



AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

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

March 7, 2016 - Monday

7:30 P.M.

Action Items on Tonight's Agenda -----> One (1) Public Hearing, One (1) Information Report, Three (3) Correspondence Items, and One (1) Site Development Plan Recommendation.

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 Tuesday, February 16, 2016

Documents: [III_FEB. 16 2016 MINUTES_DRAFT.PDF](#)

IV. Department Of Planning's Opening Remarks/Updates

V. Public Hearings – One (1) Item For Consideration

1. P.Z. 3-16 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri

A request for the Planning and Zoning Commission's review and action on the 2016 update of the City of Wildwood's Master Plan. The updated Master Plan has been under review by the Master Plan Advisory Committee (MPAC) since January 2015 and its members have acted favorably on this draft and are submitting it for consideration herein. The Master Plan establishes goals, objectives, and policies for the protection of the environment, application of planning techniques for land use and development purposes, allocation of resources and services, prioritization of transportation and infrastructure improvements, provision of public space and recreational amenities within the community, and economic development. Along with these goals, objectives, and policies, the Master Plan establishes types and densities/intensities of land use

for every parcel of ground within the boundaries of the City of Wildwood. The City's Charter requires this plan to be updated every ten (10) years, and was last updated in 2006. (Wards – All)

Documents: [V A_MASTER PLAN UPDATE 2016.PDF](#)

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

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

- a. 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 two (2) 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 A_POND 1971.PDF](#)

a.1. Public Comments On Recommendation

2. Correspondence Items – 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)

Documents: [VI B_WILDWOOD CROSSING.PDF](#)

a.1. Public Comments On Recommendation

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

1. Correspondence Items – Two (2) Items For Consideration

- a. A Response To A Letter Dated February 2, 2016 From Dale R. Hicks, Owner Of Wildwood Memorial Park And Gardens, Regarding P.Z. 9-10 Wildwood Memorial Park And Gardens, C/O Dale And Jon Hicks, P.O. Box 34, Eureka, Missouri 63025 a Conditional Use Permit (CUP) in the NU Non-Urban Residence District; south side of State Route 100, at Hencken Road (Locator Numbers: 26Y640097, 26X430064, and 26X430075/Addresses: 3901 Hencken Road 18706 State Route 100, and 18706 (a) State Route 100); which seeks the right to use one (1) of the two (2), five (5) acre lots that form a portion of this overall twenty-eight (28) acre site for the scatter of composted pet remains (Ward Six)

Documents: [VII A_MEMORIAL PARK AND GARDENS_CORR.PDF](#)

a.1. Public Comments On Recommendation

- b. A Response To The City Council's Action Upon An Approved Record Plat For The Wildwood Trail Subdivision - P.Z. 3, 4, 5, And 6-14 Wildwood Trail Subdivision, Pulte Homes Of St. Louis
R-4 7,500 square foot Residence District, with a Planned Residential Development

Overlay District (PRD); east side of State Route 109, north of Manchester Road (Locator Numbers 24V440122 and 24V440104/Street Addresses: 2516 and 2520 Highway 109). The Department of Planning is requesting a modification to the existing Planned Residential Development Overlay District (PRD) Ordinance # 2042 to address a change to the maintenance requirement for an existing eleven (11) foot wide landscape buffer, which is currently described in Condition 4 (aa.) of this legislation. (Ward Eight)

Documents: [VII B_WILDWOOD TRAIL.PDF](#)

b.1. Public Comments On Recommendation

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

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

a. A Report, With Recommendation, Regarding The City Of Wildwood's Meramec River Connector Trail Project

FPNU Floodplain Non-Urban Residence District; publicly owned land between Bluff View Park and Rock Hollow Trail; thereby approving the design of this important length of natural surface trail linking two (2) existing trail corridors between two (2) major public holdings of land – Bluff View Park and the Rock Hollow Valley. (Ward Six)

Documents: [VIII A_CONNECTOR TRAIL.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](#).