 DEGREES 25 MINUTES 53 SECONDS EAST 6.85 FEET, SOUTH 01 DEGREES 33 MINUTES 43 SECONDS WEST 388.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MISSOURI ROUTE 100, VARYING WIDTH, AS ESTABLISHED BY INSTRUMENTS RECORDED IN BOOK 6641 PAGE 1064 OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 78 DEGREES 59 MINUTES 33 SECONDS WEST 92.14 FEET, NORTH 85 DEGREES 00 MINUTES 55 SECONDS WEST 837.60 FEET, NORTH 89 DEGREES 03 MINUTES 11 SECONDS WEST 852.12 FEET, NORTH 80 DEGREES 59 MINUTES 13 SECONDS WEST 711.76 FEET, NORTH 65 DEGREES 40 MINUTES 31 SECONDS EAST 49.88 FEET, NORTH 05 DEGREES 17 MINUTES 41 SECONDS WEST 84.71 FEET, NORTH 08 DEGREES 39 MINUTES 55 SECONDS WEST 12.59 FEET TO THE EAST LINE OF LYNDIA JANE LANE, 20 FEET WIDE; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 01 DEGREES 30 MINUTES 57 SECONDS EAST 269.78 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5; THENCE EASTWARDLY ALONG SAID NORTH LINE SOUTH 08 DEGREES 12 MINUTES 36 SECONDS EAST 1294.87 FEET TO THE WEST LINE OF SAID SECTION 5; THENCE NORTHWARDLY ALONG SAID WEST LINE OF SECTION 2 NORTH 01 DEGREES 32 MINUTES 43 SECONDS EAST 1323.48 FEET TO THE NORTH LINE OF TOWNSHIP 44 NORTH - RANGE 3 EAST; THENCE WESTWARDLY ALONG SAID NORTHLINE NORTH 87 DEGREES 48 MINUTES 17 SECONDS WEST 19.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.00 ACRES ACCORDING TO CALCULATIONS BY VOLZ INC. DURING SEPTEMBER 2015.

REMOVABLE BOLLARDS



THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. SOUND ENGINEERING JUDGMENT IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE FOREGOING MATTERS FOR PRESENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

Volz Incorporated
 ENGINEERS
 12-17-15
 NUMBER E-24800
 PROFESSIONAL ENGINEER
 TOWNSHIP 44 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI
 P.L.S. 2200100074



DEC 18 2015

CITY OF WILLOWOOD

DEPT. OF PLANNING & PARKS

1971 POND ROAD

PRELIMINARY DEVELOPMENT PLAN

Beet Map No. 23W 23R830003 2010

09/18/2015

PRELIMINARY DEVELOPMENT PLAN

Beet Map No. 23W 23R830003 2010

09/18/2015



Map Unit	Area	Required to be Preserved (%)	Area Required to be Preserved	Useable Area	Area to be Preserved	Proposed Disturbance
A6ve	10.80	0	0.00	10.80	2.55	8.24
B6ve	34.29	30	10.29	23.80	15.92	18.08
B6ca	0.98	80	0.78	0.20	0.41	0.57
B4ver	2.59	50	1.30	1.29	0.50	2.19
C6ve	24.66	50	12.48	12.48	18.81	6.45
C4ver	1.37	70	0.96	0.41	1.20	0.17
C6ca	0.60	80	0.48	0.12	0.15	0.45
D	0.71	100	0.71	0.00	0.68	0.03
Tributary	1.80	100	1.80	0.00	1.06	0.84
Total	78.01	-	28.67	49.35	41.69	35.92

LEGEND FOR IDENTIFYING AND MAPPING SOIL LANDFORMS IN WILDOOD

SOIL LANDFORMS MAP SYMBOL

SOIL SLIPS (PERCENT) SYMBOL

SOIL THICKNESS SYMBOL

RESTRICTIVE LAYERS SYMBOL

FRAGMENTS LITHOLOGICAL DISCONTINUITIES WITH GREATER THAN 15% DIFFERENCES IN SAND OR CLAY FROM THE OVERLYING HORIZON

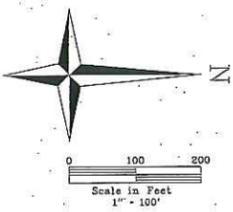
BURIED STONE LINES SEASONALLY FRESH WATER TABLES AS INDICATED BY HYDROMORPHIC FEATURES OTHER

SOIL SURFACE SHAPE SYMBOL

CONVEX CONCAVE PLATIAU SYMBOL

SOIL ATTRIBUTES

ABSENT & HORIZON MORE THAN 49% CLAY MORE THAN 33% ROCK FRAGMENTS



VOLZ
INCORPORATED
ENGINEERS
LAND PLANNING
TRANSPORTATION
CONSTRUCTION
CONSERVATION
COST MANAGEMENT

10000 Lindbergh Blvd., Suite 100
St. Louis, MO 63143
314-520-0212
www.volzinc.com

CITY OF WILDWOOD

DEC 18 2015

DEPT. OF PLANNING & PARKS

1971 POND ROAD
A TRACT OF LAND BEING PART OF SECTIONS 2 AND 3, TOWNSHIP 44 NORTH
- RANGE 3 EAST AND PART OF SECTION 35, TOWNSHIP 45 NORTH - RANGE 3
EAST, ST. LOUIS COUNTY MISSOURI

NATURAL RESOURCE
PROTECTION PLAN

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THE PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY REVEAL. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. SOILS IDENTIFICATION IS ASSUMED. THE LOCATION, CAPACITY AND QUALITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE FOREGOING MATTERS FOR DISTURBANCE THAT WOULD BE NECESSARY TO ADDRESS ANY OTHER MATTERS OF DEVELOPMENT.

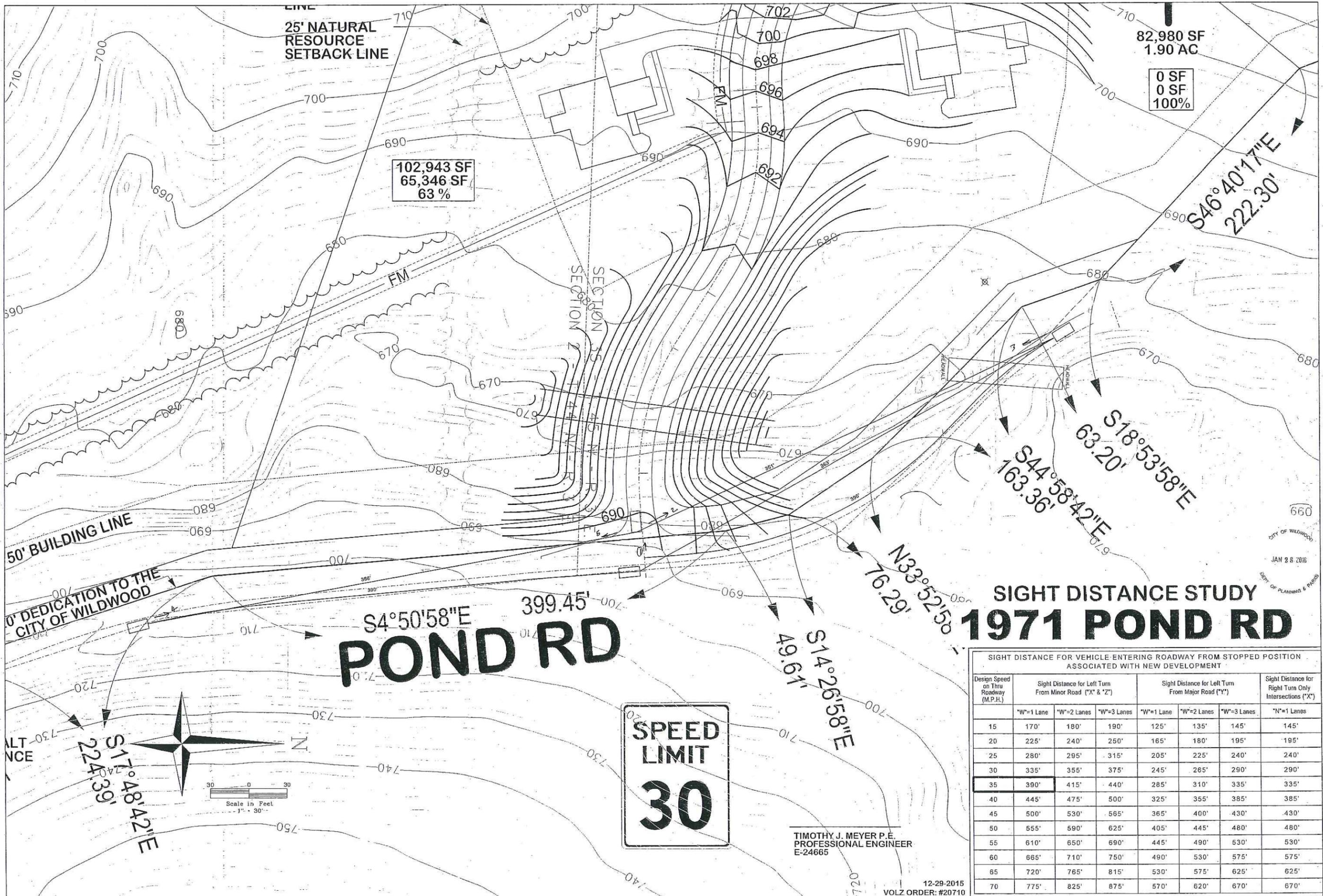
175-15
NUMBER
E-24865

ERIC J. KIRBY
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS. 200500074
12/15/15

THOMAS A. MEYER, P.E.
REGISTERED PROFESSIONAL ENGINEER
E-14881

Sheet Map No. 234
23400033
2015

09/03/2015



25' NATURAL RESOURCE SETBACK LINE

102,943 SF
65,346 SF
63 %

82,980 SF
1.90 AC

0 SF
0 SF
100%

50' BUILDING LINE
100' DEDICATION TO THE CITY OF WILDWOOD

S4°50'58"E
POND RD

SPEED LIMIT
30

SIGHT DISTANCE STUDY
1971 POND RD

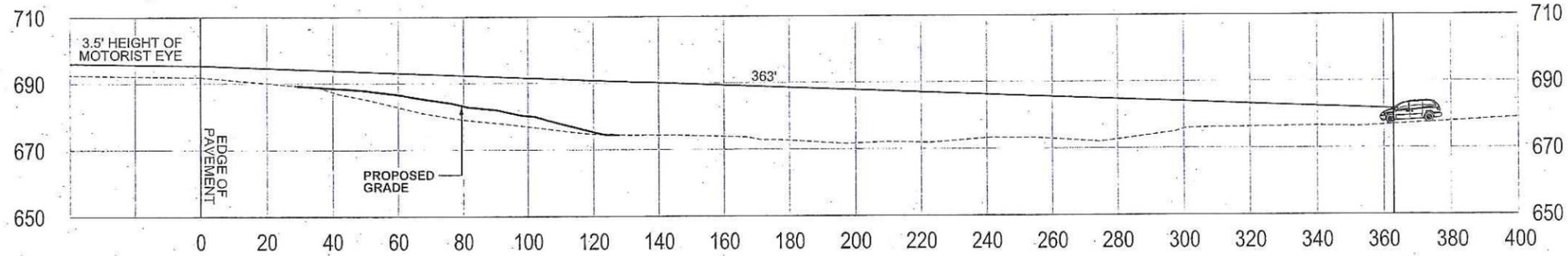
SIGHT DISTANCE FOR VEHICLE ENTERING ROADWAY FROM STOPPED POSITION ASSOCIATED WITH NEW DEVELOPMENT

Design Speed on Thru Roadway (M.P.H.)	Sight Distance for Left Turn From Minor Road (*' & *Z')			Sight Distance for Left Turn From Major Road (*Y')			Sight Distance for Right Turn Only Intersections (*X')
	*W'=1 Lane	*W'=2 Lanes	*W'=3 Lanes	*W'=1 Lane	*W'=2 Lanes	*W'=3 Lanes	*N'=1 Lanes
15	170'	180'	190'	125'	135'	145'	145'
20	225'	240'	250'	165'	180'	195'	195'
25	280'	295'	315'	205'	225'	240'	240'
30	335'	355'	375'	245'	265'	290'	290'
35	390'	415'	440'	285'	310'	335'	335'
40	445'	475'	500'	325'	355'	385'	385'
45	500'	530'	565'	365'	400'	430'	430'
50	555'	590'	625'	405'	445'	480'	480'
55	610'	650'	690'	445'	490'	530'	530'
60	665'	710'	750'	490'	530'	575'	575'
65	720'	765'	815'	530'	575'	625'	625'
70	775'	825'	875'	570'	620'	670'	670'

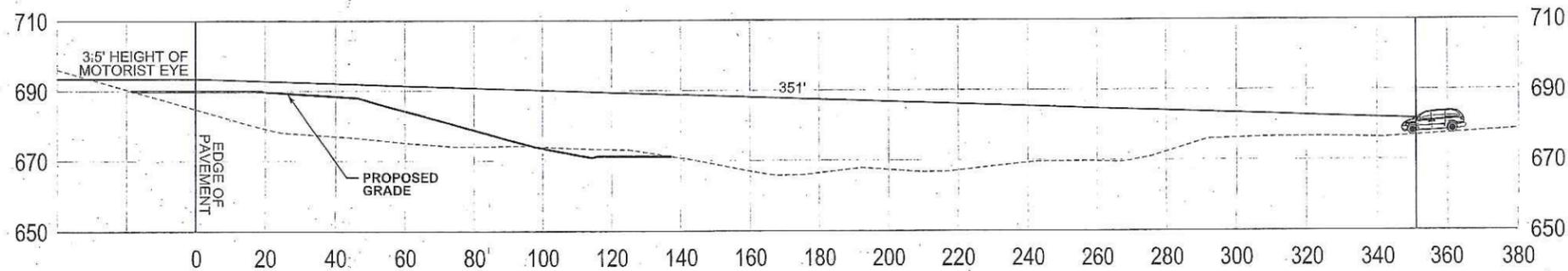
TIMOTHY J. MEYER P.E.
PROFESSIONAL ENGINEER
E-24665

12-29-2015
VOLZ ORDER: #20710

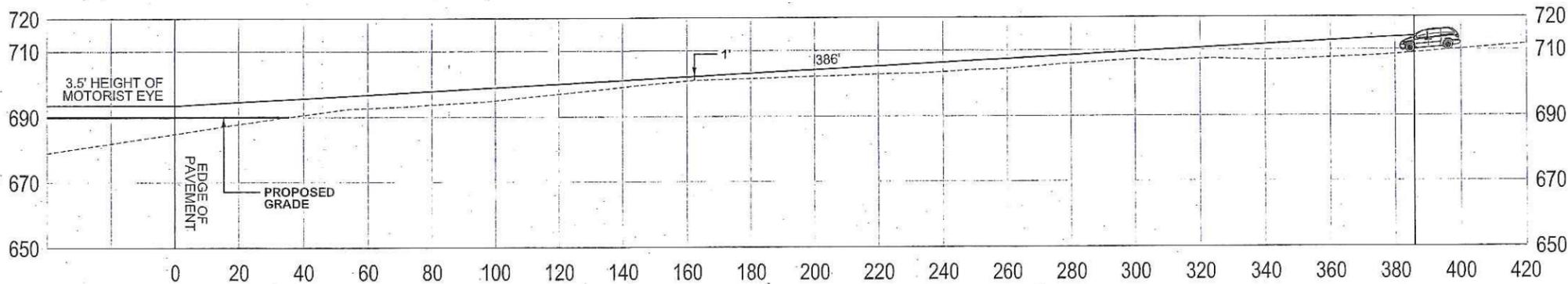
CITY OF WILDWOOD
JAN 28 2016
DEPT. OF PLANNING & PERMITS



MAIN ENTRANCE LEFT TURN



MAIN ENTRANCE LOOKING NORTH



MAIN ENTRANCE LOOKING SOUTH

TIMOTHY J. MEYER P.E.
PROFESSIONAL ENGINEER
E-24665



JAN 28 2016

SIGHT DISTANCE STUDY

1971 POND RD

SIGHT DISTANCE FOR VEHICLE ENTERING ROADWAY FROM STOPPED POSITION ASSOCIATED WITH NEW DEVELOPMENT

Design Speed on Thru Roadway (M.P.H.)	Sight Distance for Left Turn From Minor Road ("X" & "Z")			Sight Distance for Left Turn From Major Road ("Y")			Sight Distance for Right Turn Only Intersections ("X")
	*W=1 Lane	*W=2 Lanes	*W=3 Lanes	*W=1 Lane	*W=2 Lanes	*W=3 Lanes	
15	170'	180'	190'	125'	135'	145'	145'
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70	775'	825'	875'	570'	620'	670'	670'



CITY OF BILDWOOD
JAN 28 2016
DEPT. OF PLANNING & PERMITS



VOLZ

314-426-6212
0849 Indianhead Ind Blv.
St. Louis MO, 63132

Engineers
Land Planners
Land Surveyors



30







ATTACHMENT D
Background Information

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Tuesday, February 16, 2016, at 7:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Address of Subject Site:
1971 Pond Road

THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on December 21, 2015. You and many of your neighbors may have expressed interest in its outcome and the Commission is scheduled to take action upon this item at their upcoming meeting. If inclined, the Commission encourages you to attend this meeting and hear the Department of Planning's recommendation on this matter and participate in its discussion. The meeting will be held on **Tuesday, February 16, 2016, at 7:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri, 63132 – A request for the application of a Planned Residential Development Overlay District (PRD), within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond Road (Locator Number: 23W520053/Street Address: 1971 Pond Road). **Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (4.5) acres. (Ward One)**

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

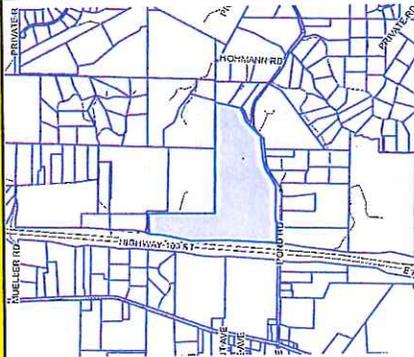
- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Monday, December 21, 2015, at 7:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Address of Subject Site:
1971 Pond Road

THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Monday, December 21, 2015, at 7:30 p.m.**, in the **City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at www.cityofwildwood.com/comment. The following request will be considered at this time:

P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri, 63132 – A request for the application of a Planned Residential Development Overlay District (PRD), within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond Road (Locator Number: 23W520053/Street Address: 1971 Pond Road). Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (4.5) acres. (Ward One)

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

P.Z. Number(s): _____
(as assigned by department)

PETITION

before the
CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION
FOR THE PURPOSE OF HEARING REQUESTS
FOR ONE OR A COMBINATION OF THE FOLLOWING:
(PLEASE CHECK THOSE ITEMS WHICH ARE APPLICABLE)

CITY OF WILDWOOD
SEP 18 2015
DEPT OF PLANNING & PARKS

- Change in Zoning
 Conditional Use Permit
 Approval of a Planned District or other special procedure (C-8/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: PAYNE FAMILY HOMES LLC
Mailing Address: 10407 BAUR BLVD. SUITE B
ST. LOUIS, MO. 63132
Telephone Number, with Area Code: 314.996.0300
Fax Number, with Area Code: _____
E-Mail Address: tec@paynefamilyhomes.com TON CUMMINGS
Interest in Property (Owner or Owner Under Contract):
OWNER UNDER CONTRACT

If owner under contract, please attach a copy of the contract.

Owner's Name (if different than applicant):

SCHNEIDER MILDRED E TRUSTEE
Address: 1971 POND RD
GLENDE, MO 63038
Telephone Number, with Area Code: _____

SITE INFORMATION

Postal Address of the Petitioned Property(ies):

1971 Pond Rd.

Locator Number(s) of the petitioned Property(ies):

Z34520053

Total Acreage of the Site to the Nearest Tenth of an Acre:

78.0 AC

Current Zoning District Designation: "NU"

Proposed Zoning District Designation: "NU" PRD PLANNED RESIDENTIAL DEVELOPMENT

Proposed Planned District or Special Procedure: PRD PLANNED RESIDENTIAL DEVELOPMENT

USE INFORMATION

Current Use of Petitioned Site:

Undeveloped Land & Cemetery

Proposed Use of Site:

Residential Community

Proposed Title of Project:

TED

Proposed Development Schedule (include approximate date of start and completion of the project):

Site Development: SUMMER/FALL 2016

Home Construction: SPRING 2017

CONSULTANT INFORMATION

Engineer's/Architect's Name: TIM MEYER / JEFF ATKINS

Address: VOLZ INC

10849 INDIAN HEAD HILL BLVD.

Telephone Number, with area code: 314.890.1226 / 314.890.1218

Fax Number, with area code: 314.890.1250

E-Mail Address: tmeyer@volzinc.com / jatkins@volzinc.com

Soil Scientist/Forester's Name: SCI - JENNIFER MULLIKIN

Address: 130 POINT WEST BLVD.

ST. CHARLES, MO 63301

Telephone Number, with area code: 636.949.8200

Fax Number, with area code: 636.949.8269

E-Mail Address: sharding@sciengineering.com / jmullikin@sciengineering.com

ACKNOWLEDGEMENT INFORMATION

The petitioner(s) state(s) they (he) (she) will comply with all the requirements of the city of wildwood with regard to the procedures relating to its administration of land use and development controls within its boundaries, including the payment of all applicable fees.

The petitioner(s) further represent(s) and agree(s) that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Wildwood with respect to this application.

The petitioner(s) hereby certify(ies) that (indicate one):

- I (we) have a legal interest in the hereinabove described property.
- I am (we are) the duly appointed agent of the petitioner(s) and that all information given and represented on this application is an accurate and true statement of fact. Any misrepresentation of information on this application or accompanying information shall constitute grounds for the City of Wildwood, Missouri to terminate review of this petition and return all materials, minus any fees, associated with its review up to and through that point.

SIGNATURE: Thomas E. Cummings

NAME (PRINTED): Thomas E. Cummings

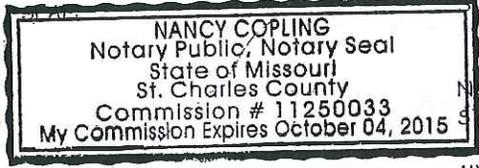
ADDRESS: 10407 Baur Blvd
St. Louis, Mo 63132

TELEPHONE NUMBER: 314-287-3110

[PLEASE NOTE: THE ABOVE NAMED PERSON SHALL RECEIVE ALL OFFICIAL NOTICES REGARDING THIS REQUEST, INCLUDING THE PUBLIC HEARING NOTICE.]

SUBSCRIBED AND SWORN BEFORE ME THIS
14th DAY OF September 2015

SIGNED: Nancy Copling
(NOTARY PUBLIC)



NOTARY PUBLIC NANCY COPLING
STATE OF MISSOURI.

MY COMMISSION EXPIRES 10/4/15

FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: _____
 FEE: _____; RECEIVED BY: _____
 PRELIMINARY DEVELOPMENT PLAN: YES NO
 PACKET COMPLETE: YES NO

2ND SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO



ENGINEERING
 LAND PLANNING
 LAND SURVEYING
 TRANSPORTATION
 CONSTRUCTION MANAGEMENT

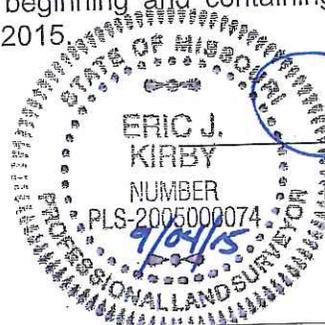
September 4, 2015

EJK

RE: 1971 Pond Rd
 Zoning Legal
 20710-0

A tract of land being part of Sections 2 and 3, Township 44 North – Range 3 East and part of Section 35, Township 45 North – Range 3 East, St. Louis County Missouri and being more particularly described as follows:

Beginning at the Southwest corner of said Section 35; thence along the West line of said Section 35 North 00 degrees 40 minutes 35 seconds East 902.46 feet to the South line "Eatherton Tracts" a subdivision according to the plat thereof recorded in Plat Book 168 page 54 of the St. Louis County Records; thence Eastwardly along said South line the following courses and distances: South 75 degrees 51 minutes 17 seconds East 483.12 feet, South 35 degrees 07 minutes 17 seconds East 103.16 feet, South 21 degrees 04 minutes 17 seconds East 198.50 feet, South 46 degrees 40 minutes 17 seconds East 222.30 feet to the West line of Pond Road, varying width; thence Southwardly along the West line of Pond Road, varying width the following courses and distances: South 18 degrees 53 minutes 58 seconds East 63.20 feet, South 44 degrees 58 minutes 42 seconds East 163.36 feet, South 33 degrees 52 minutes 58 seconds East 76.29 feet, South 14 degrees 26 minutes 58 seconds East 49.61 feet, South 04 degrees 50 minutes 58 seconds East 399.45 feet, South 17 degrees 48 minutes 42 seconds East 224.39 feet, South 34 degrees 05 minutes 02 seconds East 317.32 feet, South 53 degrees 24 minutes 35 seconds West 4.48 feet, along a curve to the right whose radius point bears South 53 degrees 24 minutes 36 seconds West 280.00 feet from the last mentioned point a distance of 186.77 feet, South 01 degrees 37 minutes 45 seconds West 414.82 feet, South 00 degrees 28 minutes 11 seconds East 74.71 feet, South 01 degrees 46 minutes 45 seconds West 56.47 feet, North 87 degrees 25 minutes 53 seconds East 6.95 feet, South 01 degrees 33 minutes 43 seconds West 389.96 feet to the North right-of-way line of Missouri Route 100, varying width, as established by instrument recorded in Book 6641 page 1064 of the St. Louis County Records; thence Westwardly along said North right-of-way line the following courses and distances: North 79 degrees 03 minutes 33 seconds West 92.14 feet, North 85 degrees 00 minutes 55 seconds West 937.60 feet, North 89 degrees 03 minutes 11 seconds West 852.12 feet, North 80 degrees 59 minutes 13 seconds West 711.76 feet, North 05 degrees 40 minutes 31 seconds East 49.88 feet, North 05 degrees 17 minutes 41 seconds West 84.71 feet, North 88 degrees 30 minutes 55 seconds West 12.39 feet to the East line of Lynda Jayne Lane, 20 feet wide; thence Northwardly along the said East line North 01 degrees 30 minutes 57 seconds East 269.78 feet to the North line of the Southeast ¼ of the Northeast ¼ of Section 3; thence Eastwardly along said North line South 88 degrees 12 minutes 36 seconds East 1294.87 feet to the West line of said Section 2; thence Northwardly along said West line of Section 2 North 01 degrees 32 minutes 43 seconds East 1323.48 feet to the North line of Township 44 North – Range 3 East; thence Westwardly along said Northline North 87 degrees 48 minutes 17 seconds West 19.80 feet to the point of beginning and containing 78.0 Acres according to calculations by Volz Inc. during September 2015.



Eric J. Kirby
 Eric J. Kirby, P.L.S.
 Professional Land Surveyor
 Mo. P.L.S. 2005000074



September 18, 2014

City of Wildwood Planning and Zoning Commission
c/o City of Wildwood Planning Department
16860 Main Street
Wildwood, Missouri 63040

Re: 1971 Pond Rd. (St Louis County Parcel ID Number: 23W520053)

Dear Commissioners:

Payne Family Homes, LLC requests that the City grant a Planned Residential Overlay District (PRD) for the above referenced property. The tract in question is generally located west of Pond Rd., north of Highway 100. The PRD requested, seeks to permit flexible design to preserve the site characteristics by allowing a 3 acre density residential use of the property.

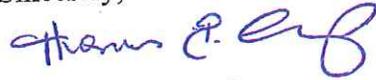
We believe the requested change is appropriate and consistent with existing and approved developments to the West, North, and East of the tract. The proposed community would consist of twenty five (25) single family residences on approximately 78 acres of land. The community would be served by a single street with access onto Pond Rd to the Northeast, and a cul de sac providing emergency access only from Lynda Jane Lane to the Southwest. In conjunction with the proposed community, no new through streets are proposed.

Within the proposed community, stormwater would be handled in accordance with a Stormwater Management Plan utilizing a low impact design. No detention basins are proposed. Best management practices would be employed to prevent or reduce pollutants in storm water runoff from the proposed community.

We believe the residential character of the proposed community would be compatible with the surrounding area and beneficial to the City, and thus the requested PRD would be appropriate and beneficial to the City.

Thank you for your consideration in this matter.

Sincerely,



Thomas E. Cummings
Vice President of Land Acquisition



WILDWOOD

December 9, 2015

Payne Family Homes
ATTN: Tom Cummings
10407 Baur Boulevard
Suite B
St. Louis, MO 63132

Re: P.Z. 19-15 Pond Road Project; a request for the application of a Planned Residential Development Overlay District (PRD), in the NU Non-Urban Residence District, for a requested twenty-five (25) lot subdivision on a seventy-eight (78) acre site that is located at the northwest corner of State Route 100 and Pond Road.

Dear Mr. Cummings:

The Department of Planning has completed its second review of your application package for a Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District, at the above-referenced location. This review centered on the plan's compliance with the applicable sections of the City's Zoning Ordinance and the related requirements and design criteria of the City of Wildwood. In this comparison, a number of items were discovered that must be addressed. These items are as follows:

1. Please correct the Tree Preservation Plan, so the information on each lot matches the items identified in the tree calculation table. The amount of tree preservation is inconsistent on a number of lots between them and the table.
2. Please increase the right-of-way width for the internal private street to forty (40) feet in width, so it is in compliance with the City's Rural Roadway Standards.
3. Please increase the pavement on the internal private street to meet the City's Rural Roadway Standards, which require: four (4) inches of Type 1 Aggregate Subbase, six (6) inches of Type "X" Asphaltic Concrete Base and two (2) inches of Type "C" Asphaltic Concrete Wearing Surface.
4. Please correct either the Preliminary Development Plan, or the Typical Private Road Section, to list the intended pavement width. The plan shows a twenty (20) foot pavement width, while the road section shows twenty-two (22) feet.
5. Please indicate some type of bollard system to keep traffic from utilizing the emergency fire access drive between the internal private street and Lynda Jayne Lane, but still allow it to be accessible by the fire district. Consultation with the Fire Marshal is recommended on this item.
6. Please provide verification from the Metro West Fire Protection District of its review, and conceptual approval, of the design of the fire access drive, including the bollard system requested in Item #5.
7. Please provide preliminary comments from the Missouri Department of Transportation (MoDOT), the Metro West Fire Protection District, and Missouri Department of Natural Resources (wastewater facility) on this matter.
8. Please provide the full diameter of the cul-de-sac bulb, so lane widths can be determined.
9. Please indicate the twenty (20) foot wide dedication of land area along Pond Road to the City of Wildwood.
10. Please add a note indicating access will be granted to the family members of those buried in the cemetery via the private roadway and an easement, through the common ground, to the cemetery area.
11. Please correct either the outboundary survey or legal description of the property, whichever is incorrect, as there appears to be two (2) instances where they do not correspond to each other.
12. Please provide the width, at the front building line, on each proposed lot.

Once the revisions are completed, please resubmit fifteen (15) full sets of the revised Preliminary Development Plan to the Department of Planning for distribution to the Planning and Zoning Commission members, as part of the public hearing packet. These sets of plans should be provided to the Department by Thursday, December 17th. Please be advised that additional comments may be identified between this letter's date and the December 21, 2015 hearing at the Planning and Zoning Commission. If you should have any questions or comments in this regard, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,

CITY OF WILDWOOD



Joe Vujnich, Director

Department of Planning and Parks

CC: The Honorable Timothy Woerther, Mayor
Council Members Glen DeHart and Larry McGowen, Ward One
Ryan Thomas, P.E., City Administrator
Rick Brown, P.E., P.T.O.E., Director of Public Works
Rob Golterman, City Attorney
Travis Newberry, Planner
Terri Gaston, Senior Planner
Kathy Arnett, Assistant Director of Planning and Parks



ENGINEERING
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONSTRUCTION MANAGEMENT



November 25, 2015

Joe Vujnich, Director
Department of Planning and Parks
City of Wildwood
16860 Main Street
Wildwood, Mo. 63040

Re: P.Z. 19-15 Pond Road Project; a request for the application of a Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District.

Dear Mr. Vujnich,

Please see comments addressed below per the October 19, 2015 review letter for P.Z. 19-15 Pond Road Project

1. Please see the attached sheet with comments that need to be added to the plan sheets that were submitted in conjunction with the application for the Planned Residential Development Overlay District (PRD).
Comments are address further down in the letter.
2. Please note in the General Notes Section of Sheet 2 the following: Metro West Fire Protection District is the service provider, not Monarch Fire Protection District; and the property is located in the Bonhomme Creek Watershed, not the Caulks Creek Watershed.
Notes were revised per this comment on page 2.
3. Please fully complete the Public Space Table indicating the amount of provided public space that is planned, which can include the common ground at a fifty (50) percent rate (privately-held public space) and the proposed multiple-use trail that is shown paralleling State Route 100, since it would not be the intent of the City to build this trail, but require it as function of this residential project. Easements may need to be created to accommodate portions of this trail that will be constructed outside of the State Route 100 right-of-way area.
The Public Space Table has been revised per this comment on page 2. Easements will be provided as required on the subdivision plat.
4. Please note the layout of four (4) lots, per the information provided by the Natural Resource Protection Analysis, are in highly protected areas of the site and need to be modified to limit their impact there. These lots include Lots 3, 13, 23, and 24.
Page 1 of the PDP shows the revised location of houses per this comment.
5. Please provide a cross-section diagram of the proposed private roadway, including its construction specifications.
Cross section has been provided on page 2.
6. Please provide grade information, in one hundred (100) foot sections, along the entire length of the private street that is proposed to serve these planned lots.
Percent of grade have been added along the street at major grade changes see page 1 along the street.
7. Please provide details regarding the proposed wastewater treatment plant, including the type and capacity, along with information on the access roadway, including a cross-section detail of its width and construction specifications. The City has only approved re-circulating sand filter plants in the City over the last twenty (20) years
A note has been revised on page 2 and provides additional information regarding the wastewater treatment plant.
8. Please indicate if sight distance requirements can be met at the proposed intersection of the planned private street and Pond Road.
Please see the sight distance study provided.
9. Please provide a more detailed section of the emergency access roadway (fire lane) that is planned to Lynda Jayne Lane.
A section has been added to page 2.

10. Please provide preliminary comments from the Missouri Department of Transportation (MoDOT), the Metro West Fire Protection District, and Missouri Department of Natural Resources (wastewater facility) on this matter.
Emails from agencies have been provided.
11. Please verify if this site is located in the Metropolitan St. Louis Sewer District boundaries. The Department does not believe the property is located within the district's current service boundaries. If not served by the district, please revise the General Notes to eliminate any references to "MSD."
Please see revised notes that address this typo from the last submittal on page 2.
12. Please provide the floodplain panel for this site's location and notice of its extent on the site, if any.
Panel # 29189C0260K has been added to the notes on page 2. As requested
13. Please dimension the cul-de-sac bulb that is planned on this site.
Cul-de-sac has been dimensioned on page 1.
14. Please indicate a twenty (20) foot wide dedication of land area from this site to the City of Wildwood for Pond Road right-of-way purposes.
Dedication has been added to the plan on page 1.
15. Please note that, in a Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District, the area of right-of-way, if private, does not need to be subtracted from the gross acreage of the site, which may allow a twenty-sixth lot.
Noted and revised on Page 2.

City of Wildwood Checklist addressed below:

Identify pavement and right-of-way width along State Route 100 & Pond Road.

Both roads have pavement and ROW of varying widths and labeled on the plan.

Show and dimension all improvements, i.e., existing and new right-of-way and pavement, sidewalks, TSCL, etc.

Dimensions have been added to the plan there are no sidewalks proposed.

Please add as a note: Entrance, street intersection, cul-de-sac shall be constructed to City of Wildwood standards.

Note has been added to plan on page 2 as requested.

Please add the note: Grading and Drainage shall be per City of Wildwood standards.

This note has been added to the plan.

Please add the note: Slope shall not exceed 3 (horizontal) : 1 (vertical), unless supported by geotechnical report.

This note has been added to the plan.

Designate Public or Private streets.

The streets will be private and shown on the typical section and typical lot.

Provide the Zoning of Adjacent Parcels, if different than the site.

The Zoning are the same but have been added to the plan.

Identify the Storm water Drainage Facilities, including Retention Ponds and Detention Facilities, if applicable.

A note has been added to page 2 that addresses Storm Water.

Identify all Light Standards - Location and Height.

Lighting has been added to the plan on page 1 and with a note on page 2.

Identify any Other Structures (Fences, Canopies, etc.) - with Dimensions.

Existing structures have been added to the plan on page 1. We have not completed a survey of the property and one will be provided at a later time.

Sincerely,

Volz Inc.



Jeff Atkins
Director of Planning



WILDWOOD

October 19, 2015

Payne Family Homes
ATTN: Tom Cummings
10407 Baur Boulevard
Suite B
St. Louis, MO 63132

Re: P.Z. 19-15 Pond Road Project; a request for the application of a Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District, for a requested twenty-five (25) lot subdivision on a seventy-eight (78) acre site that is located at the northwest corner of State Route 100 and Pond Road.

Dear Mr. Cummings:

The Department of Planning has completed its initial review of your application for the application of a Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District, at the above-referenced location. This review centered on the plan's compliance with the applicable sections of the City's Zoning Ordinance and its related requirements and design criteria of the City of Wildwood. In this comparison, a number of preliminary items were discovered that must be addressed before the item can be scheduled for public hearing before the City's Planning and Zoning Commission. These items are as follows:

1. Please see the attached sheet with comments that need to be added to the plan sheets that were submitted in conjunction with the application for the Planned Residential Development Overlay District (PRD).
2. Please note in the General Notes Section of Sheet 2 the following: Metro West Fire Protection District is the service provider, not Monarch Fire Protection District; and the property is located in the Bonhomme Creek Watershed, not the Caulks Creek Watershed.
3. Please fully complete the Public Space Table indicating the amount of provided public space that is planned, which can include the common ground at a fifty (50) percent rate (privately-held public space) and the proposed multiple-use trail that is shown paralleling State Route 100, since it would not be the intent of the City to build this trail, but require it as function of this residential project. Easements may need to be created to accommodate portions of this trail that will be constructed outside of the State Route 100 right-of-way area.
4. Please note the layout of four (4) lots, per the information provided by the Natural Resource Protection Analysis, are in highly protected areas of the site and need to be modified to limit their impact there. These lots include Lots 3, 13, 23, and 24.
5. Please provide a cross-section diagram of the proposed private roadway, including its construction specifications.
6. Please provide grade information, in one hundred (100) foot sections, along the entire length of the private street that is proposed to serve these planned lots.
7. Please provide details regarding the proposed wastewater treatment plant, including the type and capacity, along with information on the access roadway, including a cross-section detail of its width and construction specifications. The City has only approved re-circulating sand filter plants in the City over the last twenty (20) years.
8. Please indicate if sight distance requirements can be met at the proposed intersection of the planned private street and Pond Road.
9. Please provide a more detailed section of the emergency access roadway (fire lane) that is planned to Lynda Jayne Lane.

10. Please provide preliminary comments from the Missouri Department of Transportation (MoDOT), the Metro West Fire Protection District, and Missouri Department of Natural Resources (wastewater facility) on this matter.
11. Please verify if this site is located in the Metropolitan St. Louis Sewer District boundaries. The Department does not believe the property is located within the district's current service boundaries. If not served by the district, please revise the General Notes to eliminate any references to "MSD."
12. Please provide the floodplain panel for this site's location and notice of its extent on the site, if any.
13. Please dimension the cul-de-sac bulb that is planned on this site.
14. Please indicate a twenty (20) foot wide dedication of land area from this site to the City of Wildwood for Pond Road right-of-way purposes.
15. Please note that, in a Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District, the area of right-of-way, if private, does not need to be subtracted from the gross acreage of the site, which may allow a twenty-sixth lot.

Once the revisions are completed, please resubmit three (3) full sets of the revised Preliminary Development Plan and other requested items to the Department of Planning for further review. Please be advised that additional comments may follow after this resubmittal, given the extent of information that will be necessary as part of the rezoning. If you should have any questions or comments in this regard, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,
CITY OF WILDWOOD


Joe Vujnich, Director
Department of Planning and Parks

CC: The Honorable Timothy Woerther, Mayor
Council Members Glen DeHart and Larry McGowen, Ward One
Ryan Thomas, P.E., City Administrator
Rick Brown, P.E., P.T.O.E., Director of Public Works
Rob Golterman, City Attorney
Kathy Arnett, Senior Planner I
Terri Gaston, Planner

CITY OF WILDWOOD PLAN/PLAT REVIEW CHECKLIST

****Please note: All checked items must be responded to on plan's resubmittal****

P. Z. # 19-15 DEVELOPMENT NAME 1971 Pond Road

- Provide Missouri Department of Transportation Conceptual Approval.
- Provide Metropolitan St. Louis Sewer District Conceptual Approval.
- Submit a Flood Plain Study to the Department of Public Works.
- Submit a Geotechnical Study to the Department of Public Works.
- A Professional Engineer and Engineer preparing geotechnical report must sign and seal the mylar.
- Submit a street stub study to the Department of Public Works.
NOTE: Developer shall install a street extension sign at roadway terminus which reads "THIS STREET TO BE EXTENDED AS PART OF FUTURE DEVELOPMENT"
- Submit steep grade verification to Department of Public Works.
- Add all ordinance conditions to the Site Development Plan, including TGA language.
- Identify pavement and right-of-way width along State Route 100 and Pond Road.
- Show and dimension all improvements, i.e., existing and new right-of-way and pavement, sidewalks, TSCL, etc.
- Provide Temporary Slope Construction License (TSCL) as directed by the Department of Public Works.
- Provide photos per Section 30 of the Department of Public Works "Design Criteria Handbook."
- Provide verification of required sight distance at all access points.
- Please add as a note: Entrance, street intersection, cul-de-sac shall be constructed to City of Wildwood standards.
- Indicate Driveways with on-site turnaround capabilities as directed by the Department of Public Works.
- Show sight triangle at intersection/median. No plants, trees, signs, etc. shall be placed in this area as to restrict sight distance.
- Show and note all sidewalks will be constructed to City of Wildwood ADA standards.
- Provide easement for sidewalk conforming to City of Wildwood ADA standards adjacent to right-of-way.
- Clarify if grading is proposed. If so, show and note grading per City of Wildwood standards.

CITY OF WILDWOOD
PLAN/PLAT REVIEW CHECKLIST
PAGE 2

- Show existing and proposed contours based on U.S.G.S. datum.
- Please add the note: ~~Grading and drainage shall be per City of Wildwood and MSD standards.~~
- Please add the note: Slope shall not exceed 3 (horizontal) : 1 (vertical), unless supported by geotechnical report.
- Please add the note: Stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate natural discharge points.
- Provide and show cross access (through the site) (between the proposed lots).
- Designate Public or Private streets.
- Provide Book and Page in which right-of-way, roadway, easement, TSCL, etc. has been recorded.
- Please provide a Location Map.
- Please provide a North Arrow.
- Please identify the Plan Scale.
- Please identify the Subject Site's Zoning District.
- Please provide the Subdivision Name, if applicable.
- Provide the Lot Number, if applicable.
- Identify the Dimensions of the Site.
- Identify the Area of the Site.
- Provide the Zoning of Adjacent Parcels, if different than the site.
- Identify the Plan Submitter - Name, Address, Phone.
- Provide the Proposed Building Use and Construction Type.
- Identify the Building and Structure Distance from Adjacent Property Lines.
- Provide the Building Dimensions and Gross Floor Area.
- Provide the Parking and Loading Space Calculations, as well as, the Location and Sizes of all Proposed Spaces.
- Identify the Parking Setbacks.
- Identify the Drive Aisle Widths.
- Identify the Type and Location of the Proposed Sanitary Sewer Treatment.

- Identify the Stormwater Drainage Facilities, including Retention Ponds and Detention Facilities, if applicable.
- Provide a Landscaping Plan and Legend.
- Provide a rendering of all Proposed Signs, which identifies their Size, Height and Location on the Plan.
- Locate all Easements - Existing and Proposed.
- Identify all Light Standards - Location and Height.
- Identify any Other Structures (Fences, Canopies, etc.) - with Dimensions.

If you should have any questions regarding the information provided on these sheets, please feel free to contact the Department of Planning at 636-458-0440

Kathy Arnett

From: Dave Phipps <daveph@metrowest-fire.org>
Sent: Tuesday, November 17, 2015 1:43 PM
To: Kathy Arnett
Cc: Jeff Atkins
Subject: Pond Rd. Development

Kathy,

The Bureau of Fire Prevention has reviewed the development at Pond Rd. and Hwy 100, Fire flow is 1500 GPM at 20 PSI hydrant spacing is 6 hundred feet apart, any street less than 26 feet wide will need to restrict parking on one side, emergency access off of Lynda Jane Lane must be built to hold a 70,000 pound vehicle. They have our conceptual approval.

David E. Phipps
Fire Marshal
Metro West Fire Protection District
(636) 821-5806

Jeff Atkins

From: Tim Meyer <tmeyer@volzinc.com>
Sent: Wednesday, November 25, 2015 8:58 AM
To: 'Jeff Atkins'
Subject: FW: Wildwood Subdivision

From: LePage, Cindy [mailto:cindy.lepage@dnr.mo.gov]
Sent: Monday, November 16, 2015 9:05 AM
To: 'Tim Meyer' <tmeyer@volzinc.com>
Subject: RE: Wildwood Subdivision

Tim

I understand you are proposing a centralized treatment system for a new 26 lot subdivision. An antidegradation report and engineering report are required before we can determine the applicability of a recirculating sand filter at this location. There will also need to be an appropriate continuing authority established, approvable plans and specifications, and public notice of an operating permit completed prior to a construction permit being issued.

Let me know if you need anything else.

Cindy LePage, P.E.
Water Protection Program, Engineering Section
Construction Permits Unit Chief
cindy.lepage@dnr.mo.gov
Phone: (573) 751-6618
Fax: (573) 522-9920

<http://dnr.mo.gov/env/wpp/permits/ww-construction-permitting.htm>

The Year of Water: Promoting, Protecting and Enjoying our Natural Resources. Learn more at dnr.mo.gov.

From: Tim Meyer [mailto:tmeyer@volzinc.com]
Sent: Friday, November 13, 2015 1:29 PM
To: LePage, Cindy
Subject: RE: Wildwood Subdivision

Cindy, thanks for sending this information. I have attached a site plan and location map of the property. We are working through a preliminary comment letter with the city of Wildwood. They are asking us for "preliminary comments" from DNR which I realize you can not provide at this time since we have never submitted anything. We will be starting soon the Antidegradation Implementation Procedure with the intent to most likely be proposing a recirculating sand filter system to treat 12,000 gpd for the 26 lots. Would it be possible for you to just email back that you acknowledge the proposed treatment plant and that the AIP and final plans will be needed as part of your normal review and approval process.

Thanks, Call if you have any questions.

Timothy J Meyer PE
Senior Corp. Vice President

VOLZ Incorporated

Direct] 314.890.1226

Main] 314.426.6212

web] <www.volzinc.com[volzinc.com]>

From: LePage, Cindy [<mailto:cindy.lepage@dnr.mo.gov>]

Sent: Friday, October 23, 2015 2:04 PM

To: 'tmeyer@volzinc.com' <tmeyer@volzinc.com>

Subject: Wildwood Subdivision

Tim

Our Wastewater Construction Permitting webpage contains links to all of our guidance documents and applications.
<http://dnr.mo.gov/env/wpp/permits/ww-construction-permitting.htm>

Since this will be a new facility and potentially a new discharge the plan must be approved through the Antidegradation Process. This is a step before the engineering report that I neglected to tell you about. There is a link to that information on the Wastewater Construction Permitting webpage. Antidegradation is only required if the facility will be discharging so if you are proposing a land application system you can skip this step. There are application forms and a fee is required. <http://dnr.mo.gov/env/wpp/permits/antideg-implementation.htm>

After you are through with the Antidegradation process you can submit your facility plan. Include the relevant information mapped out in the Facility Plan Guidance for Wastewater Treatment Facilities with a Design Flow of 22,500 gpd or Greater, Fact Sheet--PUB2416
<http://dnr.mo.gov/pubs/pub2416.htm>

Feel free to contact me if you have further questions.

Cindy LePage, P.E.
Water Protection Program, Engineering Section
Construction Permits Unit Chief
cindy.lepage@dnr.mo.gov
Phone: (573) 751-6618
Fax: (573) 522-9920

<http://dnr.mo.gov/env/wpp/permits/ww-construction-permitting.htm>

The Year of Water: Promoting, Protecting and Enjoying our Natural Resources. Learn more at dnr.mo.gov.

Jeff Atkins

From: JOHN "JAY JAY" BRADEN <John.Braden@modot.mo.gov>
Sent: Thursday, November 19, 2015 10:53 AM
To: Jeff Atkins
Cc: Federico Lagos
Subject: 11-19-15 - Pond Road

Importance: High



Jeff,

We have completed our review of your preliminary plans to construct a 26 home subdivision, located on Pond Road at MO 100 in St. Louis County and we find the plan to be feasible. We would like to encourage improvements to the WB right turn lane from Pond Road to MO 100. Any work within MODOT right of way will require a permit issued from this office after review of detailed plans.

When you are ready to move forward with this work please submit a permit request to the department. Should you have any questions or comments, you may contact me via email at john.braden@modot.mo.gov.

Jay-Jay Braden

Missouri Department of Transportation
Sr. Traffic Specialist - SW St. Louis County
601 Salt Mill Road, Chesterfield, MO 63017
Fax: 573.522.6491 **Mobile:** 314.380.0074
www.modot.mo.gov/stlouis/news_and_information/Permits.htm

From: Jeff Atkins [mailto:jatkins@volzinc.com]
Sent: Thursday, November 12, 2015 10:14 AM
To: JOHN "JAY JAY" BRADEN
Subject: Pond Road

Jay Jay,

I am not sure if I sent you this plan as of yet, but we are proposing a 26 Lot subdivision at Hwy 100 & Pond Road. Our access will be off Pond Road and we will have a Fire Lane that will tie in to Lynda Jane Lane for emergency access. If you have any conceptual comments we will need to address them during the Preliminary. Please let us know by letter or email if this project is conceptual ok or if you have any comments.

Thank you,

Jeff Atkins
Director of Planning
VOLZ Incorporated
Direct] 314.890.1218
Main] 314.426.6212
Fax] 314.890.1250
web] <www.volzinc.com>

1971 POND ROAD

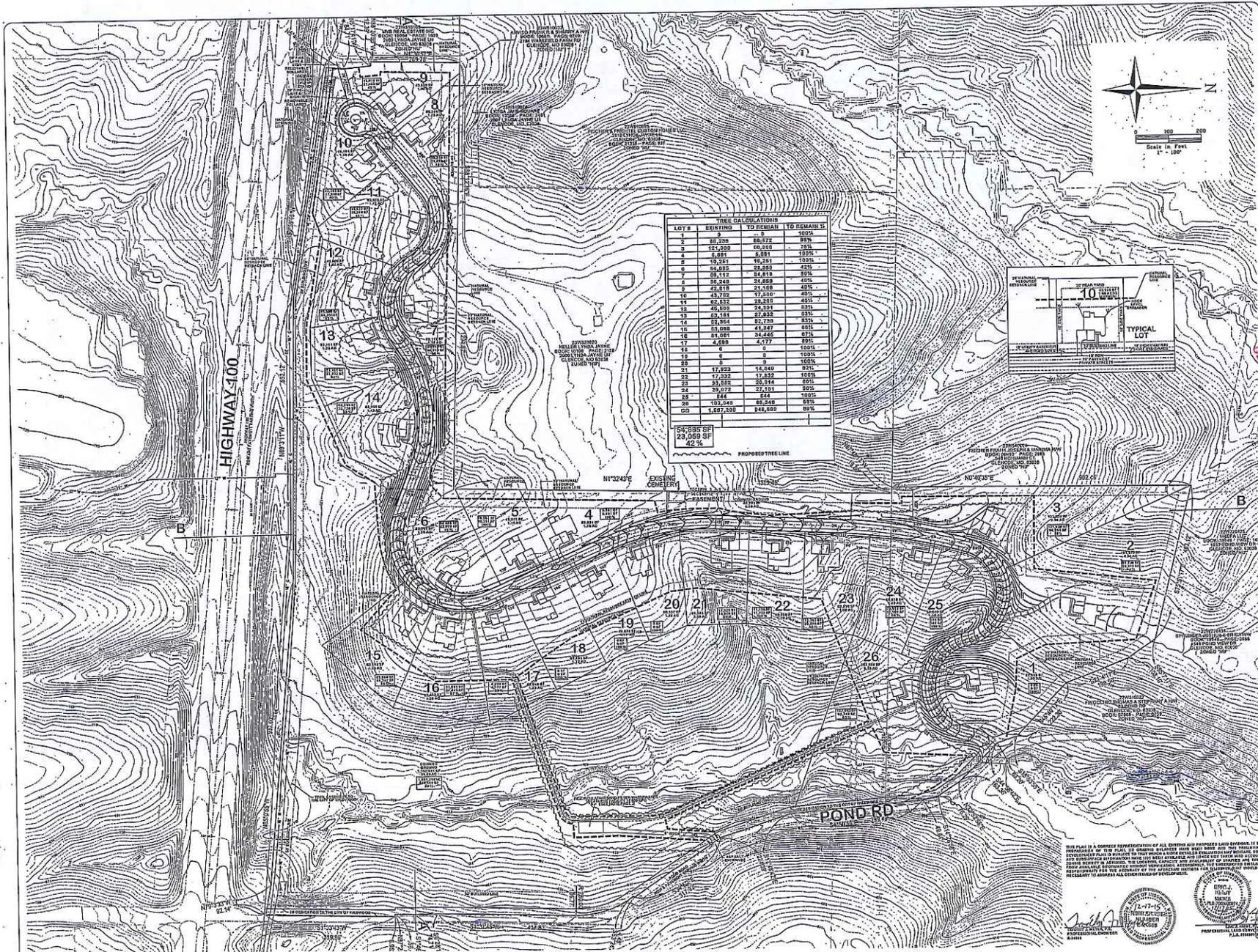
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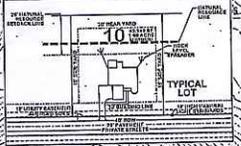
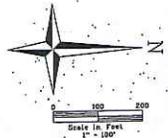
CITY OF WILDWOOD
DEC 18 2015
DEPT. OF PLANNING & PARKS



HIGHWAY 100



LOT #	EXISTING A	TO REMAIN 1	TO REMAIN 2	TO REMAIN 3	%
1	0	0	0	0	100%
2	26,230	26,232	0	0	85%
3	221,030	0	0	0	75%
4	2,081	2,081	0	0	100%
5	15,251	15,251	0	0	100%
6	24,832	23,000	0	0	45%
7	18,111	14,818	0	0	82%
8	30,243	24,000	0	0	40%
9	25,813	17,000	0	0	40%
10	40,032	26,201	0	0	40%
11	49,002	24,001	0	0	30%
12	62,181	27,832	0	0	33%
13	33,002	24,001	0	0	30%
14	33,000	41,347	0	0	60%
15	24,001	24,001	0	0	100%
16	4,001	4,777	0	0	85%
17	0	0	0	0	100%
18	0	0	0	0	100%
19	12,001	12,001	0	0	100%
20	17,002	17,002	0	0	100%
21	17,002	17,002	0	0	100%
22	20,002	20,002	0	0	100%
23	24,002	24,002	0	0	100%
24	24,002	24,002	0	0	100%
25	24,002	24,002	0	0	100%
26	24,002	24,002	0	0	100%
27	24,002	24,002	0	0	100%
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91	24,002	24,002	0	0	100%
92	24,002	24,002	0	0	100%
93	24,002	24,002	0	0	100%
94	24,002	24,002	0	0	100%
95	24,002	24,002	0	0	100%
96	24,002	24,002	0	0	100%
97	24,002	24,002	0	0	100%
98	24,002	24,002	0	0	100%
99	24,002	24,002	0	0	100%
100	24,002	24,002	0	0	100%
TOTAL	50,000 SF	20,000 SF	0	0	42 %



VOLZ
CONSULTING
LANDSCAPE ARCHITECTURE
(INCORPORATED)
2000 UNIVERSITY
DRIVE
ST. LOUIS, MISSOURI 63103
TEL: 314.433.1111
WWW.VOLZCONSULTANTS.COM

REVISIONS:
1. DATE: 01/11/2015
2. DATE: 01/11/2015

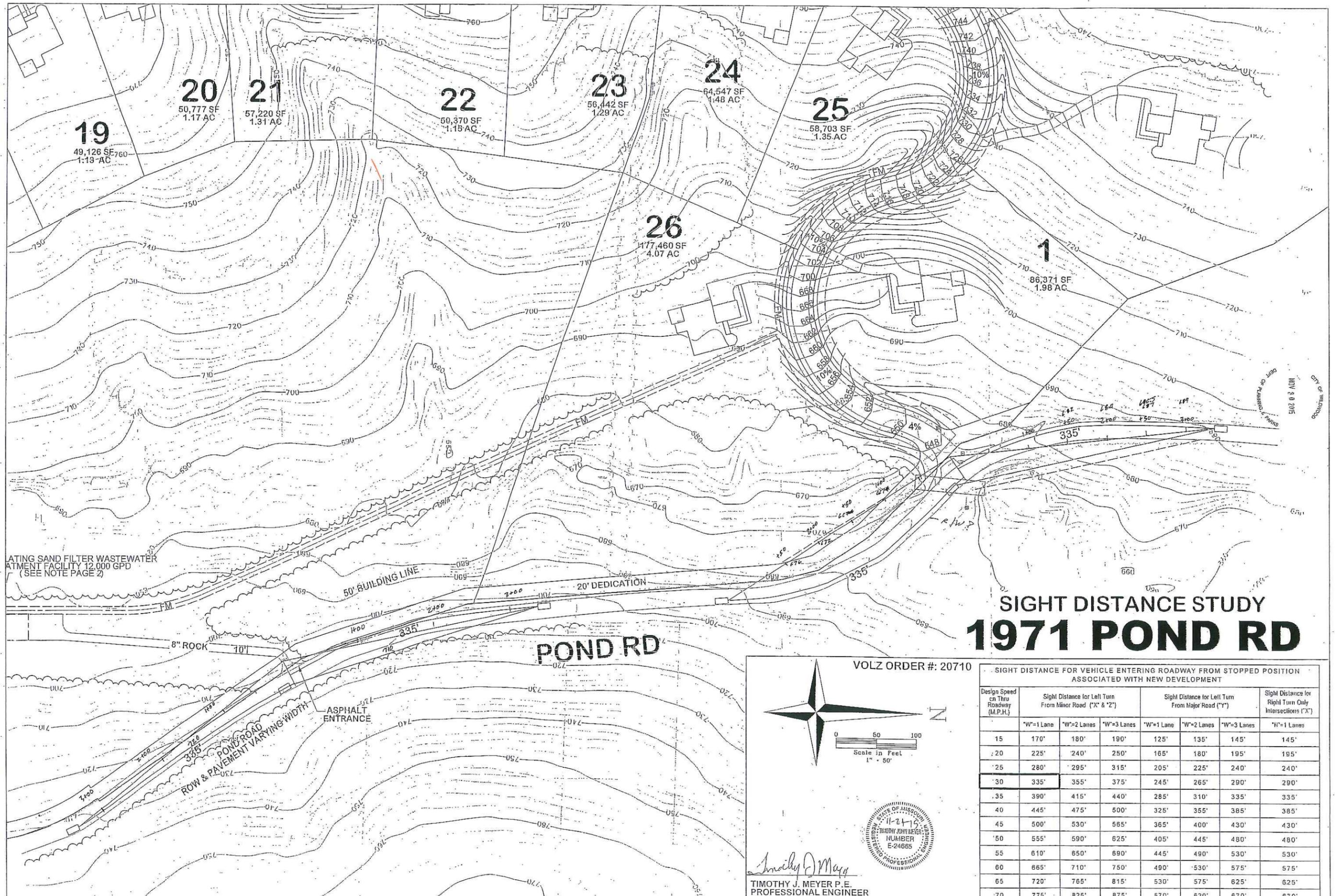
1971 POND ROAD
PART OF SECTIONS 2 AND 3, TOWNSHIP 44 NORTH
RANGE 9 EAST, SECTION 18, TOWNSHIP 48 NORTH - RANGE
EAST, ST. LOUIS COUNTY, MISSOURI

DEC 18 2015

PRELIMINARY DEVELOPMENT
& TREE PRESERVATION PLAN

ERIC J. VOLZ
LANDSCAPE ARCHITECT
PROFESSIONAL ENGINEER

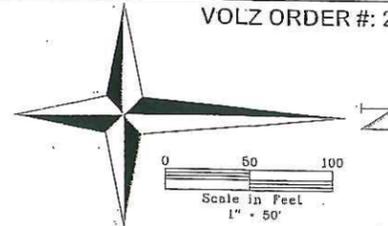
ERIC J. VOLZ
LANDSCAPE ARCHITECT
PROFESSIONAL ENGINEER



PLANTING SAND FILTER WASTEWATER TREATMENT FACILITY 12,000 GPD (SEE NOTE PAGE 2)

SIGHT DISTANCE STUDY 1971 POND RD

VOLZ ORDER #: 20710



SIGHT DISTANCE FOR VEHICLE ENTERING ROADWAY FROM STOPPED POSITION ASSOCIATED WITH NEW DEVELOPMENT

Design Speed on Thru Roadway (M.P.H.)	Sight Distance for Left Turn From Minor Road ("X" & "Z")			Sight Distance for Left Turn From Major Road ("Y")			Sight Distance for Right Turn Only Intersections ("X")
	"W"-1 Lane	"W"-2 Lanes	"W"-3 Lanes	"W"-1 Lane	"W"-2 Lanes	"W"-3 Lanes	"W"-1 Lanes
15	170'	180'	190'	125'	135'	145'	145'
20	225'	240'	250'	165'	180'	195'	195'
25	280'	295'	315'	205'	225'	240'	240'
30	335'	355'	375'	245'	265'	290'	290'
35	390'	415'	440'	285'	310'	335'	335'
40	445'	475'	500'	325'	355'	385'	385'
45	500'	530'	565'	365'	400'	430'	430'
50	555'	590'	625'	405'	445'	480'	480'
55	610'	650'	690'	445'	490'	530'	530'
60	665'	710'	750'	490'	530'	575'	575'
65	720'	765'	815'	530'	575'	625'	625'
70	775'	825'	875'	570'	620'	670'	670'

Timothy J. Meyer
TIMOTHY J. MEYER P. E.
PROFESSIONAL ENGINEER



CITY OF WILMINGTON
 NOV 8 2015



LOOKING NORTH TOWARDS
MAIN ENTRANCE #2



#3 LOOKING SOUTH TOWARDS
TREATMENT PLANT ENTRANCE



24 LOOKING NORTH TOWARDS
TREATMENT PLANT ENTRANCE

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
DECEMBER 21, 2015

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, December 21, 2015, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (8)

Chair Bopp
Commissioner Archeski
Commissioner Peasley
Commissioner Lee
Commissioner Gragnani
Commissioner Liddy
Mayor Woerther

ABSENT- (2)

Commissioner Renner
Commissioner Bauer
Council Member Manton

Other City Officials present: Director of Planning Vujnich, City Attorney Golterman, Planner Newberry, and Assistant Director of Planning and Parks Arnett.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the December 7, 2015 Meeting

A motion was made by Commissioner Gragnani, seconded by Commissioner Lee, to approve the minutes from the December 7, 2015 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

The Department did not have any opening remarks.

V. Public Hearings – Two (2) Items for Consideration

(a.) **P.Z. 23-15 Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038** - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. This facility is located on the west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street

Address: 1725 and 1613 Pond Road). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (Ward One)**

Chair Bopp gave an overview of the public hearing process for all in attendance and requested the advertisement be read into the record.

Assistant Director Arnett read the request into the record.

Director Vujnich entered a number of items into the record, including the following: the City's Zoning Code, the Master Plan, and the Charter. He then narrated a slide show of photographs describing the subject site and the surrounding roadways and adjacent properties.

Keith Ellis, 17131 Lafayette Trails Drive, speaking in representation of Pond Athletic Association, noted 2016 will be PAA's 53rd year and today there are six (6) ballfields on the site. The Association is requesting a CUP be granted to allow for banners to be hung inside the park and not visible from the road.

Discussion was held among the Commission Members regarding the following: the length of time the Conditional Use Permit would be authorized; and the past use of sponsorship banners, prior to the City's incorporation, and as part of the 50th Anniversary Celebration in 2013.

Gregg Maryniak, 1518 Scofield Valley Lane, noted he has been a resident of Portland Cove for sixteen (16) years and had two (2) children that played at PAA. He stated he is opposed to the use of banners, which would change the appearance of the ballpark and the fencing into an opaque visual barrier.

Discussion was then held among the Commission Members regarding the following: the number of signs that were installed, as part of the 50th Anniversary Celebration in 2013, which was sixty (60); the extent of evergreen trees planted along Pond Road and the potential for additional trees near the main entrance into the ballpark to block the view of the signs, when traveling north along it; the number of ballfields, four (4), which back to Pond Road or the neighboring property; the Athletic Association's agreement to adhere to suggestions to preserve the character of the ballpark; the location of the banners installed in 2013; the Board of Adjustment variance that was granted in 2013; the ability to limit the number and location of banners, as part of the CUP process; the use of windscreening currently on fencing, which prevents seeing through it; and the potential for making the backs of signs green, so the visual impact of the banners is minimized.

A motion was made by Commissioner Peasley, seconded by Commissioner Archeski, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the public hearing closed.

(b.) P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri, 63132 – A request for the application of a Planned Residential Development Overlay District (PRD), within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond Road (Locator Number: 23W520053/Street Address: 1971 Pond Road). **Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (4.5) acres. (Ward One)**

Assistant Director Arnett read the request into the record.

Director Vujnich referenced items that were provided to the Commission, including the Preliminary Development Plan and Sight Distance Study. He then narrated a slide show of photographs describing the subject site and the surrounding roadways and adjacent properties.

Tom Cummings, 10407 Baur Boulevard, 63132, noted he is representing Payne Family Homes. He provided an overview of the proposed subdivision for twenty-six (26) homes on seventy-eight (78) acres. He then provided the petitioner's rationales for requesting the PRD, including the preservation of thirty-five (35) acres of contiguous open space, the proposed amount of tree removal, which is less than a traditional subdivision, and the use of low impact development practices. He also noted the petitioner is in agreement to conduct a traffic study, if required.

Discussion was then held among the Commission Members regarding the following: the location of the cemetery on the site; the rationales used in selecting the location of the access point to the property; and the ability for the City to direct the location of the curb cut, since Pond Road is a City-maintained roadway.

Gregg Maryniak, 1518 Scofield Valley Lane, noted his main concern with this development is the location of the access point, where historically there have been a significant number of accidents and traffic issues in this location.

Maureen Maryniak, 1518 Scofield Valley Lane, noted her concern with the location of the entrance. She supported the extent of open space preserved along Pond Road, but would like the entrance moved to a safer location. She also noted her concern with the smaller lot sizes, which she believes is in opposition to the Master Plan, and questioned the location for a construction entrance.

John Gagnani, 1510 Scofield Valley Lane, noted he has lived off Pond Road for over 25 years and he believes the PRD is the best way to deal with the topography of this land. He stated his concerns with Bonhomme Creek flooding along the front of the Portland Cove Subdivision and noted that, if this subdivision causes an increase in flow within the creek, it could damage the ballpark. He also noted his concern with the placement of the sewage treatment facility and with the access drive's proposed location.

Lynda Jayne Keller, 2000 Lynda Jayne Lane, noted two (2) sides of her property border this subdivision and she would like to see an alternative plan that shows lot sizes of a three (3) acre minimum, especially since the vast majority (twenty-two (22)) lots are only one (1) acre in size). She also noted her concerns the developer may request at a later date to add more homes in the common ground area, the proposed emergency access to Lynda Jayne Lane, which she opposes, and the lack of confirmation on who owns and maintains that road. She requested it be in writing the common ground area can't be developed.

Tom Smith, 17221 Portland Crest Court, noted he is concerned with the location of the access drive to this subdivision, given he believes it is at a dangerous location. He is also concerned with the size of the lots proposed on this subdivision and believes it is in contradiction to the Master Plan and will set a precedent.

Jan Sprunger, 1547 Pond View Drive, noted her property adjoins this project and her access from her home is to Pond Road. She is concerned that she has no way to walk to the Community Park, given there is no trail along Pond Road, and none proposed as part of this development. She added that Pond Road has a high amount of traffic and it is too dangerous to walk on the shoulder. She also noted that she values the three (3) acre minimum lot size, and is concerned with the loss of trees on this property, which will increase the level of noise from State Route 100. She questioned if the subdivision would be served by public water or wells. Finally, she noted her concern with the location of the access drive and she asked that a trail be installed along Pond Road.

Josh Sprunger, 1548 Pond View Drive, noted his opposition to this plan because of safety concerns with the access drive location and the increased traffic on Pond Road, environmental concerns with the percentage of tree removal and the additional water runoff from increased impervious surfaces, and the decrease in quality of life, with the reduction in lot sizes below three (3) acres, and the increased noise from construction.

Tom Finocchio, 1633 Pond Road, noted he is concerned with the safety along Pond Road and, specifically, the location of the access drive.

Tom Cummings noted the petitioner is listening attentively and they will evaluate the location of the access drive.

Discussion was then held among the Commission Members regarding the following: the access to the locking mechanism on the bollards at the fire access area; the purpose of the PRD and its history and creation, as part of the Master Plan; the other applications of the PRD in other NU Non-Urban Residence District zoned areas, such as Shepard Oaks, which will be included in the Department's report on this request at a future meeting; the lack of service by Metropolitan St. Louis Sewer District in this area, but the City's application of the Phase II stormwater requirements, which will treat the majority of runoff onsite; the possibility of improving Lynda Jayne Lane and using it for access to this development; the type and location of the sanitary sewage treatment facility; the limited access rights on State Route 100, but the City will contact MoDOT to inquire if they will consider an access point; the potential for trails, especially along State Route 100 and, at least, an easement for public trail use through the common ground area; the need for any traffic study to take into consideration the traffic from the ballfields; and the potential for existing traffic data completed on previous City road projects along Pond Road.

A motion was made by Commissioner Archeski, seconded by Commissioner Liddy, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the public hearing closed.

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

Letter of Recommendations – One (1) Item for Consideration

(a.) **P.Z. 10-15 St. Charles Tower, c/o Kathryn Roderique, 4 West Drive, Suite 100, Chesterfield, Missouri, 63017** - A request for a Conditional Use Permit (CUP) within the NU Non-Urban Residence District for a 10.6 acre tract of land, of which two thousand (2,000) square feet of this total lot's area is to be utilized for a telecommunications tower facility and encumbered by a lease area established for this purpose. This tract of land is generally located northwest of the intersection of Babler Park Drive and Old Eatherton Road (Locator Number 21W310270/Street Addresses: 1400 Babler Park Drive – Lifepointe Church). **Proposed Use - A one hundred twenty (120) foot telecommunications tower and related equipment shelter area.** The tower is proposed to be a monopole type, with exterior antenna arrays. **(Ward Three)**

Assistant Director Arnett read the request into the record.

Director Vujnich provided an overview of the draft of the Commission's Letter of Recommendation, which reflected the vote approving a one hundred ten (110) foot monopole tower. He then reviewed an Addendum to the Letter of Recommendation provided to the Commission tonight, which addresses the type of platform for the mounting of the antennas to provide a greater level of service, which is in demand from smart phones and tablets.

A motion was made by Commissioner Archeski, seconded by Commissioner Peasley, to accept the Letter of Recommendation.

Discussion was then held among the Commission Members regarding the following: the telecommunication tower approvals on other properties in the City, which have not been installed; the timing for construction of the tower; the fact that two (2) carriers are interested in this tower; the sight line studies that were requested from the Garden Valley Farms Subdivision; and the coverage this tower will provide to the area.

Kathryn Roderique, representing the petitioner, noted their agreement with the conditions, as proposed.

Greg Yocum, RF Engineer for the petitioner, provided the following: an RF coverage map showing the expected coverage from this tower; the reasons for the decline the in use of flush-mounted antennas on monopole towers due to the need of the triangular arrays to meet the needs of today's smartphones and tablet demands; and a sight analysis from the Garden Valley Farms Subdivision.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Archeski, Commissioner Peasley, Commissioner Lee, Commissioner Gragnani, Commissioner Liddy, and Chair Bopp.

Nays: None

Absent: Commissioner Renner, Commissioner Bauer, and Council Member Manton.

Abstain: Mayor Woerther

Whereupon, Chair Bopp declared the motion approved by a vote of 6-0, with one (1) abstention.

VII. New Business – One (1) Item for Consideration

(a.) 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)**

Assistant Director Arnett read the request into the record.

Director Vujnich reviewed the request for an additional sign at the Wildwood Crossing development. He provided the history of sign compliance on this property, since shortly after the City's incorporation, including the addition of two (2) monument signs in lieu of an advertising sign along State Route 100 and the addition of a sign, as part of the Mobil on the Run redevelopment project. He noted there are a total of four (4) freestanding signs along this frontage, including those displays for Jack in the Box and Electro Savings Credit Union. He stated the Department understands that signage is important and the City has modified regulations to assist in this regard over the years. He noted, however, the Department opposed this additional sign due to the existence of other options, in lieu of the addition of another freestanding sign.

Discussion was then held among the Commission Members regarding the following: the option of changing the existing signs to multi-tenant signs to achieve this same end; and the potential of adding signage to the existing retaining wall.

Jim Treis, Superior Building Group, noted that he is the general contractor who would be installing the sign and that the Desco Group, the property owner, has selected a sign that is similar in appearance to the other signs in this development. He also noted his wife owns Puppington Palace and needs the additional signage for business visibility.

Director Vujnich requested a postponement, so the Department can discuss this situation with its sign consultant and continue with some research on other options.

A motion was made by Mayor Woerther, seconded by Commissioner Gragnani, to postpone the request. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the item postponed.

VIII. Site Development Plans-Public Space Plans-Record Plats – One (1) Item for Consideration

(a.) A recommendation report on a Site Development Plan (SDP) package for **P.Z. 7-13 ButlerDurrel Security, c/o Dennis Tacchi and Associates - Architects**; C-8 Planned Commercial District; north side of Manchester Road, east of Woods Road; which supports the reuse of the historic bungalow located on this site for an office in association with the petitioner's business. **(Ward Eight)**

Assistant Director Arnett read the request into the record.

Director Vujnich reviewed the key elements of this property's reuse as a commercial business and noted the Site Plan Subcommittee found the submitted plan to be in compliance with the site-specific ordinance and other requirements and recommended approval of it. He then reviewed details regarding the reuse of the building, the location of parking, landscaping, lighting, the large amount of open space on the back portion of the property, and other site improvements associated with it. He also noted, as part of the listing on the historic registry, the petitioner is requesting zoning incentives, which include the waiver of public space dedication and Manchester Road escrow contribution.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to approve the Site Development Plan.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Peasley, Commissioner Lee, Commissioner Archeski, Commissioner Gragnani, Commissioner Liddy, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Renner, Commissioner Bauer, and Council Member Manton.

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

IX. Other – No Items for Consideration

Department staff and Mayor Woerther thanked all of the Commission Members for their service and wished everyone happy holidays.

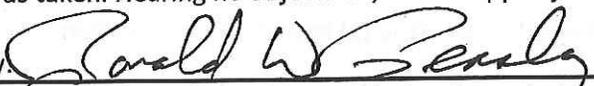
Per Chair Bopp's request, Mayor Woerther outlined the City Council action on the Villages at Bright Leaf proposal from its meeting the previous week.

Commissioner Archeski questioned if signs within a business, which can be seen from the outside, are regulated. Director Vujnich noted the City can apply the Outdoor Lighting requirements, if these signs are illuminated, and also do count as part of the calculable sign square footage.

Director Vujnich then outlined the Master Plan Advisory Committee meeting schedule for January and the cancellation of the January 4th Planning and Zoning Commission meeting.

X. Closing Remarks and Adjournment

A motion was made by Commissioner Archeski, seconded by Commissioner Peasley, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:32 p.m.

Approved by: 
Secretary – City of Wildwood Planning and Zoning Commission

Note: Recordation of the opinions, statements, and/or other meeting participation in these minutes shall not be deemed to be an acknowledgement or endorsement by the Commission of the factual accuracy, relevance, or propriety thereof.

* If comment cards were submitted indicating they did not wish to speak at tonight's meeting, they have been attached and made part of the official record.

Kathy Arnett

From: noreply@cityofwildwood.com
Sent: Thursday, December 10, 2015 8:07 AM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z 19-15 1971 Pond Road
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Item Description	payne family homes llc
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Position on Request	Other
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General Comments	I own the 28 acres adjoining this project. It was my understand that this property (and mine) required EACH homesite to be on a minimum of 3 acres. I realize this project contains 78 acres and will have 26 homesites which follows that rule, but it says homesites range from "1 acre to 4 1/2 acres." How is this allowed?
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Suggestions	I will be attending this meeting on December 21. I'd like to see a blueprint of this proposed subdivision.
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(Section Break)

Name	Lynda Jayne Keller
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Address	2000 Lynda Jayne Lane
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City	Wildwood
------	----------

State	MO
-------	----

Zip	63038
-----	-------

Phone Number	636-458-5303
--------------	--------------

Email

lynda.keller@earthlink.net

Email not displaying correctly? [View it in your browser.](#)

Kathy Arnett

From: noreply@cityofwildwood.com
Sent: Friday, December 11, 2015 11:20 AM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z 19-15 1971 Pond Road
Item Description	Field not completed.
Position on Request	Do Not Support
General Comments	I am worried about a few things with this plan. First I think all lots should be at least 3 acres. I thought that was the requirement in this area of Wildwood. Plus I am a bit worried about the traffic from the subdivision if it spills into Pond right before the highway. It's already a bit dangerous coming up the hill before you get to that plot of land.
Suggestions	As long as the lots are at least 3 acres or more and the entrance doesn't make it more tricky for traffic on the road I would support the idea.

(Section Break)

Name	Mike and Linda Hoeffy
Address	2402 Rockwood Trail Ct
City	Wildwood
State	MO
Zip	63038
Phone Number	3147243665

Email

Lhoffey@att.net

Email not displaying correctly? [View it in your browser.](#)

Kathy Arnett

From: noreply@cityofwildwood.com
Sent: Sunday, December 13, 2015 8:43 AM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z 19-15 1971 Pond Road
Item Description	Changes in Master Plan to accommodate higher density residential construction (subdivision)
Position on Request	Do Not Support
General Comments	Reducing the approved lot size to less than three acres for residential construction west of Highway 109 is in direct conflict with the wishes of the population of Wildwood. An "overlay" district is merely an accommodation to the builder/developer to allow them more dense construction which provides higher profitability for them at the cost of lifestyle for the current residents. Once the "overlay" issue is opened it will set a precedent for significantly increased residential density in an area which the population has repeatedly voted against higher density. A minimum lot size of three acres, at 78 acres total, would allow the builder to build one less home than requested and still allow three acres for required infrastructure. This would retain the Master Plan intact with no changes and should satisfy the city's constituency.
Suggestions	A traffic light at the intersection of Highway 100 and Pond Road would be a necessity, as well as widening Pond Road from at least Pond Hill Court to Highway 100.

(Section Break)

Name	Tom Smith
------	-----------

Address	17221 Portland Crest Court
City	Glencoe
State	MO
Zip	63038
Phone Number	314 283-4365
Email	stomsmith@hotmail.com

Email not displaying correctly? [View it in your browser.](#)

Kathy Arnett

From: noreply@cityofwildwood.com
Sent: Saturday, December 19, 2015 10:37 AM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z 19-15 1971 Pond Road
Item Description	Density & Sight Distance
Position on Request	Do Not Support
General Comments	In reviewing the plans/topography maps, it is apparent that the density of the proposed subdivision significantly exceeds the guidelines laid out in the Master Plan, and that much of the issue is with the topography of the property at issue. This is a Builder/Developer problem and should not be a City of Wildwood issue to accomodate the builder/developer or their profitability. Also, the 20' easement granted to the City does not fall at the entry to the proposed subdivision which means that the roadway at the entry location on to Pond Road is inadequate. The sight distance to the north on Pond Road is unsatisfactory (I drive this every day and one cannot see around the curve, nor up the hill at that location.) Also, stop lights at the intersection of Pond Road and Highway 100 should be built into the requirements for the developer.
Suggestions	While a subdivision should not be out of the question for this location, the layout and acreage requirements per homesite should be revisited and revised to meet the criteria acceptable to the residents in the area, which means minimum three acre lots and acceptable roadway conditions.

(Section Break)

Name	Tom Smith
Address	17221 Portland Crest Court
City	Wildwood
State	MO
Zip	63038
Phone Number	314 283-4365
Email	stomsmith@hotmail.com

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Kathy Arnett

From: noreply@cityofwildwood.com
Sent: Sunday, December 20, 2015 8:29 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z 19-15 1971 Pond Road
Item Description	Payne Family Homes
Position on Request	Do Not Support
General Comments	We recently moved to this area (we live on Portland Crest) and were told that all homes in this area were a minimum of 3 acres. That was an important factor in choosing our home. Only 3 of the homes in this development are even over 2 acres. Because the overall development is 78 acres does not even come close to meeting the criteria of the minimum 3 acre home site. Approving this development will be a very bad precedent to future development of this area.
Suggestions	All home sites in this development should be a minimum of 3 acres.
(Section Break)	
Name	John and Cindy Rogers
Address	17151 Portland Crest Court
City	Wildwood
State	MO
Zip	63038

Phone Number 314-732-5157

Email rogersjc@charter.net

Email not displaying correctly? [View it in your browser.](#)

Kathy Arnett

From: Russell Pemberton <russellpemberton@gmail.com>
Sent: Monday, December 21, 2015 3:15 PM
To: Kathy Arnett
Cc: Donald & Leslie Granger; Frank & Sherry Arviso; Lynda; cameron792@msn.com; Roger & Sandy Schwartz
Subject: New Development - Lynda Jayne Lane Access

Hi Kathy,

Thanks again for your time today - I appreciate your help.

In lieu of myself attending tonight's zoning and planning meeting at 7:30pm, I'm writing to you now regarding the proposed development referred to as 1971 Pond Road:

<http://www.cityofwildwood.com/AgendaCenter/9/646?MOBILE=ON&year=2015>

It appears the proposed development may access Lynda Jayne Lane and although the access will be blocked at both ends with bollards, we don't wish to create or give the appearance of a walking path or any access for that matter which may increase any type of traffic or inadvertently lead someone to trespass into our private subdivision or onto any surrounding private properties. We also do not want to create an area where individuals may congregate, etc.

Why does Lynda Jayne Lane need to provide any access to the proposed development when the entrance is on Pond Road? I assume the proposed development could be built even without access to Lynda Jayne Lane?

I assume this access will NOT be used for any construction access?

I assume NO TRESPASSING signage will be displayed at both ends of the access which would help to mitigate any potential future issues?

I assume NO PARKING signage will be installed on Lynda Jayne Lane to prevent any parking, especially from "1971 Pond Road" homeowners who may take advantage of this access?

I have copied additional property owners on this email seeking further comments/concerns.

Russell Pemberton, Trustee
Wakefield Farm Subdivision
Neighborhood Watch Coordinator
2007 Wakefield Farm Road
Wildwood MO 63038

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, December 21, 2015 4:06 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z 19-15 1971 Pond Road
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Item Description	PRD application
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Position on Request	Do Not Support
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General Comments	<p>I do not support Payne Family Homes' application for the following reasons: 1. The entrance to the subdivision would be at one of the most dangerous stretches of Pond Road, between Route 100 and the Pond Athletic Association facilities. People frequently speed along this curvy, hilly stretch of road and adding an entrance at the proposed spot would create a dangerous intersection. 2. It is already difficult to exit onto eastbound Route 100 from Pond Road north of the highway during rush hour, given the many people who turn left from westbound 100 onto Pond toward the church and Middle School, and many others who turn left onto northbound Pond Road from eastbound 100. In my opinion, adding another 25-50 cars to this mix would necessitate the addition of a traffic light at this intersection; however, the Payne proposal does not include such a light. 3. There is no proposed method of handling stormwater runoff from the entrance road. Water from this steep entrance road would run across Pond Road into the creek on the horse farm. This water would further erode the creek that runs through the horse farm and would then run under Portland Crest Court, potentially washing out the sole entrance to homes along this private road. 4. The proposed plans show rooflines sticking up above the ridge line. This is unusual in this area and it would degrade the sight lines along</p>
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Route 100. I am in favor of the development of this site in general; however, the Payne Family Homes plan is not the right one for this site.

Suggestions

1. Develop the 1971 Pond Road site according to the existing zoning in the Master Plan, i.e. with houses that are each on an individual lot of 3 or more acres. 2. Provide a traffic light at Pond Rd and Route 100 as part of the proposal. 3. Move the subdivision entrance to the straight part of Pond Road, along the edge of the property south of the proposed entrance. 4. Include a plan to handle stormwater runoff from the entrance road.

(Section Break)

Name	Sandra Curtiss
Address	17229 Portland Crest Ct
City	Wildwood
State	MO
Zip	63038
Phone Number	314-600-2691
Email	sandra.w.curtiss@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, December 22, 2015 3:11 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z 19-15 1971 Pond Road
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Item Description	Field not completed.
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Position on Request	Do Not Support
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General Comments	Several huge concerns: My husband has lived on the same property which is adjacent to this property for over 30 years and this proposed subdivision will negatively impact the land we live on and have invested a lot of our hard earned money on to live and enjoy. 1. Safety due to increased cars/traffic a) There is too much traffic on pond as it is prior to adding my conservative estimate of an additional 700-1200+ more trips a day back and forth on pond road. traffic studies should be done on pond as it is and the studies would need to be done in the spring months to get a true estimate. b) The suggested single entrance is very unreasonable to dump out all that traffic on to pond Pond is a very narrow winding road that cannot support the traffic as it is and that entrance location has 2 major blind spots- on a sharp curve with hills on both sides. Very common to come across an accidents there. People in the ditch, fences broken, mailboxes gone, etc. In the meeting 100 was suggested for an entrance but it was said that modot would not readily agree to that. If 100 can't handle the traffic, how can you expect pond. c) It is impossible as it is to take my children on a bike or stroller ride. I find ridiculous that I can't exercise on the road I live on and pay astronomical taxes for. There isn't a bike bath either that I would use. We have to risk our lives and our children's to get to the bike path or I walk in a private
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subdivision (portland cove) across the street but still have to walk on pond to get there. d) During the extremely busy ballpark months traffic has been backed up at least ½ mile on pond and 100 2. Land concerns a) There will be so much concrete and asphalt that water will not be able to absorb when there are significant rains. The creek at the bottom of the hill (next to the road) currently floods easily with rains with tons of land to try to absorb water. Has the city spoken with any county engineers regarding water runoff? b) With so many houses and the construction to build, there will be contamination to the land, air, water supply and creek from construction dust, debris and litter, runoff of chemicals on the grass, air pollution, etc. The risk to the environment is very high in particular when reconstruction of the land is near streams and creeks. Most of us are on wells and eventually they will be contaminated and considered unsafe. Most people do not understand the significance of good well water. c) Land erosion will be inevitable d) Wildwood boasts how many acres of trees and vegetation it has an is so strict when a homeowner wants to cut down a tree, how can we allow construction to tear down 1000s of trees and shrubs e) There is a master plan that states all lots must be 3 acres. Subdivisions try and get around that by having 3 acres of land per lot. This is not acceptable and what was not meant and understood by citizens when the city developed that plan many years ago. The "common ground" is not even usable in this instance. The 3 acre minimum was to prevent this exact type of development (house on top of house). This is a rural area that a developer is trying to urbanize and make millions off of at the expense of those of us who chose to live in the "country" yet be close to urban conveniences. Purchasing the property we live on came at a great cost but we made the commitment to enjoy our land, space/privacy, woods, wildlife and most importantly quiet and safe living. Developing this land as proposed will have negative effects on the land, air and water supply and road safety for generations to come.

Suggestions

Build a beautiful, 1 home estate mansion on the property. The property would have amazing views and the land would be enjoyed by the family much more than those on a smaller property with no land. This land is truly amazing and would not be used appropriately for 26 homes. The 26 homes would be better built on less beautiful, natural landscape as those who choose to build and buy a home in a subdivision with house next to house do not care about the natural land. They do not care to have wide open space with lots of woods, wild blackberries, and wildlife. People who choose to live with neighbors in arm's reach could find better suited spaces where

the land is not as respected or desired.

(Section Break)

Name	Erica Sprunger
Address	1548 Pond View Drive
City	Wildwood
State	MO
Zip	63038
Phone Number	636-751-3581
Email	esprunger@gmail.com

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WILDWOOD

SITE DEVELOPMENT PLAN RECOMMENDATION REPORT

Planning and Zoning Commission
February 16, 2016 Executive Session
“Planning Tomorrow Today”

Project:	Manchester Road Streetscape – Phase III
Petitioner:	City of Wildwood City Council and Department of Planning
Location:	Manchester Road, between Eatherton Road and Taylor Road
Zoning:	Multiple districts, including residential and commercial designations
Town Center Designation:	Workplace District
Ward:	Eight
Nature of Request:	A request to approve the Site Development Plan for Manchester Road Streetscape – Phase III, which includes the 0.60 mile section of Manchester Road, which begins at Eatherton Road and continues east to the Taylor Road Roundabout.

OVERVIEW - The Department of Public Works has been preparing plans for Phase III streetscape improvements along Manchester Road (Historic Route 66). These plans reflect the widening of existing shoulders to accommodate a bike lane, on-street parallel parking, and curbs and gutters, along with adding ten foot (10') wide sidewalks, street trees, grates, and decorative street lights. The plan also includes several stormwater management facilities. The extent of this project within the Manchester Road right-of-way is from Eatherton Road, on its west end, to Taylor Road, on its east end. The overall length of the project is approximately 0.60 miles. Federal monies, through a grant process, provide fifty percent (50%) of this project's funding for implementation. As a component of the grant application, the Project Development Schedule states the Site Development Plan for this project is scheduled to be considered by the Planning and Zoning Commission for approval in February, 2016.

BACKGROUND - In February 1998, the City of Wildwood adopted the City's Town Center Plan, which includes five (5) major components. These components are the Boundary Map, the Neighborhood Design Standards, the Architectural Guidelines, the Regulating Plan, and the Street Network Plan. Along with these components, the Town Center Plan also addresses a number of other considerations, such as the placement of parking, the inclusion of green space, the development of

stormwater management facilities, the definition of permitted and non-permitted land use activities, and the creation of standards for walkable neighborhoods in terms of block lengths. Collectively, these considerations are intended to create a definable neighborhood with a mix of uses, attractive architecture, functional and safe infrastructure, and common elements for public space and use.

The intent of the Street Network Plan, one (1) of five (5) components of the overall Town Center Plan, is to define the location of the major streets and roadways and their specifications for construction. One of the major arterial roadways within the City's Town Center Area is Manchester Road. The Town Center Plan creates a system of streets and roadways to provide access to properties, but also to promote an atmosphere where the pedestrian and residents living and working along them are encouraged to consider these environments as part of their "outdoor room". All streets and roadways have design specifications and construction criteria to meet the goals of the plan. The major characteristics of these streets and roadways are their narrower widths, larger sized sidewalks, and on-street parking features.

In 2015, the City Council adopted Resolution 2015-17 establishing five (5) strategic goals intended to serve as policy and program guides for City officials over a five (5) year timeframe (2015 - 2019). The first of those principal goals was to promote and facilitate the development of the Town Center Area. Currently, the objective toward meeting this goal is to improve the Town Center Area's infrastructure by completing Manchester Road Streetscape – Phase III.

LEGAL REQUIREMENTS - The City, for this capital improvement project, is seeking the action of the Planning and Zoning Commission due to the State Statute that requires such of a community that has adopted a Master Plan (**Chapter 89, Section 89.380**):

"Whenever the commission adopts the (master) plan of the municipality or any part thereof, no street or other public facilities, or no public utility, whether publicly or privately owned, and, the location, extent and character thereof having been included in the recommendations and proposals of the plan or portions thereof, shall be constructed or authorized in the municipality until the location, extent and character thereof has been submitted to and approved by the planning commission. In case of disapproval the commission shall communicate its reasons to the council, and the council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the council or the appropriate board or officer may proceed, except that if the public facility or utility is one the authorization or financing of which does not fall within the province of the council, then the submission to the planning commission shall be by the board having jurisdiction, and the planning commission's disapproval may be overruled by that board by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land for, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled. The failure of the commission to act within sixty days after the date of official submission to it shall be deemed approval."

ANALYSIS -The Department would first note the importance the Manchester Road Streetscape Projects have had on the livability and vitality of the City's Town Center Area. The intent of the Town Center concept was to provide the community with a dynamic mixed-use environment, where people could live, work, and play. The Town Center Area is the focal point of the City. The completion of Phase III of this project will create a consistent streetscape along Manchester Road from State Route 109, east to State Route 100, which will enhance the sense of place in Town Center. The Department believes without the application of an approved streetscape design, the Town Center Area would suffer.

Manchester Road serves as an east-west urban arterial street through the entire length of the Town Center Area and, therefore, sees a large volume of bicycle and pedestrian traffic accessing businesses, restaurants, parks, and residential areas. Currently, with no sidewalks, poor lighting, and limited shoulders in place, the use of this section of busy roadway by pedestrians and cyclists is unsafe. The separation of the multiple modes of transportation will increase the safety of all users. This project is consistent with the Master Plan, Town Center Plan, and Mobility and Access Plan. From a regional perspective, the project is consistent with the Gateway Bike Plan and the Manchester Road Great Streets Master Plan. The pedestrian and bike facilities added as part of this project will be a great benefit to the community by connecting people into a well-planned transportation network that benefits multiple modes of transportation in terms of safety and access.

Site Development Plan>>> The Site Development Plan includes the following components:

1. Addition of ten foot (10') wide sidewalks constructed largely of concrete and, in some places, permeable surfaces.
2. Street trees, grates, and decorative street lighting consistent with Phases I and II of the Manchester Streetscape Project, as well as other streets in the Town Center Area
3. On-street parallel parking spaces.
4. Two (2), eleven foot (11') wide drive lanes, with five foot (5') wide bike lanes, curbs, and gutters.
5. Addition of stormwater management facilities, including permeable surfaces, planted medians, planted tree wells, and bioretention areas.
6. The necessary relocation of utilities and the reconstruction of the sanitary sewers by the City.

Other Factors>>> Given the historical context of this roadway, being one (1) of the first roadways commissioned by the State of Missouri (c. 1830), after entering the Union, the Department will be providing this plan to the Historical Preservation Commission for its consideration as well. The streetscape enhancements do not necessarily change the character of the roadway, from a historical basis, but must be respectful of such in its design and retention of existing signage that denotes it as the original location of Route 66 (1931-1937).

SUMMARY AND RECOMMENDATION - The Planning and Zoning Commission has considered this project and the efforts of the Department of Public Works and believes the attached Manchester Road Streetscape – Phase III Site Development Plan is consistent with the City’s Master Plan, Town Center Plan, and Mobility and Access Plan. Approval of this plan will continue a long history of this City in providing safe streetscapes that are accessible by multiple modes of transportation. Accordingly, the Planning and Zoning Commission, **by a vote of – to --**, at its February 16, 2016 Executive Session, hereby approves the Site Development Plan for the Manchester Road Streetscape – Phase III.

DESIGN DESIGNATION

A.A.D.T. (2014) = 9165
 A.A.D.T. (2034) = 11183
 V = 35 M.P.H.
 (POSTED)

FUNCTIONAL CLASSIFICATION - URBAN COLLECTOR

UTILITIES

WATER: MO AMERICAN WATER
 (314.996.2335)
 SANITARY SEWER: M.S.D.
 (314.768.6260)
 STORM SEWER: M.S.D.
 (314.768.6260)
 ELECTRIC: AMEREN MO
 (314.992.8919)
 GAS: LACLEDE GAS CO.
 (314.768.7767)
 TELEPHONE: AT&T
 (636.949.1312)
 CABLE TV: CHARTER COMMUNICATIONS
 (636.262.0395)
 MO ONE CALL: (800-DIG-RITE)



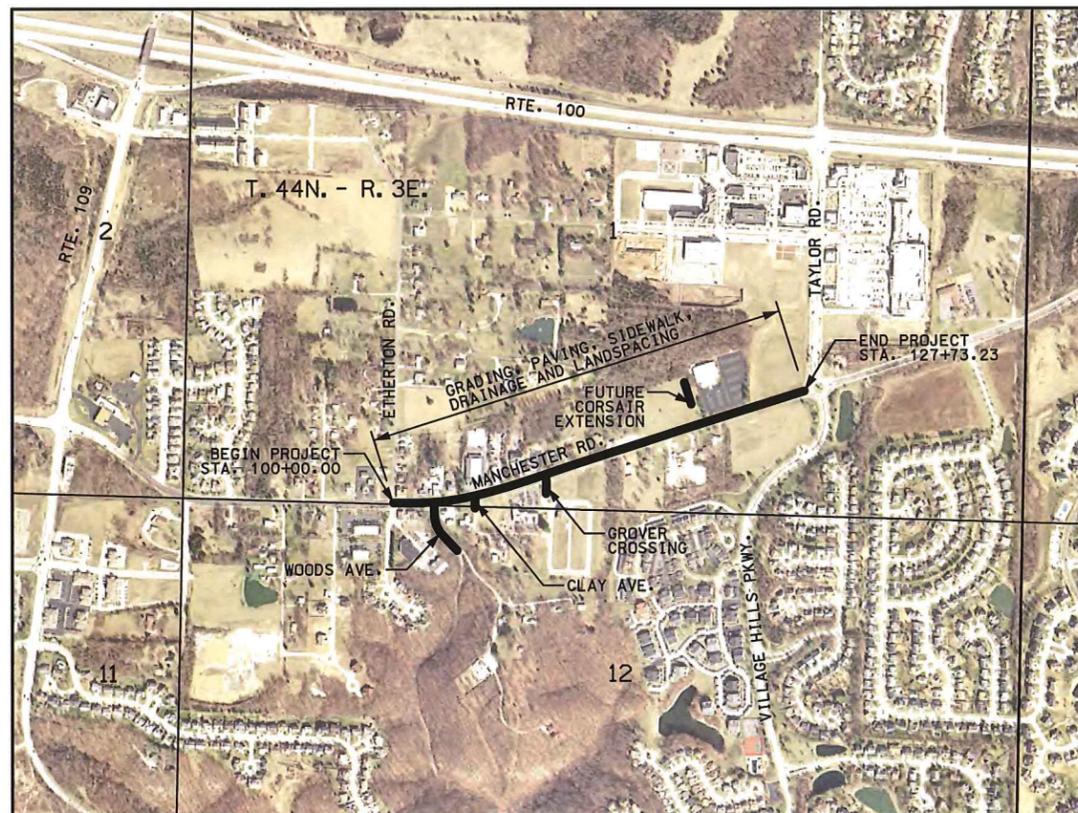
**CONVENTIONAL SYMBOLS
 (USED IN PLANS)**

	EXISTING	NEW
BUILDINGS AND STRUCTURES		
GUARD RAIL		
CONCRETE RIGHT-OF-WAY MARKER		
STEEL RIGHT-OF-WAY MARKER		
LOCATION SURVEY MARKER		
UTILITIES		
FIBER OPTICS		
OVERHEAD TELEPHONE		
UNDERGROUND TELEPHONE		
OVERHEAD POWER		
UNDERGROUND POWER		
GAS		
WATER		
MANHOLE		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
DROP INLET		
DITCH BLOCK		
GROUND MOUNTED SIGN		
LIGHT POLE		
H-FRAME POWER POLE		
TELEPHONE PEDESTAL		
FENCE		
CHAIN LINK		
WOVEN WIRE		
GATE POST		
BENCHMARK		

NOTE: DASHED OR OPEN SYMBOLS INDICATE EXISTING FEATURES

**RIGHT OF WAY PLANS
 MANCHESTER ROAD, PHASE 3
 RECONSTRUCTION PROJECT
 CITY OF WILDWOOD
 ST. LOUIS COUNTY, MISSOURI**

FEDERAL PROJECT NO. STP-5536(610)



LOCATION MAP N.T.S.

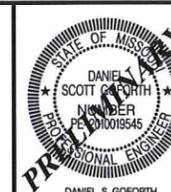
M.S.D. BASE MAPS - XX, XX

ABBREVIATIONS

REMOVED AND REPLACED	(RR)	PROFILE GRADE LINE	PGL	DRIVE	DR.
TO BE ABANDONED	(R)	GATE POST	GP	RADIUS	R. OR RAD.
USE IN PLACE	(TBA)	POWER POLE	PP	PERMANENT	PERM.
DO NOT DISTURB	(UIP)	RIGHT OF WAY	R/W OR ROW	MODULAR BLOCK RETAINING WALL	MBRW
TO BE REM'D AND RELOCATED	(DND)	CONCRETE	CONC.	SHOULDER	SHLDR.
(BY CONTRACTOR)	(TBRR)	SIDEWALK	SDWK.	PAVEMENT	PVMT.
ADJUST TO GRADE	(ATG)	ASPHALT	ASPH.	MANHOLE	MH
TO BE REM'D AND REPLACED	(TBRBO)	EACH	EA.	BITUMINOUS	BIT.
BY OTHERS	(ATGBO)	TELEPHONE MANHOLE	TMH.	TYPICAL	TYP.
TO BE ABANDONED AND FILLED	(TBA&F)	GAS VALVE	GV	NOT TO SCALE	NTS
ADJUST TO GRADE BY OTHERS	(ATGBO)	WATER VALVE	WV	TEMPORARY	TEMP.
FACE TO FACE	(F-F)	WATER METER	WM	EASEMENT	ESMT.
FACE TO BASELINE	(F-B)	BEGINNING OF PROJECT	BOP	PAGE	PG.
FACE TO CENTERLINE	(F-C)	END OF PROJECT	EOP	VERTICAL POINT OF INTERSECTION	VPI
CENTER TO CENTER	(C-C)	EDGE OF PAVEMENT	EOP	VERTICAL POINT OF CURVATURE	VPC
BUILDING	BLDG.	EXISTING	EXST.	VERTICAL POINT OF TANGENCY	VPT
FACE OF CURB	FC	PROPOSED	PRPS.	STATION	STA.
MINIMUM	MIN.	BACK	BK.	TEMPORARY CONSTRUCTION EASEMENT	T.C.E.
ENTRANCE	ENTR.	AHEAD	AHD.	PROPOSED SIDEWALK UTILITY	P.S.U.E.
SUPERELEVATION RATE	SE	BACK OF CURB	BOC	EASEMENT	
MAX. SUPERELEVATION RATE	MSE	ELEVATION	ELEV.		
		ROAD	RD.		

INDEX OF SHEETS

DESCRIPTION	SHEET NUMBER
TITLE SHEET	1
TYPICAL SECTIONS (TS)	2
PLAN (PN)	4-10
PROFILE (PR)	11-14
COORDINATE/REFERENCE POINTS (CP)	NOT INCL.
WARPING SHEETS (WP)	NOT INCL.
STORM WATER HANDLING (SW)	19-27
PAVEMENT MARKING & SIGNING (PM)	NOT INCL.
EROSION CONTROL (EC)	NOT INCL.
TRAFFIC CONTROL (TC)	NOT INCL.
CROSS SECTIONS (XS)	
MANCHESTER ROAD	50-76
WOODS AVENUE	77-78
CLAY AVENUE	79
GROVER CROSSING	80
STREETSCAPE DETAILS	
LANDSCAPE PLAN	NOT INCL.
LANDSCAPE SITE PLAN	NOT INCL.
LANDSCAPE DETAIL PLAN	NOT INCL.
LANDSCAPE DETAILS	NOT INCL.
RIGHT OF WAY PLANS (RP)	RP1-RP6
BMP DETAIL SHEETS (BMP)	BMP1-BMP10



DATE PREPARED
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ROUTE STATE
 MO

DISTRICT SHEET NO.
 1

COUNTY
 ST. LOUIS

JOB NO.
 STP-5536(610)

PROJECT NAME
 MANCHESTER

SHEET NAME
 TITLE SHEET

SHEET
 1 OF 1

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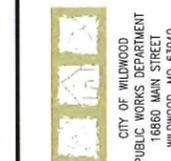
DATE

DIRECTOR OF PUBLIC WORKS

DATE 20

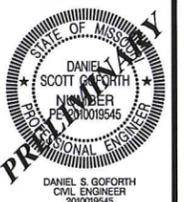
LENGTH OF PROJECT

BEGINNING OF PROJECT	STA. 100+00.00
END OF PROJECT	STA. 127+73.23
APPARENT LENGTH	2773.23 FEET
EQUATIONS AND EXCEPTIONS:	
TOTAL CORRECTIONS	0.00 FEET
NET LENGTH OF PROJECT	2773.23 FEET
STATE LENGTH	0.53 MILES



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 720 OLIVE STREET, SUITE 200A
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 FAX (636) 241-2391
 stlouis@twm-inc.com





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ROUTE STATE
MO

DISTRICT SHEET NO.
2

COUNTY
ST. LOUIS

JOB NO.
140229

PROJECT NAME
MANCHESTER

SHEET NAME
TS

SHEET
2 OF 2

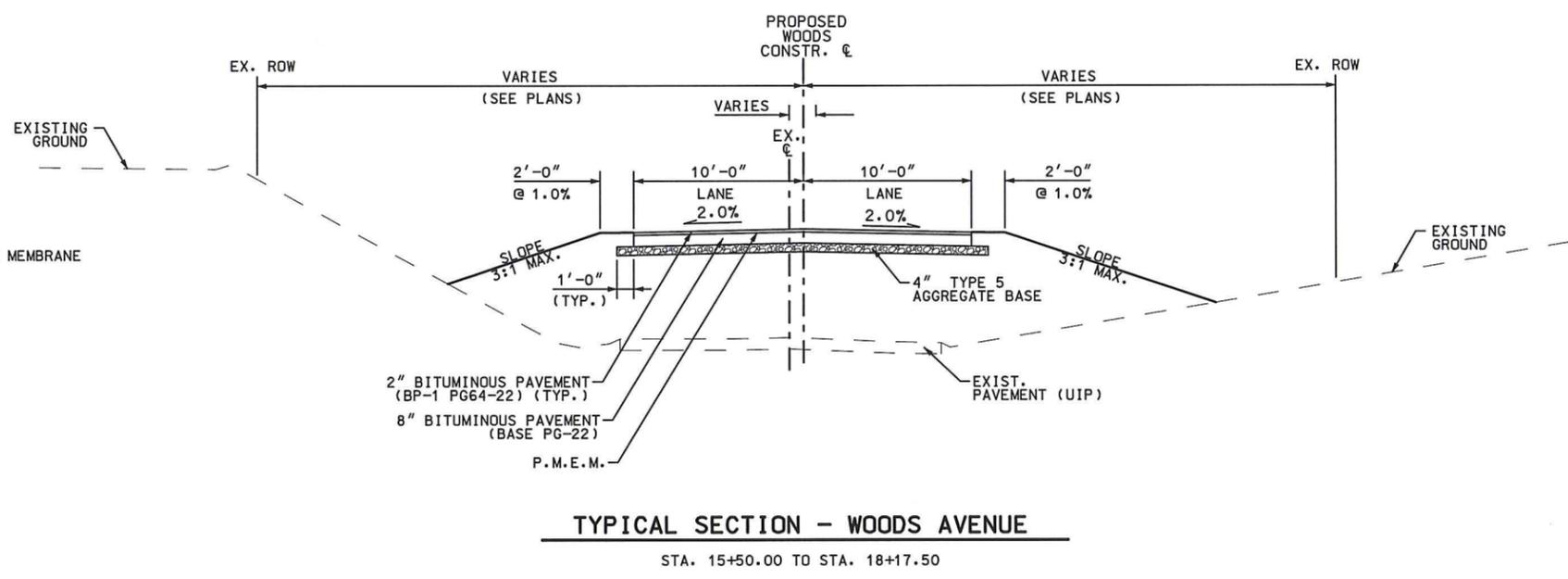
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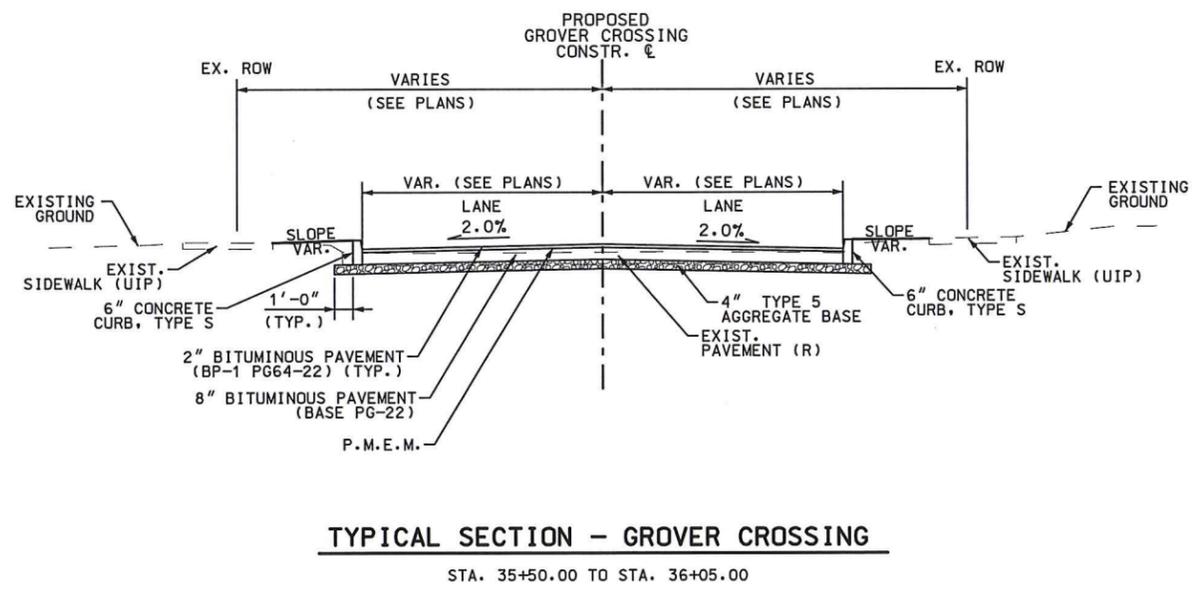
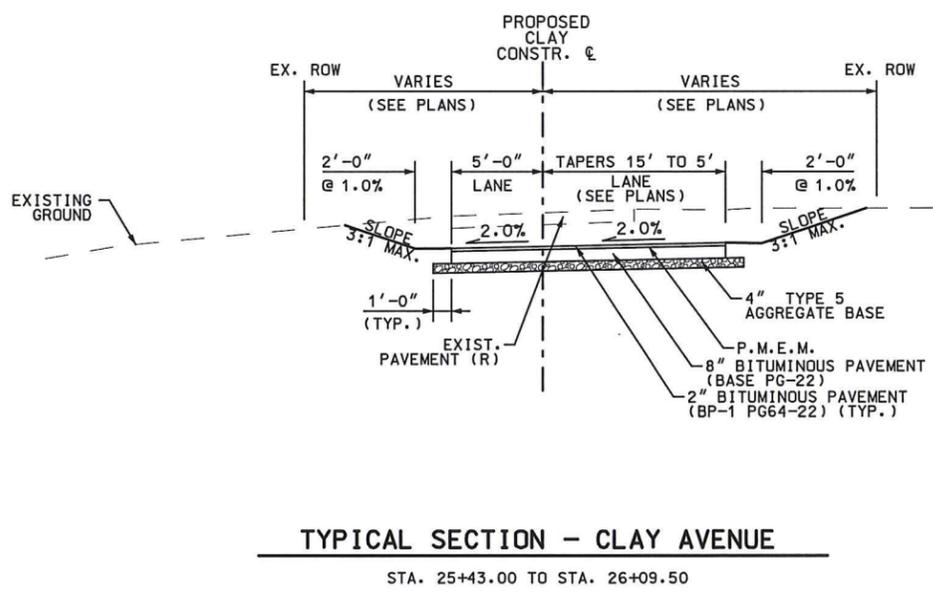


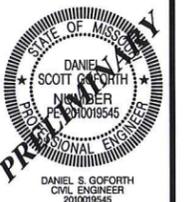
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P.M.E.M. = POLYMER MODIFIED EMULSION MEMBRANE
(SEE NOTE (3) ON SHEET 1 OF 2)

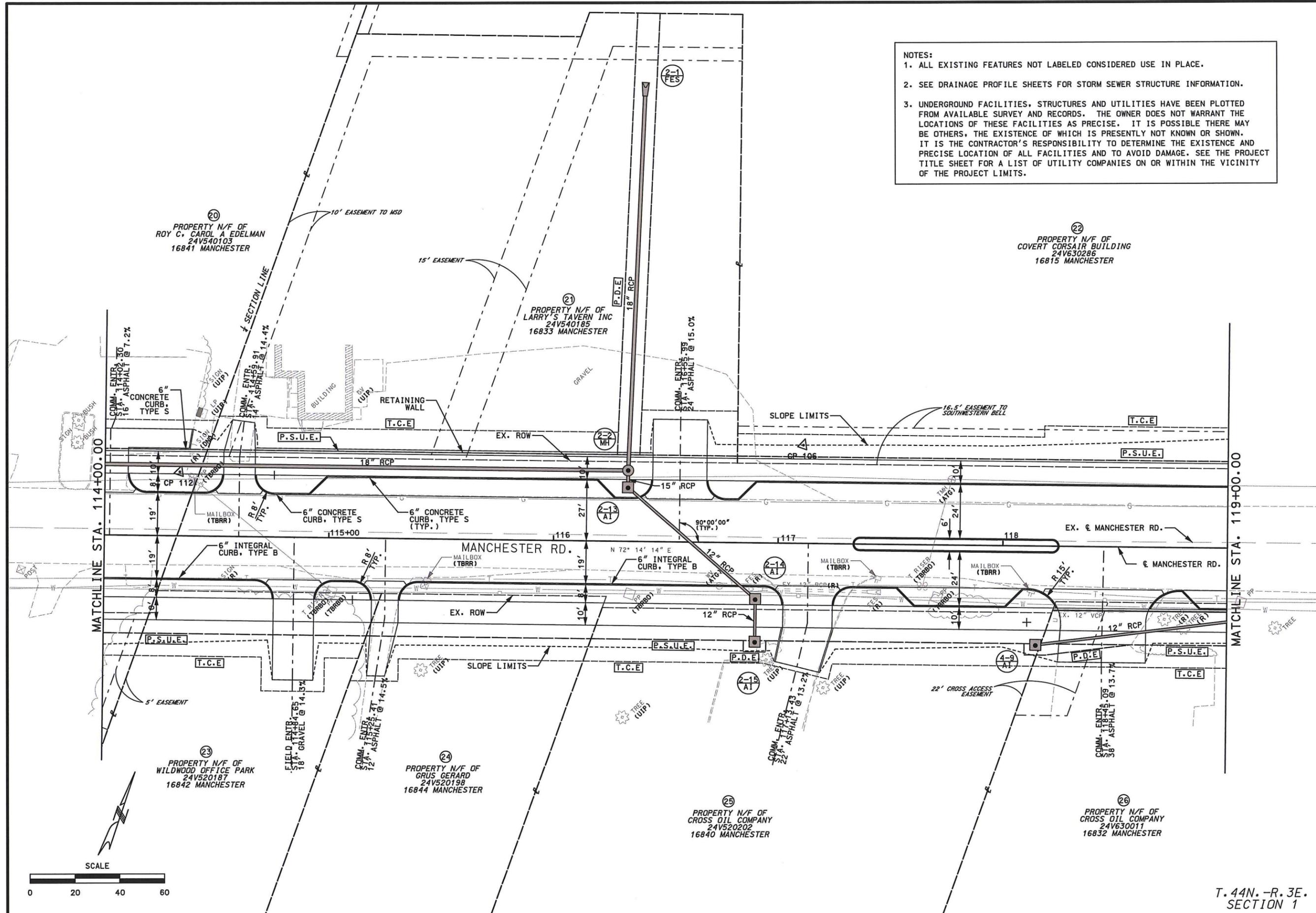




DATE PREPARED 11/2015	
ROUTE	STATE MO
DISTRICT	SHEET NO. 7
COUNTY ST. LOUIS	
JOB NO. 140229	
PROJECT NAME MANCHESTER	
SHEET NAME PN	
SHEET 4 OF 7	

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DATE	DESCRIPTION

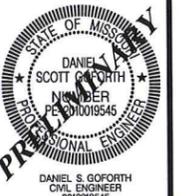
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tvm-inc.com

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PUBLIC WORKS DEPARTMENT
16860 MAIN STREET
WILDWOOD, MO 63040
636.458.0440

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MISSOURI LAND SURVEYING CORP. NO. 000346



T. 44N. -R. 3E.
SECTION 1



DATE PREPARED
11/2015

ROUTE STATE
MO

DISTRICT SHEET NO.
8

COUNTY
ST. LOUIS

JOB NO.
140229

PROJECT NAME
MANCHESTER

SHEET NAME
PN

SHEET
5 OF 7

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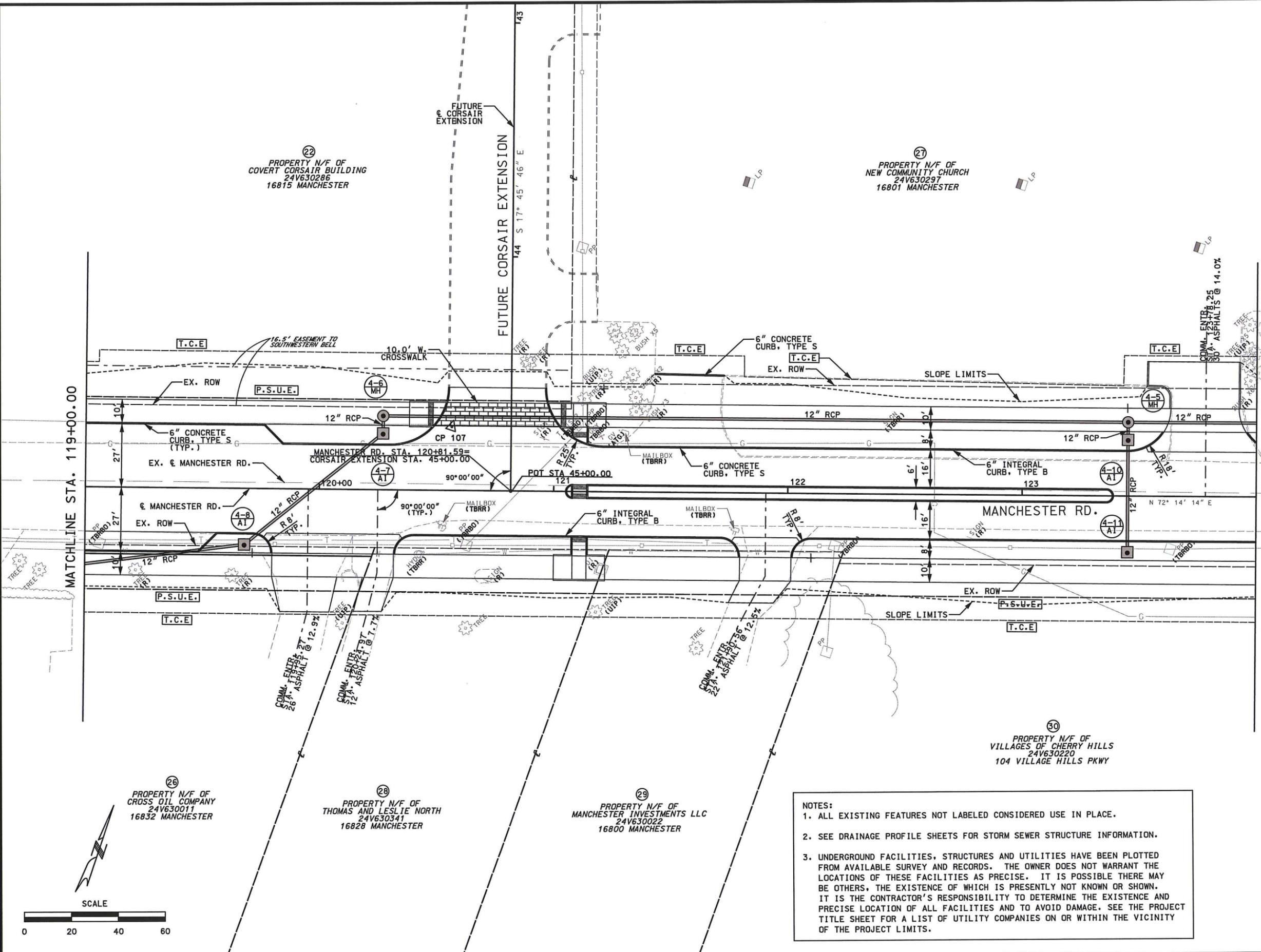
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1680 MAIN STREET
WILLOWOOD, MO 63040
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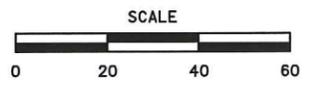
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T. 44N. -R. 3E.
SECTION 1



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PROPERTY N/F OF
CROSS DIL COMPANY
24V630011
16832 MANCHESTER

PROPERTY N/F OF
THOMAS AND LESLIE NORTH
24V630341
16828 MANCHESTER

PROPERTY N/F OF
MANCHESTER INVESTMENTS LLC
24V630022
16800 MANCHESTER

PROPERTY N/F OF
VILLAGES OF CHERRY HILLS
24V630220
104 VILLAGE HILLS PKWY

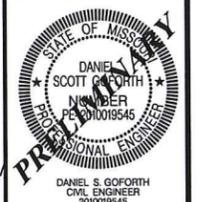
PROPERTY N/F OF
COVERT CORSAIR BUILDING
24V630286
16815 MANCHESTER

PROPERTY N/F OF
NEW COMMUNITY CHURCH
24V630297
16801 MANCHESTER

27
PROPERTY N/F OF
NEW COMMUNITY CHURCH
24V630297
16801 MANCHESTER

31
PROPERTY N/F OF
DIERBERG'S WILLOW II LLC
24V630312
16795 MANCHESTER

30
PROPERTY N/F OF
VILLAGES OF CHERRY HILLS
24V630220
104 VILLAGE HILLS PKWY



DATE PREPARED
11/2015

ROUTE STATE
MO

DISTRICT SHEET NO.
9

COUNTY
ST. LOUIS

JOB NO.
140229

PROJECT NAME
MANCHESTER

SHEET NAME
PN

SHEET
6 OF 7

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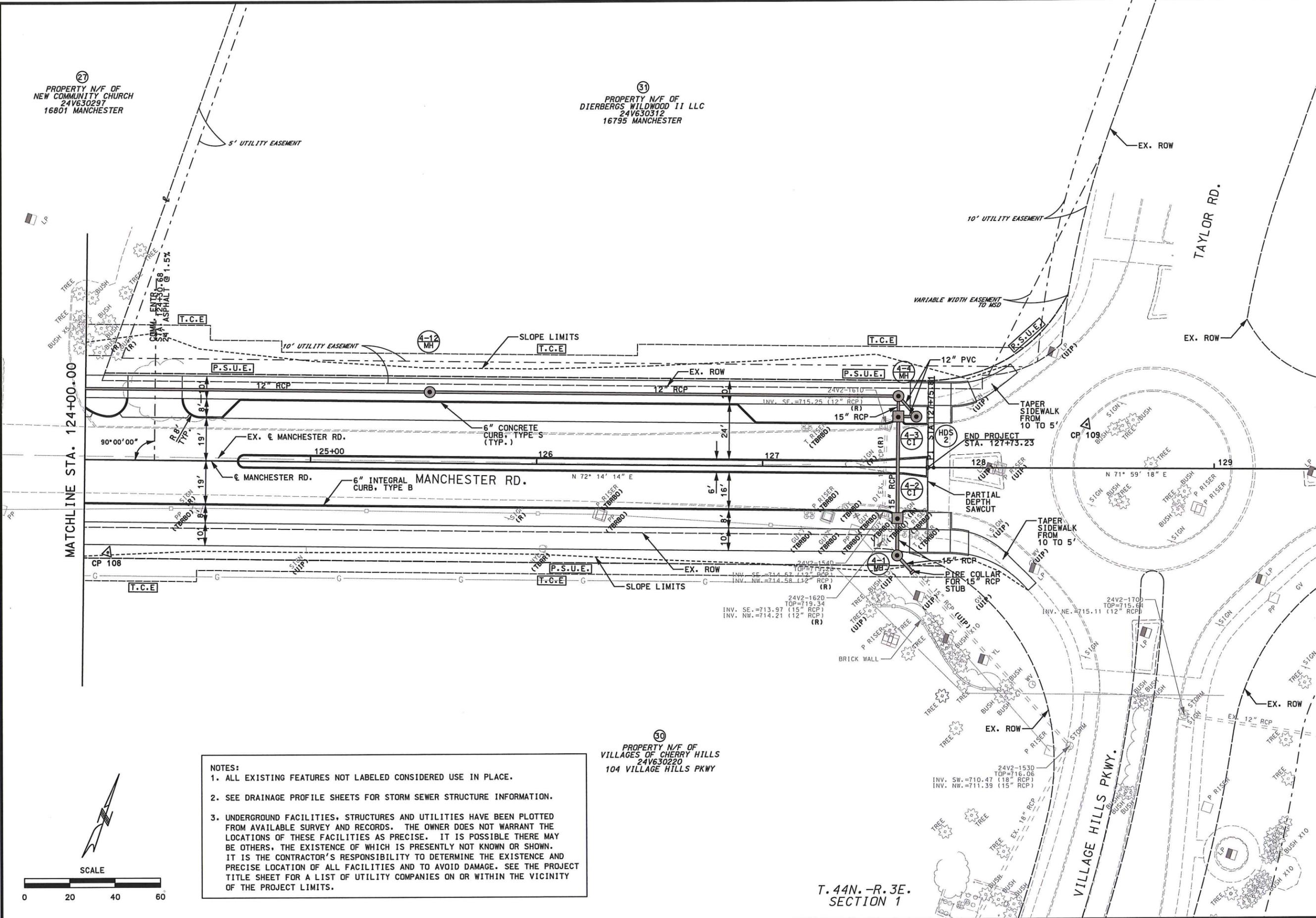


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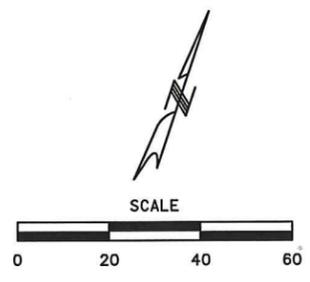


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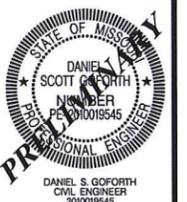
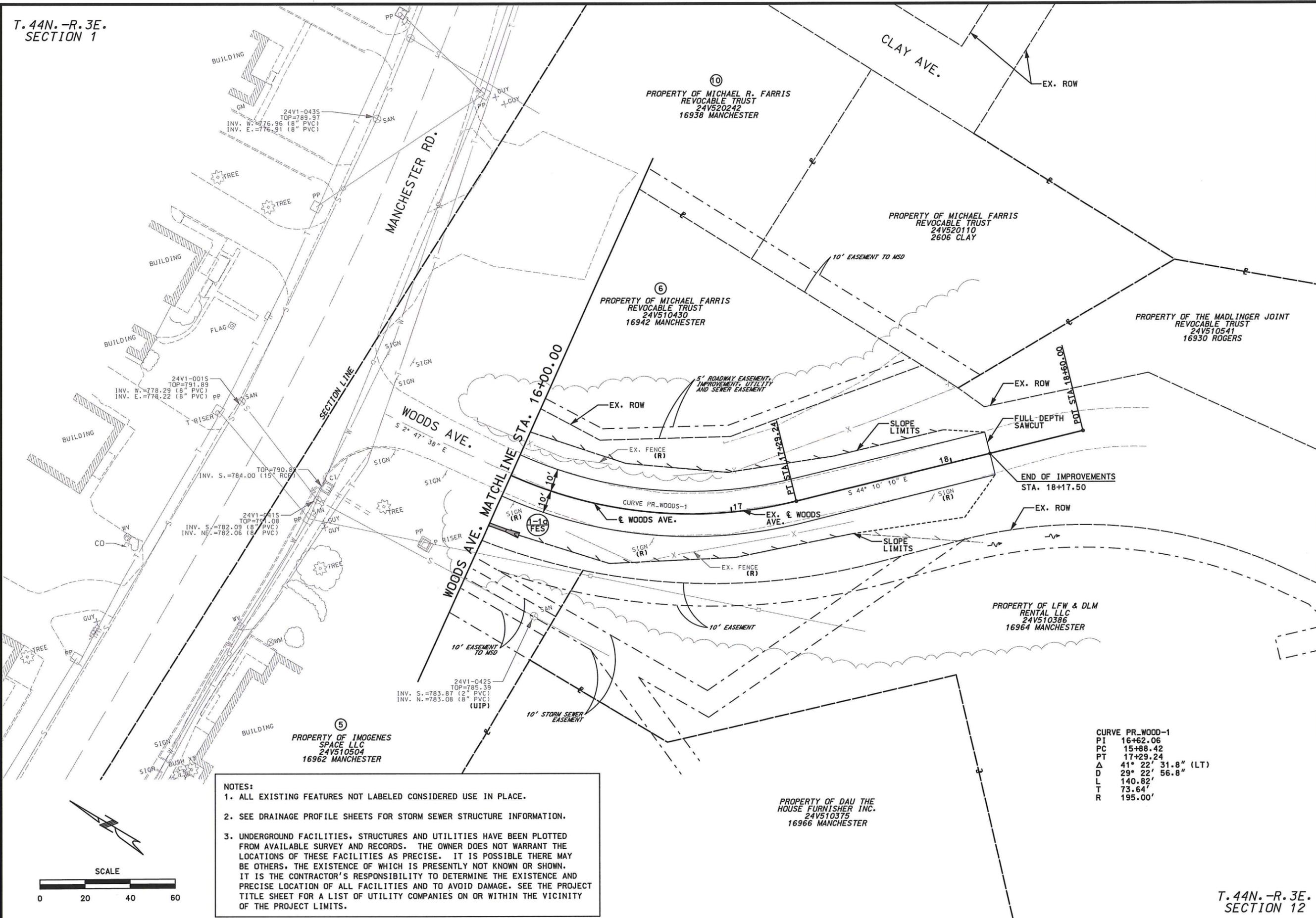
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T. 44N. -R. 3E.
SECTION 1

T. 44N. -R. 3E.
SECTION 1



DATE PREPARED 11/2015	
ROUTE	STATE MO
DISTRICT	SHEET NO. 10
COUNTY ST. LOUIS	
JOB NO. 140229	
PROJECT NAME MANCHESTER	
SHEET NAME PN	
SHEET 7 OF 7	

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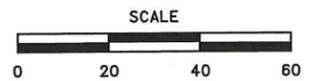
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MISSOURI LAND SURVEYING CORP. NC 000346

CURVE PR_WOOD-1

PI	16+62.06
PC	15+88.42
PT	17+29.24
Δ	41° 22' 31.8" (LT)
D	29° 22' 56.8"
L	140.82'
T	73.64'
R	195.00'

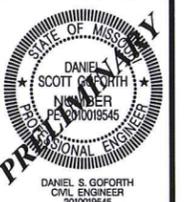
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PROPERTY OF DAU THE
HOUSE FURNISHER INC.
24V510375
16966 MANCHESTER

T. 44N. -R. 3E.
SECTION 12





DATE PREPARED
11/2015

ROUTE STATE
MO

DISTRICT SHEET NO.
1-1

COUNTY
ST. LOUIS

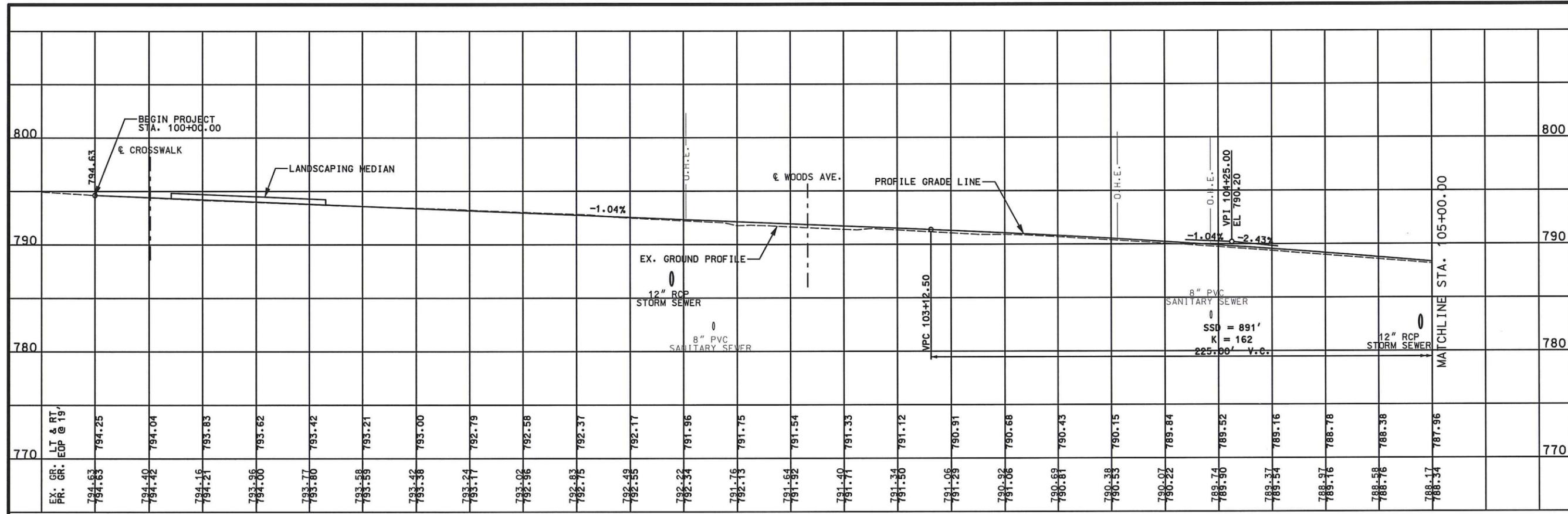
JOB NO.
140229

PROJECT NAME
MANCHESTER

SHEET NAME
PR

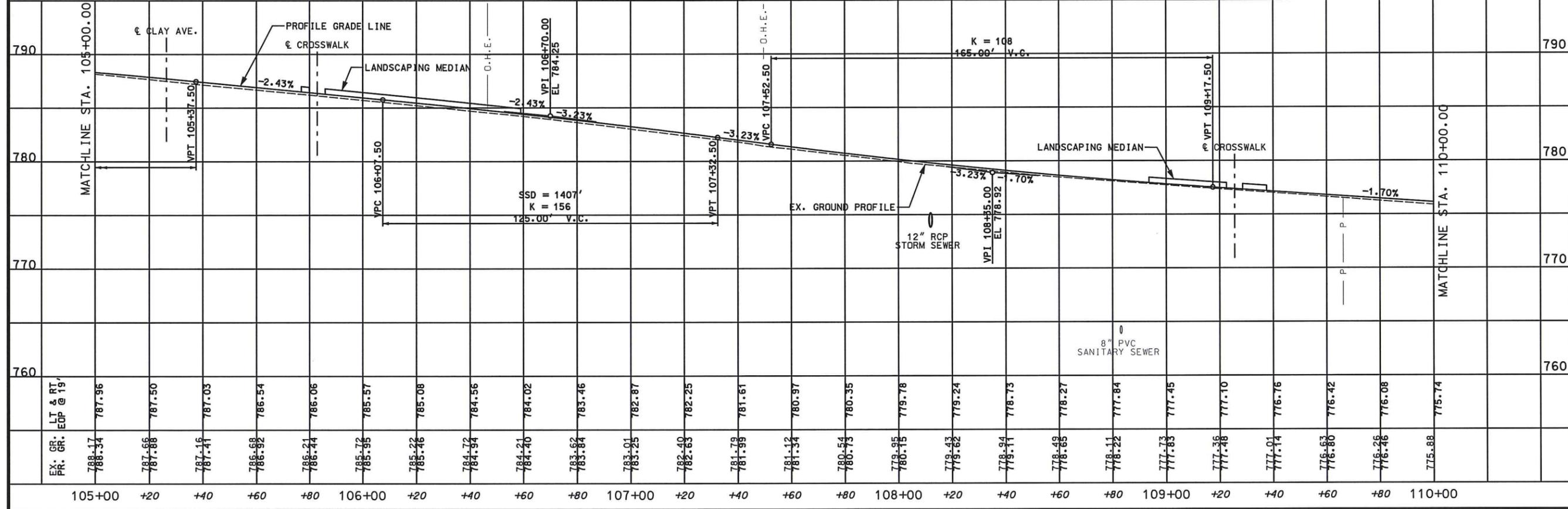
SHEET
1 OF 4

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100+00 +20 +40 +60 +80 101+00 +20 +40 +60 +80 102+00 +20 +40 +60 +80 103+00 +20 +40 +60 +80 104+00 +20 +40 +60 +80 105+00

MANCHESTER RD.



105+00 +20 +40 +60 +80 106+00 +20 +40 +60 +80 107+00 +20 +40 +60 +80 108+00 +20 +40 +60 +80 109+00 +20 +40 +60 +80 110+00

DATE	DESCRIPTION



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MISSOURI LAND SURVEYING CORP. NC 000346

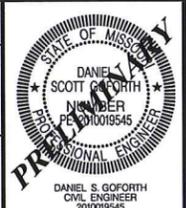
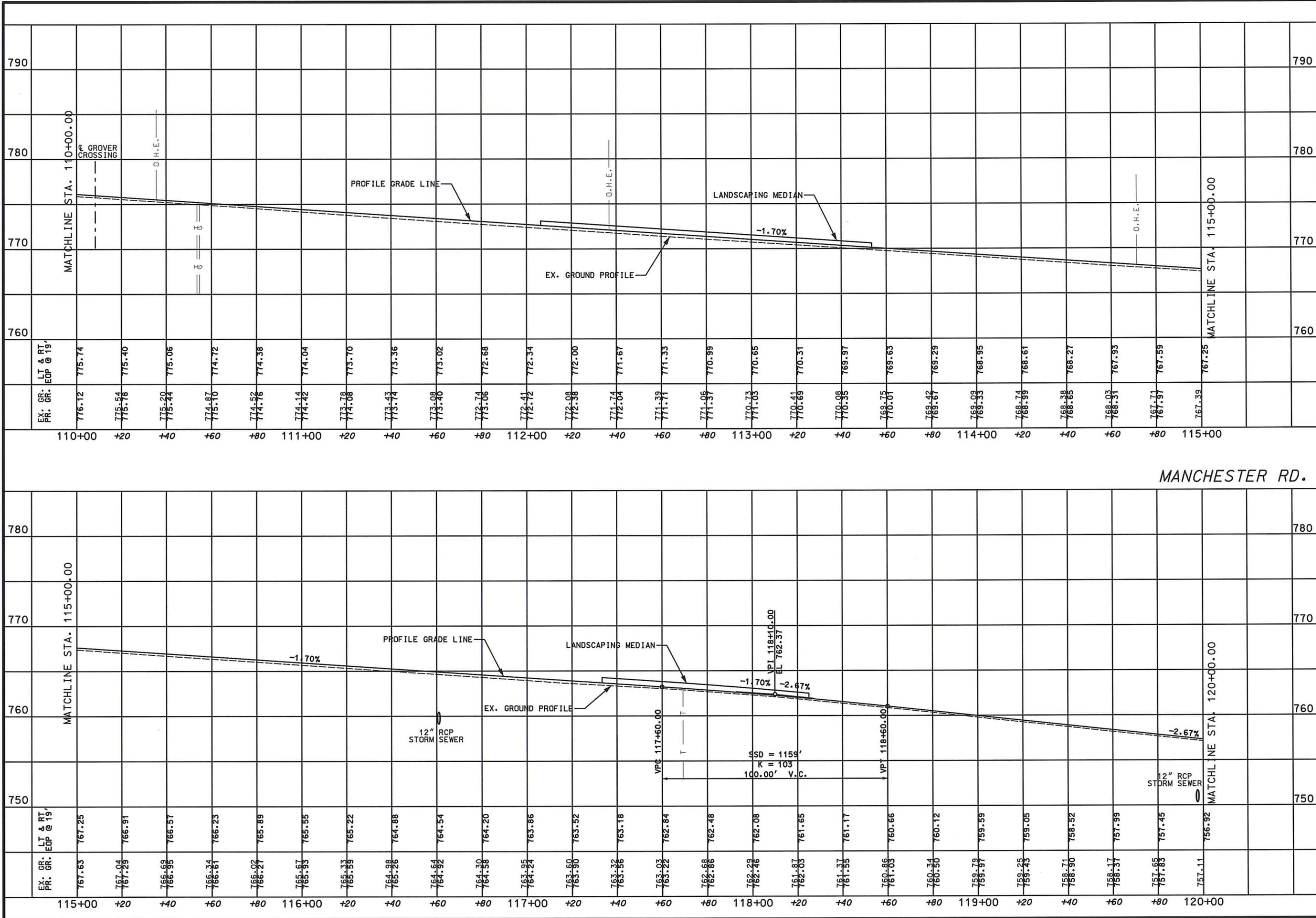


REV. _____

FILES _____

STAGES _____

DATES _____



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11/2015

ROUTE STATE
MO

DISTRICT SHEET NO.
12

COUNTY
ST. LOUIS

JOB NO.
140229

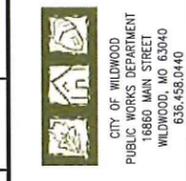
PROJECT NAME
MANCHESTER

SHEET NAME
PR

SHEET
2 OF 4

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