



AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

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

March 21, 2016 - Monday

7:30 P.M.

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

- I. Welcome To Attendees And Roll Call Of Commission Members
- II. Review Tonight's Agenda/Questions Or Comments
- III. Approval Of Minutes Of The Meeting Of Monday, March 7, 2016
Documents: [III. 3-7-16 MINUTES FOR APPROVAL.PDF](#)
- IV. Department Of Planning's Opening Remarks/Updates
- V. Public Hearings – One (1) Item For Consideration
 1. P.Z. 5-16 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri
A request to review and consider the addition of residential land uses as permitted activities within the 'Downtown and Workplace Districts' designation under the 'Regulating Plan' of the City's Town Center Plan. Currently, these two (2) land use designations do not allow residential uses, whether single family or multiple family types. Recently, a number of inquiries have been made about this change. (**Wards One, Four, Five, Seven, and Eight**)
Documents: [V.A. P.Z. 5-16 DOWNTOWN DISTRICT.PDF](#)
- VI. Old Business – Two (2) Items For Consideration
 1. Information Reports – One (1) Item For Consideration

- a. 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: [VI.A. P.Z. 3-16 MASTERPLAN UPDATE.PDF](#)

a.1. Public Comments On Recommendation

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

Documents: [VI.B.P.Z. 24-14 PHELAN LPA REVOCATION.PDF](#)

b.1. Public Comments On Recommendation

VII. New Business – No Items For Consideration

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

1. Site Development Plans – Two (2) Items For Considerations

- a. A Report, With Recommendation, Regarding The City Of Wildwood's Community Park - Phase 2 Project
PS Park and Scenic District; publicly owned land located in the northwest quadrant of State Route 100 and State Route 109; thereby recommending the approval the design and engineering plans for the installation of an extension of the park's interior roadway (from Bonhomme Creek to the western extension of Pond Grove Loop Road), parking spaces, a companion trail, and the initial stages of the needed preparation of the Great Meadow Area. **(Ward One)**

Documents: [VIII.A. COMMUNITY PARK PHASE 2.PDF](#)

a.1. Public Comments On Recommendation

- b. A Report, With Recommendation, Regarding P.Z. 21, 22, And 23-14 - Stone Mill Subdivision (Formerly Lombardo Homes Of St. Louis, L.L.C.), Now Whalen Custom Homes;
R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), for an eight (8) acre property; west side of Center Avenue, south of Manchester Road (Street Address: 2710 West Avenue/Locator Number: 24V420010); thereby recommending the approval of the Site Development Plan (SDP)

and associated materials and documents to allow for the parcel of ground's use for twelve (12) single family dwellings on individual lots, common ground, and required public space. **(Ward Eight)**

Documents: [VIII.B. P.Z.21,22 AND 23-14 STONE MILL SUBDIVISION.PDF](#)

b.1. Public Comments On Recommendation

IX. Other – No Items For Consideration

X. Closing Remarks And Adjournment By Chair Of Commission

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