



AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

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

April 4, 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](#).

Action Items on Tonight's Agenda -----> One (1) Public Hearing, Two (2) Letters of Recommendation, One (1) Information Report - Withdrawal, One (1) Correspondence Item, and One (1) Update.

- 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 21, 2016

Documents: [III. 3-21-2016 MINUTES FOR APPROVAL.PDF](#)

- IV. Department Of Planning's Opening Remarks/Updates
- V. Public Hearings – One (1) Item For Consideration

- 1. P.Z. 25-15 Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, C/O Volz, Inc., Mark Kilgore, 10849 Indian Head Industrial Boulevard, St. Louis, Missouri 63132

A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a thirty-two point one (32.1) acre tract of land that is located on the west side of Mueller Road, south of State Route 100, and north of Manchester Road (Locator Number 23X340061/Street Address: 17715 Manchester Road). **Proposed Use: A large water feature – lake – (as**

defined by §415.030 of the City of Wildwood's Zoning Regulations), which exceeds one (1) acre in overall size – one point seven four (1.74) acres. (Ward One)

Documents: [V.A. P.Z. 25-15 LAURIE TAYLOR.PDF](#)

VI. Old Business – Three (3) Items For Consideration

1. Letters Of Recommendation – Two (2) Items 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: [V.I.A P.Z. 3-16 MASTER PLAN.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

b.2. Information Reports – One (1) Item For Consideration – Withdrawal Of Request

- c. P.Z. 18-15 Villas Of Wildwood Senior Residences, C/O Scott Puffer, Gardner Capital Development, Inc., 8000 Maryland Avenue, Suite 910, Clayton, Missouri 63105
A request for the modification of the Town Center Plan's Regulating Plan for two (2) lots that are a 3.7 acre area of Phase II of the Wildwood Town Center Project, thereby altering their current designation from "Downtown" District to "Neighborhood General" District to accommodate a change in zoning from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District for this same area of the site, being located on the south side of State Route 100, north of Plaza Drive, and west of Fountain Place (Locator Numbers 23V220242 and 23V220233/Street Addresses 251 and 261 Plaza Drive). **Proposed Use: A three (3), story senior housing facility, which would allow a maximum of forty-eight (48) units. (Ward Eight)**

Documents: [VI.C. P.Z. 18-15 GARDNER CAPITAL.PDF](#)

c.1. Public Comments On Recommendation

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

1. Correspondence Items – One (1) Item For Consideration

- a. A Response To A Correspondence From Michael Manlin, MRM Manlin Development Group, Dated December 18, 2015, Regarding P.Z. 15, 16, And 17-14 Bordeaux Estates At Wildwood – Plat Two

; R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); west side of East Avenue, south of Manchester Road; which seeks modifications to the governing site-specific ordinance, thereby allowing front entry garages in the Town Center Area, along with modifications to materials and other design components associated with this three (3) lot residential subdivision. **(Ward Eight)**

Documents: [VII.A. P.Z. 15, 16, AND 17-14 BORDEAUX ESTATES - PLAT 2.PDF](#)

a.1. Public Comments On Recommendation

VIII. Site Development Plans-Public Space Plans-Record Plats – No Items For Consideration

IX. Other – One (1) Item For Consideration – No Action Required

1. An Update By The Department Of Planning On The Sewage Treatment Issue Identified As Part Of The Consideration Of P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri, 63132

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

Documents: [IX. A P.Z. 19-15 POND 1971 UPDATE.PDF](#)

X. Closing Remarks And Adjournment By Chair Of Commission

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