



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](#).

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
FEBRUARY 16, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Tuesday, February 16, 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 – (10)	ABSENT _____ - (0)
Chair Bopp	
Commissioner Lee	
Commissioner Archeski	
Commissioner Peasley	
Commissioner Renner	
Commissioner Gagnani	
Commissioner Liddy	
Commissioner Bauer	
Council Member Manton	
Mayor Woerther	

Other City Officials Present: Director of Planning Vujnich, City Attorney Golterman, Planner Newberry, and Director of Public Works and City Engineer Brown.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the February 1, 2016 Meeting

A motion was made by Commissioner Peasley, seconded by Commissioner Archeski, to approve the minutes from the February 1, 2016 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

Director Vujnich explained that he received an email from Mr. Tom Cummings, the petitioner for **P.Z. 19-15 1971 Pond Road**, a few hours before tonight's Planning and Zoning Commission meeting, requesting the item be postponed.

A motion was made by Mayor Woerther, seconded by Commissioner Lee, to amend the agenda in order to act on the requested postponement. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the agenda was amended.

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)**

Planner Newberry read the request into the record.

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

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

(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 explained the Planning and Zoning Commission had previously considered and recommended approval of the Landmark and Preservation Area (LPA) for this site because of its profound and unique historic value it holds for the community. Director Vujnich noted the site-specific ordinance required the petitioner to submit an application to the Historic Preservation Commission (HPC) for its consideration of the site as a candidate for placement on the City's Historic Registry. The petitioner submitted the application, but requested multiple postponements of a the public hearing, before the Historic Preservation Commission (HPC) was eventually notified by the Department of Planning the owner was no longer going to pursue placement on the City's Historic Registry. Director Vujnich also noted other timelines, specifically regarding the Site Development Plan, had not been met. Efforts were made by the Department to possibly assist the petitioner in meeting the obligations of the site-specific ordinance. Director Vujnich stated that, with no progress in this regard and the petitioner's failure to comply with a major component of the site-specific ordinance, the Department is requesting the Planning and Zoning Commission revoke the established LPA.

Chair Bopp read the public hearing guidelines and opened it.

Hearing no public comments, a motion was made by Commissioner Lee, seconded by Mayor Woerther, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

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

Letter 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)**

Planner Newberry read the request into the record.

Director Vujnich noted the Commission gave a favorable action on the Department's Information Report for the amendment to the existing Conditional Use Permit (CUP) to allow Pond Athletic Association to have sponsorship banners under certain conditions. Director Vujnich presented the draft Letter of Recommendation and outlined the conditions, highlighting the new condition, as voted upon by the Commission at its February 1, 2016 meeting. The conditions are as follows: 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 six (6) banners on each field and no banner can exceed thirty (30) square feet; maintenance and upkeep of the banners would be required; **and all sponsorship banners shall be removed from the permitted fields at the end of each season.**

Motion by Commissioner Peasley, seconded by Commissioner Renner, to approve the Letter of Recommendation and forward it to the City Council for its consideration.

Chair Bopp called the question.

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

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

Nays: None

Absent: None

Abstain: Commissioner Archeski

Whereupon, Chair Bopp declared the motion approved by a vote of 9-0, with one (1) abstention.

VIII. Site Development Plans-Public Space Plans-Record Plats – 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)**

Planner Newberry read the request into the record.

Director Vujnich described the components associated with the first two (2) phases of the Manchester Road Streetscape Project and highlighted their successes and the value they added to the Town Center. Director Vujnich noted Phase III is the most complicated to complete of the three (3) phases. He explained this project has been considered several times by various bodies, most notably as part of the Five (5) Year Capital Improvement Budget Process. Director Vujnich noted the following components of the Site Development Plan that is before the Planning and Zoning Commission for its consideration: the addition of ten foot (10') wide sidewalks, with permeable surfaces in places; street trees, grates, and decorative street lighting; on-street parallel parking spaces; two (2), eleven foot (11') wide drive lanes, with five foot (5') wide bike lanes, curbs, and gutters; addition of stormwater management facilities; and the necessary relocation of utilities and reconstruction of the sanitary sewers by the City. Director Vujnich stated the Department is seeking a favorable action from the Planning and Zoning Commission on this plan, given the project is consistent with the Town Center Plan, will complete the Manchester Road Streetscape Project, and provide increased safety for multiple modes of transportation.

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

Commissioner Archeski asked about the plans for connecting Manchester Road and Main Street. The Department of Planning noted this connection has been started with the dedication of Wildwood Avenue, as part of the theatre project.

Commissioner Bauer asked about the extent of improvements that will be made to Woods Road. Director Brown explained the Department of Public Works will not know the extent of improvements, until Public Improvement plans are completed, but Woods Road is intended to be changed at its intersection in order for the sidewalk in its vicinity to be in compliance with ADA requirements.

Commissioner Liddy inquired if there is a planned "Phase IV" for Manchester Road. Director Brown explained there is not another phase of this project, and briefly described plans for Manchester Road, west of State Route 109.

Commissioner Lee asked if there is a pavement striping plan for this project. Director Brown stated there is a pavement striping plan, and the Department of Public Works can make it available to Commissioners.

Chair Bopp called the question.

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

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

Nays: None

Absent: Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 10-0.

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

A motion was made by Commissioner Peasley, seconded by Council Liaison Manton, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:00 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

MASTER PLAN UPDATE

PUBLIC HEARING PACKET

Planning and Zoning Commission

CITY OF WILDWOOD, MISSOURI

“PLANNING TOMORROW TODAY”

PUBLIC HEARING – March 7, 2016

UPDATE EFFORTS AND RECOMMENDATIONS

The City of Wildwood, Missouri has been updating its Master Plan over the last year with a group of twenty-three (23) volunteers, including the Mayor, two (2) City Council members, eight (8) citizen members of the Planning and Zoning Commission, and twelve (12) residents selected from each of City's eight (8) wards, two (2) business representatives, and two (2) at-large. The selection of these individuals was intended to provide a representative cross-section of the community and offer all points of view. This group was given the responsibility to oversee the update process that had been adopted by the City Council at the end of 2014. Every action of the City in regards to this Master Plan has been presented to the advisory committee for consideration and action.

This update is occurring on a ten (10) year cycle to correspond to the City's Charter requirement relating to the Comprehensive Zoning Map. The Master Plan must be reviewed and updated to reflect changing conditions within the community relating to numerous factors, such as emerging technologies, demographic alterations, or new preferences on the part of residents. The update of this document is very important and has been undertaken with a great deal of diligence and deliberation to ensure the process was open and fair to all participants.

During the past year, the advisory group met over twenty-five (25) times and heard from over three hundred (300) residents, property owners, and businesses about potential changes to the main chapters, background information, and land use designations of properties of the Master Plan. Three (3) of these meetings were public input sessions held throughout the City for the collective eight (8) wards. Over two hundred (200) residents, property owners, and businesses attended one (1) of these three (3) sessions. The input received from these sessions was the basis for all discussions about potential changes to the Master Plan, after its first ten (10) years of application. The advisory committee strove to utilize this input as the guide and compare all changes to it, before considering alterations to the plan.

Along with these public input sessions, the advisory committee also directed the Department of Planning to send to each household in the City notices regarding these public meetings and the land use changes. In all, over forty thousand (40,000) mailings were sent in support of this Master Plan Update Process. These mailings allowed many residents, property owners, and businesses to follow the progress of the planning process over the course of this year. Additionally, the City utilized its website (www.cityofwildwood.com) to provide a forum for comments and the posting of information relating to every aspect of the process and plan, along with two (2) professionally-managed internet surveys; one (1) for residents and property owners and the other for businesses only. The intent of this overall process was to improve the communication between the City and its residents, property owners, and businesses.

Those residents and property owners that participated in this update process voiced support of the current Master Plan and wanted only limited changes to it, while supporting in some form the following fifteen (15) major modifications described below:

1. Addition of a Goal Statement in the Environmental Element regarding legacy sites in the City and the protection of public health, safety, and welfare (**ENVIRONMENTAL – GOAL #5**).
2. Implementation of the Phase II requirements of the Clean Water Act for stormwater management in the City of Wildwood (**ENVIRONMENTAL – POLICY #1**).
3. Protection of the City’s groundwater resources for depletion or misuse (**ENVIRONMENTAL – POLICY #18**).
4. Maintenance of the Town Center Area as the focal point of the community for commercial activities and higher density residential uses (**PLANNING – OBJECTIVE #7**).
5. Requirement that all land use matters be reviewed first by the Planning and Zoning Commission (**PLANNING - POLICY #9**).
6. Continuation of private contracts for public services (**COMMUNITY SERVICES – OBJECTIVE #4**).
7. Addition of a new goal and associated policy to first ensure the City’s housing stock is preserved and maintained, while creating a working group of residents to consider the development re-occupancy permit inspection program for Wildwood associated with the sale of existing single family dwellings. (**COMMUNITY SERVICES – GOAL #5 AND POLICY #11**)
8. Provision of increased options for senior citizens in terms of all types of programs and activities (**COMMUNITY SERVICES – POLICY #10**).
9. Addition of a new goal that restates the City’s position of “Save the Greenbelt, Stop the Outerbelt” (**TRANSPORTATION – GOAL #4**).
10. Employment of new approaches to transportation and infrastructure design to ensure it is multi-modal in nature (**TRANSPORTATION – OBJECTIVE #4**).
11. Reaffirmation of the City’s support for the State Route 109 Corridor Study completed by the Missouri Department of Transportation in 1999 (**TRANSPORTATION – POLICY #2**).
12. Maintenance of the City’s arterial roadway systems and identification of those streets and roadways (**TRANSPORTATION – POLICY #9**).
13. Study and development of a funding source for parks, trails, facilities, and their maintenance and upkeep (**OPEN SPACE AND RECREATION – POLICY #3**).
14. Development of a new Economic Development Element for the plan, along with four (4) goals, eight (8) objectives, and seven (7) policies (**ECONOMIC DEVELOPMENT - MULTIPLE**).

15. Modification of the current Conceptual Land Use Classifications for two (2) tracts of land by amending the text descriptions of the Non-Urban Residential Area and the Sub-Urban Residential Area. These properties are the BP Amoco Service Station at Wild Horse Creek Road and State Route 109 and the Brown Properties at the terminus of West Avenue.

These changes are representative of the desire of the Master Plan Advisory Committee to limit the number of modifications to this document due to the feedback received from participants in the series of the public input sessions.

MASTER PLAN MAPPING COMPONENT

The Master Plan contains several maps relating to information contained within it. These maps include the following:

1. Conceptual Land Use Categories Map
2. Pedestrian and Trail Network Map
3. Zoning and Watershed Map

These maps are integral to the depiction of information associated with its goals, objectives, and policies.

WEBSITE INFORMATION FOR MASTER PLAN UPDATE PROCESS

Information relating to this plan can be obtained after tonight's public hearing on the City's Website at www.cityofwildwood.com. Additionally, please use the next page of this packet to provide any written comments regarding the proposed revisions of the Master Plan.



WILDWOOD

ADDENDUM

to

Department of Planning's Information Report (first issued on February 16, 2016)
for the

City of Wildwood Planning and Zoning Commission

March 7, 2016 Executive Meeting

"Planning Tomorrow Today"

- Petition No.:** P.Z. 19-15 1971 Pond Road
- Petitioner:** 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 for a 78.0 acre tract of land. **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:** North side of State Route 100, west of Pond Road (Locator Number: 23W520053/Street Address: 1971 Pond Road).
- Hearing Date:** December 21, 2015
- 1st Presentation of Information Report:** February 16, 2016 – Postponed for Further Research
- 2nd Presentation of Information Report:** March 7, 2016

The Department of Planning has met on this particular request several times over the last three (3) weeks with the developer and residents of the area. The two (2) Ward One Council Members, Glen De Hart and Larry McGowen, arranged the meeting with the residents. In these meetings, the Department has been asked to review certain components of its recommendation, while explaining the benefits of a Planned Residential Development Overlay District (PRD) on this site. The outcome of these meetings was the better identification of the requirements for the site's future use for twenty-five (25) residential lots, while also ensuring the residents' questions could at least be addressed to the greatest extent possible.

In terms of the conditions, the Department has modified several of them to address inaccuracies in its measured distances and offer certain options in terms of public improvements, while better defining the land disturbance limits on this site. These changes are indicated in Attachment B of the Department's re-issued Information Report and shown by red and bolded type. These changes will be described at tonight's meeting on this petition.

Eight (8) property owners of the area and the aforementioned City Council members attended the residents' meeting. The intent of this meeting was to identify the neighbors' concerns and determine if the developer and/or City could address them. The main topics of this meeting and the discussion points are summarized below:

Resident Concern	Discussion Points	Outcome
<p>Access of the Subdivision to Pond Road</p>	<p>The residents asked the access point be relocated to State Route 100 or, for some, but not all of the attendees, Lynda Jayne Lane. If these options were not acceptable, move the access point on Pond Road further to the south, nearer to State Route 100.</p>	<p>The Department noted that access to State Route 100 would not be allowed at this time, given this roadway is designated as a limited-access type and prohibited. However, the Department offered to contact the Missouri Department of Transportation (MoDOT) about such, which it did. The Area Engineer for this part of St. Louis County confirmed that State Route 100 is a limited-access type and the likelihood of allowing a curb cut onto it would be slim to none.</p> <p>The Department noted that Lynda Jayne Lane was not a preferred option to it, given it adds turning movements onto State Route 100, at a less than desirable location.</p> <p>The Department did note the current wording of the condition regarding access into and out of the site does not require a specific location on Pond Road, which would allow for it to be shifted, if a better placement exists along the site's frontage.</p> <p>The Department also agreed to investigate the following items:</p> <ul style="list-style-type: none"> a. traffic counts on Pond Road; and b. accidents and summonses on Pond Road. <p>These items are underway, but not completed at this time.</p>

Resident Concern	Discussion Points	Outcome
<p>The use of the Planned Residential Development Overlay District (PRD)</p>	<p>The residents would prefer that all of the proposed lots be three (3) acres or greater in size and better match the neighborhood's pattern. The residents supported less lots on the site as well, as a way to increase their respective sizes.</p>	<p>The Department explained the benefits of the overlay district, as set forth in the Zoning Ordinance, and applied to this site. As part of this discussion, the Department noted it would provide copies of the Connecticut River Valley Study, which was used by the City in developing its goals, objectives, and policies of the Master Plan for its support of the overlay district concept. That study was made available to the residents on March 3rd.</p>
<p>Privacy Concerns Along the Perimeter of the Site</p>	<p>The residents asked if the proposed lots, and associated clearing, could be better managed to ensure increased privacy along the common boundaries of their properties and this site. Several options were discussed, including buffer strips, with plantings.</p>	<p>The Department concurred with this matter and the developer and City staff noted that many of the abutting properties to this site have substantial buffers. The developer did agree to landscape any areas of the site, where development activity is planned, including land disturbance, which border existing lots that currently may be devoid of trees.</p>
<p>Wastewater Treatment Facility</p>	<p>The residents asked about this plant, its operation and function, along with its location.</p>	<p>The Department noted why the City requires these plants and described the operation of a re-circulating sand filter type. Additionally, the Department described several locations where these plants are currently operational and provided directions to visit them.</p>
<p>Lighting Plan</p>	<p>The residents want the least amount of lighting as possible and preserve the dark sky.</p>	<p>The Department noted that only one (1) street light is required in this development, at the intersection of the private street and Pond Road. Other lighting, if planned, is reviewed under the City's Outdoor Lighting Requirements of its Zoning Ordinance. Accordingly, the Department offered no objection to less lighting of public areas, such as the internal street.</p>

Resident Concern	Discussion Points	Outcome
Electrical Lines	The residents noted that service lines to several of their properties are located through this site and how would the development manage them.	The developer noted that Ameren Missouri will design the electrical network for this site and its integration into the surrounding properties. This design has not been started. The Department also noted that all new utility lines must be placed underground, including any overhead lines on the subject site at this time. The installation and conversion of these lines should not lead to an interruption of service to surrounding properties, given Ameren Missouri's participation in the system's design and inspection of this process.
School Buses	The residents noted the school buses stop in the vicinity of this site and safety needs to be addressed in this regard.	The Department noted it would contact Rockwood School District on this matter. That contact has not yet been made.

The Department continues to work on a few of these matters, but believes the discussion of this petition can proceed at tonight's meeting, given the need for input and direction of the Planning and Zoning Commission on the reasonableness of this overlay district request at this location, and its associated design, which the Department is supporting at this time.

If any of the Commission Members should have questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for direction on this matter and consideration of this information.



WILDWOOD

INFORMATION REPORT

City of Wildwood, Missouri

Prepared by the Department of Planning

Draft Date: March 7, 2016 (1st Publication - 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: March 7, 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 there 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 **and Lots 14 through 18**. 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, **except Lot 17**.
- 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 for a one hundred (100) foot distance from State Route 100 and a three hundred (300) foot distance from Pond Road shall be required, **while also excepting Lot 1, which shall be as approved on the Site Development Plan.** 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 (200)** ~~two hundred fifty (250)~~ feet of the property's northern boundary line and seven hundred (700) feet of Pond Road, **except Lots 1 and 25 (and the allowable residential street approach and centralized wastewater treatment facility).**

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. **Both of these required improvements can be considered creditable charges to the Traffic Generation Assessment Fee (TGA) that is assessed by the City on this development.**
- 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. **In lieu of construction of this multiple-use trail, a fee-in-lieu of may be accepted by the City of Wildwood for this purpose.**
- 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 (MSD) 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 (MDNR) and Metropolitan St. Louis Sewer District (MSD) standards. **Final determination of the plant's decommissioning shall be at the sole discretion of the Metropolitan St. Louis Sewer District (MSD) and the City of Wildwood.**
- 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 wastewater treatment facility shall be **in a common ground area owned by the Homeowners Association and to the south of the proposed residential street approach, but no closer than one thousand five hundred (1,500) feet of the State Route 100 right-of-way and two hundred (200) feet of any lot with an existing dwelling located upon it.** ~~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:

<i>Type of Development</i>	<i>Required Contribution</i>
Single Family Dwelling	\$1,212.72 /Parking Space

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

Credits to this fee are at the sole discretion of the City Council of the City of Wildwood. 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 catalogued, 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.

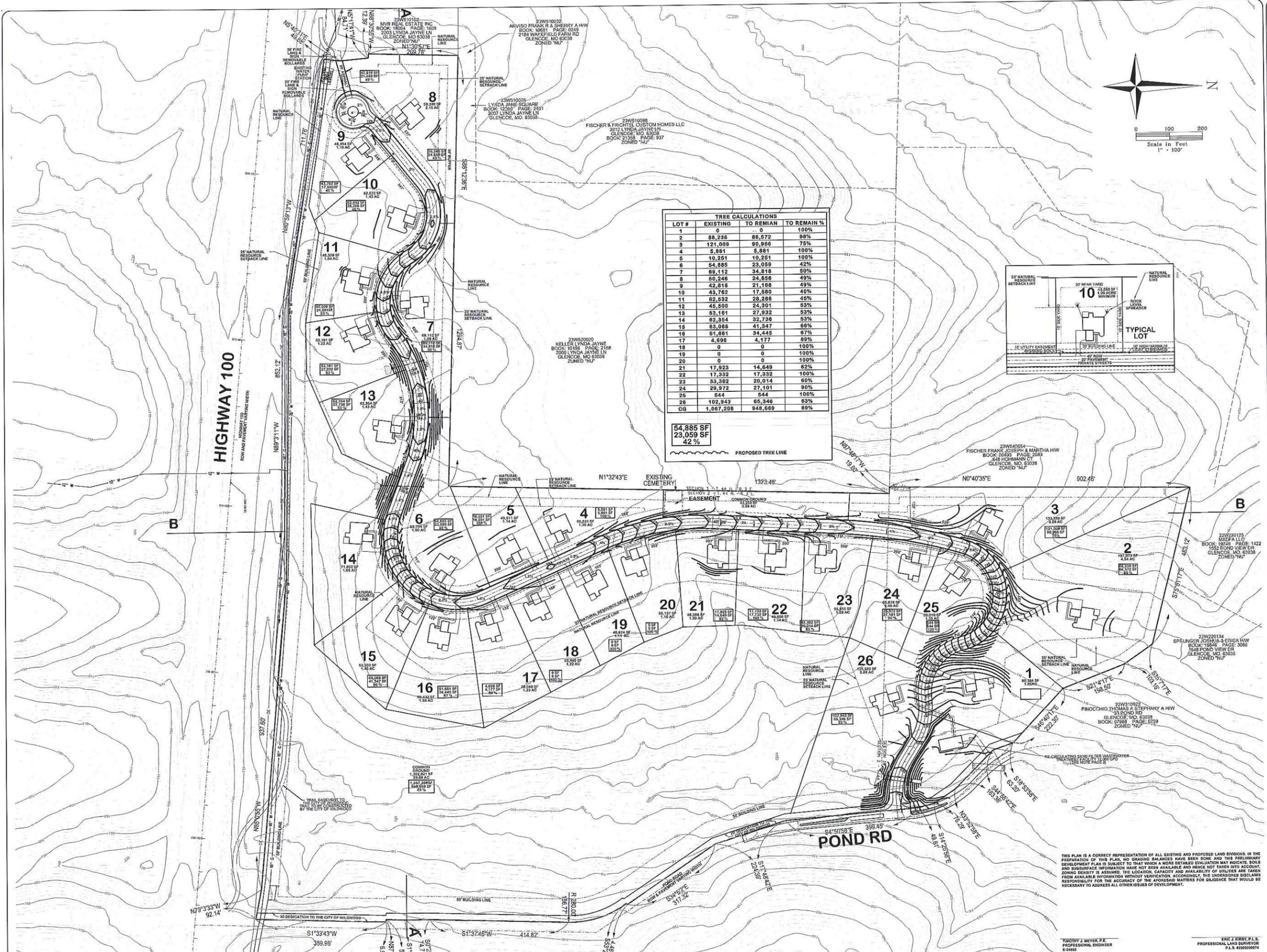
9. GENERAL DEVELOPMENT CONDITIONS

- 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



PAYNE family HOMES

VOLZ Incorporated
INCORPORATED
10845 Indian Head Blvd. Div. 2
St. Louis, MO 63122
314.450.0212
www.volzinc.com

REVISED:
11-13-2015
12-15-2015

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

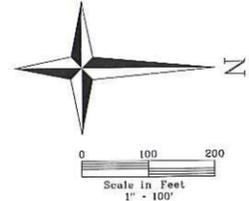
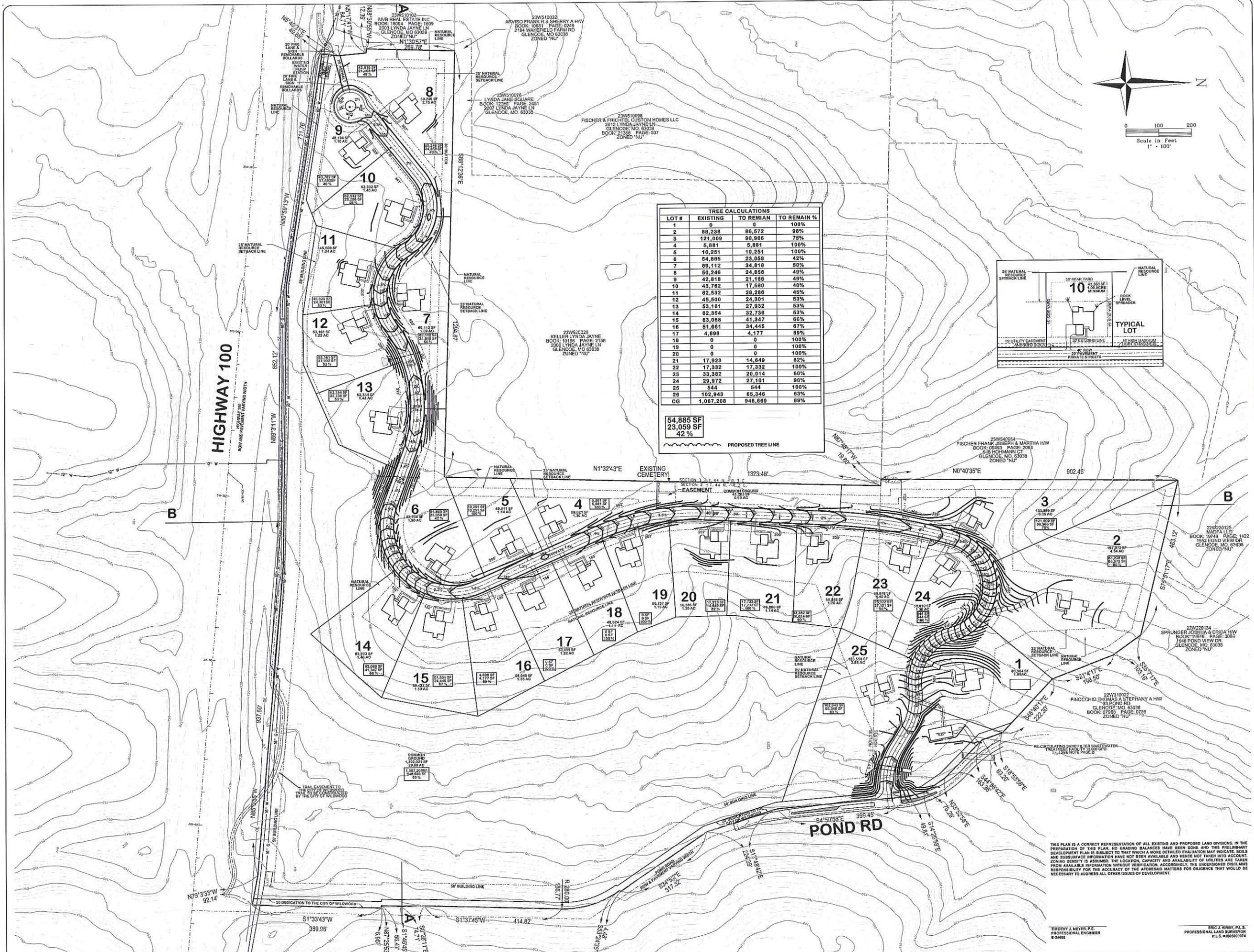
PRELIMINARY DEVELOPMENT PLAN & TREE PRESERVATION PLAN

Eric J. Webb, P.E.
PROFESSIONAL LAND SURVEYOR
P.L.S. #200200014

Eric J. Webb, P.E.
PROFESSIONAL ENGINEER
#2486

Issue Map No. 23W
23W20003
02-11-2016

3/17/16



VOLZ
INCORPORATED
BUSINESS
LAND PLANNING
LAND SURVEYING
CONSTRUCTION
CONSULTING

10840 Indian Wood (incl. Blvd)
St. Louis, Missouri 63132
314.890.1260 Fax
www.volzinc.com

REVISED:
11-13-2015
12-15-2015

1971 POND ROAD
A TRACT OF LAND BEING PART OF SECTIONS 2 AND 3, TOWNSHIP 44 NORTH,
- RANGE 3 EAST AND PART OF ST. LOUIS COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT
& TREE PRESERVATION PLAN

Book Map No. 23W
23W50003
19/02/2016

T

3/17/16

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. 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 DELIVERANCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

TIMOTHY J. MEYER, P.E.
PROFESSIONAL LAND SURVEYOR
E-24666

ERIC J. KIRBY, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. #200500014

1971 POND ROAD

VOLZ
Incorporated

PAYNE
family
HOMES



LYDIA JANE

HIGHWAY 100

POND RD

CITY OF WILDWOOD

DEC 18 2015

DEPT. OF PLANNING & PARKS

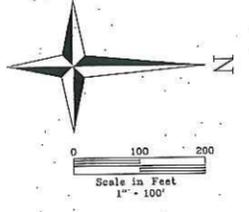
Original Submittal 12/18/15



Map Unit	Area	Required to be Preserved (%)	Area Required to be Preserved	Usable Area	Area to be Preserved	Proposed Disturbance
A6ve	10.89	0	0.00	10.89	2.66	8.14
B6ve	34.09	30	10.20	23.89	15.92	18.08
B6ca	0.91	60	0.55	0.39	0.41	0.57
B4ver	2.61	50	1.31	1.35	0.59	2.19
C6ve	24.36	50	12.18	12.48	18.51	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	0.00	0.03
Wetlands	1.90	100	1.90	0.00	1.00	0.84
Total	78.01	--	26.67	49.35	41.09	36.92

LEGEND FOR IDENTIFYING AND MAPPING SOIL LANDFORMS IN WADSWOOD

SOIL LANDFORM	MAP SYMBOL
SOIL CLASS PERCENT	SYMBOL
14 718 1930 750	A
	B
	C
	D
SOIL THICKNESS	SYMBOL
14 24 24 72	1
	2
	3
RESTRICTIVE LAYERS	SYMBOL
LITHOLOGICAL DISCONTINUITIES WITH GREATER THAN 1% DIFFERENCE IN SAND OR CLAY FROM THE OVERLYING HORIZON	1
DURIED STONE LINES SEASONALLY FURNISHED WATER TABLES AS INDICATED BY REDOXIC/PORE FEATURES OTHER	1
SOIL SURFACE SHAPE	SYMBOL
CONVEX CONCAVE PLANAR	1
	2
	3
SOIL AT THRESHOLD	SYMBOL
ABSENT A HORIZON THICKER THAN 25% CLAY MORE THAN 25% ROCK FRAGMENTS	1
	2
	3



VOLZ
INCORPORATED
INCORPORATED
10000 Indian Head Blvd., Ste. 100
St. Louis, MO 63123
314.880.1200 Fax
www.volz.com

CITY OF WILDWOOD

DEC 18 2015

DEPT. OF PLANNING & PARTS

1971 POND ROAD
A TRACT OF LAND BEING PART OF SECTIONS 2 AND 3 OF TOWNSHIP 44 NORTH
- RANGE 3 EAST AND PART OF SECTION 31, TOWNSHIP 44 NORTH - RANGE 3
EAST, ST. LOUIS COUNTY, MISSOURI

12/18/15

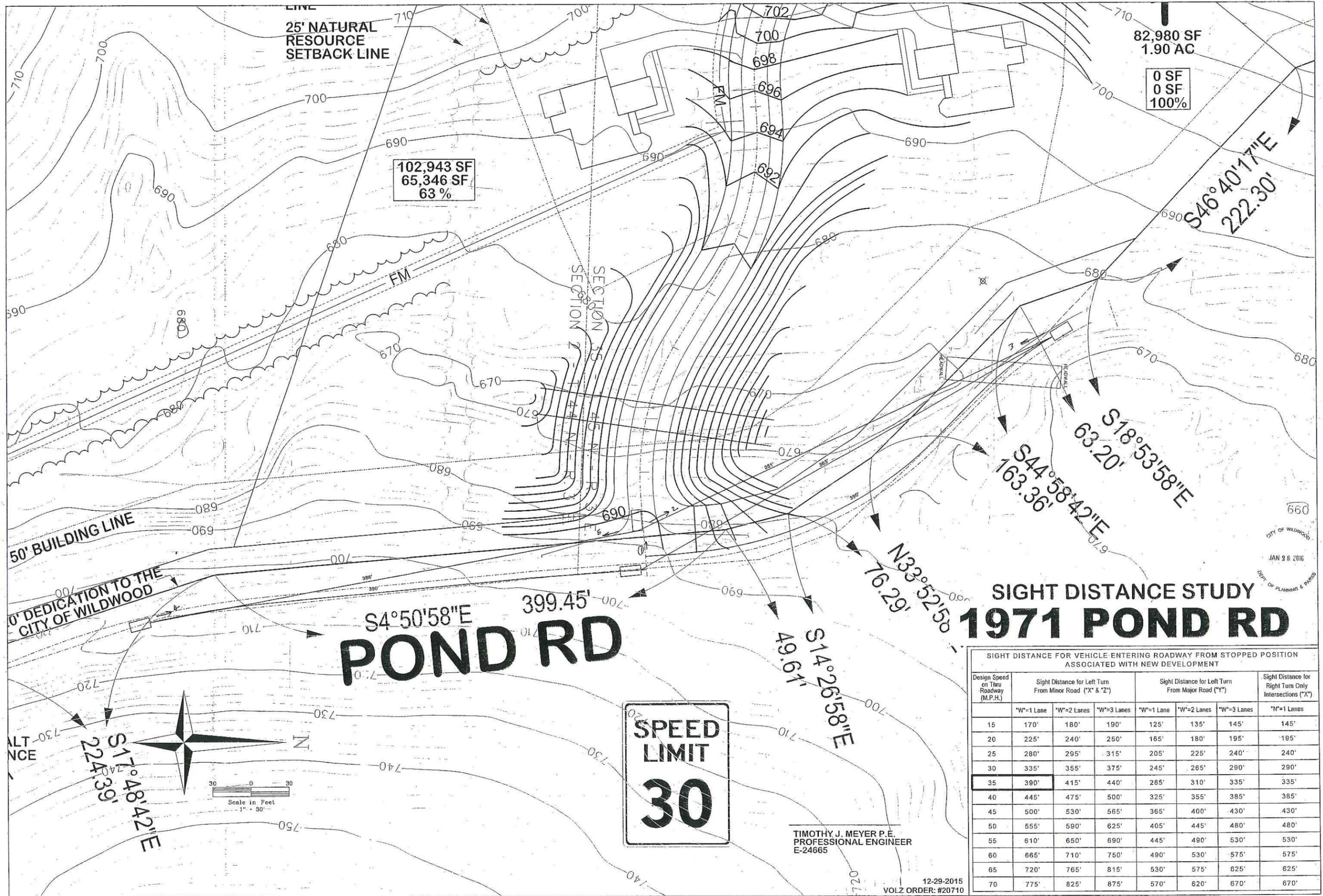
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ERIC J. KIRBY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 24865
STATE OF MISSOURI
12/18/15

NATURAL RESOURCE PROTECTION PLAN

Sheet Map No. 23W 23N 20E3
2010

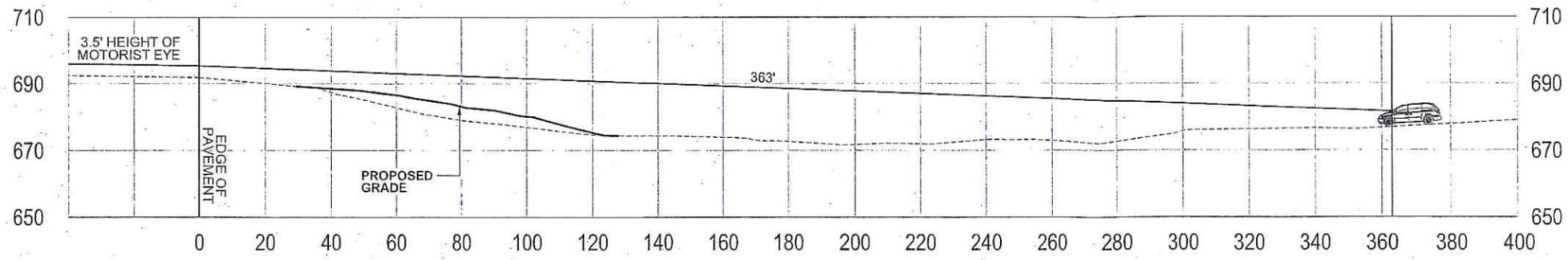
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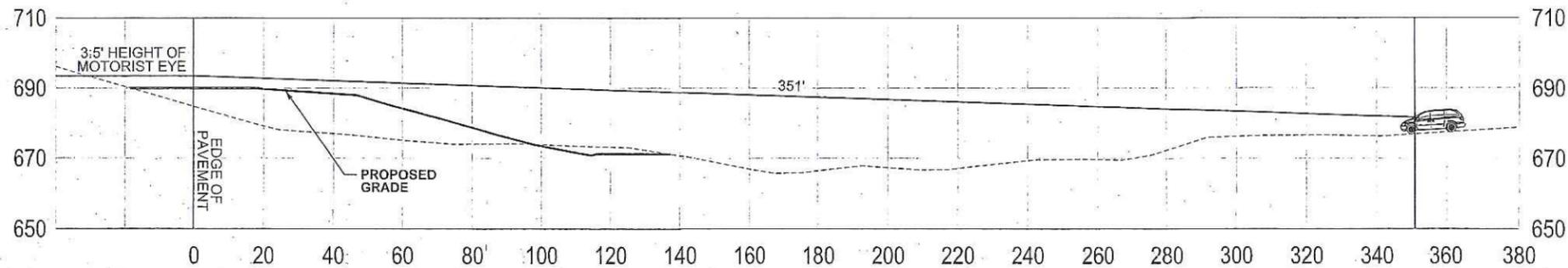
SIGHT DISTANCE FOR VEHICLE ENTERING ROADWAY FROM STOPPED POSITION ASSOCIATED WITH NEW DEVELOPMENT

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'
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'

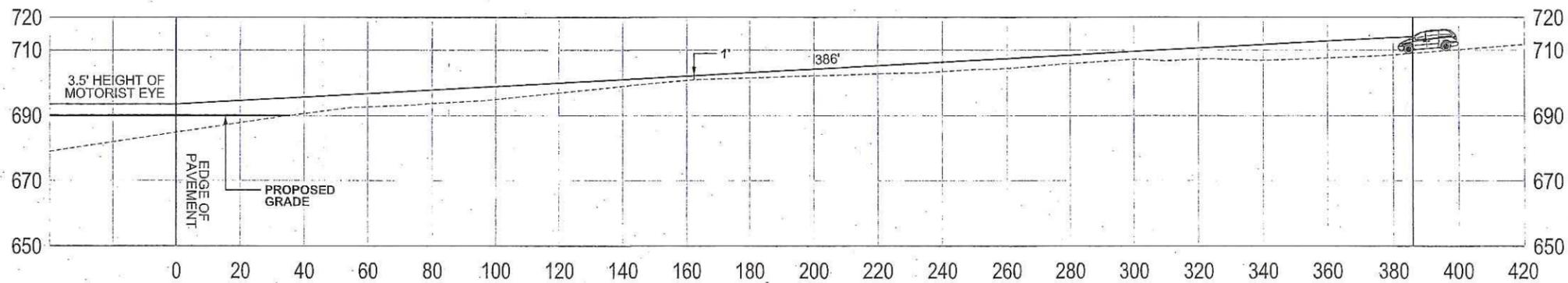
5/18/21



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

Design Speed on Thru Roadway (M.P.H.)	SIGHT DISTANCE FOR VEHICLE ENTERING ROADWAY FROM STOPPED POSITION ASSOCIATED WITH NEW DEVELOPMENT						
	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	*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'
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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'

5/18/21

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, March 7, 2016, at 7:30 p.m.

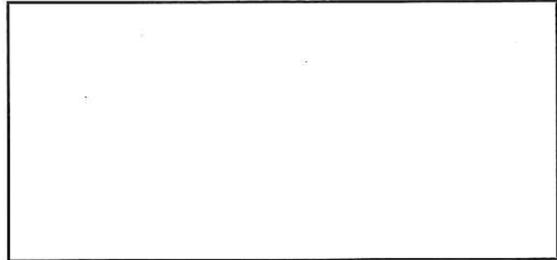
AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING 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 **Monday, March 7, 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.

Travis Newberry

From: Joe Vujnich
Sent: Tuesday, February 16, 2016 5:15 PM
To: Travis Newberry
Subject: Fwd: 1971 Pond Rd

Begin forwarded message:

From: "Cummings, Thomas" <tec@paynefamilyhomes.com>
Date: February 16, 2016 at 2:54:32 PM CST
To: Joe Vujnich <JVujnich@cityofwildwood.com>
Cc: David Schneider <melmjn@gmail.com>, "Duepner, Jerry" <jgd@paynefamilyhomes.com>, Cathy Armfield <carmfield@tricountyr.com>, "rbrown@cityofwildwood.com" <rbrown@cityofwildwood.com>, "ryan@cityofwildwood.com" <ryan@cityofwildwood.com>, Tim Woerther <twoerther@cityofwildwood.com>, "rgolterman@lewisrice.com" <rgolterman@lewisrice.com>
Subject: 1971 Pond Rd

Joe:

Please accept this email as the request of petitioner to postpone the consideration of the Planning & Zoning case related to the above property that is scheduled for report and consideration this evening.

There are several new items that appeared in the Department's report issued late Friday that are impactful to the proposed development, and which petitioner would like to meet with Staff to discuss, so that we might better understand the operation of the development conditions being proposed.

I have left you a voicemail earlier today, but not heard back yet, so I thought it best to follow up in writing.

Please respond to this email to confirm your receipt of the same, and confirm that the item will be removed from tonight's agenda.

Thank you in advance for your prompt response to this very time sensitive message.

Sincerely,

Tom
314-287-3110 (m)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, February 16, 2016 4:39 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	<i>Field not completed.</i>
------------------	-----------------------------

Position on Request	Do Not Support
---------------------	----------------

General Comments	<p>In the master plan this area is considered the NUDistrict. It was suggested back in 1965 that this area should be preserved for its natural landscape and proposed that single family homes be built on 20 acres or more; however, they realized this was not an adequate request. So, it was agreed upon that each lot should be AT LEAST 3 acres. This development is trying to be pushed through using the residential overlay district so that it doesn't have to comply with the master plan. There is a reason the master plan is in effect and now the city planning is trying to push development at the expense of the natural landscape/beauty of the land west of 109. The 3 acre minimum was not so that people had privacy, it was so that clusters of homes are not built on this land. this land was meant to be undisturbed not have subdivisions on. I realize development is good for the city and I welcome it as long as it benefits the entire wildwood community forever and not just the pockets of the developers for a couple generations. The development of this proposal will have profound negative impact for the rest of history. Take caulks creek for example. Development in that area ruined the land forever. I do not understand why the planning department of wildwood pushes development like that in this rural setting. The proposal from the department states that this is land is a natural landmark in this area due to its</p>
------------------	--

Suggestions

less dwellings, thick buffer of woods between current established properties, sidewalk from pond ballpark to the wildwood community park.

(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.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, March 02, 2016 5:49 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; 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	<i>Field not completed.</i>
------------------	-----------------------------

Position on Request	Other
---------------------	-------

General Comments	Unsure if I support this proposed development. My questions are: What water supply is being used, (public or private). If private will drilling wells in this location affect the wells already in the area. If so, what options do existing homeowners have. Will the developer/city correct this situation if it occurs. How will the sewer/septic /system be handled, especially on the less than 3 acre plots? Ground water run off. How will developer control the water run off so that existing properties will not be affected? Will developer/city correct and pay for any damages caused by water run off that is caused by the new development? Also, traffic. As everyone in the area is aware of spring/summer is major ballpark traffic, plus the biker traffic. Putting an entrance on the S curve on pond may not be the best idea. Ballparkers are known for speeding in this area. Plus I think it would put bikers at risk for being hit on this curve.
------------------	--

Suggestions	Would like to see published all answers to the above questions, but any other questions raised by people living in the area. Would like to see the entrance to subdivision be on Manchester road only. Would like guarantees that well and water run off issues be resolved before starting subdivision.
-------------	--

(Section Break)

Name	Maria Tate
Address	17274 Portland Cove Ln
City	Glencoe
State	Missouri
Zip	63038-1352
Phone Number	6364051205
Email	tatemia@hotmail.com

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

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, February 29, 2016 11:03 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
--------------------------	--------------------------

Item Description	<i>Field not completed.</i>
------------------	-----------------------------

Position on Request	Do Not Support
---------------------	----------------

General Comments	Application does not adhere to minimum 3 acre lot
------------------	---

Suggestions	<i>Field not completed.</i>
-------------	-----------------------------

(Section Break)

Name	John Bondurant
------	----------------

Address	2055 Wakefield Lake Drive
---------	---------------------------

City	Wildwood
------	----------

State	MO
-------	----

Zip	63038
-----	-------

Phone Number	6364588365
--------------	------------

Email	mohogfan@junoc.com
-------	--

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

From: Glen De Hart <gbwrecycling@att.net>
Subject: Fwd: Payne Development on Pond Road and 100
Date: February 24, 2016 at 4:53:12 PM CST
To: Joe Vujnich <JVujnich@cityofwildwood.com>

Sent from my iPhone

Begin forwarded message:

Resent-From: <gdehart@cityofwildwood.com>
From: Barbara Schaich-Rogers <bschaich18@gmail.com>
Date: February 24, 2016 at 4:48:35 PM CST
To: <lmcgowan@cityofwildwood.com>, <gdehart@cityofwildwood.com>
Subject: Payne Development on Pond Road and 100

I am a resident in your ward and live at 1200 Pond Road. I purchased the land my home is on in 1979 to live in a rural area. I expected growth and I was part of the "Greenbelt" group that willed Wildwood into creation so that it would be responsible growth. The Master Plan, I thought, did not allow clustered housing west of 109. The Payne group has proposed clustered housing which is less than 3 acre lots. This planned development is definitely west of 109. I understand that there will be an added lane on Pond Road. Pond Road does not need any more traffic. We have enough between the ball park traffic and, more importantly, all the people who use it to cut through to BA.

I hope this development is voted down. Other developers have complied with the 3 acre minimum and Payne should be no exception.

Thank you for taking my comments into consideration.
Barbara Schaich-Rogers



GOV. OF MISSISSIPPI

NOV 22 2011

DEPT. OF PLANNING & PARKS





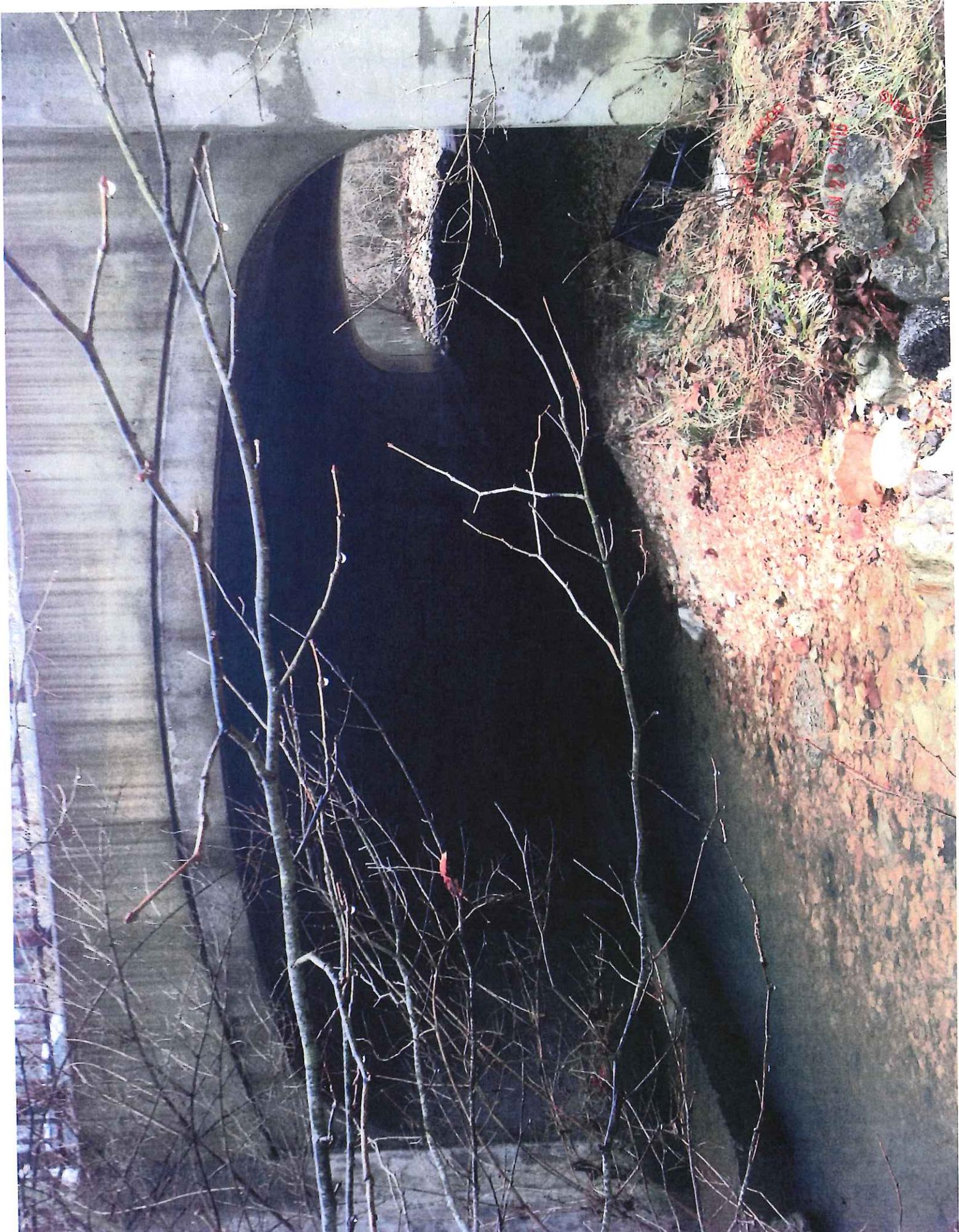
Engineers
Land Planners
Land Surveyors

314-426-6212
0849 Indianhead Ind Biv.
St. Louis, MO, 63132

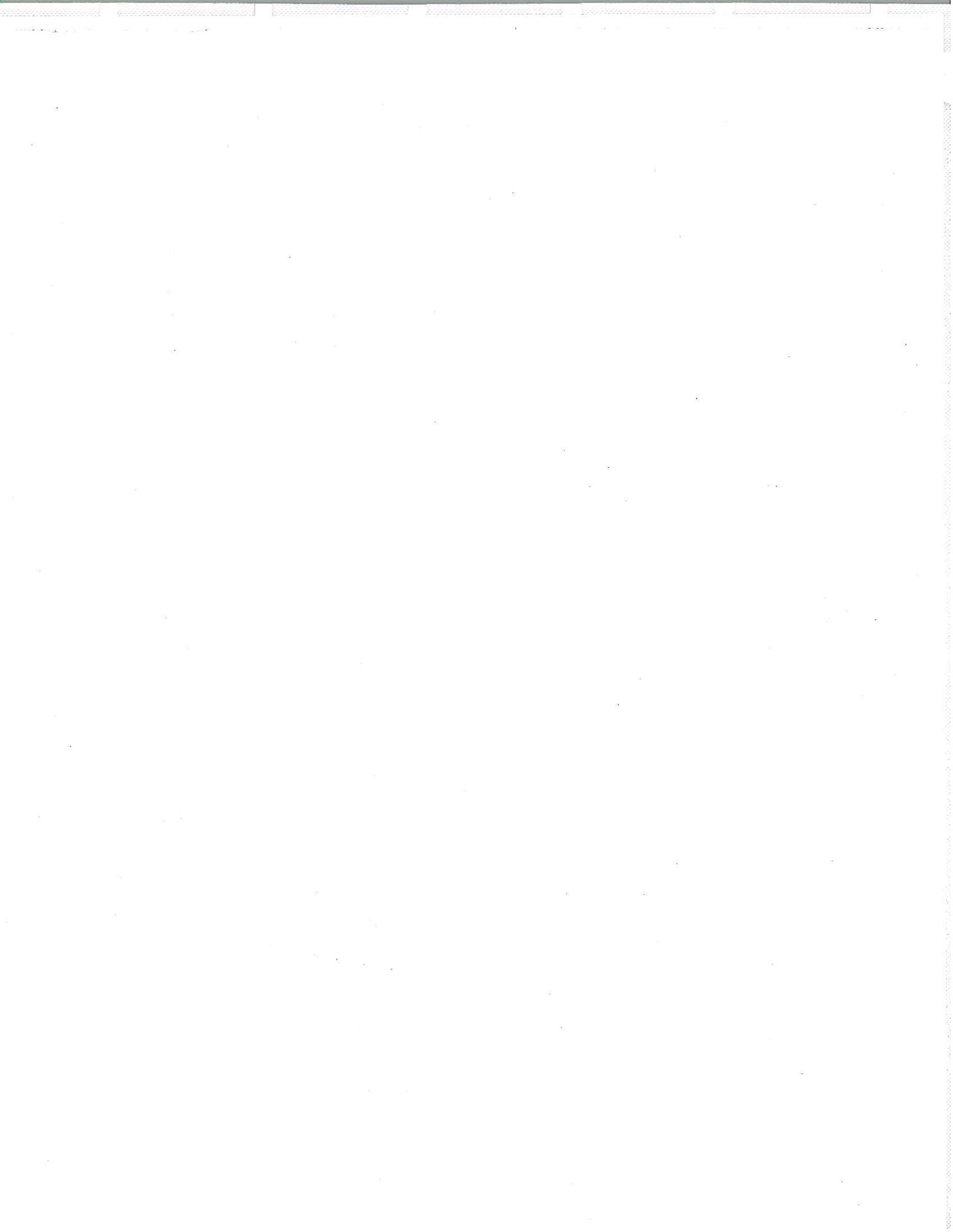
VOLZ











ATTACHMENT D
Background Information



WILDWOOD

16860 Main Street
Wildwood, MO 63040

**CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING**
before the Planning and Zoning Commission
Tuesday, February 16, 2016, at 7:30 p.m.

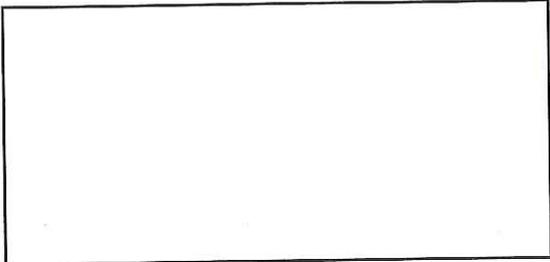
THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.

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.



Street Address of Subject Site:
1971 Pond Road

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



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.



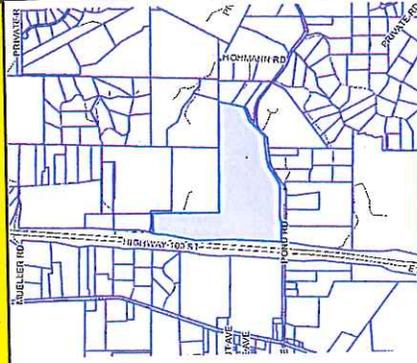
WILDWOOD

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.

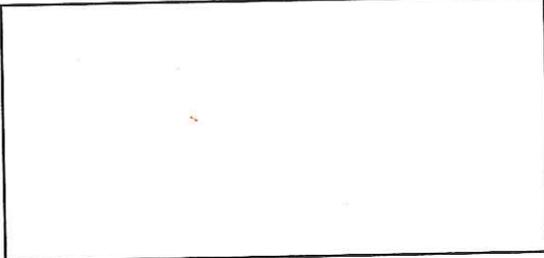
AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING 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:
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 Tom Cummins
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):

23W520053

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:

TBD

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

Site Development: SUMMER/FALL 2014

Home Construction: SPRING 2017

CONSULTANT INFORMATION

Engineer's/Architect's Name: TIM MEYER / JEFF ATKINS

Address: VOLZ INC

10849 INDIAN HEAD HOLE 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

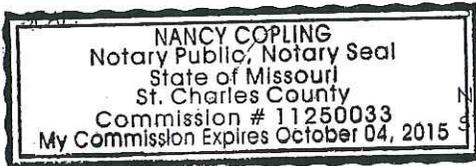
NAME (PRINTED): Thomas E. Cummings

ADDRESS: 10407 BAUER 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

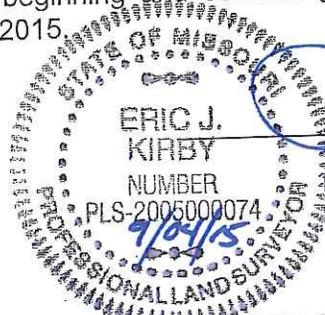
September 4, 2015

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, 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.

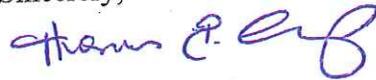
We believe the requested change is appropriate and consistent with existing and approved developments to the West, North, and East of the tract. The proposed community would consist of twenty five (25) single family residences on approximately 78 acres of land. The community would be served by a single 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

CITY OF WILDWOOD

NOV 30 2015

DEPT. OF PLANNING & PARKS

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.

CITY OF WILDWOOD
PLAN/PLAT REVIEW CHECKLIST
PAGE 3

- 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>

PRELIMINARY DEVELOPMENT
& TREE PRESERVATION PLAN

1971 POND ROAD

DEC 18 2015

OF WOODRUFF COUNTY MISSOURI

VOLZ
INCORPORATED
ENGINEERS
LAND SURVEYORS
PLANNERS
ARCHITECTS
1000 S. MAIN STREET, SUITE 100
ST. LOUIS, MISSOURI 63102
PH: 314.433.8800
WWW.VOLZINC.COM

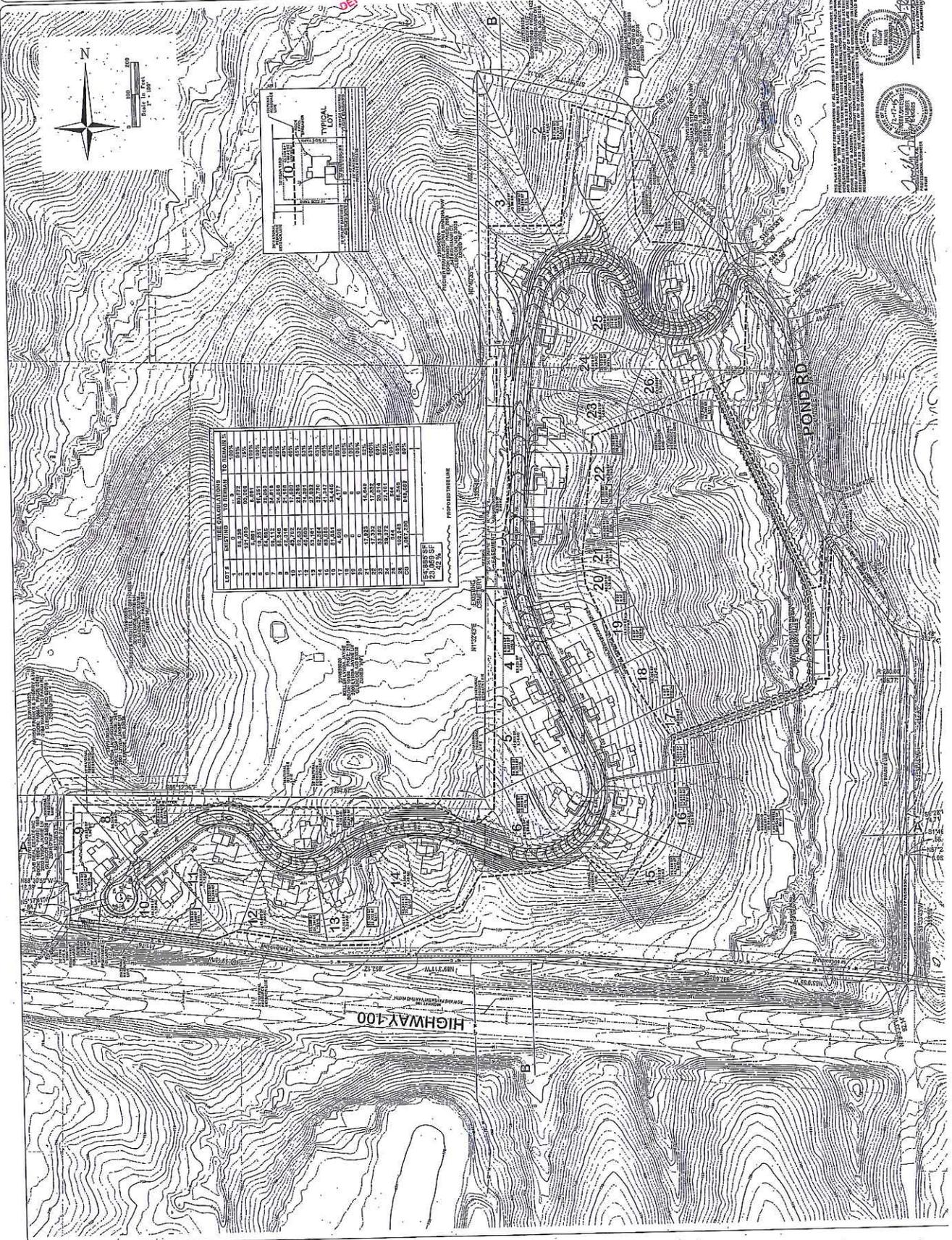


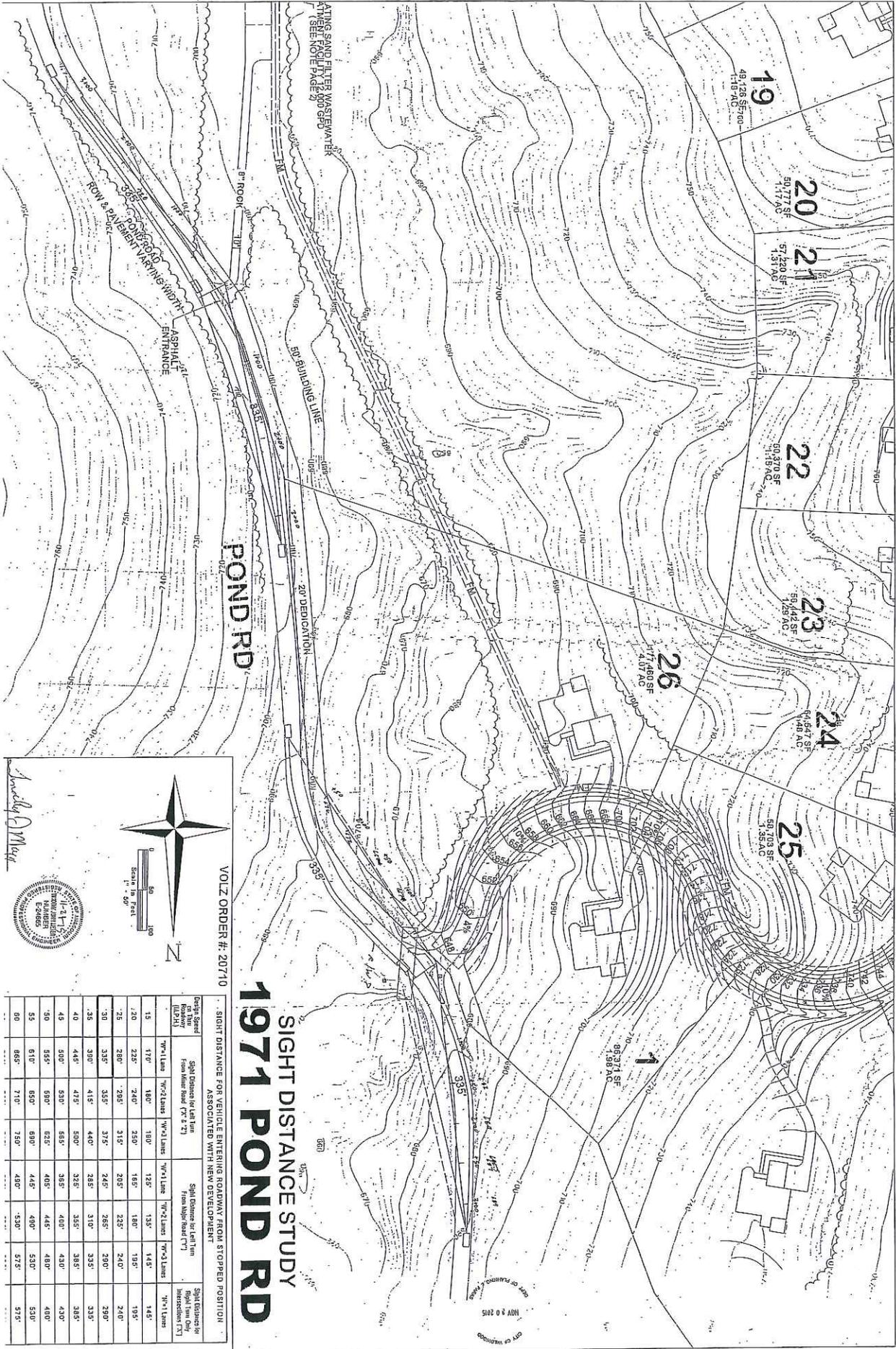
TABLE 1 - TREE CALCULATION TO DETERMINE
TOTAL TREE VOLUME TO BE PRESERVED

NO.	SP. SPECIES	DBH	HT.	FORM CLASS.	DBH ² x HT.	FORM CLASS.	DBH ² x HT.	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
TOTAL								10,850.00

PROPOSED TREE LINE
42.5%

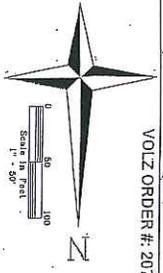


STATE OF MISSOURI
DEPARTMENT OF REVENUE
DIVISION OF LAND RECORDS
RECORDING DIVISION
RECORDED
INDEXED
FILED
ST. LOUIS, MISSOURI
DEC 18 2015



SIGHT DISTANCE STUDY 1971 POND RD

VOZ ORDER #: 20710



SIGHT DISTANCE FOR VEHICLE ENTERING ROADWAY FROM STOPPED POSITION ASSOCIATED WITH NEW DEVELOPMENT

Design Speed (mph)	Sight Distance for Left Turn From Meter Road ("X" 2.71)			Sight Distance for Left Turn From Meter Road ("Y")			Sight Distance for Right Turn Only Intersection ("Z")			
W-1 Lane	W-2 Lane	W-3 Lane	W-4 Lane	W-1 Lane	W-2 Lane	W-3 Lane	W-4 Lane	W-1 Lane	W-2 Lane	W-3 Lane
15	170'	180'	190'	125'	135'	145'	145'	145'	145'	145'
20	225'	240'	250'	185'	185'	195'	195'	195'	195'	195'
25	280'	295'	315'	245'	235'	245'	245'	245'	245'	245'
30	335'	355'	375'	245'	265'	280'	280'	280'	280'	280'
35	390'	415'	440'	285'	310'	335'	335'	335'	335'	335'
40	445'	475'	500'	325'	355'	385'	385'	385'	385'	385'
45	500'	530'	565'	385'	405'	430'	430'	430'	430'	430'
50	555'	590'	625'	465'	485'	510'	510'	510'	510'	510'
55	610'	650'	690'	445'	480'	520'	520'	520'	520'	520'
60	665'	710'	750'	480'	530'	575'	575'	575'	575'	575'

VOLZ
INCORPORATED
LAND SURVEYING
ENGINEERING
PLANNING
ARCHITECTURE

1000 N. WILLOW ST.
ST. LOUIS, MISSOURI 63101
TEL: 314.433.1100
FAX: 314.433.1101
WWW.VOLZINC.COM

DEC 18 2015

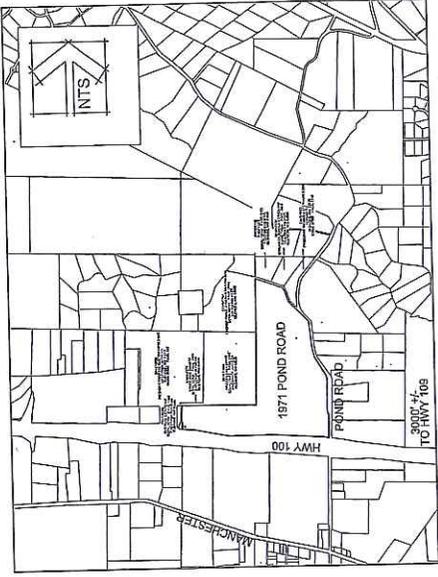
DEPT. OF PLANNING & PARKS

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 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI

DEVELOPMENT PLAN
PRIMARY PLAN

DATE: 12/18/15
SCALE: AS SHOWN



A TRACT OF LAND BEING PART OF SECTIONS 2 AND 3, TOWNSHIP 44 NORTH, RANGE 3 EAST AND PART OF SECTION 35, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI. THIS TRACT OF LAND IS BEING SUBMITTED FOR REZONING TO THE CITY OF WILMWOOD, MISSOURI. THE TRACT OF LAND IS BEING SUBMITTED FOR REZONING TO THE CITY OF WILMWOOD, MISSOURI. THE TRACT OF LAND IS BEING SUBMITTED FOR REZONING TO THE CITY OF WILMWOOD, MISSOURI.

NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR THE CITY OF WILMWOOD, MISSOURI	12/18/15	J. VOLZ
2	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
3	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
4	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
5	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
6	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
7	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
8	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
9	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
10	REVISIONS TO THE PLAN	12/18/15	J. VOLZ

FREE PRODUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILMWOOD, MISSOURI ZONING ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILMWOOD, MISSOURI ZONING ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILMWOOD, MISSOURI ZONING ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILMWOOD, MISSOURI ZONING ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES.

NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR THE CITY OF WILMWOOD, MISSOURI	12/18/15	J. VOLZ
2	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
3	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
4	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
5	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
6	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
7	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
8	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
9	REVISIONS TO THE PLAN	12/18/15	J. VOLZ
10	REVISIONS TO THE PLAN	12/18/15	J. VOLZ

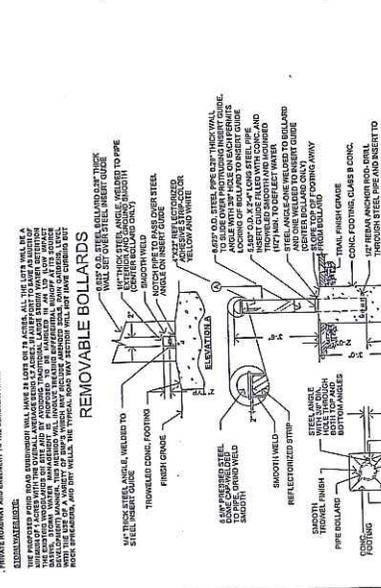
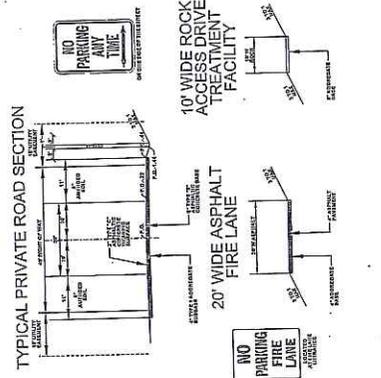
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2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILMWOOD, MISSOURI ZONING ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILMWOOD, MISSOURI ZONING ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILMWOOD, MISSOURI ZONING ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES.



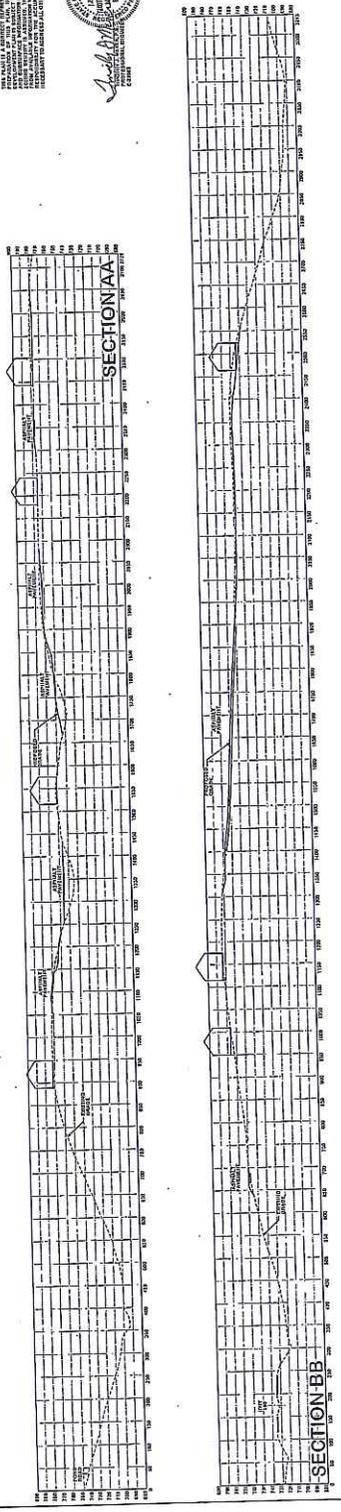
REMOVABLE BOLLARDS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILMWOOD, MISSOURI ZONING ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES.

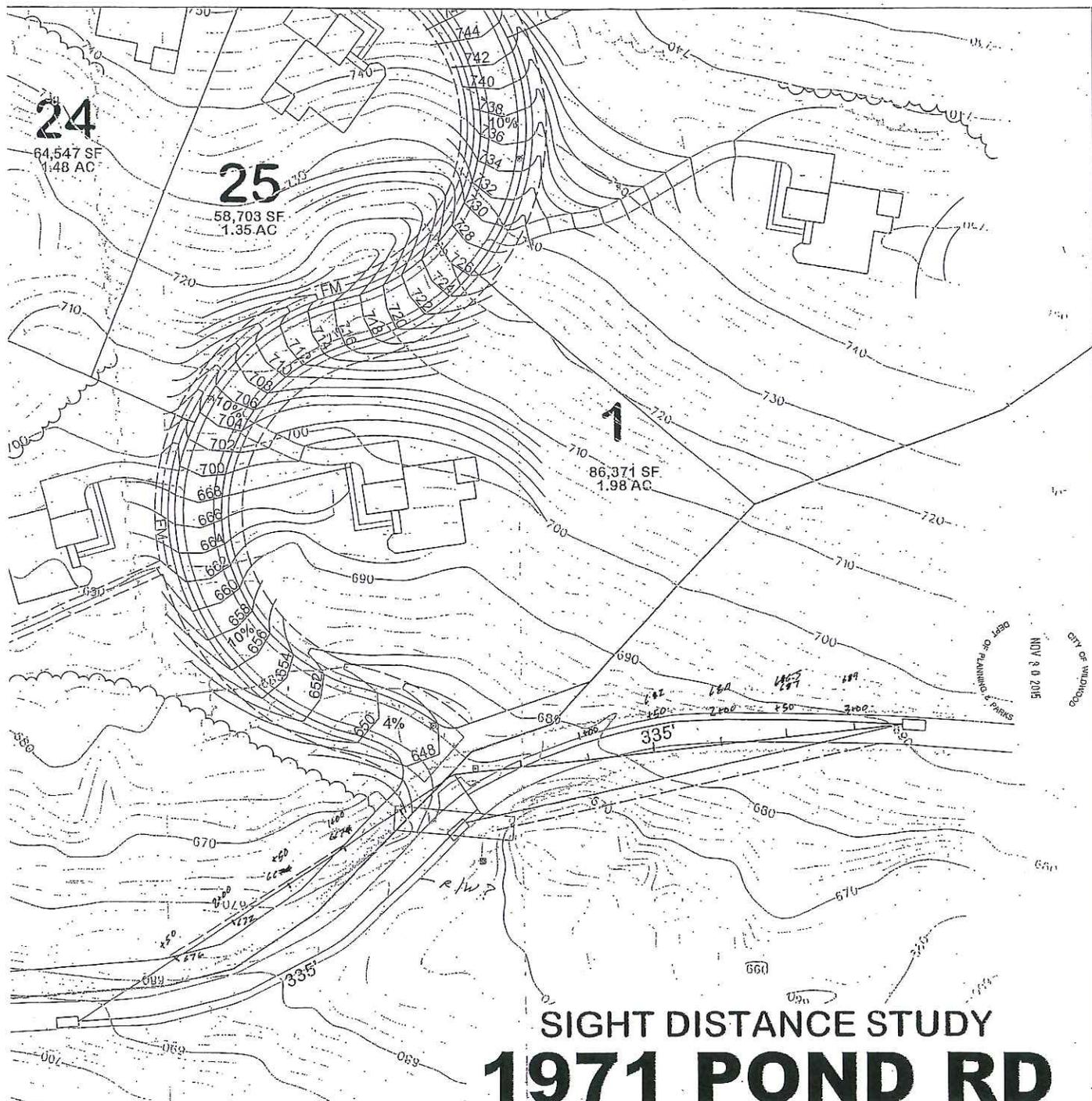
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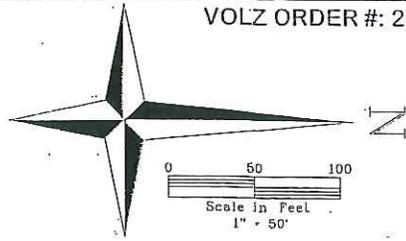


Professional Engineer Seal
Professional Engineer Seal
Professional Engineer Seal



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	
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'	805'	530'	575'	620'	620'



Timothy J. Meyer

VOLZ
INCORPORATED
1809 S. FARM ROAD
ST. LOUIS, MISSOURI 63108
TEL: 314.241.1234
WWW.VOLZINC.COM

PAYNE HOMES

DEC 18 2015

CITY OF WILMINGTON

DEPARTMENT OF PLANNING & PARKS

LEAD

1971 POND ROAD

A TRACT OF LAND BEING PART OF SECTIONS 2 AND 3, TOWNSHIP 44 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI

NATURAL RESOURCE PROTECTION PLAN

Form No. NR-200
2010



LAND AREA SUMMARY

Category	Area (Acres)
Total Tract Area	100.00
Highway Right-of-Way	10.00
Other Public Use	5.00
Water	2.00
Unimproved Land	73.00
- B6ve	45.00
- C6ve	20.00
- B6ca	5.00
- C6ca	3.00

DEVELOPMENT POTENTIAL SUMMARY

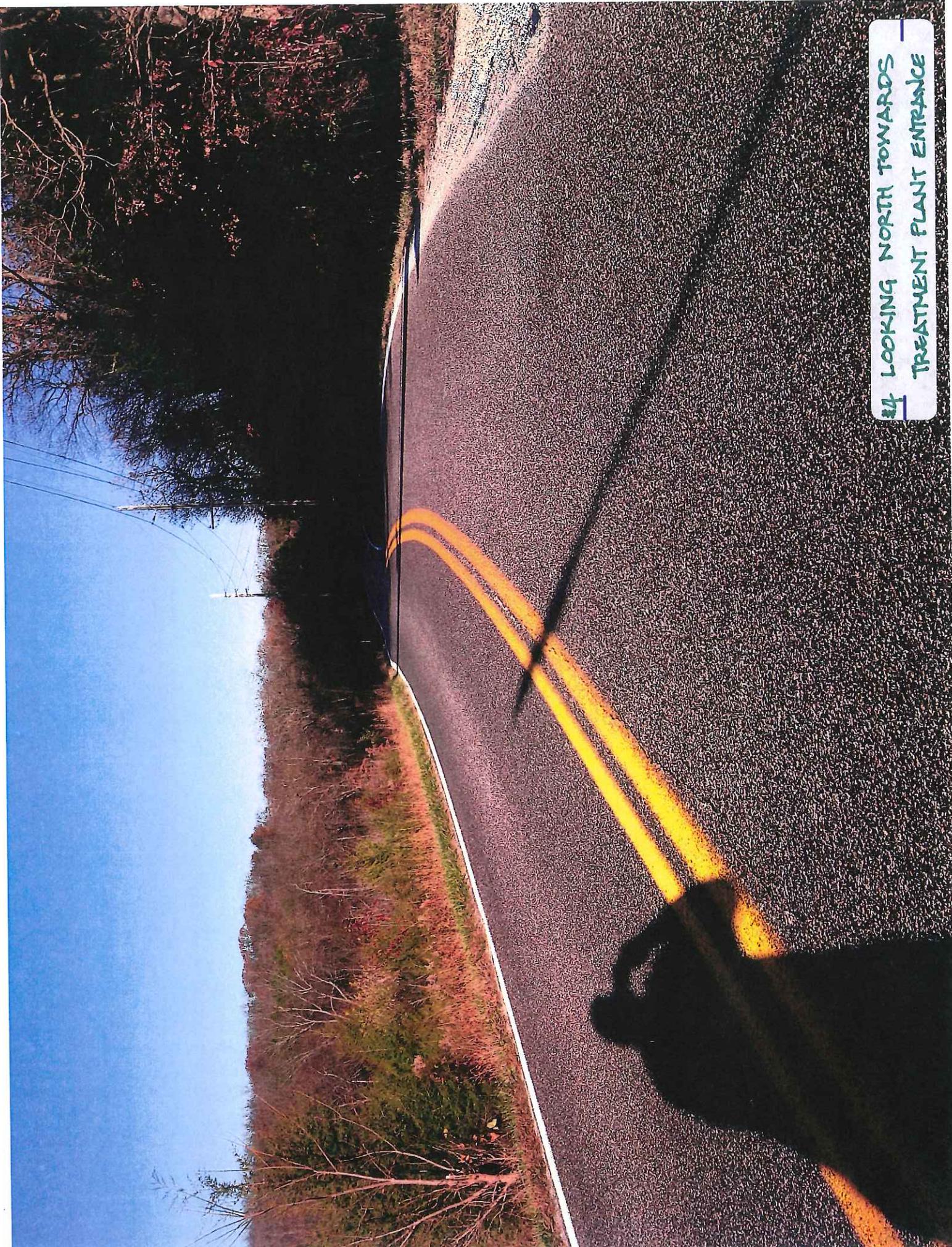
Category	Area (Acres)	Population	Employment	Residential Units
Total Tract Area	100.00	1,000	50	200
Highway Right-of-Way	10.00	100	5	20
Other Public Use	5.00	50	2	10
Water	2.00	20	1	4
Unimproved Land	73.00	730	43	166
- B6ve	45.00	450	22	90
- C6ve	20.00	200	10	40
- B6ca	5.00	50	2	10
- C6ca	3.00	30	1	6



— LOOKING NORTH TOWARDS
— MAIN ENTRANCE #2



#3 LOOKING SOUTH TOWARDS
TREATMENT PLANT ENTRANCE



14 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 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 Poppingham 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.

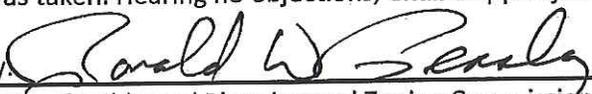
Per Chair Bopp's request, Mayor Woerther outlined the City Council action on the Villages at Bright Leaf proposal from its meeting the previous week.

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

Item Description payne family homes llc

Position on Request Other

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?

Suggestions I will be attending this meeting on December 21. I'd like to see a blueprint of this proposed subdivision.

(Section Break)

Name Lynda Jayne Keller

Address 2000 Lynda Jayne Lane

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

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	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 HOFFEY
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

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	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

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	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

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

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
Item Description	PRD application
Position on Request	Do Not Support
General Comments	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

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

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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
Item Description	<i>Field not completed.</i>
Position on Request	Do Not Support
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

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

ADDENDUM TO THE DRAFT REPORT

CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

Prepared by the Department of Planning

March 7, 2016 Executive Meeting

"Planning Tomorrow Today"

- Request:** A response to a communication dated October 20, 2015, from Jenny Mitchell, Director of Property Management with the Desco Group, regarding a change to an Amended MXD Mixed Use Development District ordinance to allow for a third freestanding monument sign on the same lot.
- Zoning:** Amended MXD Mixed-Use Development District - **St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc.**
- Location:** South side of Manchester Road, west of State Route 100 (Manchester Road)
- Ward:** Seven

The Department of Planning has investigated the potential sign options at this location again and determined the same in this regard. This determination, which was first referenced in the draft Planning and Zoning Commission's report dated December 21, 2015 and presented to its members at a meeting held on that date, did not support the proposal for a stand-alone sign along Manchester Road. In that draft report that was not acted upon by the Planning and Zoning Commission, at the request of the Department, a number of options were identified for consideration to provide improved visibility to the in-line retailers associated with this center. These options can be summarized as follows:

1. The retrofitting of the two (2), existing monument signs at the main access point into the center to assist the in-line tenants of the development, given these two (2) representations are being used to advertise the Schnucks Wildwood Crossing Center and nothing else at this time.
2. The placement of allowable directional signage at the eastern access point into the development.
3. The use of existing features, such as a retaining wall, to complement current signage allowances within the development.

The delay in action on the draft recommendation report that had been prepared by the Department of Planning, and then the Planning and Zoning Commission at the meeting on this matter, was to determine if other, more non-traditional options existed for the placement of an additional sign along this length of Manchester Road, where there are currently five (5) monument types that exist there already. In studying this matter, the Department has determined that other options are limited, but an already identified approach may be the most acceptable in this regard and have the least amount of impact in terms of sign clutter along this Town Center arterial roadway.

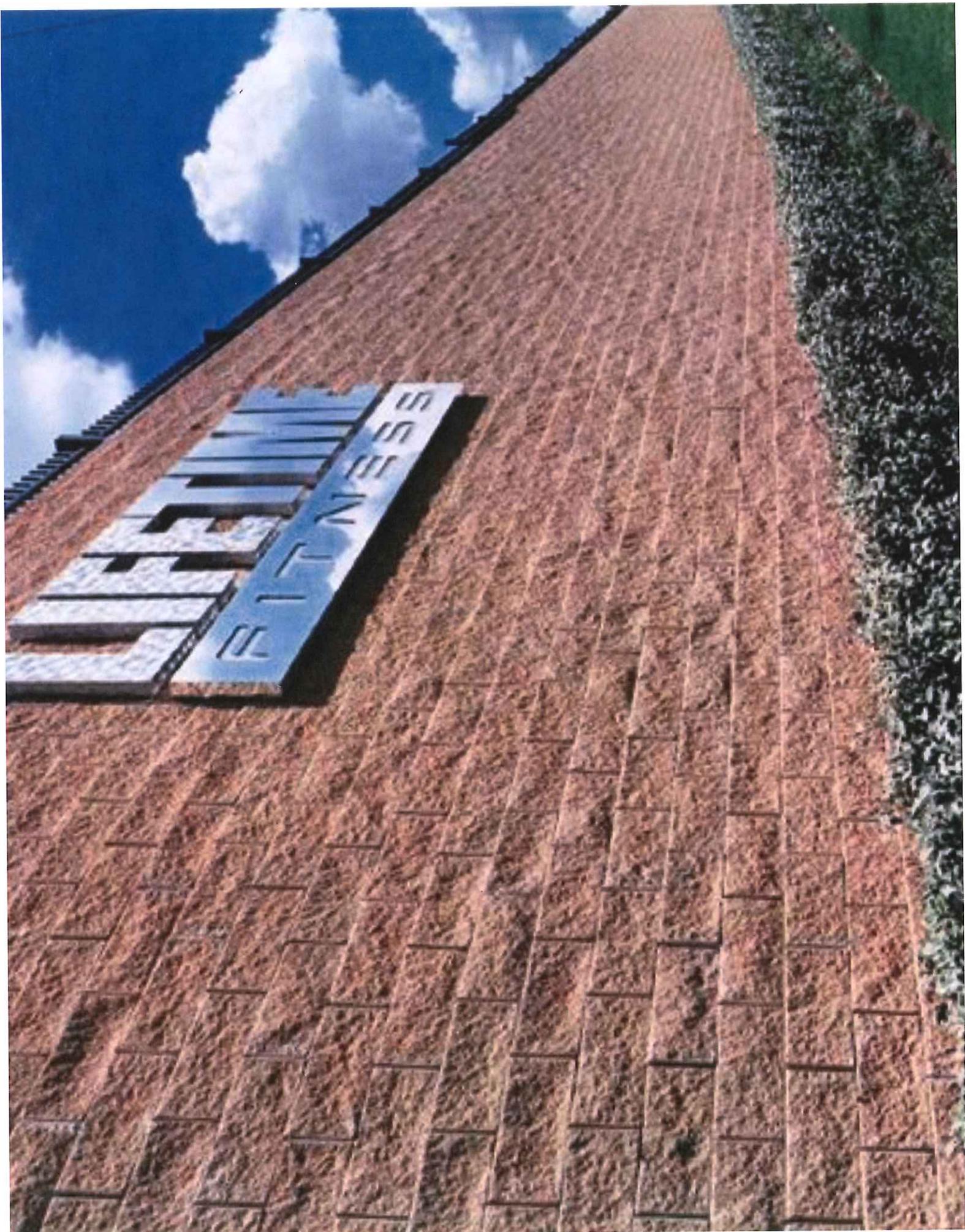
In terms of this option, the Department would note an existing retaining wall is located on the west side of the easternmost access point into this center. This retaining wall meets the grade of the site a short distance into it, and then turns south from Manchester Road. This retaining wall could be extended as a garden wall, with the placement of a sign band on it for use. This option has several benefits that include the following items:

1. A garden wall option is encouraged in the City's Town Center Area as a structure for use in screening and placement of signage. Therefore, the installation of a garden wall, as part of the existing retaining wall, would be consistent with components of the Town Center Plan.
2. A garden wall option of a like material and color will better blend with existing site features and minimize the impact on the streetscape.
3. A garden wall option can be designed to accommodate the sign selection and address the needs of at least several tenants.
4. A garden wall option maximizes the use of the limited space in this area of the development for any additional improvements.
5. The installation of the garden wall at the northern end of the existing retaining wall will also provide additional screening of the parking lot area that is located above the surrounding grade at the access area.

The design of this wall and how it interacts with the existing structure requires both a design and engineering analysis to determine an attractive and functional approach to its placement and use. This analysis is essential, given the Department remains concerned about the proliferation of signage on this portion of Manchester Road, but also believes this option appears to mitigate some of the more troublesome items of such, while allowing those businesses located in this center, within the in-line portion of the development, to have more identification along their main arterial roadway.

Attached to this Addendum is the report the Department prepared for the Planning and Zoning Commission's meeting in December 2015. This report has been re-dated, but not altered, which would only occur at the next meeting of the Planning and Zoning Commission in March, if the option noted in this Addendum is supported by the members.

If any of the Commission members have questions or comments in this regard prior to tonight's meeting, please feel free to contact the Department of Planning at (636) 458-0440. This item is on tonight's agenda for discussion. Thank you for your review of this information and direction on the same.





WILDWOOD

Reissued – March 7, 2016 (original issue date - December 21, 2015)

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

- Re: A response to a communication dated October 20, 2015, from Jenny Mitchell, Director of Property Management with the Desco Group, regarding a change to an Amended MXD Mixed Use Development District ordinance to allow for a third freestanding monument sign on the same lot.
- Zoning: Amended MXD Mixed-Use Development District - **St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc.**
- Location: South side of Manchester Road, west of State Route 100 (Manchester Road)
- Ward: Seven

City Council Members:

Introduction

The Planning and Zoning Commission is in receipt of a letter from the owner/developer of the Schnucks Wildwood Crossing Center that is located on Manchester Road in Wildwood's Town Center Area. This letter is dated October 20, 2015 and seeks a change to the sign regulations associated with this governing ordinance to allow for an additional freestanding monument sign along the property's frontage. This additional sign would be in conjunction with the four (4) signs already located along Manchester Road. With this request, the Planning and Zoning Commission has reviewed the files and related materials relative to it and made a determination in this regard. Accordingly, the Planning and Zoning Commission, acting at its March 7, 2016 Executive Meeting, and by a vote of -- to --, submits the following report to the City Council for its consideration and action.

Background and Zoning History

For the purposes of review, **St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc.** was the first application of a new St. Louis County district designation identified as the Mixed-Use Development District, which was intended to provide a zoning mechanism to encourage the development of communities at a neighborhood level by mixing all types of housing choices, with neighborhood commercial activities, and institutional and recreational amenities as well. In this case, single family detached and attached, along with apartment units, were authorized as part of this project, while also including several areas of commercial activity, and other services, such as a child care center. In total, the site-specific ordinance approved by St. Louis County for this project authorized the following:

- a. 295 detached single family dwellings on individual lots of varying sizes;
- b. 401 multiple family dwellings, including attached and multiple story types;

- c. 110,000 square feet of commercial space, including a supermarket and in-line retail, and additional uses, which were a convenience store with gas pumps, a medical office building, a bank, with drive-through facilities, and an outbuilding that currently houses two (2) restaurants and several medical offices.
- d. A childcare center, a private school, a subdivision clubhouse, including a pool and tennis courts, and common ground, which includes Lake Chesterfield.

This project began development long before Wildwood was incorporated, with the majority of the single family detached housing completed by 1995. The apartments (Carriage Place) and the Schnucks Wildwood Crossing Center were started after the City's incorporation and were reviewed by it. This project was the most successful of a few of the mixed-use developments St. Louis County had authorized over the last two (2) decades of it being part of its Zoning Ordinance. Others never materialized or the commercial component were never started.

Wildwood Considerations – 1st Review - Since the incorporation of the City, there have been three (3) major changes within the development that required the amendment of the governing ordinance or a rezoning. The first of these two (2) major changes involved the commercial center, where Schnucks Markets was the major anchor tenant. After construction had started on this large development, changes were requested to address signage requirements, while seeking certain improvements to the internal circulation layout of parking and drive aisles, the location of other improvements, and modifications to the landscaping and buffering scheme to improve the transition from commercial uses to residential activities. Both the Planning and Zoning Commission and City Council supported these changes and acted upon them in April 1996. Key in this support by both of these decision making bodies was the proposed modifications to the ordinance's signage allowances, which led to allowable pylon signs being changed to monument types, which was more in keeping with the emerging standards for the planned Town Center Area.

Wildwood Considerations – 2nd Review - The second major change relating to this development involved the Mobil facility on Manchester Road. This facility was part of the original development of the project, but had a very small kiosk for service purposes and a limited number of pump islands for use. This design reflected current trends in the middle part of the 1980's. With changes in the gasoline and convenience industry, this facility needed to be updated and the owner sought such a change in 2008. This change would include a large convenience store (from approximately an 800 square foot kiosk to a 3,000+ square foot convenience store), along with the addition of more pump islands and a double-bay car wash facility.

To accomplish this change to the facility and address the requirements of the Town Center Plan, since this development would constitute a complete rebuild of the site, the property had to be rezoned to the C-8 Planned Commercial District. As part of this planned district, the increased use of the site for buildings and structures could be accommodated, while integrating the requirements of the Town Center Plan's Workplace District into the design of its improvements as well. These improvements would include the reconstruction of Manchester Road to include all required streetscape improvements.

The Planning and Zoning Commission and the City Council concurred with the redevelopment of this facility and supported the planned changes to the site. The Commission and City Council's support was premised on the facility's long history at this location and the competitive nature of this type of business, which necessitated an upgrade to this facility. Additionally, it was noted in the approval of the rezoning of the project it would utilize the standards and guidelines of the Town Center Plan, which would lead to an improved appearance, at what many identify as the main entry into the City from the east.

Wildwood Considerations – 3rd Review - The latest of the changes considered by the City of Wildwood was more recent, in 2014. The owner of the day care center, which had been vacant for an extended period of time, requested the allowable uses associated with this building be increased to include retail and other commercial types. According to the owner of this property, the traditional stand-alone day care facility owned by a nationally-based provider was struggling and occupancy of the building needed to be addressed. Interest had been limited in the site, but generally for other activities than allowed, which, again, was a day care center.

The Planning and Zoning Commission agreed some limited, additional uses might be justified at this location, but should be restricted to professional offices only, so as to manage traffic, parking, and hours and days of operation, given the site's proximity to residential homesites. The ordinance was amended and authorized professional offices, along with the existing day care center use. The Commission noted that such a change might actually decrease the hours of operation during the typical workweek and lead to less traffic in its vicinity. The City Council received this recommendation and conducted a public hearing on the matter shortly thereafter. After the public hearing at City Council, its members agreed with the Commission's recommendation and authorized a change to the enabling legislation. The change was completed, but the reuse of the building is still being sought and no tenant has occupied it at this time.

Along with these three (3) major land use considerations that have occurred over the last eighteen (18) years, other projects have been undertaken, along with a few major improvements in the vicinity, which are summarized below:

1. The only authorized fast-food restaurant, with a drive-through facility, was constructed shortly after the commercial center on the outlot located to the north of the Schnucks Supermarket.
2. The proposed school lot, which was located on the southeast corner of Pierside Lane and Waterfront Way, was constructed and called Apple Hill Academy.
3. The development of one (1) of the outlots along Manchester Road was approved for Electro Savings Credit Union. This lot was restricted by the governing ordinance to office uses or a financial institution, with drive-through facilities, due to its proximity to the nearby residential homesites.
4. The large lake drained on two (2) occasions, costing homeowners in the subdivision thousands of dollars to repair.
5. The City of Wildwood completed the conversion of Manchester Road, along this development's frontage, to the Town Center required streetscape components that exist at the Mobil on the Run facility and further west on the same roadway. With the streetscape's completion, the desired streetscape now exists from State Route 100, on the east, to Taylor Road on the west.

Additionally, over the last thirty (30) years, certain residential areas were altered to accommodate changes in unit types, primarily from attached to detached types, with a mix of dwelling and lot sizes. An example of such a change was the development of the property, where the Cove at Lake Chesterfield now exists.

Sign Considerations - It is important to note this project was approved just before the City of Wildwood's incorporation. In approving this project, St. Louis County granted an off-site advertising sign on a parcel of ground with direct frontage onto State Route 100 for visibility purposes. Other signage was also planned along Manchester Road at the center. Once the City incorporated, the Desco Group approached Wildwood officials to request changes to the ordinance, given the project was now under construction and items had been identified that were problematic and needed correction. As part of this request, the City sought the removal of the off-site advertising sign from the State Route 100 area, while offering the two (2)

monument type signs at the main entry into the project, as an offset. The Desco Group accepted this change and the signs were constructed, as part of the initial development of the project.

Further, when the Mobil on the Run was redone, it had the right for a freestanding sign along its State Route 100 frontage and Schnucks Markets discussed with its owners adding a sign band for the grocery store, the major anchor to this project. Such a request required a variance, which was granted by the City's Board of Adjustment, thereby allowing this sign to be installed at the intersection of State Route 100 and Manchester Road. This sign, with the Schnucks Markets identification is a freestanding, monument type, with a size of 119 square feet.

Petitioner's Request

As noted earlier in this correspondence, the petitioner, the Desco Group, is requesting the right to construct another freestanding monument sign at the northeast corner of the project for business identification purposes. The location is at the easternmost access point into the development on Manchester Road, south of State Route 100. The sign would be approximately seventy (70) square feet in size and be double faced. The sign would have slots for individual businesses to place their respective names upon it (up to six (6) per side). No indication is provided regarding the setback distance of the sign from the City's right-of-way.

The petitioner notes in the attached letter the need for the sign is to increase the visibility of the businesses located in the in-line retail area of the center, which is behind the outlots that front Manchester Road. The representative identifies the existing entry signage as solely dedicated to identifying the overall center, with Schnucks Markets identified upon it. Additionally, this representative notes that Dierbergs Wildwood Town Center has a sign on Manchester Road and another on State Route 100 for its store, along with another at Taylor Road and State Route 100 identifying the overall project.

Analysis

The Planning and Zoning Commission has considered this request and prepared the following analysis and recommendation for the City Council's consideration. From the Planning and Zoning Commission's perspective, it does want to assist existing businesses in Town Center Area to be successful and growing, which can include the authorization of additional signage options, where appropriate. Over the course of the last eight (8) years, a number of changes to the City's Sign Regulations have been made, which include the following items:

1. The increase in the size of allowable wall signage, particularly along arterial roadways.
2. The allowance for a third wall sign, when the business has an orientation toward a public plaza area upon the same lot and/or within the development.
3. The introduction of major and minor projection signs, along with sandwich board types.
4. The development of kiosk regulations, which allows additional signage on the banding that defines the canopy area.
5. The expansion of temporary banners in terms of length of use and applications.
6. The inclusion of awnings for the application of signage options.
7. The allowance for back-lit or halo lit signs, when the Town Center's Architectural Guidelines required external sources.

Collectively, these additions were made to the Zoning Ordinance, which had already offered a variety of sign options.

From the beginning of the City's Town Center planning process, signage has always been a focus point of discussions regarding architecture, streetscape, and character. With New Urbanism selected as the development philosophy for the Town Center Area, certain components of it dictated a different approach to signage. This approach recognized that streets and buildings in New Urbanism complement each other in terms of these respective appearances/functions and traffic is intended to be slow and residents and visitors to the commercial areas would park once and walk. Therefore, signage was orientated toward a walkable environment of complementary architecture, and not the vehicle. Accordingly, freestanding signage was prohibited on all Town Center streets, except where it was legally grandfathered or along State Route 100 or State Route 109, where speeds are greater and traffic volumes higher. All other locations were limited to wall signage and other types that have been added to the Sign Regulations since 2006.

With this approach, the current monument signs at this location are legal and grandfathered, despite the site not being located on State Route 100 or State Route 109. Given this circumstance, the placement of a new monument type sign on Manchester Road would be the first, since the Dierbergs Town Center project in 2002. It is important to note that sign, which Dierbergs Markets was authorized, was very controversial and undertaken, despite limited support from the Department of Planning and the Planning and Zoning Commission. Accordingly, the Commission would not want the City Council to consider this current sign request, solely premised on that action over thirteen (13) years ago.

In reviewing this matter, the Commission would note the following points of consideration in this regard:

1. The collective sites that form this project site have four (4) freestanding signs at this time, of which if this request was granted, would be the fifth. This extent of signage seems too extensive for the character of the area.
2. The existing signs identifying the overall development at the main entrance into the project could be altered to accommodate more information about tenants.
3. The addition of the sign for in-line tenant recognition is understandable, but at the requested size and height is too impactful, in this Town Center location.
4. The location information provided by the petitioner is limited, so the Commission is unable to determine if it is the best site for the sign, if allowed, or whether some type of representation could be integrated into the nearby retaining wall, as has been done in other locations in Town Center, i.e. Reliance Bank.
5. The addition of a sign will create precedence for other businesses along Manchester Road to seek the same.
6. The Planning and Zoning Commission remains committed to the Town Center concepts, including for signage.

With these considerations, the Commission is not supportive of this additional sign. The Commission would prefer the existing two (2) signs at the main entry into the center be reviewed for some type of change to accommodate tenant names or the integration of the sign into the existing retaining wall at the easternmost entrance into it as well.

Summary and Recommendation

In summary, the Commission believes the proposed additional monument sign would not be appropriate, as currently designed and placed. Therefore, the Commission is not recommending any modifications to the existing Amended MXD Mixed-Use Development District to accommodate the petitioner's current request.

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
Kathy Arnett, Assistant Director
Travis Newberry, Planner
Jenny Mitchell, Director of Property Management – Desco Group



October 20, 2015

Mr. Joe Vujnich
Director of Planning and Parks
16860 Main Street
Wildwood, MO 63040

Re: Sign Variance at Wildwood Crossing

*Asset
Management*

Mr. Vujnich:

Brokerage

The DESCO Group is seeking sign variances for the installation of two signs at Wildwood Crossing. Specifically, we are requested a monument sign (mockup attached) to be placed on the northeast corner of the property as indicated on the attached site plan.

*Construction
Management*

On April 22, 1996 Ordinance No 223 was signed allowing a set of freestanding monument signs at the main signalized entry into Wildwood Crossing. These signs are marker signs with only the "Schnucks" name on them. At this time we are requesting a variance for a monument sign that is 8'1" tall and 10'6" wide. This monument sign will allow six tenants to have identification on Manchester Road. The goal of this sign is to induce more traffic into the center resulting in higher sales for our tenants.

*Corporate
Real Estate*

Development

*Property
Management*

Regarding the variance request for the monument sign, it should be noted that the city allowed Dierberg's Town Center to have two marker signs as well as a monument sign on Hwy. 109.

Please feel free to contact me if you need any further information.

Respectfully submitted,

The DESCO Group

A handwritten signature in cursive script that reads "Jenny Mitchell".

Jenny Mitchell CPM ®
Director of Property Management

WILDWOOD CROSSING

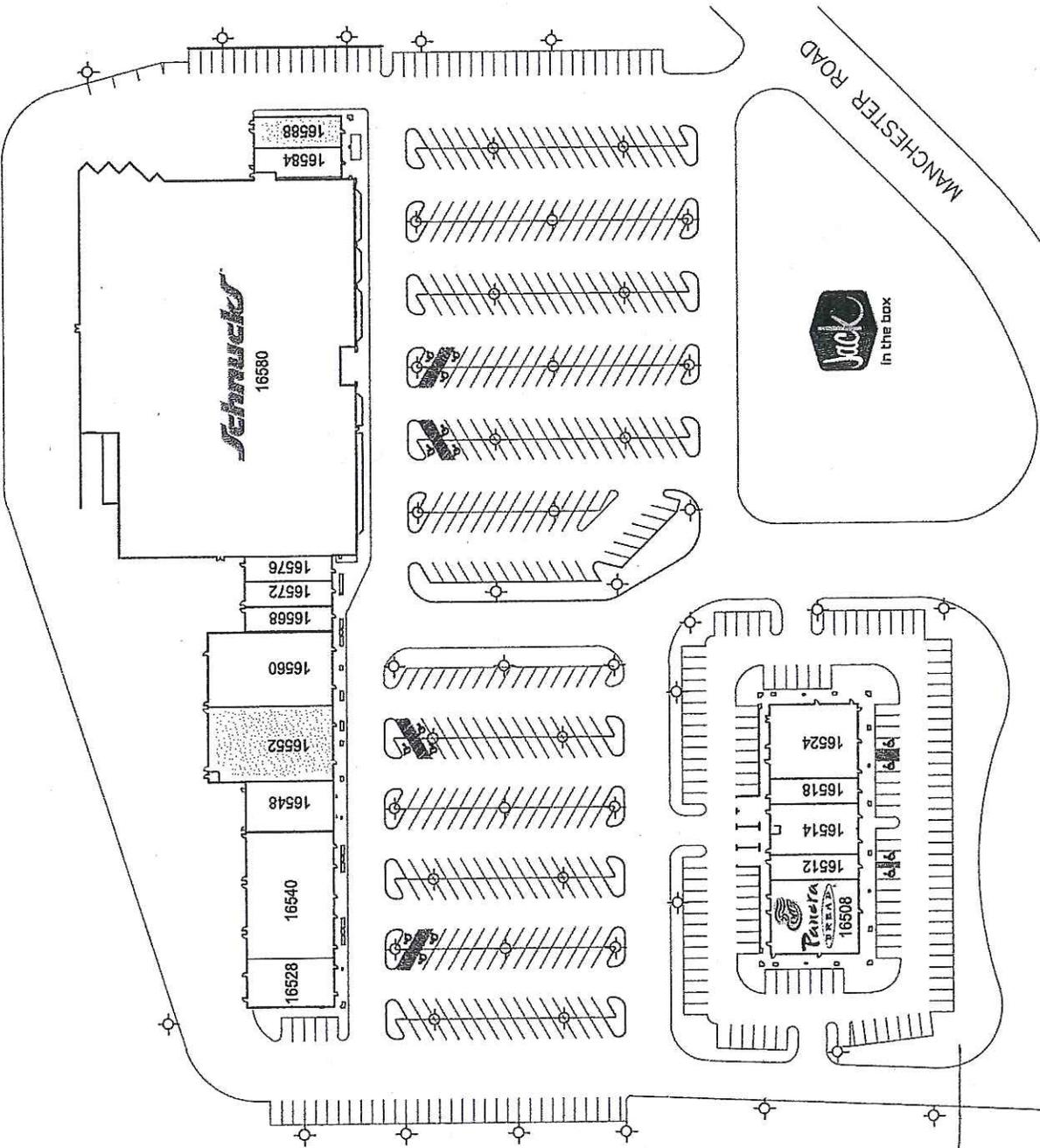
16580 Manchester Rd - Wildwood, MO 63040

CENTER SIZE 108,200 SF

16588 1,750 sf 16552 6,000 sf

CURRENT RETAILERS

16508	Panera Bread	4,320 sf
16512	Dr. Hellman, DDS	1,440 sf
16514	Wildwood Dermatology	2,880 sf
16518	Century Orthodontics	1,440 sf
16524	Big Bear Grill	4,320 sf
16528	Casey Ray's Dog Training	2,788 sf
16540	Pupingham Palace	7,012 sf
16548	Crossfit Wildwood	2,800 sf
16560	Meyer's Gymnastics	6,000 sf
16568	Wildwood Cleaners	1,400 sf
16572	Kurmon Math & Reading	1,400 sf
16576	Look After Hair Co.	1,400 sf
16580	Schnucks	61,500 sf
16584	Yen Ching	1,750 sf

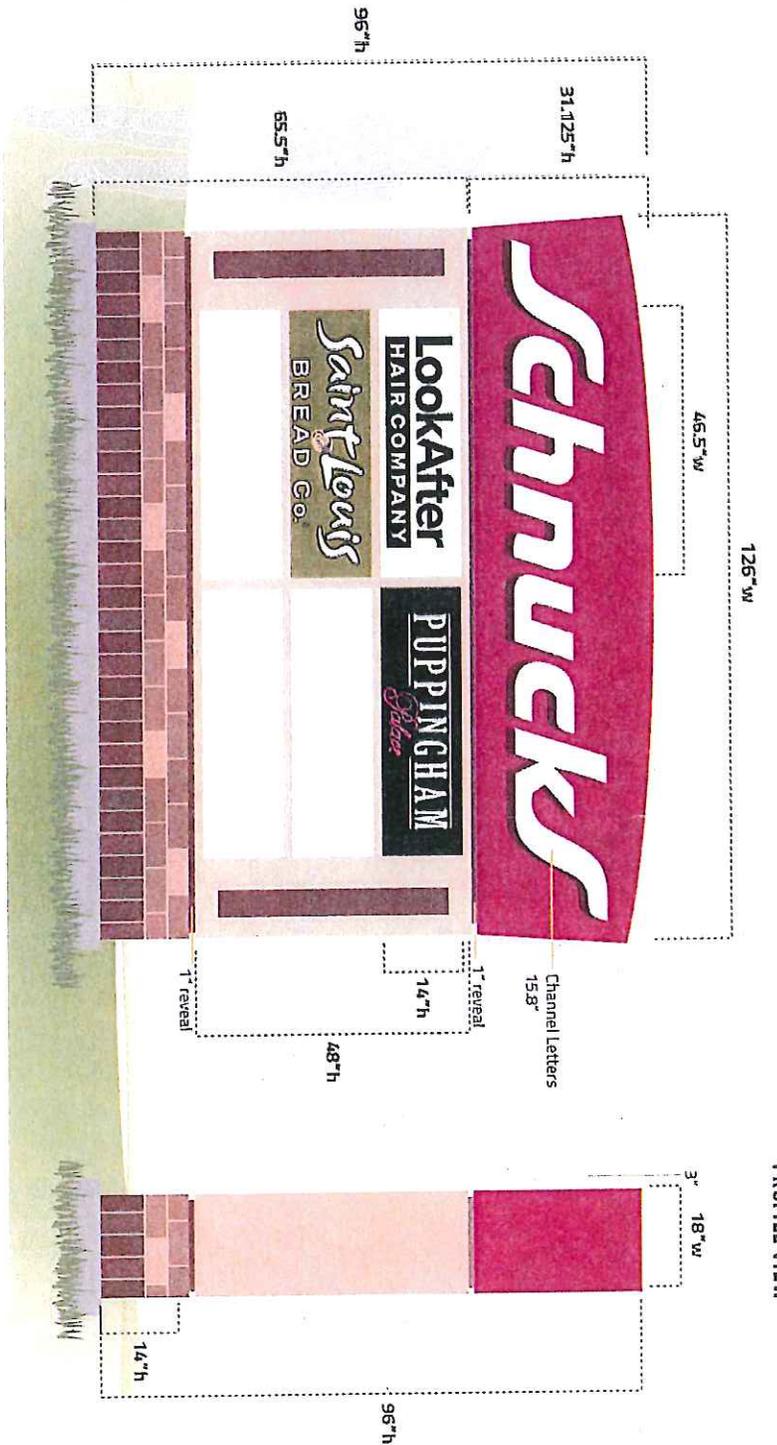


25 N Brentwood Blvd
 St. Louis, MO 63105
 314.994.4444
 descogroup.com



Will Kline 314.994.2344 wkline@descogroup.com

Report
 2/15



PROFILE VIEW

- MATERIAL SPECIFICATIONS**
- Aluminum column (Texture paint finish)
 - Fabricate Single Sided Header & 6 tenant panel cabinet
 - Internally illuminated Channel Letters & cabinet with LED lighting
 - Base is brick, to match building structure

- COLOR DETAILS**
- SW 6854
 - To match building
 - White
 - To match building

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING CHANGES TO AMENDED MIXED-USE DEVELOPMENT DISTRICT ORDINANCE #223, WHICH GOVERNS THE RECREATIONAL AREA OF THE LARGER HARBORS AT LAKE CHESTERFIELD SUBDIVISION, SUCH BEING LOCATED ON THE NORTHEAST CORNER OF PIERSIDE LANE AND MANCHESTER ROAD, THEREBY ALLOWING THE FORMER CHILD CARE CENTER TO BE USED FOR A RANGE OF PROFESSIONAL OFFICES, INCLUDING MEDICAL AND DENTAL TYPES, WITH SUCH ACTION BEING CONSISTENT WITH THE REPORT AND RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION DATED OCTOBER 6, 2014. (Ward Four)

WHEREAS, St. Louis County, Missouri approved one (1) of the first mixed-use development districts in its boundaries at this location, now in the City of Wildwood, which was intended to provide a range of uses and a mix of activities for future residents and businesses that would locate there; and

WHEREAS, this concept of life-cycle housing, with services, open space, and commercial activities, all located within a short walking distance of each other, was a very different approach to traditional development policies and practices in St. Louis County; and

WHEREAS, although a zoning district option that was available for many years, only a few applications were ever submitted and acted upon by the St. Louis County Council, with the most successful of them being the Harbors at Lake Chesterfield Subdivision; and

WHEREAS, when approved, this mixed-use development district authorized over seven hundred (700) housing units, in a mix of types and densities, a large commercial area (now anchored by Schniucks Wildwood Crossing), with several outlots, a child care center, open spaces for recreation, and, eventually, a private school; and

WHEREAS, starting in 1987, the development of the overall project took over twelve (12) years to complete and witness the intended outcome occur; with the mix of uses, types, and densities; and

WHEREAS, one (1) of the allowable uses in the termed "recreational area" of this large project was a child care center to be located at the new Pierside Lane and Manchester Road intersection, which would serve the families that purchased housing in the overall subdivision (with this facility opening in 1997); and

WHEREAS, this child care center was in constant operation until 2014, when KinderCare did not extend its lease, noting that changes in how children are cared for, before, during, and after school, had changed significantly over the last several years, leading to drops in enrollments, and a lesser need for this facility; and

WHEREAS, with this long-time tenant leaving, the owner of the facility attempted to lease it to other child care providers, but none had interest, which led this individual to seek an amendment to the governing ordinance for the overall project to provide a greater range of activities there, so as to find a tenant for the highly-visible space at this heavily-travelled intersection; and

WHEREAS, this request led to a public hearing on this matter before the Planning and Zoning Commission on October 6, 2014, where it heard the Department of Planning's report on this matter, which did recommend to allow for a few additional uses at this location, those types being limited to professional, medical, and dental offices only, thereby limiting traffic, noise, and impacts from its reuse, but still allowing it to be utilized for a child care center; and

WHEREAS, the Planning and Zoning Commission concurred with this recommendation by noting the office uses might be less intrusive in this area than the previous child care center, given its characteristics, and an occupied building was much preferred at this highly-visible location than a vacant structure; and

WHEREAS, with the completion of its review and consideration, the Planning and Zoning Commission forwarded its recommendation to the City Council for its planned public hearing, which was held on October 27, 2014; where it accepted input and comments on this proposed change; and

WHEREAS, after the public hearing concluded, the City Council discussed the matter and agreed the reuse of this building for certain types of offices was appropriate and could be accommodated on the site, which lead it to authorize the preparation of legislation for the recommended changes to the governing ordinance, as set forth by the Planning and Zoning Commission in its action on the same; and

WHEREAS, the City Council, under its authority granted by Chapter 89 of Missouri Revised Statutes, the City Charter, and local codes, hereby declares that such action on its part is appropriate, reasonable, and in the best interests of the public's health, safety, and welfare; and

WHEREAS, protecting the business base of the City of Wildwood and offering options to the owners of these properties is necessary to promote a favorable and energetic commercial environment for Wildwood.

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

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby amended to reflect the changes in governing ordinance for this site, Amended Mixed-Use Development District Ordinance #223, as set forth herein, for the following described land, being identified in the legal description that is on file with the City Clerk and the Department of Planning for this parcel of ground identified by St. Louis County Locator Number 23U140703.

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, 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 October 6, 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

- b. Recreation facilities and a nursery school and child care center. **The existing child care center can be converted to office uses, both professional and medical and dental types.**

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- d. The nursery school and child care center within the recreation area shall not exceed **11,400** ~~5,000~~ square feet in gross floor area. **If office uses are authorized within the existing child care center building, the following alterations shall be provided: (i) the guard rail along the north edge of the parking lot shall be painted black or brown; (ii) the handicap parking space shall meet all current Americans with Disability Act (ADA) requirements; and (iii) the playground areas shall be converted to passive open space and landscaped, in accordance with the City of Wildwood's Sustainable Plantings Guide and associated Tree Manual.**

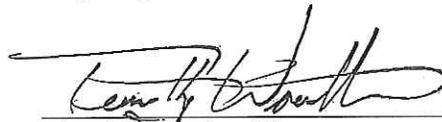
Editor's Note: Changes shown by bolded type.

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 10 day of NOVEMBER, 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:


Lynne Greene Beldner, City Clerk



Lynne Greene Beldner, City Clerk

AN ORDINANCE MODIFYING AMENDED MIXED USE DEVELOPMENT DISTRICT ORDINANCE NO. 17566 BY REPEALING CERTAIN PORTIONS OF SECTION 2 THEREOF AND ENACTING IN LIEU OF THESE PORTIONS A NEW SECTION 2 WITH THESE MODIFICATIONS BEING INCORPORATED INTO ITS TEXT AS DESCRIBED BY THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION DATED APRIL 8, 1996.

WHEREAS, on September 1, 1995, the City of Wildwood, Missouri adopted legislation accepting the current zoning district designations of properties previously adopted by St. Louis County prior to the incorporation, including all planned districts, conditional use permits, and other special procedure permits; and

WHEREAS, these zoning district designations for planned districts, conditional use permits, and other special procedure permits are governed by a site specific ordinances consisting of a list of design criteria and conditions for the development and use of said properties, which are fashioned from a Site Development Plan; and

WHEREAS, the owner of a property governed by one of these planned districts, conditional use permits, or special procedure permits is often required to amend the site specific ordinance or permit to accommodate changes in the design or operating parameters of the use on said parcel of ground requiring action by the City's Planning and Zoning Commission and Council; and

WHEREAS, the owner of one such property has petitioned the City for modifications to an existing Amended MXD Mixed Use Development District which governs the use of a 21.4 acre tract of land for a major commercial center to the property and the City's Planning and Zoning Commission has acted upon the request at its Executive Meeting of April 1, 1996 as described in the attached Letter of Recommendation; and

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

Section One. The Planning and Zoning Commission of the City of Wildwood, Missouri had reviewed petitioner's request and recommended approval of the addition of two (2) monument signs at the center's main entrance with the application certain conditions to ensure the proposed expansion is compatible with existing site conditions.

Section Two. The recommendation from the Planning and Zoning Commission noted the addition of the two (2) signs was relatively minor in nature and included the commitment and agreement of the petitioner to convert all permissible signage to monument style in design while allowing for certain improvements to made to the internal circulation pattern, the location of other improvements, and the existing landscaping and buffering scheme for compatibility with the adjoining residential areas.

Section Three. The City Council of Wildwood, Missouri has held a public hearing on the changes requested by the petitioner for the purposes of seeking input from residents upon the proposal, and the accompanying Letter of Recommendation from the Planning and Zoning Commission which reflects their review, consideration, and action upon it, and the results of this hearing supported their action.

Section Four. The City Council of the City of Wildwood, Missouri hereby adopts changes to Amended MXD Mixed Use Development Ordinance No. 17566 which are in keeping with the recommendation of the Planning and Zoning Commission upon this request. Said changes are described as follows:

Road Improvements and Sidewalks

- 4(p) Modify existing condition to include bolded portion: The petitioner or developer of the proposed commercial area in this mixed use development which is located south of Manchester Road, west of Pierside Lane, shall contribute to the required traffic generation assessment fund an amount calculated by multiplying the contribution rate contained in the above-referenced schedule (at the 1996 figure) by the number of parking spaces which are to be provided, not required, as shown on the latest approved copy of the Site Development Plan.

Signs

- 4(s): Modify existing language to include bolded portion of condition: All signage for this development shall be erected in accord with Section 1003.168 Sign Regulations of the C-2 Shopping District, except all freestanding signs shall be monument in design.
- 4(s)2: Modify existing language to include bolded portion of condition: No more than one (1) freestanding monument sign shall be permitted for each commercial outlot south of Manchester Road.
- 4(s)3: Add new condition: A set of freestanding monument signs shall be authorized at the main signalized entry into this commercial center. These signs shall not exceed seventy five (75) square feet in size, nor eight (8) feet in height.

Miscellaneous Design Criteria

- 4(z): Modify existing language to include bolded portion of condition: Building elevations shall be as approved by the Planning and Zoning Commission for the multiple family area located along the north side of Pierside Lane (P.C. 105-93) and the commercial area, including outlots, located south of Manchester Road, west of Pierside Lane.
- 4(aa): Add new condition: All rooftop mechanical rooftop equipment shall be permanently and appropriately screened to complement the proposed building elevations and shall be approved as part of the required building elevations referenced in Condition 4(z).
- 4(bb): Add new condition: The petitioner or developer of this commercial center shall provide the required traffic signalization and interconnect mechanisms from State Route 100, along Manchester Road, west to the main entry of the center. This signalization shall be approved by City of Wildwood and the Missouri Highway and Transportation Department.

Section Five. Except as modified herein, all other conditions shall remain in full force and effect.

Section Six. This ordinance shall be in full force and effect from and after its passage and approval.

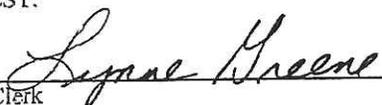
This Bill was passed and approved this 22 day of APRIL, 1996, by the Council of the City of Wildwood after having been read by the title or in full two times prior to passage.



PRESIDING OFFICER



MAYOR

ATTEST:


City Clerk

ATTEST:


City Clerk

BILL NO. 183, 1995

ORDINANCE NO. 17,566, 1995

Introduced by Councilman Quinn

AN ORDINANCE

AMENDING ORDINANCE NO. 17,108 AS AMENDED BY REPEALING SECTION 2 THEREOF AND ENACTING IN LIEU THEREOF A NEW SECTION 2 (P.C.219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc.; P.C.69-93 The Jones Company Custom Homes, Inc.; P.C.105-93 J.H.B. Properties).

BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. Section 2 of Ordinance No. 17,108 as amended is repealed and in lieu thereof the following is adopted:

"SECTION 2. The authority and approval embodied in this ordinance is granted subject to all ordinances, rules and regulations and on condition that said development and plan be carried out in accordance with the preliminary plans filed with the St. Louis County Planning Commission and forwarded by said Planning Commission to the County Council, with a communication dated February 8, 1994, which preliminary plans are hereby approved, adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance and subject to the following conditions:

1. PERMITTED USES

This Mixed Use Development shall authorize:

- a. Single family and multi-family residential uses.
- b. Recreation facilities and a nursery school and child care center [including a multi-use retail building].
 - (1) Separate recreational facilities shall be provided for the multiple family area north of Pierside Lane hereby authorized by P.C. 105-93.
- c. Commercial shopping area.
 - (1) Two (2) [Only one (1)] freestanding restaurants only one of which may be a fast food restaurant with drive through facilities, and one (1) service station with car wash and convenience store shall be permitted.
 - (2) Financial institutions with drive-through facilities and all permitted uses in the C-2 Shopping District, excluding advertising signs (except the one (1) authorized as noted in Condition 4.u.), shall be permitted.
 - (3) Any commercial outbuilding(s) located within two hundred (200) feet of a single family residential area shall be limited to financial institutions with drive-through facilities and/or office uses only.

NOTE: Matter enclosed in bold-faced brackets [thus] is not enacted and is intended to be omitted from the ordinance.

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

Residential Development

- a. A maximum of 295 single family homes shall be permitted.
- b. A maximum of 401 multiple family units shall be permitted.
- c. Multiple family units shall not exceed three (3) stories in height.

Recreation Area

- d. The nursery school and day care center within the recreation area shall not exceed 5000 square feet in gross floor area. [The multi-use retail building within the recreation area shall not exceed 15,000 square feet in gross floor area.]

Commercial Shopping Area

- e. Retail shopping facilities, excluding child care centers and outlots fronting Manchester Road [the multi-use retail building in the recreation area,] shall not exceed 110,000 square feet in area.
- f. No more than three (3) commercial outlots south of Old Manchester Road shall be permitted. However, a maximum of six (6) outlots in the overall commercial shopping area shall be permitted. No commercial outbuildings located within two hundred (200) feet of the single family residential area shall exceed one (1) story in height.
- g. The commercial shopping area shall include no more than seven (7) freestanding buildings, excluding the nursery school and child care center [multi-use retail building] permitted in the recreation area.

3. SITE PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months of approval of the "MXD" Mixed Use Development District by the County Council and prior to the issuance of any building permit, the developer shall submit to the Planning Commission for their review and approval a Site Development Concept Plan. Within eighteen (18) months of the Site Development Concept Plan approval date, the developer shall submit the first Site Development Section Plan to the Department of Planning for review and approval. Where due cause is shown by the developer, time intervals may be extended by the Planning Commission.

Concept Plan

- a. The Site Development Concept Plan shall include the following:
 - (1) Outboundary plat and legal description of the property.
 - (2) Location of all roadways adjacent to the property and general location, size, and pavement widths of all interior roadways.
 - (3) General design of the development, including approximate location and size of all buildings, recreation facilities, stormwater facilities, and parking areas.
 - (4) Existing and proposed contour information.
 - (5) Parking calculations.
 - (6) Zoning district lines.

Section Plans

- b. Site Development Section Plans shall include the following:
- (1) A general development plan, including the basic location, size, and arrangement of all buildings and recreation facilities, and roadways on and adjacent to the property.
 - (2) The general dimensions of all buildings and the number of individual living units and parking spaces (if any) in each building.
 - (3) Minimum distances between buildings and setback lines from all adjoining property limits of this development.
 - (4) The location and size of all parking areas and right-of-way dedications, and the pavement widths of all roadway improvements and internal drives.
 - (5) The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures except retaining walls less than three (3) feet in height per section.
 - (6) Existing and proposed contours at vertical intervals of not more than two (2) feet.
 - (7) A preliminary plan for stormwater and sanitary sewer facilities.
 - (8) Parking calculations.
 - (9) A preliminary landscape plan, including, but not limited to, the location, minimum size, and general type of all plant and other materials to be retained and added.
 - (10) A key map identifying the area of the Section Plan relative to this mixed use development.
 - (11) Size and location of any wetland areas to be retained as required by the Army Corps of Engineers.

Site Development Plan Submittal Option

- c. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may instead submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the P.E.U. by the County Council. Said Plan shall be submitted in accord with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by section of this project shall be permitted if this option is utilized.

4. SITE PLAN DESIGN CRITERIA

The above site plans shall adhere to the following specific design criteria:

Lot Sizes

- a. Single family lots located northwest of Waterside Drive shall be a minimum of 9,000 square feet in area. The twenty-nine (29) clustered lots southeast of Waterside Drive and west of Waterfront Way shall be a minimum 3,500 square feet in area.
- b. The single family lots located south of the lake and east of Waterfront Way shall have minimum lot sizes of 5,000 square feet and minimum lot widths of fifty (50) feet.

Building Setbacks

c. Residential buildings shall meet the following setbacks:

- (1) Single family homes shall not be within twenty (20) feet of any roadway right-of-way line, except for the twenty-nine (29) clustered lots southeast of Waterside Drive and west of Waterfront Way. The homes shall not be within fifteen (15) feet of any roadway right-of-way line. The four (4) single family homes located on Charter Way Drive shall have a minimum of a thirty (30) foot rear yard setback.
- (2) Multiple family units, including lakefront villas and garages, shall not be within fifteen (15) feet of any roadway right-of-way line.
- (3) Multiple family units located north of Pierside Lane shall be set back a minimum of twenty (20) feet from the west property limits and forty (40) feet all other property limits.

d. Recreation area buildings, including the nursery school and child care center [multi-use retail building], shall not be within the following setbacks:

- (1) Thirty (30) feet of any roadway right-of-way line.

e. Buildings in the commercial shopping area shall not be within the following setbacks:

- (1) Fifty (50) feet of the rear property lines of abutting single family lots, except no freestanding commercial buildings and their associated drive-through facilities on outlots shall be located within one hundred (100) feet of any single residential area.
- (2) Fifty (50) feet of the west property line of this development.
- (3) Fifty (50) feet of any roadway right-of-way line.

Parking, Loading, and Internal Drives

f. Minimum Requirements

- (1) Parking and loading requirements shall be as established in Section 1003.165 Off-Street Parking and Loading Requirements except as follows:
 - (a) Two (2) garage parking spaces shall be provided for each lakefront villa unit.
 - (b) A fifteen (15) percent parking reduction shall be permitted for the main retail building, excluding all outlots.
 - (c) No parking spaces shall be permitted behind the retail shopping center, excluding outlots.
 - (d) Two (2) parking spaces shall be provided for each multiple family unit north of Pierside Lane.

Setbacks

- g. No parking or loading space in the multiple family area north of Pierside Lane shall be within the following setbacks:

- (1) Forty (40) feet of the roadway right-of-way line of Pierside Lane.
 - (2) Fifty (50) feet of the east property lines of this development.
 - (3) Twenty (20) feet of the roadway right-of-way line of Manchester Road (State Highway 100).
- h. No parking or loading space in the commercial shopping area shall be within the following setbacks:
- (1) Fifty (50) feet of the rear property lines of abutting single family lots.
 - (2) Ten (10) feet of the west property line of this development.
 - (3) Ten (10) feet of any roadway right-of-way line.
- i. All other setbacks shall be as approved by the Planning Commission on the Site Development Plan.

Access

- j. Access to the development shall be limited to the following;
- (1) Main Roadways
 - (a) Three (3) bi-directional drives to the commercial shopping area from Old Manchester Road.
 - (b) One (1) divided boulevard extending eastward from the Old Manchester Road/Highway 100 intersection.
 - (c) One (1) main roadway extending southward to the south property line from the divided boulevard.
 - (2) Internal Drives and Roadways
 - (a) One (1) bidirectional drive to the commercial area from the divided boulevard.
 - (b) One (1) street approach located opposite Waterside Drive and two (2) street approaches which will be restricted to right in/right out movements due to the existing median. All access shall be located and constructed as directed by the Department of Highways and Traffic.
 - (c) Three (3) bi-directional drives to the single family lots from the main roadway, except for the thirty-one (31) clustered lots. These lots may access Waterside Drive as approved by the Department of Highways and Traffic.
 - (d) Each lakefront villa cluster, except those on the east side of the lake, shall have direct access to the main roadway.
 - (e) One (1) roadway extending southeast from the main roadway between the large and small lakes to the multiple family units and lakefront villas on the east side of the lakes.
 - (f) No direct access shall be permitted between the commercial shopping area and residential development area.

- (g) No internal residential right-of-way shall be located within forty (40) feet of the eastern limits of this MXD District.

Road Improvements and Sidewalks

- k. Conform to the requirements of the Missouri Highway and Transportation Department regarding Route 100 in this area.
- l. Submit concept plans showing:
 - (1) The interim and ultimate intersection of Route 100 and Manchester Road.
 - (2) The entrances to the subject site as they relate to the interim and ultimate roadway system in this area.

The required concept plans shall be approved by the Missouri Highway and Transportation Department, the Department of Highways and Traffic, and the Planning Department prior to the resubmittal of the site plan by the petitioner.

- m. Extend a roadway from the interchange access southeastwardly to the east property line of the site as directed by the Department of Highways and Traffic.
- n. Roadway improvements to be in accordance with requirements of the St. Louis County Department of Highways and Traffic and the Missouri Highway and Transportation Department.
- o. Where staged construction of the development is required, the limits of roadway construction and suitability of access required for each stage of development shall be determined by the St. Louis County Department of Highways and Traffic.
- p. Contribute a traffic generation assessment established for this development based upon the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
Single Family Residential	\$ 450/Parking Space
Multiple Family Residential	\$ 180/Parking Space
General Office	\$ 275/Parking Space
[Recreational	\$ 275/Parking Space]
General Retail	\$ 825/Parking Space
[Supermarket	\$ 825/Parking Space]
<u>Nursery School/Child Care Center</u>	<u>\$ 825/Parking Space</u>
High turn-over sit-down restaurant	\$ 825/Parking Space
Bank	\$1,650/Parking Space
Loading Space	\$1,350/Loading Space

(Parking space as required by Section 1003.165 of the St. Louis County Zoning Ordinance.)

- q. Additional right-of-way dedication requirements in excess of twenty (20) feet along State and County roads shall be credited toward the petitioner's traffic generation assessment contribution. The cost of the improvements required in Conditions 4.k. and 5. may be deducted from the petitioner's traffic generation assessment contribution. Any remaining portion of the traffic generation assessment contribution shall be

deposited in the Pond-Grover (Route 100/109) Trust Fund. The petitioner's obligation for road improvements shall not exceed the amount of the required contribution.

The amount of this required contribution, if not submitted by January 1, 1986, shall be increased 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 St. Louis County Department of Highways and Traffic.

Landscaping

r. The developer shall submit a landscape plan, either as part of the Site Development Plan or on a separate drawing to be reviewed as part of the Site Development Plan, to comply with the following:

- (1) Adequate landscaping shall be provided on the site as approved by the Department of Planning on the Site Development Plan.
 - (a) A landscaped and bermed buffer shall be provided between the west property line and single family lots.
 - (b) A fifty (50) foot landscaped buffer shall be provided between the commercial shopping area and single family lots.
 - (c) A forty (40) foot landscaped buffer shall be provided along the east limits of this MXD District, south of the lake. This buffer shall be landscaped as approved by the Planning Commission on the Site Development Plan and said landscaping shall be consistent with approved plans for wetland mitigation by the Army Corps of Engineers.
 - (d) A forty (40) foot landscaped buffer shall be provided along the north side of Pierside Lane in the multiple family area. Said plantings within this buffer shall replicate those materials used within the existing strip along this roadway.
- (2) All new landscaping material shall meet the following criteria:
 - (a) Deciduous trees - two (2) inch minimum caliper
 - (b) Evergreen trees - four (4) feet minimum height
 - (c) Shrubs - eighteen (18) inch minimum diameter
 - (d) Flowering trees - one and one-half (1-1/2) inch minimum caliper.
- (3) Identification of all existing landscaping to be retained.

Signs

s. All signage for this development shall be erected in accord with Section 1003.168B Sign Regulations for the C-2 Shopping District.

- (1) Signs in islands within roadways shall be set back a minimum of forty (40) feet from the tip of the island.

- (2) No more than one (1) freestanding business sign shall be permitted for each commercial outlot south of Old Manchester Road.
- (3) No freestanding business sign, except those for the commercial outlots, shall be permitted south of Old Manchester Road.
- t. Sign location shall be as approved by the Planning Commission on the site development plans.
- u. Only one (1) advertising sign displaying businesses within this Amended MXD District shall be permitted. Such advertising sign shall be located on the westernmost commercial outlot on the north side of Old Manchester Road. The size of this advertising sign shall be limited to either one hundred and fifty (150) square feet, if no other freestanding business sign is located on this outlot, or one hundred (100) square feet, if a freestanding business sign is maintained here.

Lighting

- v. Light standards shall not exceed sixteen (16) feet in height. All light standards installed within the commercial shopping area south of Old Manchester Road shall be a shoe-box type design.
- w. The location of all light standards shall be as approved by the Planning Commission on the site development plans.

Miscellaneous Design Criteria

- x. All trash areas shall be enclosed with a six (6) foot high sight-proof fence.
- y. Parking, circulation and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of S.L.C.R.O. 1974, as amended.
- z. Building elevations shall be as approved by the Planning Commission for the multiple family area located along the north side of Pierside Lane (P.C. 105-93).

5. PHASING

- a. Prior to occupancy of the subject development, the petitioner shall complete the following road improvements or deposit an irrevocable letter of credit in the amount of said road improvements:
 - (1) Relocate and widen Manchester Road south of Route 100.
 - (a) Widening shall be to five (5) lanes to include two (2) southbound through lanes, one (1) northbound left turn lane, one (1) northbound through lane and one (1) northbound right turn lane.
 - (2) Add an acceleration lane on Route 100 for northbound traffic on Manchester Road.
 - (a) The lane width would be a minimum of 300 feet in length with a 40:1 taper.

- (3) Provide channelization islands on the southwest and southeast corners of Route 100 and Manchester Road-Westglen Farms Drive.
- b. At forty (40) percent completion, as determined by the Department of Highways and Traffic, the petitioner shall complete the following road improvements:
- (1) Traffic generation assessment funds from the Mason Development escrowed in the Pond-Grover Trust Fund shall be utilized to construct a second westbound left turn lane on Route 100 at Manchester Road.

6. VERIFICATIONS PRIOR TO PLAN APPROVAL

Prior to the approval of site plans the petitioner shall:

Stormwater

- a. Submit to the Planning Commission an engineering plan approved by the Department of Highways and Traffic and the Metropolitan St. Louis Sewer District 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 St. Louis County and Metropolitan St. Louis Sewer District standards.
 - (2) All stormwater shall be discharged at an adequate natural discharge point.
 - (3) Detention of differential runoff of stormwater is at the discretion of the Metropolitan St. Louis Sewer District. If required by the Metropolitan St. Louis Sewer District, it shall be provided in permanent detention facilities, such as: dry reservoirs, ponds or another acceptable alternative. The detention facilities shall be completed and in operation prior to issuance of building permits exceeding sixty percent (60%) of the approved dwelling units.

Road Improvements and Curb Cuts

- b. Provide verification of approval by the St. Louis County Department of Highways and Traffic and the Missouri Highway and Transportation Department of the location of proposed curb cuts, areas of new dedication, and roadway improvements.

Flood Plain and Wetland Studies

- c. A 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 plans.
- d. Submit verification from the Army Corps of Engineers regarding all wetland criteria determination and/or mitigation efforts required of this developer.

7. RECORDING

The approved Site Development Plan shall be recorded with the St. Louis County Recorder of Deeds within sixty (60) days of Planning Commission approval.

8. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of site plans and prior to issuance of any building permit, except for the initial display plats, the following requirements shall be met:

Landscape Bond or Escrow

- a. The developer shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of all landscaping as required on the Site Development Plan. Said bond or escrow shall be based on costs determined by a plant nursery and approved by the Department of Planning.

Land Subdivision

- b. Comply with all applicable Subdivision Ordinance requirements affecting the development of land except as otherwise specified by this ordinance.

Sanitary Sewers

- c. Provide verification to the St. Louis County Department of Public Works that adequate sanitary services are provided.

Verifications to the Department of Public Works

- d. Prior to issuance of foundation or building permits, all approvals from the Department of Planning, the Department of Highways and Traffic, Metropolitan St. Louis Sewer District and the Missouri Highway and Transportation Department must be received by the Department of Public Works.
- e. Prior to issuance of foundation or building permits for any lot which adjoins the common ground area and/or detention basin areas, written certification from a professional engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Public Works.

Traffic Generation Assessment

- f. Traffic generation assessment contribution and/or credits for roadway improvements shall be deposited with St. Louis County prior to the issuance of any building permit. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution and/or credits for roadway improvements prior to issuance of any building permits for that phase or plat of development.

9. GENERAL DEVELOPMENT CONDITIONS

- a. A grading permit is required prior to any grading on the site. No change in watershed shall be permitted.
- b. Interim stormwater drainage control in the form of siltation control measures are required with enhanced protection in areas of heavy runoff flow.
- c. Adequate temporary off-street parking for construction employees shall be provided. Parking on non-paved surfaces 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.

- d. 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.
- e. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.
- f. 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, and shall be provided for in trust indentures recorded simultaneously with record plots.
- g. 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.
- h. The Zoning Enforcement Officer of St. Louis County, Missouri shall enforce the conditions of this ordinance in accord with the site development plans approved by the Planning Commission."

SECTION 2. In all other respects Ordinance No. 17,108 as amended shall remain in full force and effect.

ADOPTED: May 18, 1995

GEORGE M. CORCORAN
CHAIRMAN, COUNTY COUNCIL

APPROVED: May 18, 1995

BUZZ WESTFALL
COUNTY EXECUTIVE

ATTEST: JEANETTE O. HOOK
DEPUTY ADMINISTRATIVE DIRECTOR



WILDWOOD

March 7, 2016

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

Re: A response to a communication dated February 2, 2016 from Dale R. Hicks, owner of Wildwood Memorial Park and Gardens, that seeks amendments to the governing Conditional Use Permit (CUP) for **P.Z. 9-10 Wildwood Memorial Park and Gardens**, which would allow the scattering of composted pet remains on a portion of the overall twenty-eight (28) acre lot.

Zoning: Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District

Location: Intersection of State Route 100 and Hencken Road

Ward: Six

Council Members:

Introduction >>>

The Planning and Zoning Commission is in receipt of a correspondence from the owner of the Wildwood Memorial Gardens, which is located on State Route 100 and Hencken Road. This correspondence seeks the Commission's consideration of a change to the use of one (1) of the two (2), five (5) acre lots that front onto State Route 100 for new activity not related to the human cemetery, which is limited to eight (8) acres of this twenty-eight (28) acre overall site. The new activity would allow the scattering of composted pet remains on this portion of the collective site. Currently, this area is not authorized for any activity under the governing Conditional Use Permit (CUP).

The Planning and Zoning Commission has reviewed the files and other related materials associated with this permit, and its associated conditions, and prepared the following report and recommendation. Therefore, acting at the March 7, 2016 Executive Meeting, and by a vote of --- to ---, the Planning and Zoning Commission hereby submits this matter to the City Council for its receipt, consideration, and review. This action by the Planning and Zoning Commission was completed in accordance with the requirements of the City's Zoning Ordinance.

Zoning History and Background >>>

For the purposes of review, **P.Z. 9-10 Wildwood Memorial Park and Gardens, c/o Dale and Jon Hicks**, was a request for a Conditional Use Permit (CUP) in the two zoning district designations that would allow the conversion of an eight (8) lot residential subdivision of single family detached dwellings to become a cemetery. The property owner had started the discussion of this property with the City in 2007, hoping to develop the difficult twenty-eight (28) acre site with eight (8) dwellings on individual lots, along with a wastewater treatment plant and common ground. The City approved an overlay district on the site to assist with its use, while protecting the sensitive areas of the property, which included floodplain, Fox

Creek, steep slopes, and mature trees. However, with the Great Recession, the development of these eight (8) lots never came to a conclusion, which led to the cemetery proposal.

The cemetery proposal was presented to the Planning and Zoning Commission in 2010 and a public hearing was held on the Conditional Use Permit (CUP) at that time. The comments on this request by the public attending the hearing were positive and indicated that, with the proper protections, such a use would be less impactful to the site and better for the neighborhood. The Planning and Zoning Commission also considered these factors, but noted that much of the area, due to the property characteristics, would be left unused and, therefore, would be a better use of it. Additionally, the Commission stated the request also met the four (4) criteria of the Zoning Ordinance for the consideration and favorable action on a Conditional Use Permit (CUP). Along with the four (4) criteria, the proposed use of the site for a cemetery would meet a need for such facilities, which are seldom proposed in many cities. Therefore, based upon this compliance and need, the Planning and Zoning Commission granted the requested permit. The City Council received the action of the Planning and Zoning Commission and agreed that such a use was appropriate at this location, given the protections included in the permit to ensure the viability of the cemetery and its long-term maintenance, once burials began there.

With the permit granted in 2011, a long process began to complete the next step in the process, an action on the Site Development Plan. Typically, this process is to be completed within a year of the permit being granted by the City. In this case, the owner of the cemetery was not prepared to move forward and needed multiple extensions of time, which led to the plan finally being reviewed and acted upon by the Commission approximately five (5) years after the granting of the permit. In this case, even with the approval of the Site Development Plan, no activity followed.

However, as part of the last extension for the Site Development Plan, the owner of the facility noted that a pet crematorium was interested in utilizing a part of the site for a scatter garden for pet cremains. This type of activity was not anticipated in 2010, when the permit was first heard and then granted, so it was not included and would need to be considered as an amendment to the governing legislation. The owner did not know how soon such request might be submitted to the City, but was advised that it would require the action of the Planning and Zoning Commission.

Current Request >>>

The current request that has been submitted to the Planning and Zoning Commission is to allow the aforementioned scatter garden for composted pet cremains to be established on one (1) of the lots that form the overall site of the Wildwood Memorial Park and Gardens. The location of the proposed scatter garden would be one (1) of the two (2), five (5) acre lots that occupy the opposite sides of the intersection of State Route 100 and Hencken Road. In this case, the lot is located on the southwest corner of this aforementioned intersection. Based upon the information provided by the owner, improvements are planned to this lot to accommodate this activity, and include the following:

1. Improvement of the existing curb cut from Hencken Road into the lot and the paving of a small parking area for a few cars.
2. Development of garden and habitat areas.
3. Provision of permanent seating.
4. Installation of a small sign denoting the area's use.
5. Construction of a granite wall, which would allow for the storage of cremains and inscriptions of pet names upon it.

Although no estimates have been provided regarding how many pet owners will utilize this facility, it appears that it could be very popular.

Analysis >>>

In considering this request, the Planning and Zoning Commission would note that it is somewhat unusual, given the size of the proposed lot that is to be used for this purpose – five (5) acres. This size of lot, in the City of Wildwood, typically has a high value for use as a residential homesite or, in this case, future human burials. However, the owner of the property has yet to develop it for either at this time. Therefore, this lot, with its proximity to State Route 100, Fox Creek (the water feature itself), and other factors that seem to render it more suitable for other activities, such as being requested at this time, than more traditional types.

The Planning and Zoning Commission does believe the use of this lot can be considered for other activities, given it is not currently part of the allowable area under the Conditional Use Permit (CUP) for human burials. The permit only allows eight (8) acres of the site to be used for human burials at this time, with the option for expansion in the future, once the facility is established and internments have progressed for a number of years. Given this prohibition on this lot for use, as part of the human cemetery, it certainly allows for other options that would be considered compatible and appropriate to be proposed and the permit can be modified to allow this additional area for this purpose.

In this case, the use of the site for composted pet remains would seem to be acceptable, given the limited need for major improvements on the property to support this type of activity, thereby preserving much of it as an open field. Additionally, the Planning and Zoning Commission believes the extent of planned improvements in support of the scatter garden is also indicative of a low-impact nature of the activity. Collectively, along with the intent of the owner to provide new plantings to accommodate improved habitat on the site, these features make such an allowance on this lot reasonable for consideration.

However, the Commission would note that any use of this subject lot for this purpose would have to meet several zoning and land use standards to ensure the long-term care of the site is appropriate and access into and out of it safe as well. Additionally, the Commission would want to ensure the collection of composted pet remains are compatible with the surrounding environmental conditions and would not harm the surface waters draining into Fox Creek and percolating into the groundwater below the soil. Also, along with these items, the Commission believes it is imperative that future use of this site, regardless of the longevity of the scatter garden for remains would continue, could not be used for future purposes thereafter and would be forever dedicated as private public space from such point forward. With considerations addressed, such would lead the Commission to support the request for this activity on this single lot.

The identified considerations noted in the paragraph above would be addressed as follows in the Amended Conditional Use Permit (CUP):

Consideration	City Requirement(s)	Rationale
Access and Parking	Comply with the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood for these improvements.	From the Commission’s review of the Site Development Plan (SDP) for this overall site, the access point to this lot is located in State right-of-way, while any new parking area must meet City requirements in this regard.

Consideration	City Requirement(s)	Rationale
		Details relating to access and parking must be indicated on an Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.
Garden Areas	Comply with the permit's current requirements, along with indicating the selection of plant materials to achieve the desired outcome of improved wildlife habitat.	This addition of planting on this lot is a component of the Commission's support, given it is currently a grass field. Without the improvement of this lot for habitat purposes, the Commission would not support this request.
Seating	Comply with the permit's current requirements.	Details relating to seating must be indicated on an Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.
Signage	Comply with the permit's current requirements.	Details relating to signage must be indicated on an Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.
Inscription Wall	Modify the permit's current requirements to accommodate this new structure on this lot.	Details relating to the inscription wall must be indicated on an Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.
Environmental Impact	<p>The Commission is recommending the following requirements in this regard:</p> <ul style="list-style-type: none"> a. Pet remains must be pulverized and added to compost material, before being scattered at this location. b. Locations for the scattering of remains must adhere to current setbacks associated with the lot, thereby protecting Fox Creek and abutting sites. c. Plantings as referenced above, in this table under the subject 'Garden Areas,' are required and must be identified on a revised Landscape Plan submitted by the petitioner and signed by a Landscape Architect. 	At the direction of the Planning and Zoning Commission, the Department of Planning has studied the composted pet remains that would be scattered at this location and it appears to be lightly regulated due to their limited impacts. A review of available literature indicates that pH levels are of the greatest concern and the proposed compost additive that is to be used at this facility addresses this impact. Additionally, avoiding other sensitive areas of the site, such as the creek, are required, thereby limiting impacts on surface water to the greatest extent possible.
Maintenance	Comply with the requirements of the permit in this regard and the City's Property Maintenance Code.	The petitioner has, at times, not maintained the site to the desired level, which led the Commission to previously add conditions to the governing permit to ensure these common and required maintenance efforts/practices are met on a regular basis.
Future Use	Eliminate the use of the lot at anytime in the future for another use.	The permit needs to be amended to restrict the lot's use, while also requiring the owner to place a deed restriction on the property, which would state that it would remain a scatter garden for composted pet remains or private open space forever. The deed restriction would name the City as a signatory, so as it could not be changed in the future, without action of the City Council.

With these requirements in place, the Commission does believe this new activity on the overall site can be accommodated with a minimal impact on the area and preserve this five (5) acre site as a limited, and low-impact, utilization of the property for an extended period of time.

Summary and Recommendation >>>

The Planning and Zoning Commission has considered this request and, although not typical, the members do believe that such an additional activity at this location, given the appropriate protections and design components, can be added, which is currently not available in Wildwood, while creating a passive space with gardens. Accordingly, based upon the analysis of this request by the Planning and Zoning Commission, it is recommending the existing Conditional Use Permit (CUP) be amended to read as follows:

ATTACHMENT B - CONDITIONS

1. PERMITTED USES

This Conditional Use Permit (CUP) shall authorize an endowed cemetery to be developed, operated, and maintained in accordance with all State of Missouri rules and regulations, as identified in Chapter 214 of the Missouri Revised Statutes, and the requirements set forth herein by the City of Wildwood. This permit shall also authorize an accessory structure for maintenance purposes, parking spaces, columbariums, **and an area for the scattering of composted pet remains.**

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

- a. The size of this Conditional Use Permit (CUP) area, where the cemetery activity is permitted to locate and operate, shall not exceed eight (8) acres in overall area, as defined by Hencken Road on its east side, Fox Creek on its north end, Tamara Trail easement area on the south end, and the abutting property boundary to the east, **while the pet remains area shall not exceed a total of five (5) acres in size and be located on the lot of record situated at the southwest corner of State Route 100 and Hencken Road.** These areas shall be defined by a legal description and Outboundary Survey, as part of the Planning and Zoning Commission's review of the Site Development Plan.
- b. The size of the single permitted accessory structure shall not exceed one thousand (1,000) square feet in overall size. The architecture of this structure must be of a design that complements the rural character of Wildwood and meet the requirements for architectural review outside the Town Center Area (Chapter 415.380.2 Miscellaneous Regulations). The final elevations for this structure must be reviewed and acted upon by the City's Architectural Review Board. The owner/operator of this facility shall be required to provide a restroom facility, as part of the development of this cemetery, which shall be constructed in conjunction with the aforementioned maintenance structure. This restroom facility must meet all State, County, and local requirements for the treatment of wastewater effluent onto the site.
- c. The total number of columbariums shall not exceed three (3) in total within the boundaries of this Conditional Use Permit (CUP) area. Special access provisions shall be provided to these features, whether for vehicles or pedestrians. These features and provisions shall be

reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan.

- d. The owner/operator of this cemetery facility must provide seating areas, as part of the traditional gravesite areas, **along with the pet cremains area**, with landscaping, for visitors to them. The number, location, and type of seating and landscaping shall be indicated on the Site Development Plan to be reviewed and acted upon by the Planning and Zoning Commission. Landscaping associated with this seating shall be governed by the requirements set forth in Section 4 (p.) of this permit – Landscaping Requirements.
- e. No structure shall be more than one (1) story or twelve (12) feet above finished final grade, as measured from the top of foundation to the average elevation of the land area within a one hundred (100) foot radius of it. No headstone placed at a grave plot shall exceed a height of six (6) feet.
- f. The maximum area of this eight (8) acre tract of land, which can be used for development and related land disturbance for the permitted and accessory uses, shall not exceed seven (7) acres. **This restriction does not include the five (5) acre scatter garden area, which may be disturbed for the purposes of access, parking, and wall construction, all of which must be indicated on an Amended Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission.**
- g. The minimum amount of this eight (8) acre tract of land, which must be preserved, as part of this development shall be one (1) acre in overall size. **This restriction does not include the five (5) acre scatter garden area, which may be disturbed for the purposes of access, parking, landscaping, and wall construction, all of which must be indicated on an Amended Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission**

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the Conditional Use Permit (CUP) being granted by the Planning and Zoning Commission, 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. Given due cause has been shown by the developer, this time interval is hereby extended, but not beyond **twelve (12) months of the date of the granting of this amended permit** ~~April 22, 2015~~, by the Planning and Zoning Commission, in accord with requirements of Chapter 415.500 Conditional Use Permit Procedure (CUP) of the City of Wildwood Zoning Code. 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 plot layout of gravesites and walkways providing access to them, with setback lines from all streets and roadways on and adjacent to the property. A typical configuration for a plot area that indicates all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and structure placement, along with 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 four hundred (400) 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 three (3) 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 calculations.
 - i. 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.
 - j. 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.
 - k. Location of all existing and proposed easements.
 - l. A stormwater pollution prevention plan (SWPPP) indicating the location of all erosion and siltation control measures, which must be signed by the developer of the site.
 - 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:

Structure Setbacks -

- a. No structure, other than boundary and/or retaining walls, fences, entry monuments at roadway access points, and/or light standards, shall be located within the following setbacks that are specified in Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood's Zoning Code.

Parking Setbacks

- b. All parking stalls or loading spaces, excluding points of ingress or egress and streets and roads, shall comply with the requirements of Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood's Zoning Code.

Miscellaneous Setbacks

- c. No portion of any structure foundation shall encroach within twenty-five (25) feet of the 'Final Resource Protection Line.'
- d. No portion of any grave plot, feature, structure, or scatter garden area shall extend into a designated floodplain or Natural Resource Protection Area designated on the site, as identified on the Site Development Plan that is required to be reviewed and acted upon by the Planning and Zoning Commission.

Access and Roadway Improvements

- e. Access to Hencken Road shall be limited **to no more than two (2)** ~~one (1)~~ residential street approaches located to provide required sight distances and constructed to conform to the requirements of **the Missouri Department of Transportation (MoDOT)** and the City of Wildwood, as directed by the Department of Public Works. The final design of this street approach shall be shown on the Site Development Plan and be acted upon by the Planning and Zoning Commission, as part of their consideration of this submittal. All work within the right-of-way shall be as directed by the City of Wildwood's Department of Public Works and be completed under the auspices of a Special Use Permit(s).
- f. The relocation of the existing Tamara Trail private roadway and easement shall only be authorized, as provided by law and the determination of the City Attorney, after review of current legal documents. The property owner of this cemetery site shall be required to create an easement for this existing roadway at a thirty-four (34) foot width, which shall provide for access and utility purposes that complies with the City of Wildwood's Subdivision and Development regulations in this regard.
- g. Dedicate a minimum of five (5) foot strip of land on both sides of the existing right-of-way of Hencken Road to comply with the requirements of the City of Wildwood. Additionally, the developer shall be responsible for roadway improvements to Hencken Road that shall minimally meet the City of Wildwood's 'Rural Roadway Standard' and be constructed in accordance with the direction of the City of Wildwood's Department of Public Works in this regard.
- h. The owner/operator of this cemetery facility shall construct, at its cost and responsibility, a twenty-six (26) foot wide internal private roadway, within a thirty-four (34) foot wide right-of-way easement, for vehicles and pedestrians to serve for access purposes to the cemetery facility that complies with the construction specifications of the City of Wildwood's 'Rural Roadway Standard' and as directed by the Director of Public Works. Street design and construction details, including location on the site, shall be as reviewed and acted on the Site Development Plan by the Planning and Zoning Commission.
- i. Provide a defined twenty (20) foot wide easement to the City of Wildwood, conforming to the City of Wildwood ADA standards, adjacent to the State Route 100 right-of-way, along with the finish grading thereof, as directed by the Missouri Department of Transportation and the Department of Public Works.
- j. No direct access from this facility shall be authorized to State Route 100 or Tamara Trail.

Miscellaneous Roadway Requirements

- k. 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.

- l. Provide a sight distance study for the proposed access points onto Hencken Road, as required by the City of Wildwood. If adequate sight distance cannot be provided at the proposed access locations, acquisition of right-of-way, reconstruction of pavement, including correction of vertical alignment, and other off-site improvements shall be required, as directed by the City of Wildwood Department of Public Works.
- m. All traffic related to this cemetery facility is prohibited to utilize the existing Tamara Trail roadway and easement for access to and from the subject site. Violations of this restriction shall be enforced by the issuance of a summons to the owner/operator of the cemetery.
- n. The use of Hencken Road (south of the site) for funeral processions associated to this facility, whether directly or indirectly, shall be prohibited. With the acceptance of this Conditional Use Permit by the owner/operator of this cemetery facility, he/she agrees that any violation of this prohibition is their responsibility and agrees to accept said summons to appear in the City's Municipal Court therein.

Parking Requirements

- o. Parking spaces shall be provided, as required by Chapter 415.280 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Code for the NU Non-Urban Residence District. However, no more than five (5) parking spaces shall be provided on the site of the cemetery, **with the same number of parking spaces to serve the scatter garden area.**

Landscape Requirements - Specific

- p. 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.
- q. All street and road right-of-way areas shall be appropriately landscaped, as required by the Chapter 410 Tree Preservation and Restoration Code, and be reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan.
- r. The areas of existing vegetation within the Conditional Use Permit (CUP) 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 action. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code.
- s. Landscaping, with evergreen trees, shall be required to be installed (to provide a one hundred (100) percent sight-proof screen) between the gravesites and Tamara Trail (the roadway) on this cemetery site and comply with Chapter 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual.

- t. A landscape berm shall be installed along the east side of the Hencken Road right-of-way, at a height of no less than three (3) feet, with plantings (mixed species), natural stone, and ground cover incorporated into its design, from the proposed entry into the development at Hencken Road, north to Fox Creek. This berm, and related design, shall be acted upon by the Planning and Zoning Commission on the Site Development Plan/Landscape Plan.
- u. An inscription wall may be allowed upon the five (5) acre area to be designated for the scattering of per cremains, but must be indicated on a Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission. Before action on this plan by the Planning and Zoning Commission, the inscription wall must be submitted, reviewed, and acted upon by the Architectural Review Board, consistent with the requirements set forth for such types of reviews outside the Town Center Area.
- v. A registered Landscape Architect shall prepare, submit, and sign all plan(s).

Signs

- w. Signs for this Conditional Use Permit (CUP) shall be erected in accordance with Chapter 415.410 Sign Regulations of the City of Wildwood Zoning Code for the NU Non-Urban Residence District.
- x. The location of all signage shall be reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan.

Lighting Requirements - Outdoor

- y. The location of all lighting standards shall be reviewed and acted upon by the Planning and Zoning Commission, as part of its consideration of 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 Director of Planning and subject to reasonable standards, which adhere to generally accepted principles and practices of this industry, as defined by the City of Wildwood's Outdoor Lighting Requirements – Chapter 415.450 of the Zoning Code.

Miscellaneous Conditions

- z. 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.
- aa. 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.
- bb. 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 review and act upon said materials and design.

- cc. 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.
- dd. Developer shall construct improved Public Space in the amount of 1,742.4 square feet on the subject site or otherwise comply with the Public Space requirements relative to such amount of required Public Space, as set forth in the draft Public Space Study and Ordinance on file with the City Clerk this date, and incorporated herein. The City Council accepts the findings of the Public Space Study 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. Satisfaction of the Public Space requirement established herein (in the amount of 1,742.4 square feet) shall be deemed to meet the developer's Public Space requirements relating to this permit respective of any subsequent Public Space dedication requirements or ordinance that may be enacted establishing a different or greater Public Space requirement. No improvements are to be required in this case, within the dedicated land area or trail easement, except the aforementioned requirement for completion of finish grade in the latter.
- ee. The owner/operator of his facility shall be required to operate this cemetery as an endowed facility under the laws of the State of Missouri and provide to the City of Wildwood an amount of ten thousand dollars (\$10,000.00), in the form of a bond, that is exercisable to the City of Wildwood to address conditions on the site, if the facility is abandoned or maintenance is not provided. If the endowment is not maintained, the City of Wildwood shall have the right to revoke the Conditional Use Permit (CUP), after such determination and hearing on the same.
- ff. **The owner or operator of the scatter garden area shall be required to meet the following stipulations in regards to pet cremains placed upon the allowable lot:**
 - I. **Pet cremains must be pulverized and added to compost material, before being scattered at this location.**
 - II. **Locations for the scattering of cremains must adhere to current setbacks associated with the lot to protect Fox Creek and abutting sites.**
 - III. **Plantings within the required 'Garden Areas' shall be provided and must be identified and acted upon by the Planning and Zoning Commission, as part of a revised Landscape Plan submitted by the petitioner and signed by a Landscape Architect.**

5. 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.
 - i. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood standards.
 - ii. All stormwater shall be discharged at an adequate natural discharge point.
 - iii. Detention/retention of differential runoff of stormwater shall be required. These features shall be provided in permanent detention/retention facilities, such as ponds, dry reservoirs, or other acceptable alternatives. These detention/retention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
 - iv. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the subdivision platting process, to implement “best management practices” for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, swales, and other options to substantially reduce the amount of stormwater leaving the subject site.

Natural Resource Protection Standard Plans

- b. 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 Chapter 420.200 of the City of Wildwood’s Subdivision and Development Regulations have been met.

Floodplain Study

- c. The developer shall provide a floodplain study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency regarding disturbance or development in the floodplain. This study shall minimally provide information relating to access across the floodplain area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

6. RECORDING

Within sixty (60) days of granting of the Conditional Use Permit (CUP) by the Planning and Zoning Commission, a copy of the conditions and a legal description of the area shall be recorded with the St. Louis County Recorder of Deeds.

7. 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

Missouri Department of Transportation, the Missouri Department of Insurance, License, and Registration, and the Missouri Department of Natural Resources must be received by the Department of Planning.

Land Subdivision

- b. Record a proper subdivision of the grave plots that complies with all other applicable Subdivision and Development Regulations sections affecting the division of land for this intended purpose, except as otherwise specified by this ordinance.

Escrow Requirements

- c. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

- d. Prior to approval of the Record Plat, a set of Improvement Plans (Construction) shall be submitted to the City of Wildwood Department of Public Works and Department of Planning for review and action. No site disturbance shall be authorized, until these plans are approved.

8. 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. 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.
- 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. Failure to comply with any or all of the conditions of this permit shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

- g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this permit in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.
- h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this permit or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Conditional Use Permit (CUP), 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.
- i. This zoning approval is conditioned on compliance with the Zoning Code, 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 Conditional Use Permit (CUP), except where this permit has expressly modified such regulations by reference to the applicable provision authorizing such modification.
- ~~j. The effective date of any amendment to this existing Conditional Use Permit (CUP) shall not be less than fifteen (15) days or more than forty five (45) days in total. This additional time for the effective date of any amendment to this Conditional Use Permit (CUP) is to allow for the following to occur:~~
- ~~1. The existing graded areas on the tract of land be restored to their original condition and all rock transported to the site be removed.~~
 - ~~2. The remnants from the subdivision promotion sign that was previously installed are to be removed completely from the site.~~
 - ~~3. The existing field, abutting Hencken Road and Tamara Trail Drive must be cut once before the upcoming winter season and, thereafter, regularly from the spring.~~
 - ~~4. The owners submit a letter requesting the Planned Residential Development Overlay District Ordinance approved for this property be voided, given the timelines associated with it have all passed.~~
- ~~If completed and these conditions no longer exist on the subject property, the effective date of any amendment to the Conditional Use Permit (CUP) thereafter would be fifteen (15) days from the City Council's receipt and filing of the Planning and Zoning Commission's report, unless "Power of Review" is exercised by it.~~
- j. Site preparation, i.e. the installation of roadway improvements and required utilities on and abutting the subject site, along with submittal and receipt of permits for the development of other required structures, buildings, and accessory items identified on the approved plan and permit, as required, shall be completed within thirty (30) months of the Site Development Plan's approval and recording by the Planning and Zoning Commission.
- k. **The owner of the property, where the scatter garden is authorized and allowed, shall not use it for any other purpose than set forth herein by this permit and must place a deed restriction on the five (5) acre lot of record indicating its use for this activity or, if not, private public space never to be developed in the future. The City of Wildwood, Missouri**

shall be named as a signatory in the deed restriction, thereby identifying it as a party that must agree to, and release, said instrument from the subject lot, if ever requested in the future.

All other conditions remain in unchanged and in full force.

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
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Dale R. Hicks, Property owner and Petitioner

Note: Additions to the existing Conditional Use Permit (CUP) are shown by blue, bolded type.



Dale Hicks and Associates, L.L.C.
P. O. Box 34
Eureka, MO 63025-0034
www.dalehicksandassociates.com

Office: 314.750.2804
Fax: 636.451-7733

Full-service Realtors, Builders, Developers, and Engineers

February 2, 2016

Mr. Joe Vujnich
c/o City of Wildwood
16860 Main Street
Wildwood, MO 63040

Subject: Wildwood Memorial Park and Gardens
Wildlife Habitat Section for Pets

Dear Mr. Vujnich:

This letter will confirm our meeting today regarding the 5 acre section on the Northwest corner of our property at Hencken Road and Hwy 100. This parcel is on the West side of Hencken Road and South of Hwy 100.

It is our desire to scatter composted pet cremains on this parcel. The cremains will be mixed 50/50 with a product marketed as "Let Your Love Grow" (a business headquartered in Wildwood, MO) and then composted until it becomes an organic soil supplement that supports the natural order of life including plant growth. No cremains will be scattered without first being composted with the Let Your Love Grow product for the specified time the materials need to compost and become supportive to all life forms. This will be supportive and sustainable for all natural resources.

At this time we would propose to improve the existing curb cut by paving a small area for parking a few automobiles that might choose to visit the site, develop garden areas to include butterfly gardens to attract and support migrating Monarch butterflies as well as others, we would provide permanent outdoor benches for people to sit and enjoy the natural surroundings, we would propose the installation of a permanent sign to blend with the natural character of the area to show this is a wildlife habitat and final resting place for beloved pets, we would propose the installation of an undulating granite wall 6' or less in height where pet names could be etched in the stone as a memorialization perhaps with niches on one side of the wall to receive cremains for those who don't choose to scatter, last we would install bird houses along the wooded perimeter to encourage birds to nest and we would like to attract purple martins by providing a martin house that would be in character for the area and installed on the east side of Hencken Road near the power lines where martins seem to enjoy congregating. We would like to have the martin house up and ready by March 15th, which is the approximate date for migrating martins to return to this area.

Thank you for your consideration of our request. If there is anything you need from us, please let me know and we will do our best to provide it to you as soon as possible.

Sincerely,

A handwritten signature in blue ink that reads "Dale R. Hicks". The signature is written in a cursive style with a large initial "D" and "H".

Dale R. Hicks,
Managing Member

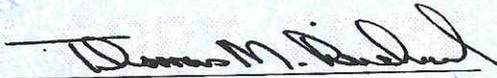
State of Missouri

**Department of Insurance, Financial Institutions and Professional Registration
Division of Professional Registration
Office of Endowed Care Cemeteries
Endowed Care**



VALID THROUGH AUGUST 31, 2016
ORIGINAL CERTIFICATE/LICENSE NO. 2015042696

WILDWOOD MEMORIAL PARK AND GARDEN:
P.O. BOX 34
EUREKA MO 63025
USA


EXECUTIVE DIRECTOR


DIVISION DIRECTOR

GENERAL NOTES:

- GROSS ACREAGE OF TRACT: 28.286 ACRES (3.45 AC. IN 100 YR. FLOOD PLAIN)
- PRESENT ZONING OF TRACT: W/ PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DIST. (P.R.D.)
- PROPOSED LAND USE: VACANT
- PROPOSED LAND USE: MEMORIAL PARK AND GARDENS
- REQUIRED PARKING: MAXIMUM OF 3 EMPLOYEES WITH 2 SPACES REQUIRED PLUS 1 ADDITIONAL SPACE FOR VEHICLE USED IN THE OPERATION. TOTAL 3 SPACES REQUIRED.
- PROPOSED PARKING: 3 PARKING SPACES WILL BE PROVIDED AT THE ENTRANCE TO WILDWOOD MEMORIAL PARKWAY.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH CITY OF WILDWOOD STANDARDS.
- STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- LANDSCAPE STANDARDS AS REQUIRED PER CITY OF WILDWOOD STANDARDS.
- NO BUILDINGS 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 ITS FRONTAGE ALONG THE STREET. GARAGES SHALL BE CONSTRUCTED AS SIDE OR REAR ENTRY ONLY WITHIN THIS DEVELOPMENT.
- INDENTURES IF REQUIRED FOR THIS PROPOSED DEVELOPMENT WILL BE PROVIDED TO THE CITY PRIOR TO RECORDING.
- ENTRANCE, STREET INTERSECTION, AND CUL-DE-SAC SHALL BE CONSTRUCTED TO CITY OF WILDWOOD AND MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) STANDARDS.
- SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) : 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL REPORT AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
- SIGNAGE SHALL COMPLY WITH THE CITY OF WILDWOOD STANDARDS.
- ALL PROPOSED RETAINING WALLS OVER 6' IN HEIGHT SHALL BE TIERED, BOULDERED OR A "HERCULES" TYPE SEGMENTED BLOCK WALL SHALL BE BUILT, OR ALTERNATE AS APPROVED BY THE CITY OF WILDWOOD.
- PROPERTY INFORMATION:
OWNER/DEVELOPER:
DALE HICKS AND ASSOCIATES, L.L.C.
P.O. BOX 314
EUREKA, MO 63025
PH.# 314-750-2804
3901 HENCKEN ROAD & 18708 HWY. 100
PACIFIC, MO 63090
BR. 17251, PG. 1753
LOC. # 281640097, 281640094 & 281640075
SURVEYOR/ENGINEER:
BUESCHER DITCH & ASSOC.
P.O. BOX 621
WASHINGTON, MISSOURI 63090
PH.# 636-2320
- PER FLOOD INSURANCE RATE MAP #29189C0240H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995, THIS SITE LIES WITHIN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. ZONE X-AREA OF 500-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AND IN ZONE AE-AREAS INUNDATED BY 100-YEAR FLOODS.
- NO DIRECT ACCESS TO STATE ROUTE 100 IS PERMITTED.
- ALL KNOWN EASEMENTS HAVE BEEN PLOTTED.
- SEWAGE TREATMENT AND COLLECTION DESIGN TO BE COMPLETED AT THE TIME OF DEVELOPMENT OF FUTURE CHAPEL.
- THE LOWEST OPENING FOR THE FUTURE CHAPEL, INCLUDING BASEMENT SHOULD BE ELEVATED TO AT LEAST ELEVATION 866.0.
- NEAREST MAJOR INTERSECTION IS HENCKEN ROAD & STATE ROUTE 100.
- IT IS UNDERSTOOD THAT IF A CONDITIONAL USE PERMIT (CUP) IS GRANTED THE EXISTING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT WILL BE FORMALLY TERMINATED BY ACTION OF THE CITY OF WILDWOOD.
- THERE ARE NO STORAGE BUILDINGS PLANNED AT THIS TIME NOR ARE THERE PLANS FOR A CEREMONIAL PERGOLA TYPE STRUCTURE AT THIS TIME.
- IT IS ANTICIPATED THAT THERE WILL BE 8,000 TO 10,000 GRAVE SITES ON THIS SITE.
- THERE ARE NO PROPOSED SIGNS FOR THIS SITE AT THIS TIME.
- ALL EXISTING AND PROPOSED EASEMENTS HAVE BEEN INDICATED ON THE PLAN.
- ALL SIDEWALKS WILL BE CONSTRUCTED TO CITY OF WILDWOOD ADA STANDARDS.
- GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD STANDARDS.
- ENTRANCES, STREET INTERSECTIONS, AND CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.
- GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND MSD STANDARDS.
- NO SLOPE SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) UNLESS SUPPORTED BY GEOTECH. REPORT.
- STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- THERE WILL BE NO PROPOSED SANITARY SEWER TREATMENT AT THIS TIME.

PROPOSED USE OF LAND

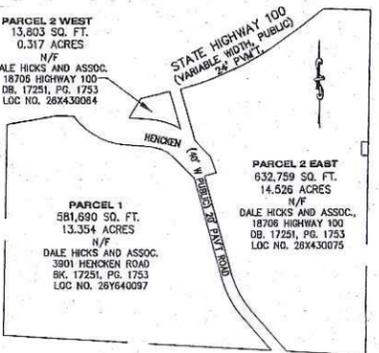
DALE HICKS AND ASSOCIATES PROPOSES TO USE THE LAND TO CELEBRATE THE LIVES OF THOSE INTERRED AND HONORED ON THE PROPERTY. FAMILIES AND FRIENDS HAVE THE ABILITY TO MEMORIALIZE LOVED ONES BY TRADITIONAL BURIAL OR PERMANENT PLACEMENT OF CREMATED REMAINS.

CEMETERY DEFINITIONS

- COLUMBARIUM**
A COLUMBARIUM CONSISTS OF NUMEROUS SMALL COMPARTMENTS (NICHS) DESIGNED TO HOLD URNS CONTAINING CREMATED REMAINS. TYPICALLY, COLUMBARIA ARE CONSTRUCTED WITH DURABLE MATERIALS LIKE GRANITE AND BRONZE.
- INTERMENT AREA**
AREA RESERVED FOR TRADITIONAL BURIAL SITES. EACH BURIAL SITE WILL BE 4 FEET WIDE BY 10 FEET LONG AND REQUIRE THE USE OF A SEALED VAULT FOR EVERY CASKET.
- INTERMENT**
THE PROCESS OF PLACING CREMATED REMAINS IN AN URN AND THEN PERMANENTLY PLACING THE URN ABOVE THE GROUND IN A COLUMBARIUM NICHE, OR BELOW GROUND IN A GRAVE.
- LIVING MEMORIAL GARDEN**
AREA RESERVED SPECIFICALLY FOR MEMORIALIZING A LOVED ONE BY PLACING THEIR CREMATED REMAINS AT THE ROOTS OF AN EXISTING, OR NEWLY PLANTED, LONG-LIVING TREE. THE MINERALS IN THE REMAINS ARE ABSORBED AND USED BY THE LIVING TREE. FOR REFERENCE, LOOK ON THE WEB AT WWW.LETYOURLOVEGROW.COM <HTTP://WWW.LETYOURLOVEGROW.COM>
- LIVING MEMORIAL GARDEN AND INTERMENT AREA**
AREA RESERVED FOR EITHER LIVING MEMORIALS, TRADITIONAL BURIALS, OR A COMBINATION OF BOTH.
- SCATTER GARDEN**
NATURAL AREA RESERVED FOR SURFACE SCATTERING OF CREMATED REMAINS. THE REMAINS ARE INERT MINERALS (MOSTLY PHOSPHOROUS AND CALCIUM) REUSABLE BY NATURE.
- NON-INVASIVE MEMORIALS**
SMALLER DURABLE (GRANITE, CONCRETE, OR BRONZE) MEMORIALS OFFERED IN THE LIVING MEMORIAL AND SCATTER GARDEN AREAS. THEY DO NOT REQUIRE A FOUNDATION OR SURFACE DISTURBANCE, THEREBY MAINTAINING THE NATURAL SETTING. EXAMPLES INCLUDE SMALL CAST BRONZE MARKERS, ETCHED GRANITE STONES, AND ETCHED CONCRETE BENCHES.
- SOFT TRAILS**
UNPAVED FOOT TRAILS FOR PEDESTRIAN TRAFFIC ONLY.

PERTINENT DATA:

- GAS:** Laclede Gas Company
720 OLIVE STREET
ST. LOUIS, MO 63101
(314) 342-0500
- ELECTRIC:** AMEREN UE
200 N. CALLAHAN RD., WZ-858
WENTZVILLE, MO 63091
(314) 342-1111
- WATER:** MISSOURI AMERICAN WATER COMPANY
535 NORTH NEW BALLAS RD.
ST. LOUIS, MO 63141
(314) 991-3404
- TELEPHONE:** AT&T
1151 CENTURY TEL DR., P.O. BOX 751
WENTZVILLE, MO 63385
(636) 332-7261
- FIRE DIST:** METROWEST FIRE DISTRICT
P.O. BOX 310
WILDWOOD, MO 63040
(636) 498-2100
- SCHOOL:** ROCKWOOD SCHOOL DISTRICT
111 EAST NORTH ST.
EUREKA, MO 63025
(636) 938-2200



PARCEL MAP SCALE: 1"=300'

L1 N 32° 27' 33" E 83.67(S) 87.67(R)	L11 S 88° 22' 01" E 58.35(S) 58.27(R)
L2 N 75° 53' 13" E 87.49'	L12 N 80° 12' 27" E 188.84(S) 187.17(R)
L3 S 15° 24' 23" E 141.23(S)	L13 N 41° 07' 35" W 154.74'
L4 N 36° 06' 45" W 79.08(S) 84.80(R)	L14 S 41° 07' 35" W 155.21(S) 155.16(R)
L5 S 15° 24' 23" E 194.46(S)	L15 N 88° 46' 41" W 28.00'
L6 N 45° 07' 58" W 65.91(S)	L16 S 01° 13' 19" W 50.00'
L7 N 18° 43' 01" W 52.75(S)	L17 S 88° 46' 41" E 25.00'
L8 N 16° 21' 23" E 45.00'	L18 N 42° 28' 28" W 41.56(S) 41.58(R)
L9 S 44° 31' 05" E 87.97(S) 87.87(R)	L19 N 66° 50' 12" W 57.21'
L10 S 86° 06' 45" E 86.89(S) 84.80(R)	L20 S 42° 28' 28" E 1.13'

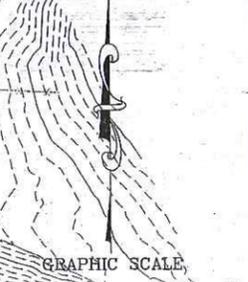
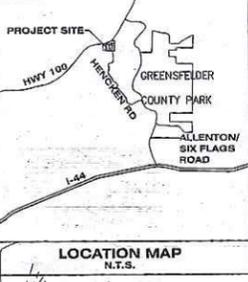
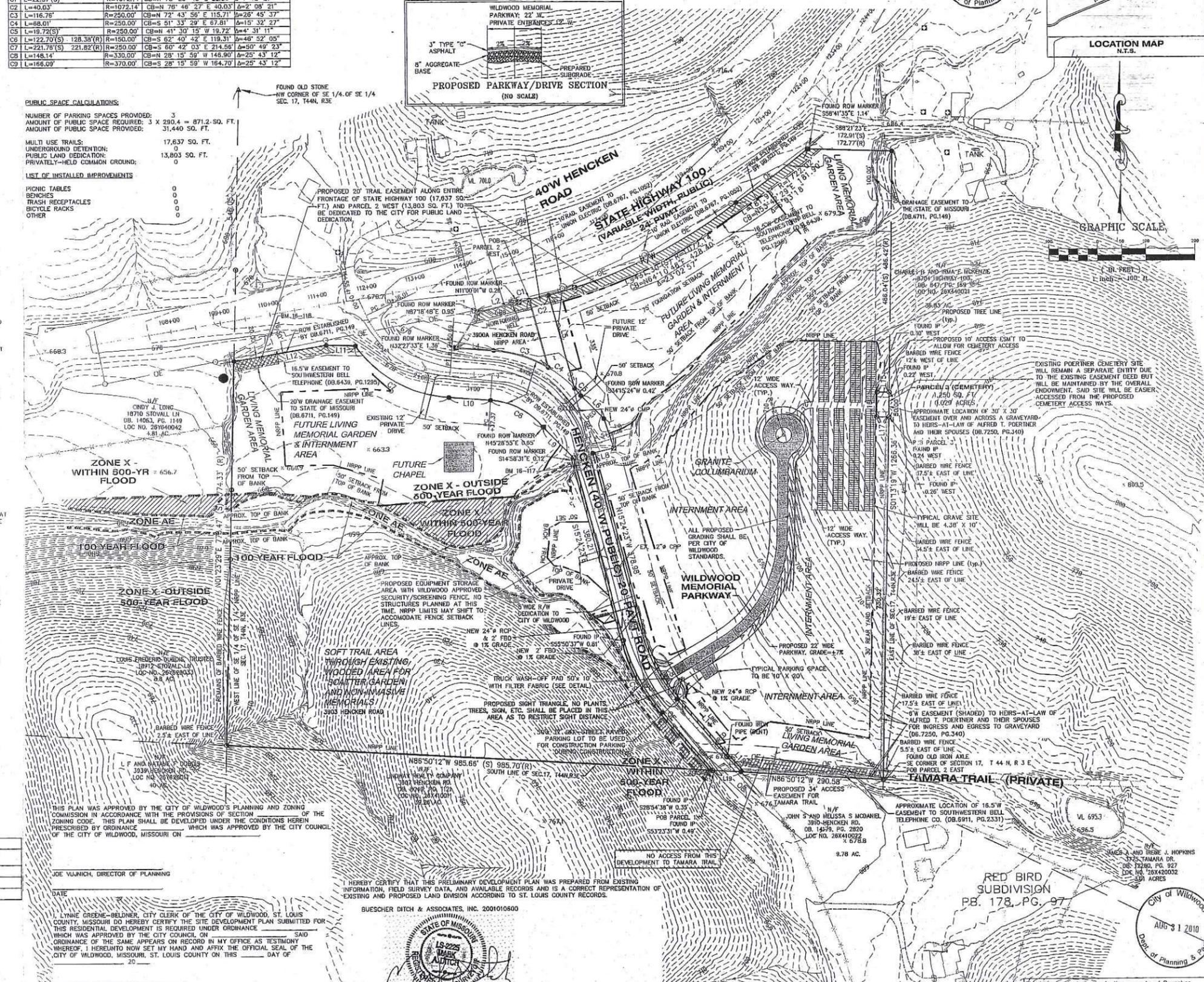
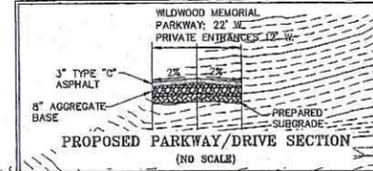
PUBLIC SPACE CALCULATIONS:

NUMBER OF PARKING SPACES PROVIDED: 3
AMOUNT OF PUBLIC SPACE REQUIRED: 3 X 290.4 = 871.2 SQ. FT.
AMOUNT OF PUBLIC SPACE PROVIDED: 31,440 SQ. FT.

MULTI USE TRAILS: 17,637 SQ. FT.
UNDERGROUND DETENTION: 0
PUBLIC LAND DEDICATION: 13,803 SQ. FT.
PRIVATELY-HELD COMMON GROUND: 0

LIST OF INSTALLED IMPROVEMENTS:
PICNIC TABLES: 0
BENCHES: 0
TRASH RECEPTACLES: 0
BICYCLE RACKS: 0
OTHER: 0

PRELIMINARY DEVELOPMENT PLAN FOR:
WILDWOOD MEMORIAL PARK & GARDENS
A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 3 EAST CITY OF WILDWOOD, MISSOURI
"NU" NON-URBAN RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT - ORDINANCE # 1273



NO.	DATE	REVISION DESCRIPTION
1	11/5/2010	REVISED PER CITY COMMENT LETTER DATED MAY 18, 2010.

BUESCHER DITCH & ASSOCIATES, INC.
2 East Fifth Street, P.O. Box 621, Washington, Missouri 63090
Fax: 1-636-239-7661
E-mail: www.buescherditch.com
Telephone: 1-636-239-6255

PRELIMINARY DEVELOPMENT PLAN
WILDWOOD MEMORIAL PARK & GARDENS
WILDWOOD, MISSOURI

7/8/2010
DATE: 07-01-2010
PROJECT NUMBER: 06077
FILE NAME: 06077-CPDP.dwg
1 of 1 SHEET OF
MAD MAD DRAWN CHECKED

I HEREBY CERTIFY THAT THIS PRELIMINARY DEVELOPMENT PLAN WAS PREPARED FROM EXISTING INFORMATION, FIELD SURVEY DATA, AND AVAILABLE RECORDS AND IS CORRECT REPRESENTATION OF EXISTING AND PROPOSED LAND DIVISION ACCORDING TO ST. LOUIS COUNTY RECORDS.

BUESCHER DITCH & ASSOCIATES, INC. 2001010500
MARK A. DITCH, MO. P.L.S. 2225
7/8/2010

THIS PLAN WAS APPROVED BY THE CITY OF WILDWOOD'S PLANNING AND ZONING COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 117.040 OF THE ZONING CODE. THIS PLAN SHALL BE DEVELOPED UNDER THE CONDITIONS HEREIN PRESCRIBED BY ORDINANCE _____ WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI ON _____

JOE VUJICH, DIRECTOR OF PLANNING
DATE: _____

LYNNE GREENE-BELDNER, CITY CLERK OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI DO HEREBY CERTIFY THE SITE DEVELOPMENT PLAN SUBMITTED FOR THIS RESIDENTIAL DEVELOPMENT IS REQUIRED UNDER ORDINANCE _____ WHICH WAS APPROVED BY THE CITY COUNCIL ON _____ SAID ORDINANCE OF THE SAME APPEARS ON RECORD IN MY OFFICE AS TESTIMONY WHEREOF, I HERETOIN NOW SET MY HAND AND AFFIX THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, MISSOURI, ST. LOUIS COUNTY ON THIS _____ DAY OF _____

LYNNE GREENE-BELDNER, CITY CLERK

CITY OF WILDWOOD
AUG 31 2010
Dept. of Planning & Zoning

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.



WILDWOOD

March 7, 2016

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

- Re:** A recommendation report regarding a change to this site's governing ordinance that established an eleven foot (11') wide landscape easement and arrangement for its on-going maintenance. With the recording of a Record Plat, which was authorized on October 26, 2015 by the City Council, the responsibility for the eleven foot (11') wide landscape easement area located on Lot 9 of Wildwood Trail Subdivision transferred from the Wildwood Trail Homeowners Association to the Towns at Windrush Homeowners Association (**P.Z. 3,4,5, and 6-14 Wildwood Trail Subdivision**).
- Zoning:** R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD)
- Location:** East side of State Route 109, north of Manchester Road (Locator Numbers 24V440122 and 24V440104/Street Addresses: 2516 and 2520 Highway 109).
- Ward:** Eight

Council Members:

Introduction >>>

The City Council authorized the recording of the Record Plat for Wildwood Trail Subdivision on October 25, 2015, which included the dedication of an eleven foot (11') wide landscape easement area to the Towns at Windrush Homeowners Association; however, the governing ordinance for Wildwood Trail Subdivision requires said easement be dedicated to the Wildwood Trail Homeowners Association. In order to address the inconsistency with the governing ordinance for Wildwood Trail Subdivision (Ordinance #2042) and the Record Plat, a change to the governing ordinance is being requested to transfer the responsibility for the eleven foot wide (11') landscape easement area located on Lot 9 of Wildwood Trail Subdivision from that Homeowners Association to the Towns at Windrush Homeowners Association.

Background >>>

As part of the Site Development Plan approval process for **P.Z. 14 and 14a-03 Towns at Windrush**, a buffer strip, with landscaping, was established along the site's northern boundary. With the proposal of **P.Z. 3,4,5, and 6-14 Wildwood Trail Subdivision**, it was discovered the buffer strip was mistakenly located on what would now be Lot 9 of Wildwood Trail Subdivision, north of Lot 11 of Towns at Windrush. To rectify this discrepancy, the governing ordinance approved for Wildwood Trail Subdivision (Ordinance #2042) required an eleven foot (11') wide landscape easement be established adjoining Lot 11 of Towns at Windrush and granted to the Wildwood Trail Subdivision Homeowners Association for future maintenance and care.

The Towns at Windrush Subdivision was completed in 2008 and Wildwood Trail Subdivision was not proposed until 2014, which allowed the misplacement of the buffer to go undetected for several years. In the intervening years, residents of Towns at Windrush took pride in maintaining the buffer. During the Site Development Plan review approval process for Wildwood Trail Subdivision, the Towns at Windrush Homeowners Association approached the Department of Planning and expressed its interest in continuing to maintain the buffer. The Department contacted the developer of Wildwood Trail Subdivision to inquire if it would be willing to dedicate this landscape maintenance easement to the Towns at Windrush Homeowners Association and the developer agreed to do so. The recording of the Record Plat for Wildwood Trail Subdivision transferred responsibility for the eleven foot (11') wide landscape easement area located on Lot 9 of Wildwood Trail Subdivision from that Homeowners Association to the Towns at Windrush Homeowners Association. This change made *Section 4(4)(aa)* of the governing ordinance for Wildwood Trail Subdivision (Ordinance #2042) inconsistent with the Record Plat for the site.

Current Request and Analysis >>>

The current request is to make a change to the governing ordinance to transfer responsibility of the landscape easement from the Wildwood Trail Homeowners Association to the Towns at Windrush Homeowners Association, in order to make it consistent with the approved Record Plat.

The existing buffer was intended to be installed within Towns at Windrush Subdivision, which developed several years before Wildwood Trail Subdivision was proposed. During the time between the completion of Towns at Windrush and the proposal of Wildwood Trail Subdivision, the Towns at Windrush Homeowners Association have been maintaining the buffer and have expressed an interest in continuing to do so. The dedication of the landscape easement to the Towns at Windrush Homeowners Association will ensure the continued high quality maintenance on the buffer, which has occurred for the past several years.

Recommendation >>>

The Planning and Zoning Commission hereby recommends a change to *Section 4(4)(aa)* of the governing ordinance for Wildwood Trail Subdivision (Ordinance #2042), which would read as follows:

- aa. An eleven (11) foot wide landscape easement shall be established adjoining Lot 11 of the Towns at Windrush on the proposed lot in the Wildwood Trail Subdivision to preserve existing landscaping that is located there and this easement shall be granted to the Homeowners Association of the ~~Wildwood Trail Subdivision~~ **Towns at Windrush Subdivision** for on-going maintenance, care, upkeep, and the replacement of plantings that may die. Removal of this landscaping from this defined easement will require City approval.

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
Council Members Garritano and Goodson, Ward Eight
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Pulte Homes of St. Louis
Trustees of the Towns at Windrush Subdivision

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES A CHANGE IN ZONING FROM THE C-8 PLANNED COMMERCIAL DISTRICT TO THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, WITH APPROVING A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (IN ASSOCIATION WITH THE TOWN CENTER DESIGNATION OF "NEIGHBORHOOD EDGE" DISTRICT), FOR A 4.6 ACRE TRACT OF LAND LOCATED ON THE EAST SIDE OF STATE ROUTE 109, NORTH OF MANCHESTER ROAD, WHICH WOULD ALLOW UP TO TWENTY (20) LOTS TO BE DEVELOPED THERE, WHILE ALSO ENDORSING AND RATIFYING THE TWO (2) CHANGES TO THE TOWN CENTER PLAN THAT WERE ADOPTED BY THE PLANNING AND ZONING COMMISSION. (Ward Eight)

WHEREAS, this property has been located within the City's Town Center Area since 1996 and designated at first for all "Workplace" District land uses to then a portion of it to "Workplace" District and the remainder "Neighborhood Edge" District to now all "Neighborhood Edge" District, which reflects the changing priorities of the City in terms of future development patterns; and

WHEREAS, these changing priorities began with the update of the Town Center Plan in 2006 and followed by the shifts in development financing and practices, all appearing to be caused by the Great Recession; and

WHEREAS, once, these priorities were defined by experts and consultants assisting the City in the development of the updated Town Center Plan, changes were made to encourage more residential development in this area of Wildwood and less of commercial types; and

WHEREAS, the subject site was one (1) of such changes the Planning and Zoning Commission recommended to the Town Center Plan regarding its current versus future land use designations, which were originally "Workplace" District in its entirety, to "Workplace" District and "Neighborhood Edge" District, so as a part of it could be used for residential purposes, while the portion of it that adjoins State Route 109 could remain commercial in nature; and

WHEREAS, this change enacted by the Planning and Zoning Commission led to a four (4) year discussion about this tract of land and resulted in the property having two (2) different land use designations, one (1) by the Planning and Zoning Commission and the other by the City Council; and

WHEREAS, despite the property having two (2) designations for future land use, Pulte Homes of St. Louis submitted an application for the development of this site, which began as a seventeen (17) lot residential subdivision to ultimately a twenty (20) lot design; and

WHEREAS, to accomplish this request, the petitioner needed to amend the Regulating Plan and the Street Network Map of the Town Center Plan, while seeking a change in zoning from the C-8 Planned Commercial District to the R-4 7,500 square foot Residence District, with Planned Residential Development Overlay District (PRD); and

WHEREAS, a public hearing was held by these Planning and Zoning Commission on these items on April 21, 2014, where the petitioner presented the initial request for a residential subdivision that would consist of seventeen (17) lots, no stub street to the abutting property located immediately to the north of the subject site, a full accessible access point onto State Route 109, and front-facing garages toward the public street, with no appreciable setback from the front of the dwelling; and

WHEREAS, at this public hearing, the Planning and Zoning Commission identified a number of concerns and considerations relating to this proposal, particularly the stub street issue and the front-facing garages and suggested to the petitioner that major changes were warranted; and

WHEREAS, with this direction from the Planning and Zoning Commission, the petitioner did revise the plan on several subsequent occasions, once after meeting with City staff, which led to a new home model being selected for the project, upgraded amenities on these models, more landscaping, modified access to State Route 109, and an increase in the total number of units to twenty (20); and

WHEREAS, this revised concept was reviewed by the Planning and Zoning Commission and determined to be acceptable with the changes that had been made and provide a favorable recommendation regarding the

modifications to the Town Center Plan and the rezoning of the property and application of the special procedures permit (Planned Residential Development Overlay District); and

WHEREAS, this actions of the Planning and Zoning Commission were by votes of 6 to 3 and 7 to 3 on these matters and the dissenting actions were based upon the elimination of the stub street to the abutting property that is located immediately to the north and the design of the units and their respective front-entry garages; and

WHEREAS, the Letter of Recommendation from the Planning and Zoning Commission was forwarded to City Council on September 8, 2014, where it conducted another public hearing on this matter, and heard from those in attendance regarding these proposals; and

WHEREAS, at the conclusion of the public hearing, the City Council noted the recommendation of the Planning and Zoning Commission was reasonable and appropriate and the 'Analysis' contained in the report addressed the design components of the project to its satisfaction, thereby authorizing the preparation of legislation to accommodate the Town Center Plan changes, the modification of the property's zoning district designation, and the application of the Planned Residential Development Overlay District (PRD) on the site; and

WHEREAS, the City Council, through its established authority under Chapter 89 of Missouri Revised Statutes and the Wildwood Charter, believe this action is consistent with good planning practice and will protect the public's health, safety, and general welfare by improving the conditions at this site with its redevelopment under a new owner.

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

Section One. The amendments to the City's Town Center Plan, specifically its Regulating Plan and Street Network Map components, previously adopted by the Planning and Zoning Commission on September 2, 2014, by its action on the Letter of Recommendation on these requests, are hereby incorporated herein by reference and on file for view with the City Clerk of the City of Wildwood, Missouri, and ratified and confirmed, as part of the City's Master Plan.

Section Two. Pursuant to Section 3.9(b.) of the City Charter, the Comprehensive Zoning Map is hereby amended to reflect the modifications made to the Regulating Plan of the Town Center Plan by the Planning and Zoning Commission, which establishes how the development of these properties will be reviewed and considered by the City in terms of authorized uses, neighborhood design standards, architectural guidelines, street specifications, and streetscape requirements, all in accordance with the stated objectives of the amendment and the contemporaneous amendment of the Master Plan.

Section Three. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby, are hereby amended to reflect the change in zoning from the C-8 Planned Commercial District to the R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), as set forth in this ordinance, for the following described land:

A tract of land being part of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 44 North, Range 3 East of the Fifth Principal Meridian located in the City of Wildwood, St. Louis County, Missouri being more particularly described as follows:

Beginning at the intersection of the northern line of the Southeast 1/4 of the Southeast 1/4 of Section 2 with the eastern right-of-way line of Missouri State Route 109, variable width, said point being located 75.00 feet perpendicular distance right of Centerline Station 9+27.04 from which a found Right-of-Way marker bears N81 degrees 39 minutes 31 seconds East, 0.24 feet; thence along said north line South 88 degrees 51 minutes 00 seconds East, 579.02 feet to the east line of above said Section 2; from which a found Bolt, bears South 72 degrees 53 minutes 22 seconds East, 0.18 feet; thence along said east line, South 00 degrees 51 minutes 30 seconds West, 329.92 feet to a found Iron Rod at the northeast corner of Lot 11 of Towns at Windrush, a

subdivision according to the plat thereof as recorded in Plat Book 353, Pages 976 and 977 of the St. Louis County records; thence along the north lines of said subdivision and a tract of land as conveyed to the Metro West Protection District by instrument recorded in Book 10644, page 1550 of above said records, North 88 degrees 51 minutes 00 seconds West, 649.62 feet to the eastern right-of-way line of above said Missouri State Route 109, from which a found right-of-way marker bears South 10 degrees 46 minutes 51 seconds East, 2.10 feet; thence along said right-of-way line, North 12 degrees 56 minutes 58 seconds East, 337.04 feet to the Point of Beginning and containing 202,674 square feet or 4.652 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 11, 2014.

Section Four. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, 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 September 2, 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

- a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of twenty (20), detached single family dwellings, with common ground, and all permitted accessory structures normally found in conjunction with the primary uses.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

- a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of 4,500 square feet in size. The minimum width of any lot within this P.R.D. Overlay District shall be forty-five (45) feet in distance, except for those properties located within a cul-de-sac, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. This width shall be measured at the front building line.
- b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend access at least twenty percent (20%) of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.
- c. 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.
- d. Direct residential drive access shall be allowed for up to twenty (20) of the single family detached units within this development from its internal street, but the garage door(s) on each unit must be a minimum of seven point five (7.5) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage. Individual garage doors shall not be greater than twelve (12) feet in width, **unless acceptable alternatives are otherwise approved by the Planning and Zoning Commission, as part of its review of the Site Development Plan**, and must be **carriage types**, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided

for these openings. The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.

- e. The first story, interior clear height for all single family dwellings shall be not less than nine (9) feet.
- f. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.
- g. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer, board, wood, brick, and/or stone. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

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, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 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. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
- c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
- d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
- e. 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.
- f. 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.
- g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
- h. General location of sanitary sewer facilities.
- i. Parking and density calculations.
- j. Conceptual location and size of common ground areas.
- k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.

- l. 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 Ordinance 410 and accompanying Tree Manual.
- m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
- n. Location of all existing and proposed easements.
- o. All other information not mentioned above, but required on a preliminary plat in accord with Section 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:

Build-To Lines - Residential

- a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:
 - a. Twenty (20) feet from any right-of-way line.
 - b. Six (6) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
 - c. Fifteen (15) feet from any rear yard property line.

Miscellaneous Setbacks - General

- b. A minimum eleven (11) foot wide buffer strip shall be provided along the entire eastern boundary line of this Planned Residential Development Overlay District. Within this eleven (11) foot buffer strip, the developer shall be required to install landscaping consistent with the requirements of City of Wildwood's Tree Manual and Sustainable Plantings Guide. The design of this landscaping shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Landscape Plan/Site Development Plan submittal. A registered Landscape Architect shall sign and seal this plan. Other amenities may be required by the Planning and Zoning Commission as part of this review, i.e. benches and fencing.

Parking Setbacks – Residential

- c. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind **the edge of the public right-of-way** a minimum of twenty-seven point five (27.5) feet, excepting cul-de-sac lots. Parking setback requirements for cul-de-sac lots and driveway widths serving required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.

Access and Roadway Improvements

- d. Dedicate the required amount of right-of-way and/or easements along this property's State Route 109 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes. Improvements to State Route 109 shall conform to the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of

Wildwood's Town Center Plan within the right-of-way of State Route 109 and directed by the Department of Public Works.

- e. Establish a minimum fifty (50) foot wide public right-of-way for the construction (extension of Viola Gill Lane) of a twenty-seven (27) foot wide pavement (including concrete vertical curb and gutter) and five (5) foot sidewalks on both sides of this internal roadway, which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of fifty (50) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area.
- f. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The final design of this traffic calming improvement shall be approved by the Planning and Zoning Commission on the Site Development Plan.

Miscellaneous Roadway Requirements

- g. 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.
- h. 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.
- i. Construction access shall be from State Route 109 during the development of this site, not Viola Gill Lane.
- j. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.
- k. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. 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 roadway improvements.
- l. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.

Parking Requirements - Residential

- m. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

Landscape Requirements - Specific

- n. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.
- o. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.
- p. 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 Ordinance 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 Ordinance 410 Tree Preservation and Restoration Code.
- q. Landscaping within the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The planting pattern shall be approved by the Planning and Zoning Commission on the Site Development Plan. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these twenty (20) dwelling units.
- r. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

- s. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.
- t. 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

- u. 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, Section 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

- v. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan’s Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.
- w. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.
- x. 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.
- y. 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. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan’s Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.
- z. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.
- aa. An eleven (11) foot wide landscape easement shall be established adjoining Lot 11 of the Towns at Windrush on the proposed lot in the Wildwood Trail Subdivision to preserve existing landscaping that is located there and this easement shall be granted to the Homeowners Association of the Wildwood Trail Subdivision for on-going maintenance, care, upkeep, and the replacement of plantings that may die. Removal of this landscaping from this defined easement will require City approval.

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood’s Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

<i>Type of Development</i>	<i>Required Contribution</i>
Single Family Dwelling (detached)	\$1,055.10 /Parking Space

(Parking space is defined by Section 415.280 of the City of Wildwood Zoning Code.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

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 roadway 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 accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. 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 City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District 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 and the Metropolitan St. Louis Sewer District 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/Missouri Department of Transportation (MoDOT) rights-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 which 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.

7. RECORDING

Within ninety (90) 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 Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.
- b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

- c. Improvements to State Route 109 must be completed prior to the issuance of building permits in excess of fifty (50) percent of the units. These required improvements may be credited against the overall Traffic Generation Assessment Fee (TGA) charge associated with these twenty (20) seventeen (17) allowable residential units, if authorized by the City Council. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

- d. 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

- e. 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 provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

- f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

- g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

- h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

9. GENERAL DEVELOPMENT CONDITIONS

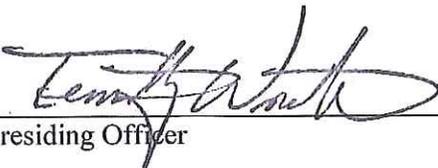
- a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of salutation control measures is required.
- c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.
- 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. 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. 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.
- g. 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.
- h. 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.
- i. 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 Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

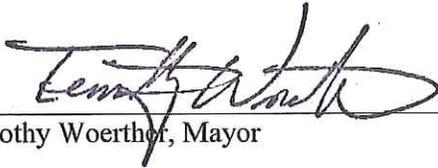
- a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein 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 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 authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling.

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

This Bill was passed and approved this 27th day of October, 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

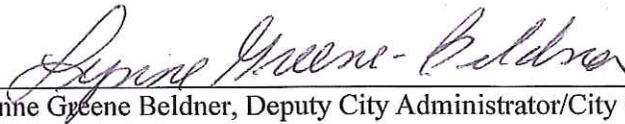


Timothy Woerther, Mayor

ATTEST:



City Clerk

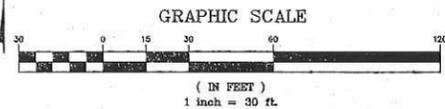


Lynne Greene Beldner, Deputy City Administrator/City Clerk

WILDWOOD TRAIL

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.

'R-4' 7,500 SQ. FT. RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) 'NEIGHBORHOOD EDGE' DISTRICT OF THE TOWN CENTER PLAN PER ORD.# 2042



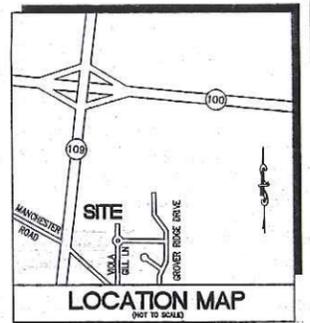
2015112500556
 PLAT: BK: 363, PG: 549-550
 FILED FOR RECORD
 Nov 25, 2015 1:03 PM
 RECORDER OF DEEDS
 ST. LOUIS COUNTY, MO.
 Witness my hand and official seal
 on the day and year aforesaid.

Crescent E. Smith
 Deputy Recorder, CB2

550

N/F
 SCHNEIDER MILROD E. TRUSTEE
 DB. 12813 PG. 620
 LOC.# 24120094
 ZONING - HI NON-URBAN

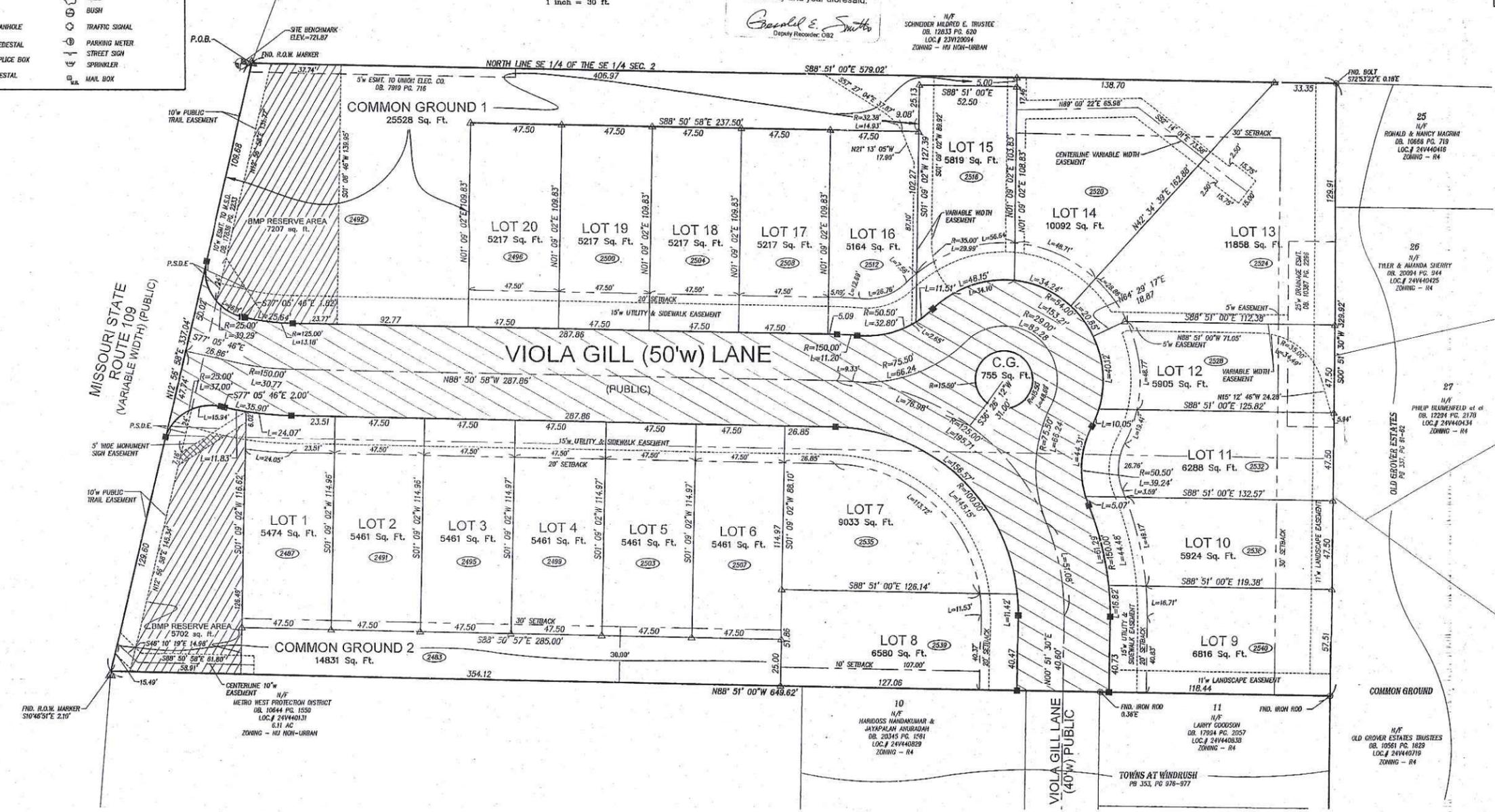
ABBREVIATIONS	
C.C.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
FL.	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
P.B.	PLAT BOOK
P.C.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
S.O.	SEWER
T.	TELEPHONE CABLE
V.C.P.	VETTERED CLAY PIPE
W.	WATER
(66'W)	RIGHT-OF-WAY MOTH
M.B.	MAIL BOX



LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DROP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX

ST. LOUIS COUNTY BENCHMARK
 BENCHMARK # 16-110 Elev.=786.30
 "L" on the southwest corner of the porch to # 2400
 Eatherton Road, 75' east of the centerline of Eatherton
 Road and 0.5 mile north of Manchester Road.

SITE BENCHMARK
 BENCHMARK Elev.=721.87
 Railroad Spike in south face of power pole at the
 northeast corner of site as shown hereon.



549

PREPARED FOR:
 PULTE HOMES OF ST. LOUIS, LLC
 17107 Chesterfield Airport Rd, Suite 120
 Chesterfield, MO 63005
 Phone: (636) 537-7128
 Fax: (636) 537-9952

APPROVED Sheet 1 of 2
 CITY OF WILDWOOD
 DEPARTMENT OF PLANNING
 SIGNED: *Joe Vignar*
 DATE: 11-24-15



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130
 e-mail: gen@stockassoc.com
 Web: www.stockassoc.com

RECORD PLAT
WILDWOOD TRAIL

DANIEL ELMANN P.L.S.
 NO. P.L.S. # 2215
 CERTIFICATE OF AUTHORITY
 LC-2215

REVISIONS:
 1 10/22/15 REVISED PER CITY COMMENTS

CITY OF WILDWOOD
 NOV 20 2015
 DEPT. OF PLANNING & PERMITS

DATE	BY	JOB NO.
12/7/15	J.K.	214-5221
12/23/15	J.K.	214-5221

RECORD PLAT
 SHEET 1 of 2

WILDWOOD TRAIL

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

"R-4" 7,500 SQ. FT. RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) "NEIGHBORHOOD EDGE" DISTRICT OF THE TOWN CENTER PLAN PER ORD.# 2042

OWNER CERTIFICATE

We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyors' certificate have caused the same to be surveyed and sub-divided in the manner shown on this plat, which subdivision shall hereafter be known as:

WILDWOOD TRAIL

Viola Gill Ave. (50' wide) as shown hatched hereon along with its roundings and cul de sac, as shown on this plat is hereby dedicated to the City of Wildwood for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Wildwood, Missouri, Metropolitan St. Louis Sewer District, Missouri-American Water Company, Laclede Gas Company, Ameren Union Electric Company, and the relevant telephone and cable television companies, their successors and assigns as their interests may appear for the purpose of constructing, replacing, maintaining, and repairing of public utilities and facilities, sewer or sewers, stormwater improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or sewers, stormwater improvements, and drainage facilities.

BMP Reserve areas as shown on this plat are for the stormwater management features, also known as BMPs (Best Management Practice). The BMP Reserved areas hereby established are irrevocable and shall continue forever, subject to a "Maintenance Agreement" dated 24th day of March 2015, as recorded in the Recorder of Deeds Book 21435, Page 848, or as amended thereafter. Construction, maintenance, repair, and upkeep of stormwater facilities within these BMP Reserve areas shall be per the responsible party, or its successors or assigns, as defined in the aforementioned agreement.

The areas shown as Common Ground on this plat have been conveyed to the Homeowners Association of this Subdivision by General Warranty Deed recorded in Book _____, Page _____ of the St. Louis County Recorder's Office.

The Public Trail Easement, 10 feet wide, as shown on this plat is hereby given, granted extended and conveyed to the City of Wildwood for the exclusive right to build and maintain a walking trail on the strip or strips of ground which have been identified as Trail Easement on this plat, and to use such additional space adjacent to the Public Pedestrian easement so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned trail. Ingress/Egress is hereby granted to all current and future lot owners, over which parts of the Public Trail Easement is located within common ground and detention area.

The 11-foot wide Landscape Easement along the Eastern lines of Lots 9, 10, 11, 12 and 13 is hereby dedicated to the Wildwood Trails Homeowners Association for the purpose of maintaining a Landscape Buffer with the right of ingress/egress to the easement. The association may use the easement for maintaining, planting and replanting landscaping in accordance with the City of Wildwood's Tree Manual and Sustainable Planting Guide.

The 11-foot wide Landscape Easement along the Southern line of Lot 9 is hereby dedicated to the Towns at Windrush Homeowners Association for the purpose of maintaining a Landscape Buffer with the right of ingress/egress to the easement. The association may use the easement for maintaining, planting and replanting landscaping in accordance with the City of Wildwood's Tree Manual and Sustainable Planting Guide.

The Permanent Sight Distance Easement (P.S.D.E.) as shown on this plat is hereby dedicated to the City of Wildwood, Missouri to ensure and protect the clear and unobstructed view of motorists on and entering the adjacent roadway. No part of said easement shall be built on in a manner whatsoever, nor shall the grade of the land within the easement be changed, nor shall any structure (including sign, fence or pole) be built, or planting (including trees, shrubs, grasses or weeds) within said easement unless directly approved by the City of Wildwood.

The Monument Sign Easement as shown hatched hereon is hereby dedicated to the Wildwood Trails Homeowners Association for the purpose of constructing and maintaining a monument sign along with plantings and other landscaping.

Building lines as shown on this plat are hereby established.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

Two permanent monuments for each block created (indicated as ■) (Total of 18) and semi permanent monuments at all lot corners (indicated as ▲) (Total of 43) will be set, with the exception that the front lot corners may be instrumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Wildwood, Missouri 1005.250 will be set.

The undersigned further states that said tract is not encumbered by delinquent taxes or liens.

This subdivision is subject to the Indenture of Covenants, Conditions and Restrictions for Wildwood Trail by instrument recorded in Book _____, Page _____ on _____.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of November, 2015

Pulte Homes of St. Louis, L.L.C.
a Nevada limited liability company

By: Andrew M. Bodary
PRINT NAME

VP FINANCE
PRINT TITLE

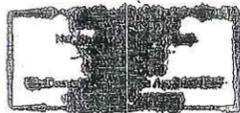
STATE OF Missouri)
COUNTY OF St. Louis) SS.

On this 2nd day of November, 2015, before me appeared Andrew M. Bodary to me personally known, who, being by me duly sworn, did say that he/she is the VP Finance of Pulte Homes of St. Louis, L.L.C., a Nevada limited liability company, and that said instrument was signed and sealed in behalf of said limited liability company, and said Andrew M. Bodary acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires: 04-19-2017

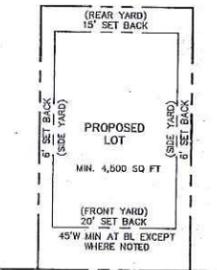
Koleen Jameson
Notary Public



KOLEEN JAMESON
Notary Public - Notary Seal
State of Missouri
St. Louis County
My Commission Expires: April 19, 2017
Commission #13520393

Property Description

A tract of land being part of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 44 North, Range 3 East of the Fifth Principal Meridian located in the City of Wildwood, St. Louis County, Missouri being more particularly described as follows:
Beginning at the intersection of the northern line of the Southeast 1/4 of the Southeast 1/4 of Section 2 with the eastern right-of-way line of Missouri State Route 109, variable width, said point being located 75.00 feet perpendicular distance right of Centerline Station 9+27.04 from which a found Right-of-Way marker bears N81 degrees 39 minutes 31 seconds East, 0.24 feet; thence along said north line South 88 degrees 51 minutes 00 seconds East, 579.02 feet to the east line of above said Section 2; from which a found Bolt, bears South 72 degrees 53 minutes 22 seconds East, 0.18 feet; thence along said east line, South 00 degrees 51 minutes 30 seconds West, 329.92 feet to a found Iron Rod at the northeast corner of Lot 11 of Towns at Windrush, a subdivision according to the plat thereof as recorded in Plat Book 353, Pages 976 and 977 of the St. Louis County records; thence along the north lines of said subdivision and a tract of land as conveyed to the Metro West Protection District by instrument recorded in Book 10544, page 1550 of above said records, North 88 degrees 51 minutes 00 seconds West, 649.62 feet to the eastern right-of-way line of above said Missouri State Route 109, from which a found right-of-way marker bears South 10 degrees 46 minutes 51 seconds East, 2.10 feet; thence along said right-of-way line, North 12 degrees 56 minutes 58 seconds East, 337.04 feet to the Point of Beginning and containing 202,674 square feet or 4.652 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 11, 2014.



TYPICAL LOT DETAIL

SERVICE PROVIDERS

- a. School Rockwood
- b. Fire Metro West
- c. Sewer Metropolitan St. Louis Sewer District
- d. Water Missouri-American Water Company
- e. Gas Laclede Gas
- f. Phone AT&T
- g. Electric Ameren U.E.
- h. Cable Charter Communications
- i. Wastewater Bonhomme Creek
- j. Zip Code 63040 Grover
- k. Police St. Louis County - Wildwood Precinct 6
- l. City Council Ward 8

550

GENERAL NOTES:

- 1) Subject property lies within Flood Zone X (areas determined to be outside the 500-year flood according to the National Flood Insurance Rate Map Number 29189C0260 K with an Effective Date of February 4, 2015.
- 2) BENCHMARK # 16-110 Elev.=786.30
"L" on the southwest corner of the porch to # 2400 Eatherton Road; 75' east of the centerline of Eatherton Road and 0.5 mile north of Manchester Road.
- 3) Source of record title is the deed recorded in Deed Book 16541, Page 1743 of the St. Louis County, Missouri Recorder's Office.
- 4) The basis of bearings for the plat is the deed recorded in Deed Book 16541, Page 1743 of the St. Louis County, Missouri Recorder's Office.
- 5) Total Area:
Parcel 1: 2516 Highway 109, Loc. No. 24V440122 - 121,428 Square Feet or 2.788 Acres
Parcel 2: 2520 Highway 109, Loc. No. 24V440104 - 81,248 Square Feet or 1.865 Acres
Total Area 202,674 Square Feet or 4.652 Acres
Total Lots 20 Individual detached units
- 6) The minimum lot size for this subdivision is 4,500 square feet per the Ord.# 2042. A minimum of 5,164 square feet provided by this plat.
- 7) The total Common Ground area on this plat is 41,114 square feet or 0.943 acres.
- 8) Public Space Requirements, per Site Development Plan are recorded in Plat Book 363, Pages 118 - 127.
- 10) Maintenance Agreement as recorded in Deed Book 21435, Page 848 was established for parcels of land being Loc. Numbers 24V440122 and 24V44104 which are the parent parcels of the property being subdivided on this plat.

Title Notes:

- (1) Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company, Commitment No. MO-048946, with an effective date of September 17, 2013 at 12:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- (2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is the effective date thereof vested in:
Columbia Sports, L.L.C.
- (3) Title Commitment No. MO-048946 with Schedule B-Section 2 exceptions:
(a) Item No. 8. Limited relinquishment to direct access to Highway 109 according to instrument recorded in Book 6596, Page 653 of the St. Louis County Records. "SHOWN" Affects Parcel 1
(b) Item No. 9. Restrictions, conditions and easements, (detailing any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin) contained in instrument(s) recorded in: Book 174, Page 82, Affects Parcel 2 "NOT SHOWN" Not a survey related item.
(c) Item No. 10. Easement granted Union Electric Company according to the instrument recorded in Book 6353, Page 168, "NOT SHOWN" Does not affect subject property.
(d) Item No. 11. Easement granted Union Electric Company according to the instrument recorded in Book 7919, Page 716, "SHOWN" Affects Parcel 2
(e) Item No. 12. Relinquishment of a limited access to State Highway Route 109 as condemned by Condemnation Suit #338339 of the Circuit Court of St. Louis County, Missouri a certified copy of which the Report of Commissioners is recorded in Book 6546, Page 477. "NOT SHOWN" No longer in effect.
(f) Item No. 13. Easement granted the Metropolitan St. Louis Sewer District according to the instrument recorded in Book 10307, Page 2206. "SHOWN"
(g) Item No. 14. Easement granted to The Metropolitan St. Louis Sewer District in Book 17336, Page 2233. "SHOWN"

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during December, 2014, by order of and for the use of Pulte Homes of St. Louis, L.L.C., executed a Property Boundary Survey and Record Plat of a tract of land being part of the Southeast 1/4 of Section 2, Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and that the results of said survey and Record Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: Daniel Ehlmann 10/27/15
Daniel Ehlmann, Missouri P.L.S. No. 2215

This acknowledgment certifies this Subdivision Plat of "WILDWOOD TRAIL" has been approved by the CITY OF WILDWOOD, MISSOURI on this 15th day of NOVEMBER, 2015.

CITY OF WILDWOOD DEPARTMENT OF PLANNING

Joe Vynnych
Joe Vynnych, Director of Planning.

I, Ryan Thomas P.E., City Administrator of the City of Wildwood, St. Louis County, Missouri do hereby certify this Subdivision Plat was approved by Ordinance Number 2115 under action taken by the City Council of Wildwood, Missouri on the 7th day of October, 2015. Said ordinance of the same appears on record in my office as testimony whereof, I hereunto now set my hand and affix the official seal of the City of Wildwood, St. Louis County, Missouri, on this 15th day of NOVEMBER, 2015.

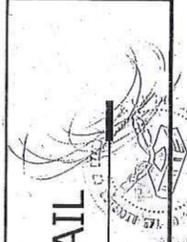
Ryan Thomas
Ryan Thomas P.E., City Administrator

Sheer 2012
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vynnych

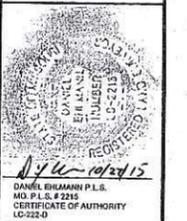
DATE: 11-24-15

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 500-9100 FAX: (636) 500-9180
E-mail: general@stockandassociates.com
Web: www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.



RECORD PLAT
WILDWOOD TRAIL



REVISIONS:
1 10/22/15 REVISED PER CITY COMMENTS

DRAWN BY: J.K.	CHECKED BY: D.M.E.
DATE: 12/21/15	JOB NO: 214-5221
M.S.D. # P: P-0030298-00	BASE MAP: 24-V
S.L.C. HMT # 300X	HMT SUP. # XXXXXX-XX
M.D.N.A. # MO-XXXXXX	
SHEET TITLE:	

RECORD PLAT
SHEET 2 of 2

DRAWING FILE: D:\DRAWING\2015\10\21\151114\151114.dwg DATE: 2015-11-24 10:52:52 AM

PREPARED FOR:
PULTE HOMES OF ST. LOUIS, LLC
17107 Chesterfield Airport Rd, Suite 120
Chesterfield, MO 63005
Phone: (636) 537-7128
Fax: (636) 537-9952



WILDWOOD

Recommendation Report

<<< Site Development Plan Package >>>

City of Wildwood Planning and Zoning Commission

March 7, 2016 Executive Meeting

Petitioner: City of Wildwood, Missouri c/o Department of Planning and Parks
Zoning District(s): FPNU Floodplain Non-Urban Residence District
Location: North side of the Meramec River, between Bluff View Park and Rock Hollow Trail
Locator Number: 26U230010
Ward: Six
Tract Size: 78.78 acres
Property Owner: State of Missouri – Department of Natural Resources – State Parks Division
Site Plan Commission Meeting: March 7, 2016
Nature of Request: Approval of the Site Development Plan (SDP) for the development of an approximately one-half (½) mile connector trail between two (2), large public properties.

Introduction: The Planning and Zoning Commission is in receipt of a Site Development Plan (SDP) from the Department of Planning and Parks for the construction of a connector trail that will link Bluff View Park to the Rock Hollow Valley. The Department of Planning and Parks, which has developed this plan set for this purpose, is submitting it to the Planning and Zoning Commission for its consideration and action. With this submittal of this plan, the Planning and Zoning Commission has reviewed it and the files relating to this matter and has made a determination in this regard. Accordingly, acting at its March 7, 2016 Executive Meeting, and by a vote of – to –, the Planning and Zoning Commission submits the following report and recommendation to the City Council for its receipt, filing, and consideration.

Current Request: The Department of Planning and Parks is presenting to the Planning and Zoning Commission a Site Development Plan (SDP) for a new trail project that is located in the Meramec River Valley. This plan set has been under development for several years, given the circumstances that would necessitate its need. The development of this plan set was led by the City of Wildwood, with assistance from a number of partners. These partners

included the following: the Missouri Department of Natural Resources and St. Louis County. Both governmental agencies are needed partners in this project, given their ownership of land and facilities that are part of the overall trail network along the Meramec River.

Beginning almost five (5) years ago, the Department started having conversations with the Missouri Department of Natural Resources (MDNR) and St. Louis County about creating a connector trail between then Packwood Park (now Bluff View Park) and the Rock Hollow Valley. These conversations were very preliminary, given neither Bluff View Park or the Rock Hollow Trail had been completed. However, all of the participating parties believed that, if these park projects were successful and the associated facilities opened, a connector trail would be essential for certain users, which are currently prohibited on the Al Foster Memorial Trail, i.e. equestrian users.

With the development of these two (2) facilities completed and trail segments open and in use, the connector between these two (2) large public land holdings of the City, County, and State is necessary. Accordingly, the Department initiated a process to develop a concept for this trail and, once the other partners agreed upon that design, it began the preparation of design and engineered drawings for the bidding purposes associated with it. This effort started in 2014 and carried over to 2015, when the Missouri Department of Natural Resources (MDNR) and St. Louis County endorsed the concept. In this process to obtain this endorsement, certain changes were made to ensure that equestrian users have clear direction on the location of the trail and its use for horses.

At the November 2015 meeting of the Planning/Economic Development/Parks Committee (PEP), the Department presented these plan sheets to its members for consideration and action. These plans reflected the input and actions of all of the parties noted above and were at the level of detail for construction purposes. The Committee granted a favorable recommendation, at this meeting on November 17, 2015, and the City Council concurred thereafter at its meeting on February 8, 2016. As a point of reference, this project is funded for 2016. Again, given the popularity of the trail system along the Meramec River, this connector trail will be extensively used and, again, what the community and users have identified as a needed addition.

The trail design includes the following components, which include the improvements:

1. The trail is 2,050 feet in length, constructed of a crushed aggregate-type of material, which will be approximately four (4) feet in width;
2. The trail is to be located on State-owned property, and will link to the two (2) aforementioned land holdings of the City, County, and State;
3. The trail will cross the single-gauge railroad line in three (3) locations, with signage planned at each of them;
4. The trail's location requires the installation of ten (10) culvert pipes to address water runoff and other considerations; and
5. The trail includes the installation of four (4) short sections of retaining wall as well.

Recommendation: The Planning and Zoning Commission has reviewed the Site Development Plan (SDP) that has been submitted to it for its review and action. This Commission is supportive of this approximately two thousand (2,000) foot length of trail and is supportive of it. This support is premised on a number of reasons that include these items:

1. The trail is a needed connection for certain users, particularly equestrians that are prohibited from the Al Foster Memorial Trail and cannot use it at this time. This restriction eliminates any access between Bluff View Park and the Rock Hollow Valley for equestrians, knowing that both of these facilities allow this type of user.
2. The trail provides another option for all users, in this very popular recreation corridor.
3. This trail is an integral part of a larger system of facilities that will ultimately provide all users of them an approximately twelve (12) mile system in one (1) of the most scenic areas within the entire State of Missouri.
4. The design of the trail is consistent with the conditions of the area and environmentally sensitive by limiting its impact and overall site disturbance.
5. The design of the trail requires limited assets for its maintenance and upkeep, which is appropriate for areas that exhibits frequent and high levels of flooding.
6. The benefits of active recreational facilities are plentiful and meet many of the recommendations of the City's *Action Plan for Parks and Recreation – 2007* in regards to promoting facilities to encourage healthy lifestyles for residents of the City of Wildwood.

**Summary and
Conditions:**

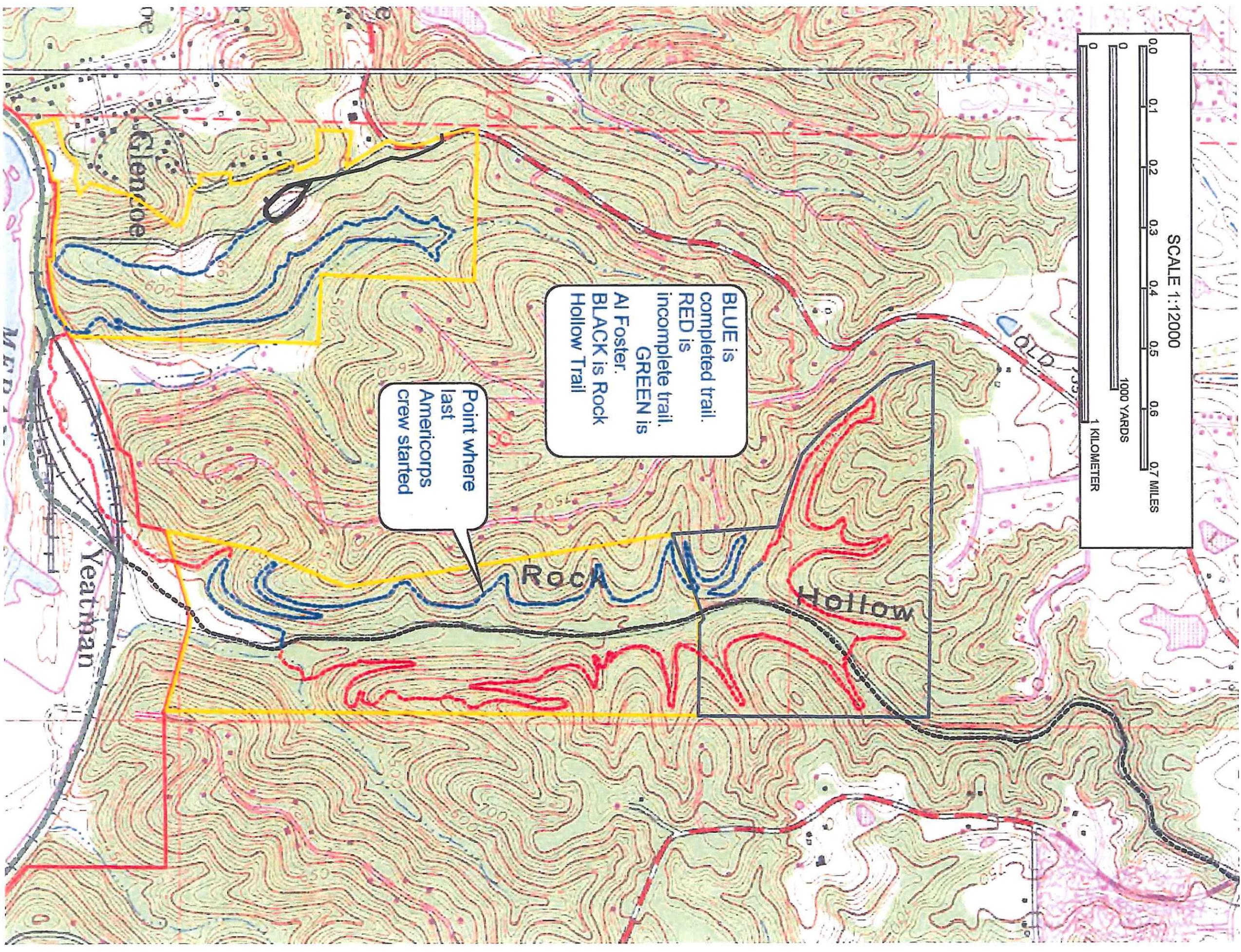
The Planning and Zoning Commission has completed its review of the aforementioned Site Development Plan (SDP) and related items and determined them to be in compliance with the requirements for the development of a natural surface trail in an environmentally-sensitive area. Therefore, based upon the analysis provided above in this report, the Planning and Zoning Commission hereby grants its approval of this Site Development Plan for the proposed trail project.

**Vote of the
Commission:**

Approval of the Site Development Plan (SDP) and related items by a vote of --
- to ---.

**Attachments
And Enclosures:**

Attachment A – Site Development Plan (SDP) and Related Items
Attachment B – Background Information



SCALE 1:12000

0 0.1 0.2 0.3 0.4 0.5 0.6 0.7 MILES

0 1000 YARDS

1 KILOMETER

BLUE is completed trail.
RED is incomplete trail.
GREEN is Al Foster.
BLACK is Rock Hollow Trail

Point where last Americorps crew started

Glencoe

Yeatman

Rock

Hollow




 SCALE: 1"=200

BLUFF VIEW TRAIL EXTENSION
 WILDWOOD, MISSOURI
Preliminary Trail Alignment


 LAND PLANNING
 RECREATION PLANNING AND DESIGN
 LANDSCAPE ARCHITECTURE
 5000 GRIFFIN ROAD
 ST. LOUIS, MO 63120
 (314)961-8211 FAX(314)961-1118
 11/18/14 1 of 1

GENERAL NOTES:

- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS.
- TOPOGRAPHIC INFORMATION PROVIDED BY DOERING ENGINEERING, INC.
- PROPOSED CONTOURS ARE SHOWN TO FINISHED GRADES. CONTRACTOR SHALL GRADE PAVEMENT AND BUILDING PAD AREAS TO FINISH GRADES INDICATED, UNLESS OTHERWISE INDICATED.
- PROPOSED GRADES SHALL BE WITHIN 0.1 FEET, MORE OR LESS, OF THOSE SHOWN ON THE GRADING PLAN.
- CONTRACTOR TO CALCULATE CUT/FILL QUANTITIES AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF BALANCE CONDITION CAN NOT BE MET.
- NO GRADING SHALL OCCUR ON THE SITE UNTIL A GRADING PERMIT IS SECURED WITH THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS. SILTATION CONTROL DEVICES SHALL BE INSTALLED AND FUNCTIONING BEFORE A GRADING PERMIT WILL BE ISSUED.
- AREAS DISTURBED BY CONSTRUCTION, INCLUDING PAVEMENT AND BUILDING AREAS, SHALL BE SEEDED AND STRAWED WITHIN 30 DAYS FROM THE COMPLETION OF GRADING OPERATIONS.
- STORM SEWER CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO 2000 METROPOLITAN ST. LOUIS SEWER DISTRICT "STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES", AND THE CITY OF WILDWOOD STANDARDS UNLESS OTHERWISE NOTED HEREIN.
- EXISTING ABOVE & BELOW GROUND UTILITIES TO BE PROTECTED AND USED IN PLACE, UNLESS OTHERWISE SPECIFIED (SEE DEMOLITION PLAN).
- HANHOLES AND INLET TOPS BUILT WITHOUT FURNISHED ELEVATIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- STORM SEWERS SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE PIPE WITH GASKETED BELL & SPIGOT JOINTS ADVANCED DRAINAGE SYSTEMS, INC. (ADS) PN-2 (OR APPROVED EQUAL), UNLESS OTHERWISE SPECIFIED.
- LOCATION AND ELEVATION OF EXISTING INLETS, HANHOLES AND PIPES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO AREA WITHIN THE CONFINES OF THE EXISTING PERIMETER FENCE UNLESS OTHERWISE NOTED OR DIRECTED.

SITE GRADING NOTES:

- NOTIFY THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- PARKING ON NON-SURFACED AREAS IS 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. CONTRACTOR SHALL KEEP ROAD CLEAR OF MUD AND DEBRIS.
- THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY.
- EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
- ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DEEMED NECESSARY BY THE CITY OF WILDWOOD.
- TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.
- WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED TO SUCH A DENSITY AS TO PREVENT EROSION.
- WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS / CITY ENGINEER SUCH AS PERMANENT SEEDING, PERIODIC WETTING, MULCHING, OR OTHER SUITABLE MEANS.
- IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF PERMANENT EROSION COVER, A FAST GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION.
- NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OR ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.
- STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
- SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.
- ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-99 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL. COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION UNDER ALL PAVED AREAS. COMPACTION TESTING TO BE PERFORMED BY GEOTECHNICAL ENGINEER HIRED BY CITY.
- SOFT SOILS IN THE BOTTOM OF BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS OR TRAPS SHOULD BE REMOVED, SPREAD OUT AND PERMITTED TO DRY SUFFICIENTLY TO BE USED AS FILL. THIS MATERIAL SHALL BE PLACED PER RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER (HIRED BY THE CITY).
- ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
- EXISTING TREES INDICATED TO BE REMOVED MAY BE BURNED ON-SITE PROVIDED THE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO BURN OPERATIONS.
- ROOTS OF EXISTING TREES INDICATED TO BE REMOVED SHALL BE GRUBBED TO A MIN. DEPTH OF 18" BELOW FINISH GRADE.
- ANY WELLS, CISTERNS AND/OR SPRINGS, WHICH MAY EXIST ON THIS PROPERTY, SHOULD BE LOCATED AND SEALED IN A MANNER ACCEPTABLE TO THE CITY OF WILDWOOD AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
- ALL EXCAVATIONS, GRADINGS OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SPECIFICALLY APPROVED OTHERWISE.

SHEET BY 101 - ELEVATION 463.41, BAND 601 SURVEY DISK SET IN TOP OF CONCRETE MONUMENT.
 LOCATED ON THE SOUTH RM OF THE UNION PACIFIC RAILROAD IN THE TOWN OF BIRKDALE, MO. IT IS 25.20 FEET SOUTH OF THE SOUTH RAIL OF THE SOUTH TRACK, 0.23 FEET SW OF A P.C. NAIL IN THE WEST SIDE OF A POWER POLE ON THE SOUTH SIDE OF WEST 1st STREET, 25.4 FEET WEST OF THE EXTENDED CENTERLINE OF A BARRICADE CROSSING ON THE SOUTH SIDE OF WEST 1st STREET, 45.00 FEET NEM OF THE NORTHEAST EDGE OF THE BARRICADE SUPPORT GIRDERS.

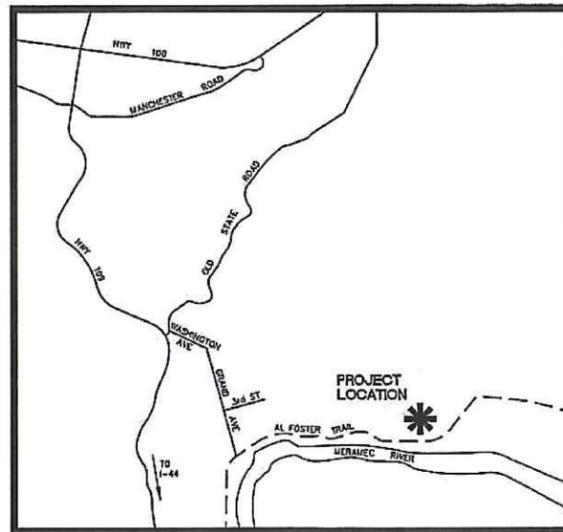


STOP! Call Before you DIG
1-800-344-7483
 TOLL FREE

State Law requires 2 days advance notice. The fee in the State of Missouri defines emergency excavation as one preventing danger to life, health, or property.
MISSOURI ONE-CALL SYSTEM INC.
 10223 HORTHEAST DR.
 JEFFERSON CITY, MO 64109

Bluff View Trail

City of Wildwood, Missouri



LOCATION MAP
 February 2015

SHEET LIST

- C1-C4 SITE PLANS + PROFILES
- C5-C6 TYPICAL CROSS SECTIONS
- D1 DETAILS

ALTERNATES

ALT. #1

PREPARED FOR:



WILDWOOD
 Parks + Recreation Department
 183 Plaza Drive
 Wildwood, Missouri 63040
 Ph: (636) 458-0440
 Fax: (636) 458-6969
 Email: gary@cityofwildwood.com
 Contact: Gary Crews

PREPARED BY:



LAND PLANNING
 RECREATION PLANNING AND DESIGN
 LANDSCAPE ARCHITECTURE
 13545 BARRETT PARKWAY DR. #200
 ST. LOUIS, MO 63021
 (314) 904-8211 FAX (314) 922-7850
 Email: kjk@terraspec.com
 Attn: Ken Keitel

CIVIL / SURVEY CONSULTANTS:

Engineered By:
DOERING ENGINEERING Inc.
 CIVIL ENGINEERING • PLANNING • SURVEYING
 4893 Lantry Ferry Road
 Suite 205
 Saint Louis, Missouri, 63109
 Telephone: (314) 487-6912
 Facsimile: (314) 487-5370
 E-Mail: info@doeringeng.com

UTILITY SERVICES

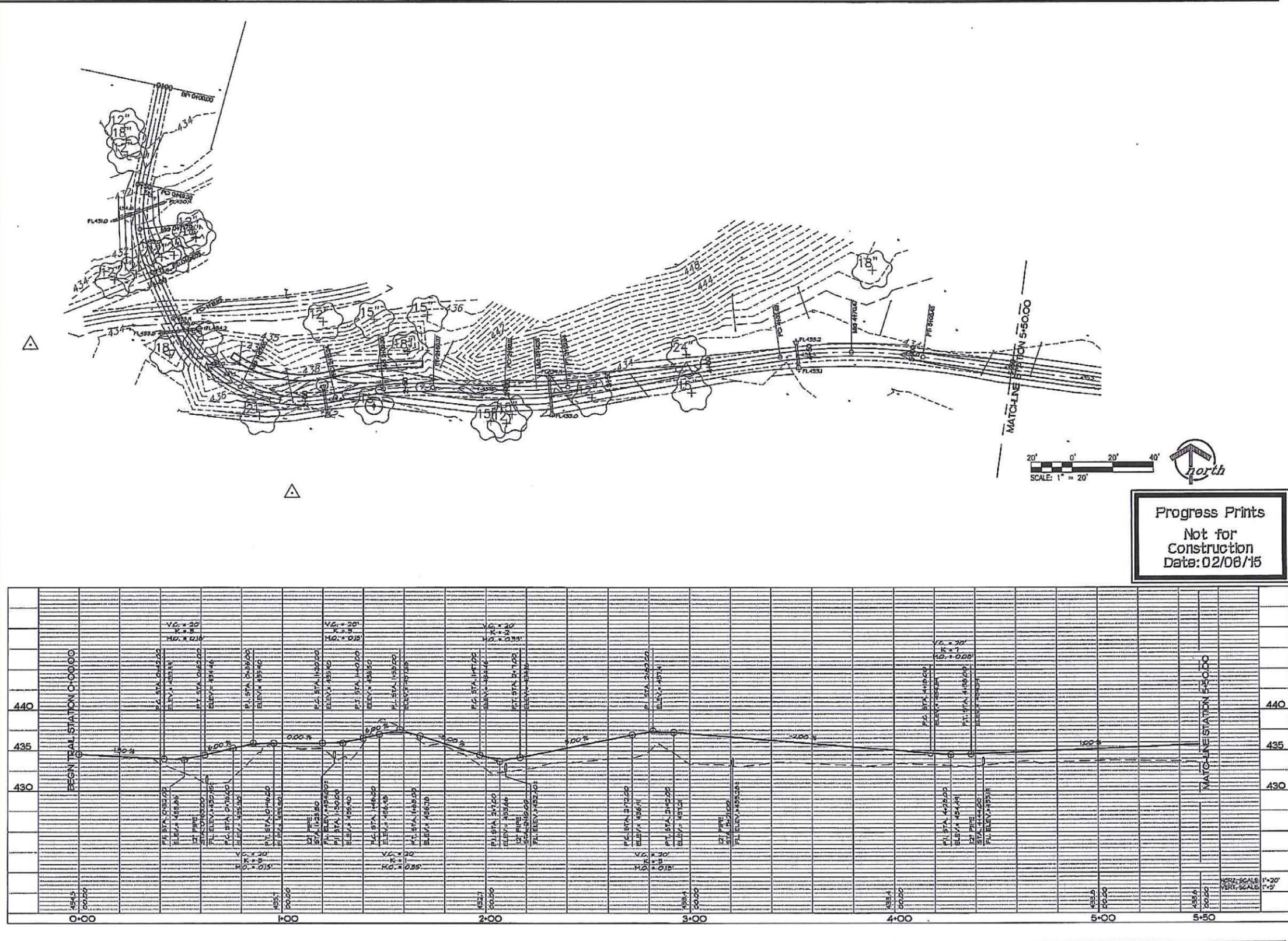
- WATER MISSOURI-AMERICAN WATER CO.
- SEWER METROPOLITAN ST. LOUIS SEWER DISTRICT
- FIRE METROWEST FIRE DISTRICT
- ELECTRIC AMEREN U.E.
- GAS LACLEDE GAS CO.
- PHONE ATT

LEGEND

EXISTING CONDITIONS		NEW IMPROVEMENTS	
CONTOUR	— 500 —	CONTOUR	— 500 —
SPOT ELEVATION	+500.00	SPOT ELEVATION	+500.00
STORM SEWER	—	STORM SEWER	—
SANITARY SEWER	—	HANHOLE	○
HANHOLE	○	AREA INLET	■
CURB INLET	⊞	GRATE INLET	⊞
GRATE INLET	⊞	TO BE REMOVED	T.B.R.
WATER LINE	— W —	USE IN PLACE	U.P.
FIRE HYDRANT	+	ADJUST TO GRADE	A.T.G.
GAS SERVICE	— G —	SILTATION CONTROL	— — —
ELECTRIC SERVICE	— E —		
TELEPHONE SERVICE	— T —		
UTILITY POLE	PP		
GUY WIRE	—		
LIGHT STANDARD	+		
SIGN	+		
TREE	⊕		
BUSH	⊕		

Progress Prints
 Not for
 Construction
 Date: 02/08/15

Bluff View 14012



Progress Prints
 Not for
 Construction
 Date: 02/08/15

LAND PLANNING
 RECREATION PLANNING AND DESIGN
 LANDSCAPE ARCHITECTURE
 13545 BARRETT PARKWAY DR. #200
 ST. LOUIS, MO 63021
 (314)981-8211 FAX(314)982-7658



**BLUFF VIEW TRAIL
 EXTENSION**
 BLUFF VIEW TRAIL TO ROCK HOLLOW TRAIL
 WILDWOOD, MISSOURI

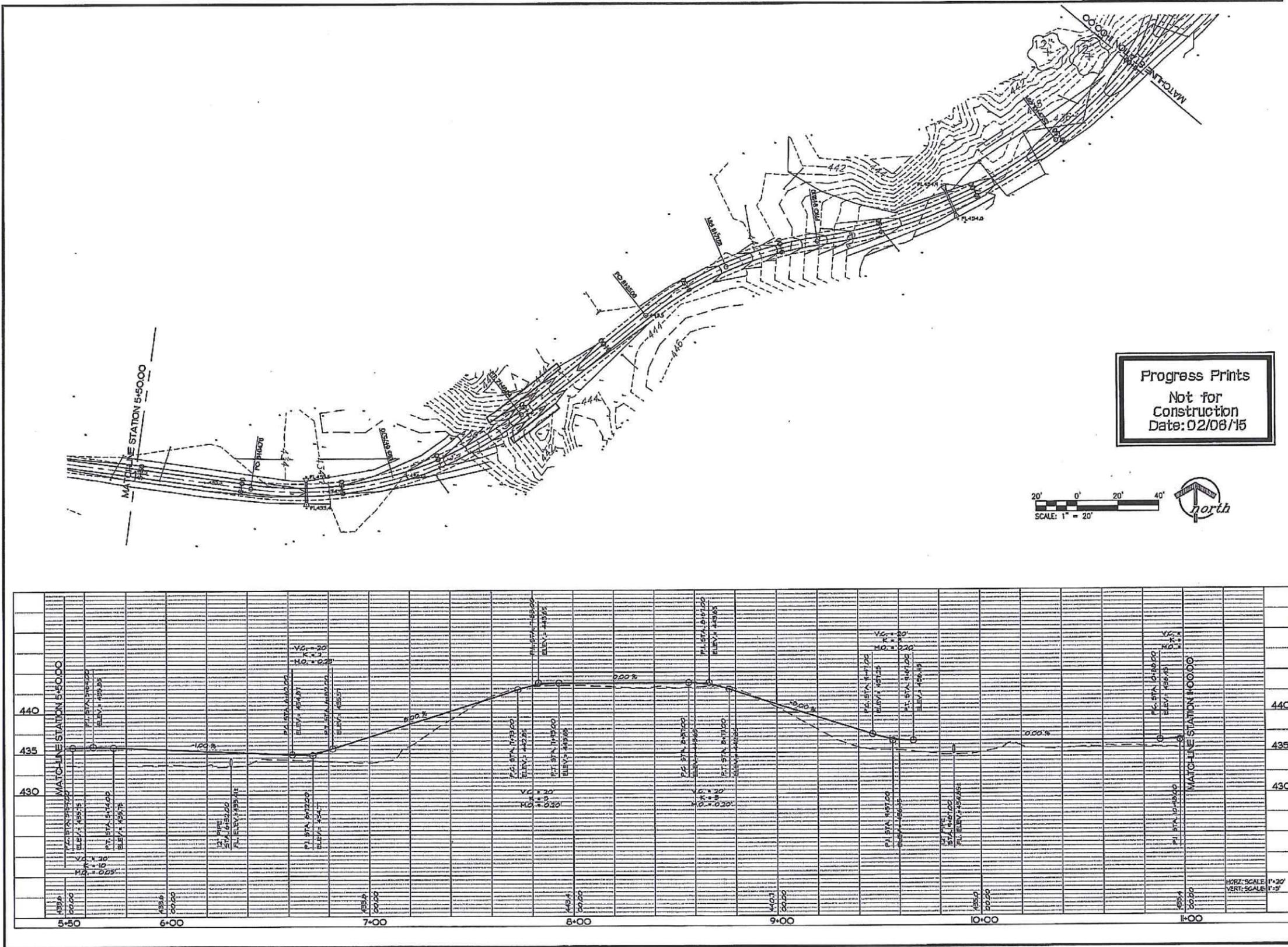
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 State of Missouri
 P.O. Box 176
 Jefferson City, MO
 65101

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 Site Plan
 & Profile

JOB NUMBER
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DATE
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 DRAWN BY
 DWD
 REVISION

SHEET NUMBER
 C1



LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
15545 BARRETT PARKWAY DR. #200
ST. LOUIS, MO 63021
(314)984-8211 FAX(314)922-7450



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WILDWOOD, MISSOURI

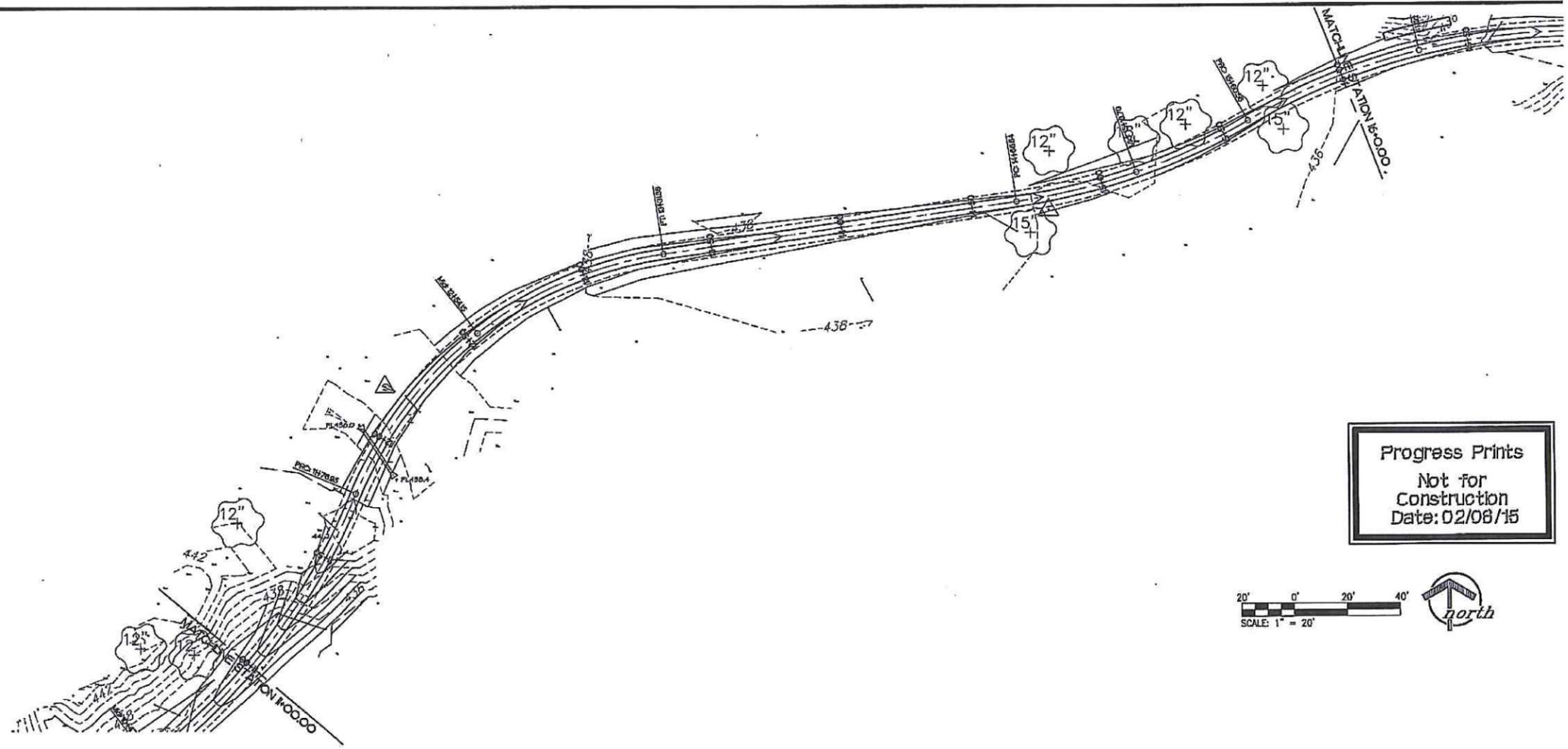
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& Profile

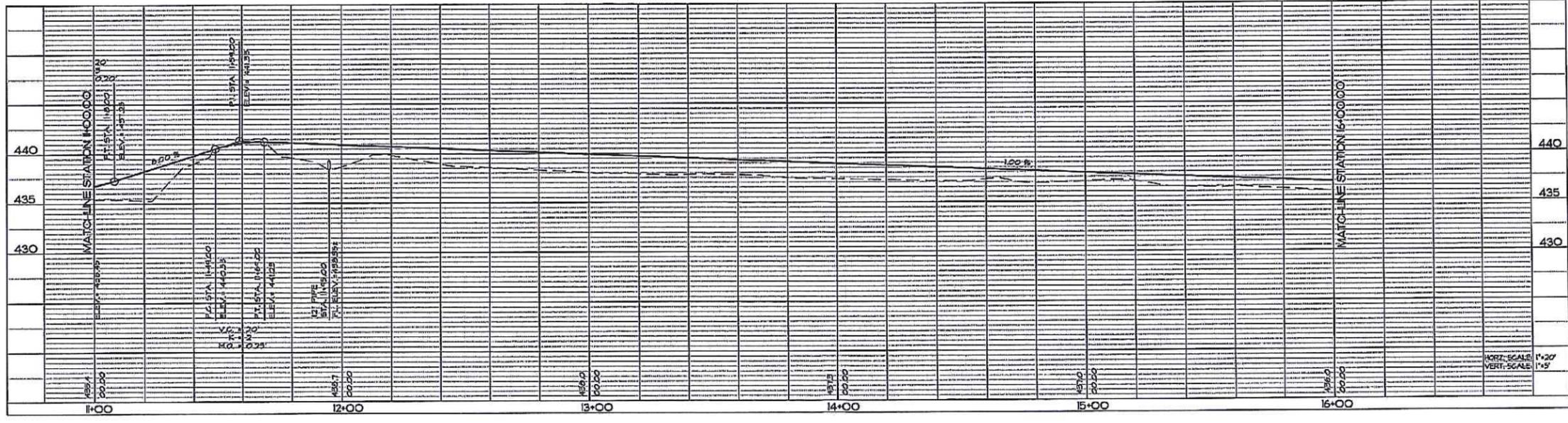
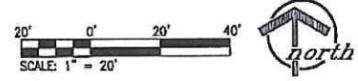
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REVISION

SHEET NUMBER
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Progress Prints
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 Date: 02/08/15



LAND PLANNING
 RECREATION PLANNING AND DESIGN
 LANDSCAPE ARCHITECTURE
 13545 BARRETT PARKWAY DR. #200
 ST. LOUIS, MO 63021
 (314)994-0211 FAX(314)922-7556



**BLUFF VIEW TRAIL
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 BLUFF VIEW TRAIL TO ROCK HOLLOW TRAIL
 WILDWOOD, MISSOURI

OWNER
 State of Missouri
 P.O. Box 176
 Jefferson City, MO
 65101

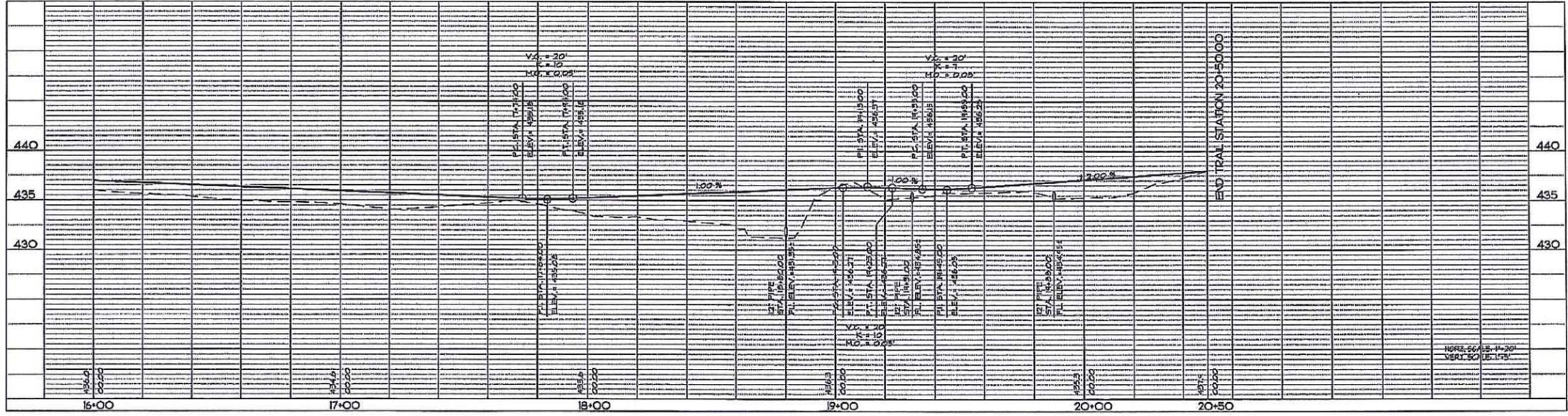
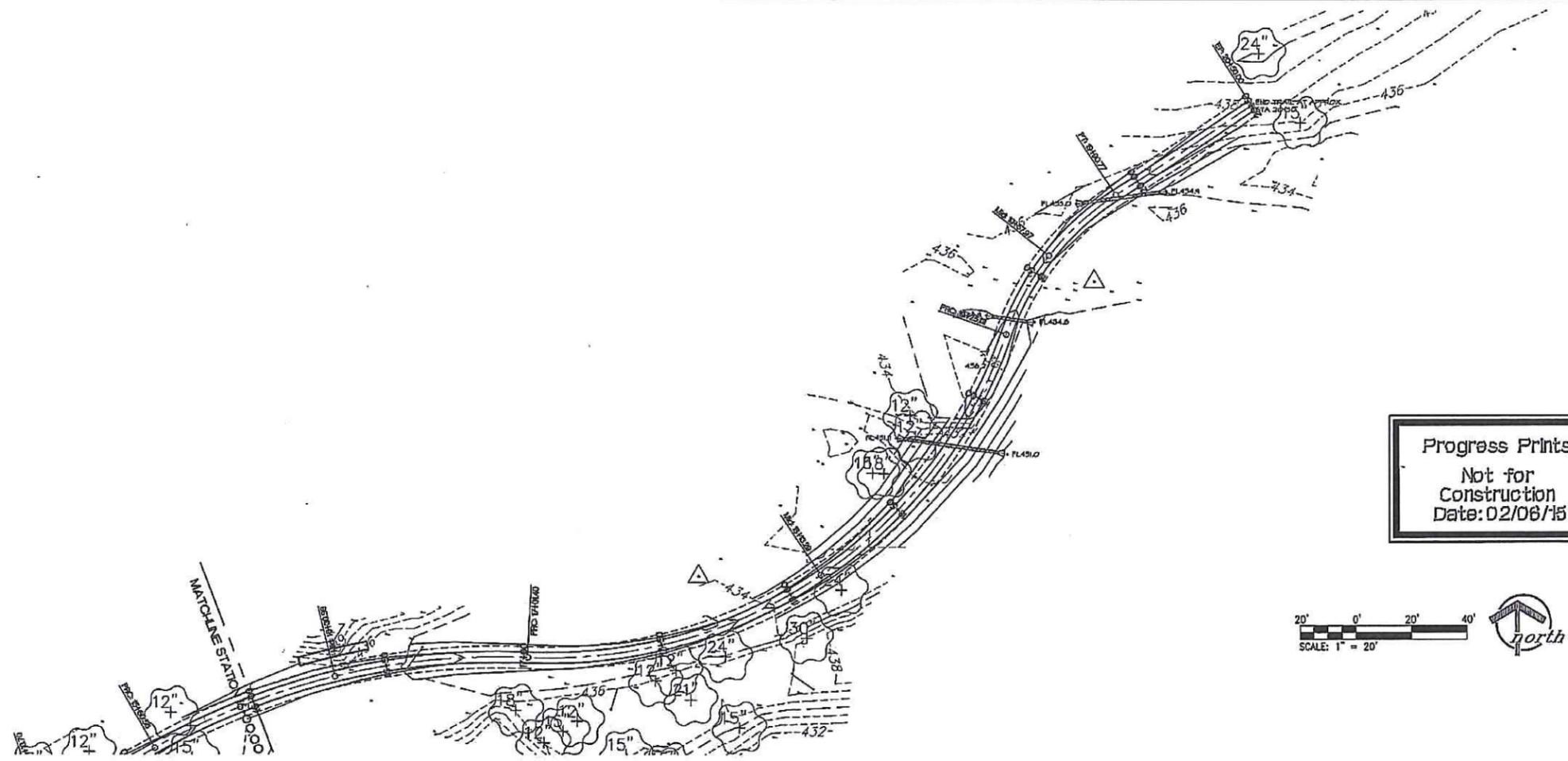
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 & Profile

JOB NUMBER
 12003

DATE 00/00/15 DRAWN BY DWD
 REVISION

HORIZ. SCALE 1"=20'
 VERT. SCALE 1"=5'

SHEET NUMBER
C3



LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
13546 BARRETT PARKWAY DR. #200
ST. LOUIS, MO 63021
(314)964-0211 FAX(314)962-7050



**BLUFF VIEW TRAIL
EXTENSION**
BLUFF VIEW TRAIL TO ROCK HOLLOW TRAIL
WILDWOOD, MISSOURI

OWNER
State of Missouri
P.O. Box 176
Jefferson City, MO
65101

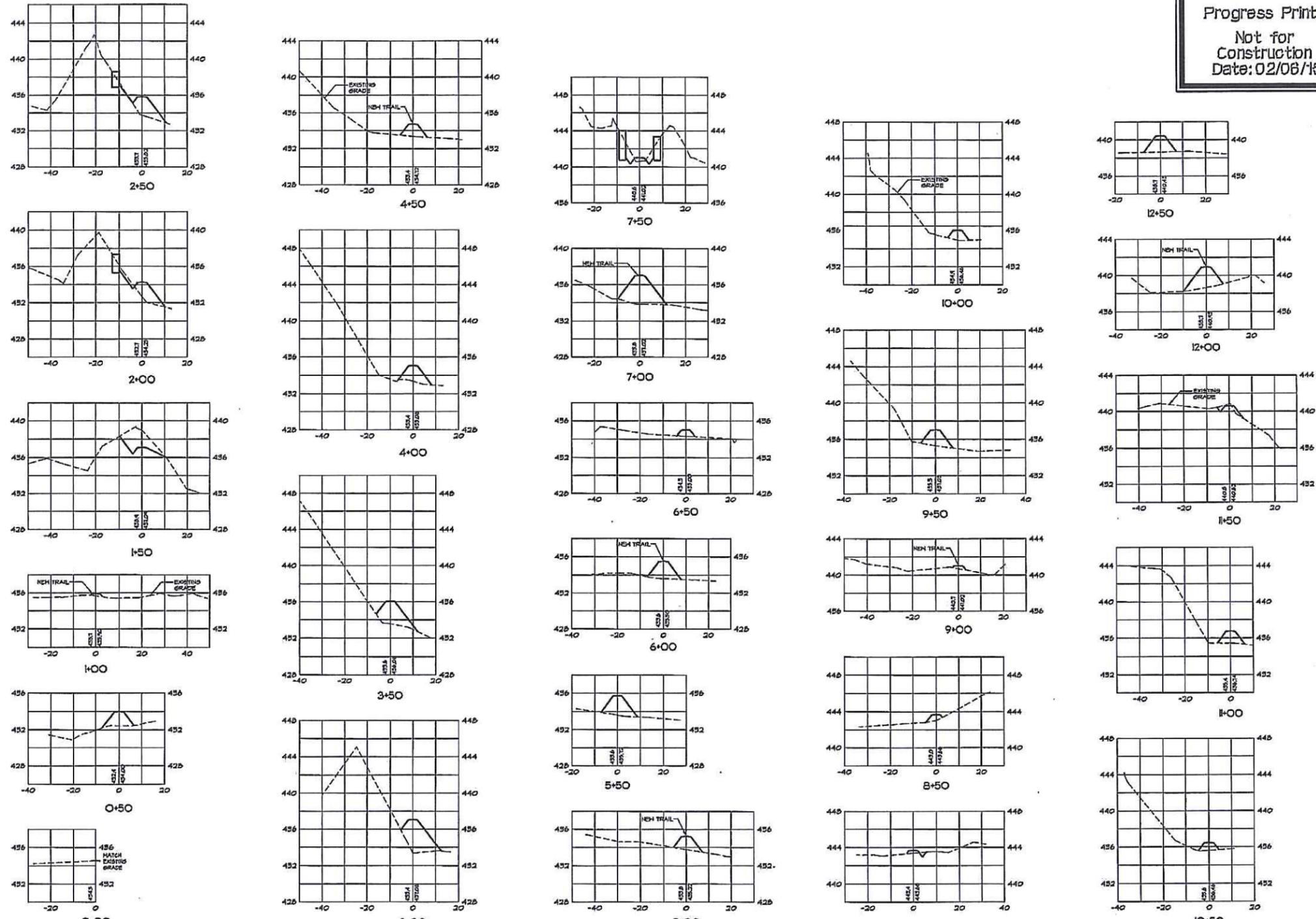
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& Profile

JOB NUMBER
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DATE 00/00/15
DRAWN BY DWD
REVISION

SHEET NUMBER
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Progress Prints
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 Construction
 Date: 02/08/15



LAND PLANNING
 RECREATION PLANNING AND DESIGN
 LANDSCAPE ARCHITECTURE
 13645 HARBETT PARKWAY DR. #200
 ST. LOUIS, MO 63021
 (314)984-8211 FAX(314)982-7658



**BLUFF VIEW TRAIL
 EXTENSION**
 BLUFF VIEW TRAIL TO ROCK HOLLOW TRAIL
 WILDWOOD, MISSOURI

OWNER
 State of Missouri
 P.O. Box 176
 Jefferson City, MO
 65101

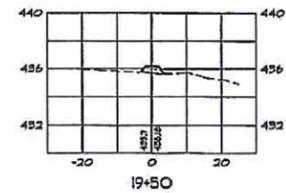
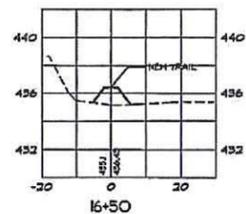
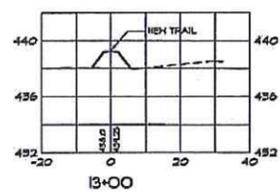
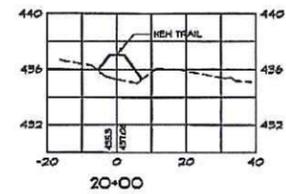
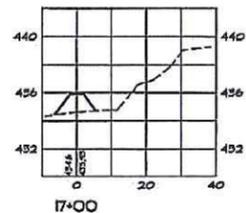
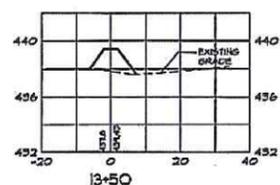
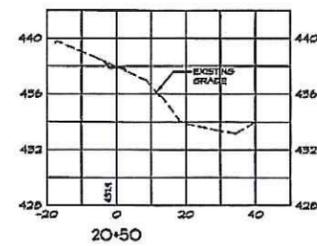
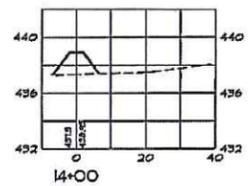
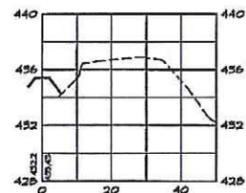
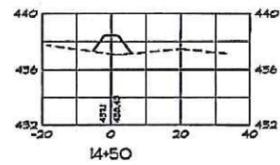
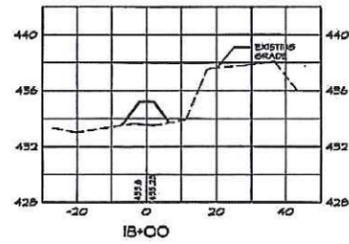
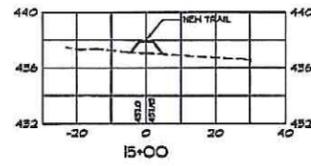
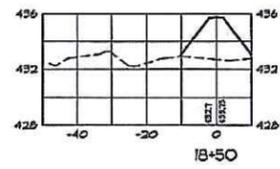
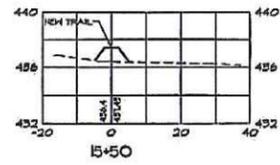
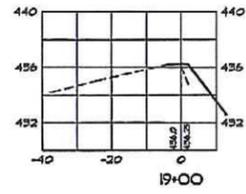
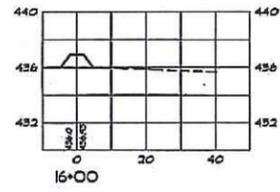
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Sections

JOB NUMBER
 12003
 DATE
 00/00/15
 DRAWN BY
 DWD
 REVISION

SHEET NUMBER
C5

HORIZ. SCALE: 1"=20'
 VERT. SCALE: 1"=5'



HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'

Progress Prints
Not for
Construction
Date: 02/08/15

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
13545 BARRETT PARKWAY DR. #200
ST. LOUIS, MO 63221
(314)994-8211 FAX(314)922-7650



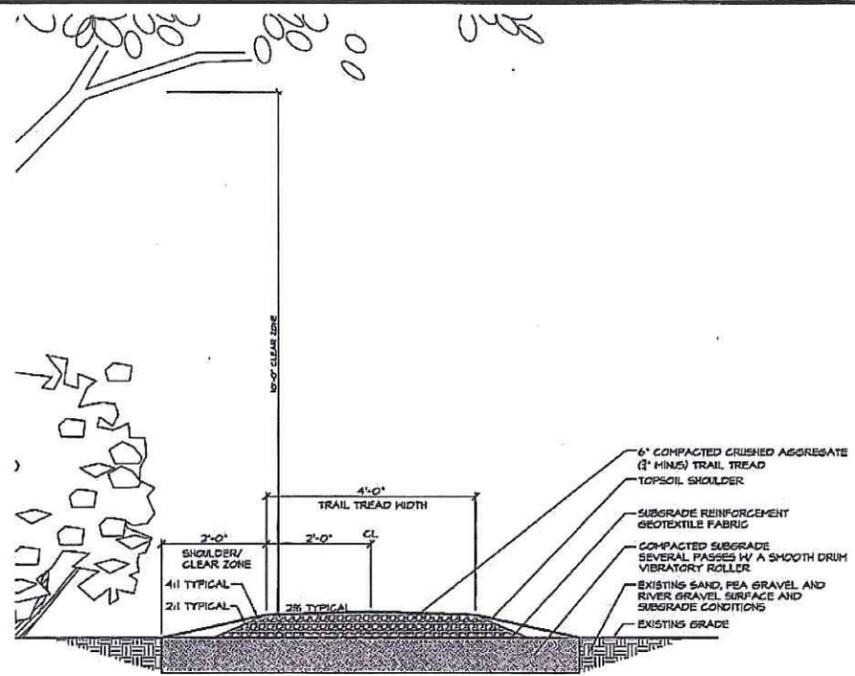
**BLUFF VIEW TRAIL
EXTENSION**
BLUFF VIEW TRAIL TO ROCK HOLLOW TRAIL
WILDWOOD, MISSOURI

OWNER
State of Missouri
P.O. Box 176
Jefferson City, MO
65101

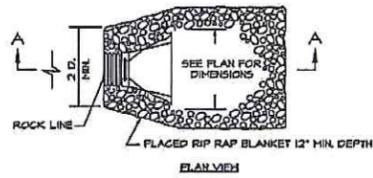
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JOB NUMBER
12003
DATE 02/08/15 DRAWN BY DWD
REVISION

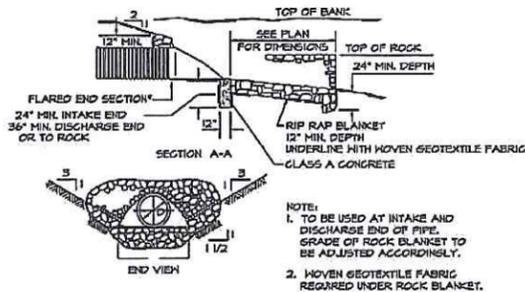
SHEET NUMBER
C6



Typical Trails Cross-section
SCALE: 3/4"=1'-0"



PLAN VIEW



Typical Flared End Section*/Rip Rap Detail
N.T.S.

* NOTE: FLARED END SECTION ADD ALTERNATE # 1, 2, 4 5

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
13545 BARRETT PARKWAY DR. #200
ST. LOUIS, MO 63021
(314)984-8611 FAX(314)822-7058



**BLUFF VIEW TRAIL
EXTENSION**
BLUFF VIEW TRAIL TO ROCK HOLLOW TRAIL
WILDWOOD, MISSOURI

OWNER
State of Missouri
P.O. Box 176
Jefferson City, MO
65101

SHEET TITLE
Details

Progress Prints
Not for
Construction
Date: 02/08/15

JOB NUMBER
12003
DATE
00/00/15
DESIGNED BY
DWD
REVISION

SHEET NUMBER
D1