



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 Derive). **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

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

March 21, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, March 21, 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 – (7)

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

ABSENT – (2)

Commissioner Bauer
Council Member Manton

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

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 Mayor Woerther, seconded by Commissioner Archeski, to approve the minutes from the March 7, 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

No opening remarks were provided.

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

- a) **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**)

Chair Bopp read the public hearing guidelines into the record and requested the item be read.

Planner Newberry read the request into the record.

Director Vujnich explained, that over the past eighteen (18) months, the Department of Planning has received a number of proposals to develop multiple family residences in the 'Downtown and Workplace Districts' of the Town Center Area. These proposals have included senior living facilities, as well as market-rate apartments. Director Vujnich explained, when these submittals occur, the Department advises petitioners they will need to request change to the 'Neighborhood General District'. Director Vujnich presented pertinent points the Department identified for discussion by the Planning and Zoning Commission.

Chair Bopp invited members of the public to comment on the item.

Ernesto Segura, 190 Carondelet Plaza, Suite 600, Clayton, Missouri 63105, representative of Wildwood Crossing Inc., encouraged the Planning and Zoning Commission to include the allowance of multiple family residential and mixed-use options in the 'Downtown and Workplace Districts' within the Town Center Area, citing the demand for such and the challenge of making a change in zoning request.

Dr. John Gragnani, 1510 Scofield Valley Lane, opposes any changes to allow multiple family residences in the 'Downtown and Workplace Districts' within the Town Center Area and stated those districts should remain solely commercial.

Discussion was held among Commission Members about requiring a Conditional Use Permit (CUP); being selective about where multiple family residences would be allowed within the 'Downtown and Workplace Districts' within the Town Center Area; requiring commercial uses on the first (1st) and, possibly, second (2nd) floors; the potential conflict of adding rooftops, but taking away from commercial opportunities; the preference of renter-occupied units versus owner-occupied units in mixed use scenarios; separating the types of multiple family development in the Land Use Activity/Land Use Designations Table; and examples of mixed use developments in the St. Louis Region.

Motion by Mayor Woerther, 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.

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

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)**

Planner Newberry read the request into the record.

Director Vujnich explained the process that had been used in updating the Master Plan and commended the volunteer Master Plan Advisory Committee for its diligent work. He explained major changes and additions to the 2006 version of the Master Plan. Director Vujnich summarized the results of the public hearing held at the Planning and Zoning Commission's March 7, 2016, meeting. He stated the Department of Planning is recommending the Commission adopt this version of the Updated 2016 Master Plan.

Tom Cummings, Payne Family Homes, 10407 Bauer Boulevard, 63132, did not wish to speak at tonight's meeting, but submitted a letter to the Planning and Zoning Commission, dated March 21, 2016 (*attached to these minutes*).

A motion by Commissioner Archeski, seconded by Commissioner Renner, to adopt this version of the Master Plan – 2016 Update, as presented.

No discussion was held among Commission Members.

Chair Bopp called the question.

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

Ayes: Commissioner Gagnani, Commissioner Lee, Commissioner Archeski, Commissioner Renner, Commissioner Liddy, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Bauer and Council Member Manton

Abstain: None

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

Information Reports – One (1) Item for Consideration

- 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)**

Planner Newberry read the request into the record.

Director Vujnich explained the request to revoke this Landmark and Preservation Area (LPA), which currently allows for commercial uses in the Floodplain Non-Urban Residence District (FPNU). The revocation request is a result of the petitioner failing to pursue the placement of the site, and associated elements, on the City's Historic Registry, as well as missing a number of other deadlines outlined in the governing ordinance.

No discussion was held among Commission Members.

Motion by Commissioner Gragnani, seconded by Mayor Woerther, to revoke the Landmark and Preservation Area.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Bauer and Council Member Manton

Abstain: None

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

VII. New Business – No Items for Consideration

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

Site Development Plans – Two (2) Items for Consideration

- 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**)

Planner Newberry read the request into the record.

Director Vujnich noted some work on this project had already begun and apologized for the tardiness of submitting the Site Development Plan to the Planning and Zoning Commission for its consideration. He also noted the project had been reviewed by a number of boards and commissions in the City. He highlighted the components of the Site Development Plan and the grant that is partially funding the project.

Discussion was held among Commission Members about allowing room for a turnaround at the gate and the prevention of people using the park as a cut-through between State Route 100 and State Route 109.

Motion by Mayor Woerther, seconded by Commissioner Renner, to approve the Site Development Plan.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Bauer and Council Member Manton

Abstain: None

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

- 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)**

Planner Newberry read the request into the record.

Director Vujnich described the request for a Master Plan amendment, change in zoning, and the application of a Planned Residential Development Overlay District (PRD). He highlighted components of the Site Development Plan, including lot sizes and densities; side-entry garages; improvements to Center Avenue; dedicated public space; Phase I and Phase II Environmental Assessments, which was provided to Commission Members for tonight's meeting; and the non-disturbed buffer areas on the site's western and southern boundaries. Director Vujnich noted the compliance of the plan and stated the Site Plan Subcommittee had endorsed it as well at its March 7, 2016 meeting. He recommended the Planning and Zoning Commission act favorably on the Site Development Plan.

Motion by Commissioner Archeski, seconded by Mayor Woerther, to approve the Site Development Plan.

Chair Bopp called the question.

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

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

Nays: None

Absent: 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

X. Closing Remarks and Adjournment

Director Vujnich briefly discussed a letter that was sent to Paul Morris, with Missouri Department of Natural Resources (MDNR), dated March 17, 2016, regarding waste water treatment concerns.

Motion by Mayor Woerther, seconded by Commissioner Archeski, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:10 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



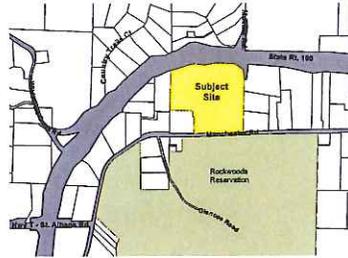
WILDWOOD

16860 Main Street
Wildwood, MO 63040

**CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING**
before the Planning and Zoning Commission
Monday, April 4, 2016 at 7:30 p.m.

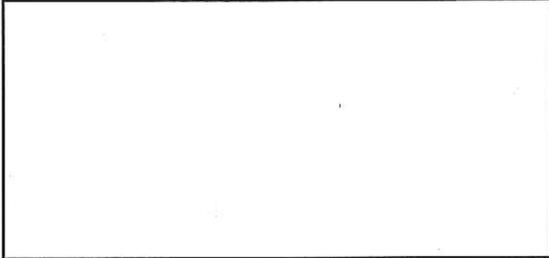
AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING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

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



Street Addresses of Subject Sites:
17715 Manchester Road, Wildwood, Missouri
63038

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, April 4, 2016, 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. 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)**

- *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): 25-15
(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
NOV 30 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: Volz, Inc. - Mark Kilgore, P.E. c/o Owner
 Mailing Address: 10849 Indian Head Industrial Blvd.
St. Louis, MO 63132
 Telephone Number, with Area Code: 314-426-6212
 Fax Number, with Area Code: 314-890-1250
 E-Mail Address: mkilgore@volzinc.com
 Interest in Property (Owner or Owner Under Contract):
Owner's Engineer / Consultant / Representative

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

Owner's Name (if different than applicant):
Ms. Laurie Taylor
 Address: P.O. Box 4064
Chesterfield, MO 63006-4064
 Telephone Number, with Area Code: 314-805-1321
 e mail: ltaylor@compuspace-usa.com

SITE INFORMATION

Postal Address of the Petitioned Property(ies):

17715 Manchester Road
Wildwood, MD 63038

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

23X340061

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

32.1 AC

Current Zoning District Designation: NU Non Urban

Proposed Zoning District Designation: NU Non Urban with a C.U.P.

Proposed Planned District or Special Procedure: _____

USE INFORMATION

Current Use of Petitioned Site:

Single Family Residential

Proposed Use of Site:

Single Family Residential
with 1.74 Acre pond

Proposed Title of Project:

17715 Manchester Road

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

2016 start and end

CONSULTANT INFORMATION

Engineer's/Architect's Name: Volz, Inc

Address: 10849 Indian Head Industrial Blvd

Telephone Number, with area code: 314-426-6212

Fax Number, with area code: 314-890-1250

E-Mail Address: mkilgore@volzinc.com

Soil Scientist/Forester's Name: _____

Address: _____

Telephone Number, with area code: _____

Fax Number, with area code: _____

E-Mail Address: _____

ACKNOWLEDGEMENT INFORMATION

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

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

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

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

SIGNATURE: Mark Kilgore
 NAME (PRINTED): Mark Kilgore
 ADDRESS: Volz Inc.
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132
 TELEPHONE NUMBER: 314-426-6212

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

SEAL:



SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF Nov, 2015.

SIGNED: [Signature]
(NOTARY PUBLIC)

NOTARY PUBLIC Robert Volz
STATE OF MISSOURI.

MY COMMISSION EXPIRES 8-8-16.

FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: 11-30-15
 FEE: \$250; RECEIVED BY: KA
 PRELIMINARY DEVELOPMENT PLAN: YES NO
 PACKET COMPLETE: YES NO

2ND SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

Travis Newberry

From: mkilgore <mkilgore@volzinc.com>
Sent: Thursday, March 31, 2016 4:33 PM
To: Travis Newberry
Subject: Approval for 17715 Manchester from Fire Department

----- Forwarded Message -----

From: "Dave Phipps" <daveph@metrowest-fire.org>
To: "mkilgore" <mkilgore@volzinc.com>
Cc: "terri@cityofwildwood.com" <terri@cityofwildwood.com>
Sent: 3/31/2016 1:18:16 PM
Subject: RE: 17715 Manchester: submittal for approval from Fire Department

Mark,

The Bureau of Fire Prevention has review the delopment plan for 17715 Manchester Rd. there are no additional fire district requirements.

David E. Phipps
Fire Marshal
Metro West Fire Protection District
(636) 821-5806

From: mkilgore [mailto:mkilgore@volzinc.com]
Sent: Wednesday, March 30, 2016 4:48 PM
To: Dave Phipps <daveph@metrowest-fire.org>
Subject: 17715 Manchester: submittal for approval from Fire Department

Mr. Phipps,

It seems a no-brainer to me, but the City of Wildwood wants your Department's approval on this plan. It is an existing residence to be removed and replaced. No new entrances. Thank you.

Sincerely,

Mark Kilgore, P.E.
Volz Inc.
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132
mkilgore@volzinc.com
Phone: (314) 890-1223 direct
Cell: (314) 345-0531
Fax: (314) 890-1250



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
ST. LOUIS DISTRICT CORPS OF ENGINEERS
1222 SPRUCE STREET
ST. LOUIS, MISSOURI 63103-2833



February 1, 2016

Regulatory Branch
File Number: MVS-2015-889

Ms. Laurie Taylor
PO Box 4064
Chesterfield, Missouri 63006

Dear Ms. Taylor:

We have reviewed your project plans, dated December 7, 2016, submitted on your behalf by Volz Inc., for the project known as *17715 Manchester Road*. The project exists within a 32.05-acre tract that is proposed to have clearing and grading activities for construction of a private residence and water feature. According to the project plans, a 1.75-acre pond will be built onsite, which includes construction of a 30 foot high dam. The pond is expected to be a maximum of 14 feet deep.

The proposed project is located north of Manchester Road and south of Hwy 100, in the City of Wildwood. More specifically, the project is located in Section 3, Township 44 North, Range 3 East, St. Louis County, Missouri. The approximate geographic coordinates of the site are 38.5849297296676° north, -90.6760398682621° east.

The property was visited by the Corps on January 27, 2016. During the site visit, the Corps determined that clearing and grading activities have already been conducted within the footprint of the proposed lake. Immediately to the south of the lake footprint, on the top of the slope is a small pond/seep feature (less than .02-acre). Although the small area is saturated in the general direction of the proposed lake, there is no confined channel flow or tributary features associated with the pond/seep feature. The area may be a remnant farm pond or livestock wallowing hole that was excavated down to the relatively shallow water table. The drainage within the lake impact site is completely graded and no longer has natural features. Several rock grade control structures have been placed in the drainage at this location to stabilize the highly erodible onsite soils. The natural drainage downstream of the impact site is an approximate 4-foot wide channel with cobble and rock substrate and appears to be a jurisdictional water of the United States.

Due to the amount of disturbance that has occurred and the position of the drainage in the watershed, a survey of the natural site conditions was deemed impractical. The impacts that have already occurred to the upper portion of the drainage within the lake footprint are not being regulated by this office at this time.

Based upon a review of the U.S. Geological Survey 7.5-minute topographical map, historic Google Maps imagery, soil survey, National Wetland Inventory maps and the submittal on December 7, 2016, we have determined that the drainage feature did not contain bed, bank, and an ordinary high water mark (OHWM) in this location and the channel is not considered a waters of the United States. As a result of this determination, a **Department of the Army, Section 404 permit is not required** for this project. This determination is applicable only to the permit program administered by the Corps of Engineers. It does not eliminate the need to obtain other Federal, state or local approvals before beginning work.

You are reminded that although your proposal does not need a Section 404 permit, based on your submitted plans, any revisions to your proposal, or impacts to the downstream drainage, may be subject to Section 404. **Any expansion of the footprint of the existing clearing and grading or any future impacts proposed to previously undisturbed areas would require permit review prior to the commencement of work.** Any impacts to waters of the United States are to be avoided and would require subsequent authorization from this office.

If you have any questions please contact me at (314) 331-8579. Please refer to file number **MVS-2015-889**. I am forwarding a copy of this letter, without enclosures, to Mr. Mark Kilgore, Volz. The St. Louis District Regulatory Branch is committed to providing quality and timely service to our customers. In an effort to improve customer service, please take a moment to go to our Customer Service Survey found on our web site at

http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey.

Sincerely,

Jennifer L. Skiles

Jennifer L. Skiles
Missouri Project Manager
Regulatory Branch

Subject: RE: Q to MODOT: MODOT approval being sought.. or is it not needed? Re: Laurie Taylor property 17715 Manchester Road
From: "JOHN \\\\"JAY JAY\\\\" BRADEN" <John.Braden@modot.mo.gov>
Sent: 1/27/2016 9:33:23 AM
To: "mkilgore" <mkilgore@volzinc.com>

Mark,

Sorry for not getting back to you sooner. As long as there is no need to do any work in MoDOT right of way MoDOT has no concerns with this request. No construction access to the sight will be allowed from MO 100, and if there is a need to do any work within MoDOT right of way a permit will be required. If you have any questions feel free to contact me.

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: mkilgore [<mailto:mkilgore@volzinc.com>]
Sent: Wednesday, January 27, 2016 9:17 AM
To: JOHN "JAY JAY" BRADEN
Cc: 'Laurie Taylor'
Subject: Q to MODOT: MODOT approval being sought.. or is it not needed? Re: Laurie Taylor property 17715 Manchester Road

Jay-Jay,

Are we approved or do we need approval? We are not touching any MODOT ROW or pavement. You said you were going to have somebody at MODOT look at our drainage calcs. That is the last I heard from you which was a month ago.

Thank you.

Sincerely,

Mark Kilgore, P.E.
 Volz Inc.
 10849 Indian Head Industrial Blvd.
 St. Louis, MO 63132
mkilgore@volzinc.com
 Phone: (314) 890-1223 direct
 Cell: (314) 345-0531
 Fax: (314) 890-1250

----- Original Message -----

From: "JOHN \\\\"JAY JAY\\\\" BRADEN" <John.Braden@modot.mo.gov>
To: "mkilgore" <mkilgore@volzinc.com>
Sent: 12/30/2015 11:08:27 AM
Subject: RE: 12-30-15 - C1toC8-17715ManchesterRd-20670-12-28-2015

No Manchester is not ours, just 100.

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: mkilgore [<mailto:mkilgore@volzinc.com>]
Sent: Wednesday, December 30, 2015 11:08 AM
To: JOHN "JAY JAY" BRADEN
Subject: Re: 12-30-15 - C1toC8-17715ManchesterRd-20670-12-28-2015

Jay-Jay,

Thank you. Is Manchester Road belonging to MODOT? We plan to have a construction entrance there.

Sincerely,

Mark Kilgore, P.E.
Volz Inc.
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132
mkilgore@volzinc.com
Phone: (314) 890-1223 direct
Cell: (314) 345-0531
Fax: (314) 890-1250

----- Original Message -----

From: "JOHN \\\\"JAY JAY\\\\" BRADEN" <John.Braden@modot.mo.gov>
To: "mkilgore" <mkilgore@volzinc.com>
Sent: 12/30/2015 10:02:16 AM
Subject: 12-30-15 - C1toC8-17715ManchesterRd-20670-12-28-2015

Mark,

This is my area, I am going to have our design department look at the drainage calcs, pending their review everything else looks OK. You will need to get a permit from MODOT if there is

any need to work within MoDOT right of way (I have attached a request for permit form just in case). If You have any further question feel free to contact me via email.

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: mkilgore [mailto:mkilgore@volzinc.com]
Sent: Monday, December 28, 2015 4:46 PM
To: JOHN "JAY JAY" BRADEN
Subject: C1toC8-17715ManchesterRd-20670-12-28-2015

Jay-Jay,

Attached are electronic plans for a project in Wildwood, MO. Is that your jurisdiction?

The City of Wildwood insists that you take a look at these plans. I'm not sure why: we are going to be lessening runoff due to retention.

At any rate, please let me know if you would like hard copies and how many, to get approval or a statement that no review is necessary.

Thank you.

Sincerely,

Mark Kilgore, P.E.
Volz Inc.
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132
mkilgore@volzinc.com
Phone: (314) 890-1223 direct
Cell: (314) 345-0531
Fax: (314) 890-1250

**Exploration of Subsurface Conditions
and
Lake and Dam Design Recommendations**

**LAURIE TAYLOR LAKE AND DAM DESIGN
WILDWOOD, MISSOURI**

March 2016

**Laurie Taylor
Owner**

**Volz, Inc.
Civil Engineer/Surveyor**

JGE #16010.1

JACOBI GEOTECHNICAL ENGINEERING, INC.
798 Hoff Road
O'Fallon, Missouri 63366-1920
636-978-7112

March 31, 2016

Ms. Laurie Taylor
PO Box 4064
Chesterfield MO 63006-4064

RE: Geotechnical Evaluation
Laurie Taylor Lake and Dam Design
Wildwood, Missouri
JGE #16010.1

Dear Ms. Taylor:

Enclosed is our report, **Exploration of Subsurface Conditions and Lake and Dam Design Recommendations – Laurie Taylor Lake and Dam Design - Wildwood, Missouri**, dated March 2016.

We appreciate the opportunity to be of service to you on this project. If you have any questions or comments concerning this report, please call.

Very truly yours,

Jacobi Geotechnical Engineering, Inc.



Carl L. Jacobi, P.E.
Principal

Distribution: Ms. Laurie Taylor – Original and 1 copy (email)
Mr. Tim Meyer, Volz, Inc. – 1 copy (email)

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3.0	FIELD EXPLORATION	1
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Figure 1 - Location Plan

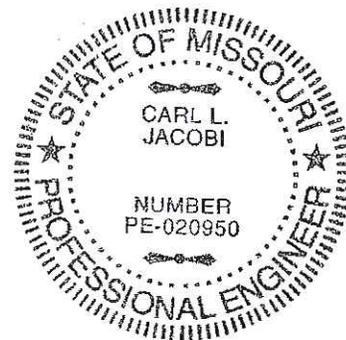
Figure 2 - Site Plan

Appendix A – Boring Log Legend and Nomenclature
Boring Logs – B-1 through B-4

Appendix B – Test Pit Log Legend and Nomenclature
Test Pit Logs – TP-1 through TP-5

Appendix C – Standard Proctor Tests
Triaxial Tests

Appendix D – PCSTABLE Analyses



**Exploration of Subsurface Conditions
and
Lake and Dam Design Recommendations**

**LAURIE TAYLOR LAKE AND DAM DESIGN
WILDWOOD, MISSOURI**

1.0 INTRODUCTION

We are pleased to submit this report containing our geotechnical evaluation of your proposed earth dam. Our report and work prepared by Volz, Inc. should be submitted to the City of Wildwood to obtain the necessary permits to construct the dam. Our work was provided in general accordance with our proposal dated January 21, 2016.

2.0 PROJECT AND SITE DESCRIPTION

The project site is 17715 Manchester Road in Wildwood, Missouri. The parcel is between Old Manchester Road on the south and Highway 100 on the north. The Location Plan, Figure 1, depicts the project location with respect to the surrounding roads.

A 1.75-acre lake will be built in a draw near the center of the 32-acre tract. Manchester Road is immediately downstream of the lake. According to Improvement Plans by Volz, Inc. dated November 3, 2015, the dam will be about 31 feet in height (measured from top of dam to toe of the downstream embankment fill) and will be about 340 feet long. The dam will have about 3.5 horizontal to 1 vertical (3.5h:1v) slopes for the downstream face. The upstream dam face and the cuts around the basin will have 3h:1v slopes above the normal pool elevation and 4h:1v slopes below. Cuts up to about 12 feet will be made into the sides of the draw for borrow for the dam. A portion of the Volz plan is reproduced as the Site Plan, Figure 2.

The dam crest is at El. 800.25 and the primary drop-inlet spillway will have a top at El. 797.50 (the normal pool) and an open channel emergency overflow spillway is at about El. 799.75. Both spillways are on the right side of the dam (when standing below the dam and reservoir).

Our scope of services includes a field exploration, laboratory testing, and engineering analysis to evaluate the borrow material and stability of the dam slopes under normal pool and maximum pool conditions. Settlement and seepage concerns will also be addressed, if appropriate.

The surveying, civil engineering, hydrologic and hydraulic issues and any permit applications will be addressed by Volz.

Dams higher than 35 feet must be permitted by Missouri DNR, but since this dam is only 31 feet, no state permits are required. However, we analyzed the dam's slope for stability under the same conditions as would be needed for a state dam. We also addressed settlement and seepage concerns with the embankment and foundation soils.

3.0 FIELD EXPLORATION

We explored the dam and foundation soils and borrow by drilling four borings (B-1 through B-4) and excavating five test pits (TP-1 through TP-5). We established the boring and test

pit locations in the field at the approximate locations shown on the Site Plan. Elevations were estimated from the Improvement Plans.

Continuous-flight augers powered by a CME-550X drill rig were used to advance the borings to auger refusal at depths of 37 and 33.5 feet or depths of 12.5 to 17.5 feet after penetrating 5 feet of hard weathered rock. Standard penetration tests (SPT) were performed at 2.5- and 5-foot intervals throughout the soil overburden. The standard penetration test provides a guide to soil strength and a disturbed sample for laboratory testing. Four thin-walled Shelby tube samples were obtained in place of the SPT intervals. The borings were backfilled with bentonite chips at the conclusion of drilling.

A Case 590 backhoe was used for the test pits. The test pits were extended to refusal or a maximum depth of about 15 feet. An engineer from JGE guided the excavators, prepared logs of the test pits, and collected disturbed samples. Pocket penetrometer tests were made on the test pit soil samples at selected locations. The test pits were backfilled before leaving.

4.0 LABORATORY TESTING

The samples from the field exploration program were transported to our laboratory for classification and testing. We determined the moisture content of each cohesive sample. We determined the dry density of intact Shelby tube samples. Atterberg limits tests were performed on selected samples to quantify the plasticity characteristics of the soil.

Two standard Proctor (ASTM D 698) moisture-density relationships were performed on the borrow materials. Two multi-stage consolidated-undrained triaxial tests (with pore pressure measurement) were conducted on borrow samples compacted to approximately 95 percent of the standard Proctor maximum dry density.

The nature and thickness of the soils encountered and the results of the field sampling and testing, and most laboratory testing are shown on the enclosed Borings Logs in Appendix A or Test Pit Logs in Appendix B. Our Boring or Test Pit Log Legend and Nomenclature sheets, in front of the appropriate appendix, can be used to interpret the logs. The standard Proctor test and triaxial test results are presented in Appendix C.

5.0 SUBSURFACE CONDITIONS

Presented herein is the general description of the soils encountered. Detailed information regarding the soil types and interpretive soil stratigraphy is presented on the Boring and Test Pit Logs.

Four to six inches of topsoil was present at most of the exploration locations that were not previously cleared. The soils at the dam, B-1 through B-4, consisted of one to six feet of relatively rock-free low to medium plastic, silty clay. This material is underlain by medium to high plastic, silty clay or clay with various amounts of gravel. Weathered rock began between about 7 to 12 feet below the surface. TP-5 excavated in the bottom of the draw near the toe of the dam, revealed similar soil as the borings and had refusal at 10.5 feet.

The test pits along the reservoir edges, TP-1 through TP-4, encountered 4 to 9 feet of primarily rock-free high plastic clay over high plastic clay with various amounts of gravel, which were found to the termination depths of 15 or 16 feet.

The moisture contents of the rock-free soils varied from 15 to 32 percent but were usually in the mid to upper twenties. These soils are medium-stiff in consistency. The moisture

contents of the rocky soils varied considerably based on their rock content and were generally very stiff to hard.

Auger refusal was encountered in B-2 at 37.0 feet and B-4 at 33.5 feet after penetrating 23 to 26 feet of hard weathered rock. B-1 and B-3 were terminated at depths of 17.5 and 12.5 feet, respectively, after penetrating about 5 feet of hard weathered rock. The weathered rock, while not causing refusal of the auger, was very hard, drilled very slowly, and the carbide teeth on the bit had to be replaced often. Refusal is a designation applied to any material that cannot be further penetrated by the drilling auger without extensive effort and is usually indicative of a very hard or very dense material, such as boulders or bedrock. Published information shows the bedrock is likely the Mississippian age cherty limestone at the lower elevations and Pennsylvanian age shale at the upper elevations.

Groundwater was not encountered by the driller at the time of drilling. Groundwater levels may not establish themselves in a drilled boring even after several days. Groundwater is subject to seasonal and climatic variations and may be present at different depths at a future date. We do not expect that groundwater will impact the project.

6.0 EMBANKMENT AND RESERVOIR CONSIDERATIONS AND RECOMMENDATIONS

6.1 Stability Analysis

A stability analysis was performed on the downstream slope of the dam using the computer program PCSTABL. We modeled the dam cross-section at the maximum height based on the topography provided by Volz. Soil parameters for the fill materials and natural soils were conservatively based on field data and laboratory tests.

Four conditions were assessed for the stability analysis, as shown in the following table. The minimum factors of safety required by MDNR for the four conditions are also provided in the table. Our stability analysis of the four conditions resulted in factors of safety were greater than the minimums established by MDNR. Output files of the stability analysis, which depict the 10 critical failure surfaces, are included in Appendix D.

For the earthquake condition, our analysis was performed using a seismic load of 10% of gravity.

Case	Water Elevation	Computed Factor of Safety	MDNR Minimum Factor of Safety
Steady Seepage – Full Reservoir	797.50	1.70	1.5
Steady Seepage – Maximum Reservoir	798.52	1.67	1.3
Steady Seepage – Full Reservoir/Earthquake	797.50	1.15	1.0
End of Construction – Full Reservoir	797.50	2.44	1.4

6.2 Settlement

Our exploration indicates that thick deposits of soft, compressible soils are not present beneath the dam, and in general the soils in this area are relatively stiff. As such, it is our opinion that settlement of the dam due to compression of the underlying soils should be very small. We expect that the maximum settlement of the embankment fill, including the foundation and internal compression, will be less than about 6 inches.

6.3 Seepage

The embankment borrow will largely consist of plastic, silty clay or clay with some gravel. We expect either material will have a permeability of 1×10^{-7} centimeters per second or lower when properly compacted. As such, we do not expect excessive seepage to occur through the dam section.

We recommend removing the organic materials from the dam area. An anti-seepage trench 10 feet wide and 5 feet deep should be cut under the crest of the dam and for the full length of the dam prior to placing any fill. The side slope of the trench should be no steeper than 1.5h:1v.

Based on our observations of the lake basin, it appears that suitable materials are in place for impounding water. However, since weathered rock may be present in the deeper cuts of the basin slopes, we recommend at least two feet of primarily gravel-free soil be placed as a cap where the weathered rock is less than three feet below the surface. The entire basin area should be scarified to a depth of 12 inches and compacted with a sheepsfoot roller after grading.

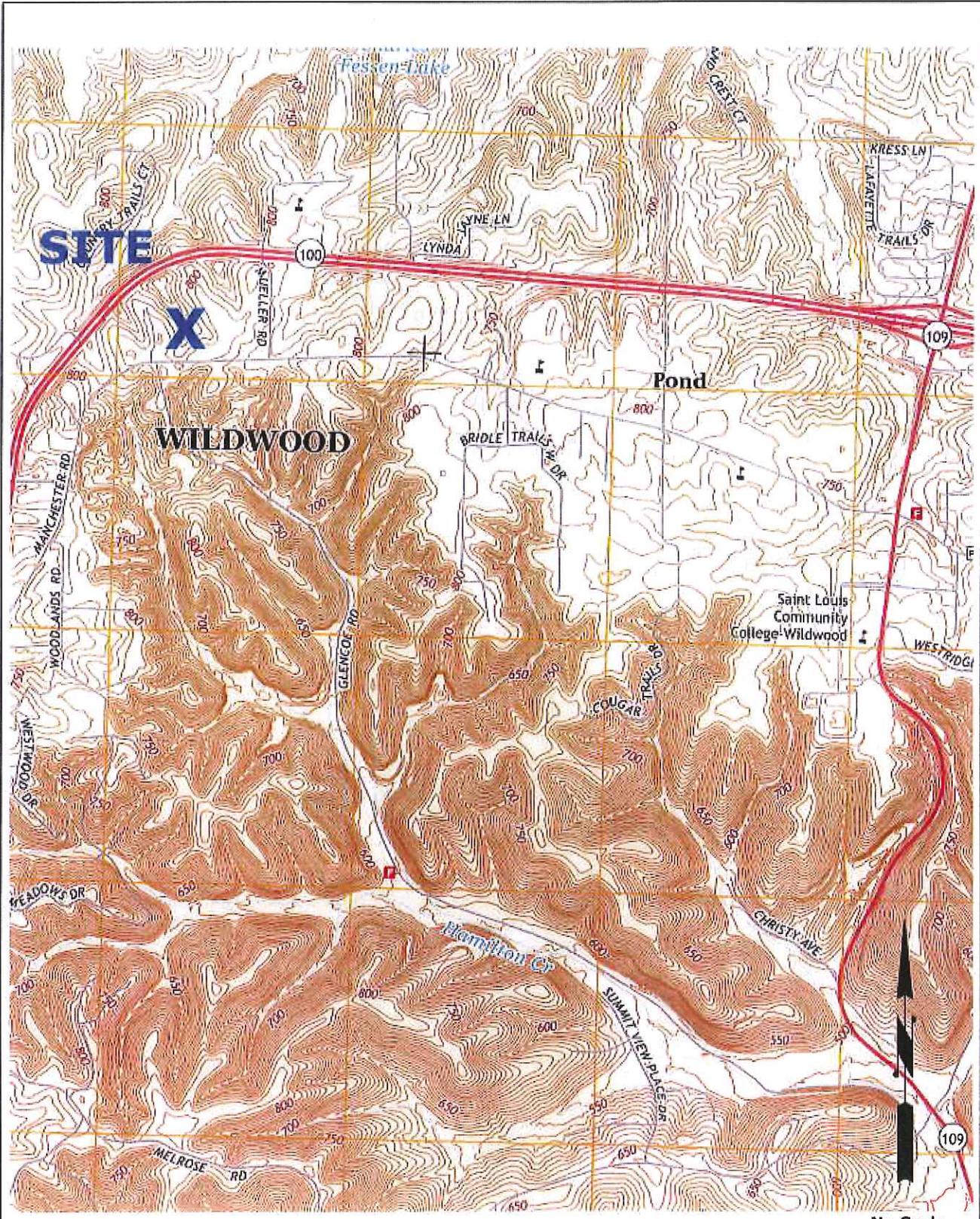
6.4 Embankment Compaction

Fill should be placed in 8-inch loose lifts and compacted with a sheepsfoot roller to a minimum dry density of 95 percent of the material's standard Proctor maximum dry density (ASTM D698). Field density tests should be performed on each lift of fill to check that proper compaction is being achieved.

7.0 CONCLUSIONS AND LIMITATIONS

Our analyses indicate that the dam slopes as proposed have acceptable factors of safety for slope stability. The dam embankment materials must be properly compacted and we do not expect that excessive seepage will occur through the dam section. We also expect that sufficient natural clay soils are present throughout the lake basin to inhibit excessive seepage loss through the underlying more permeable weathered bedrock materials.

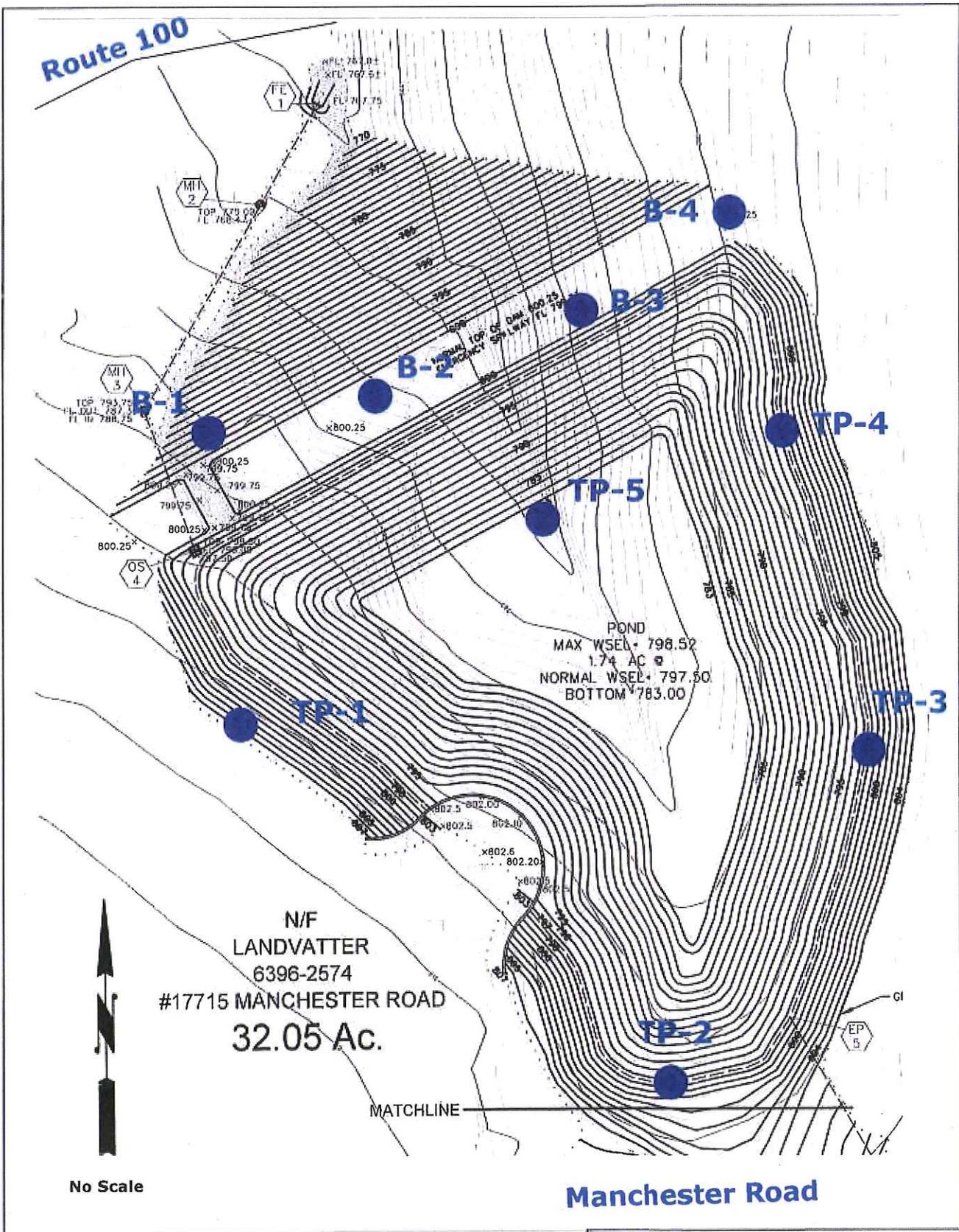
The opinions and conclusions contained herein are based on four test borings, five test pits, review of available plans, our observations and analyses, and regionally accepted practice. We should be notified if any of the information contained herein is incorrect or incomplete.



Location Plan based on USGS Eureka 2015 Topographic Map

JACOBI GEOTECHNICAL ENGINEERING, INC.	
LOCATION PLAN	
Laurie Taylor Lake and Dam Design	
Wildwood, Missouri	
16010	March 2016

Figure 1



Site Plan based on plan by Volz Incorporated

JACOBI GEOTECHNICAL ENGINEERING, INC.	
SITE PLAN	
Laurie Taylor Lake and Dam Design	
Wildwood, Missouri	
16010	March 2016

Figure 2

APPENDIX A

JACOBI GEOTECHNICAL ENGINEERING, INC.

BORING LOG LEGEND AND NOMENCLATURE

Depth - Depth below ground surface, in feet.

Elevation - Referenced to msl, city, or site datum, in feet.

Type No. - Sample type and number designated by the following:

SS - Split spoon; disturbed sample from standard penetration test. Obtained by driving 2-inch O. D. split-spoon sampler. Blow counts for three 6-inch increments reported (ASTM D 1586). N-value is the sum of the second and third blow counts.

ST - Shelby tube sampler; undisturbed, obtained by pushing 3-inch-diameter, thin walled tube sampler (ASTM D 1587).

CS - Continuous sampler; undisturbed, obtained by split barrel sampler during auger advancement.

AS - Auger samples; disturbed, obtained from auger cuttings or wash water return.

NX - Nx rock core sample; nominal 2-inch-diameter, obtained by diamond core bit sampler, percent recovery and RQD reported (ASTM D 2113). **Note:** RQD indicates the ratio of the total length of segments greater than 4 inches to the total length drilled.

SV - Shear vane test; obtained by pushing a 2-inch-diameter vane then torquing, shear strength in existing and remolded states reported (ASTM D 2573).

Recovery - Reported in inches as a ratio of the length of sample recovered to the total length pushed, driven, or cored.

Blows per 6 inches - The number of blows per 6 inches of sampler penetration when driven by a 140-pound hammer 30 inches (ASTM D 1586). **Note:** To avoid damaging the equipment driving is limited to 50 blows per 6-inch increment.

USCS - Unified Soil Classification System; designates letter symbols for soil types (ASTM D 2487 & D 2488).

Soil Description - Describes soil according to the Unified Soil Classification System (ASTM D 2488 & D 2488), indicates constituents and characteristics. Solid lines between descriptions indicate approximate change between soil types and the transition may be gradual.



Water level - Ground water detected by drillers at the time of drilling.

Laboratory Test Results

Moisture % - Moisture content expressed as a percentage of the dry unit weight (ASTM D 2216).

Liquid Limit and Plastic Limit - Index tests performed for classifying fine-grained components of soils (ASTM D 4318).

Dry Density - Obtained from Shelby tube or continuous samplers, reported in pounds per cubic foot (pcf).

Shear Strength - Results reported in kips per square foot (ksf) determined by Unconfined Compression Test unless preceded by PP or TV.

Unconfined Compression Test - Shear strength obtained from Shelby tube or continuous samplers (ASTM D 2166).

PP - Penetrometer - Approximates shear strength of unconfined compressive test.

TV - Torvane - Miniature vane used in determining approximate shear strength.

JACOBI GEOTECHNICAL ENGINEERING, INC

BORING LOG NO. B-1

PROJECT NAME: Laurie Taylor Lake and Dam Design

PROJECT NO. 16010

LOCATION: Wildwood, Missouri

GROUND EL.: 790+/-

DRILLER: Midwest Drilling Inc.

DRILL: 550X

METHOD: 4 inch CFA

HOLE DEPTH (ft): 17.5

DRILL DATE: 3-4-16

Depth	Elevation	Type No.	Recovery (in./in.)	Blows Per 6"	USCS	Soil Description	Moisture (%)	Liquid Limit	Plastic Limit	Dry Density (pcf)	Shear Strength (ksf)	Depth
0	790					4 in. Topsoil						0
		ST 1	20/24		CL	Brown, lean, SILTY CLAY	27			95		
		ST 2	6/14				15			95		
5	785											5
		SS 3		24-50/5	CL	Brown, lean, SILTY CLAY, with trace gravel and rock fragments	6					
					CL	Brown, lean, SILTY CLAY, with gravel and rock fragments						
		SS 4		18-19-50/4		WEATHERED ROCK and CHERT fragments	2					
10	780											10
		SS 5		38-50/3			3					
		SS 6		50/2			3					
15	775											15
		SS 7		50/2			3					
						Boring terminated at 17.5 feet						
20	770											20
25	765											25
30	760											30
35	755											35

Remarks:

JACOBI GEOTECHNICAL ENGINEERING, INC BORING LOG NO. B-2

PROJECT NAME: Laurie Taylor Lake and Dam Design

PROJECT NO. 16010

LOCATION: Wildwood, Missouri

GROUND EL.: 781+/-

DRILLER: Midwest Drilling Inc.

DRILL: 550X

METHOD: 4 inch CFA

HOLE DEPTH (ft): 37.0

DRILL DATE: 3-2-16

Depth	Elevation	Type No.	Recovery (in./in.)	Blows Per 6"	USCS	Soil Description	Moisture (%)	Liquid Limit	Plastic Limit	Dry Density (pcf)	Shear Strength (ksf)	Depth
0	781				CL	1 in. Topsoil Brown, lean, SILTY CLAY						0
		SS 1		3-4-6			29					
		ST 2	6/6									
5	776				CL	Brown, lean, SILTY CLAY, with gravel						5
		SS 3		6-6-11	CH	Brown and gray, fat, CLAY, with trace sand and gravel	17					
		SS 4		8-11-16	CH	Reddish brown, fat, CLAY, with gravel and weathered rock	12					
10	771											10
		SS 5		50/6		WEATHERED ROCK, with rock fragments and some shaley clay	14					
		SS 6		50/4			10					
15	766											15
		SS 7		50/5			7					
20	761											20
		SS 8		50/3			8					
25	756											25
		SS 9		50/1.5			8					
30	751											30
		SS 10		50/2			16					
35	746					1 in. to 7 in thick ROCK layers or cobbles below 26.5 feet						35

Remarks:

JACOBI GEOTECHNICAL ENGINEERING, INC

BORING LOG NO. B-2

PROJECT NAME: Laurie Taylor Lake and Dam Design

PROJECT NO. 16010

LOCATION: Wildwood, Missouri

GROUND EL.: 781+/-

DRILLER: Midwest Drilling Inc.

DRILL: 550X

METHOD: 4 inch CFA

HOLE DEPTH (ft): 37.0

DRILL DATE: 3-2-16

Depth	Elevation	Type No.	Recovery (in./in.)	Blows Per 6"	USCS	Soil Description	Moisture (%)	Liquid Limit	Plastic Limit	Dry Density (pcf)	Shear Strength (ksf)	Depth
35	746					WEATHERED ROCK						35
						Auger refusal at 37.0 feet						
40	741											40
45	736											45
50	731											50
55	726											55
60	721											60
65	716											65
70	711											70

Remarks:

JACOBI GEOTECHNICAL ENGINEERING, INC BORING LOG NO. B-3

PROJECT NAME: Laurie Taylor Lake and Dam Design

PROJECT NO. 16010

LOCATION: Wildwood, Missouri

GROUND EL.: 787+/-

DRILLER: Midwest Drilling Inc.

DRILL: 550X

METHOD: 4 inch CFA

HOLE DEPTH (ft): 12.5

DRILL DATE: 3-3-16

Depth	Elevation	Type No.	Recovery (in./in.)	Blows Per 6"	USCS	Soil Description	Moisture (%)	Liquid Limit	Plastic Limit	Dry Density (pcf)	Shear Strength (ksf)	Depth
0	787					Brown, lean, SILTY CLAY						0
		SS 1		14-21-33	CL	Brown, lean, SILTY CLAY, with sand and weathered rock and gravel	7					
		SS 2		13-15-50/3	CH	Light gray and tan, fat, SHALEY CLAY, with rock fragments and weathered rock	13					
5	782											5
		SS 3		31-50/3			5					
						9 in. ROCK layer						
		SS 4		50/3		WEATHERED ROCK and rock fragments	6					
10	777											10
		SS 5		50/3			6					
						Boring terminated at 12.5 feet						
15	772											15
20	767											20
25	762											25
30	757											30
35	752											35

Remarks:

JACOBI GEOTECHNICAL ENGINEERING, INC BORING LOG NO. B-4

PROJECT NAME: Laurie Taylor Lake and Dam Design			PROJECT NO. 16010
LOCATION: Wildwood, Missouri			GROUND EL.: 801+/-
DRILLER: Midwest Drilling Inc.	DRILL: 550X	METHOD: 4 inch CFA	HOLE DEPTH (ft): 33.5
DRILL DATE: 3-4-16			

Depth	Elevation	Type No.	Recovery (in./in.)	Blows Per 6"	USCS	Soil Description	Moisture (%)	Liquid Limit	Plastic Limit	Dry Density (pcf)	Shear Strength (ksf)	Depth
0	801					4 in. Topsoil						0
		SS 1		3-3-3	CH	Brown, fat, CLAY	26					
		ST 2	20/20				13			93		
5	796				CL	Brown, lean, SILTY CLAY, with trace gravel						5
		SS 3		8-11-6			11					
		SS 4		32-21-17	CL	Brown, lean, SILTY CLAY, with weathered rock, sand and gravel	4					
10	791											10
		SS 5		28-50/2		WEATHERED ROCK, with rock fragments and shaley clay	3					
		SS 6		50/3			6					
15	786											15
		SS 7		50/3			6					
		SS 8		50/2			6					
20	781											20
		SS 9		50/2			6					
25	776											25
		SS 10		50/1.5		1 in to 4 in. thick ROCK layers or cobbles below 26.5 feet	7					
30	771											30
						Auger refusal at 33.5 feet						
35	766											35

Remarks:

APPENDIX B

JACOBI GEOTECHNICAL ENGINEERING, INC.

TEST PIT LOG LEGEND AND NOMENCLATURE

Depth - Depth below ground surface, in feet.

Elevation - Referenced to msl, city, or site datum, in feet.

Type No. - Sample type and number designated by the following:

DT - Drive tube sampler; relatively undisturbed, obtained by driving 2-inch-diameter, thin walled tube sampler

BS - Bag samples; disturbed, obtained from cuttings

USCS - Unified Soil Classification System; designates letter symbols for soil types (ASTM D 2487 & D 2488)

Soil Description - Describes soil according to the Unified Soil Classification System (ASTM D 2488 & D 2488), indicates constituents and characteristics. Solid lines between descriptions indicate approximate change between soil types and the transition may be gradual.



Water level - Ground water detected at the time of excavating

Shear Strength Test Results

Shear Strength - Results reported from either field or laboratory tests in kips per square foot (ksf), determined by Pocket Penetrometer Test unless preceded by CP or TV

PP - Pocket Penetrometer - Approximates shear strength of unconfined compressive test

CP - Static Cone Penetrometer - Approximates shear strength of unconfined compressive test

TV - Torvane - Miniature vane used in determining approximate shear strength

Laboratory Test Results

Moisture % - Moisture content expressed as a percentage of the dry unit weight (ASTM D 2216)

Liquid Limit and Plastic Limit - Index tests performed for classifying fine-grained components of soils (ASTM D 4318)

Dry Density - Obtained from Shelby tube or continuous samplers, reported in pounds per cubic foot (pcf)

JACOBI GEOTECHNICAL ENGINEERING, INC

TEST PIT NO. TP-1

PROJECT NAME: Laurie Taylor Lake and Dam Design

PROJECT NO. 16010

LOCATION: Wildwood, Missouri

GROUND EL.: 806+/-

EQUIPMENT: CASE 590 Backhoe

HOLE DEPTH (ft): 15.0

DATE: 2-12-2016

LOGGER: M. Schultz

Depth	Elevation	Type No.	Recovery (in./in.)	Pocket Penetrometer (tsf)	USCS	Soil Description	Moisture (%)	Liquid Limit	Plastic Limit	Dry Density (pcf)	Qu - Shear Strength (ksf)	Depth
0	806					5 in. Topsoil						0
		BS 1			CL	Brown, lean, SILTY CLAY	32					
5	801	BS 2			CL	Brown, lean, SILTY CLAY, with heavy gravel	16					5
10	796	BS 3		2.5	CH	Red and gray, fat, CLAY, with heavy gravel and heavy sand	11					10
		BS 4			SC	Red, fat, CLAYEY SAND, with gravel	7					
15	791					Test pit terminated at 15.0 feet						15
20	786											20
25	781											25
30	776											30
35	771											35

Remarks:

**JACOBI GEOTECHNICAL ENGINEERING, INC
TEST PIT NO. TP-2**

PROJECT NAME: Laurie Taylor Lake and Dam Design

PROJECT NO. 16010

LOCATION: Wildwood, Missouri

GROUND EL.: 803+/-

EQUIPMENT: CASE 590 Backhoe

HOLE DEPTH (ft): 15.0

DATE: 2-12-2016

LOGGER: M. Schultz

Depth	Elevation	Type No.	Recovery (in./in.)	Pocket Penetrometer (tsf)	USCS	Soil Description	Moisture (%)	Liquid Limit	Plastic Limit	Dry Density (pcf)	Qu - Shear Strength (ksf)	Depth
0	803					8 in. Topsoil						0
		BS 1			CL	Brown, lean, SILTY CLAY	25					
5	798				CL/CH	Brown with gray, lean to fat, SILTY CLAY						5
		BS 2		1.5	CH	Red and gray, fat, CLAY, with gravel and sand	20					10
10	793			2.0	CH	Tan and gray, fat, CLAY, with heavy gravel and sand						10
15	788					Test pit terminated at 15.0 feet						15
20	783											20
25	778											25
30	773											30
35	768											35

Remarks:

JACOBI GEOTECHNICAL ENGINEERING, INC

TEST PIT NO. TP-3

PROJECT NAME: Laurie Taylor Lake and Dam Design

PROJECT NO. 16010

LOCATION: Wildwood, Missouri

GROUND EL.: 803+/-

EQUIPMENT: CASE 590 Backhoe

HOLE DEPTH (ft): 15.0

DATE: 2-12-2016

LOGGER: M. Schultz

Depth	Elevation	Type No.	Recovery (in./in.)	Pocket Penetrometer (tsf)	USCS	Soil Description	Moisture (%)	Liquid Limit	Plastic Limit	Dry Denisty (pcf)	Qu - Shear Strength (ksf)	Depth
0	803	BS 1			CH	Brown, fat, CLAY	25					0
5	798				CH	Brown, fat, CLAY, with gravel						5
					CH	Brown, fat, CLAY, with heavy gravel						
10	793	BS 2		2.0	CH	Red and gray, fat, CLAY, with gravel and sand	9					10
15	788				Test pit terminated at 15.0 feet							15
20	783											20
25	778											25
30	773											30
35	768											35

Remarks:

**JACOBI GEOTECHNICAL ENGINEERING, INC
TEST PIT NO. TP-4**

PROJECT NAME: Laurie Taylor Lake and Dam Design

PROJECT NO. 16010

LOCATION: Wildwood, Missouri

GROUND EL.: 804+/-

EQUIPMENT: CASE 590 Backhoe

HOLE DEPTH (ft): 16.0

DATE: 2-12-2016

LOGGER: M. Schultz

Depth	Elevation	Type No.	Recovery (in./in.)	Pocket Penetrometer (tsf)	USCS	Soil Description	Moisture (%)	Liquid Limit	Plastic Limit	Dry Density (pcf)	Qu - Shear Strength (ksf)	Depth
0	804					6 in. Topsoil Brown, fat, CLAY	24	50	23			0
		BS 1			CH							
5	799					Brown, fat, CLAY, with rock	24					5
		BS 2			CH							
						Brown, fat, CLAY, with heavy rock and sand						
10	794					Red and gray, fat, CLAY, with sand and heavy gravel	9	47	19			10
		BS 3			CH							
15	789					Test pit terminated at 16.0 feet						15
20	784											20
25	779											25
30	774											30
35	769											35

Remarks:

JACOBI GEOTECHNICAL ENGINEERING, INC

TEST PIT NO. TP-5

PROJECT NAME: Laurie Taylor Lake and Dam Design

PROJECT NO. 16010

LOCATION: Wildwood, Missouri

GROUND EL.: 779+/-

EQUIPMENT: CASE 590 Backhoe

HOLE DEPTH (ft): 10.5

DATE: 2-12-2016

LOGGER: M. Schultz

Depth	Elevation	Type No.	Recovery (in./in.)	Pocket Penetrometer (tsf)	USCS	Soil Description	Moisture (%)	Liquid Limit	Plastic Limit	Dry Density (pcf)	Qu - Shear Strength (ksf)	Depth
0	779				ML/CL	Dark brown and gray, lean, CLAYEY SILT to SILTY CLAY						0
5	774	BS 1		1.0			26	30	21			5
		BS 2		3.0	CH	Gray and tan, fat, CLAY, with rock, gravel, and trace sand	11					
		BS 3		3.0	CH	with rock, gravel, and sand Gray with tan, fat, SHALEY CLAY, with chert fragments and trace organics	11					
10	769	BS 4				CHERT with LIMESTONE	8					10
						Refusal at 10.5 feet						
15	764											15
20	759											20
25	754											25
30	749											30
35	744											35

Remarks:

APPENDIX C

PROCTOR ANALYSIS DATA SHEET

GENERAL INFORMATION

PROJECT NAME:	Laurie Taylor Dam	TESTED BY:	PD
JGE JOB NUMBER:	16010	CALCULATED BY:	ND
TEST DATE:	03/01/16	CHECKED BY:	MJS 3-11

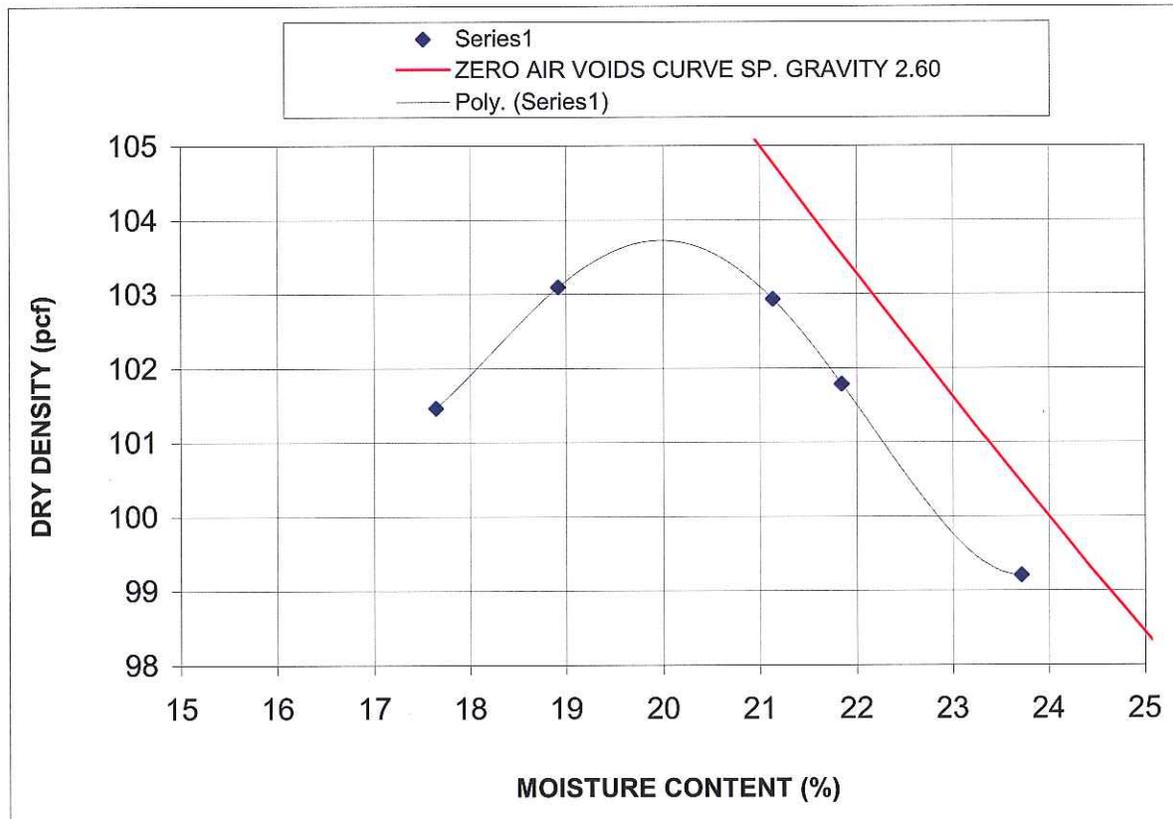
SOIL/AGGREGATE INFORMATION

BORROW AREA:	TP-4	LIQUID LIMIT:	50		
NATURAL MOISTURE:		PLASTIC LIMIT:	23		
SPECIFIC GRAVITY:	2.60	Assumed:	Yes	PLASTICITY INDEX:	27
PROCTOR NUMBER:	P#1	USCS:	CH		
SAMPLE DESCRIPTION:	Brown Clay				

TESTING INFORMATION

ASTM STANDARD USED:	STANDARD PROCTOR (ASTM D 698)	RAMMER:	PM-2
PROCTOR MOLD SIZE:	4 Inch Diameter Mold	MOLD NUMBER:	M-1
METHOD USED:	A	STRAIGHTEDGE:	SE-1
		PREPARATION METHOD:	Wet

MAXIMUM DRY DENSITY:	103.5 pcf
OPTIMUM MOISTURE CONTENT:	20.0 %



Remarks: #353A

PROCTOR ANALYSIS DATA SHEET

GENERAL INFORMATION

PROJECT NAME:	Laurie Taylor Dam	TESTED BY:	PD
JGE JOB NUMBER:	16010	CALCULATED BY:	ND
TEST DATE:	02/29/16	CHECKED BY:	MJS

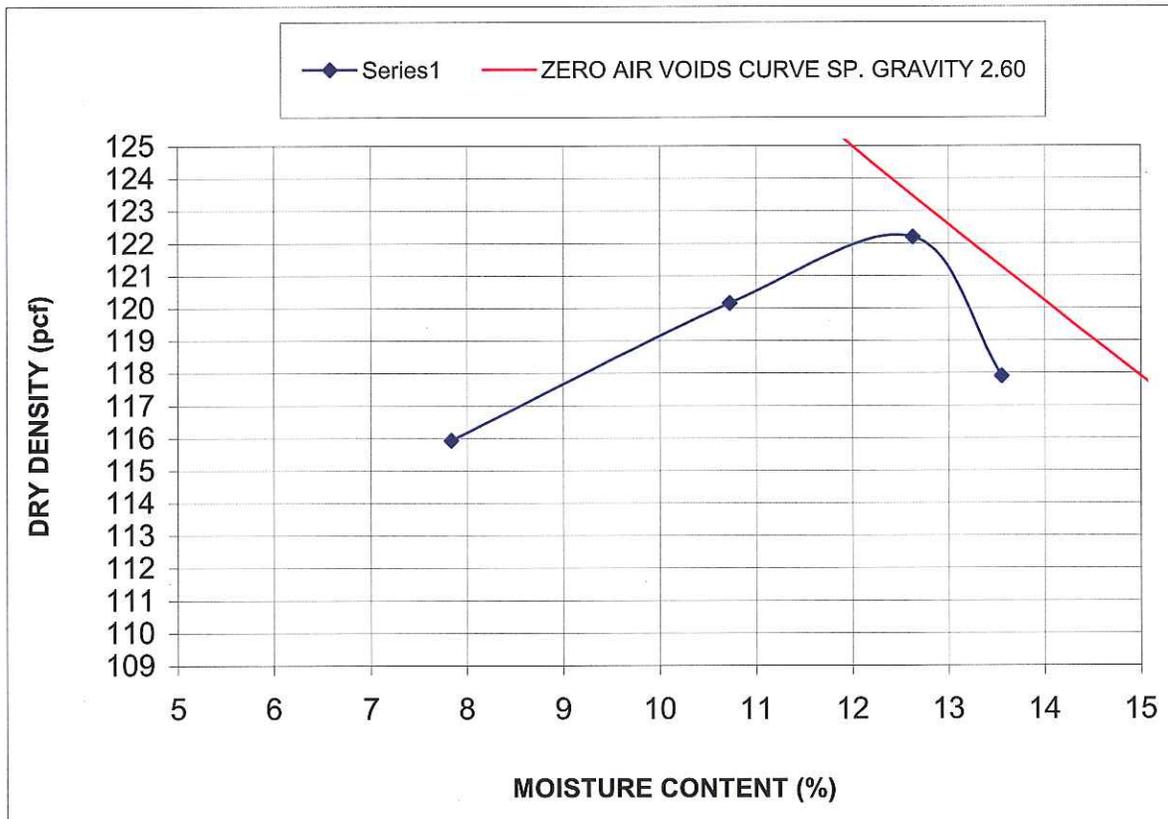
SOIL/AGGREGATE INFORMATION

BORROW AREA:	TP-4 BS-3	LIQUID LIMIT:	47
NATURAL MOISTURE:		PLASTIC LIMIT:	19
SPECIFIC GRAVITY:	2.60 Assumed: Yes	PLASTICITY INDEX:	27
PROCTOR NUMBER:	P#2	USCS:	CL/CH
SAMPLE DESCRIPTION:	Red Clay with sand and Rocks		

TESTING INFORMATION

ASTM STANDARD USED:	STANDARD PROCTOR (ASTM D 698)	RAMMER:	PM-2
PROCTOR MOLD SIZE:	4 Inch Diameter Mold	MOLD NUMBER:	M-1
METHOD USED:	A	STRAIGHTEDGE:	SE-1
		PREPARATION METHOD:	Wet

MAXIMUM DRY DENSITY:	122.0 pcf
OPTIMUM MOISTURE CONTENT:	12.5 %

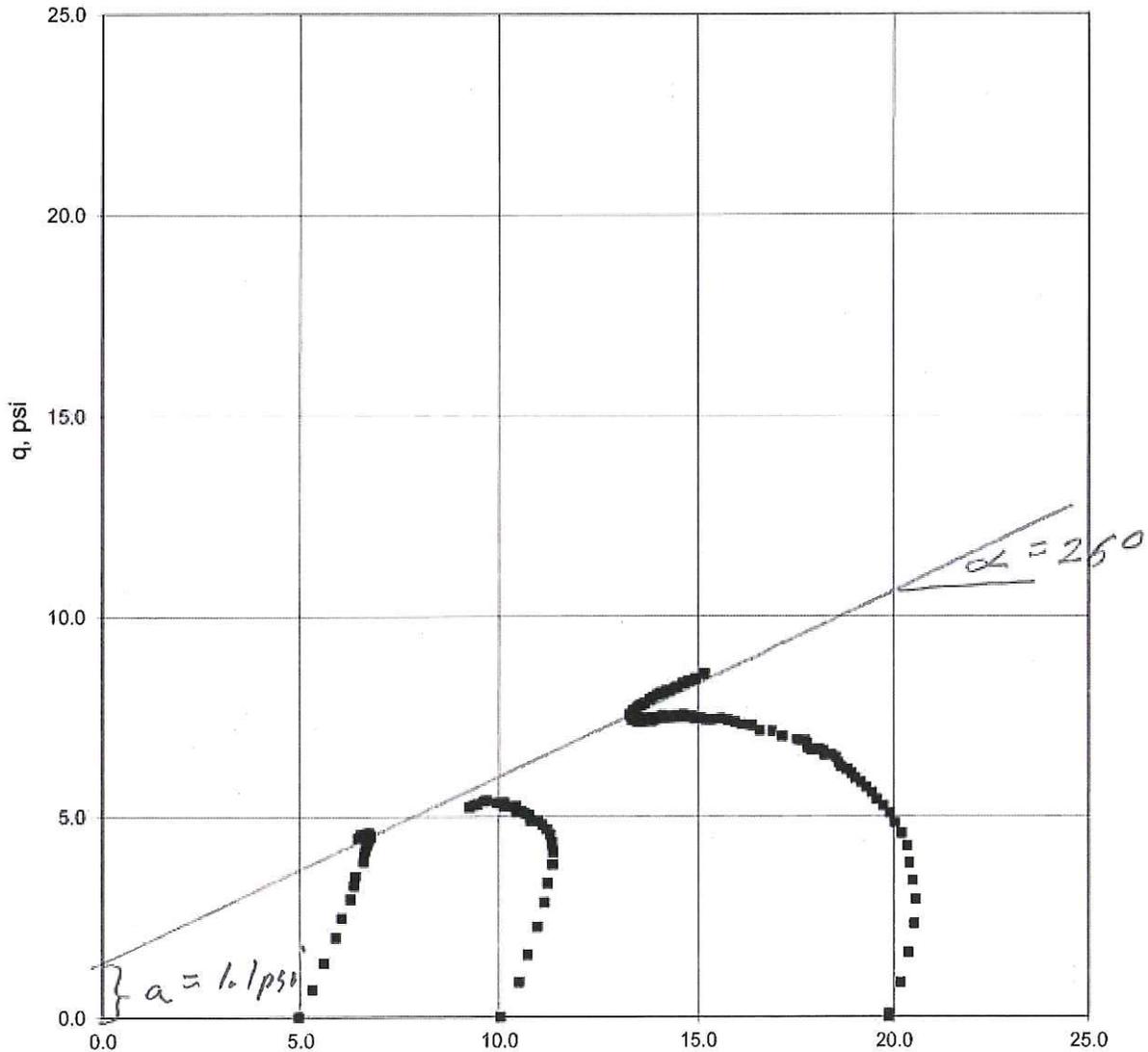


Remarks: #353B

Consolidated-Undrained Triaxial Compression Test

Taylor Dam
Wildwood, Missouri

Borrow Area: TP-4, Sample P-1
Dry Unit Weight 97.6 pcf; Moisture Content 21.3%
Confining Pressures: 5, 10 and 20 psi



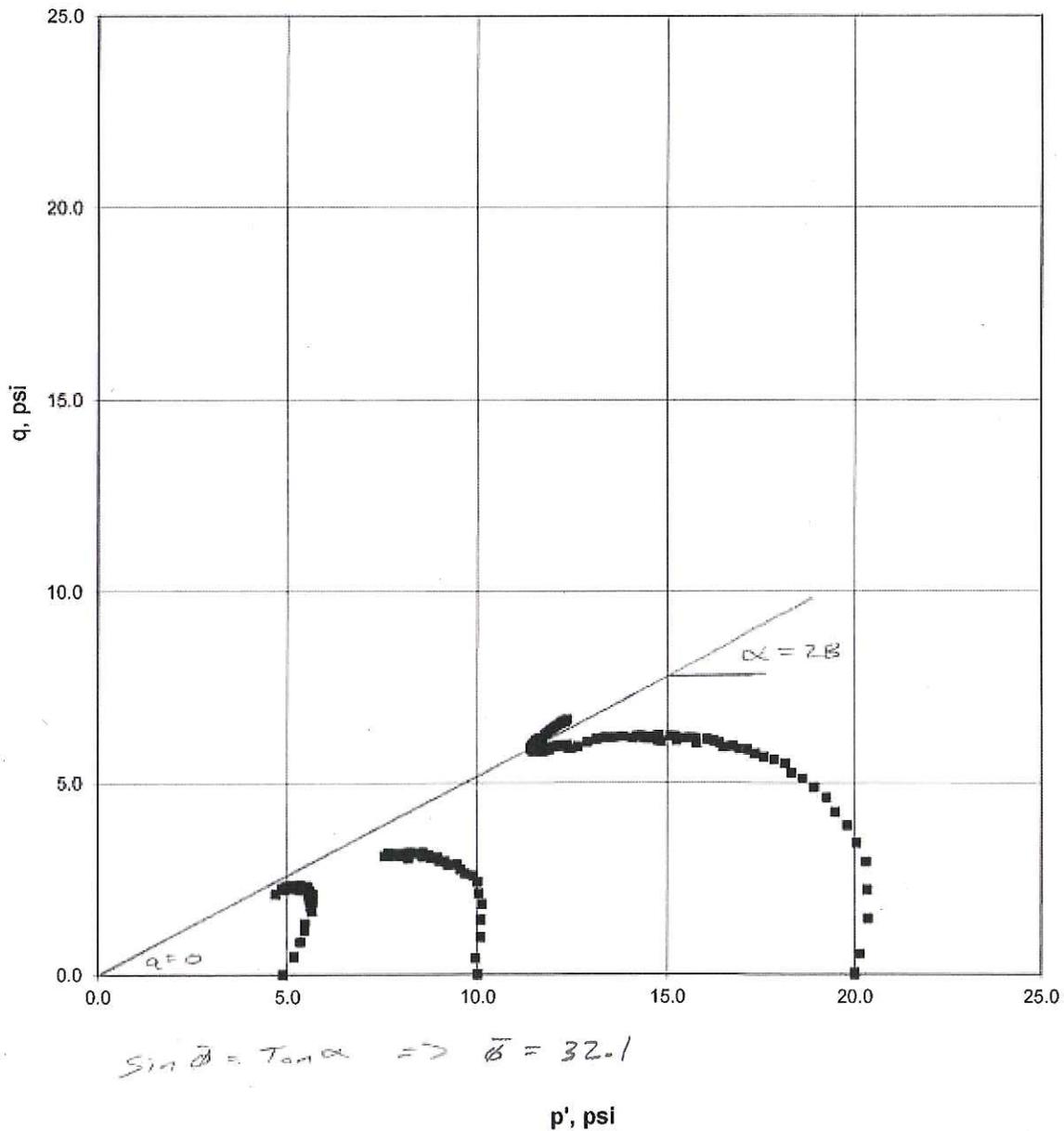
$$\sin \bar{\phi} = \tan \bar{\alpha} \Rightarrow \bar{\phi} = 29.3^\circ$$

$$\bar{c} = \frac{a}{\cos \bar{\phi}} \Rightarrow \bar{c} = 1.26 \text{ psi} = 182 \text{ psf}$$

Consolidated-Undrained Triaxial Compression Test

Taylor Dam
Wildwood, Missouri

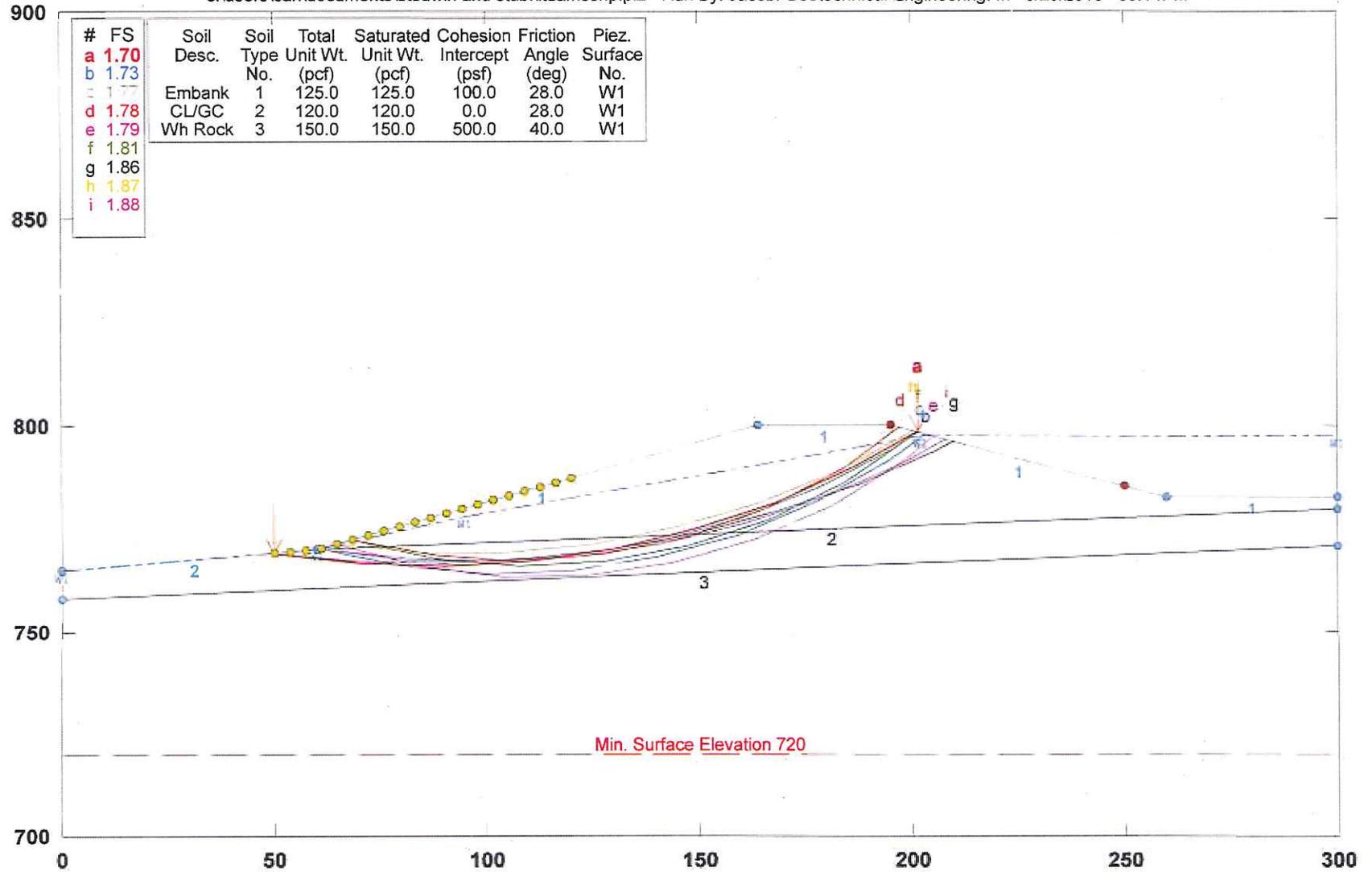
Borrow Area: TP-4, Sample P-2
Dry Unit Weight ≈ 115.5 pcf; Moisture Content $\approx 11.1\%$
Confining Pressures: 5, 10 and 20 psi



APPENDIX D

Laurie Taylor Dam #16010 Steady Seepage - Normal Pool

c:\users\carl\documents\stedwin and stabl\tdamssnp.pl2 Run By: Jacobi Geotechnical Engineering, Inc 3/29/2016 05:14PM

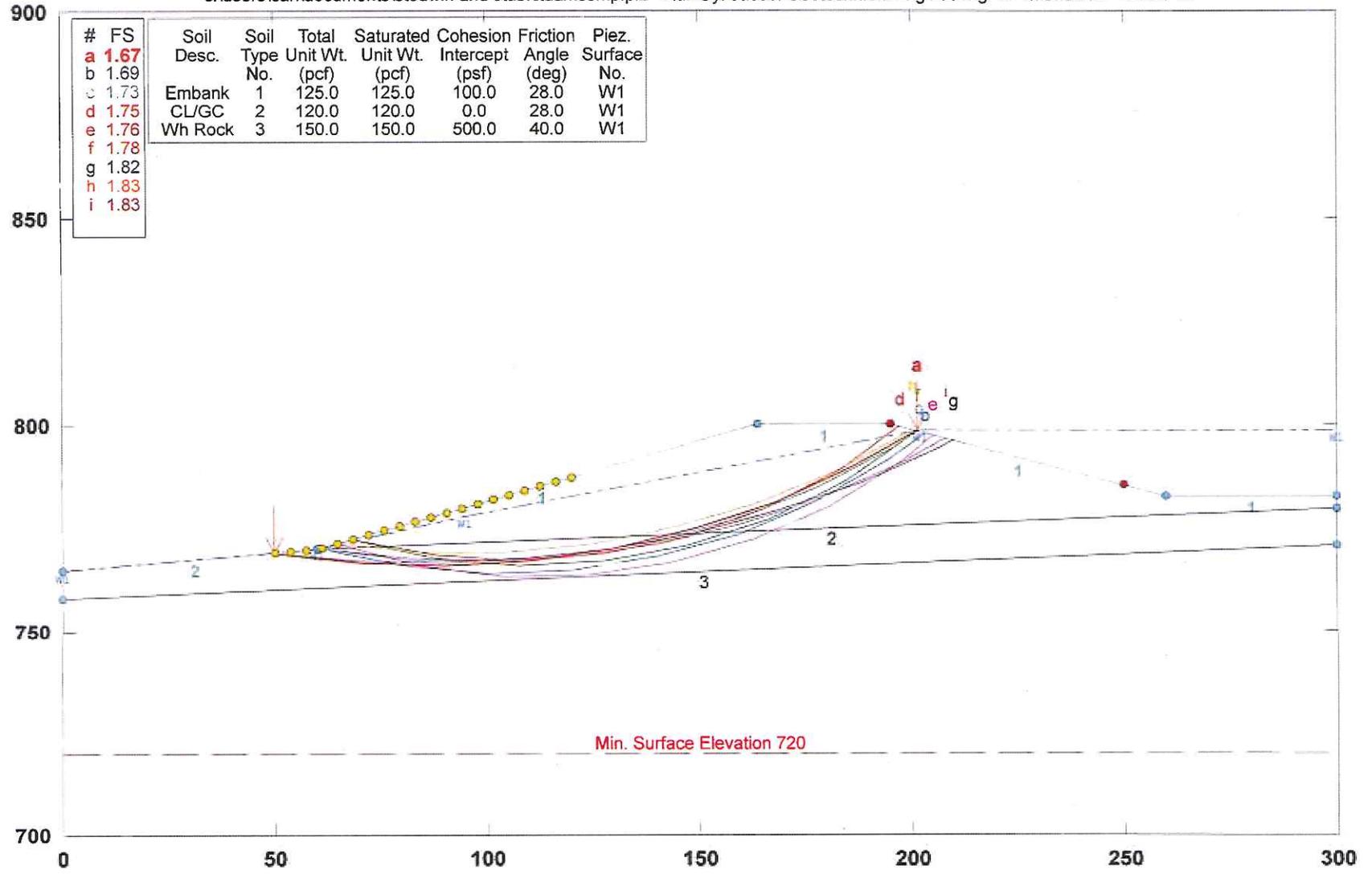


STABL6H FSmin=1.70

Safety Factors Are Calculated By The Modified Bishop Method

Laurie Taylor Dam #16010 Steady Seepage - Maximum Pool

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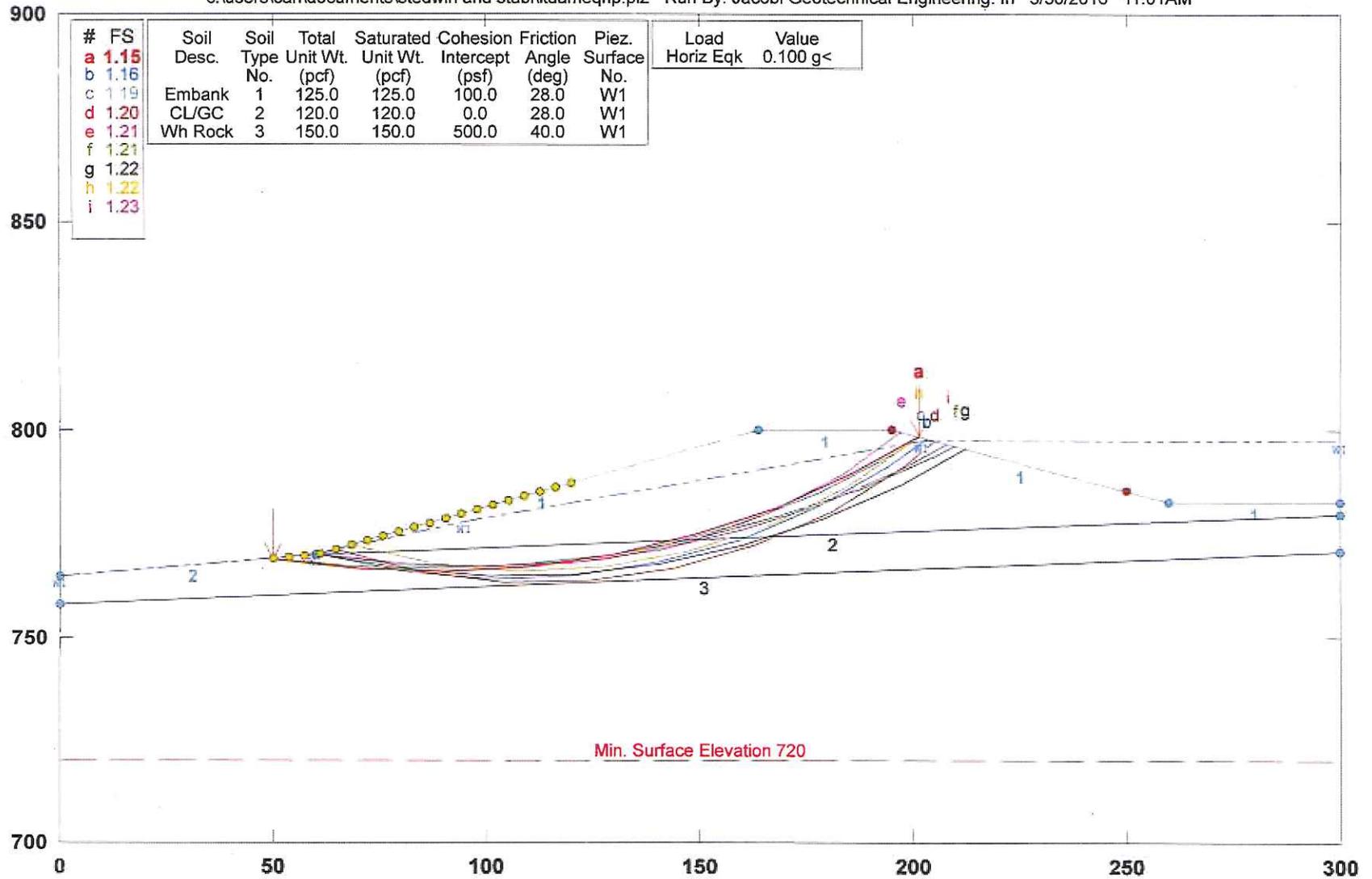


STABL6H FSmin=1.67

Safety Factors Are Calculated By The Modified Bishop Method

Laurie Taylor Dam #16010 Steady Seepage Normal Pool - Earthquake

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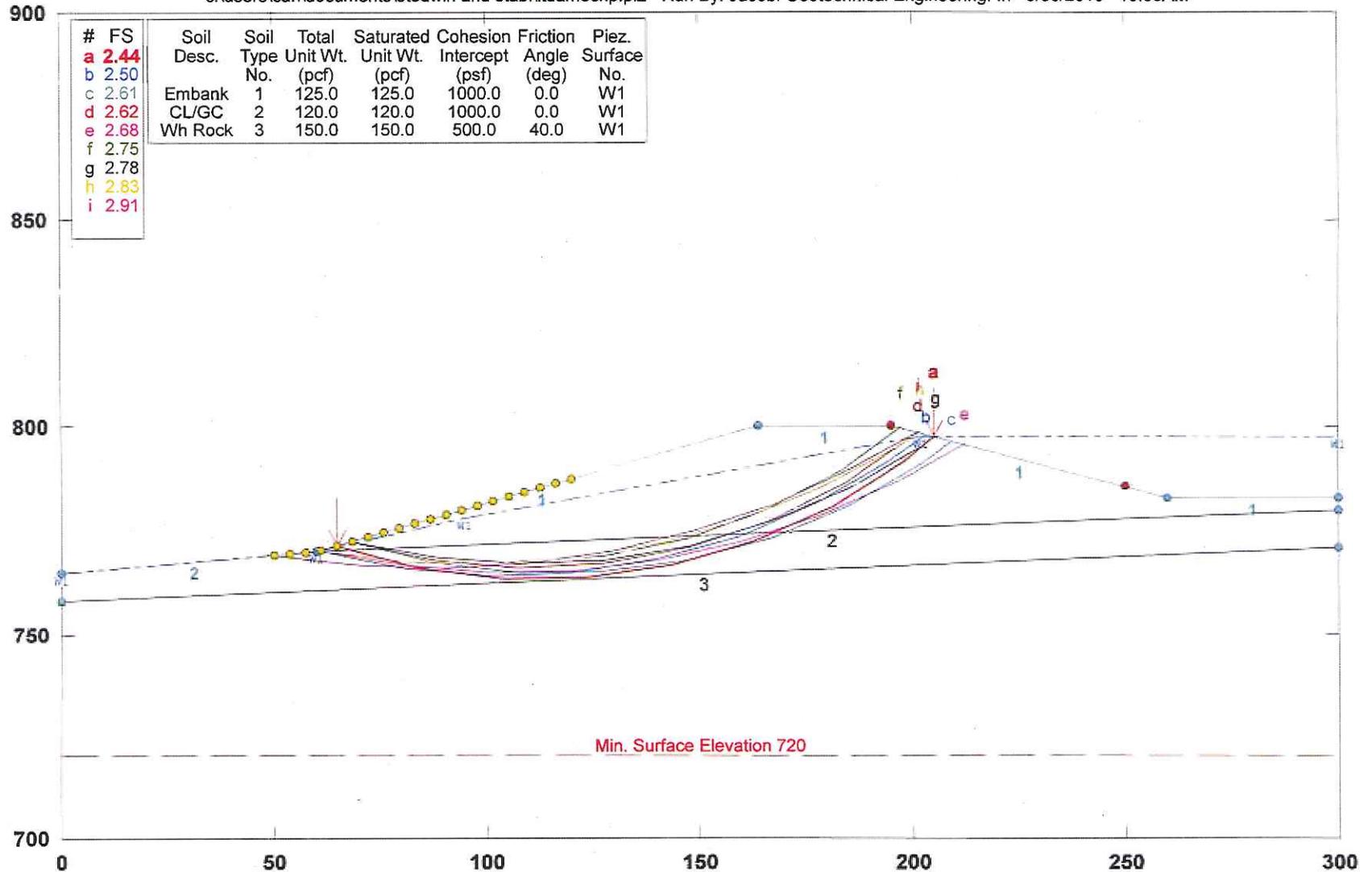


#	FS	Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Piez. Surface No.	Load Horiz Eqk	Value 0.100 g<
a	1.15	Embank	1	125.0	125.0	100.0	28.0	W1		
b	1.16									
c	1.19									
d	1.20	CL/GC	2	120.0	120.0	0.0	28.0	W1		
e	1.21	Wh Rock	3	150.0	150.0	500.0	40.0	W1		
f	1.21									
g	1.22									
h	1.22									
i	1.23									

STABL6H FSmin=1.15
 Safety Factors Are Calculated By The Modified Bishop Method

Laurie Taylor Dam #16010 End of Construction - Normal Pool

c:\users\carl\documents\stedwin and stabl\ldamecnp.pl2 Run By: Jacobi Geotechnical Engineering, Inc 3/30/2016 10:59AM



STABL6H FSmin=2.44

Safety Factors Are Calculated By The Modified Bishop Method



WILDWOOD

March 30, 2016

Volz, Inc.
ATTN: Mark Kilgore, P.E.
10849 Indian Head Industrial Boulevard
St. Louis, MO 63132

Re: P.Z. 25-15 Laurie Taylor; a request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a large water feature, which has a surface area in excess of one (1) acre, and is located at the northwest corner of Manchester Road and Mueller Road.

Dear Mr. Kilgore:

The Departments of Planning and Public Works have completed their second review of your application for the consideration of a Conditional Use Permit (CUP) 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 items were identified that must be addressed. These items are as follows:

1. Please edit the title block to read, "Preliminary Development Plan", instead of "Improvement Plans".
2. Please edit the "Stormwater Management and Land Disturbance Note" to read as follows:

"Proposed area of land disturbance = 4.2 acres. A Land Disturbance Permit from MODNR shall be obtained. Any future land disturbance or impervious area increase on this site, beyond these activities, may require additional stormwater management per City of Wildwood regulations. Said imposition of these additional management requirements shall be at the discretion of the City of Wildwood Department of Public Works."

3. On Sheet C2, please add a note, "Not Part of CUP Request", in emboldened text superimposed on the single family residence – appearing twice on Sheet C2 – and the septic sewer system.
4. Please move the proposed construction entrance and wash down area out of the City of Wildwood's right-of-way.
5. Please note if the clearing work has already been completed for the 4.14 acres of total clearing limits for 2016, referred to in the General Notes on Sheet C8.
6. Given the extent of previous land disturbance, please verify the accuracy of the aerial image used to determine the limits of tree masses.
7. Please provide comments from Metro West Fire Protection District.
8. Please provide a landscaping plan, prepared by a certified landscape architect.
9. Please indicate a minimum twenty foot (20') wide trail easement on the eastern property line, to be dedicated to the City of Wildwood for public use.
10. Please provide a geotechnical report.

Once the revisions are completed, please resubmit three (3) full-size sets, as well as a digital copy, of the revised Preliminary Development Plan and other requested items for further review. This item is scheduled for a public hearing before the Planning and Zoning Commission on April 4, 2016.

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

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning and Parks

Rick Brown, P.E., P.T.O.E., Director
Department of Public Works

CC: The Honorable Timothy Woerther, Mayor
Council Members Glen DeHart and Larry McGowen, Ward One
Ryan Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Mike Hartwig, Assistant City Engineer
Kathy Arnett, Assistant Director of Planning
Travis Newberry, Planner



December 23, 2015

Volz, Inc.
ATTN: Mark Kilgore, P.E.
10849 Indian Head Industrial Boulevard
St. Louis, MO 63132

Re: P.Z. 25-15 Laurie Taylor; a request for the application of a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a water feature, which has a surface area in excess of one (1) acre, and is located at the northwest corner of Manchester Road and Mueller Road.

Dear Mr. Kilgore:

The Departments of Planning and Public Works have completed their initial review of your application for the consideration of a Conditional Use Permit (CUP) 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:

Sheet C1:

1. Please add a note in the 'Stormwater Management and Land Disturbance Note' Section that states a disturbance permit from Missouri Department of Natural Resources will be obtained.

Sheet C2:

2. Please add a note stating the Single Family Residence, and all accessory items, including a well and septic system, are not part of this review and authorization for these items will be sought under a separate permit.
3. Please note that, in the City's Zoning Ordinance large water features, such as the one proposed, may not be filled from ground water resources associated with any public or private well. This water feature will need to be filled by other means and the note referencing such on the plans needs to be amended to reflect this change.
4. Please provide details on the rock type, size, depth, etc. proposed along the north and west areas of the grading for the dam.
5. Please provide the overall height of the dam.

Sheet C8:

6. Please provide the date of calculation for land disturbance used in the General Notes, given the past activity on this site.

General:

7. Please advise if any geotechnical review has been completed on the proposed area of the pond, as well as the dam composition.
8. Please provide a copy of the structural analysis completed of the proposed dam and ensure it is signed and sealed by an appropriate engineer.
9. Please submit a set of these plans to the Missouri Department of Transportation, whose right-of-way is immediately downstream from the proposed dam and water feature, for review and comment.
10. Please provide comments from the Missouri Department of Natural Resources relative to the dam design.

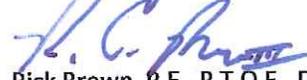
Once the revisions are completed, please resubmit three (3) full-size sets, as well as a digital copy, of the revised Preliminary Development Plan and other requested items for further review. Please be advised that additional comments may follow after this resubmittal, given the extent of information that is being requested, as part of the Conditional Use Permit process. 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

Sincerely,
CITY OF WILDWOOD



Rick Brown, P.E., P.T.O.E., Director
Department of Public Works

CC: The Honorable Timothy Woerther, Mayor
Council Members Glen DeHart and Larry McGowen, Ward One
Ryan Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Mike Hartwig, Assistant City Engineer
Kathy Arnett, Assistant Director of Planning
Travis Newberry, Planner

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Friday, March 18, 2016 12:26 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. 25-15 Laurie Taylor 17715 Manchester Road
Item Description	<i>Field not completed.</i>
Position on Request	Support
General Comments	We are neighbors (2433 Glencoe Road, Wildwood) and would like to register our full support and approval of this plan for a variance for a 1.74 acre lake on the Taylor property at 17715 Manchester Road.
Suggestions	<i>Field not completed.</i>

(Section Break)

Name	Martha Grace Reese and Cyrus N. White
Address	2433 Glencoe Road
City	Wildwood
State	MO
Zip	63038
Phone Number	636.273.1070
Email	MarthaGraceReese@gmail.com

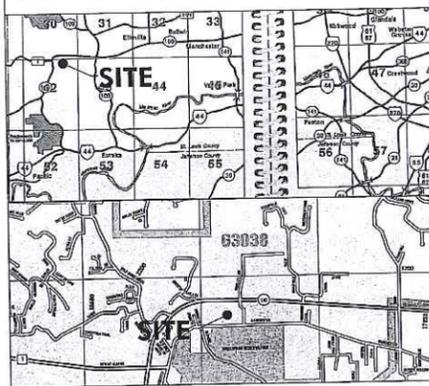
Email not displaying correctly? [View it in your browser.](#)

ATTACHMENT A

Preliminary Development Plan

PRELIMINARY DEVELOPMENT PLAN 17715 MANCHESTER ROAD

LOCATION MAP



LEGEND

CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
E.M.	ELECTRIC METER
F.F.	FINISHED FLOOR
F.H.	FIRE HYDRANT
G	GRATE WILET
GV	GAS METER
G.V.	GAS VALVE
G.W.	GUY WIRE
LI	LIGHT STANDARD
M.H.	MANHOLE
T.P.	TELEPHONE PEDESTAL
U.M.H.	UTILITY MANHOLE
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
W.V.	WATER VALVE
Y	YARD LIGHT
-G-	GAS LINE
-OU-	OVERHEAD UTILITIES
-SS-	SANITARY SEWER
-T-	TELEPHONE LINE
-W-	WATER LINE
-X-	FENCE
TBR	TO BE REMOVED
TBR/R	TO BE REMOVED AND REPLACED
UP	USE IN PLACE

BENCHMARKS:
SITE BENCHMARK *1 LARGE NAIL EL 814.60
TIE #1: 84' FROM 24" TREE
TIE #2: 113' FROM 30" TREE
BOTH TREES ARE IMMEDIATELY WEST OF PROPOSED HOUSE

SHEET INDEX

- C1 COVER
- C2 SITE GRADING PLAN
- C3 EXISTING DRAINAGE AREA MAP
- C4 DRAINAGE AREA MAP
- C5 STORM SEWER PROFILES & DETAILS
- C6 SWPPP
- C7 SWPPP DETAILS & NOTES
- C8 TREE PRESERVATION PLAN



Scale in Feet
1" = 100'

CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.



MISSOURI ONE-CALL 1-800-344-7483

**CONTRACTOR TO BE RESPONSIBLE
FOR TRAFFIC CONTROL AND STREET
RESTORATION**

CONSTRUCTION DISCLAIMER

VOLZ INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. VOLZ INC. HAS NO RESPONSIBILITY TO VERIFY THE FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

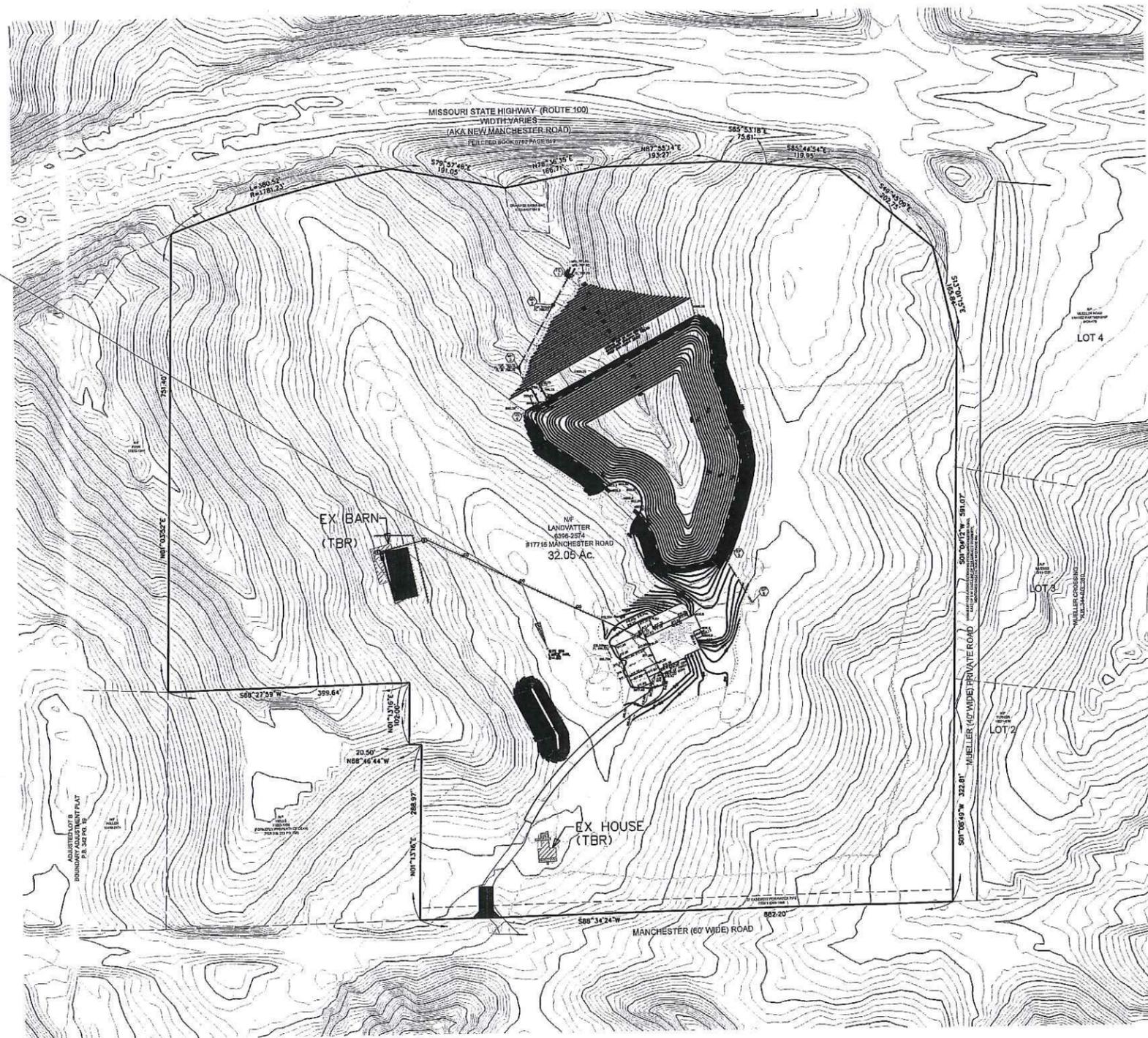
STORM WATER MANAGEMENT AND LAND DISTURBANCE NOTE:

PROPOSED AREA OF LAND DISTURBANCE = 4.2 ACRES.
A LAND DISTURBANCE PERMIT FROM MODNR SHALL BE OBTAINED.

ANY FUTURE LAND DISTURBANCE OR IMPERVIOUS AREA INCREASE ON THIS SITE, BEYOND THESE ACTIVITIES, MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER CITY OF WILDWOOD REGULATIONS. SAID IMPOSITION OF THESE ADDITIONAL MANAGEMENT REQUIREMENTS SHALL BE AT THE DISCRETION OF THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS.

UTILITY DISCLAIMER

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NOTE: THIS VIEW IS
AN OVERALL VIEW.
FOR MORE DETAIL
SEE OTHER SHEETS.

CITY OF WILDWOOD

MAR 31 2016

DEPT OF PLANNING & PARKS

REVISED
02-04-2016
02-16-2016
3-30-2016

CLIENT:
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314-805-1321

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CONSULTING
1111 S. MAIN ST.
ST. LOUIS, MISSOURI 63102
314-426-6212
www.volzinc.com
Authority #203

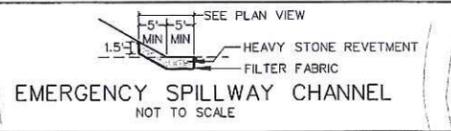
Professional Engineer
E-2000150026
3-31-2016
MARK W. KILGORE
Professional Engineer
E-2000150026

PROJECT ADDRESS:
17715 MANCHESTER ROAD
WILDWOOD, MO 63038

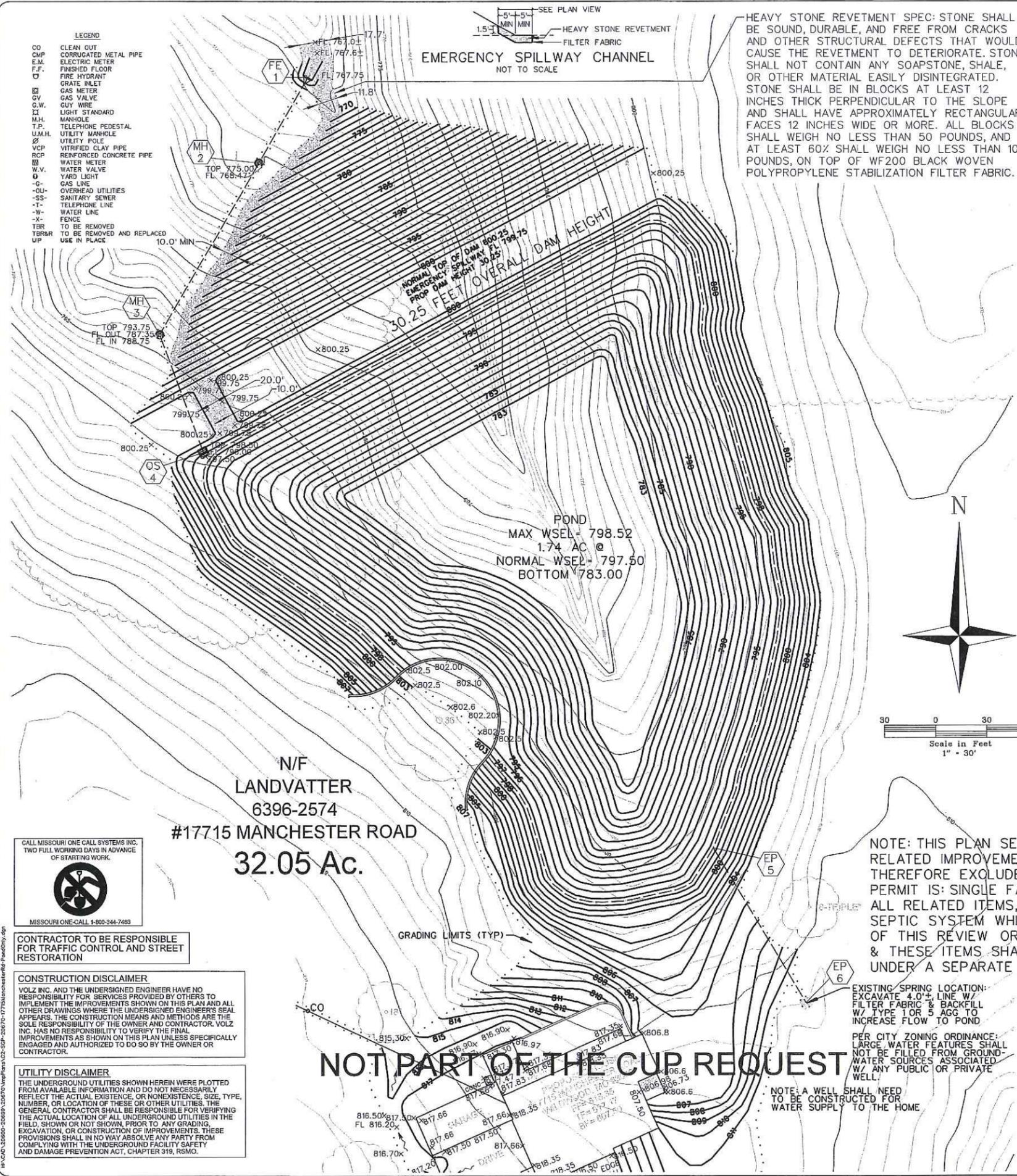
COVER

Design By: MK
Drawn By: MK
Checked By: MK
Project #: 20170
11-03-2015
C1

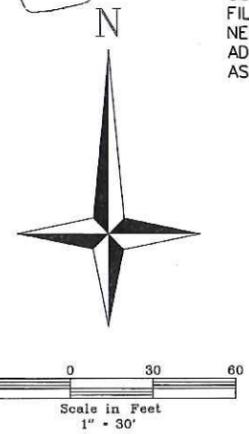
- LEGEND**
- CO CLEAN OUT
 - CMP CORRUGATED METAL PIPE
 - E.M. ELECTRIC METER
 - F.F. FINISHED FLOOR
 - F. FIRE HYDRANT
 - G.I. GRATE INLET
 - G.M. GAS METER
 - G.V. GAS VALVE
 - G.W. GUY WIRE
 - L.I. LIGHT STANDARD
 - M.H. MANHOLE
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 - T- TELEPHONE LINE
 - W- WATER LINE
 - X- FENCE
 - TR TO BE REMOVED
 - TBR TO BE REMOVED AND REPLACED
 - UP USE IN PLACE



HEAVY STONE REVETMENT SPEC: STONE SHALL BE SOUND, DURABLE, AND FREE FROM CRACKS AND OTHER STRUCTURAL DEFECTS THAT WOULD CAUSE THE REVETMENT TO DETERIORATE. STONE SHALL NOT CONTAIN ANY SOAPSTONE, SHALE, OR OTHER MATERIAL EASILY DISINTEGRATED. STONE SHALL BE IN BLOCKS AT LEAST 12 INCHES THICK PERPENDICULAR TO THE SLOPE AND SHALL HAVE APPROXIMATELY RECTANGULAR FACES 12 INCHES WIDE OR MORE. ALL BLOCKS SHALL WEIGH NO LESS THAN 50 POUNDS, AND AT LEAST 60% SHALL WEIGH NO LESS THAN 100 POUNDS, ON TOP OF WF200 BLACK WOVEN POLYPROPYLENE STABILIZATION FILTER FABRIC.



EARTHWORK CALCULATIONS:
CUT 19,100 CY
FILL 16,400 CY
NET: 2,700 CY CUT
ADJUST BOTTOM OF POND AS NEEDED TO BALANCE



N/F
LANDVATTER
6396-2574
#17715 MANCHESTER ROAD
32.05 Ac.



CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

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NOT PART OF THE CUP REQUEST

NOTE: THIS PLAN SET IS FOR POND-RELATED IMPROVEMENTS ONLY & THEREFORE EXCLUDED FROM THIS PERMIT IS: SINGLE FAMILY RESIDENCE & ALL RELATED ITEMS, INCLUDING WELL & SEPTIC SYSTEM WHICH ARE NOT PART OF THIS REVIEW OR AUTHORIZATION & THESE ITEMS SHALL BE APPLIED FOR UNDER A SEPARATE PERMIT

EXISTING SPRING LOCATION:
EXCAVATE 4.0'± LINE W/ FILTER FABRIC & BACKFILL W/ TYPE 1 OR 5 AGG TO INCREASE FLOW TO POND

PER CITY ZONING ORDINANCE: LARGE WATER FEATURES SHALL NOT BE FILLED FROM GROUND-WATER SOURCES ASSOCIATED W/ ANY PUBLIC OR PRIVATE WELL.

NOTE: A WELL SHALL NEED TO BE CONSTRUCTED FOR WATER SUPPLY TO THE HOME

REVISED
02-04-2016
3-30-2016

CITY OF WILDWOOD

MAR 31 2016

DEPT OF PLANNING & PARKS

CLIENT:
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ST. 314.866.1921

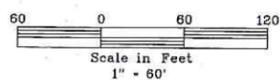


PROJECT ADDRESS:
17715 MANCHESTER ROAD
WILDWOOD, MO 63038

SITE GRADING PLAN
Design By: MK
Drawn By: MK
Checked By: MK
Project # 201670

11-03-2016
C2

- LEGEND**
- CO CLEAN OUT
 - CMP CORRUGATED METAL PIPE
 - E.M. ELECTRIC METER
 - F.F. FINISHED FLOOR
 - F.H. FIRE HYDRANT
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 - G.V. GAS VALVE
 - G.W. GUY WIRE
 - II LIGHT STANDARD
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CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.



MISSOURI ONE-CALL 1-800-344-7483

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CITY OF WILDWOOD
MAR 31 2016
DEPT OF PLANNING & PARKS



VOLZ Incorporated
ENGINEERS
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LAND SURVEYING
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT

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314-805-1321

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314.890.1250 FAX
www.volzinc.com
Authority #2003

Professional Engineer
MARK L. KILGORE
E-2000150026

PROJECT ADDRESS:
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WILDWOOD, MO 63038

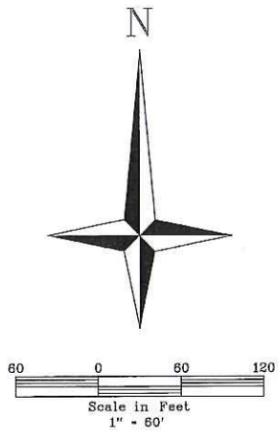
EXISTING DRAINAGE AREA MAP

Design By: MK
Drawn By: MK
Checked By: MK

Project # 20570
11-03-2015
C3

- LEGEND**
- CO CLEAN OUT
 - CMP CORRUGATED METAL PIPE
 - E.M. ELECTRIC METER
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NOTE: FLOWS SHOWN ARE RATIONAL METHOD CALCULATIONS & DO NOT TAKE INTO ACCOUNT THE FLOW REDUCTION DUE TO RETENTION / DETENTION



CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.

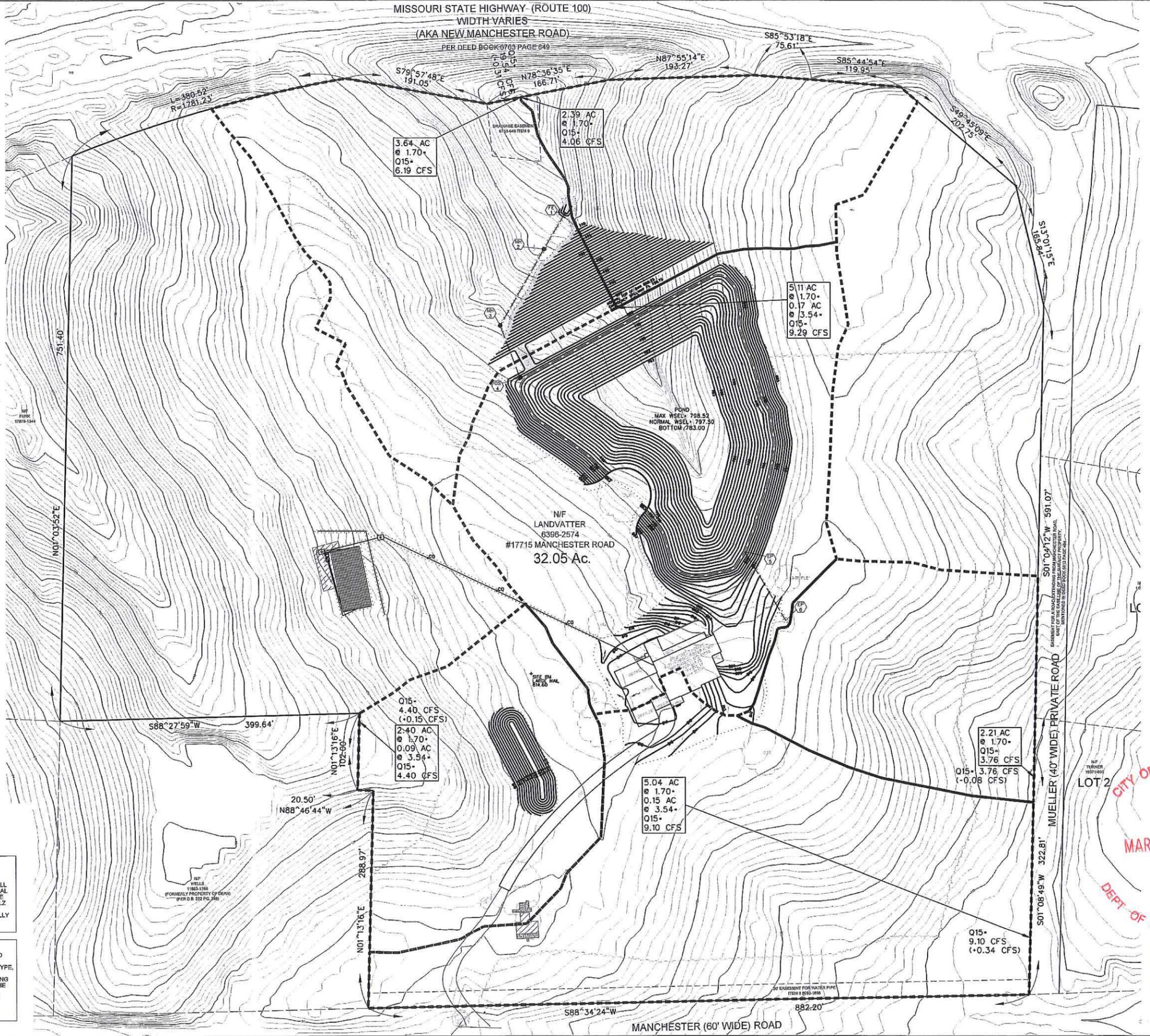


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CITY OF WILDWOOD
DEPT. OF PLANNING & PARKS
MAR 31 2016

REVISED
02-29-2016
3-30-2016

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TRANSPORTATION
CONST. MANAGEMENT

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Authority #6003

MARK L. KILGORE
Professional Engineer
E-2000150026

PROJECT ADDRESS:
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WILDWOOD, MO 63038

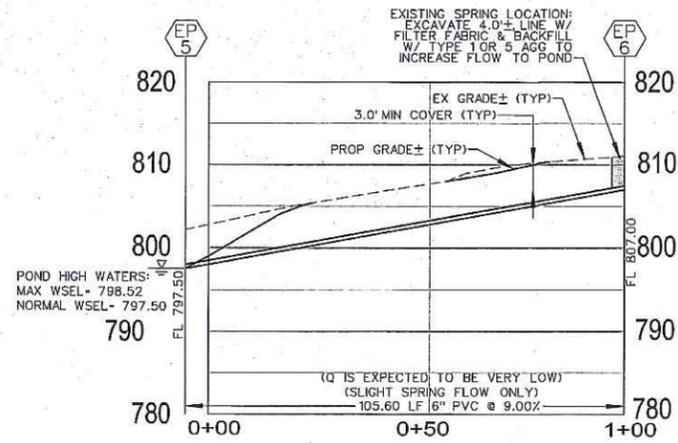
PROPOSED DRAINAGE AREA MAP

Design By: MK
Drawn By: MK
Checked By: MK

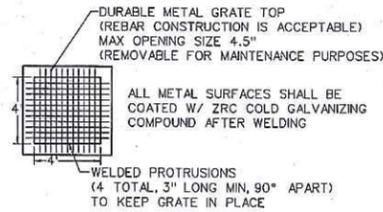
Project # 201670

11-03-2016
C4

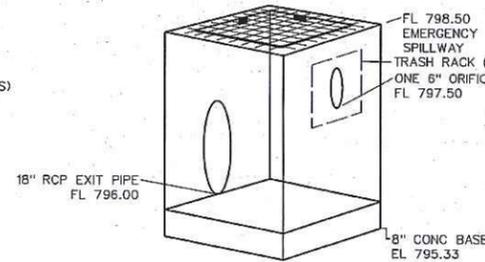
REFERENCE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)
STANDARD CONSTRUCTION SPECIFICATIONS FOR
SEWERS AND DRAINAGE FACILITIES
FOR ALL STORM SEWER CONSTRUCTION



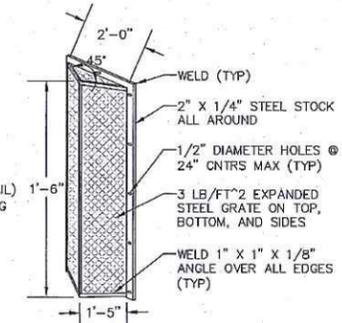
STORM SEWER PROFILE
SCALE: 1" = 20' HOR, 1" = 10' VERT



GRATED TOP PLAN
SCALE: 1" = 5' HOR & VERT



OPENINGS & EXIT
NO SCALE

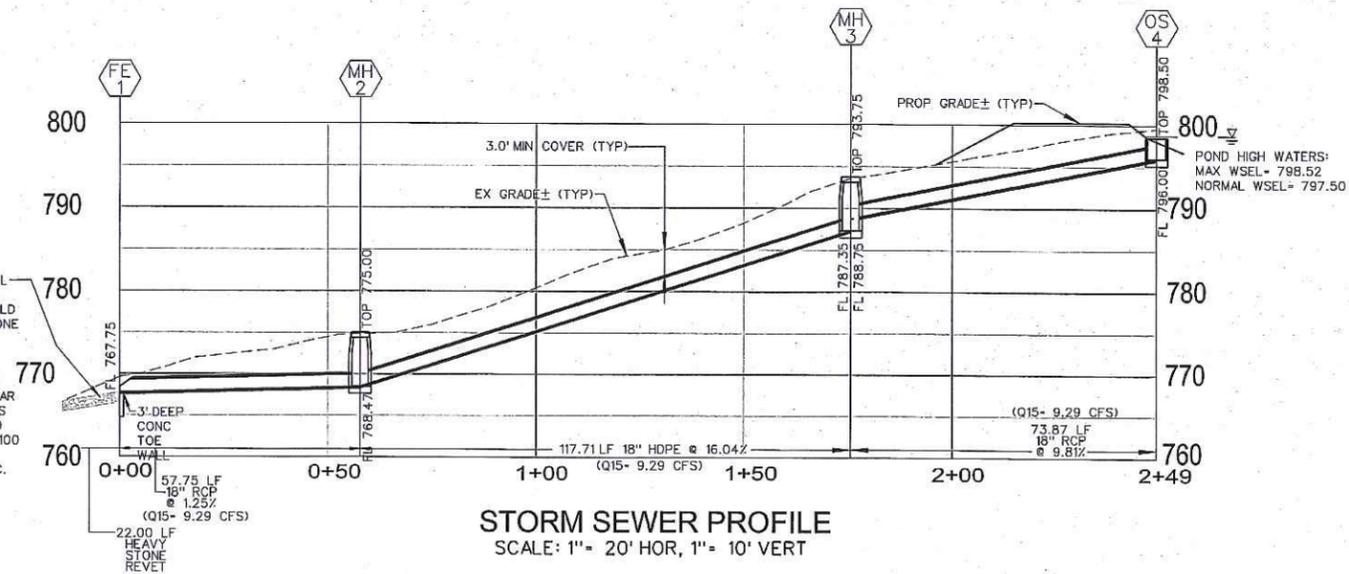


NOTES FOR TRASH RACK

- TRASH RACK SHALL BE CENTERED OVER OPENING.
- STEEL TO CONFORM TO ASTM A-36.
- ALL SURFACES SHALL BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.
- TRASH RACK SHALL BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK SHALL BE REMOVABLE.

TRASH RACK DETAIL
NO SCALE

OUTLET STRUCTURE
REINFORCEMENT NOT SHOWN FOR CLARITY
BASE, WALLS & REINFORCEMENT SHALL BE
PER TYPICAL MSD AREA INLET



STORM SEWER PROFILE
SCALE: 1" = 20' HOR, 1" = 10' VERT

SI Charles County Government Hydraulic Review Output Data													H:\CAD\20600-20699\20670\SWM\20670-17715ManchesterRd-Q15Hyd-11-10-2015.txt 11/10/2015 Calculations Under Full Flow												
Upp St	Low St	PL	S	Upp FLN	Low FLN	PS	Upp ST EL	Depth	Upp HY GR	Low HY EL	HY EL	Hydr Grade	FR Head	VEL	Junc Loss	Turn Loss	Curve STR Loss	STR Grade	Inl Area	DR	PL	Q	TQ	Pipe Cap	Remarks
1	OS 4	MH 3	74	18	798.00	788.75	8.81	798.50	1.88	796.24	790.25	0.00780	0.89	5.28	0.43	0.43	0.00	0.00	5.28	1.76		9.29	32.90	Q15	
2	MH 3	MH 2	118	18	787.35	788.47	16.04	793.75	5.32	787.81	789.97	0.00769	0.82	5.28	0.43	0.00	0.00					9.29	42.97	Q10	
3	MH 2	FE 1	98	18	788.47	797.75	1.23	775.00	6.05	789.94	789.25	0.00780	0.46	5.28	0.43	0.00	0.24	0.00				9.29	11.74	Q15	

SI Charles County Government Hydraulic Review Output Data													H:\CAD\20600-20699\20670\SWM\20670-17715ManchesterRd-Q100Hyd-11-10-2015.txt 11/10/2015 Calculations Under Full Flow													
Upp St	Low St	PL	S	Upp FLN	Low FLN	PS	Upp ST EL	Depth	Upp HY GR	Low HY EL	HY EL	Hydr Grade	FR Head	VEL	Junc Loss	Turn Loss	Curve STR Loss	STR Grade	Inl Area	DR	PL	Q	TQ	Pipe Cap	Remarks	
1	OS 4	MH 3	74	18	798.00	788.75	8.81	798.50	1.88	796.24	790.25	0.01420	1.05	7.08	0.78	0.78	0.00	0.00	5.28	2.37		12.52	12.52	32.90	Q100	
2	MH 3	MH 2	118	18	787.35	788.47	16.04	793.75	5.84	787.81	770.50	0.01420	1.67	7.08	0.78	0.00	0.00					12.52	42.97	Q100		
3	MH 2	FE 1	98	18	788.47	787.75	1.25	775.00	4.50	770.50	769.25	0.01420	0.82	7.08	0.78	0.00	0.43	0.00				12.52	11.74	Q100		

CITY OF WILDWOOD
MAR 31 2016
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VOLZ
Incorporated

Professional Engineer
MARK L. KILGORE
E-2000150028
12-16-2015
E-2000150026

PROJECT ADDRESS:
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WILDWOOD, MO 63038

STORM SEWER PROFILES
& DETAILS

Design By: MK
Drawn By: MK
Checked By: MK

Project # 20870

11-03-2015
C5



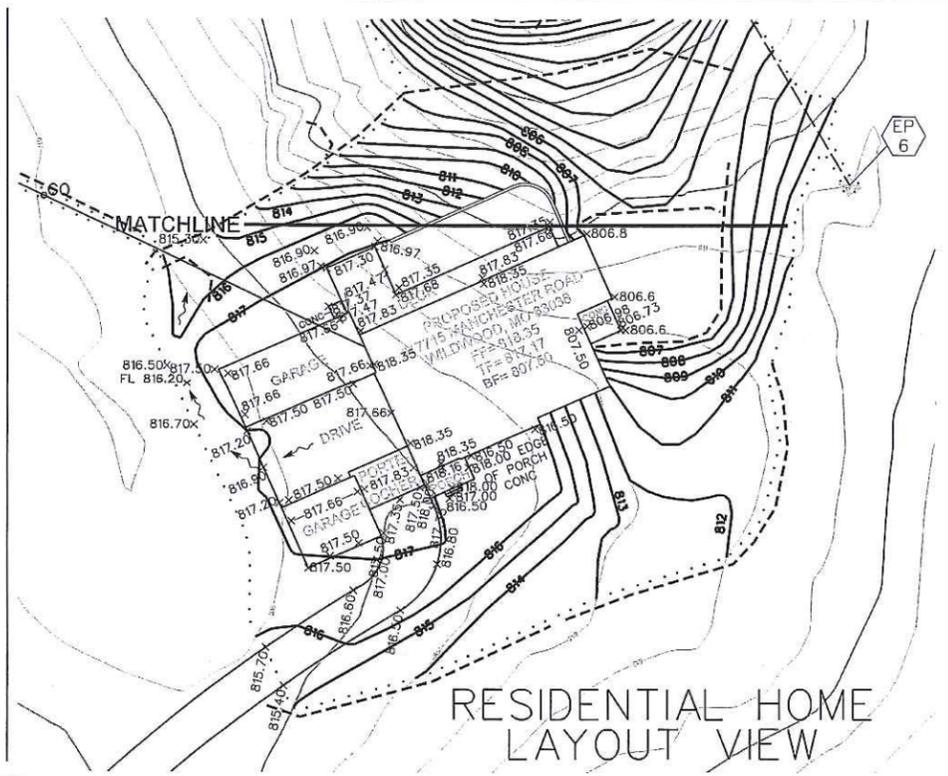
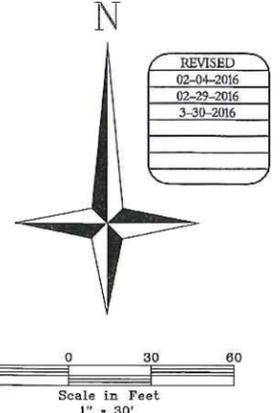
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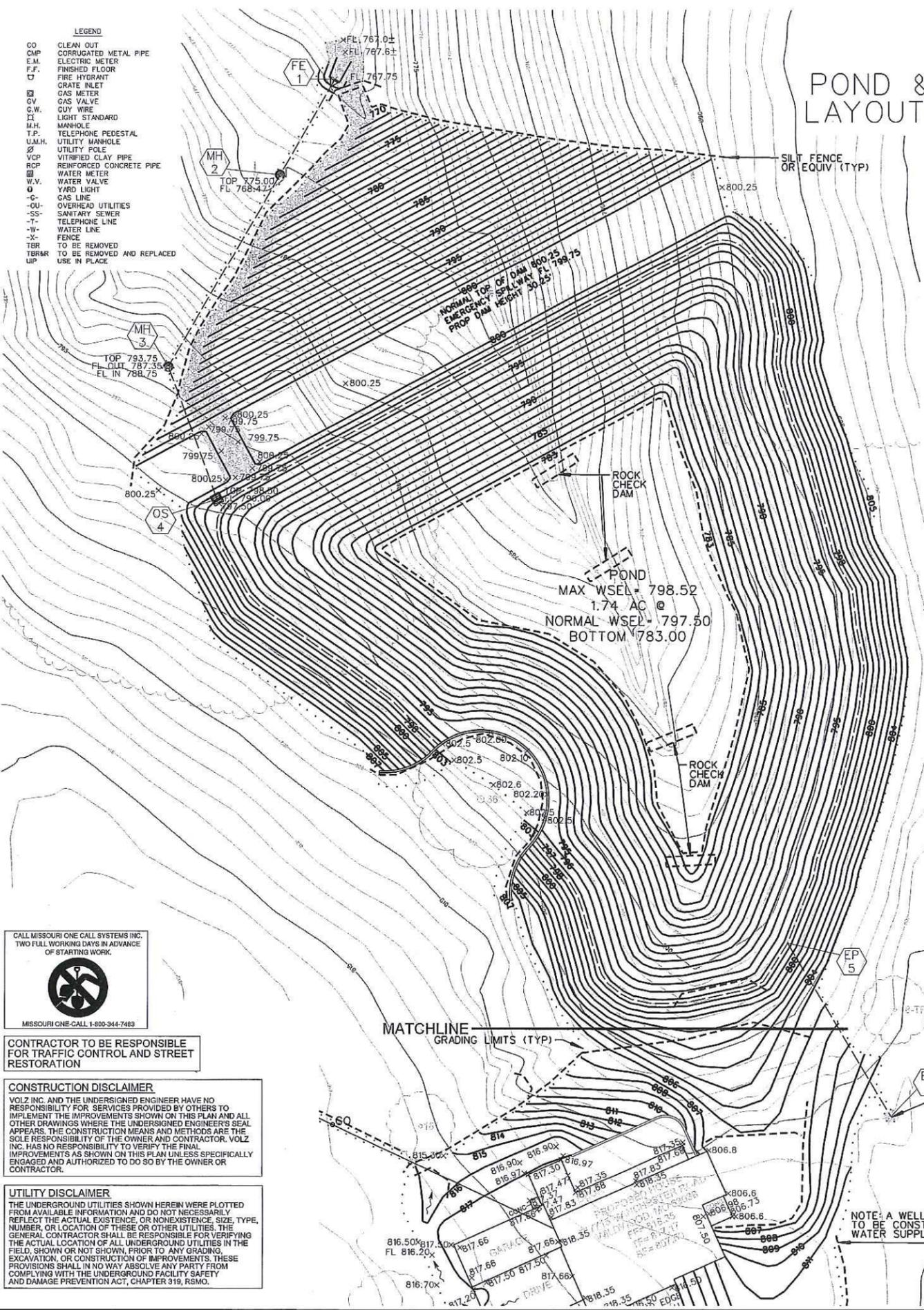
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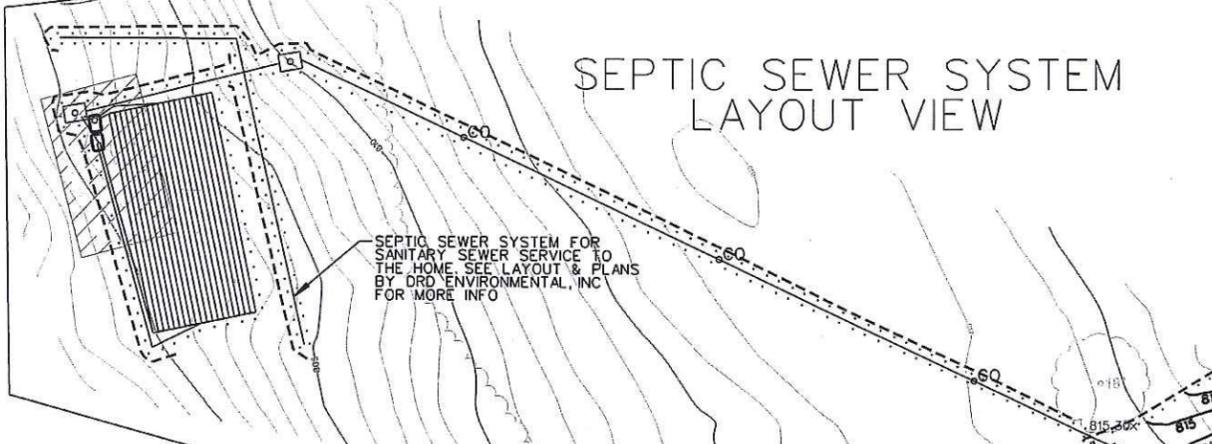
POND & DAM LAYOUT VIEW



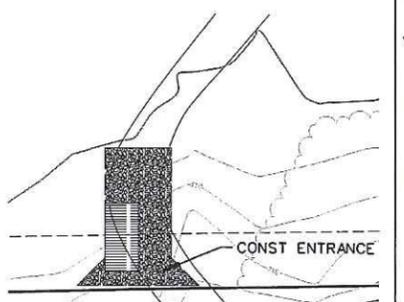
RESIDENTIAL HOME LAYOUT VIEW



SEPTIC SEWER SYSTEM LAYOUT VIEW



ENTRANCE LAYOUT VIEW



NOTE: A WELL SHALL NEED TO BE CONSTRUCTED FOR WATER SUPPLY TO THE HOME

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ENGINEERS
LAND PLANNING
TRANSPORTATION
CONST. MANAGEMENT

VOLZ Incorporated
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Authority #2525

MARK L. MOORE
Professional Engineer
E-2000150026

PROJECT ADDRESS:
17715 MANCHESTER ROAD
WILDWOOD, MO 63038

SWPPP

Design By: MK
Drawn By: MK
Checked By: MK

Project # 20870

11-03-2015

C6

MAR 31 2016

DEPT OF PLANNING & PARKS

GENERAL NOTES:

ZONING DISTRICT: NU NON-URBAN
 SITE AREA: 32.05 AC
 WOODED AREA: 20.70 AC
 TREE CANOPY REQ'D: 30% OF 20.70= 6.21 AC
 CLEARING LIMITS: 4.14 AC TOTAL FOR 2016
 TREE CANOPY SAVED: 16.56 AC= 80.0%
 TREE CANOPY PLANTED: 0
 TREE CANOPY PROVIDED: 16.56 AC= 80.0%
 PROPOSED UNITS: ONE (1) SINGLE FAMILY RESIDENCE

TREE PROTECTION NOTES:

1. PRE-CONSTRUCTION MEETING, HELD ON-SITE TO INCLUDE A PRESENTATION OF TREE PROTECTION MEASURES TO OPERATORS, CONSTRUCTION SUPERVISORS, DEVELOPER'S REPRESENTATIVE, AND CITY ZONING INSPECTORS.
2. CLEARING LIMITS SHALL BE ROUGH STAKED BY DEVELOPER IN ORDER TO FACILITATE LOCATION FOR TRENCHING & FENCING INSTALLATION.
3. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT & PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
4. THE SEQUENCE OF TREE TREATMENT & PRESERVATION MEASURES SHALL BE:
 - A. ROOT PRUNING TRENCHING
 - B. TREE PROTECTION FENCING
 - C. TREE PRUNING & CHEMICAL TREATMENT
 - D. AERATION SYSTEMS INSTALLED
 - E. SIGN INSTALLATION

*NRP FENCING MUST BE INSTALLED BEFORE A ZONING AUTHORIZATION WILL BE RELEASED.

DATE OF CALCULATION OF LAND DISTURBANCE AS REQUESTED BY CITY OF WILDWOOD: CALCULATED ON NOV 23±, 2015. CALCULATION IS FOR ULTIMATE MAX DISTURBANCE IN EXPECTED 2016 CONSTRUCTION



CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.



MISSOURI ONE-CALL 1-800-944-7483

REVISED
 02-04-2016
 02-29-2016
 3-30-2016

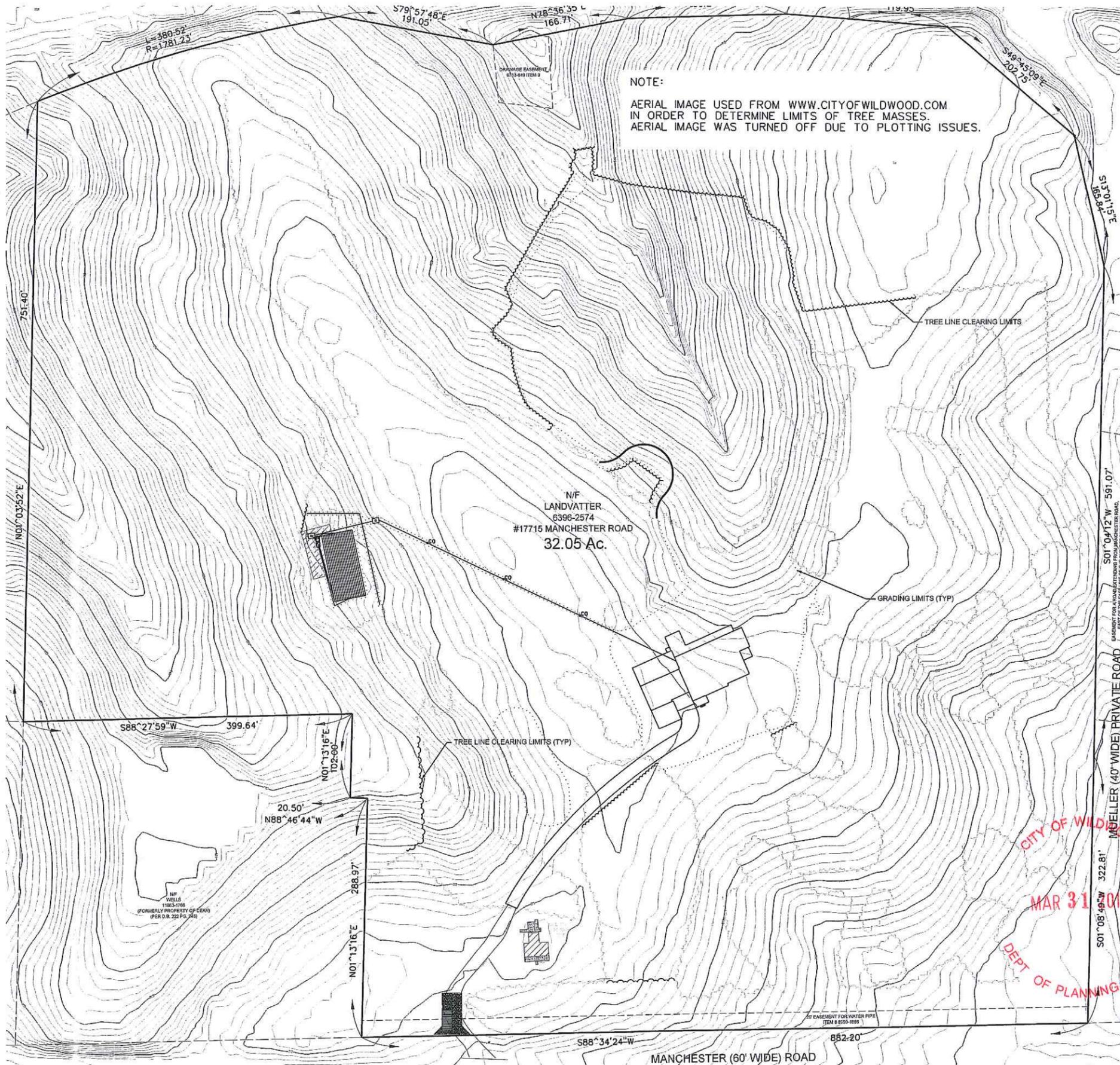
CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

CONSTRUCTION DISCLAIMER

VOLZ INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. VOLZ INC. HAS NO RESPONSIBILITY TO VERIFY THE FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.



CLIENT:
 MS. LAURIE TAYLOR
 17715 MANCHESTER RD
 ST. LOUIS, MO 63038
 314-806-1821

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MARK I. KILGORE
 Professional Engineer
 E-2000159026

PROJECT ADDRESS:
17715 MANCHESTER ROAD
 WILDWOOD, MO 63038

TREE PRESERVATION PLAN
 11-23-2015
 C8

Design By: MK
 Drawn By: MK
 Checked By: MK
 Project #: 20870

CITY OF WILDWOOD
 DEPT OF PLANNING & PARKS
 MAR 31 2016



WILDWOOD

April 4, 2016

The Honorable City Council
The City of Wildwood, Missouri
16962 Manchester Road
Wildwood, Missouri 63040

Council Members:

The Planning and Zoning Commission has completed its review and consideration of the revisions to the Master Plan 2016. This review was also undertaken in accordance with the City's approved Charter for its Comprehensive Zoning Plan. As a result of this review, the Planning and Zoning Commission has prepared a recommendation regarding its action upon this plan and is forwarding it to the City Council for endorsement and ratification. Additionally, as noted above and set forth by the City's Charter, the land use component of this plan acts as Wildwood's Comprehensive Zoning Plan, which must be formally acted upon by the City Council. This recommendation was also completed in accordance with Chapter 89 of the Missouri Revised Statutes. This action, to adopt the Master Plan 2016, reflects the following:

Petition No.: P.Z. 3-16
Petitioner: **City of Wildwood Planning and Zoning Commission c/o Department of Planning**
Request: 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.
Location: Citywide
Public
Hearing Date: March 7, 2016
Date and Vote
On Information
Report: March 21, 2016 – Approval of the Adoption of the Updated Plan by a Vote of 7 to 0 (Voting Aye – Renner, Lee, Archeski, Gragnani, Liddy, Woerther, and Bopp)
Date and Vote
On Letter of
Recommendation: April 4, 2016 - TBD
Report: Attachment A
Master Plan: Attachment B

Comprehensive

Zoning Plan: Attachment C

Wards: All

Recommendation: The Department of Planning is recommending the adoption of the updated 2016 version of the City of Wildwood's Master Plan.

A copy of the City of Wildwood's Master Plan 2006 is on file in the City Clerk's Office.

Respectfully submitted,

CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks

ATTACHMENT A

Report

ATTACHMENT A - Report

History of Planning Process and Plan – 1995 to 2015

The City of Wildwood, Missouri began the development of its Master Plan shortly after its incorporation on September 1, 1995. The first step in the development of the Master Plan was the selection of a consultant to begin the data collection and analysis process towards formulating a plan to achieve the goals of the “Plan of Intent” and the individual ward studies completed after the February 1995 election. Once the consultant had been selected, parameters were set to ensure consistency in the development of land, expenditures on infrastructure, and the delivery of services between the plan and the desires of residents of the City of Wildwood. Jonathan Barnett, a nationally recognized urban planner from Washington, D.C., was selected to guide this process. The City committed over \$250,000.00 in public funds to complete this fundamental land use planning process.

The basis of the adopted 1996 version of the Master Plan for the City of Wildwood were those referenced individual ward studies that had been created by interested parties from the different areas of the community, which was accomplished after the February 1995 election, but before the actual incorporation. These ward studies were intended to provide a more detailed direction about future land use, roadway modifications, and other issues of concern for those areas of Wildwood and refine the general information contained in the ‘Plan of Intent.’ Many of the recommendations of the ward studies were made based upon two (2) studies conducted by St. Louis County, prior to the incorporation of the City: the Pond-Grover Community Area Study and the Wild Horse Valley Community Area Study. These recommendations revised many of the principle considerations of these studies for future land use, infrastructure, and development within those areas that St. Louis County had supported.

Along with these ward studies, and the two (2) community area studies authored by St. Louis County, the writers of the City’s first Master Plan utilized other reports created by the former jurisdiction to assist in creating this document. These other reports included the County’s General Plan, the General Plan updates, and the landmark document “Guide for Growth.” With this information, the writers of this plan were able to understand the patterns of development and land use policies that had been created for this area over a span of several decades and draw conclusions about their successes (the Non-Urban District) and failures (the Planned Environment Unit - PEU). Additionally, these reports offered insights into the desires of planners overseeing this area for thirty plus (30+) years. Availing such information to the process of creating a document of this magnitude eliminated many potential pitfalls in terms of misunderstanding the character of this area soon to be the City of Wildwood.

Over the next several months, additional data was collected and analyzed relative to the City and its residents. Numerous citizens provided support and input into this process, creating a sounding board for the preliminary findings of the community profile and analysis. Additionally, numerous focus group discussions were held with interested parties and residents to further identify concerns and desires. Ultimately, this process yielded the following conclusions, which not surprisingly, supported the tenets of the Plan of Intent, as well as the findings of each of the individual ward studies:

- The community did not accept, nor support, scattered high-density residential developments throughout the entire community. In fact, the community supported a low-density development pattern that promoted residential densities at no greater than one (1) unit per every three (3) acres of land area. Along with a low-density residential development pattern, the system of rural roadways should be retained, with topical safety improvements only.

- The community did support the creation of a land use category, which acknowledged an existing development pattern in certain areas of the City that was more intensive than site conditions, topography, and infrastructure would normally accommodate, but at a lesser density to compensate for these areas of previous over-development. This new pattern would allow a range of residential densities between one (1) unit for every three (3) acres to two (2) lots per acre.
- The community did support the location of higher density residential land uses in the wedge of properties located between State Route 100, State Route 109, and Manchester Road based on the following assets: access, reasonable anticipation of such uses, existing zonings for similar type of activities, infrastructure, utilities, and favorable environmental characteristics of the land. This higher density area was designed to allow a full range of uses and units in the City, but plan their location more reasonably, so the placement of any given development was not haphazard. This development area would be based upon “New Urbanist” planning principles, concurrency with infrastructure and services, and other principles voiced by the community.

With 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 four (4) general land use classifications for the entire sixty-seven (67) square miles comprising this community. These classifications included the **Industrial Category, the Town Center Category, the Suburban Category, and the Non-Urban Category**. Each of these categories includes a list of requirements for the future development of properties. The categories were clearly designated on a map of the City, as dictated by the planning principles noted above and within the Master Plan.

The **Industrial Category** is applied to properties located in the Chesterfield Valley Area of the City and either already designated under an industrial zoning district classification or being utilized for a similar type of activity. These properties, given their proximity to the Spirit of St. Louis Airport and that accompanying land use pattern, mandated such a designation.

The **Town Center Area Category** is applied to properties in the traditional hub of the area, which became the City of Wildwood. Unlike other areas where high-density development had been attempted, these properties can accommodate higher densities and anticipated mixed-use development patterns. The Town Center Area designation was premised on the existing zoning patterns, topographic conditions, historic assets, infrastructure development, and the availability of utilities. Given these factors, the designation of this area for higher density residential development and commercial land use was, and continues to be, logical and appropriate.

The **Non-Urban Residential Category** is applied to properties throughout the community where infrastructure and public utilities are lacking and topography is difficult, or so restrictive in nature that a low-density residential development pattern is appropriate. The existing development pattern in this area is also low-density residential in nature and consistent with the proposed land use classification.

The **Sub-Urban Residential Category** is applied to properties that were designated as in-fill locations due to the level and extent of development surrounding them. The City utilized the work of its environmental consultant to assist in the determination of density, given the majority of these properties are located within the Caulks Creek Watershed, which has been determined to be the most degraded in the City of

Wildwood. After much analysis of the condition of the creek, the over-development of certain areas within the watershed, and the difficult terrain of the remaining properties located in this area, the City chose to limit the allowable density to no more than two (2) lots per acre, which is an appropriate mid-range designation when all existing development densities are considered in the areas termed Suburban Category (R-1 One Acre Residence District to R-4 7,500 square foot Residence District).

With the establishment of these categories, along with the objectives and policies of the Master Plan, development patterns in the City could be considered not only based upon surrounding zoning and current land use, but on the environmental characteristics of the land, the level of existing infrastructure, the availability of the public utilities, and the preservation of the character of the area that makes this City unique and desirable. These land use classifications balance the previous land use decisions of St. Louis County in this area, against a thorough analysis of the area's physical, social, and economic environment.

Subsequently, 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.

Since the initial adoption of the Master Plan in 1996, the City has approved a number of other supporting documents, which have been incorporated into this latest updated version. These documents include the Town Center Plan (and Development Manual), the Parks and Recreation Plan, Action Plan for Parks and Recreation 2007, Access and Mobility Plan, and Capital Improvement 5-Year Plan. These documents are referenced in the updated plan and provide the progression of the planning processes in the City and the direction of this community in these specific areas of governance. Along with these plans, the City has created numerous ordinances to promote the goals, objectives, and policies of the Master Plan and ensure it is appropriately applied in the context of its five (5) elements – Environmental, Planning, Urban Services, Transportation, and Open Space and Recreation. These legislative items include the Grading Code, Tree Preservation and Restoration Code, the Historic Preservation and Restoration Ordinance, the Architectural Review Ordinance, the Outdoor Lighting Requirements, and the Natural Resource Protection Standards.

Overview of the Master Plan's Application – 1995 to 2015

The Planning and Zoning Commission has been applying the Master Plan for almost two (2) decades in the City and enjoyed success in implementing its requirements to achieve its stated goals, objectives and policies. The Master Plan remains the City's most important document, since its creation and continues to provide guidance in terms of Wildwood's planning processes each day. This plan decides every land use and zoning decision in the City, along with protecting the environment, prioritizing transportation initiatives, improving community service considerations, promoting economic development, and creating open spaces and recreation programs for the future. No City follows its Master Plan like the community of Wildwood, nor has created the other tools to protect the character and provide a level of services consistent with the desires of its residents.

The by-product of this adherence to the plan has been a well-planned community, with significant improvements over the last twenty (20) years in almost all aspects of its government. In the updated Master Plan document, many of these successes are referenced, and summarized below:

1. Resurfaced over 246 miles of rural roadways in the City.
2. Replaced over 22,000 slabs of concrete street sections.
3. Replaced over twenty-seven (27) deficient or deteriorating bridges.
4. Promoted household recycling efforts in the City, while managing a sole-source single-family residential solid waste collection contract with a single provider.
5. Participated, and partially funded, three (3) major safety improvements on State Route 109; the last of which added two (2) roundabouts at major street intersections to facilitate safer and more efficient travel along one (1) of the more congested lengths of roadway located in the City.
6. Established and upgraded the City's website, in addition to publishing the Wildwood Gazette and weekly e-newsletter.
7. Installed over sixteen (16) linear miles of multiple-use trails.
8. Restored Old Pond School and created a neighborhood-sized park in association with it.
9. Constructed Anniversary Park.
10. Established recreational programs, including nineteen (19) major events.
11. Directed annexation of additional Town Center Area into the Metropolitan St. Louis Sewer District's boundaries, via a Neighborhood Improvement District (NID).
12. Adopted codes, ordinances, and regulations to improve efficiency of City's financial management.
13. Established sound investment policies.
14. Created and updated policies and procedures to comply with Missouri Sunshine Laws and requirements and allow residents to have open access to all government activities.
15. Partnered with other local governments to provide services and programs to all residents.
16. Established the Board of Ethics, Board of Public Safety, Architectural Review Board, Historic Preservation Commission, Administrative Review Board, and ad-hoc committees to assist in major initiatives, since the incorporation of the City in 1995.
17. Added twenty-three (23) police officers to the City's force, thereby allowing for a minimum of four (4) beats to be offered at all times within Wildwood by the St. Louis County Police Department.
18. Designed and constructed Community Park - phase one - project, which included the City's first dog park component and an all-inclusive playground for children of all abilities.
19. Partnered with St. Louis County's Department of Parks and Recreation to open Bluff View Park, with its 2.3 mile long trail system, while beginning a long-term lease for Belleview Farms site - a historically significant one hundred (100) acre open space located in the Meramec River Valley.
20. Assisted in the provision of high-speed internet service to over four hundred (400) households in the rural areas of the community, which still have no other options than the two (2) providers engaged by Wildwood through its eight (8) year effort in this regard.
21. Completed two (2) segments of the Manchester Road Streetscape Project, while finishing the design and engineering for the third, and final, segment of this Town Center improvement effort slated for construction in 2017.

The 2016 update of the existing Master Plan was undertaken in the context of improving on this document and maintaining the five (5) principal goals from the incorporation. These five (5) goals were, and remain, the following:

1. Preservation and conservation of the natural environment.
2. Accountability to the people of the area.
3. Residential and commercial development consistent with long-range planning and prudent land utilization.

4. Protection of the greenbelt formed by Babler, Rockwoods Range and Reservation, and Greensfelder Parks.
5. Creation of a model community that serves its constituents but minimizes bureaucracy.

The City of Wildwood continues to be a leader in creating a community that is based upon the application of its Master Plan and related ordinances and one that has recognized both nationally and locally as a great place to live, work, and play. Over the last twenty (20) years, the City has attempted to take a leadership position in local government in terms of environmental protection, planning, urban services, transportation, and open space and recreation. Examples of this leadership role can be provided for each of these areas, such as:

- Environmental – Creation of the Natural Resources Protection Standards, the Model Telecommunications Code, Outdoor Lighting Requirements, Stormwater Management Standards for Areas not in the Boundaries of the Metropolitan St. Louis Sewer District (MSD).
- Planning – Commitment to New Urbanism development concepts in the Town Center Area.
- Urban Services – Retention of the Privatization of Governmental Services.
- Transportation – Regular and Systematic Safety Improvements to the City’s System of Roadways and Bridges.
- Open Space and Recreation – Development of a Multiple-Use Trail System throughout the City.
- Economic Development (New) – Addition of new element to promote business retention and expansion activities and encourage eco-tourism in Wildwood.

Many other examples can be provided in this regard, but it is clear this City, through its elected and appointed officials, is like no other in the St. Louis Metropolitan Area. This distinguished track record is a function of its Master Plan and planning/decision-making processes associated with it.

Context of Previous Changes - 1995 to 2015

In considering changes to the Master Plan, the protocol, which must be employed, is established by State Statute and the City’s Charter. Chapter 89 of the Missouri Revised Statutes authorizes the Planning and Zoning Commission of a City to adopt the Master Plan for the purposes of its application and implementation. Until the passage of the City Charter, the City Council only ratified decisions of the Planning and Zoning Commission in this regard, but could not elevate that action to law. When the voters in Wildwood approved the Charter, the Conceptual Land Use Categories of the Master Plan became the community’s Comprehensive Zoning Map. Therefore, changes to the Conceptual Land Use Categories requires the City Council to approve, by super-majority, any change to the Comprehensive Zoning Map, before any zonings contrary to the current plan may lawfully be adopted. If a super-majority cannot be obtained at City Council, the modification to the Comprehensive Zoning Map, as reflected in the Master Plan, cannot become effective. All changes to the Master Plan with regard to land use are therefore a two-step process.

Along with these efforts, the City has maintained the integrity of the plan over the course of this same period of time. This adherence is reflected by the very limited number of changes that have occurred to this document between its adoption in February 1996 and the anticipated approval of the updated version in April 2016. In fact, in this approximate twenty (20) year timeframe only a dozen changes have been made to the document. These changes have included the addition of the 5th Land Use Category – Historic.

The greatest level of activity for these requested Master Plan changes has been within the Town Center Area of the City and its immediate vicinity.

This type of reluctance to alter the City's Master Plan is reflective of the desire to provide a high level of expectation to all parties, whether a property owner, business entity, developer, or resident, about what can be expected to happen in the community and plan accordingly for their future as well. This expectation was a major goal of the adoption of the original plan and has been emphasized in all applications since that time.

Update Process for Master Plan – 2015/2016

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 committee 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 committee 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 of a re-occupancy permit inspection program for Wildwood associated with the sale of existing 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.

Analysis

Necessary to the Commission's consideration of the updated plan is the definition of its respective components. These components are analyzed to determine the appropriateness of the process and product against several key factors. These factors are: (1.) the rationales for supporting the update process for the City's Master Plan; (2.) the reasonableness of the proposed revisions to the Master Plan; and (3.) the community benefits derived from the proposed revised Master Plan. Each of these factors must be favorable before the Commission can consider a recommendation and action, which supports the request.

Rationales Supporting Update Process

The need for the update of the Master Plan is premised on a number of reasons, some relating to appropriate planning practices associated with such an important document that guides decision making by the City's elected and appointed officials and others relating to the changing conditions over the past twenty (20) years of its application. Beyond these reasons is the requirement of the City's Charter to update a component of the Master Plan relating to its categories for land use. Additionally, the City Council and the Planning and Zoning Commission have always chosen to promote the need to maintain a plan that reflects the community and its desires.

In terms of legal requirements, the Commission would note that State Statute (Chapter 89 of Missouri Revised Statutes) authorizes it to adopt plans for the management of the City in terms of land use, transportation, and related areas. Additionally, the City's Charter requires an update of the Comprehensive Zoning Map, which is the Conceptual Land Use Category Map of the Master Plan, every ten (10) years, which leads to the Master Plan action as well. Finally, the City's Municipal Code empowers the Planning and Zoning Commission to adopt the Master Plan and any subsequent amendments to it by a formal and thorough process. In this case, all of the legal requirements have been met to guarantee its legality in the event of challenge.

One (1) of the main responsibilities of the Planning and Zoning Commission is to ensure the Master Plan continues to respond to changes in the economy and technology, along with the community itself in terms of its desires, needs, and demands. Therefore, updating the Master Plan is an outgrowth of this responsibility in that such an action ensures the community an opportunity to comment on its content and application, while allowing the City Council and the Planning and Zoning Commission to address changes that are occurring in Wildwood that may not have been foreseen at the time of its adoption. Along with these reasons, the update process protects the City from failing to keep pace with changes in technology or new legislative changes that may or may not affect the quality of life of its residents or property owners. The Planning and Zoning Commission continues to encourage the protection of the community by maintaining a strong Master Plan that always reflects current conditions, threats, and opportunities.

Based upon the information of the public input sessions and other comments submitted as part of this process, the Planning and Zoning Commission is convinced the community wants to retain a strong Master Plan that is adhered to by elected and appointed officials. The process for updating the Master Plan allows the community to comment on this plan and maintain its support. The Commission continues to support the update process on a ten (10) year increment due to several factors, primarily the need to allow it adequate time to achieve its objectives and policies. Shorter timeframes would limit its effectiveness and open it to potential problems, while greater than ten (10) years would reduce its effectiveness. The Commission knows the advantage of this strong plan and how it encourages appropriate development, resource management, and planning actions.

Reasonableness of the Proposed Revisions

The Master Plan Advisory Committee, which contained all of the existing members of the Planning and Zoning Commission, recommended a number of changes to the Master Plan that ranged from a change in the document's format. Additionally, the following revisions were recommended to the Master Plan in accordance with the update process adopted by the Master Plan Advisory Committee:

1. Updated the introduction to the document, along with explaining the Master Plan process, including a list identifying the City's major events in its history and retaining the comprehensive discussion of environmental policy and land use in this area.
2. Revised the population figures for the City of Wildwood, reflecting the growth trends of this area over the last ten (10) years.
3. Created a new, sixth element – Economic Development.
4. Added a cross-reference index to all of the six (6) elements of the Master Plan.
5. Changed the Master Plan five (5) elements (chapters).
 - **Environmental Element** – major additions relating to goals on wastewater treatment connections to the public system and identifying health risks associated with environmental legacy sites. A new policy includes protecting groundwater resources from contamination, waste, or overuse.
 - **Planning Element** – major additions or updates to the goals, objectives, and policies of this element included removing references to the Wildlife Species/Vegetation Corridor, institutionalizing the process to ensure adherence of development proposals to the Town Center Plan's standards and guidelines, and requiring any land use issue or request in the City to be first reviewed by the Planning and Zoning Commission, before any other board, commission, and City Council.

- **Community Services** – major additions or updates included defining that one (1) of the major challenges facing the City is possible changes to the pooled sales tax legislation. Additionally, the plan restates continuing with the privatization of services, implementing new processes to protect the existing housing stock of the City, expanding internet access and other utilities within the unserved portions of the City, and improving communication services between the City and its constituents.
 - **Transportation** – major additions or updates to policies were to memorialize the vision of the original incorporators to “Save the Greenbelt, Stop the Outerbelt,” while the plan includes the following considerations: encouraging a safe street initiative and designating new roadways as arterial streets.
 - **Open Space and Recreation Element** – major additions or updates to the objectives and policies included identifying the goals of the Action Plan for Parks and Recreation 2007, while also noting the need to ensure the on-going maintenance of expenditures for facilities and programs and restating the need to create partnerships with other agencies to provide services to residents, so as not to duplicate them, if at all possible.
 - **Economic Development** – major addition to the Master Plan and added goals, objectives, and policies for business retention, expansion, and recruitment. Also noted is the need to adhere to the vision of Wildwood and the other five (5) elements of the Master Plan in assuring their implementation does not impact the character of this community in a negative fashion and better promote the City as a destination for recreational and outdoor enthusiasts from all over the region, State, and country.
6. Considered and adopted a limited number of changes to the Conceptual Land Use Categories of the Master Plan for a total of three (3) tracts of land (or two (2) locations). Provided a comprehensive description of the process to address the land use changes.
 7. Added the results of the two (2) internet-based surveys that were part of the public outreach process associated with this update effort, which focused on resident and business inputs and responses (Appendix II).

The Planning and Zoning Commission is fully supportive of these recommended changes to the updated Master Plan and believes these modifications continue to improve the function of this document, as a guide to governmental decisions effecting all actions of the City. The content of these changes were based upon the input of the residents, property owners, and businesses that participated in this process by attending one (1) or more of the public input sessions or other meetings. As noted above, these participants were clear the existing Master Plan was working well and should only be strengthened to further protect the environment or character of Wildwood.

Community Benefits of Proposed Revisions

The Master Plan Advisory Committee spent much of the update process listening to input from participants, whether it be from one (1) or more of the three (3) public input sessions, internet surveys of residents and businesses, letters and e-mails with comments, or the property owners’ meetings and tour. In all, the committee wanted the revisions to be based upon public input and the residents/property owners and business input, not solely on recommendations from City staff or the development community. The desire of this committee to solicit this input is reflected by its endorsement to have four (4) City-wide mailings sent out by the Department of Planning to garner this participation. The outcome of this participation and input, as noted above, was not a major revision to the Master Plan, but a further fine-

tuning of a document that was believed by many to be satisfactorily achieving its goals, objectives, and policies.

Along with the benefit derived by soliciting public input into the update of the City's Master Plan, which creates support for its future application over the next ten (10) years, other benefits are derived to the community from this process. These benefits are equally tangible and further reinforce the desire of those voters supporting the incorporation in 1995, now twenty (20) years later, that Wildwood must retain its unique character. These other benefits from the proposed revisions to the plan are as follows:

1. Memorializes the history and successes of the last twenty (20) years as a community and recognizes the support of residents and property owners in this effort.
2. Reinforces the concept of the Town Center Area and the planning process associated with it.
3. Places greater responsibilities on developers of properties to protect groundwater resources for potable water purposes.
4. Requires 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.
5. Recognizes the need to provide a mix of housing types in the City for all age groups and income levels.
6. Encourages the more harmonic development of property with the surrounding natural and built environments.
7. Summarizes major challenges facing the City in the upcoming ten (10) year period.
8. Imports priority to providing Internet service to the whole community at a serviceable standard.
9. Supports the continued use of private contractors to provide public services.
10. Reinforces the current policies of the City in terms of addressing unsafe streets, roadways, and bridges by repair and replacement.
11. Demands more effort and resources be provided to improve open space and recreational opportunities in the City.
12. Reflects the desire of Wildwood residents to promote the area as a great place to have, expand, or open a business.
13. Maintains 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 more future public space. This update, as led by the Master Plan Advisory Committee, should position the City well for the upcoming ten (10) year period of time.

Summary and Recommendation

The members of the Planning and Zoning Commission believe the updated Master Plan will continue to provide excellent guidance to the City's elected and appointed officials under the proposed revisions, but equally important, the document has now been changed to reflect the lessons of the last ten (10) years in terms of its successes and shortcomings. This update process followed a precise plan for public input and comment and meets all State and local requirements for this purpose. Along with the updated Master Plan, the Commission is submitting the Conceptual Land Use Categories Map and Comprehensive Zoning Map of the City's Charter for consideration and action as well. All of these maps are supporting

documentation for the Master Plan. The required public hearings at the Planning and Zoning Commission and City Council have been posted in the required timeframe and in accordance with the State and local laws. Therefore, the Planning and Zoning Commission hereby adopts the updated Master Plan for 2016, as attached.

In closing, the staff of the Planning and Zoning Commission would like to acknowledge the support, assistance, and efforts of the volunteer members of the Master Plan Advisory Committee in this process. Without their dedication to this process, many of its aspects would have suffered. Each of the residents working on this committee dedicated numerous hours to listening, debating, questioning, and finally acting on proposed revisions, which led to this final document attached to this report. Their diligence and desire to “ferret out” the best of the best in terms of recommendations, comments, and changes has produced this timely and far-thinking document. Additionally, City staff, particularly those professionals in the Department of Planning, would like to acknowledge a “job well done” to the volunteers.

Additionally, the Commission would like to thank those members of the City Council, residents, property owners, and businesses, along with its consultants, and service providers and utilities that provided input into this document. Although not all were satisfied with the outcome or their issues not addressed in the manner sought, their help is reflected in this document. Once again, when needed, the people of Wildwood step forward and continue to support their community and its way of life.

Along with these parties, the Commission would like to also acknowledge the original authors and participants of the Master Plan. In reviewing the updated version of the Master Plan, a reader will see much of the original statements, policies, and objectives remain unchanged. The retention of much of the original document is a major recognition of its accuracy and applicability then and now. It would be a mistake of the City not to once again recognize those individuals that worked on the original Master Plan and started a City on the right path, which all believe will continue with this updated version.

ATTACHMENT B
Updated Master Plan – 2016

Acknowledgments

The City of Wildwood began 2015 with a major effort in updating its Master Plan. It is a major effort, in that, this document, more so than in any other created and/or adopted by the City, guides the decision making process of Wildwood officials and staff in a range of areas. These areas include the environment, planning, community services, transportation, open space and recreation, and economic development. This Master Plan contains goals, objectives, and policies in each of these areas or elements. Accordingly, updating these important goals, objectives, and policies is essential for the City to maintain the values, character, and direction its original founders defined in 1995.

State Statute and the City's Charter mandate this ten (10) year update process for all of its long-range planning documents. This ten (10) year cycle began with the incorporation of the City in 1995, continued with the first of these updates in 2005 to 2006, and now 2015 to 2016. As a part of each update effort, the City's leaders sought public input and participation. Public participation came in many forms, but the consistent element has been the formation and use of a group of citizen volunteers that manage this process of updating the Master Plan. This year's process included a committee of twenty-three (23) residents, business owners, and others to oversee, address, and recommend changes, updates, and/or additions/deletions to the current Master Plan adopted by the Planning and Commission in 2006.

This committee began the update process in January 2015, conducted public input sessions in March and April (over two hundred (200) participants), reviewed all of the existing five (5) elements, created a new element (Economic Development), and held the necessary land use meetings, where over twenty (20) plus property owners presented requests for possible changes to their current land use designations. Collectively, this process took over one (1) year to complete and create the final document for consideration by the Planning and Zoning Commission and the City Council.

During the Master Plan update process, three (3) Citywide mailings were sent to all residents, information on the process was made available on the City's website (www.cityofwildwood.com), and all of its social media was integrated into this effort to promote and invite any interested party to comment, assist, and participate in all meetings. The committee of volunteers wanted to ensure that no interested party would be excluded from this process, or any component of it, could add input, comment, suggestion, and review. Therefore, via direction from the City Council and Planning and Zoning Commission, the committee worked to create an environment of participation in this process.

With the conclusion of the update process, the committee provided a document, which has been updated on this collective input of its participants. The Planning and Zoning Commission and City Council want to recognize the thoroughness of the committee's work and the process it employed to create this updated Master Plan 2016 and its related components. Additionally, the committee understood that changing conditions, not only here in Wildwood, but also across the St. Louis Region, State, and country, play a role in this update process. These changing conditions presented challenges and opportunities to the committee, but City officials are confident they have been addressed in an appropriate manner for the purposes of keeping Wildwood a great place to live, work, and play.

The individuals that formed this committee are listed on the next page.

Master Plan Advisory Committee Members

Timothy Woerther	Mayor
Fran Gagnani, Ward One	Planning & Zoning Commission
Kevin Liddy, Ward Two	Planning & Zoning Commission
Ron Peasley, Ward Three	Planning & Zoning Commission
Michael Lee, Ward Four	Planning & Zoning Commission
Alan Renner, Ward Five	Planning & Zoning Commission
R. Jon Bopp, Ward Six	Planning & Zoning Commission
Rick Archeski, Ward Seven	Planning & Zoning Commission
Michele Bauer, Ward Eight	Planning & Zoning Commission
David Geile, Ward One	Resident Member
Joe Frazzetta, Ward Two	Resident Member
Samuel Visintine, Ward Three	Resident Member
Gary Bohn, Ward Four	Resident Member
Harry LeMay, Ward Five	Resident Member
Jane Wright, Ward Six	Resident Member
Kristy Hull, Ward Seven	Resident Member
David Beattie, Ward Eight	Resident Member
Larry Feuerstein, At-Large	Resident Member
Dennis Welker, At-Large	Resident Member
Ed Kohn	Business/Development Entity
April Porter	Business/Development Entity
Debra Smith McCutchen, Ward Five	City Council Liaison
Greg Stine, Ward Seven	City Council Liaison

Along with these individuals, city staff members, specifically Kathy Arnett, Joe Vujnich, and Liz Weiss, were instrumental to this successful update process. Finally, providing needed and valuable input, was a group of service providers and utility companies that were asked to provide comments and other input on their service needs and changes that might have an impact, either positive or negative, on the City. To this group of participants, the City Council and Planning and Zoning Commission would like to extend its appreciation in this regard and acknowledge the integral and important role each played in this update process of the Master Plan.

Although the City of Wildwood is just twenty (20) years of age, much has happened in that period to further memorialize its commitment to “Planning Tomorrow Today.” These happenings included the further development of refined plans to address a host of needs, priorities, and improvements to the community of Wildwood, which all originated from the desire to provide the best place in all of the country for its residents. These plans have led to wide community support for efforts and projects, none of which could have been accomplished without the work of many volunteers, like those individuals who spent the last year working on this update of the Master Plan. To them, the City and its residents owe a debt of gratitude and acknowledgement. Job well done.

Respectfully submitted,
CITY OF WILDWOOD, MISSOURI

The Honorable Timothy Woerther, Mayor

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Introduction

The City of Wildwood was incorporated on September 1, 1995. This City occupies a 68 square-mile area in western St. Louis County that is generally bounded on the west by the Franklin County line; on the south by Interstate 44, the City of Eureka, and the Meramec River; and on the east and north by the Cities of Ellisville, Clarkson Valley, and Chesterfield, and the Missouri River. **The major focal point of the City is its Town Center Area, which includes many of the City’s commercial land uses, institutional uses, and unique architecture and streetscapes.** An integral part of the Town Center Area is the intersection of State Route 109 and State Route 100, the center of its four (4) recognized quadrants: northeast, northwest, southwest, and southeast, which includes the Town Center Area. These quadrants extend from this intersection outward to the corresponding City boundaries.

The Purpose of the Master Plan

This Master Plan is part of a continuous, on-going process to implement the *Plan of Intent for Wildwood* by outlining policies that conserve, preserve, and protect the natural environment; assure the integrity of the greenbelt created by the four (4) regional public parks in the western part of the City; provide safe and functional roads and bridges, and establish a framework for residential, institutional, and commercial development that is consistent with community-based, long-range planning goals and prudent land utilization practices.

The Master Plan addresses issues of environmental protection, planning, transportation, community services, public space and recreation, and, now, economic development. These elements form the core of the Master Plan, which is applied in all circumstances by City officials, when decisions must be made, funds allocated, and actions taken in these specific regards. As the community’s vision is implemented and new conditions arise, the Master Plan may be reviewed and, if necessary, modified to reflect the City of Wildwood's response to new circumstances. The City of Wildwood's land use decision-making process and other public actions shall include careful consideration of the extent to which proposed actions are consistent with the Master Plan’s goals, objectives, and policies.

Public Participation Process

The need to engage residents, property owners, and businesses in the activities of the City is important and always an on-going goal and challenge for elected officials and staff. One (1) of the forums to obtain this input has been the City’s three (3) Master Plan efforts; the first being its initial

adoption, the second, the 2006 update, and the third in 2016. In these instances, City staff, the Planning and Zoning Commission, and the City Council employed a number of different techniques to obtain participation in establishing the direction of Wildwood for the next decade. Without public participation, the Master Plan would suffer, as well as lack the community's support for it, particularly those components of the document that affect each household on a day-to-day basis.

To achieve participation, as part of the Master Plan 2016 Update Process, the City employed a number of different approaches to obtain the comments and input from stakeholders within and around the community. These options included two (2) series of public input sessions totaling three (3) different meetings within Wildwood, which were attended by over three hundred (300) residents. Additionally, a mailing was sent to each home in Wildwood seeking input regarding future land use considerations. Along with those efforts, the City utilized its website significantly to allow for review and comments of work products and the efforts of the Committee relating to the Master Plan 2016 Update Process.

The culmination of this approach was the design and implementation of two (2) internet surveys that were posted on the City's website for review and comment by any resident and then any local business. These surveys were prepared by an outside consultant to the City who focused a number of questions and requested responses on the level and appropriateness of services, allocations of funds, attentiveness to residents' needs, and improvements necessary for the next ten (10) years of the City. These surveys, and the collated results, are contained in an appendix of this Master Plan for review and on-going reference in the future.

~~As part of the Public Input Sessions for the Master Plan 2006 Update, many residents noted the need for better communication with the City. Numerous responses indicated that residents and others were not up to date on the issues facing the City and how decisions on these items were being made. The Master Plan 2006 Update Process has made it clear that more needs to be done to help residents, property owners, and businesses access information and participate in the City's decision-making processes, as well as understand their role in keeping the City of Wildwood a great place to live, work, and play.~~

Interpretation and Revisions

The Planning and Zoning Commission and the City Council of Wildwood, in accordance with State Statute and local Charter, shall make interpretations and revisions regarding the Master Plan's goals, objectives, and policies, as well as undertake their implementation.

Relationship of the Master Plan to Other City Planning Documents and Development Regulations

Given the comprehensiveness and applicability of the City's Master Plan to all aspects of Wildwood's governance, it sets the direction that all other plans and processes that exist in the City of Wildwood must follow. As part of the work program for updating the Master Plan, other major City planning initiatives and documents were utilized in this process, including the Town Center Plan, the Town Center Development Manual, the Parks and Recreation Plan, **the Action Plan for Parks and Recreation 2007**, and the Five Year Capital Improvement Program. These major planning initiatives that occurred in the City's **last twenty (20) years** were often in direct response to objectives and policies contained in the **1996 and 2006** versions of the Master Plan and reflected in their implementations.

Additionally, the 2016 Master Plan update process considered amendments to the Zoning Code, the Subdivision and Development Regulations, the Grading Code, Tree Preservation and Restoration Code, Historic Preservation and Restoration Code, and Model Telecommunications Code that had been adopted and applied, either for the entirety of the last twenty (20) years or a portion thereof. Along with legislative considerations, the City completed a 5-Year Annexation Plan for the St. Louis County Boundary Commission, which did not anticipate any modifications to Wildwood's boundaries in that period and none were completed relative to any nearby-unincorporated area of St. Louis County.

All of these data resources were included in this update process for the Master Plan to guarantee its timeliness and prepare it for the upcoming decade, which will offer new challenges and opportunities. As a leader in implementing new initiatives, the City of Wildwood must always be cognizant of the need to review and update these plans, codes, and other documents to meet new demands or changing conditions, which may arise from all types of sources, i.e. the courts, the State legislature, resident organizations, and others. "Planning Tomorrow Today" demands staying ahead of circumstances that affect the overall quality of life in this City and meeting them with ideas, not delays.

Synopsis of Planning History

History of Planning in Wildwood

1. From its earliest settlers to today's newest residents, the area of Wildwood has been admired and valued for its unique natural beauty and character.
2. The first major planning initiative in the area, which would become the City of Wildwood, began in 1938 with the reservation of regional public parks to form a greenbelt.
3. All St. Louis County planning documents, from the first *County Plan* in 1962 to the incorporation of the City of Wildwood, described the area as primarily rural in character.
4. St. Louis County's first comprehensive zoning ordinance in 1965 designated much of what is now the City of Wildwood as NU - Non Urban District.
5. The 1973 *Land Element* of St. Louis County's *General Plan* showed that only a small portion of the land in the City of Wildwood would be suitable for urbanization. This finding was affirmed in subsequent St. Louis County *Plan Updates* in 1985 and 1993.
6. St. Louis County's first stated policies for the urbanization of the Wildwood area date from the St. Louis County *Plan Update* of 1985. In that plan, most of what is now the City of Wildwood continued to be shown as rural, but its northeast quadrant was designated as the western edge of an urbanizing area centered on the intersection of Highway 40/Interstate 64 and Clarkson/Olive Street Road.
7. St. Louis County planning documents acknowledged the potential conflict between urbanization policies and the ecology of the City of Wildwood, where the vast majority of the land area is not suitable for traditional development densities. County planning documents enumerated the necessary safeguards that should be used, as urbanization in the northeast quadrant took place.

8. These environmental safeguards were not incorporated sufficiently into developments approved in the area of the region that would become the City of Wildwood, with the result being increased erosion and incidences of localized flooding within the area's watersheds. These same St. Louis County planning documents predicted these impacts.
9. Dissatisfaction with State and County roadway plans and the latter's continuing disregard for citizen concerns regarding new development led to the incorporation of Wildwood on September 1, 1995. The *Plan of Intent for Wildwood* included the following five (5) objectives, which are also the basis for this Master Plan:
 - ◆ Preservation and conservation of the natural environment.
 - ◆ Accountability to the people of the area.
 - ◆ Residential and commercial development consistent with long-range planning and prudent land utilization.
 - ◆ Protection of the greenbelt formed by Babler, Rockwoods Reservation and Range, and Greensfelder Parks.
 - ◆ The creation of a model community that serves its constituents but minimizes bureaucracy.
10. After the approval of the City's incorporation in 1995, the voters of Wildwood approved two (2) taxes – readoption of an existing Gross Receipts Tax on utility consumption and a new Capital Improvements Pooled Sales Tax for road, bridge, and other public improvement projects.
11. To increase the standing of local governance, the voters of the City of Wildwood approved a Charter in 1997. The Charter was particularly significant to the Master Plan, since it created the needed mechanism to elevate its land use component to the standing of law.
12. With the approval of the Master Plan by the Planning and Zoning Commission in 1996, and subsequent ratification by the City Council one (1) month later, the Town Center concept was created. The Town Center concept, based on the principles of 'New Urbanism,' led to a plan for an area of the City where higher density residential and commercial development would be encouraged, which was approved in final form in 1998. Some seven (7) years later, the Town Center Development Manual was adopted by the Planning and Zoning Commission defining specific standards and guidelines for this area.
13. In response to growing demand from residents, a Parks and Recreation Plan was adopted in 2001, which identified the existing and future need to acquire property in the City for future active recreational facilities and endorsed the concept of requiring new residential and commercial developments to accommodate dedications as part of any future project(s).
14. Based upon its 5-Year Annexation Plan, the City of Wildwood annexed a four hundred seventy-five (475) acre area of unincorporated St. Louis County in 2006, after successful votes in the annexation area and within the City. This area is bounded by the City of Ellisville to the north, City of Wildwood to the west, the community of Sherman to the south, and generally by St. Paul Road to the east.
15. After the adoption of the *Parks and Recreation Plan* in 2001, a subset process was established by the City Council. This led to the *Action Plan for Parks and Recreation 2007*, which set four (4) major goals, along with 57 recommendations, for immediate action. Each of these four (4) goals has

been implemented to some level, including the action to purchase a large parcel of ground for the City's Community Park.

16. After ten (10) years of application, the Town Center Plan began an update process in 2008, with the creation of a citizen volunteer committee, which led an eighteen (18) month process, culminating in a recommendation by these volunteers for major changes to the plan. The Planning and Zoning Commission adopted this recommendation and accompanying updated plan in March 2010. The two (2) major changes were a simplification of the plan and the decrease in workplace/commercial designated properties and a corresponding increase in residential land use designations.
17. The City Council received the updated Town Center Plan in March 2010 and spent the next two (2) years debating the merits of four (4) proposed land use designation changes to four (4) properties, two (2) of these sites constituting over one hundred thirty (130) acres of the overall eight hundred (800) acre boundary. In 2012, the majority of the updated plan was endorsed and ratified by the City Council, with the four (4) properties remaining undecided.
18. The City's Historic Preservation Commission spent all of 2014 and the majority of 2015 updating its enabling ordinance to improve its function. During the same period it completed the survey of 350 historic properties located in Wildwood, and developed the histories of the original eleven (11) historic communities that predated the City's incorporation and are now a part of it.
19. In 2015, the City began its second major update of its Master Plan, led again by a group of twenty-three (23) resident and business volunteers from the community. New focuses of the Master Plan that were identified by community input are economic development and developing internet-based telecommunication options for residences and businesses.

A Brief History of Planning and Development Policies and Practices in Wildwood

Historic Character of Wildwood

St. Louis County was formed in 1812, while the area was still part of the Louisiana Territory. Missouri became a State in 1821. The western portions of St. Louis County, then called the Meramec Township, later divided into the Meramec and Chesterfield Townships, remained rural in character until the late 1970's, when the first of new residential subdivisions were approved and began construction. The area that was to become Wildwood contained a few small villages organized along roads, many of which were trails that had been used by Shawnee, Delaware, Osage, and other Native American tribes and then adopted by the early settlers.

Of these early trails, three (3) retain a relative level of significance today. These three trails are now the following roads:

Old State Road follows one of these early trails from the days before the Spanish and the French came to the area. It runs southward from Manchester Road, just west of Ellisville, "past the Ninian Hamilton Place, now the Catholic Orphan Protectorate [and today the LaSalle Institute], north of Eureka, Allenton, and Dozier's, to Mary and Mac's...a very early and rare house of entertainment near the site of the present

town of Pacific and near the St. Louis County Line." (William Muir, 1893, quoted in *History of St. Louis City and County*, 1919).

Manchester Road, in the middle of the City, was designed in 1835 as part of the main link between St. Louis and Jefferson City. It runs westward from Ellisville through Grover and Pond, then dips south to Fox Creek, and continues westward across the Franklin County line. In general, this road follows the ridge line that separates the area's drainage networks into the Meramec River to the south and the Missouri River to the north. From about 1926 through 1932, a portion of this road was designated Route 66, while the permanent right-of-way for it was still under construction. The Big Chief Hotel in Pond dates from the days when this stretch of highway was part of the main route westward from the City of St. Louis.

Wild Horse Creek Road, near Wildwood's northern boundary, runs westward from what was originally the small village of Chesterfield past Westland Acres, an early black community, through Orrville, and then south towards Melrose; an area planned as a resort, which failed and was sold at a Sheriff's sale in 1879.

Two (2) major railroad rights-of-way follow the City's northern and southern boundaries. The St. Louis Southwestern Railroad (adjacent to the Chicago Pacific-Rock Island Railroad) right-of-way runs along the northern edge of Wildwood, just south of Howell Island and Steamboat Island, past the historic town of Centaur, once the center of limestone and stave manufacturing. The Missouri Pacific Railroad follows the gradient of the Meramec River through the western part of the County, going through St. Paul, Glencoe, Eureka, Allenton and on to Pacific, just over the Franklin County Line.

Most of these old place names are still used today, and many of the surviving historic buildings still exist in these early settlements.

First Initiatives to Protect Wildwood's Environment

The first major planning initiative in what is now the City of Wildwood, other than the building of roads and railroads and the platting of small towns, was the creation of the permanent park reservations. Rockwoods Reservation, originally part of an 1800 Spanish land grant to Ninian Hamilton, was purchased by the State of Missouri in 1938 from the bankrupt Cobb-Wright-Case Mining Company. The Reservation is currently managed by the Missouri Department of Conservation. The Dr. Edmund A. Babler Memorial State Park was dedicated on October 1, 1939. It was financed, developed, and donated to the State of Missouri by a private non-profit trust established by Jacob Babler in memory of his brother. The trust continues to manage the park. The Greensfelder family gave 1700 acres to St. Louis County to establish Greensfelder Park in 1963.

In 1946, St. Louis County adopted its first zoning ordinance, although accompanying maps were not prepared until 1955. Property was not zoned based upon its particular use at that time, but was either designated "A" small farm or "B" one-acre residential in this area.

Guide for Growth-The Land Use Plan, the first official County General Plan, was published in 1962. The plan showed two districts in the western part of St. Louis County, with District 11 essentially north of Manchester Road and District 12 to the south. In District 11, the area immediately around Chesterfield, was seen as appropriate for development; the rest of the district was designated an open-space reserve. In District 12, the area between Eureka and Allenton was designated for

urbanization, while the policy for the remaining part stated development should be discouraged in flood plains or areas of rugged topography.

St. Louis County's 1965 publication *The Challenge of Growth - A Study of Major County and Regional Park Needs* suggested extending the Rockwoods Reservation and Range, Babler, and Greensfelder Park properties to create a greenbelt that would link the Meramec and Missouri Rivers. In addition, the study suggested the greenbelt could be extended to Steamboat Island, Howell Island, and ultimately toward the northwest to the Busch Wildlife Preserve in St. Charles County. This concept has drawn strong support from ecologists, preservationists, and area residents but has never been actively implemented, except for the 34.4 acres St. Louis County added to Greensfelder Park between 1971 and 1980.

Historical Zoning Initiatives and Planning Policies to Protect Wildwood's Environment

In 1965, a new comprehensive zoning ordinance, reflecting for the first time land use designations based upon a planning document, was adopted by St. Louis County. In this 1965 report, much of what is now the City of Wildwood was zoned NU Non-Urban District; a new classification originally meant to be a conservation zone. St. Louis County planning officials suggested the NU District designation permit only one (1) residence for every twenty (20) acres, but the final version, which was approved, permitted one (1) residence for every three (3) acres. As a result, the NU District turned out not to be a conservation zone, but, in effect, a low-density residential development zone.

As growth pressures from the westward movement of development from the inner-ring communities of St. Louis County intensified, the *Land Element of the 1973 St. Louis County General Plan* was devised to create land suitability classifications based on soil type, topography, forest cover, hydrology, and geology. After subtracting out land that had already been urbanized or protected by park or other institutional controls, the 1973 Plan set the following categories of property in order of suitability for development:

Prime, Secondary, Marginal, Restrictive, Protection, and Production (vacant class 1 agricultural land located in flood plains). Only land in two (2) of the six (6) categories (*Prime and Secondary*) was considered suitable for urban or suburban type development densities. It further suggested that land in the *Secondary* category should generally be reserved for agricultural uses only. In addition, only a small proportion of the area that was to become the City of Wildwood was shown in the 1973 map as having *Prime and Secondary* land; these areas occurring mostly in the hilly uplands of the northeastern quadrant of the City or immediately adjacent to Manchester Road in the unincorporated communities of Grover and Pond. As the categories were derived from the ecosystem, the boundaries of the categories followed the natural systems and did not conform to the lot lines of individual pieces of property. Although the 1973 Plan was published and distributed to the public, these maps were never officially adopted by St. Louis County, but their existence shows that planning officials were very much aware that a high proportion of the land in the Wildwood area was not suitable for development at traditional urban densities.

The 1985 *St. Louis County General Plan Update* intensified this theme of growth by stating that land within the County was becoming an increasingly scarce resource.

"This presents a particular problem in areas where environmentally sensitive land is now being considered for urban uses. Although factors such as flood plains and steep slopes do not completely rule out urban uses in these areas, they do require special considerations and

construction techniques." (1985 General Plan Update, Pg. 19, Italics added)

Urbanization Policies of St. Louis County within the Wildwood Area

St. Louis County's 1985 *General Plan Update* was the first official planning document that showed substantial development anticipated for the area now known as the City of Wildwood. The southern and western areas of the City were shown as *Rural*, while an area slightly larger than the existing parkland was shown as *Preservation*. However, the northeast quadrant of the City of Wildwood was shown as *Urbanizing*. *Urbanizing* was defined by this plan as having a minimum population density of one thousand (1,000) persons per square mile.

An area around the intersection of State Routes 100 and 109 was also identified at this time as a future *activity center* - an *activity center* being defined in the 1985 Plan Update as having a scale of employment or daily trip attractions comparable to a regional shopping center (over 500,000 square feet in size). However, the principal activity center shown in this plan for the western part of St. Louis County is now the location of Chesterfield Mall and its surrounding office buildings, hotels, and high density housing. The activity center in Wildwood was shown as a satellite to this much larger counterpart. Urbanized development west of Chesterfield, according to the 1985 County Plan, was to stop within the northeast quadrant of what is now known as Wildwood, thereby forming the western edge of a larger urbanized region centered on the intersection of Highway 40/61 and Clarkson/Olive Street Road.

This change in St Louis County planning policies reflected changes already happening on the ground. Interstate 44 was connected to State Route 109 in 1971, thereby making the Wildwood area far more accessible from St. Louis and the eastern part of the County. Development was also moving westward from the area of Chesterfield with its direct access to Interstate 64/40 and the City of Ellisville on the State Route 100 corridor.

In 1977 alone, according to information assembled by the City of Wildwood, St. Louis County approved 1,521 suburban lots (one acre and denser lots), as distinguished from non-urban (three acre minimum lot) subdivisions, in Wildwood. Traditional suburban lots totaled 373 lots in 1978, 679 lots in 1979, and 159 lots in 1980. In 1981, 1982, and 1983, however, no suburban subdivisions were approved.

County policy makers expressed concern in their 1985 plan document that the boom development conditions which had prevailed in St. Louis County since World War II were coming to an end. The population growth in St. Louis County had leveled off and was now taking place elsewhere in the St. Louis Metropolitan Area, notably St. Charles and Jefferson Counties. St. Louis County's share of new housing construction in the metropolitan area had dropped from sixty percent (60%) in 1970 to twenty-nine percent (29%) in 1980. The reason for concern over these statistics is made clear in the 1985 *Plan Update*:

"A 1983 study of revenue and services revealed that while the unincorporated areas generated 37 percent of County Government revenues, they received slightly more than 27 percent of the service expenditures." (1985 *General Plan Update*, Pg. 15)

Revenue from new development taking place in unincorporated areas helped finance the delivery of services in older parts of St. Louis County. The County brought its regional share of new housing construction up to thirty-five percent (35%) in the mid 1980s. After the three-year lull in the

Wildwood area, the County approved 664 new suburban lots in 1984 and 710 lots in 1985.

Impact of County Urbanization Policies in Area of Wildwood

One set of special environmental considerations outlined in the 1985 *General Plan Update* was the list of 10 planning principles for stormwater drainage that should be followed in the design and construction of new development described in detail in the next chapter of this Master Plan.

While these provisions are meant to apply to all of St. Louis County and do not take into account all of the special environmental conditions prevailing in the Wildwood area, an analysis completed in the preparation of this Master Plan indicates that, had the St. Louis County Planning Commission and County Council required the kinds of precautions outlined in their own planning document, much of the serious, irreversible environmental damage in the City of Wildwood that is described in the next chapter of this Master Plan could have been avoided. Instead, the St. Louis County Government continued to approve developments in the area of Wildwood that were re-graded and designed in ways that have proven inappropriate to the steep terrain and soils sensitive to erosion.

From 1965, when St. Louis County first adopted its current zoning categories, to September 1, 1995, it approved subdivisions totaling 5,565 residential lots in the City's northeast quadrant alone, and a total of 11,437 lots in residential subdivisions in the whole community. Of these lots, 4,878 were in urban residential subdivisions approved after 1985. From 1989 to September 1, 1995, the County issued 3,778 building permits in the City of Wildwood.

Following a surge in new development in the western reaches of the County, the connection of an improved State Route 100 to State Route 109 was completed in 1989. Subsequently, an improved State Highway 40 was connected to Clarkson Road in 1992 and the widening of Clarkson Road to Manchester Road was completed in 1994. These road improvements coincided with the increased pace in new development.

The 1993 St. Louis County Plan Update repeated the general statement that development in areas of flood plains and steep slopes required special considerations and construction techniques; it did not repeat the more detailed statements about stormwater drainage and other issues from the previous 1985 Plan. However, the 1993 Plan Update did include a map showing all of the area of what is now Wildwood as having different categories of environmentally sensitive land. (*The 1993 St. Louis County Plan Update*, Pg. 24)

The St. Louis County Department of Planning prepared two detailed Community Area Studies for districts within the area that became Wildwood: The Pond-Grover Study, published in December 1990, and the Wild Horse Valley Study, published in June 1993. These studies cover the areas within the City of Wildwood identified as urbanizing in the 1985 Plan Update. The process of producing these documents involved numerous meetings with residents of these areas to gain their input, although the St. Louis County Planning Commission and Council were given the authority for making the final decisions regarding land use policies as they applied to individual petitions for rezoning. These two studies went beyond the level of traditional master plan research and principles to suggest land use policies for individual subareas within each plan area.

By September 1995, a high proportion of the development anticipated in the 1985 General Plan Update had already been approved, including a large commercial site in the eastern end of the proposed Town Center Area. The pace of development was extraordinarily rapid. As will be

discussed in more detail later in this document, the population of the City of Wildwood virtually doubled between the 1990 and 2000 census.

The Incorporation of Wildwood

Wildwood was officially incorporated on September 1, 1995. The incorporation was the culmination of a large grassroots effort on the part of residents and a four (4) year legal battle to stop plans for a north-south, multiple-lane divided highway along a corridor that paralleled the existing State Route 109. The groups included the Babler/Rockwoods Preservation Association, the West Chesterfield Citizens for Responsible Development, the South Wild Horse Creek Homeowners Association, the Northwest Jefferson County Association, and the Wild Horse Creek Valley Association. The Wild Horse Valley and Pond-Grover Community Area Studies undertaken by St. Louis County were also a catalyst for incorporation as they provided a forum for discussing planning issues. Much of the continued support for incorporation came from the general dissatisfaction with fragmentary urbanization and degradation of the natural environment as a consequence of the way that the St. Louis County Government had been administering the rapid development of the Wildwood area.

The Plan of Intent for Wildwood was filed on December 18, 1992 with the St. Louis County Boundary Commission. *The Plan of Intent for Wildwood* listed five essential reasons for incorporation:

1. Preservation and conservation of the natural environment;
2. Accountability to the people of the area;
3. Residential and commercial development consistent with long-range planning and prudent land utilization;
4. Protection of the greenbelt formed by Babler, Rockwood and Greensfelder parks;
5. The creation of a model community that serves its constituents but minimizes bureaucracy.

The St. Louis County Boundary Commission voted 6 to 2 in 1993 not to place the issue of Wildwood's incorporation on the ballot. However, in May of 1994, the Missouri Supreme Court declared the Boundary Commission statute unconstitutional, thereby negating their previous actions. During the following summer, attempts to get the St. Louis County Council to put Wildwood's incorporation to a vote in the community were unsuccessful. However, by the beginning November 1994, Circuit Court Judge Kenneth Romines had ordered the issue of Wildwood's incorporation placed on the February 7, 1995 ballot.

On February 7, 1995, sixty-one percent (61%) of the registered voters of Wildwood voted yes to form the new City. On June 29, 1995, the St. Louis County Council dropped its efforts to continue opposing the issue of the incorporation in the courts. Under Missouri State statutes, the St. Louis County Council had the authority to appoint the City's first Council to act as its interim government until the April 1996 municipal election.

Population Description

At the time of the City's incorporation, information was provided from several competent resources estimating its population. Due to the City's size (it encompassed all or a portion of seven (7) postal zip codes and numerous census blocks and tracts), making an accurate population count was difficult to complete. Based upon the 1990 census tract information, and best available records from building permits issued by St. Louis County, the population at the time of the City's incorporation

was estimated at 24,000 residents. This area was in the middle of a housing boom that would continue unabated for several years after the incorporation.

Upon the City's incorporation, it gained a multitude of lots that had been recently approved by St. Louis County. The estimate completed at that time reflected approximately 2,650 vacant lots. Through 1998, the number of building permits issued each year maintained a steady pace. That year also reflected the first accurate population estimate provided by the U.S. Bureau of the Census. Following a population estimate of 18,123 being provided by the U.S. Bureau of the Census, the City challenged this figure based upon building permit information and was successful in convincing the federal government to revise their numbers. Their estimation, in support of City records, established Wildwood's population at 30,967 as of July 1, 1998 (accurate population information is critical to the City, given sales tax distribution is based on such).

Between July 1, 1998 and April 1, 2000, estimates of the City's population were again based upon the number of building permits issued. Department of Planning staff estimated the City's population at the time of the decennial census in 2000 to be approximately 32,700. This estimate was verified by the census, which revealed the 2000 population of the City to be 32,884. In 2010, however, growth in population slowed substantially, as reflected on the official census count that was provided by the federal government to the City. This ten (10) year period included the Great Recession, which virtually stopped all new residential projects abruptly. Despite the recession, the City of Wildwood was one (1) of a handful that did have an increase in population growth from 2000 to 2010, which was 2,186 people. Therefore, the U.S. Census Bureau estimated the population of the City of Wildwood in 2010 as 35,661.

This U.S. Census Bureau figure has been the baseline for subsequent projections in each year following 2010. These estimates use the census' calculation of 2.95 people per household (reduced from 2000, when the figure was 3.02 people per household) and are as follows:

Year	# of New Households Authorized	Estimated Population at Years' End
2010	49	35,661
2011	38	35,773
2012	38	35,885
2013	63	36,070
2014	60	36,247
2015	52	36,400

The growth in the area has slowed based upon a number of factors, including the City of Wildwood's land use policies, the aforementioned Great Recession, and banking trends. The area's population doubled in just ten (10) years, from 1990 to 2000, while over the next ten (10) years, grew a total of ten (10) percent, a one (1) percent growth each year. Not surprisingly, the number of vacant lots

available for new homes decreased since the incorporation of the City. However, more recently, in the last two (2) years (2014-2015), residential activity has accelerated, with the potential of over six hundred (600) new homesites being considered by the City. This number of new homesites does not take into account new multiple family units that are now also being considered in Wildwood's Town Center Area, which could increase the number of new households in the City by four hundred (400) units. This estimate, as of December 2005, identifies 1,682 parcels as vacant, approximately one thousand (1,000) less than at the time of incorporation. Additionally, a significant area was annexed into the City on January 1, 2006 including about 75 residences. This area increased the City's population by approximately 226 people.

To calculate future population projections, the Department of Planning has considered a number of factors, including the amount of available land, the City's land use policies, and the number of new lots approved each year, to determine a conservative annual growth rate estimate of one-half of one percent (1/2%). Additionally, a large number of new residential homesites are proposed at this time (Early 2016), so a second projected population, utilizing a growth rate estimate of one percent (1%) has also been calculated, to consider a population including this anticipated growth. Eventually growth rates in the City may slow further, if land use policies remain unchanged. Currently, the projections for the next five (5) years are:

Year	Projected Population (Conservative)	Projected Population (With Anticipated Growth)
2016	36,582	36,582
2017	36,765	36,948
2018	36,949	37,317
2019	37,134	37,690
2020	37,320	38,067

The population projections provided in the above table indicate the City of Wildwood will continue its managed growth and will approach a total of almost forty thousand (40,000) residents near 2025, which, under the City's Charter, will require the establishment of a ninth ward, with two (2) additional ward representatives added to the current City Council. At that time, the City Council would be a total of eighteen (18) City Council members.

Environmental Element

Preservation and conservation of the natural environment is the first of the five (5) policies highlighted in the Plan of Intent as the reason for the incorporation of Wildwood.

The Ecology of Wildwood

The long steep hillsides, narrow convex summits, erodible soil surfaces, slowly permeable and restrictive subsoil layers, existing young and mature woodlands with abundant native

vegetation, and numerous creek beds of the City form an ecology substantially different from the more gentle and rolling topography and permeable soils of other nearby areas of the County. Compounding these sensitive physical attributes of the land, the St. Louis Metropolitan Area receives a substantial amount of its rainfall in the form of high-intensity thunderstorms, with large amounts of rain within a relatively short period of time. These kind of rainfall events lead to serious erosion problems given the aforementioned terrain and soils found in the City of Wildwood. **Vigilance is needed in all aspects of the land use decision-making process to protect Wildwood's environment.**

The Need for Watershed Management Practices in the City of Wildwood

Areas of the City that are still in their natural state do not suffer significant erosion even after unusually heavy and sudden rainstorms. The ecosystem, although fragile, has reached a state of equilibrium and protects itself. Downstream from more dense residential and commercial developments in other areas of the City, the landscape tells a different story: hundreds of tons of soil and rock have shifted, streams and hillsides have eroded severely, and the damage continues, despite the efforts of the City to curtail it.

There are two (2) very dramatic examples of these differences in the City: Wild Horse Creek and Caulks Creek. Wild Horse Creek currently exists in a state of natural equilibrium as a properly functioning streambed. Caulks Creek has sustained severe damage from stormwater runoff and is an unhealthy streambed due to this degradation. The first of these two (2) watersheds to be discussed is Wild Horse Creek.

The upper reaches of Wild Horse Creek Watershed, whose source-area remains largely forested, is an example of a properly functioning forest stream ecosystem. Even after the relatively long dry spell from the end of the summer of 2005 through the fall, this stream had flowing water. Banks were stable, the streambed was a mixture of rounded gravels and sands - indicating they had remained in place long enough to be smoothed by the action of the water - and the width-to-depth ratio was small. After a rain, the upper Wild Horse Creek ecosystem retains much of the water, thereby allowing it to filter slowly and gradually to the stream while maintaining an even, continuous flow.

In direct contrast, the second watershed to be discussed is Caulks Creek. Within Caulks Creek from Clayton and Prospector Ridge Roads to Kehrs' Mill Road, this stream has seriously deteriorated from its natural state. It has an extremely wide channel-to-depth ratio. Active erosion is taking place along all of its banks. The bottom of the streambed has an enormous load of angular chert fragments that exceed fifteen (15) feet in depth. When rain falls in the badly damaged Caulks Creek ecosystem, stormwater turns into a series of concentrated, high-energy flows, moving great quantities of soil into the creek and then pouring quickly down its bed, causing rapid, violent erosion as it goes. In many places, roads and bridges are being undermined. Underground power cables and sewer lines have also been exposed by erosion.

The Caulks Creek Watershed has had extensive clearing of vegetation and topsoil due to the re-grading practices of the many subdivisions previously constructed in its drainage area. This previous pattern of development practices have been curtailed in Wildwood, but damage persists from them due to the inadequate standards that were in place when many of these projects were constructed. In direct contrast, the Wild Horse Creek Watershed, which has not sustained the same level and type of development as the Caulks Creek Watershed, remains a properly functioning streambed.

After the adoption of the Master Plan, the City Council continued to prioritize the need to address the Caulks Creek situation. For a period of approximately seven (7) years, a scientific study was funded by the City to better understand how to arrest the on-going erosion problem. This study, yet completed, indicates the need to retrofit older detention/retention facilities upstream to hold the stormwater runoff in place for longer periods of time and capture smaller storm events as well. Until these retrofits are completed, on-going degradation of the Caulks Creek will continue, despite the City limiting the density of development on remaining infill properties located in this watershed.

~~As witness to the on-going need to be diligent in addressing the City's top priority relating to the environment, a recent problem experienced in a new development within the Caulks Creek Watershed provides an excellent example. With the development of the former Cherry Hills Golf Course site, the City, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District imposed all of the required regulations onto this residential subdivision. The goal was to manage stormwater from this site in a manner that would limit on-site and downstream impacts. With a large sized site like this property, the need was clear to control runoff to protect the environment.~~

~~Since the initial grading began on this property, problems have been experienced both on the site and downstream. These problems, based upon weather, poor application of siltation control techniques, and ineffective standards, have created unwanted and negative impacts in the watershed. Therefore, the Master Plan 2006 Update recognizes the on-going need to maintain vigilance in protecting the environment of Wildwood through thoughtful regulations and improved land-use policies.~~

The Treatment of Sewage Effluent in This Environmentally Sensitive Area

Developments in the Non-Urban Residence District zoned areas of the City, where the lot sizes are three acres or larger, have far fewer erosion problems, particularly where the access road and building sites are confined to the ridge lines. However, despite this fact, Non-Urban Residence District zoned properties and other development outside Metropolitan St. Louis Sewer District boundaries raise another serious environmental problem regarding sewage treatment.

The soils in much of the City are unsuitable for individual septic systems, and lots in urban residential zones [R-1 District (43,560 square foot lots) to R-6A District (4,500 square foot lots)] are, in any case, too small for these systems. While a percolation test has been required, it is not clear these tests have been administered correctly, as their results can vary significantly depending upon the saturation of the soil and where on the property the test was made. Improper placement in the landscape, lack of required inspections, and sporadic maintenance of individual septic systems can adversely affect the quality of both the aquifer and the streams in the western part of the City. Newer State legislation allows for a soil morphology test to substitute for the previous percolation analysis, which would appear to be a better means to ascertain the suitability of locations on properties for wastewater treatment, given the soils conditions in the City of Wildwood.

The alternative to individual septic systems the City has employed in these unserved areas are small sewage treatment plants. These "package plants" can serve an entire residential subdivision. Several residential subdivisions in the City of Wildwood already have package plants. Package plants are also necessary for commercial development outside the Metropolitan St. Louis Sewer District boundaries. Package plants are required to be periodically inspected (monthly) by the Department of Natural

Resources (DNR). Therefore, the maintenance of the plant and evaluation of the effluent are more regulated than individual systems.

Although package plants are a better alternative than individual septic systems, they are not an effective substitute for a regional public sewer system. Their maintenance is variable and, at best, usually provides only secondary treatment, meaning the effluent can still pollute the local aquifer or stream where they are located. However, with certain permitting requirements by the State, the potential for discovering and correcting a plant that is not functioning well is greater than an individual septic system on a privately-owned property.

It is also important to note that many property owners west of State Route 109, and some to the east, are on well water. If an improperly functioning septic system exists on the property with a well, the potential exists for contamination. This contamination can also extend to other well sites downstream. One (1) alternative to protect the public's health and safety is to promote the extension of public water lines.

Given the Metropolitan St. Louis Sewer District's limitations, and the constraints of individual septic systems and package plants in this environment, there are difficulties in approving suburban densities for residential development or major commercial uses outside the Metropolitan St. Louis Sewer District's boundaries for the foreseeable future.

Application of Wildwood Codes and Policies (1995-2015)

On the first day of Wildwood's incorporation, and over the next seven (7) months, its City Council worked to create two (2) new codes and modify others to address the problems noted above relating to grading and tree removal in the City's nine (9) different watersheds. These two (2) new codes, the Grading and Excavation Code and Tree Preservation and Restoration Code, and the revised Zoning Code and Subdivision and Development Regulations were intended to stop the past practices of mass grading, tree removal, and poor land use decisions that led to increased stormwater runoff, erosion, and siltation of the natural drainage areas of the City. Each of these codes, whether new or revised, took into account the problems facing the City and focused on identifying steps to lessen grading on development sites, preserve more trees, reduce densities in sensitive environmental areas, and promote higher stormwater management standards.

Additionally, along with these actions, the City also took the bold step of creating a one-of-a-kind regulation called the Natural Resource Protection Standards. These standards were developed by Dr. David Hammer, a Professor of Soil Science at the University of Missouri-Columbia, to assist in understanding the relationship between the soil and the climate of Wildwood. Utilizing five (5) different variables of the soil, areas of development and non-development were to be determined on a site-specific basis. All of this work was to be completed on the property by a qualified Professional Soil Scientist. The City has been applying these standards for over nine (9) years and saved hundreds and hundreds of environmentally sensitive acres of land from disturbance.

The City also took into account that density is a major determinant on the extent of impact on the environment. In creating the three (3) residential land use categories for the City, the community noted that only one (1) should accommodate higher densities: the Town Center. The other two (2) categories, the Sub-Urban and Non-Urban Residential Areas, would have densities ranging from one (1) unit per every three (3) acres to no more than **one (1) ~~two (2)~~** unit per acre. It was hoped these limited densities would further lessen impacts in the City's watersheds. **Although partially successful,**

the City discovered in its review of development data, as part of the 2006 update of the Master Plan, that Sub-Urban Residential Area density was still too substantial. As part of this revised Master Plan, the Advisory Group changed it, which led to the establishment of the aforementioned one (1) unit per acre density. This step was intended to provide further protections to Wildwood's unique and fragile environment.

ENVIRONMENTAL GOALS

1. Wildwood's unique environment is one of its greatest assets and needs to be preserved and protected. (2006)
2. Wildwood's topography and soils, part of nine different watersheds, make it unusually vulnerable to erosion, siltation, and flooding caused by storm events, which necessitates regulations to safeguard it. (2006)
3. Wildwood should promote, through its regulations and day-to-day activities, the prudent use of its natural resources looking to the needs of the community. (2006; Modified in 2016)
4. Connections to public sanitary sewer systems should be a priority of the City of Wildwood, whether for new development, redevelopment, or any other land use activities, to advance improved public health and environmental benefits of such service. (2016)
5. Environmental legacy sites, whether identified or discovered at some later date, should only be considered for future use, after health risks to users have been eliminated. (2016)

ENVIRONMENTAL OBJECTIVES

1. The environmental damage resulting from future development should be controlled to the greatest extent possible. (1996; Modified in 2016)
2. The wastewater effluent from systems, both individual and community, not managed by the Metropolitan St. Louis Sewer District, should be prevented from polluting streams and aquifers in the City.
3. The natural systems of the environment, particularly its soil layers and tree and vegetative covers, should be utilized to retain and absorb stormwater runoff.
4. The primacy of the watershed as a planning unit should be acknowledged in this community and a coordinated approach for stormwater and wastewater management should be fostered between the Metropolitan St. Louis Sewer District and neighboring municipalities in each of them.

ENVIRONMENTAL POLICIES

1. Adopt and apply all applicable standards and regulations [Phase II Stormwater Rule and Municipal Separate Storm Sewer Systems (MS4)] for the management of stormwater within the City of Wildwood, as promulgated by those responsible federal, state, or local jurisdictions (Metropolitan St. Louis Sewer District), with such being consistent with the Master Plan's goals,

objectives, and policies for protecting public and private properties from damage. (1996; Modified in 2016)

2. Recognize that terrain in the City of Wildwood varies from relatively flat land, with soils suitable for development, to landforms and soils highly unsuitable for development. These variations in terrain generally do not correspond to property boundaries and, while more environmentally sensitive land is located in the western and southern quadrants of the City, they exist throughout the community.
3. Require that natural drainageways remain undisturbed and the system of existing detention/retention basins and associated improvements within the boundaries of the Metropolitan St. Louis Sewer District (MSD) be accepted by MSD for their maintenance and eventually upgraded to reduce current deficiencies in terms of design and function, when funding resources are available.
4. Require that areas of steep slopes and highly erodible soils remain in their natural undisturbed state.
5. Continue to employ the current procedure that is part of the City's development regulations for mapping the landforms and soil conditions on individual pieces of property and then evaluating their suitability for development.
6. Maintain the current flexible procedure within the development regulations that allows an owner of a property to better utilize a site's natural characteristics through the application of innovative design and construction practices and the clustering of units, while offering community amenities and useable open space. The application of this procedure should be consistent with the environmental parameters of the site.
7. Require all developments to submit a site plan that includes the delineation of the property's natural drainageways and the location of all proposed retention and detention basins necessary to meet new stormwater standards to minimize runoff and control its downstream impacts.
8. Develop appropriate grading and soil reconstruction techniques to minimize site disturbance by the promulgation of new regulations that better reflect a greater level of stewardship and respect for the land.
9. Maintain and improve current grading and tree preservation ordinances that require the retention of natural vegetation and topsoil and an approved site plan or preliminary plat before land disturbance or grading can commence on a property. Coordinate regulations promulgated by State and federal agencies to better implement these laws and ensure compliance by the City and developers to such requirements and practices. (Modified 2006)
10. Stabilize Caulks Creek, either through remediation measures, or its rehabilitation to a more stable ecosystem by damming the creek at intervals and creating ponds and wetlands or other equally environmentally sound methods, on its periphery to reduce the volume and velocity of runoff entering the waterway. Avenues of federal, state, and local funding should be explored to assist the City of Wildwood in this project.

11. Require the installation of individual household wastewater treatment systems to meet environmental standards based upon the area's physical characteristics as defined by soil scientists and adopted by the City of Wildwood, as a means to protect the public's health, safety, and welfare.
12. Inspect individual septic systems periodically to ensure their operations meet minimum health standards and through a program of mandatory inspections upon any re-occupancy or sale of a single-family residence.
13. Establish an effective inspection system for package wastewater treatment plants. (1996; Modified in 2016)
14. Require the treatment of wastewater effluent from individual systems or packaged plants to meet current governmental standards, when changes are considered, adopted, and implemented via the City's applicable codes and regulations. (1996; Modified in 2016)
15. Where feasible, extend public potable water to all areas of the City currently without this service to reduce future health and safety problems relating to wastewater effluent from non-public systems, while providing fire hydrants for public safety purposes. (1996; Modified in 2016)
16. Enact new legislation that creates incentives for the recycling of surplus construction materials from commercial, residential, and institutional development projects, while expanding bulk pick-up services within all residential neighborhoods located in the City. (2006)
17. Complete the extension of the public sanitary sewer, public potable water, and stormwater management systems to the Town Center Area, particularly into the Pond Historic District, including the development of any studies necessary for support of these utilities extensions. (2006; Modified in 2016)
18. Protect groundwater resources, and the aquifer, which is its source, from contamination, waste, or overuse through the consistent application of federal, state and city laws, regulations, and standards that preserve the soil and vegetation layers, while ensuring new development does not exceed the carrying capacity of the land. (2016)

Environmental Element Cross-References

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
Obj. 1	X	X	X	X	X
Obj. 2	X		X	X	
Obj. 3	X	X	X		

Obj. 4	X	X		X	
Pol. 1	X	X	X	X	
Pol. 2	X	X	X		
Pol. 3	X	X	X		
Pol. 4	X	X	X		
Pol. 5	X	X	X		
Pol. 6	X		X		
Pol. 7	X	X	X		
Pol. 8	X		X		
Pol. 9	X		X		
Pol. 10	X	X			
Pol. 11	X		X		
Pol. 12	X		X		
Pol. 13	X		X		
Pol. 14	X		X		
Pol. 15	X		X		
Pol. 16	X		X		
Pol. 17	X			X	
Pol. 18	X		X		X

Planning Element

Three (3) of the five (5) objectives noted in the Wildwood's *Plan of Intent* were specific to land use policy:

Residential and commercial development consistent with long-range planning and prudent land utilization;

Protection of the greenbelt formed by Babler, Rockwood Reservation and Range, and Greensfelder Parks; and

Preservation and conservation of the natural environment.

Protection of the natural environment was one (1) of the five (5) objectives outlined in the *Plan of Intent* and has already been discussed in the Environmental Element of this Master Plan.

Benefit (and Need) of the Non-Urban Residence District to the Larger St. Louis Metropolitan Area

The Non-Urban Residence District zoned land in the City serves an important regional function by preserving open space in some of the most complex ecology of the region and enhancing, by contrast, the character of more densely settled areas of the community and surrounding municipalities. By promoting a diverse character of development in St. Louis County, the rural areas of the City of Wildwood permit other parts of the region to "borrow" open space that has been preserved through its planning policies.

Major Initiatives in the City of Wildwood (1995-2015)

Over the last **twenty (20)** ~~ten (10)~~ years, the City has engaged in a number of major planning initiatives to achieve the adopted objectives and policies of the Master Plan. The efforts can be summarized as follows:

1. Completed Model Telecommunication Code in December, 1997.
2. Completed Town Center Process and Plan in February, 1998.
3. Completed Historic Preservation and Restoration Code in August, 1999.
4. Completed Outdoor Lighting Requirements in August, 1999.
5. Completed Architectural Review Board Ordinance and Standards in May, 1999 and June, 2001.
6. Completed Parks and Recreation Plan in June, 2001.
7. Completed Town Center Development Manual in June, 2004.
8. Completed Public Space Ordinance in January, 2006.
9. **Completed the Action Plan for Parks and Recreation in 2007.**
10. **Completed the update of the Town Center Plan in March, 2010 and October 2012 (City Council).**

Along with these plans and associated efforts overseen by the Department of Planning, the Departments of Administration and Public Works have also undertaken extensive planning activities. These efforts have focused on the creation of transportation priorities in its Annual Capital Improvement Budget and its 5-Year Capital Improvements Program. In the past twenty (20) years, several of these planned major initiatives have improved the safety of the City's streets, rural roadways, and bridges. Additionally, the major upgrades have established appropriate stormwater management criteria and standards for areas located outside the Metropolitan St. Louis Sewer District's boundaries.

Since the incorporation of the City, and the passage of the City's Charter, planning efforts have led to improved developments in terms of their character, respect for the environment, and functionality. Development continues to be a major influence in the City, particularly as the Town Center Area continues to grow in popularity and interest. Although the relative number of single family dwelling permit issuances may have declined from their peak levels prior to the City's incorporation, the number of permits still being issued is significant, **increasing in total, particularly over the last two (2) years (2014-2015)**, and continue to reflect the desirability of Wildwood as a place to locate a home or business.

Master Plan Processes and Updates

Under the City's Charter, the Comprehensive Zoning Plan must be updated every ten (10) years. The update process is intended to keep this important planning document germane to changing conditions and reflect residents' vision of their community. Additionally, the update of the entire Master Plan is also an excellent time to consider the progress and challenges that occurred within the City in the previous ten (10) year period. Along with these considerations, the Master Plan process is always necessary to keep pace with new technologies and other conditions that occur, which were not anticipated in the previous ten (10) year period.

Updates, however, must be respectful of maintaining a common consistency, so residents, property owners, and businesses have some level of expectation regarding future actions or changes within the community. This expectation, which is derived from a Master Plan that is supported by the elected and appointed officials, is critical to achieving support for new initiatives to meet the goals, objectives, and policies of the document. Accordingly, changes to the Conceptual Land Use Classifications Map after its adoption, should only be considered in the most unique or pressing circumstances or when such provides a clearly definable community benefit meeting the goals, objectives, and policies of this document.

PLANNING GOALS

1. **Improve the quality of life in the City of Wildwood by implementing, updating, and maintaining land use regulations. (2006; Modified in 2016)**
2. **Planning efforts in Wildwood must be coordinated with other jurisdictions, service providers, and utilities. (2006; Modified in 2016)**
3. Land use and planning decisions need to be related closely to environmental quality, community services, transportation systems, and open space/parks considerations. (2006)

PLANNING OBJECTIVES

1. The overall rural character and fragile ecology of the City of Wildwood should be preserved.
2. **The greenbelt of regional parks should be protected by preserving existing zoning and land use patterns on their periphery, thereby ensuring a protective transitional landscape around each one. (1996; Modified in 2016)**
3. **The expansion of suburban-type densities within this community should be limited to those locations, and associated parcels of ground, identified as "Sub-Urban Residential Area" on the Conceptual Land Use Categories Map of the Master Plan. (1996; Modified in 2016)**
4. Commercial and industrial development should be promoted within the City as a means to provide an adequate tax and service base for its citizens, but they should be strictly defined and limited to very specific locations in the community, i.e. the Town Center for commercial activities and the Chesterfield Valley Area of the City for industrial uses.

5. Programs to improve communication about, and enforcement of, planning and zoning regulations, should be implemented by the City. (2006; Modified in 2016)
6. The City of Wildwood should continue to encourage life-cycle housing opportunities to all age groups. (2006; Modified in 2016)
7. Within The Town Center Area of Wildwood, application of its required Neighborhood Design Standards and Architectural Guidelines, from the Town Center Plan, shall be met or exceeded by development interests. (2016)

PLANNING POLICIES

1. Consolidate future commercial development within the boundaries of the City of Wildwood's Town Center.
2. Relate changes in the mapped zoning density within the two suburban residential areas to the pattern on adjacent properties, but the densities of new developments should not be in excess of one (1) unit per acre. Higher residential densities may be appropriate within the Town Center Area, if part of that overall plan (see Conceptual Land Use Map). (Modified 2006)
3. Continue Non-Urban Residence District zoning designation as the major land use category in the City of Wildwood. The Non-Urban Residence District designation of land performs an important regional function for the more developed communities in St. Louis County. Through the preservation of this zoning designation around the regional parks, the protection of the regional greenbelt is furthered. In addition, maintaining an existing Non-Urban Residence District designation is especially appropriate in areas of steep topography and highly erodible soil profiles. (1996; Modified in 2016)
4. Incorporate the Land Use Categories of the Regulating Plan in the Town Center Development Manual, as part of the City's Zoning Code, in accordance with the map contained therein.
5. Maintain the policy of preserving historic buildings/sites and archaeological areas through their designation on the City's Historic Registry. (1996; Modified in 2016)
6. Maintain land use and environmental policies to protect the regional park system from erosion and pollution. (2006; Modified in 2016)
7. Promote the development of consistent regulations between other service providers (fire and school districts) and utilities and the City's land use standards and requirements, particularly for the Town Center and Non-Urban Areas of Wildwood. (2006)
8. Maintain design criteria and standards for the use of land and for the architecture of buildings and structures, so that new construction complements the surrounding natural and built environments and minimizes harm or damage to them. (2006; Modified in 2016)
9. Any land use related matter must be reviewed and acted upon by the Planning and Zoning Commission, before City Council Committee or City Council can take an action upon it. (2016)

Planning Element Cross-References

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3
Obj. 1			X
Obj. 2			X
Obj. 3	X		X
Obj. 4	X		
Obj. 5		X	X
Obj. 6	X		
Obj. 7	X		
Pol. 1	X		
Pol. 2	X		
Pol. 3	X		X
Pol. 4	X		
Pol. 5	X		
Pol. 6	X		X
Pol. 7	X	X	
Pol. 8	X		
Pol. 9	X		

Community Services Element

The City of Wildwood began on a premise of providing needed services in a different manner than other communities located within St. Louis County. This approach was to employ a small group of staff, which would be offset by utilizing the private sector to deliver all other services through a series of managed contracts. The quality of the services delivered to Wildwood residents and

businesses could then be annually reviewed to ensure on-going high quality and competitive low costs. City staff would manage these contracts for the community and make the necessary determinations of efficiency, cost, and need on an annual basis. Over the last twenty (20) years, community services have always been offered to residents and businesses utilizing this model, which has resulted in all necessary services being provided to them with assurances on quality, cost, and experience of the providers annually guaranteed. In the original Master Plan adopted in 1996 by the Planning and Zoning Commission and ratified by the City Council, this element was named "Urban Services." In the Master Plan 2006 Update Process, the name of this element was changed to "Community Services" to better reflect the character of Wildwood. With the City of Wildwood maintaining its unique character and creating opportunities for residents to better identify with this area through a number of different initiatives and efforts, the term "community" is much more suitable, since creating ownership in this City is critical to its success well into the future.

Major Initiatives in the City of Wildwood (1995-2015)

This element represents the administration of government and the provision of important services to residents, property owners, and businesses living, working, or otherwise located in the City of Wildwood. These services add to the quality of life, maintain property values, and provide a safe and secure environment for everyone. Many of these services that are essential to a vibrant and safe City environment are provided by other entities or utilities not affiliated with Wildwood. These partnerships are key to the success of the City and its residents, property owners, and businesses benefit from the expertise of these other entities and providers.

Over the past **twenty (20)** years, the City has made many upgrades and improvements to the service levels residents, property owners, and businesses receive relative to the previous jurisdiction - **St. Louis County**. These upgrades and improvements were promised as part of the incorporation effort and integral to the *Plan of Intent's* stated direction. A summary of upgrades and improvements is as follows:

1. Resurfaced over **246** miles of rural roadways in the City.
2. Replaced over **22,000** slabs of concrete street sections.
3. Replaced over **twenty-seven (27)** deficient or deteriorating bridges.
4. Promoted household recycling efforts in the City, while managing a sole-source single-family residential solid waste collection contract with a single provider.
5. Participated, and partially funded, **three (3)** ~~two (2)~~ major safety improvements on State Route 109; **the last of which added two (2) roundabouts at major street intersections to facilitate safer and more efficient travel along one (1) of the more congested lengths of roadway located in the City.**
6. Established **and upgraded** the City's website, **in addition to publishing the** Wildwood Gazette and weekly e-newsletter.
7. Installed over **sixteen (16)** ~~fourteen (14)~~ linear miles of multiple-use trails.
8. Restored Old Pond School and created a neighborhood-sized park in association with it.
9. Constructed Anniversary Park.
10. Established recreational programs, including **nineteen (19)** ~~nine (9)~~ major events.
11. Directed annexation of additional Town Center Area into the Metropolitan St. Louis Sewer District's boundaries, **via a Neighborhood Improvement District (NID).**
12. Adopted codes, ordinances, and regulations to improve efficiency of City's financial management.
13. Established sound investment policies.
14. Created **and updated** policies and procedures to comply with Missouri Sunshine Laws and requirements and allow residents to have open access to all government activities.
15. Partnered with other local governments to provide services and programs to **all residents.**
16. Established the Board of Ethics, Board of Public Safety, Architectural Review Board, Historic

Preservation Commission, Administrative Review Board, and ad-hoc committees to assist in major initiatives, since the incorporation of the City in 1995.

17. Added **twenty-three (23)** police officers to the City's force, **thereby allowing for a minimum of four (4) beats to be offered at all times within Wildwood by the St. Louis County Police Department.**
18. **Designed and constructed Community Park - phase one - project, which included the City's first dog park component and an all-inclusive playground for children of all abilities.**
19. **Partnered with St. Louis County's Department of Parks and Recreation to open Bluff View Park, with its 2.3 mile long trail system, while beginning a long-term lease for a Belleview Farms site - a historically significant one hundred (100) acre open space located in the Meramec River Valley.**
20. **Assisted in the provision of high-speed internet service to over four hundred (400) households in the rural areas of the community, which still have no other options than the two (2) providers engaged by Wildwood through its eight (8) year effort in this regard.**
21. **Completed two (2) segments of the Manchester Road Streetscape Project, while finishing the design and engineering for the third, and final, segment of this Town Center improvement effort slated for construction in 2017.**

Meeting the needs of the City's constituents has been the primary goal of four (4) Mayors, numerous City Council Members, and staff over the past twenty (20) years. In the public input sessions, many of the participants noted **the level and quality improved of services offered by the City**, since it incorporated, and wanted them to continue into the future. Additionally, many of the service providers and utilities responding to the request for information from the Department of Planning for this update of the Master Plan noted improved service levels and expanded networks of utilities had been achieved in the area of Wildwood over the past twenty (20) years, with other improvements planned in the next decade (see Appendix V).

Major Challenges Facing the City of Wildwood (2005-2015)

The ability of the City to undertake and complete those major initiatives over the last twenty (20) years has been premised on the availability of funding from a number of dedicated and predictable sources. The primary source of funding has been the City's share of the sales tax received from its participation in St. Louis County's pooled distribution formula. The City receives this pooled sales tax revenue based upon a per capita formula of total residents in the community. Since the City of Wildwood experienced substantial growth between 1995 (its incorporation) to 2010, a marked increase occurred in revenues from the sales tax. The City has continued to grow since the 2010 Census was completed and is anticipating adding approximately two thousand (2,000) more residents by the end of this decade. Under the current sales and other formulas, the City would receive an increase in revenues from this growth in population.

Over the past several years, an on-going discussion has been held at the State Legislature among municipal and State leaders about the distribution of pooled sales tax revenues and how it might be changed to address what certain cities have claimed are inequities in its structure. **These discussions have led to numerous bills and other legislative initiatives to be proposed and debated for possible consideration, introduction, and passage.** The City of Wildwood **has and must continue to** address attempts to change this tax structure, since it is the major source of operating and capital improvement revenues. Any changes to this tax structure could impact the City in a negative manner, which might lead to reductions in community services. Therefore, the City needs to be prepared to participate in any discussions on this matter, while maintaining vigilance in monitoring any legislative initiatives on possible changes to the taxing formulas and encouraging equity to all parties, (if changed).

During the last ten (10) years, the City Council adopted a specific policy and associated procedures for the consideration of requests for development incentives. Development incentives, such as Neighborhood Improvement Districts (NID), Transportation Development Districts (TDD), Community Improvement Districts (CID), and Tax Increment Financing (TIF), may be appropriate planning strategies, when applied as a means to achieve community goals, objectives, and policies set forth in the Master Plan and policies established by the City Council consistent with the same. However, in evaluating such mechanisms, the inherent costs to federal and state taxpayers from tax-exempt financing or other public costs should be fully weighed against the private and public benefits sought in order to ensure that the City uses, such tools only to promote the overall public good for its residents, while adhering to the City's **twenty (20) year** commitment to regionalism.

As the City of Wildwood matures, challenges will also mount on maintaining the current level of services it provides to its residents, property owners, and businesses. These challenges could lead to the Mayor and City Council members having to make difficult decisions about the level of services, the providers of these services, and the character of these services. Since the City contracts with private providers for many of its services, costs are competitive due to the bidding processes associated with them. In the next ten (10) years, overarching all decisions must be the need to protect the public's health, safety, and general welfare, while maintaining the high level of services and their delivery.

COMMUNITY SERVICES GOALS

1. Appropriate police, fire, EMS, sanitation, and other municipal services need to be maintained. (2006)
2. Development levels, and accompanying service responsibilities, should not exceed available municipal service capabilities. (2006; Modified in 2016)
3. Internet-based communication services should be improved, as an essential part of daily living and working throughout Wildwood. (2006; Modified in 2016)
4. Residents and businesses need to be well informed about Wildwood's government activities and its fiscal condition. (2006)
5. Promote the preservation of City's housing stock by its careful monitoring through the application of appropriate, Wildwood-based codes. (2006; Modified in 2016)

COMMUNITY SERVICES OBJECTIVES

1. The allocation of future capital investments by the City should be planned and managed in such a way the established character of the community is maintained and improved.
2. The constraints on development imposed by the fiscal and geographic limitations of all service providers, i.e. utilities and other jurisdictions, must be accepted by the City and related parties. (1996; Modified in 2016)
3. The concept of concurrency for new developments in the City of Wildwood should always be considered, so the capacity of existing infrastructure or government services is not exceeded,

thereby ensuring they are commensurate with the level of population and physical growth.

4. The use of private contractors for services in the City should be continued, but premised on cost-effectiveness, performance and quality evaluations in terms of citizen satisfaction. (2006; Modified in 2016)
5. The City should preserve and enhance property values by implementing plans, regulations, and standards for maintenance of its housing stock and land areas. (2006)
6. The network of existing and future utilities should be constructed underground and coordinated with other providers and public infrastructure to the extent feasible by technology, type of service, and proximity to buildings, trees, or denser development. (2006)

COMMUNITY SERVICES POLICIES

1. Maintain a long-range capital improvements program for the City of Wildwood based upon its own fiscal resources, grants from the federal and state government, and other sources of outside funding. (Modified in 2016)
2. Follow a policy of fiscal prudence in considering major new development initiatives, while creating specific procedures governing the review and processing of development incentive requests submitted to the City.
3. Continue contractual arrangement for police services, while seeking improvements and better efficiencies whenever possible. (2006)
4. Infrastructure for new or upgraded telecommunication services should be consistent with the rural appearance of the community and combine the use of pre-existing structures and rights-of-way, as the preferred methods of providing these facilities. (2006; Modified in 2016)
5. Develop opportunities, foster partnerships with providers, and create incentives for the provision of internet-based communication services to all households and businesses in the City of Wildwood. (2006; Modified in 2016)
6. Seek a library facility in the Town Center Area of the City. (2006)
7. Submit all publicly-funded projects to the City's review processes to guarantee compliance with its regulations and requirements. (2006)
8. Residents and business owners need to be well informed about Wildwood's government and its activities and the City should utilize all available media forums in this effort, including, but not limited to, direct mail, internet-based communication opportunities, and local newspapers. (2006; Modified in 2016)
9. Complete 5-Year Annexation Plans that are required by the St. Louis County Boundary Commission in keeping with State Statute and their procedures, as adopted, for potential additions of land area to the City's current boundaries. Decisions relating to annexation proposals should consider a number of factors, including fiscal, service, and community of

interest benefits and/or costs. (2006)

10. Establish programs for senior citizens in the community, including partnerships with other local entities, with the resources to help support said efforts. (2016)
11. Establish a working group of residents, City officials, and building professionals to consider appropriate life/safety considerations associated with the City of Wildwood implementing a reoccupancy permit system for its housing stock, while acknowledging the need to avoid any duplication of services and additional costs. (2016)

Community Services Element Cross-Reference

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
Obj. 1		X			
Obj. 2	X	X			
Obj. 3	X	X			
Obj. 4	X	X			
Obj. 5		X			X
Obj. 6		X			
Pol. 1		X			
Pol. 2		X			
Pol. 3	X				
Pol. 4			X		
Pol. 5			X		
Pol. 6					
Pol. 7				X	
Pol. 8				X	
Pol. 9		X			

Pol. 10				X	
Pol. 11					X

Transportation Element

Major Transportation Issues – Then and Now

Proposals to create a major north-south highway paralleling State Route 109 helped convince area residents of the need to take control of their own future in the late 1980's and early 1990's. The current regional transportation plan of the East-West Council of Governments (the St. Louis Metropolitan Area's official coordinating body for transportation improvements) does not include a new north-south highway on or near State Route 109. It does, however, identify State Route 109 as part of a Major Transportation Investment Corridor requiring short-term safety improvements. Concerns remain in the community regarding the extension of State Route 109 into the Chesterfield Valley Area, along with the addition of traffic lanes and proposed interchanges, under the guise of a safety-improvement program, which could ultimately lead it to becoming a part of a third metropolitan by-pass with links south to Interstate 44, Highways 30 and 21, and Interstate 55, and a link north to Interstates 64 and 70.

State Route 109 is already connected to Interstate 44, but its northern end currently terminates at Wild Horse Creek Road; a two-lane, east-west arterial. There are no official plans for improving Wild Horse Creek Road. However, State Route 109 could become a regional highway if it were connected to a widened Eatherton Road in the City of Chesterfield and then extended northward to a new interchange with Interstate 64. This route appears to be part of the traffic improvement corridor shown in the East-West Gateway Council of Government's short-term plan. This major regional planning initiative should not be created in the guise of short-term traffic improvements. If a third-ring bypass is built, its regional planning consequences on the entire metropolitan area should be fully assessed and its route determined based on these considerations.

The effect of making this link would be to open up Jefferson, Franklin and St. Charles Counties to more intensive development, most of which is likely to be drawn from the inner areas of St. Louis County and the City of St. Louis. The benefits of taking this initiative are debatable. Spending money on this new infrastructure could well encourage people to stop using existing facilities. The third-ring bypass is likely to accelerate the process of drawing development out of the older parts of the region, in complete contradiction to policies of regional integration and of preserving the Cities of St. Louis and Clayton as the centers of the metropolitan area.

Even if a third-ring bypass is ultimately to be constructed, there are strong arguments against using the State Route 109 corridor for this purpose. The unusual soil conditions in the City, detailed in the Environmental Element of this Master Plan, make it an inappropriate area in which to create major new highways. The enemy of ecological stability in the City is rapid runoff. The more impervious surfaces, particularly continuous highway lanes in hilly areas, the more rapid runoff is generated. State Route 109 adjoins the regional parks and actually goes through one (1) of them. The City of Wildwood has an obligation to protect the regional parks located within it; building a major highway through part of these parks and subjecting them to accelerated surges of rainwater polluted by motor oil and petroleum combustion products is counter to all other efforts to protect the regional

park system.

Major Initiatives in the City of Wildwood (1995-2015)

In the past two (2) decades, the City's Departments of Administration, Public Works, and Planning have established a Capital Improvement Program for Wildwood. Along with an annual budget, a five (5) year program has also been established to guide the development of infrastructure in the City. These improvements are funded by a 1/2¢ Capital Improvement Sales Tax approved by the voters of Wildwood in 1998, federal and state grants, and general revenue funds. Overall goals of the Capital Improvement Program are to provide safe streets and bridges and reduce commuting time between local locations by offering logical connections of existing and proposed streets. Management of traffic by limiting curb cuts on major arterial streets has also been a policy of the City of Wildwood.

Since the update of the Master Plan in 2006, the City has created many opportunities for multi-modal transportation options to serve users other than vehicles. This approach includes making existing streets and roadways more accommodating to users other than vehicles, along with designing and constructing new infrastructure that promotes the same. Additionally, the availability of public transit to the Town Center, including the St. Louis Community College - Wildwood Campus, has been a priority and recently realized. Along with these efforts and programs, the City has continued in the last ten (10) years to construct trails and make connections to Town Center Area, public space areas, and residential communities located throughout Wildwood. More so, at any other point in the history of Wildwood, this community is interconnected, linked, and poised to be a recreational center for the entire metropolitan region and beyond.

TRANSPORTATION GOALS

1. Safe streets, sidewalks/trails, and bridges need to be maintained throughout Wildwood. (2006)
2. Roadway projects need to be appropriate to the character of Wildwood. (2006; Modified in 2016)
3. Wildwood should encourage multi-modal options for transportation for residents, visitors, and guests, and businesses. (2006; Modified in 2016)
4. Support the founding vision of 'Save the Greenbelt, Stop the Outerbelt.' (2016)

TRANSPORTATION OBJECTIVES

1. The existing and proposed roadway network in the City of Wildwood should be designed and maintained so that it is safe and efficient, but also consistent with the community's long-standing, historic rural character. Roadway modifications shall be commensurate with expected traffic volumes and City standards established for these specific land use categories. (1996; Modified in 2016)
2. Changes to the regional roadway network, if proposed, should proceed only after the land use and economic costs and benefits (including the effects on the St. Louis Region) are fully understood and evaluated. (1996; Modified in 2016)
3. The City's topography, its associated fragile and rocky soils, and the linked group of outstanding

regional parks located here, should be protected from the erosion and pollution caused by the construction and use of major roadway corridors.

4. The development of future alternatives to automobile transportation in the City of Wildwood should be explored. (1996; Modified in 2016)
5. The natural vegetation and scenic views located along the City's network of roadways should be preserved and enhanced for the benefit of both residents and visitors. (1996; Modified in 2016)

TRANSPORTATION POLICIES

1. Promote a policy for the City of Wildwood's traffic needs, which supports the primary creation of a network of safe and ecologically responsible, two-lane, local arterial roadways. Make only improvements required for traffic safety, such as adding shoulders, improving the configuration of intersections, replacing substandard bridges, installing traffic signals, and other topical measures.
2. The City of Wildwood should promote the State Route 109 Corridor Study (Missouri Department of Transportation – July 1999) as a guide for future modifications to this roadway, while prioritizing topical improvements to facilitate the safe movement of local traffic within the community. This policy is premised on the negative impacts an outerbelt would have upon this community, particularly with respect to the environmental degradation associated with its construction and increased traffic, the loss of parkland through direct acquisition for roadway right-of-ways, the promotion of greater inter-County traffic movements, and the division of this community into two parts. (1996; Modified in 2016)
3. Oppose construction of major new highways within the City of Wildwood.
4. Support the City's existing highway and street network by adopting and implementing land use policies that will promote a compact concentration of development in the Town Center and the two suburban residential areas. These policies should enable more people to walk to their destinations, while also encouraging the Town Center to be served by other forms of access besides the automobile.
5. Require local access streets within individual subdivisions to be built to City standards, but consider having such roadways remain private and maintained by the homeowners to further encourage greater control over their ultimate use and appearance, except in the two suburban residential areas and Town Center, where local access streets should be publicly maintained.
6. Identify safety improvements necessary to all City-maintained roadways, as part of Wildwood's Capital Improvement Program. Such improvements may include the following: replacing antiquated bridges that are too narrow and subject to flooding; improving road alignments in places where there have been repeated crashes; widening roads where necessary and feasible to provide shoulders; correcting unsafe intersections; and providing a network of multiple links, so there is always more than a single way of going from one destination to another. (1996; Modified in 2016)
7. Protect existing bridges by implementing such measures as the posting of weight limits to

protect them from excessive loads, identify potentially dangerous approaches with appropriate warning signs, and prohibit truck traffic on roadways where weight-restricted crossings are located.

8. Preserve and enhance the scenic environmental qualities, which exist along many of the City's roadways and their intersections, through the application of appropriate design standards reflecting a sensitivity toward the area's unique environmental characteristics. These standards should be applied in the planning, construction, and maintenance of all roadways.
9. Designate certain roadways (listed in the Transportation Element and shown on the Transportation Plan) for the City of Wildwood's arterial system and provide an improvement policy for each of them. Roadways necessary to support the City of Wildwood's Town Center will be identified in conjunction with its own detailed plan. (1996; Modified in 2016)
10. Continue to promote safe roadways for pedestrians, bicyclists, and motorists (Safe Streets Initiative). (2006)

Roads

East-West Arterials:

Clayton Road (County). **A two to three-lane arterial road.** Improvements to Clayton Road have been completed from the eastern boundary of the City to Strecker Road. This roadway now accommodates three (3) lanes of traffic, with vertical curbs, stormwater management facilities, and sidewalks. Clayton Road, west of Strecker Road, remains a two-lane roadway.

Wild Horse Creek Road (State). **A two-lane arterial road.** There are no official plans for adding lanes. Topical safety improvements should be planned.

Manchester Road (Wildwood). City plans are for a **two-lane arterial**, with widenings for turn-lanes or other safety improvements, as required. The design of this road within the Wildwood Town Center has been studied in detail and these levels of improvement are included as part of that plan. West of the Town Center, this road should remain **two-lanes in width**.

State Route 100 (State). **A limited-access four-lane road** from the Westglen Farms Drive/Manchester Road intersection to State Highway T. There are long-term safety improvements proposed for the section west of State Highway T to Interstate 44 in the current East-West Gateway Council of Governments' plan.

State Highway T/St. Albans Road (State). This road should remain a **two-lane arterial**, with topical safety improvements, as needed.

Main Street (Wildwood). City plans are for a two-lane boulevard, with adjacent on-street parking, bicycle lanes, sidewalks, and streetscape enhancements in accordance with the Town Center Plan.

Melrose Road (from Allenton Road to State Route 100) (Wildwood). A two-lane arterial that should remain substantially unchanged, except for topical safety improvements.

North-South Arterials¹

Allenton Road (Wildwood). A **two-lane arterial** that should remain substantially unchanged, except for topical safety improvements.

Fox Creek Road (Wildwood). A **two-lane arterial** that should remain substantially unchanged, except for topical safety improvements.

Old State Road (County). Built on a narrow ridge, this road should remain a **two-lane arterial**. Shoulders should be added, where possible, and other topical safety improvements made. A section of this roadway, located in the City of Wildwood, is to be improved to a three (3) lane arterial level, as part of a St. Louis County project (from Ridge Road on the north end to Old Fairway Drive on the south end).

Ossenfort/Wild Horse Creek Road (Wildwood). The north-south portion of Wild Horse Creek Road, west of State Route 109, is part of the City's roadway network. It should remain substantially unchanged as a **two-lane arterial** road, except for topical safety improvements.

State Route 109 (State)/North Eatherton Road (County). Currently, a two-lane arterial. Safety improvements should be made, but the **two-lane configuration should be retained**. No new connections should be made north to Interstate 64.

Strecker Road (Wildwood). A **two-lane arterial**. A portion of this roadway was rebuilt during the last ten (10) year period of time and now contains sidewalks, improved stormwater management facilities, planting and landscape islands, and improved lane surfaces. **Limit any new improvements to topical safety enhancements.**

Shepard Road (Wildwood). A **two-lane arterial that should remain substantially unchanged, except for topical safety improvements.**

Thunderhead Canyon Road and West Glen Farms Road (Wildwood). These roads are necessary traffic links, but their speed limits should be strictly enforced.

Valley Road (Wildwood). A **two-lane arterial** that should remain substantially unchanged, except for topical safety improvements.

Taylor Road (Wildwood). A two to four-lane boulevard, with adjacent on-street parking, sidewalks, and streetscape enhancements in accordance with the Town Center Plan.

¹Arterial - For the purposes of this plan, an arterial designation does not infer the street or roadway is part of a regional system serving the larger metropolitan population, but more the immediate West County Area and Wildwood. This designation is intended to define these roadways as major transportation corridors within the City that provide logical connections from the hierarchy of collector and local streets, require access management practices, and receive priority in terms of revenue resources for maintenance, repair, and upkeep.

Transportation Element Cross-Reference

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3	Goal 4
Obj. 1	X	X		X
Obj. 2	X	X		X
Obj. 3	X	X		
Obj. 4			X	
Obj. 5	X	X		
Pol. 1	X	X		X
Pol. 2		X		X
Pol. 3				X
Pol. 4	X		X	
Pol. 5	X			
Pol. 6	X			
Pol. 7	X			
Pol. 8	X			
Pol. 9	X	X		
Pol. 10	X		X	

Open Space and Recreation Element

Major Initiatives in the City of Wildwood (1995-2005)

In 2001, the City Council approved a *Parks and Recreation Plan* for Wildwood. This plan was the beginning of a major effort on the part of the City to begin providing comprehensive recreational programming to its residents and visitors, while undertaking the development of park properties with facilities. Since that time, the growth in programs and facilities has been substantial. These programs include over sixty (60) annual events for the community, two (2) neighborhood style parks with facilities, and several other passive areas serving as open space, which have been acquired and

improved. Along with programs and park facilities, the City has installed over fourteen (14) miles of multiple use trails, while partnering with the Missouri Department of Natural Resources and St. Louis County in opening the *Al Foster Memorial Trail* along the Meramec River. Many other activities, facilities, and programs are planned in the years to come.

Along with these City efforts in the more traditional areas of parks and recreation planning and implementation, Wildwood has been applying the Master Plan land use categories and environmental regulations to protect existing parkland from degradation and harm. These types of policies and applications were key components of the incorporation effort and, from the standpoint of the City, have been achieved when the condition of the major public park holdings are reviewed. Similarly, the City has been receiving dedications of land area to further the connection of Babler State Park to Rockwoods Reservation through development proposals in the Non-Urban Residential Areas. New developments, beyond these dedications of land area, are also required to buffer and protect park properties from stormwater runoff, grading, and tree removal/damage. These buffers normally exceed one hundred fifty (150) feet in size.

Just before the adoption of the Master Plan 2006 Update, the City Council approved a new Public Space Ordinance, which formalizes the dedication processes of obtaining land area, fees, and improvements as part of the development or the division of land. This ordinance will create a fair and concise mechanism to gauge the impact of the new development on the need for public space and offer options to the developer to comply. When great communities are recognized or discussed, often heard is the abundance of public space, with improvements for residents to enjoy and use. The adoption of this ordinance begins the process of fulfilling many of the goals, objectives, and policies of the Master Plan and will ultimately lead to the need to create perpetual funding mechanisms within the community for the maintenance and upkeep of park properties and related facilities.

In 2006, the City Council, along with City staff, agreed to undertake a new approach to implement the goals of the 2001 plan, which led to the formation of a citizen committee to achieve this end. The approach was to identify a limited number of goals from the 2001 plan and implement them in an abbreviated time to achieve the intended outcome. This process led to the development of an Action Plan that had four (4) goals and fifty-seven (57) recommendations. These goals and recommendations were then implemented thereafter and led to the following actions:

1. **Programming** - Partner with the other providers to create the greatest range of programming opportunities possible for residents, beginning with the Wildwood Family YMCA, the Pond Athletic Association, the Rockwood School District, and the St. Louis Community College - Wildwood Campus.
2. **Facilities** - Expand current commitments to development of all types of trail systems (pedestrian, bicycle, equestrian) in the City of Wildwood, which are intended to link all public park spaces and population centers together, along with implementing the recently adopted "Access and Mobility Plan."
3. **Acquisition** - Identify and prioritize locations for future parkland acquisitions, with the first action to be the acquisition of a parcel of ground, of a size to accommodate a community park, within the central area of the City (proximity to State Route 100 and State Route 109 and environs).
4. **Funding** - Implement the necessary steps to promote the presentation of a park sales tax to the voters of Wildwood... for use in the development of parks facilities and recreation programs, to include staffing, maintenance, and other expenses.

OPEN SPACE AND RECREATION GOALS

1. Wildwood's parks and recreation facilities should improve the quality of life within the City, enhance property values, promote a sense of community, and welcome and engage residents and the visiting public. (2006)
2. **Wildwood facilities and park and recreation programs should meet residents' needs and preferences within prudent fiscal constraints. (2006; Modified in 2016)**
3. Wildwood should have permanent funding sources for its park and recreation facilities/programs and their maintenance. (2006)

OPEN SPACE AND RECREATION OBJECTIVES

1. The regional parks located within the City of Wildwood should be protected from adverse environmental consequences created by roadways, highways, and new developments located adjacent to or upstream from these publicly-held properties.
2. The connection of Babler, Rockwood Reservation and Range, and Greensfelder Parks should be encouraged, as part of a larger regional park system.
3. **Protection of the diversity and health of vegetative and wildlife species within the City of Wildwood should be supported and adopted for application. (1996; Modified in 2016)**
4. **Funding mechanisms, along with conservation easements, development incentives, and donation opportunities, for the active acquisition of properties and facilities to address the park and recreation needs of the City of Wildwood should be defined, established, created, and maintained. (2006)**
5. **Partnerships with federal, state, and local park and recreation agencies, other municipalities and public and private not-for-profit groups to implement the goals and objectives of this effort and regional actions of the greater community should be promoted and established. (2006)**

OPEN SPACE AND RECREATION POLICIES

1. **Encourage the purchase or donation of additional land for the regional parks through a variety of traditional and innovative programs. (1996; Modified in 2016)**
2. **Create community/neighborhood parks throughout the more developed areas of Wildwood, with appropriate facilities to serve the surrounding areas, designed to accommodate residents, visitors, and guests to the City. (2006; Modified in 2016)**
3. **Pursue funding and financing options and mechanisms for the acquisition of park and recreational facilities for Wildwood residents, visitors, and guests. (2006; Modified in 2016)**
4. Encourage diversity in the type of facilities to be funded and built, so that they complement other facilities in the City and within surrounding communities. The design of these facilities should allow for expansion, as growth occurs or user demands change. (2006)

5. Define, prioritize, and select potential locations for the acquisition, or protection by other means, of scenic vistas, pristine woodlands, diverse water features, prime agricultural lands, and properties whose acquisition will further such preservation within the City of Wildwood. (2006)
6. Ensure all efforts relating to parks and recreation planning in the City of Wildwood complement and adhere to the goals and objectives of the Master Plan, standards and guidelines of the Town Center Plan, requirements of the City Charter, and related municipal codes. (2006)
7. **Initiate and implement partnerships with other entities to provide educational, and community outreach programs to residents, visitors, and guests of the City of Wildwood. (2006; Modified in 2016)**
8. **Develop opportunities for arts and cultural events for residents, visitors, and guests, as part of the City's public facilities and programs, and complement those provided by the public and private schools and regional institutions serving the St. Louis Metropolitan Area. (2006; Modified in 2016)**

Open Space and Recreation Element Cross-Reference

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3
Obj. 1	X		
Obj. 2	X		
Obj. 3	X		
Obj. 4		X	X
Obj. 5	X	X	
Pol. 1	X		
Pol. 2	X	X	
Pol. 3			X
Pol. 4	X		
Pol. 5	X		
Pol. 6	X	X	

Pol. 7	X		
Pol. 8	X		

Economic Development Element

A New Element for the Plan (2016)

In the past twenty (20) years, the City has created a number of opportunities for development in Wildwood, whether in residential settings or commercial locations. The commercial locations have been focused in the Town Center Area, given the allowable types, densities, and intensities of land use activities allowed in this special part of the City. The intent of the Town Center was to create a unique environment that provided engaging building architecture, walkable, pedestrian-friendly areas, park once and shop designs for convenience and building placements, and public spaces for gathering and outdoor enjoyment. All types of residential development have continued to occur throughout the community, from three (3) acre lots rural in nature, to the higher density projects in the Town Center Area. Collectively, this growth, whether residential or commercial in nature, was viewed for many years as the City's economic development efforts and sufficient in this regard.

More recently, however, in the last few years, (2013-2015) concerns have been raised, particularly after the Great Recession, that more was needed from the City to spur commercial growth, which would be facilitated by the development of more rooftops. Accordingly, the City Council appointed a task force of its members to develop an approach to this matter. This task force, a group of five (5) City Council members and the Mayor, spent its first year defining the City's long and short-term goals, which are defined on the next page:

Economic Development Task Force - Long Term Goals (2013)

1. Commitment to sustainable and on-going implementation of all goals.
2. Assign staff coordinator/contact for outreach and information.
3. Develop marketing brochure.
4. Update City's website.
5. Coordinate effort with public relations or economic development consultant(s).
6. Use social networking to advance message of City.
7. Continue long-term strategic goals of the City (capital improvements projects).

Economic Development Task Force - Short Term Goals (2013)

1. Resolve the Town Center Plan Update.
2. Identify City's assets.
3. Develop and implement a branding message campaign.
4. Upgrade existing website to include economic development component.
5. Invite outside advisors (speakers, representatives of various entities or other communities), both local and nationally recognized experts.

The task force engaged an outside consultant to create an Economic Development Plan for the City and identify a group of tasks for implementation and action. With the consultant's work on-going during the development of the 2016 Master Plan update, the committee was able to review its products and also discuss whether or not a new element related to economic development should be included in the Master Plan. The committee agreed that, at this stage in the City's history, this new element would be beneficial and appropriate for inclusion into the Master Plan, given the need to foster new interest in Town Center, maintain the current successes within this area, and grow the overall community by expanding its population, developing necessary and desired services, and forming new utility networks and infrastructure connections. Collectively, the committee sought to ensure Wildwood, regardless of existing or future revenue sources, would be self-sustaining in terms of its budgetary needs for the immediate ten (10) year period covered by this updated Master Plan.

Balancing Development Needs and Wildwood's Character

Many pressures face communities in the new economy and competition for new development and retaining existing businesses increases each year. Communities have offered and provided public finance incentives, constructed infrastructure and utilities at no cost to the identified development interests, and competed against each other across the region to bring businesses to their respective locations, at the loss to the other governments in the region. This approach to economic development has been studied and criticized and, conversely, praised by different parties, depending on their perspectives and/or perceived benefits. Regardless of the perspective, economic development in this fashion has limited merits, risky and short-term benefits, and high impacts associated with the incumbent negative consequences on other service providers and neighboring communities.

The City of Wildwood has never placed its principles at stake for the short-term benefits of a possible outcome. Of late, certain parties within the City have stated that Wildwood does not have a favorable business environment and changes to its long time regulations and policies in this regard need to be considered and acted upon, so as to change this circumstance and grow the local economy. This growth in the economy is partially based upon the uncertainty that is now associated with the future of the pooled sales tax and the funds it generates for the City. The committee recognizes that it is important to have stable funding sources for the City and a business

environment that is positive and vibrant, but is clear in its belief that such must be respectful of the goals, objectives, and policies of the City's other elements of its Master Plan.

With each State legislative session, this pooled sales tax issue continues to be debated and it is important for the City to be attentive in this regard, concurrently it must also work to implement the items adopted by the City Council from the consultant's report on economic development. Implementation of these action items identified in the consultant's report has been characterized as being a mix of short and long-term implementation timeframes. Therefore, progress in terms of their implementation should be measured in this regard, but always from the perspective of facilitating business retention and growth, consistent with the established direction of this community, since its incorporation, which has always been by measured and managed growth and quality, resident-based processes to verify successes.

ECONOMIC DEVELOPMENT GOALS

1. Continue to designate and promote the Town Center as the City's core commercial and business area for development (see Planning Element – Objective #4). (2016)
2. Retention of current businesses and the development of new enterprises should be a priority to all staff, boards, commissions, and elected officials of the City. (2016)
3. Allocate funding for capital improvement projects in Town Center Area, focusing on expansions or upgrades to the current street and utility networks, along with open space, park, and trail development there as well. (2016)
4. Develop strategies for the City, so tourists, recreational enthusiasts, and residents of the St. Louis Area will recognize it as a regional destination point. (2016)

ECONOMIC DEVELOPMENT OBJECTIVES

1. Undertake promotional efforts for the Town Center and Chesterfield Valley Industrial Areas. (2016)
2. Organize and participate in outreach efforts among applicable business groups to foster interest in the Town Center and Chesterfield Valley Industrial Areas. (2016)
3. Inventory and report on Town Center Area's and Chesterfield Valley Industrial Area's growth, investment, and business patterns on an annual basis to the City Council, business community, and public. (2016)
4. Use the City's 5-Year Capital Improvement Plan to identify and support projects in Town Center and Chesterfield Valley Industrial Areas to encourage new development within them. (2016)
5. Review on three (3) year cycles and modify, when needed, City land use regulations, permitting processes, and compliance efforts to determine and ensure effectiveness in their respective applications. (2016)
6. Establish a business development-retention coordinator for the City. (2016)

7. Make a recommendation to the City Council the Economic Development Task Force be made a standing committee of City Council. (2016)
8. Create and maintain a business development plan focused on the Town Center and Chesterfield Valley Industrial Areas. (2016)

ECONOMIC DEVELOPMENT POLICIES

1. Conduct research to determine what attracts people to Wildwood and develop a promotional campaign highlighting these features. (2016)
2. Identify key strategies for promoting and marketing Wildwood and then implement them. (2016)
3. Establish relationships with organizations/businesses that hold unique community assets, which helps in creating Wildwood’s unique character. (2016)
4. Optimize the utilization of the City website, e-newsletter, and social media, including the possible development of new mobile applications. (2016)
5. Develop promotional materials, in conjunction with community representatives, which can be disseminated to desired businesses, restaurants, employers, development interests, and others to market Wildwood as a great place to live, work, and play. (2016)
6. Implement the City of Wildwood’s Economic Development Plan. (2016)
7. Complete the third phase of the Manchester Road Streetscape Project and facilitate the development of Main Street from its current terminus, at Market Avenue, to State Route 109. (2016)

Economic Development Element Cross-Reference

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan’s six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3	Goal 4
Obj. 1	X		X	X
Obj. 2	X		X	X
Obj. 3		X		
Obj. 4			X	
Obj. 5	X			X

Obj. 6		X		X
Obj. 7	X	X		
Obj. 8	X			X
Pol. 1		X		X
Pol. 2	X			X
Pol. 3	X	X		X
Pol. 4	X			X
Pol. 5	X			X
Pol. 6	X	X	X	X
Pol. 7			X	

Conclusions and Conceptual Land Use Classifications

The residents, business owners, and service providers who live and work in the City of Wildwood, Missouri, have participated in the development of this updated Master Plan through a series of meetings, public hearings, and written comments received by the Department of Planning and Parks. These meetings, hearings, and comments were intended to obtain all possible information and opinions from the community to begin defining its vision for the future. As one of St. Louis County's ninety-two (92) municipalities, and the largest in terms of geographic size, the City of Wildwood has **always had a** unique, but difficult task ahead of it, due to the amount of undeveloped land area located here. These circumstances create development pressures in an area, which has long been known for its rugged terrain and natural beauty and has drawn many of its residents here for these reasons. While responsible, sustainable development is acceptable, **and encouraged within the Town Center and Industrial Areas of Wildwood**, it must be noted the existing density of development **in many of its watersheds** ~~Caulks Creek Watershed~~ has produced environmental and fiscal situations that should not be repeated in the remaining quadrants' watershed areas located in the northwest, southwest and southern section of the southeast quadrant of the City.

This shared vision of the community began on February 7, 1995 at the polls and will be furthered through the adoption and implementation of this **updated** plan. The Master Plan addresses a number of areas relating to the City's policies on environmental protection, service provision, resource allocation, transportation analysis, **public space, economic development**, and land use development and control. The plan contains **twenty-three (23) goal statements, thirty-five (35) statements of objectives, and an additional sixty-three (63) policy** statements designed to achieve these objectives. The major highlights of these **one hundred twenty-one (121) statements** include the following:

ENVIRONMENTAL - ~~Of the five (5)~~ The goals and objectives in this element, ~~the primary policy for the area is to~~ minimize environmental disturbance and damage within the existing developed areas, restore watersheds where erosion has negatively impacted the natural equilibrium, and prevent future disturbance or damage to both non-impacted and impacted areas. This protection and restoration is to be encouraged through the implementation of appropriate zoning densities and the clustering of lots to limit disturbance.

~~Of the twenty (20)~~ The policy statements in the Master Plan, ~~the emphasis is on~~ emphasize improving standards and development practices to address the sensitive nature of the City's environment. The overall direction of these policies is to better manage the development process through the continued implementation of the City's environmental regulations, including the tree preservation and restoration and grading and excavation codes, while exerting greater control over activities, which could potentially degrade the environment, such as, unmaintained stormwater control and sewage facilities.

PLANNING - ~~Of the six (6)~~ The focus of the goals and objectives in this element ~~the primary consensus in this area is to~~ continue to consolidate more traditional urban densities in certain areas of the City where environmental characteristics, access, existing development patterns, and availability of services are more favorable to this type of density. Additionally, the City should maintain its current five (5) land use categories called Non-Urban Residential, Sub-Urban Residential, Town Center, Industrial, and Historic.

~~Of the ten (10)~~ The policy statements in the Master Plan ~~the emphasis is on~~ emphasize limiting suburban development densities to the two (2) areas of the community, where this pattern already exists, while concentrating commercial and innovative higher density residential development to the Town Center. Furthermore, the Non-Urban District zoned areas of the City should continue to be considered a legitimate and permanent land use category. This designation will also further the effort to protect expectations of existing homeowners in those areas, promote the protection and linkage of the parks, ~~create a species/vegetation corridor between them,~~ and thus establish the concept of the greenbelt that the residents of this area have long supported.

COMMUNITY SERVICES - ~~Of the seven (7)~~ The goals and objectives in this element, ~~the primary consensus is to~~ promote a level of development commensurate with the availability of support services. Where services are not available or severely hampered, development densities and intensities must be limited.

~~Of the eleven (11)~~ The policy statements in the plan, ~~the emphasis is on~~ promoting promote the concept of concurrency and managing the City's

growth and expenditures based upon its longstanding rural character.

TRANSPORTATION – ~~Of the five (5)~~ The goals and objectives in this element, ~~the primary consensus is to~~ promote a network of safe and efficient roads in the community, which are designed to serve the needs of the City. The construction or improvement of the area's roadway system should be based upon the unique characteristics of its environment and level of development, **while also cognizant of increasing traffic volumes in certain areas necessitating certain changes for safety of users and travelers.**

~~Of the eleven (11)~~ The policy statements in the Master Plan, ~~the emphasis is on~~ emphasize limiting the improvement of the area's roadway network to primarily two (2) lane arterial roads, including State Route 109. Additionally, the level of topical safety improvements should be based on specific plans developed for each of the roadways located in the City's eight (8) wards, including Town Center. Roads serving the Non-Urban Residential area should be built to City standards, but remain private, while those streets in the Sub-Urban Residential areas and the Town Center should be publicly maintained, except where specific circumstances dictate to the contrary.

OPEN SPACE AND RECREATION – ~~Of the seven (7)~~ The goals and objectives in this element, ~~the primary consensus is to~~ protect the regional park system and encourage the eventual development of the greenbelt linkage between these publicly-held properties as noted in St. Louis County's first Parks Plan in 1965.

~~Of the ten (10)~~ The policy statements in the Master Plan ~~the emphasis is on~~ creating policies emphasize the creation of strategies and programs to encourage the dedication of land between these parks for inclusion in the greenbelt, thereby protecting these facilities from inappropriate development, and fostering the establishment **of active park and trail facilities in Wildwood for the overall health of the community and region.** ~~of the wildlife species/vegetation corridor.~~

ECONOMIC DEVELOPMENT – **The goals and objectives in this element emphasize an environment that is conducive to retaining businesses already located in the City, through regular communication with them, strategic updates of regulations applicable to them, and better promotion of City programs for assistance in this regard. Along with business retention, this element's goals and objectives promote a targeted approach to economic development, which includes engaging an individual, who is responsible for this initiative, on a full to part-time basis, depending on need.**

The policy statements in the Master Plan emphasize the creation of new approaches to promote Wildwood and its Town Center to area residents, and the overall region. Additionally, several of these policy statements seek for the City to provide certain benchmark activities to improve the business environment of Wildwood, including

completing Phase Three of the Manchester Road Streetscape Project.

Conceptual Land Use Categories

This Master Plan is unique and one which is used on a daily basis in making the City of Wildwood a better place to live, work and play indicative of the level of concern its residents hold regarding preservation of the City's natural attributes and rural character for future generations to enjoy. In attempting to accomplish this goal, the implementation of land use policies is paramount. As discussed in the preceding summary, the community has reached a consensus on this policy and it is as follows: there should be five (5) major land use designations in the City -- Non-Urban Residential, Sub-Urban Residential, Industrial, Town Center, and Historic [Fifth Land Use Category - Historic was added to Master Plan with Ordinance #883 on October 14, 2002]. Each of these designations are described in greater detail below:

NON-URBAN RESIDENTIAL - This category contains the areas of the City currently zoned NU Non-Urban Residence District, including one (1) commercially zoned property (Amended C-8 Planned Commercial District). Principally located west of the State Route 109 corridor, but additional properties of similar zoning and nature are found in all quadrants of the City. The Non-Urban Residential Area is generally not served by public sewer or water and is dependent upon individual systems for these services. Characteristically, the land area is steeply sloping, heavily vegetated, and relatively undeveloped in terms of traditional urban densities. The adjoining land use pattern is principally low density residential or parkland and access is limited to a network of rural roadways characterized by narrow widths, one-lane bridges, no shoulders, steep hills, and poor alignments. These characteristics are aesthetically desirable, but also at the same time dictate a low-density residential pattern (generally three (3) acre lots or greater in size) for the future. Additionally, existing developments on lots of three (3) acres or more in these areas strongly weigh against any new development of higher densities in this land use designation. Regarding the one (1) commercially zoned property located at the southeast corner of State Route 109/Wild Horse Creek Road, its designation should be retained, as part of an Amended C-8 Planned Commercial District classification within this land use area, but for the sale of beer and wine only. However, no further commercial designations of properties located beyond this site should be considered, thereby acknowledging this previous zoning was part of St. Louis County's rejected land use policy and not the City of Wildwood.

~~This category contains the areas of the City currently zoned NU Non-Urban District. Principally, this area is located west of the State Route 109 corridor, but additional properties of similar zoning and nature are found in all quadrants of the City. The Non-Urban Residential area is generally not served by public sewer or water and is dependent upon individual systems and/or package systems for~~

~~these services. Characteristically, the land area is steeply sloping, heavily vegetated, and relatively undeveloped in terms of traditional urban densities. The adjoining land use pattern is principally low density residential or parkland and access is limited to a network of rural roadways characterized by narrow widths, one-lane bridges, no shoulders, steep hills, and poor alignments. These characteristics are aesthetically desirable, but also at the same time dictate a low density residential pattern (generally three (3) acre lots or greater in size) for the future. Additionally, existing developments on lots of three (3) acres or more in these areas strongly weigh against any new development of higher densities in this land use designation.~~

SUB-URBAN RESIDENTIAL - This category contains the areas of the City currently zoned for more intensive urban designations, such as the R-1 One Acre Residence District to the R-6A 4,000 square foot Residence District, including eight (8) commercially zoned properties (Amended C-8 Planned Commercial District). These two (2) areas are located east of the State Route 109 corridor and within the northeast and southeast quadrants of the City. Public sewer and water systems, along with a number of other services from additional utilities, generally serve these areas. The land's characteristics in these designations are more varied than the Non-Urban Residential areas of the City. Primarily, the land varies between steeply-sloping to rolling topography, forested to pasture, and to some extent has been disturbed by previous development, particularly in the Caulks Creek Watershed. Surrounding land use patterns are low to medium density residential, with limited commercial and institutional development as well. Access into these areas is principally from the State Route 100 or 109 corridors onto a system of formerly rural roads somewhat improved as development progressed into these areas. Given their proximity to existing development, a low-medium density residential development pattern would be compatible in this area, subject to the environmental limitations of any given site that may require lower densities or alternative designs. With the variability of site characteristics in these areas, the appropriate zoning designations in the range of the NU Non-Urban District to the R-1 One Acre Residence District, with a minimum lot size of 15,000 square feet as part of a Planned Residential Development (PRD), are appropriate, **excepting three (3) properties located at the terminuses of Center and West Avenues. These three (3) properties can be considered suitable for a greater residential land use density of one point seven five (1.75) units per acre, where appropriate, given their relative placements between high density land uses associated with St. Louis County's past actions and proximity to the Town Center Area's Boundary.** Regarding the eight (8) commercially-zoned properties located in and around the Clayton Road/Strecker Road intersection, their designation should be retained as part of an Amended C-8 Planned Commercial District classification within this land use area limiting the intensity of the commercial uses to C-1 authorized uses and requiring the neighborhood compatibility of the development. However, no

future commercial designations of properties located in either of these areas should be considered, thereby acknowledging all such previous zonings were part of St. Louis County's rejected land use policy and not the City of Wildwood's. The relative level of appropriateness for individual lot sizes within these zoning designations is premised on a number of variables, not withstanding surrounding development patterns and the extent of natural resource attribute restrictions exhibited by the individual sites. Therefore, the smallest minimum lot size of 15,000 square feet may not be appropriate on all sites and shall be viewed on a case-by-case basis to ensure its sensitivity to the objectives and policies of this Master Plan.

INDUSTRIAL - This category contains the areas of the City currently zoned M-3 Planned Industrial District and are primarily located in the Chesterfield Valley in the northwest quadrant of the City, which borders the Missouri River. This designation also includes one (1) isolated site along Ruck Road in the southeast quadrant of the City. This property is utilized for the St. Louis County Department of Highways and Traffic District garage/storage yard. Access to this property is by a County-maintained local road, not designated for heavy truck traffic. Given the isolated nature of this site and the predominant land use pattern around it, the expansion of the industrial activities would be inappropriate. Whereas, in the Chesterfield Valley, the development of these properties for the uses permitted under the site specific ordinance created at the time of the M-3 Planned Industrial District's adoption would be reasonable and supportable by the City.

TOWN CENTER - This category contains the areas of the City currently zoned either NU Non-Urban District or C-8 Planned Commercial District and include the historic communities of Grover and Pond. This area is primarily centered in the wedge of properties bordered by State Route 100, State Route 109, and Manchester Road, with a small extension to the west along Manchester Road to Pond. A majority of this area is located inside public sewer and water service areas, but also relies upon individual systems for the provision of these services. The characteristics of the land are less restrictive than the remainder of the City and can be described as rolling to gently-sloping, forested to pasture, or developed. Many of these properties have been disturbed by previous development, given the long history of settlement associated with the two (2) communities. There are a mix of uses ranging from single family residences on very small lots and three acre developments, commercial businesses, and institutional uses to agricultural lands. Access to this area is good due to its proximity to the two (2) State roadways and Manchester Road. With their traditional heritage as the commercial centers of the area, Pond, Grover, and the surrounding properties offer an excellent location for the Town Center, which would include a mix of high density residential developments and commercial uses of a neighborhood orientation. The density of residential

development should not exceed the R-6A 4,000 square foot Residence District (unless authorized by City Council as part of a site-specific ordinance) and would only be considered in this Town Center Area as part of a Planned Residential Development (PRD).

The intent of the Town Center is to create a center where a sense of community is established through the use of creative and innovative development features. These features will include: active and passive green space; interconnecting pedestrian pathways; family-owned and operated businesses; architecturally harmonious designs; integration and preservation of historical sites and local history; blending of local commercial development with appropriately buffered and situated residential development; an integrated system for sanitary and storm sewers; and protection of environmentally sensitive tracts. The Town Center should have a centralized area of park space that can be used as a gathering place for area residents to interact and truly develop a sense of place in their community, with plazas and mini-parks intermingled amongst future residential and commercial developments.

HISTORIC - This category contains properties or areas, which are listed on the City of Wildwood's Historic Register and can be located throughout the community, but only upon land zoned NU Non-Urban Residence District or the FPNU Floodplain Non-Urban Residence District, and not within the boundaries of the Town Center. The Historic Category is intended to provide property owners the opportunity to utilize their buildings, structures, or areas to a greater extent possible than normally allowed under their current Master Plan land use category or zoning district designation as an incentive for their preservation, protection, or adaptive reuse. Designation of properties or areas must meet the criteria listed in the Historic Preservation Ordinance for their nomination and consideration. The designation of properties or areas to this land use category must be approved by the Historic Preservation Commission, the Planning and Zoning Commission, and the City Council and only becomes effective when the owner agrees to have the property or area placed on the City's Historic Register and this designation is finalized. Future use of a historic property or an area will be premised on the surrounding land use pattern, access, utility service, and the sites' natural features and must provide a true community benefit for its consideration.

Conceptual Land Use Categories Map

The City's Charter is unique in that, when the voters of Wildwood approved it, it included a provision, which linked it to the Master Plan. This link was accomplished by adopting the Master Plan's Conceptual Land Use Category Plan as the Charter's Comprehensive Zoning Plan. Both of these plans, show as maps within each such document, create a legal requirement for land use decisions to correspond between these two (2) components. Therefore, the City Council cannot approve any zoning change that is inconsistent with the

Conceptual Land Use Category Plan of the Master Plan, which is set forth in the Charter. Zoning amendments contrary to these maps are prohibited and may only be made by first amending the Comprehensive Zoning Plan itself, so that these types of decisions are always supported by an established document. The City has, therefore, created a system of checks and balances that elevates land use decisions to a status of significance that few other cities have chosen to incorporate into these development processes.

As the Master Plan Advisory Committee considered changes to the Conceptual Land Use Categories Map of this document, it recognized the significance of potential changes to property designations and chose to consider them carefully and based upon clear and rational criteria. This Master Plan represents the single most important representation of future land use over the next ten (10) year period. The protection offered by this Master Plan is expressed by the very limited number of changes that occurred to it in its first **twenty (20) years of application (1996 – 2016). Providing property owners expectation on how parcels of ground may be utilized is one of the principal benefits of the City’s planning processes. As a result of this process, and the importance of this Master Plan, the Master Plan Advisory Committee ultimately made very few changes to the existing Conceptual Land Use Categories Map. These changes are described in detail in Appendix I of the Master Plan.**

Although some changes were made, based upon the data and comments compiled through the update process, future modifications to properties were also discussed in the context of a specific set of criteria premised on unique circumstances or specific conditions not anticipated at this time. In no instance did the Master Plan Advisory Committee agree the previous policies of St. Louis County should be used to justify a future change to the Master Plan’s Conceptual Land Use Categories Map. The Master Plan Advisory Committee noted that certain higher density residential developments and isolated commercial projects do exist in locations designated Non-Urban Residential Area in the original Master Plan, as legal non-conforming uses, and **creating these non-conformities at that time** was an appropriate policy that should be continued. This policy protects the character of Wildwood from previous land use decisions that were made with little regard to the overall impact upon the larger landscape and enforces the City’s direction to not continue this application. Equally, ~~the advisory committee did agree that surrounding land use, on one (1) properties (Property #9 in Appendix VI), could ultimately be considered as part of a land use change proposal, but only where its benefit to the community is clearly definable public safety considerations are substantial.~~

In all, this group of volunteers responded to the input it received from the public input sessions and respected the system of checks and balances in place, as part of the Master Plan and Charter of the City to protect the character of Wildwood and limit the number of overall changes relating to land use. This action is reflected in the revised Conceptual Land Use Categories Map that is part of this Master Plan.
Conceptual Land Use Categories Map on next page.

Policy Advisors

Assisting the volunteers in updating the Master Plan were a number of professionals from a broad range of backgrounds. These professionals provided valuable input, guidance, comments, and critiques of the recommended changes now contained in the Master Plan Update. These professionals are as follows:

Dr. Terry Jones, PhD.

Moderator of Update Process

Ryan S. Thomas, P.E., City Administrator
Community Services and Administration

Rob Golterman, Esq., City Attorney
Legal Consultant

Tim Tanner, Captain, St. Louis County Police - Wildwood Precinct
Police Services

Rick Brown, P.E. and P.T.O.E., Director of Public Works/City Engineer
Transportation Policies and Infrastructure Programming

Kathy Arnett, Assistant Director of Planning and Parks
Plan Coordinator and Web and Format Manager

Liz Weiss, City Clerk
Initial Plan Coordinator (now City Clerk)

Terri L. Gaston, Senior Planner
Mapping Services

Joe Vujnich, Director of Planning and Parks

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APPENDIX I

Explanation of Conceptual Land Use Changes

As part of the update of the Master Plan, the volunteer group assisting City officials and staff in considering changes to it studied the land use designations of all parcels of ground located within the boundaries of Wildwood. To accomplish this process, the Master Plan Advisory Committee considered a number of options to accurately understand the extent of changes and how the community might feel about any proposed modifications based on this input. The Master Plan Advisory Committee developed tentative recommendations, but, after lengthy discussion and multiple public meetings within the various wards, it decided to send to each household in the City a letter requesting any additional input on whether they would like to have their property reviewed in terms of its current land use designation or to offer opinions on whether or not land use changes should be considered and, if so, to what extent. This mailing involved over 13,000 households and was intended to bring the decision-making about the City's future to each property owner in Wildwood.

After providing approximately two (2) weeks for residents to respond to this letter and related request, the City received approximately fifty-three (53) responses. Of those fifty-three (53) responses, sixteen (16) letters specifically sought changes to their current land use designations under the existing Master Plan. These sixteen (16) properties are summarized on the next pages. During September, October, and November, the Master Plan Advisory Committee considered the input it had received from these sixteen (16) property owners and representatives and held meetings where these individuals presented rationales and supporting evidence on their individual requests. Ultimately, two (2) of these requests were determined to meet the high standard necessary for a modification of their respective "Conceptual Land Use Categories." Additionally, this other parcel of ground was added due to its proximity to others being recommended for change (Missouri Department of Transportation garage). With the desire of participating parties to maintain a high standard of expectation in terms of future land use in this City, changes to these designations were not taken lightly.

Sixteen (16) Properties Considered for Land Use Changes

Property Id. and Number	Location	Requested Master Plan Category Change	Action (N=no)
McCann- #1	Wild Horse Creek Road	Non-Urban to Sub-Urban	N
Abdiannia - #2	State Route 109	Text Change in Non-Urban	See Page 99
McCarthy/Dierberg - #3	Wild Horse Creek Road and State Route 109	Non-Urban to Town Center	N
Callahan - #4	Strecker Road	Text Change in Sub-Urban	N
Burtelow - #5	Clayton Road and State Route 109	Sub-Urban to Town Center	N
Passiglia - #6	Clayton Road and State Route 109	Non-Urban to Town Center	N
Virant - #7	Christmas Valley	Non-Urban to Sub-Urban	N
Payne Family Homes/Von Gruben- #8	State Route 109	Non-Urban to Sub-Urban	N
Blechle - #9	State Route 109	Non-Urban to Sub-Urban	N
Eckman - #10	State Route 109	Non-Urban to Sub-Urban	N
Payne Family Homes - #11	Manchester Road	Non-Urban to Sub-Urban	N
St. Albans Properties - #12	State Route 100 and State Route T	Non-Urban to Town Center	N
Brown - #13	West Avenue	Text Change in Sub-Urban	See Page 100

Manlin Development - #14	East Avenue	Town Center to Sub-Urban	Withdrawn by Petitioner
Bethesda Health Group - #15	State Route 109	Non-Urban to Sub-Urban	N
PWM Properties - #16	Valley Road	Non-Urban to Sub-Urban	N

The Master Plan Advisory Committee used the rationales highlighted within the tables on the subsequent pages for supporting changes to two (2) total properties (requests):

Property Receiving Favorable Land Use Recommendation

Property Id.	Abdiannia - #2
Location	Southeast intersection of State Route 109 and Wild Horse Creek Road
Current Designation	Non-Urban
Proposed Designation	Non-Urban, with a Text Modification
Comments	<p>1. Potential precedence associated with this change is limited to one (1) additional property in the City of Wildwood, the Glencoe Post Office.</p> <p>2. The alteration would allow for the future growth of the facility, ensuring its viability and avoiding a vacant, limited-use building type from creating other issues in the future.</p> <p>3. The previous land use jurisdiction, St. Louis County, established the prohibition on alcohol sales at this location in 1987, while the types and numbers of businesses providing alcohol for sale have changed radically since then. Therefore, accommodating this change at this location for the sale of alcohol has a limited geographic impact.</p>

**Property Receiving Favorable
Land Use Recommendation**

Property Id.	Brown - #13
Location	West Avenue, south of Manchester Road
Current Designation	Sub-Urban
Proposed Designation	Sub-Urban, with a Text Modification
Comments	<p>1. The property has not requested this change in the past.</p> <p>2. The property abuts the Town Center Area on two (2) of its four (4) sides, a recently approved residential subdivision at the requested density of 1.75 units per acre, and an existing subdivision that mix of R-3 10,000 square foot Residence District and R-1 One Acre Residence District zoning designations. This allowance on the subject property would be consistent with such.</p> <p>3. The site has access to an improved street and all utility services are available.</p>

APPENDIX II

Resident and Business Surveys (2015)

Resident Survey

In March 2015, the Master Plan Advisory Committee commissioned a survey of all residents within the City of Wildwood to seek feedback on a number of topics relative to the Master Plan update. A postcard was mailed to each household in the City informing them of the survey and how they could access it. At the conclusion, seven hundred and one (701) responses were received.

Listed below are the forty-seven (47) questions posed in this survey and the responses by percentage. Due to rounding, not all percentages add up to 100%. Open-ended questions were also posed, and received two hundred thirty-two (232) responses. These responses are not part of this Appendix, but are available from the City Clerk.

Q1. How would you rate the City of Wildwood as a place to live?

Excellent	63.6%
Good	34.4%
Only fair	1.9%
Poor	0.1%
Don't know	0.0%

Q2. How would you rate the police services supplied by the City of Wildwood's contract with the St. Louis County Police Department?

Excellent	51.6%
Good	35.4%
Only fair	4.6%
Poor	1.1%
Don't know	7.3%

Q3. How would you rate the trail system within the City of Wildwood?

Excellent	48.2%
Good	37.9%
Only fair	7.0%
Poor	0.7%
Don't know	6.1%

Q4. How would you rate the residential trash collection services supplied by the City of Wildwood's contract with Meridian Waste Services?

Excellent	47.2%
Good	43.1%
Only fair	6.1%

Poor	1.9%
Don't know	1.7%

Q5. How would you rate snow removal on residential streets?

Excellent	33.8%
Good	44.1%
Only fair	10.1%
Poor	2.3%
Don't know	9.7%

Q6. How would you rate the City's maintenance of the streets and rural roadways it is responsible for?

Excellent	24.5%
Good	56.2%
Only fair	12.4%
Poor	3.1%
Don't know	3.7%

Q7. How would you rate the City's effectiveness in managing your tax dollars?

Excellent	17.8%
Good	50.8%
Only fair	12.1%
Poor	4.6%
Don't know	14.7%

Q8. How would you rate the City of Wildwood's government in getting advice and input from residents?

Excellent	30.4%
Good	41.1%
Only fair	14.3%
Poor	5.0%
Don't know	9.3%

Q9. How would you rate the management of stormwater runoff in Wildwood?

Excellent	13.3%
Good	45.2%
Only fair	10.1%
Poor	2.1%
Don't know	29.2%

Q10. How would you rate internet access at your residence?

Excellent	33.4%
Good	33.9%
Only fair	11.3%
Poor	14.0%
Don't know	1.4%

Q11. How would you rate the City of Wildwood's performance in preserving and conserving the natural environment?

Excellent	37.7%
Good	51.4%
Only fair	6.6%

Poor	1.4%
Don't know	3.0%

Q12. How would you rate how the City of Wildwood plans for your future?

Excellent	15.5%
Good	43.1%
Only fair	12.7%
Poor	3.1%
Don't know	25.5%

Q13. How would you rate the economic success of the City of Wildwood Town Center?

Excellent	9.8%
Good	44.2%
Only fair	24.8%
Poor	8.3%
Don't know	12.8%

Q14. How would you rate the City's recycling program?

Excellent	34.8%
Good	50.4%
Only fair	8.4%
Poor	1.7%
Don't know	4.7%

Q15. How would you rate the City's historic preservation efforts?

Excellent	22.4%
Good	46.1%

Only fair	7.4%
Poor	1.0%
Don't know	23.1%

Q16. How would you rate the bridges in the City of Wildwood?

Excellent	26.2%
Good	55.1%
Only fair	6.7%
Poor	1.9%
Don't know	10.1%

Q17. Future commercial and business development in the City of Wildwood should be restricted to the Town Center?

Strongly agree	27.2%
Somewhat agree	26.1%
Neither agree nor disagree	12.1%
Somewhat disagree	22.0%
Strongly disagree	12.6%

Q18. For properties located outside the Town Center Area, there should be no more than one unit per acre?

Strongly agree	28.4%
Somewhat agree	26.2%
Neither agree nor disagree	21.0%
Somewhat disagree	14.0%
Strongly disagree	10.4%

Q19. Wherever possible, existing and future utilities should be constructed underground.

Strongly agree	83.2%
Somewhat agree	13.4%
Neither agree nor disagree	2.4%
Somewhat disagree	0.7%
Strongly disagree	0.3%

Q20. Having a Metrolink Line should be one of the City of Wildwood's long-range goals.

Strongly agree	19.8%
Somewhat agree	18.4%
Neither agree nor disagree	14.7%
Somewhat disagree	16.1%
Strongly disagree	31.0%

Q21. Projects that connect existing trails should be given the highest priority in planning improvements in the existing system.

Strongly agree	26.3%
Somewhat agree	40.1%
Neither agree nor disagree	19.5%
Somewhat disagree	9.2%
Strongly disagree	5.0%

Q22. The City of Wildwood should build a recreation complex.

Strongly agree	25.0%
Somewhat agree	25.9%
Neither agree nor disagree	19.5%
Somewhat disagree	13.6%

Strongly disagree	16.0%
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Q23. The City of Wildwood Master Plan needs a focused business development plan for the Town Center.

Strongly agree	36.5%
Somewhat agree	44.2%
Neither agree nor disagree	15.0%
Somewhat disagree	2.6%
Strongly disagree	1.7%

Q24. The City of Wildwood needs more housing that young families can afford.

Strongly agree	11.9%
Somewhat agree	23.0%
Neither agree nor disagree	31.9%
Somewhat disagree	20.2%
Strongly disagree	13.0%

Q25. The City of Wildwood sponsors community events like BBQ Bash, Founders Day, and a concert series. Does the City sponsor too many events, too few, or about the right amount?

Too many events	3.7%
Too few	11.3%
About the right amount	80.7%
Don't know	4.3%

Q26. How important is it the City of Wildwood government place more emphasis on environmental sustainability?

Extremely important	22.8%
Very important	35.5%

Somewhat important	31.1%
Not very important	7.9%
Not at all important	2.7%

Q27. Do you think the City of Wildwood's enforcement of codes for residential property is too strict, about right, or not strict enough?

Too strict	13.2%
About right	59.4%
Not strict enough	11.9%
Don't know	15.5%

Q28. Do you think the City of Wildwood's enforcement of codes for commercial property is too strict, about right, or not strict enough?

Too strict	12.8%
About right	45.2%
Not strict enough	10.0%
Don't know	32.0%

Q29. Do you think the City of Wildwood needs more neighborhood parks, fewer neighborhood parks, or does it have about the right amount?

Needs more neighborhood parks	45.2%
Fewer neighborhood parks	4.5%
It has about the right amount	45.1%
Don't know	5.2%

Q30. In general, do you think the City of Wildwood's land use policies are too strict, about right, or not strict enough?

Too strict	18.7%
About right	48.7%

Not strict enough	9.8%
Don't know	22.8%

Q31. What's your opinion about having higher density residential development in the Town Center?

Strongly favor	9.1%
Somewhat favor	26.4%
Neither favor or oppose	24.1%
Somewhat oppose	22.1%
Strongly oppose	18.2%

Q32. How important is it that the City of Wildwood seek to have the St. Louis County Public Library build a facility in the Town Center?

Extremely important	16.5%
Very important	17.2%
Somewhat important	30.2%
Not very important	24.9%
Not at all important	11.2%

Q33. The City of Wildwood receives most of its general revenues from two sources: its share of the County-wide sales tax pool and gross receipts taxes on utilities, like electricity and telephones. It does not have a property tax—those dollars go to other jurisdictions like school districts and fire protection districts.

Knowing that and considering the services you receive from the City of Wildwood compared to the taxes you pay to the City, does your household receive more than its money's worth, somewhat more than it's money's worth, somewhat less than its money's worth, or less than its money's worth?

More than its money's worth	8.1%
Somewhat more than its money's worth	35.3%
Somewhat less than its money's worth	21.3%
Less than its money's worth	12.4%

Don't know	23.0%
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Q34. How much do you think the roundabouts on Highway 109 have helped traffic?

A great deal	29.5%
Somewhat	35.6%
Not very much	12.8%
Not at all	13.3%
Don't know	15.5%

Q35. How familiar are you with the City of Wildwood Master Plan?

Very familiar	9.2%
Somewhat familiar	45.8%
Not very familiar	32.4%
Not at all familiar	12.5%

Q36. About how many times have you visited the City of Wildwood website during the past twelve months?

20 times or more	9.8%
10 to 19 times	15.9%
5 to 9 times	24.9%
3 to 4 times	27.2%
1 to 2 times	17.3%
Not at all	4.9%

Q37. How would you rate the City of Wildwood's website?

Excellent	10.8%
Good	70.7%

Only fair	11.4%
Poor	2.3%
Have not visited the City's website	4.8%

Q38. The City of Wildwood sends a newsletter the "Gazette" to each resident three times a year. Over the past twenty-four (24) months, have you read all of them, most of them, one or two of them, or none of them?

Read all of them	55.6%
Read most of them	27.2%
Read one or two of them	11.5%
Read none of them	5.6%

Q39. How would you rate the City of Wildwood's newsletter, the Gazette?

Excellent	25.6%
Good	63.0%
Only fair	6.1%
Poor	0.6%
Have not read the Gazette	4.8%

Q40. How often do you get news about the City of Wildwood through Facebook, Twitter, or other social networking sites?

Regularly	12.1%
Sometimes	14.1%
Hardly ever	20.2%
Never	53.6%

Q41. What is the best way for the City of Wildwood to get information to you?

The City's website	19.9%
The Gazette	22.6%

Mailings from the City	26.2%
Reader boards along roadways	3.7%
Social Media (like Facebook or Twitter)	12.4%
Other	15.1%

Q42. Here is a map of the City of Wildwood's eight wards. Which ward do you live in?

Ward 1	18.3%
Ward 2	4.2%
Ward 3	10.7%
Ward 4	5.8%
Ward 5	7.7%
Ward 6	11.6%
Ward 7	4.2%
Ward 8	14.8%
Can't tell from the map	22.8%

Q43. How long have you lived in the City of Wildwood?

5 years or less	22.5%
6 to 10 years	19.2%
11 to 19 years	27.9%
20 or more years	30.4%

Q44. Do you have any children eighteen or younger living at home?

Yes	44.2%
No	55.8%

Q45. How did you find out about this survey? Check all that apply.

Postcard mailed to my residence	53.4%
Noticed on the City of Wildwood website	18.5%
A friend or neighbor mentioned it	11.0%
Other	28.4%

Q46. If you would like to continue to receive information about the Master Plan Update and other City of Wildwood activities, please provide your e-mail address in the box below.

Provided email address	44.1%
Did not provide email address	55.9%

Q47. The Master Plan Advisory Committee thanks you for taking the time to express your views. If there is anything else you would like to add, just type your response in the box below. Note: these transcribed comments are not part of this appendix, but are available by request through the City Clerk's office.

Provided comment	33.1%
Did not respond	66.9%

Business Survey

The business survey was available from May 19, 2015 to June 10, 2015 and notifications were sent to two hundred thirty-seven (237) Wildwood businesses and not-for-profit entities. At the conclusion of the survey, sixty-five (65) responses were received. This represented a 27.6% response rate.

The surveys sought a 3:1 standard. The three-to-one ratio is based on the proposition that having at least three favorable/positive responses for every one unfavorable/negative reply is an ambitious, but achievable standard for municipal service/facility performance. Although higher ratios are of course possible, it would not be reasonable to consider an organization subpar for failure to accomplish them.

The following ratings met the 3:1 standard:

- Bridges
- City publications
- City website
- Historic preservation
- Parking, street lighting
- Physical attractiveness
- Police services
- Preservation/conservation
- Providing information
- Snow removal
- Staff contact quality
- Stormwater control
- Street/roadway maintenance
- Trail/sidewalk access

The three (3) highest ratings for 3:1 ratios:

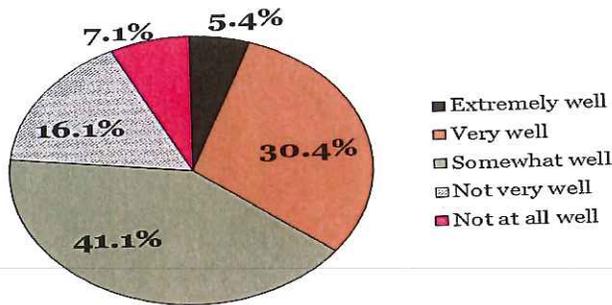
1. Police Services supplied by St. Louis County (Ratio: 54.87/1.00) with 92.3% responding that service is 'Excellent' or 'Good.'
2. Physical Attractiveness of Business Area (Ratio: 19.39/1.00) with 89.2% responding that the attractiveness is either 'Excellent' or 'Good.'
3. Preserving/Conserving Natural Environment (Ratio: 18.41/1.00) with 84.7% responding that this effort is either 'Excellent' or 'Good.'

The following ratings did not meet the 3:1 standard:

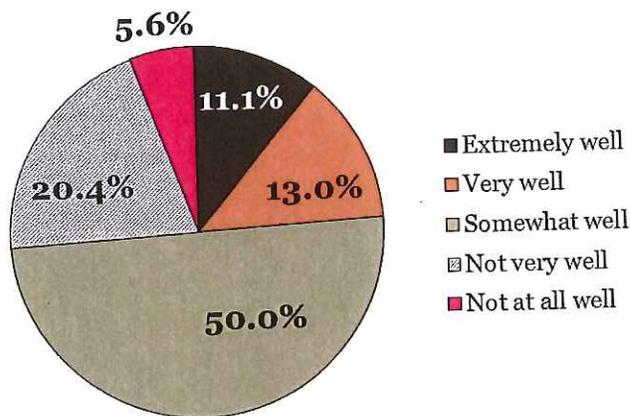
Service	Excellent/Good	Only Fair/Poor	Ratio
Internet Access	72.3%	24.6%	2.94/1.00
Event Promotion	71.9%	28.0%	2.56/1.00
Managing Tax Dollars	55.4%	27.7%	2.01/1.00
Planning for the Future	47.7%	33.8%	1.41/1.00
Town Center Success	53.8%	46.1%	1.17/1.00
Getting Advice and Input from Business	44.9%	47.0%	0.96/1.00

The following two (2) graphs identify the responses relative to **Support for the Environment.**

1. Balance between protecting the environment and helping business develop:



2. Emphasis on environmental sustainability:



Business and not-for-profit responders also noted the following:

- A strong majority (68%) say City taxes and fees on business are about right and less than one-third (30%) think they are too high.
- More businesses report "Getting a permit or license to open, operate, or expand a business" is easy (48%) than say it is difficult (30%).
- A narrow majority (52%) say the City's code enforcement for commercial properties is about right and 48% find it too strict.
- A clear majority (60%) think the City's regulation of business (such as signs, hours of operation, and outdoor patios) is too strict with less than a third (32%) saying it is about right.

Relative to their location, businesses noted the following:

- Their current business location does not meet their business needs very well or not at all well - 7%
- They are not very likely to relocate their business outside the City during the next few years - 71%
- The City will be the same or an even better place to do business five years from now - 92%

Four (4) factors were identified citing what businesses like best about Wildwood:

1. Physical setting
2. Small town ambience
3. Location
4. People

The survey results identified four (4) areas where businesses and residents disagreed in their responses:

1. Future commercial and business development in the City of Wildwood should be restricted to the Town Center. 35% of residents disagreed with this statement, while 68% of business responders disagreed.
2. For properties outside the Town Center Area, there should be no more than one unit per acre. 24% of resident responders disagreed with this statement, while 61% of businesses disagreed.
3. The City of Wildwood needs more housing that young families can afford. 35% of residents agreed with this statement, while 59% of business responders agreed.
4. Businesses are more likely to consider the City's land use policies to be too strict. 19% of residents agreed with this statement, while 48% of business responders agreed.

Those businesses and not-for-profit agencies that were surveyed, provided the following responses:

Proposal/Question	Agree	Disagree	Neutral
Whenever possible, existing and future utilities should be constructed underground.	79.6%	7.5%	13.0%
The City of Wildwood should build a Recreation Complex.	48.1%	29.7%	22.2%
The City of Wildwood Master Plan needs a focused business development plan for the Town Center.	75.9%	7.4%	16.7%
Having a Metrolink line should be one of the City of Wildwood's long-range plans.	25.9%	61.1%	13.0%
Opinion on having higher density residential development in the Town Center.	46.3% in favor	22.3% oppose	31.5% neutral
Should most community events (i.e. BBQ Bash, Founders Day, and concerts) be held in the Town Center or at many different locations.	59.30% in Town Center	40.70% in many locations	

Finally, businesses and not-for-profit responders collectively noted their primary concern as the existence of an adequate customer base. They also noted the City can increase its promotion efforts and simplify its regulations as ways to assist its businesses.

APPENDIX III

Parks and Recreation Action Plan (2007)

Foreword

Citizens Committee for Park Progress

City of Wildwood, Missouri

September 20, 2007

On February 7, 1995, after several years of the St. Louis County Council's approval of every developer's request for zoning changes to eliminate the Non-Urban District (minimum three (3) acre lot size), the citizens of West County got the chance to vote on the formation of a new city. The measure passed with a 61% majority and the City of Wildwood was born. This successful vote would not have been possible without the dedicated effort of the citizens, who gathered signatures on petitions, and researched the legal requirements of incorporation to make the dream a reality.

These were heady, euphoric days, when various citizens' committees drafted the Master Plan, and studied various ways to manage development, while keeping the beauty of Wildwood intact. These concepts are expressed in two (2) of the five (5) objectives in both the Original and Revised Master Plans as follows:

- * "Preservation and conservation of the natural environment."
- * "Residential and commercial development consistent with long-range planning and prudent land utilization."

Most Wildwood residents have chosen to live in this area because of its unique natural beauty, offering a rural country lifestyle well within commuting distance of jobs, schools, shopping, entertainment, and their friends in urban areas. Now that the ground work has been established, it is time to consider the needs of an expanding population, especially those families with children. Over half of the households in Wildwood have at least one (1) child under the age of eighteen (18).

The results of the 2007 survey of randomly-sampled households and the public input forums indicate there is strong support for additional local parks and recreational facilities in Wildwood. With the rising cost of land and increasing demands from residents, now is the time to address additional parks and recreational amenities within Wildwood, in keeping with the desires of the community and its motto... "Planning Tomorrow Today."

Executive Summary

The Citizens Committee for Park Progress has worked for approximately one (1) year defining the future of park and recreation efforts in the City of Wildwood. This group undertook a lengthy public comment process, culminated by a professionally designed and administered random survey to approximately three thousand (3,000) households in the City. The outgrowth of this public comment effort was significant input from residents of the City of Wildwood regarding their opinions about park facilities, recreation programs, acquisition efforts, and financing. Collectively, the Committee recognized the need for a citizen-based plan that would create support within all sectors of the community and ultimately be viewed by its users as a fair and representative document that reflected the unique circumstances that define the City of Wildwood, i.e. its land, interests, and

current conditions.

The Citizens Committee for Park Progress developed an Action Plan that contains four (4) points this group believed were essential for the City Council to implement over a total of two (2), five (5) year renewals. The four (4) Action Point areas are as follows:

Programming - Partner with the other providers to create the greatest range of programming opportunities possible for residents, beginning with the Wildwood Family YMCA, the Pond Athletic Association, the Rockwood School District, and the St. Louis Community College.

Facilities - Expand current commitments to development of all types of trail systems (pedestrian, bicycle, equestrian) in the City of Wildwood, which are intended to link all public park spaces and population centers together, along with implementing the recently adopted "Access and Mobility Plan."

Acquisition - Identify and prioritize locations for future park land acquisitions, with the first action to be the acquisition of a parcel of ground, of a size to accommodate a community park, within the central area of the City (proximity to State Route 100 and State Route 109 and environs).

Funding - Implement the necessary steps to promote the presentation of a park sales tax to the voters of Wildwood, no later than the November 2008 General Election, for use in the development of parks facilities and recreation programs, to include staffing, maintenance, and other expenses.

Each of the Action Points contain information relating to how the recommendations were developed, identifies the supporting information used in creating these points, and establishes timeframes for their implementation. In completing this plan, the Committee entertained any and all opinions, comments, and input from all participants to create a community-based planning process that was intended to generate interest by users and support from the community.

The other desire of the Committee was to create a reasonable set of recommendations under the four (4) Action Points that recognized certain controlling parameters that exist relative to specific facilities and programs for this City. The members of the Committee recognized the need to have adequate funding sources in place for current and future facilities and programming, thereby guaranteeing a quality environment for users and neighbors and superior maintenance and upkeep of them over time. The Committee believes that, with the current assets that are identified in the plan and the proposed recommendations, Wildwood's goal of a world-class system of park facilities and recreational opportunities will become reality.

Introduction

Wildwood is a unique community, which benefits from the rolling and hilly woodlands of the Ozark Foothills. The City was founded to provide for development that will preserve the natural environment. The City recognized that parks and recreational facilities are necessary to maintain a healthy and viable community, and that residents need and want such amenities. Therefore, two (2) volunteers from each ward were selected by the Mayor and approved by City Council to form the independent Citizens Committee for Park Progress ("CCPP"). Building a parks and recreation program commensurate with these unique attributes of Wildwood's government and area were the goals of the volunteers that formed the CCPP. With these goals identified and supported, this group

began the formation of the Action Plan with the acknowledgment that Wildwood is a unique community of environments, people, and opportunities and its parks and recreation offerings would be an extension of them.

The CCPP does not believe the City's park improvements and recreation programming should attempt to replicate existing facilities available elsewhere, but provide opportunities that would address gaps or shortfalls, while maximizing current assets, such as the eleven (11) square miles of public space, and also address the defined priorities of the respective wards and their residents, which can reasonably be met. This acknowledgement is based upon a reasonable analysis of future needs and capabilities of Wildwood, since it currently has no property tax to support governmental programs, including recreational types, and facilities.

Key decisions have been discussed by the CCPP to create this Action Plan, which is premised on a number of resources that were collected over the course of an approximately one (1) year timeframe. These resources included a professionally administered, statistically valid survey that was sent to approximately three thousand (3,000), randomly-sampled households in the City (the "survey"); two (2) public input forums held in the community; a Service Providers Open House and letter; comment forms on the City's website; and regularly scheduled meetings of the CCPP, which were open to the public. These resources were intended to provide all who had any interest in parks and recreation activities an opportunity to participate in providing input into the development of the Action Plan. At the end of this process, the CCPP had received input from all of these resources, along with responses that followed accepted guidelines in terms of design, administration, and analysis to create a ninety-five (95) percent confidence level in its results for the entire population of the City of Wildwood (survey instrument, Executive Summary, Survey Analysis, and Market Segmentation Sections are contained in this plan's appendices).

Furthermore, the CCPP also challenged all participants not to limit themselves to previously accepted patterns of park development and recreational programming and disregard conventional wisdom on funding, financing, and partnerships, so as to explore all avenues that may be available to the City to create a diverse, safe, and acceptable set of facilities, amenities, and programs for residents and non-residents of Wildwood. To address these challenges, the CCPP met with experts in the fields of open space, partnering, facility development and management, and finance to better understand current trends in the development and implementation of park facilities and recreation programming, along with future changes that might influence the Action Plan in the next five (5) to ten (10) years. These experts, along with the aforementioned resources, allowed the CCPP to have a thorough understanding of the opportunities and challenges facing the City of Wildwood in providing for greater facilities and programs for residents and visitors to the community. Therefore, this Action Plan reflects the respective input, experience, and projections of the community of experts and participants, including residents of the City of Wildwood, for the purposes of creating a world-class system of facilities and programs for the defined and targeted populations.

Opportunities for Residents

In creating this Action Plan, the CCPP would note the City of Wildwood is not without many of the components of creating this world-class system of park facilities and recreation programs already. This situation allows the City a level of flexibility and creativity in finding new opportunities to address the desires of residents for facilities and programs. In considering the components that currently exist in the City, the CCPP identified the following assets:

1. Over eleven (11) square miles of publicly-held open space, which includes Babler State Park (2,441 acres); Rockwoods Reservation (1,881 acres); Rockwoods Range (1,388 acres); and Greensfelder County Park (1,583 acres). Additionally, the State of Missouri and St. Louis County have other facilities in the City, including Packwood Park (undeveloped) and Howell Island (Missouri Department of Conservation Area).
2. Two (2), neighborhood-sized City parks, which includes Anniversary Park (Clayton and Strecker Roads) and Old Pond School Park (Manchester Road).
3. Al Foster Memorial Trail and Trailhead, including over twenty (20) acres of additional land in the Glencoe Area of the City.
4. Additional land area banked in the areas of Strecker Road and Clayton Road (Woodcliff Heights Park Property), Chesterfield Valley (Kohn Memorial Park), and Bridge Park (north entry of pedestrian bridge across State Route 100).
5. Future park properties in Wildwood Square Commercial Area, near planned Farmers Market Facility, and Homestead Estates Subdivision.
6. Over ten (10) miles of multiple use trails in Town Center Area and environs, including the pedestrian bridge.
7. Wildwood Family YMCA facility located on State Route 109 in the City's Town Center Area.
8. Over eight (8) Rockwood School District sites, which include athletic fields, swimming pools, outdoor running tracks, and many other amenities.
9. St. Louis Community College's Wildwood Campus, with public space and meeting rooms.
10. Over sixty (60) current recreational programs offered by the City of Wildwood to residents and non-residents alike, highlighted by the annual Wildwood Celebration.
11. Over seventeen (17) places of worship offering recreational programming and facilities for Wildwood residents.
12. Monarch-Chesterfield Levee and planned trail system.
13. St. Louis Southwestern Railroad right-of-way, providing an opportunity for future trail system between Labadie, Missouri and Creve Coeur County Park.
14. Meramec and Missouri Rivers and related floodplain.
15. Hidden Valley Golf and Ski Resort on Alt Road within the City of Wildwood.
16. Rock Hollow Trail and Park Property (Great Rivers Greenway and St. Louis County) – also known as Zombie Road.
17. Over one hundred fifty (150) centerline miles of public rights-of-way for multi-modal use.
18. Wabash-Frisco and Pacific Mini-Gauge Railroad Facility in the Glencoe Area.
19. Pond Athletic Association and its lighted playing fields.
20. Camp Wyman

All of these facilities have amenities located within them as well. These amenities range from swimming pools to equestrian trails and related facilities. With these existing amenities already located in the City of Wildwood, residents and non-residents already have a comprehensive array of facilities and programs available to them for use and enjoyment. Building on these facilities, programs, and amenities is a major goal of the CCPP and allows for unique opportunities for partnering and providing other facilities and programs not readily or currently available in the City or local region.

Not identified in this list of opportunities are surrounding cities, which also have excellent systems of parks and recreation facilities and programs. Many of these facilities are located within close proximity of the City of Wildwood and a short drive from residents' homes and nearby businesses. Many of the City's residents already take advantage of these facilities, particularly the major

swimming pool complexes, and related programs. Other cities graciously provide excellent opportunities to Wildwood residents.

Regionally, the City is also fortunate to be located in a metropolitan area that is rich in recreational opportunities, as well. The St. Louis Metropolitan Region has an extensive system of public park holdings, which range from areas like Forest Park to the Katy Trail. The region also provides a diverse and comprehensive offering of recreational programs and opportunities for all age groups, while also being nationally recognized for its high school and college sport programs, club programs, and age appropriate programs for seniors. Along with these facilities and programs, the St. Louis Metropolitan Region has three (3) of the larger river systems in the United States within it, i.e. Mississippi River, Missouri River, and the Meramec River. These river systems provide ample boating, fishing, and wildlife viewing opportunities unrivaled elsewhere in the country. The CCPP believes the local and regional opportunities provide an exceptional foundation for the future of Wildwood's expanded system of parks and recreation facilities and programs.

Challenges for the Future

The CCPP also chose to define the challenges that exist for Wildwood and the impacts they may create in implementing this Action Plan. These challenges do not necessarily present impediments to the implementation of this Action Plan, but are addressed or recognized, since their influence was considered significant enough to justify their identification. These challenges were discussed and collectively identified for the purposes of this plan and include the following:

1. The reluctance of voters to endorse certain types of taxes to support parks and recreation efforts in the City of Wildwood.
2. The diversity of the population failing to gain consensus on certain issues relating to facilities and programs and losing opportunities for development and growth.
3. The competition for available sites with private developers and institutional users.
4. The lack of cooperation between other governmental units and service providers on exploring and establishing partnering opportunities for Wildwood residents.
5. The conflict of providing facilities for convenience sake, when other providers offer them within a short commute of Wildwood.
6. The nature of competitive grants and the challenges presented by these processes, particularly in terms of timing.

As reflected in the survey conducted in March 2007 through April 2007, the residents of Wildwood have a strong support for park and recreation opportunities in the City, but show a reluctance to support them by any other means than grants and fees to users. Along with this major consideration, the residents have also indicated in this survey, and by other available forums, that certain facilities are preferred, but often are the most costly to construct, operate, and maintain. These challenges and the others listed above were discussed at length by the CCPP and addressed in the Action Points outlined below. In addressing these challenges, the CCPP also believed, if duly recognized, they could be changed into positive attributes and further the City's desire to host a world-class park system.

Timelines for Implementation and Use

In the course of creating this Action Plan, the CCPP worked to ensure its Action Points could be achievable in a reasonable timeframe. The first step in this effort was to recognize the need to review and update the Action Plan on a five (5) year basis to gauge successes and failures in implementing and completing the Action Points. In considering this five (5) year review cycle, the

CCPP believed it was a long enough timeframe to allow progress to be made on the plan's relative Action Points. This timeframe is still short enough to integrate new ideas and trends into them; alter direction on items or considerations associated with them, particularly if these items are not realizing success or lack support among residents or elected officials; gauge successes and build upon the key ingredients associated with them; and create interest in the Action Plan by keeping it a part of the City's active planning programs. With a five (5) year review window, the CCPP remains assured that Action Points will be addressed appropriately for the future in terms of implementation and application.

Another major point in this effort was to establish reasonable expectations and timelines for implementation of the plan's Action Points, based upon available resources. The CCPP's determination was that each of these recommendations should be analyzed and categorized based upon immediate, intermediate, and long-term priorities. The members of CCPP believed this hierarchy would allow for the development of a two (2) tiered approach to acquiring property for future facilities, building new venues for all ages, and creating recreational programs over the next five (5) and ten (10) year periods of time. This two (2) tiered approach also offered the CCPP a manner to address one (1) of the major challenges it faced, which was creating a financing plan that anticipates current levels of revenues and resources, with no change. The plan also addresses the situation if new types are established, and a program for implementation, if these sources are created for use within the community. The CCPP took this approach, given the results of the survey of households in Wildwood, which indicated some supported new taxes for the purposes of parks and recreation efforts. Therefore, under each Action Point, the implementation strategy is based upon current funding sources, if no new funding options are created for parks and recreation efforts and, another, if new avenues of revenues are established. Each implementation strategy in the respective tier of an Action Point is then identified from a standpoint of immediate, intermediate, or long-term timeframe¹.

Much of the CCPP's work was premised on understanding the relationship of availability of funding to the extent of facilities, programs, operations, and maintenance that could be expected. The survey indicated a significant level of support for park facilities and recreational programs, but funded through grants, gifts, fees, and other charges, with limited interest for future tax increases, particularly on real property. Regardless of the sources, the CCPP remained committed to providing a park and recreation system that would meet the desires of residents, while acknowledging that partnering with other providers and not replicating existing facilities and programs could not meet all of Wildwood's needs in terms of park facilities and recreation programs.

¹ Immediate timeframe = Years 1 to 2; Intermediate timeframe = Years 3 to 5; and Long-Term timeframe = Years 6 to 10.

Concurrence and Overall Direction

The CCPP worked to create an Action Plan that accounted for all of the respective input it had received from a number of sources and a deliberative process of discussion at its meetings. All of the Action Points that are included in the Action Plan reflect a consensus on the item by the members of the CCPP. If an Action Point is included in the plan, the CCPP believed it met a high level of support in the community and would address a missing component of facility, program, or service sought by the residents of Wildwood. Collectively, the Action Plan was created through a process of study, discussion, and acceptance among the sixteen (16) volunteers representing each of the City's eight (8) wards (two (2) from each ward appointed by the Mayor and approved by the City Council).

The CCPP submitted this Action Plan to the City Council for consideration and action, with the expectation that each of the Action Points, whether accomplished under current requirements of funding or through a future source, as well as in an established timeframe, would be equally supported by elected officials. The CCPP developed this expectation from the knowledge that parks and recreation opportunities are expected by Wildwood residents and they are an integral part of building a community that is diverse in its interests and fun for all. Overall, the outcome of this planning process was the development of a document that offers a mix of facilities, activities, and opportunities, based upon the input of the community. A key issue in the development of Action Points is the assumption that the principles of the incorporation of Wildwood would be exercised by the City officials and staff in implementing them, so as to provide the greatest number of resources at the least cost.

Action Plan Components

Action Point Number #1 - Recreational Programs and Target Populations

Goal: To offer a broad range of programs to all residents of Wildwood that may be added or eliminated, as new interests are defined among targeted populations over time.

Recommendations: Partner with the other providers to create the greatest range of programming opportunities possible for residents, beginning with the Wildwood Family YMCA, the Pond Athletic Association, the Rockwood School District, and the St. Louis Community College; Establish, as part of these partnerships, opportunities for residents to obtain these services and programs from these other providers at reduced or subsidized levels by creating financial agreements with said entities; Increase programming emphasizing fitness and wellness for children, teens, and families (as funding is provided), which would include fitness walking, aquatics, hiking, biking, and equestrian rides; Construct facilities that are commensurate and appropriate for the programming efforts that are in place and planned for the future by the City of Wildwood; Create new recreation programs that foster opportunities for community gatherings and encourage a sense of place for residents, old and new; and Promote new recreation programs that provide opportunities that are not currently available within the City and surrounding area, so as to complement, not compete, with other providers.

Timeline Tier Level(s): Current

Priority: Immediate Term

Support Information: The Parks and Recreation Survey indicated that over seventy (70) percent of respondents supported providing programs for six (6) to twelve (12) year olds, teenagers, and families (in order of priority). Additionally, the overwhelming majority of these same respondents supported creating programs for residents first and others after. Along with these two (2) considerations, the households that were surveyed felt that a broad diversity of programs providing experience levels from beginners to advanced, versus just introductory, should be the focus of the City in this regard. Public input forum participants expressed strong support for the programs that are currently provided by the City of Wildwood, but noted lack of equestrian activities at this time.

Supplemental Factors:

⇒ Residents (primary service group)

1. With limited resources at this time, the City should focus on a qualitative versus quantitative approach in current programming efforts.
2. Current programs continue to grow and receive positive feedback from participants.
3. Other opportunities to provide more and broader recreation program offerings should always be explored through a systematic review, on a yearly basis, similar to the Capital Improvement Program of the City of Wildwood.

⇒ Younger age groups and families

1. Demographic characteristics indicate a high percentage of households within the City have children.
2. These populations will need a diversity of programs to meet their anticipated needs.

⇒ Partnerships

1. Partnerships extend through all aspects of the City's programming efforts in its recreation activities.
2. Establish partnerships with service providers already located in the City, such as the Rockwood School District, the Pond Athletic Association, the Wildwood Family YMCA, the Missouri Department of Conservation, and the Missouri Department of Natural Resources, and others.
3. Other service providers have expressed interest in partnering with the City of Wildwood in this area.

Assumptions:

1. The allowance for growth in programs will primarily be based upon availability of funding to support them.
2. The current programs should be continued and improved, based upon year-end evaluations in terms of attendance and related feedback from participants.
3. Engaging residents in enjoyable, safe programs builds support for parks and recreation facilities and activities within the community.
4. The provision of recreation programs provides a medium to grow community spirit and recognition of Wildwood.

Action Point Number #2 – Type and Extent of Facilities

Goal: To provide a range of facilities at locations throughout the City that offer ample space for recreational buildings, and programs, while creating passive areas as well, particularly in environmentally sensitive portions of the publicly-owned properties.

Recommendations: Expand current commitments to the development of all types of trail systems (pedestrian, bicycle, equestrian) in the City of Wildwood, which should eventually link all public park spaces and population centers together, and follow the recommendations of the recently adopted "Access and Mobility Plan;" Develop a Facilities Plan that is coordinated with the acquisition policies and actions of the City; Provide facilities that are accessible, adaptable, and flexible, so as to maximize their use regardless of the season of the year, such as, but not limited to, playgrounds, trails (all types), picnic areas, outdoor ball fields/soccer fields, outdoor/indoor swimming pools, tennis courts, equestrian facilities, fishing lake, and barbeque pits; Actively explore a partnership with the Wildwood Family YMCA in their planned expansion of their current facility; Establish a minimum of three (3), new neighborhood-sized parks in the City of Wildwood within the next five (5) years, with their locations based upon projected population densities; Require the provision of playgrounds, pavilions, and barbeque pits in all public space areas located within new residential subdivisions, as well as in all planned City facilities; Create a plan and working committee of interested parties to develop a major outdoor swimming pool/water park facility within the next ten (10) years in the City of Wildwood through a partnership with the Wildwood Family YMCA, the Rockwood School District, and the St. Louis Community College; and set aside a proportion of future park properties for passive activities and limited use, particularly on land areas where topography or other physical characteristics are environmentally sensitive.

Timeline Tier Level(s): Future

Priority: Intermediate to Long Term

Support Information: The Parks and Recreation Survey indicated a broad range of interests in the City of Wildwood, with a very active population in terms of their use of current facilities, both here in this community and the surrounding area. The Service Providers' Open House, as well as comments from these other entities, indicates a willingness on the part of them to partner with the City of Wildwood in a number of different venues, facilities, and improvements. At the two (2) public forums held by the CCPP, the majority of participants spoke in favor of equestrian trails and facilities, along with multiple-use trails and an outdoor swimming pool. Comments received from other sources, such as the City's website, indicate certain respondents prefer facilities that are not currently readily available, such as dog and skate parks, golf courses, river access points, ice rinks, and community event rooms.

Supplemental Factors:

⇒ Park Types

1. The respondents to the survey noted the need for a large, community-sized park for the City of Wildwood.
2. Input received from the community indicated a desire for additional neighborhood and pocket type parks for the future, in close proximity to their neighborhoods.

⇒ Passive and active types

1. The diversity of environments on properties in Wildwood will almost always dictate a portion of any property will have a mix of favorable and unfavorable topography and other physical features.
2. The development of a single, larger park property should accommodate the type of facilities identified by the CCPP for inclusion, while preserving an ample area for passive purposes (described by respondents of the survey as "essential to very important").
3. The respondents of the survey noted that "acquiring additional greenways, open space, and parks should be prioritized over developing recreation centers for indoor activities."

⇒ Playgrounds

1. The provision of playgrounds garnered the highest level of support in the survey (69% viewed it as "essential to very important").
2. The location of neighborhood parks appear to be best suited in higher density areas of the City, where the population is the greatest and the largest number of residents can be served.
3. The application of the City's new Public Space Requirements of the Zoning Ordinance will continue to provide an appropriate vehicle to obtain these types of facilities in new residential and mixed use projects.

⇒ Pavilions/Barbeque Pits

1. The success of Anniversary Park and the Old Pond School are indicative of the need that has been identified in the community, as a function of the survey.

⇒ Athletic fields

1. Over fifty (50%) percent of respondents to the Parks and Recreation Survey identified outdoor ballfields as "essential or very important."
2. Approximately forty (40%) percent of respondents to the Parks and Recreation Survey identified outdoor soccer fields as "very important."
3. The Pond Athletic Association, Babler State Park, the Rockwood School District, and the Wildwood Family YMCA (at LaSalle Institute) provide a limited number of these types of fields in the City of Wildwood.
4. The City often has received comments from residents about the need for athletic fields for many years.

⇒ Trails

1. The level of support for additional trails was high by respondents to the Parks and Recreation Survey at approximately fifty-six (56%) percent.
2. The most popular activity identified in the survey of households in the City is using trails (73%).
3. The City of Wildwood has over ten (10) miles of multiple-use trails, with many more miles located in the four (4), major public holdings in this community (Babler State Park, Rockwoods Reservation, Rockwoods Range, and Greensfelder County Park).

⇒ Other facilities

1. The survey of households indicated that three (3) in ten (10) residents felt a multiple use recreation or community center was “essential.”
2. The information provided by invited speakers and members of the CCPP indicated larger facilities seldom operate without subsidies from general revenue funds of the cities that have constructed them.
3. Those households that responded to the Parks and Recreation Survey identified skate parks (16%), dog parks (just over 25%), boat launches (20%), equestrian trails (10%), and an equestrian facility (9%) were given the lowest importance ratings of all facilities identified (over sixteen (16) were listed in the survey).

Assumptions:

1. The development of facilities will require the greatest amount of expenditures, immediate and long-term, for construction, operation, and maintenance than all other costs associated with its parks and recreation efforts. Therefore, a revenue source must be in place not only to address capital improvements, but the on-going operation and maintenance of these facilities, buildings, and structures.
2. The availability of other facilities within Wildwood, and surrounding cities, offers opportunities for an immediate impact to residents, if specific arrangements can be developed with other providers on use accommodations by City officials. However, when partnering with other providers, the missions of the different entities can sometimes compete or cause problems and should be considered in the development of these relationships.
3. The inclination of the CCPP members was to provide parks and park amenities first, with facilities to follow thereafter. The overarching desire of the CCPP members was to provide a facility large enough to allow for flexibility and adaptability in its use.
4. The City of Wildwood has an aging population that favors certain facilities over others.

Action Point Number #3 – Acquisition Policies and Programs

Goal: To provide land area for future park properties to support facilities and programs.

Recommendations: Identify and prioritize locations for future park land acquisitions, with the first action to be the acquisition of a parcel of ground, of a size to accommodate a community park, within the central area of the City (proximity to State Route 100 and State Route 109 and environs) or the acceptance of land-banked property from another governmental entity, i.e. St. Louis County’s Packwood Park; Set aside revenues in each fiscal year, as part of the capital improvements budget, to expand current efforts in terms of its property acquisition programs, particularly in the Glencoe Area of Wildwood; Partner with the Open Space Council of Greater St. Louis to pursue landbanking of environmentally sensitive sites for passive recreational areas; Continue the application of the Public Space Requirements of the City’s Zoning Ordinance; and Pursue gifts and donations from landowners in the City by offering tax benefits, naming opportunities, life estates, conservation easements, or other incentives for their consideration.

Timeline Tier Level(s): Current and Future

Priority: Immediate, Intermediate, and Long Term

Support Information: Survey results indicated residents want acquisition of properties that are substantial in size, as well as others for the creation of more neighborhood sized park areas (one (1) to five (5) acres); larger park properties should be diverse in character to provide active and passive spaces; and participants at the two (2) public forums wanted immediate action.

Supplemental Factors:

⇒ Location(s) in Town Center, a Central Site, and/or Elsewhere in Wildwood

1. The development of a single central site along the State Route 100 corridor, near its intersection of State Route 109.
2. The development of several, neighborhood park sites, particularly in the area of major subdivision developments in the vicinities of Manchester Road, Clayton Road, and Valley Road.

⇒ Affordability

1. The cost per acre/square foot for land area must balance against accessibility, physical features, availability, and adaptability for future use category, i.e. mini-park, neighborhood, and/or community.

⇒ Types of Facilities and Programs (dictate size requirements)

1. The respondents to the survey indicated general support for the following facilities: trails, all types; playgrounds, including pavilions, picnic tables, and barbecue pits; outdoor swimming pool and water park; athletic fields; and a recreational complex.

Assumptions:

1. The cost of land in the City of Wildwood continues to increase and dictates the need for the City to act promptly on property acquisitions.
2. The City of Wildwood does have land area of all sizes that is currently available for any of its future acquisition efforts.
3. The investment of the City into property can only be viewed as positive from all perspectives.

Action Point Number #4 – Funding Sources and Application Policies

Goal: To develop and maintain funding sources, along with programs for grants, gifts, and donations, to meet the recreational and fitness needs of residents through a system of park facilities and recreation programs.

Recommendations: Implement the necessary steps to promote the presentation of a park sales tax² to the voters of Wildwood, no later than the November 2008 General Election, for use in the development of parks facilities and recreation programs, along with staffing, maintenance, and other expenses; Continue to fund current programs and efforts through a combination of the general revenue and capital improvement budgets of the City; Establish a line item in the Department of Planning and Parks budget for advertisement and promotion of opportunities to participate in a gifts/donations program for public lands; Accept gifts and donations from all sources for non-acquisition types of efforts, along with creating programs to administer such activities, including defining incentives to encourage them; Provide programs for landbanking, conservation easements, life trusts, and others as a means to acquire property in a collaborative atmosphere with their respective owners; Plan and establish reliable revenue sources, including user fees, for the funding of operational and maintenance costs associated with recreation programs and related facilities; and Pursue all grants that are available from the myriad of resources at all levels, including local, State, and federal.

Timeline Tier Level(s): Current

Priority: Immediate term

Support Information: The Parks and Recreation Survey indicated limited to just over a majority of

support for new taxes of any kind. The Service Providers' Open House, as well as comments from these other entities, suggests that partnering and sharing of facilities may be the most advantageous manner to address major facilities in the future. At the two (2) public forums held by the CCPP, the majority of participants spoke in favor of parks and stormwater tax, and against any type of property tax. Comments received from other sources, such as the City's website, indicate residents support parks and recreation efforts, more so than other governmental buildings or similar capital outlays.

Supplemental Factors:

⇒ Grants, gifts, and donations

1. The City of Wildwood has received millions of dollars in grants for its current system of multiple-use trails and parks from a variety of sources.
2. The locations of Anniversary Park and Old Pond School were gifts to the City by their respective owners.
3. The existence of Great Rivers Greenway and the Municipal Park Grant Commission offer ample opportunities to continue to construct a world-class trail system in the City of Wildwood.

⇒ General revenue funds

1. The City currently budgets approximately \$260,000 for its parks and recreation efforts. This amount is approximately 3.4% of the overall General Fund for Fiscal Year 2007.
2. This amount of money for Fiscal Year 2007 is the greatest, since the incorporation of the City.
3. The respondents to the survey indicated that nearly two-thirds of them were in favor of using the City's general revenue funds, despite potential reductions in funding for other services.

⇒ Parks and stormwater sales tax

1. The anticipated revenue from this source for the City of Wildwood was estimated at approximately \$750,000 [based upon 2007 revenues] and does require the action of registered voters via an election (simple majority required for passage).
2. This tax is authorized by State Statute and utilized by a number of communities in the area, including the Cities of Ballwin, Chesterfield, and Ellisville.
3. The parks and stormwater sales tax is dedicated to these activities only and can be used to leverage greater borrowing in the future.

⇒ Other sources, i.e. bond issue for land purchase and major facilities

1. The use of bonds for construction of major facilities has been used by many communities over the years, but requires voter approval.
2. The City of Wildwood has an excellent credit rating and low bond encumbrance, which would allow it to use this method of financing.
3. The market for municipal bonds is generally good.
4. The available resources to fund acquisition and the construction of facilities are diverse, but the costs associated with these activities continue to rise.

Assumptions:

1. The use of grants and gifts to further the parks and recreation efforts of the City must always be an integral part of any planning effort.
2. The CCPP recognized the difficulty of seeking support for a property tax increase for the purpose of expanding its park facilities and programming offerings.
3. The amount of user fees will not cover the operation and maintenance of larger park properties or facilities.
4. The design of any future comprehensive program for park facilities and lands must take into account their immediate and long-term maintenance and operation.

2. This sales tax, if approved, should be structured to be solely dedicated to parks funding and contain no sunset clause, thereby ensuring monies for on-going maintenance of properties and related improvements.

Implementation and Plan Updates

The CCPP has spent approximately one (1) year reviewing the data relating to the City of Wildwood, the surrounding area, St. Louis County, and the St. Louis Metropolitan Region to understand park and recreation trends, facilities, programs, and efforts currently underway or planned for the future. In addition to this data collection effort, the CCPP held public forums with the residents and other park and recreation providers, which also involved conducting a City-wide survey of households, to better understand what opportunities exist and what residents want now and in the future. Furthermore, the CCPP held numerous meetings to understand how best to serve Wildwood, while maintaining the key tenants of its Master Plan, Parks and Recreation Plan, and Access and Mobility Plan. All told, the group of volunteers serving on this CCPP undertook a painstaking effort to define all the options, issues, and opportunities for the City of Wildwood, as it embarks on upgrades and expansions of its parks and recreation offerings over the next five (5) to ten (10) years.

As a result of this effort, the CCPP created this Action Plan, which is reflective of the collective thinking of this group. The members of the CCPP believed the best approach to achieving success in implementing the recommendations of the Action Points were to categorize them first as "current and future" endeavors and then establish within these broad timelines priorities therein, specifically, immediate, intermediate, and long-term types. Therefore, if an Action Point is identified as "Immediate/Short," the CCPP believed this item should be acted upon by the City Council and Department of Planning and Parks staff as quickly as possible and be the focus of its efforts now, and until completed or implemented. Those Action Points, with ranges of times and priorities, would then follow. This prioritization was done with the intent to assist the City Council in its efforts, but certainly not to challenge its authority in this regard. The CCPP believes this type of prioritization was part of the charge given to its members when the City Council formed it in June 2006. **However, in no case, did the CCPP specifically bind the City Council to appropriate funds beyond its advisory authority.**

The implementation of this Action Plan should begin immediately, once adopted by the City Council. The CCPP designed this document to provide direction for an immediate five (5) year time window, while also creating a ten (10) year sunset. At the end of five (5) years, it is the opinion of the CCPP members that all of the "Intermediate/Short-term" priorities should be completed, with Future/Medium and Long-Term priorities begun, with an anticipated completion sometime thereafter. Although with regards to some recommendations within the four (4) Action Points, these timelines are aggressive, the CCPP believed it was best to encourage action rather than delay.

Additionally, the CCPP has made recommendations regarding updates and reviews of this plan, both annually and at the end of the first five (5) year period of time. The CCPP believes it is critical to the success of this document to have these regular reports to the City Council on the status of the Action Points and their recommendations, thereby allowing unexpected circumstances to be addressed, current programs improved, and new trends incorporated into them as well. At the first five (5) year anniversary, the CCPP fully expects, like at each of the annual reports to City Council by Department of Planning and Parks staff, certain recommendations will be enacted or implemented, and others underway, while all planned for the future. The five (5) year update will also allow for a thorough review of the Action Points and any major alterations to be made. Keeping the Action Plan germane, fresh, and a part of the community's collective memory, is the stated desire of the members of this CCPP.

Summary and Conclusions

The members of this CCPP were asked by the City Council at the start of this process to provide to it a plan for the expansion, improvement, and sustainability of a parks and recreation effort that meets the residents' needs in almost all ways. Recognizing the unique nature of the City of Wildwood, from its founding to the manner in which it provides services, the CCPP recognized this Action Plan would not create a typical parks and recreation profile in terms of the types of facilities, parks, and programs that would be offered. Respective of Wildwood's natural beauty, environmentally sensitive lands, small staff, and privatization goals, the CCPP relied heavily on resident input in making its recommendations and chose those considerations best suited to the aforementioned characteristics of this City. Similarly, the CCPP believed that partnering opportunities with a host of other governments, private, not-for-profit organizations, and other service providers was the best, and quickest, way to meet current and future residents' needs.

In considering the components of the four (4) Action Points of this plan, and the numerous recommendations contained in each, the CCPP did reach a consensus on this document, as well as what it believed should be the City of Wildwood's first steps in its implementation. In creating these first steps, the CCPP again referenced the survey results from the randomly-sampled households in the City, the input from the public forums, and Service Provider's Open House, along with comments provided throughout the process, to draw these final conclusions. Accordingly, the CCPP supports the following priority steps:

Programming - Partner with the other providers to create the greatest range of programming opportunities possible for residents, beginning with the Wildwood Family YMCA, the Pond Athletic Association, the Rockwood School District, and the St. Louis Community College.

Facilities - Expand current commitments to development of all types of trail systems (pedestrian, bicycle, equestrian) in the City of Wildwood, which are intended to link all public park spaces and population centers together, along with implementing the recently adopted "Access and Mobility Plan."

Acquisition - Identify and prioritize locations for future park land acquisitions, with the first action to be the acquisition of a parcel of ground, of a size to accommodate a community park, within the central area of the City (proximity to State Route 100 and State Route 109 and environs).

Funding - Implement the necessary steps to promote the presentation of a park sales tax to the voters of Wildwood, no later than the November 2008 General Election, for use in the development of parks facilities and recreation programs, along with staffing, maintenance, and other expenses.

The CCPP believes these components of the Action Points are where the City of Wildwood needs to begin its new efforts in providing parks and recreation opportunities commensurate with all of its other current services in this community.

The CCPP would like to thank the City Council, and its members, for the opportunity to provide this Action Plan to it for consideration, and the latitude given to it in completing this task. The members appreciated the flexibility they were allowed in creating this plan, the Action Points, and recommendations associated therein by the City Council. No preconceived notions or requirements

were placed upon the CCPP by the City Council, nor was influence exerted in this process to add, subtract, or otherwise alter the plan's outcome. To the members of this CCPP, the City Council's desire for their opinions, shown by allowing this freedom in developing this plan, was greatly appreciated and recognized. With the conclusion of this planning effort, the CCPP believes the City, and its leaders, are now in a position to create a world-class park and recreation system in Wildwood by utilizing existing park lands and facilities, partnering with other providers, and building/adding new lands, facilities, and programs attune to the unique character of the City and this area of west St. Louis County.

APPENDIX IV

Town Center Plan (2013)

The Town Center Plan will establish a long-term development philosophy that promotes the establishment of mixed-use communities consistent with the concepts of "Town Center Planning." Incumbent to the selection of the "Town Center Planning" concepts for use in the City's proposed Town Center was the belief that current suburban development practices predominant in the region and elsewhere were not appropriate for this new community. These existing practices favor the strict segregation of land uses, which assumes all travel to and from destinations will be accomplished by the automobile. Therefore, all design criteria for their development reflects an insensitivity toward the pedestrian and other modes of transportation and creates a streetscape that is less than pleasing to the eye. Accordingly, the City of Wildwood has attempted to redress this conventional wisdom by employing a different set of criteria for future development in the Town Center.

In applying the concepts of "Town Center Planning," several principle tenets were formulated to guide development. These tenets include the following:

1. Neighborhood Design - all neighborhoods should be pedestrian-friendly, with the use of multiple access points for vehicles. The use of cul-de-sacs should be discouraged.
 - ◆ Parking should be located to the side or rear of buildings. On-street parking is encouraged in these areas as well.
 - ◆ Building locations should be as close to the right-of-way as possible and at a scale and size consistent with the concepts of "Town Center Planning."

Variations to these building requirements along State Route 100 and State Route 109 may be considered on a case-by-case basis by the Planning and Zoning Commission.

2. Green Space - all neighborhoods should have abundant public/open space and it should be incorporated into all designs. Development designs permitted by the Town Center densities will require a greater need for public/open space. The dedication of areas for use as public/open space must be incorporated as focal points in the overall development scheme of each individual project, which is part of the larger neighborhood fabric. Additionally, these areas shall be capable of providing a varied use in terms of active recreational opportunities, and not all be property significantly restricted by environmental features.

Existing vegetation shall be preserved whenever possible. Credits for preserving existing vegetation shall be given to developers to offset City imposed requirements from the Tree

Manual.

Developments adjoining State Route 100 and State Route 109 shall comply with the City's stated intent to plant and improve these corridors into greenscape areas which are consistent with the concept put forth by the community in its grant application to the Missouri Department of Transportation.

Dedication of land or impact fees may be required for the purchase of off-site properties.

3. Architecture - all neighborhoods should adhere to the specific architectural guidelines of the Town Center Plan in terms of signage, lighting, fencing, and building styles and designs. Lighting design shall reflect the nature of use in the area and promote visibility in commercial areas and safety in residential locations, reduce night glow, and spillage of light onto adjacent properties.
4. Land Use - all activities allowed by the Town Center zoning designations should be compatible with the existing land use pattern on adjoining properties. Certain uses are permitted by right within each of the respective land use designations proposed as part of the Town Center Plan. Other more intensive uses which require special consideration and review will only be authorized as part of a Conditional Use Permit. These uses which require a permit include certain commercial uses with large building footprints, drive-through facilities in conjunction with any authorized commercial use, and other higher intensity or problematic use characteristics. Intense commercial uses should be limited to a small number of districts located toward the perimeter of the Town Center (Manchester Road, State Route 100, State Route 109, and Taylor Road), while other business activities should be fully cohesive with the remaining land uses to form a traditional Town Center.

Incumbent to creating this traditional Town Center, a true mix of uses must be provided by limiting a percentage of housing types and commercial uses allowed in any one given area. Therefore, all properties will either be designated Commercial, Workplace, Neighborhood Center, Neighborhood General, Neighborhood Edge, Public/Open Space or Cultural/Institutional. Regardless of designation, existing neighborhoods should be preserved. The attached Land Use Designation Parcel Map (Attachment Three) shall establish permitted uses for all properties within The Town Center.

5. Streets and Sidewalks - all public improvements shall comply with the Town Center specifications in their construction.

Street trees, lighting, furniture, and other items shall adhere to the Streetscape Design Standards of the City. The layout of streets will adhere to a grid pattern, but not necessarily rectangular in shape. The existing network of streets, including Taylor Road, will form the basis of the future layout of all new roadways. New streets shall be linked to this existing network.

Curb cuts shall be minimized along the main thoroughfares, such as Taylor Road, as well as State Routes 100 and 109, wherever possible, by promoting shared access between properties or the use of lanes serving the rear of properties.

Traffic Generation Impact fees may be imposed to address the impact of any new development in the Town Center.

6. Infrastructure - all storm water management improvements shall comply with the Town Center specifications in their construction.

Regional facilities are preferred over individual site improvements. In-stream detention will only be considered when regional benefits to the storm water collection and management system clearly outweigh the impact to the natural environment of that location. The system of natural streams and creeks shall be preserved, whenever possible. Setbacks from these features will be reviewed on a case-by-case basis relative to the goals of regional detention/retention. Impact fees may be imposed as a part of any development in the Town Center to address off-site impacts to fund construction of regional detention.

The installation of new or the improvement of old utility systems and lines shall be placed underground in conduits within City-owned rights-of-way.

The development of public sewer systems to serve growth in the Town Center area are encouraged and preferred within the Metropolitan St. Louis Sewer District's boundary.

7. Historic District - all developments located within the Historic District shall be consistent with the overall period of architecture chosen for this area. The reuse and restoration of historic structures and buildings is encouraged.

Town Center Regulations

With the adoption of the Town Center Plan Boundary Map, Neighborhood Design Standards and Architectural Guidelines, Street Network Map, and Land Use Designation Map, any new zoning of parcels of land after this action and any development within the Town Center shall comply with this Town Center Plan. The Town Center District Zoning Ordinance is anticipated to formalize many of these policies into detailed regulations. In those instances where regulations may not be appropriate for adoption as part of the Zoning Code, such as design specifications for streets, utilities, and other public improvements, they will be incorporated into the appropriate manual for use.

The policies in the Town Center Plan are intended to cover all aspects of the development of properties within the Town Center Boundary and create the appropriate setting to achieve the stated goals of this plan and promote and apply the principles of "Town Center Planning" in this area, while protecting the community from previous land use policies established in this City by the former jurisdiction.

• The Historic District shall permit zoning under the Historic Neighborhood Center, Historic Neighborhood Edge, Cultural/Institutional, and Open Space categories.

Boundaries of the Town Center

The boundaries of the area within the City of Wildwood designated as The Town Center and subject to Town Center Zoning and Regulations shall be the area and parcels of ground designated on the Town Center Boundary Map.

Neighborhood Design Standards and Architectural Guidelines

The Town Center the Neighborhood Design Standards and the Architectural Guidelines are adopted in principle by the Town Center Plan. These standards and guidelines will be formalized with the passage of the Town Center Zoning Ordinance. These standards and guidelines will address all aspects of development within the Town Center Boundaries, but modifications consistent with the Town Center Plan principles will be considered on a case-by-case basis relative to the site's size, location, physical characteristics, surrounding land use pattern, and access, infrastructure, and utility options. Individual merit of the request will only be considered.

Land Use Activities within the Identified Categories

The following categories are hereby established for the area of the City designated as the Town Center, with corresponding permitted land use activities identified for each as well. These categories and activities are applicable only to properties within the Town Center Boundaries. Lot sizes, widths, and depths and other similar criteria shall be as established in the Neighborhood Design Standards of the Town Center Plan.

Town Center Categories Land Use Activities

Downtown *****

(Downtown District allows a larger building footprint for certain uses)

Commercial Land Use Activities

- Animal Hospitals & Veterinary Clinics*
- Art or Photo Studios or Galleries*
- Bakeries*
- Barber & Beauty Shops*
- Cleaning, Pick-up Stations*
- Coffee Shops*
- Department or Discount Stores*
- Filling Stations for Automobiles*
- Financial Institutions w/ Drive-thru Facilities*
- Flower or Plant Stores*
- Hotels*

* Certain activities have been determined to be appropriate only under a set of specific and special conditions which are needed because of the type of use, the location of the use, the characteristics of the use, and the development pattern around the use dictate a greater need of control. These activities shall be permitted only by Conditional Use Permit (including planned zoning expressly authorizing the activity) for their development or establishment in the applicable Land Use Designation where they may exist. The criteria for approving a Conditional Use Permit shall be described in 1003.181 of the City of Wildwood's Zoning Code and may be granted only where consistent with the principles established by this Master Plan.

Town Center Categories

Downtown District (continued)

**Commercial Land Use Activities
(continued)**

Land Use Activities

- Music or Dancing Academies
- Office/Warehouse Facilities
- Parking Areas
- Parking Garages
- Professional Offices including
medical and dental
- Professional Offices, not medical
or dental
- Recreational Facilities, including
indoor theaters and
outdoor activities
- Research Laboratories &
Facilities
- Restaurants, including fast food,
w/ Drive-thru Facilities
- Restaurants, including fast food,
but w/o Drive-thru Facilities
- Restaurants, no fast food
- Sewage Treatment Facilities
- Stores and Shops for Retail
Purposes
- Stores, Shops, and Open-Air
Markets for Retail Purposes
- Taverns, Cocktail Lounges, Night
Clubs, or Microbreweries
- Vehicle Service Centers

**Cultural/Institutional
Activities**

Land

Use

- Child Care Centers
- Churches
- Civic Buildings (government)
- Park & Open Spaces; Public and
Private areas
- Post Offices
- Public and Other Utility Facilities
- Scenic Areas

Town Center Categories

Workplace District

Commercial Land Use Activities

Land Use Activities

- Animal Hospitals & Veterinary Clinics
- Art or Photo Studios or Galleries
- Bakeries
- Barber & Beauty Shops
- Cleaning, Pick-up Stations
- Coffee Shops
- Filling Stations for Automobiles¹
- Financial Institutions w/ Drive-thru Facilities
- Financial Institutions w/o Drive-thru Facilities
- Flower or Plant Stores
- Music or Dancing Academies
- Office/Warehouse Facilities
- Parking Areas
- Parking Garages
- Professional Offices including medical and dental
- Professional Offices, not medical or dental
- Recreational Facilities (no indoor theater or outdoor activities)
- Restaurants, including fast food, but w/o Drive-thru Facilities
- Restaurants, no fast food
- Sewage Treatment Facilities
- Shops for Artists and Similar Specialties
- Stores and Shops for Retail Purposes
- Stores, Shops, and Open-Air Markets for Retail Purposes
- Taverns, Cocktail Lounges, Night Clubs, or Microbreweries
- Vehicle Service Centers¹

Town Center Categories

Workplace District (continued)

Cultural/Institutional Land Activities

Land Use Activities

- Child Care Centers
- Churches
- Civic Buildings (government)
- Park & Open Spaces; Public and Private areas
- Post Offices
- Public and Other Utility Facilities
- Scenic Areas

Neighborhood General District Commercial Land Use Activities

- Art or Photo Studios or Galleries
- Bakeries
- Barber & Beauty Shops
- Cleaning, Pick-up Stations
- Coffee Shops
- Financial Institutions w/o Drive-thru Facilities
- Flower or Plant Stores
- Office/Warehouse Facilities
- Parking Garages
- Professional Offices, not medical or dental
- Restaurants, no fast food
- Sewage Treatment Facilities
- Shops for Artists and Similar Specialties
- Stores, Shops, and Open-Air Markets for Retail Purposes

Cultural/Institutional Land Activities

Use *****

- Child Care Centers
- Churches
- Civic Buildings (government)
- Libraries
- Nursing Homes
- Park & Open Spaces; Public and Private Areas
- Scenic Areas
- Schools

Town Center Categories

Neighborhood General
(continued)

Housing Land Use Activities

Land Use Activities

Multi-Family Residential
(live/work, rowhouses, and
apartments)
Single-Family Attached
Single-Family Detached
Accessory Dwelling Units
Bed and Breakfasts
Group Shelters
Home for the Aged
Home Occupations

Neighborhood Edge District
Commercial Land Use Activities

Sewage Treatment Facilities

Cultural/Institutional Land
Activities

Use *****

Cemeteries, Mausoleums
Child Care Centers
Churches
Civic Buildings (government)
Libraries
Park & Open Spaces; Public and
Private Areas
Scenic Areas
Schools

Housing Land Use Activities

Single-Family Detached
Accessory Dwelling Units
Bed and Breakfasts
Group Shelters
Home for the Aged
Home Occupations

Town Center Categories

Cultural/Institutional District
Commercial Land Use Activities

Land Use Activities

- Art or Photo Studios or Galleries¹
- Bakeries¹
- Barber & Beauty Shops¹
- Cleaning, Pick-up Stations¹
- Coffee Shops¹
- Filling Stations for Automobiles¹
- Financial Institutions w/ Drive-thru Facilities¹
- Financial Institutions w/o Drive-thru Facilities¹
- Flower or Plant Stores¹
- Hotels¹
- Music or Dancing Academies¹
- Professional Offices, including medical or dental¹
- Professional Offices, not medical or dental¹
- Recreational Facilities, including indoor theaters and outdoor activities¹
- Recreational Facilities (no indoor theater or outdoor activities)¹
- Research Laboratories & Facilities¹
- Restaurants, including fast food, w/ Drive-thru Facilities¹
- Restaurants, including fast food, but w/o Drive-thru Facilities¹
- Restaurants, no fast food¹
- Shops for Artists and Similar Specialties¹
- Stores and Shops for Retail Purposes¹
- Taverns, Cocktail Lounges, Night Clubs, or Microbreweries¹

Town Center Categories

Land Use Activities

Cultural/Institutional

District

(continued)

Cultural/Institutional
Activities

Land

Use

- Cemeteries, Mausoleums¹
- Child Care Centers¹
- Churches
- Civic Buildings (government)
- Colleges, Universities
- Libraries
- Museums
- Nursing Homes
- Park & Open Spaces; Public and Private Areas
- Philanthropic Institutions¹
- Post Offices
- Public and Other Utility Facilities¹
- Recreational Fields
- Scenic Areas
- Schools

Housing Land Use Activities

- Multi-Family Residential
(live/work, rowhouses, and
apartments)
- Single-Family Attached¹
- Single-Family Detached¹
- Home for the Aged¹

Pond Historic District

Commercial Land Use Activities

- Art or Photo Studios or Galleries
- Bakeries
- Barber & Beauty Shops
- Cleaning, Pick-up Stations
- Coffee Shops
- Parking Areas
- Professional Offices, not medical
or dental
- Restaurants, no fast food
- Sewage Treatment Facilities
- Shops for Artists and Similar
Specialties

Town Center Categories

Pond Historic District (continued)

Cultural/Institutional Land Use Activities

Land Use Activities

- Cemeteries, Mausoleums
- Child Care Centers
- Churches
- Civic Buildings (government)
- Libraries
- Park & Open Spaces; Public and Private areas
- Scenic Areas

Housing Land Use Activities

- Multi-Family Residential (live/work, rowhouses, and apartments)
- Single-Family Detached
- Accessory Dwelling Units
- Bed and Breakfasts
- Group Shelters
- Home Occupations

NOTE: All Land Use Categories other than "Downtown" shall permit building footprints in excess of 10,000 square feet only by Conditional Use Permit.¹ Uses in the "Downtown" District shall permit building footprints in excess of 40,000 square feet only by Conditional Use Permit.¹

¹ Certain activities have been determined to be appropriate only under a set of specific and special conditions which are needed because of the type of use, the location of the use, the characteristics of the use, and the development pattern around the use dictate a greater need of control. These activities shall be permitted only by Conditional Use Permit (including planned zoning expressly authorizing the activity) for their development or establishment in the applicable Land Use Designation where they may exist. The criteria for approving a Conditional Use Permit shall be described in 1003.181 of the City of Wildwood's Zoning Code and may be granted only where consistent with the principles established by this Master Plan.

Designation of Land Use for Specific Properties Within Town Center

The land use designations described in this Appendix are established for all properties located in the Town Center boundary. These land use designations correspond to the identified Town Center Categories and Land Use Activities noted above and are identified by a specific parcel number as indicated in the text set forth in the town Center Plan Phase II Report dated February 3, 1998 and on file with the City Clerk. Minor boundary adjustments of each Town Center Category may be necessary on a case-by-case basis, where appropriate, and shall not be deemed a violation of this plan and may be accommodated without a map amendment.

Street Network Plan

The avenues, streets, roads, and lanes set forth on the Town Center Street Network Map are established as the planned street layout of the Town Center, subject to the qualifications and modifications noted below. New and modified streets constructed as part of any development should be expected to meet the general guidelines of the Town Center Plan in terms of location, purpose, and design, unless better alternatives are available. The exception to the adoption of this roadway network is the deletion of the system of grid streets in the area served by the Niere Acres Drive. This area will be served by the existing private roadway only and individual residential driveways, where needed. Additionally, the roadway network was not intended to extend the

existing stub street in Old Grover Estates from its terminus at the northern property line to the proposed Main Street. Concerns relative to traffic volumes and safety were the reasons for this modification. All other stub streets in this development would be connected as part of the Town Center's network of roadways.

Other roadways were also proposed as part of the engineering study completed by the City's consultant in this matter, which are shown on the Street Network Map and hereby adopted in principle. However, these roadways are to be reviewed on a case-by-case basis relative to the development of the individual properties where interest is centered. The development of these roadways, along with the desired open space areas and pocket parks indicated as a part of each, will be premised on their need or utility to achieve the goals of the Town Center planning concept and compliance with engineering standards proposed as part of this process.

The following additional street considerations are incorporated in the Street Network Map:

Crestview Lane - extension of this existing private roadway to the east and west to intersect with the proposed Taylor Road and State Route 109. This roadway will be the Main Street/Neighborhood Boulevard as described in the Street Specifications of the Town Center Plan.

Pond-Grover Loop Road - extend existing street to the south and east to connect with Taylor Road.

New Unnamed Roadways (as described by property location) -

- ◆ Schneider Property - two (2) new additional north-south roadways, which intersect the Main Street.
- ◆ RDR Property - new roadway from Amoco Oil Company facility to Eatherton Road.
- ◆ Properties along the north side of Crestview Lane - parallel roadway along State Route 100. This roadway will be located between Eatherton Road and the proposed Taylor Road.
- ◆ Properties owned by Greenberg Development Company and Covert-Corsair - three (3) north-south roadways and two (2) east-west roadways. Two (2) of the north-south roadways intersect Manchester Road, west of Village Hills Parkway.
- ◆ Greenberg Development Company Property (east side of Taylor Road) - two east-west roadways and one (1) north-south roadway. The two (2) east-west roadways intersect the proposed north-south roadway which ends at Manchester Road.
- ◆ Jones Family Properties - one (1) east-west roadway which extends across State Route 109 into the Bower tract of land. This roadway will extend from Taylor Road to State Route 109 then onward to the western end of the Town Center.
- ◆ Properties around Old Grover Estates - extension of existing stub streets to surrounding roadway system. The western stub street will turn to the south and intersect Manchester Road.
- ◆ St. Onge Property at the southwest corner of State Route 100 and State Route 109 - one (1) east-west roadway and one (1) stub to the south.
- ◆ Slavik Property - two (2) north-south roadways and one (1) east-west roadway. One (1) of the north-south roadways connects to Manchester Road.
- ◆ Properties located in the Northwest Quadrant of Manchester Road and State Route 109 - one (1) east-west roadway. Starts at Manchester Road and connects to the north-south roadway on the Slavik tract of land.

Development Policies for Established Neighborhoods in the Town Center

Special additional development policies shall apply when development is planned near or affecting existing residential neighborhoods. These policies are intended to promote the concepts of "traditional town planning," while protecting existing neighborhoods and the overall character of the area. Most important of these development policies which must be considered when applying the concepts of Town Center planning to properties within its boundaries is the appropriate transitioning of lot sizes around established neighborhoods, such as Old Grover Estates, Meadows at Cherry Hills, Lindy Lane, Niere Acres Drive, and Crestview Lane. The intent of transitioning lot sizes is to preserve the character of existing neighborhoods which have limited or no redevelopment potential or represent exactly the type of areas the Town Center planning process is trying to achieve, such as Niere Acres and Lindy Lane in particular. Where these circumstances exist, developing properties must reflect an appropriate lot size and density as not to impact the existing character of the area.

Additionally, the development of property near existing residential neighborhoods shall particularly require the dedication of appropriate areas of open space to serve the Town Center community. The areas intended for public use have been partially identified as part of future land use designations for all properties in the Town Center. Additionally, the provision of other open space areas on individual development sites, where applicable and functional, must also be considered. These smaller areas may include portions of developed properties where improvements permit, such as parking areas, pedestrian walkways, and others.

Two (2) other policies to be used in the development of properties in the Town Center include the following:

- ◆ the definable portions of any walkable neighborhood must have an appropriate mix of land uses. Therefore, the development of one type of housing unit to the point of shifting this balance should not be considered.
- ◆ the layout of streets to serve uses in the Town Center area must be respectful of and take into account appropriate block sizes (length and width) to accommodate proposed Neighborhood Design Standards for different lot types and always promote connectivity of them throughout its boundary.

APPENDIX V

City of Wildwood 5-Year Capital Improvement Program

Planned Project Expenditures

Roadway Improvements

Project Name	Source Funds	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Manchester Road Bike Lanes— Construction	Local/Grant	1,200,000				
Manchester Road Streetscape Phase 3— Right-of-Way	Local	90,000				
Manchester Road Streetscape Phase 3— Construction	Local/Grant		2,600,000			
State Route 109 Roundabouts and Bridge— Design	Local	550,000				
State Route 109 Roundabouts and Bridge— Construction	Local/TBD					

Eatherton Road Reconstruction— Preliminary Design	Local	125,000				
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Pond-Grover Loop Road Extension and Traffic Calming	Local	125,000				
Waterfront Way Extension—Construction	Local/Escrow				125,000	
Other Roadway Improvement Projects	Local	25,000	25,000	25,000	25,000	25,000
Traffic Safety Improvements	Local	65,000	25,000	25,000	25,000	25,000
Subtotal		2,180,000	2,650,000	50,000	175,000	50,000

Bridge Reconstruction

Project Name	Source Funds	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Wild Horse Creek Bridge #386—Construction	Local				525,000	
Ossenfort Bridge #385—Construction	Local				325,000	
Woods Road Bridge #348 Replacement—Construction	Local/Grant	700,000				
Fox Creek Road Bridge #336 Replacement—Construction	Local/Grant	610,000				

Wild Horse Creek Bridge #392— Right-of-way	Local/Grant	20,000				
Wild Horse Creek Bridge #392— Construction	Local/ Grant		880,000			
Bouquet Road Bridge #353— Construction	Local/Grant		720,000			
Strecker Road Bridge #3-102— Construction	Local/Grant		1,200,000			

Eatherton Road Bridge #3-110— Right-of-Way	Local/Grant		10,000			
Eatherton Road Bridge #3-110— Construction	Local/Grant			1,000,000		
Subtotal		1,330,000	2,810,000	1,000,000	850,000	

Other Capital Investment

Project Name	Source Funds	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Salt Storage Facility	Local	450,000				
Salt Storage Facility— Design	Local	27,000				

Other Engineering Services	Local	75,000	75,000	25,000	25,000	25,000
Great Project(s)	Local	50,000	50,000	50,000	50,000	50,000
Vehicle Replacement/Purchase	Local	25,000		25,000		25,000

Rural Internet Access Project	Local	50,000				
Subtotal		677,000	125,000	100,000	75,000	100,000

Capital Maintenance

Project Name	Source Funds	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Asphalt Pavement Resurfacing	Local	950,000	500,000	500,000	500,000	500,000
Concrete Pavement Replacement	Local	910,000	900,000	900,000	900,000	900,000
Storm Drainage Structure Replacement	Local	50,000	50,000	50,000	50,000	50,000
Sidewalk Replacement	Local	100,000	100,000	100,000	100,000	100,000
Subtotal		2,010,000	1,550,000	1,550,000	1,550,000	1,550,000

Park and Trail Development

Project Name	Source Funds	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Property Acquisitions	Local	900,000	500,000	500,000	500,000	500,000
Al Foster Trailhead Improvements—Construction	Local	450,000				
Woodcliff Heights Park—Construction	Local		400,000			
Homestead Trail Design/Engineering and Improvements	Local	50,000	600,000			
Wildwood Greenway Phase 6 Construction—Trail + Bridge	Local/Grant	350,000				
Pedestrian Bridge Over Route 100 at Eatherton Road—Construction	Local/Grant	1,200,000				
Kohn Park Repairs	Local	50,000				

Old Pond School Repairs	Local	10,000	5,000	50,000		
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Capital Equipment/Facilities Purchase/Replacement	Local	50,000	50,000	50,000	50,000	50,000
Monarch Trailhead Levee	Local/Grant	200,000				
Community Park Phase II—Construction	Local/Grant	700,000				
Community Park Phase III—Design and Engineering	Local	150,000				
Community Park Phase III—Construction	Local		1,000,000			
Boardwalk Trail Between Mobil-on-the-Run and Pedestrian Bridge	Local	330,000				
Future Trail Development—Design	Local	150,000	150,000		150,000	
Future Trail Development—Construction	Local	1,000,000		1,000,000		1,000,000

Trail Resurfacing	Local	100,000		100,000		100,000
Restroom Facilities—Old Pond School	Local	120,000	100,000			
Athletic Field Planning and Development	Local	50,000	50,000			

Anniversary and Glencoe City Parks—Renovations	Local		100,000			
Town Center Park Development (Neighborhood Type)	Local					
Bellevue Farms	Grant	25,000				
Community Park—Phase IV—Design and Engineering	Local			300,000		
Community Park Phase IV—Construction	Local				2,000,000	
Subtotal		5,885,000	2,955,000	2,000,000	2,700,000	1,650,000

Total Capital Improvement Expenditures

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Total	12,082,000	10,090,000	4,700,000	5,350,000	3,350,000

APPENDIX VI

Service Provider Comments

As part of the development of information for the Master Plan Update, the Master Plan Advisory Committee requested the Department of Planning contact all of the service providers, utility companies, and the Rockwood School District to ascertain future plans within the City of Wildwood. A letter was sent to each of the providers/agencies listed below requesting responses to five (5) questions relating to their role in providing services to residents and businesses located within the City of Wildwood. These five (5) questions included the following:

1. Any new facilities, buildings, or structures, which *may* be constructed or expanded in the next ten (10) year period (beginning in January 2015).
2. Any reductions, expansions, or other alterations in the network of improvements or infrastructure, which currently provides service to the City of Wildwood (beginning in January 2015).
3. Any new design standards or requirements that *may* be modified, altered, or adopted which are currently being discussed that may be applied in the City of Wildwood within the next decade (beginning in January 2015).
4. Any information which *may* effect the land use policies, the transportation network of streets, roads, and bridges, the development of parks and related facilities that involves your agency or organization and would be helpful to City officials as part of this update process.
5. Any trends in your service areas that *may* be influential in the upcoming ten (10) year period that your agency or organization is reviewing with the anticipation of addressing in meeting your required responsibilities.

The individuals' responses relating to these five (5) questions have been reviewed and discussed by the advisory committee members, but are not included in this Master Plan. The specific information that was received in response to the City's requests is on file with the City Clerk and incorporated as part of this Master Plan by reference herein.

List of Service Providers/Agencies

Ameren UE
 Army Corp of Engineers
 AT&T **Wireless & U-verse** (formerly Southwestern Bell)
Bays ET
 Charter Communications
 Chesterfield Valley Coalition
 City of Chesterfield
 City of Clarkson Valley
 City of Ellisville
 City of Eureka
 City of Pacific
Crown Castle
 Eureka Fire Protection District
 Franklin County
 Great Rivers Greenway
 Laclede Gas
Lindenwood University
 Metro (Bi-State Development Agency)
 Metro West Fire Protection District
 Metropolitan St. Louis Sewer District
 Missouri American Water Company
 Missouri Department of Conservation
 Missouri Department of Natural Resources

Missouri Department of Transportation

Monarch Fire Protection District

Monarch-Chesterfield Levee District

Open Space Council

Rockwood School District

Spirit of St. Louis Airport

Sprint Wireless

St. Louis Community College

St. Louis County Department of Highways and Traffic

St. Louis County Department of Parks and Recreation

St. Louis County Department of Planning

T-Mobile

United States Environmental Protection Agency

Verizon Wireless

Wildwood Family YMCA

Wisper ISP

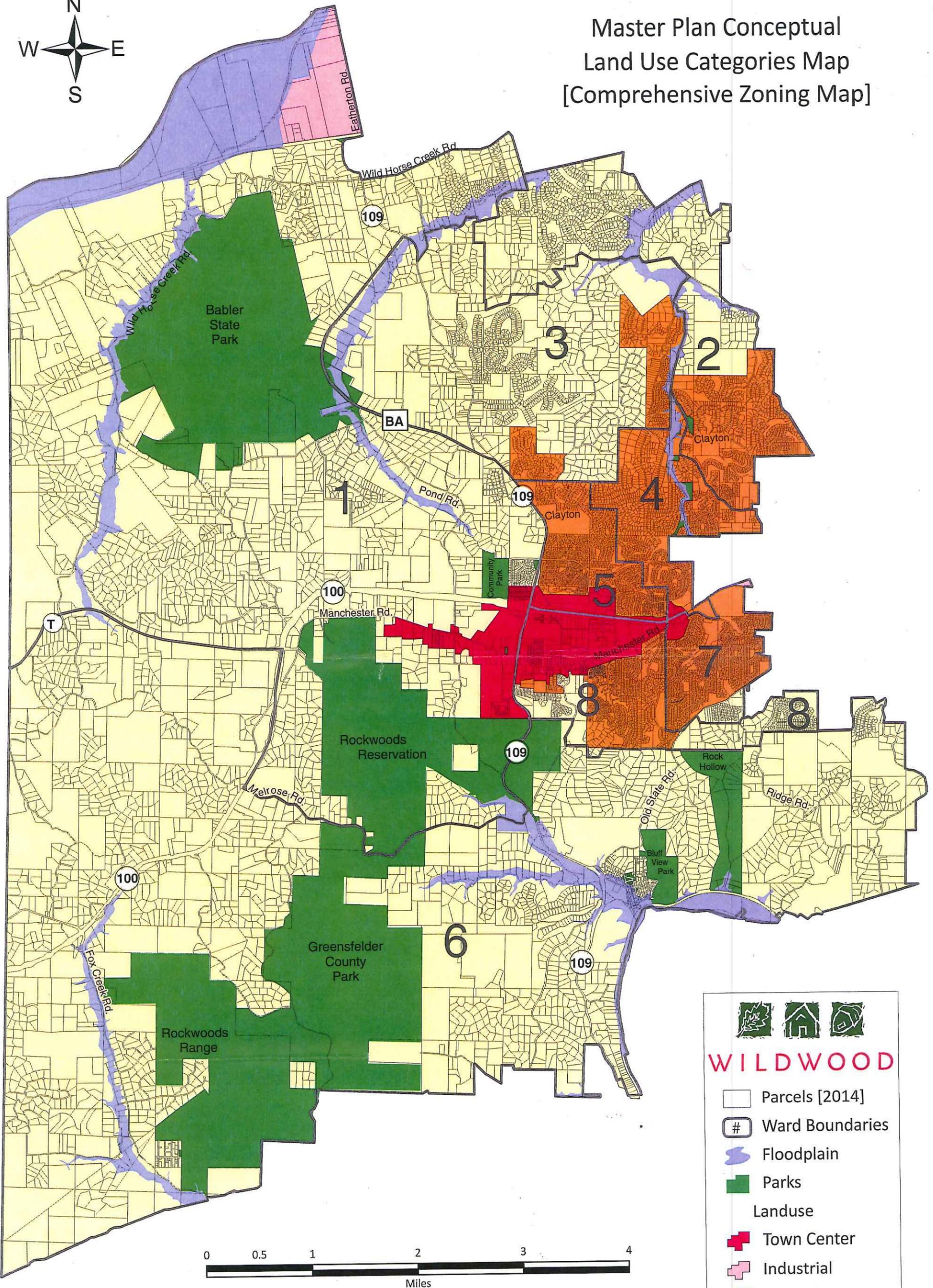
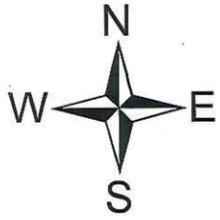
APPENDIX VII

Zoning and Access and Mobility Plan Maps

ATTACHMENT C
Comprehensive Zoning Plan

CITY OF WILDWOOD

Master Plan Conceptual Land Use Categories Map [Comprehensive Zoning Map]



WILDWOOD

- Parcels [2014]
- Ward Boundaries
- Floodplain
- Parks
- Landuse**
- Town Center
- Industrial
- Sub-Urban
- Non-Urban

*Prepared by the Department of Planning - City of Wildwood | St. Louis County, Missouri | Revised: December 2014

ATTACHMENT D

Background

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
March 7, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:45 p.m., on Monday, March 7, 2016, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

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

PRESENT – (9)

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

ABSENT – (1)

Commissioner Liddy

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

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 Mayor Woerther, seconded by Commissioner Peasley, to approve the minutes from the February 16, 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

Mayor Woerther announced that Commissioner Peasley would be resigning his position on the Planning and Zoning Commission and presented Mr. Peasley with a plaque expressing the Mayor and City Council's grateful recognition and appreciation of his service to the City, both as a City Council Member (2008) and as a Planning and Zoning Commission Member (2008-2016).

V. Public Hearings – 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)**

Chair Bopp read the public hearing guidelines into the record and requested the item be read.

Planner Newberry read the request into the record.

Director Vujnich submitted, for the record, the Wildwood City Charter, the Master Plan, as updated in 2006, and the City's Zoning Ordinance and Subdivision and Development Regulations. Director Vujnich explained the Planning/Economic Development/Parks Committee of the City Council established the makeup of the Master Plan Advisory Committee and the process they would follow. He described the public participation process associated with the Master Plan Advisory Committee's work. The Master Plan Advisory Committee is submitting the draft version of the 2016 Master Plan Update, with a favorable recommendation. Director Vujnich outlined a number of changes and additions, included in the draft.

Chair Bopp invited members of the public to comment on the 2016 Master Plan Update.

Mary Beth Morth, 17073 Westridge Oaks Drive stated she is not in favor of the proposed change in the land use designation to the Brown property. She noted the property has already had a change to its land use designation in the Master Plan and stated it should not be considered for another change.

Director Vujnich brought to the attention of the Commission a letter submitted by Ward Five (5) Council Member Smith McCutchen that was provided at the Commission Members' seats (attached to these minutes). Commissioner Bauer, referring to Council Member McCutchen's letter, expressed her belief that establishing a business development and retention coordinator is the responsibility of the City Administrator and it is an overreach to include it as part of the Master Plan. Discussion was held regarding the legal issues associated with this objective.

Commissioner Bauer, referring to Council Member McCutchen's letter, stated her belief the objective to make a recommendation to the City Council to make the Economic Development Task Force a standing committee of the City Council is an overreach. Discussion was held regarding the legal issues associated with this objective.

Commissioner Bauer, referring to Council Member McCutchen's letter, stated her opposition to a change to the land use designation and that doing so would establish a bad precedent. Commissioner Peasley stated this situation is a case of a property owner attempting to raise the value of his lot and he does not

understand any opposition to such a proposal. Commissioner Archeski noted many changes to this property's land use designation have been considered over the years. He also noted the Planning and Zoning Commission is making a recommendation. At Mayor Woerther's request, Director Vujnich was asked to clarify the process of adopting the Master Plan.

Motion by Mayor Woerther, 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.

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

Information Reports – One (1) Item for Consideration

a) P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Bauer 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.

Motion by Commissioner Archeski, seconded by Commissioner Gagnani, to open discussion on the item.

Director Vujnich explained the request to authorize a Planned Residential Development Overlay District (PRD) in the NU-Non-Urban Residence District and outlined some of the components of the proposal, including the access point on Pond Road; the secondary emergency access from Lynda Jayne Lane; various lot sizes in regard to the PRD; and preserved, contiguous open space resulting from the application of this special procedure, Natural Resource Protection Standards, and tree preservation requirements. Director Vujnich noted this proposal was before the Commission at its February 16, 2016, meeting with a recommendation from the Department of Planning, but the petitioner respectfully requested the item be postponed. A Ward One meeting organized by Council Members DeHart and McGowen, was held with concerned citizens on March 2, 2016, with Department of Planning staff present. Director Vujnich noted the Addendum to the Department of Planning's Information Report, which has been provided to Commission Members, reflects the concerns discussed at the Ward One meeting, and included these points:

- Access to Pond Road and safety issues, particularly in regard to busses.
- Application and appropriateness of the Planned Residential Development Overlay District (PRD).
- Privacy for current and future residents.
- Use of the recirculating sand filter waste water treatment facility and placement of such on site.
- Electrical lines, utility relocation, and the effect on current residents.

Director Vujnich stated the Department supports the requested Planned Residential Development Overlay District (PRD) because it complies with the Master Plan; meets the standards required of a PRD, as set forth by the City's Zoning Regulations; and meets the criteria for a PRD in NU-Non-Urban

Residence District. He noted the Department supports only twenty-five (25) individual lots on this site, as opposed to the twenty-six (26) lots, originally proposed.

Chair Bopp invited individuals from the public to address the Commission.

Tom Smith, 17221 Portland Crest Court, stated he lives close by the proposed development and is opposed to the approval of the Planned Residential Development Overlay District (PRD). He expressed his concerns about the lot sizes less than three (3) acres and the quality of the homes in comparison to existing homes in the area.

Phil Shroeder, 1214 Pond Road, submitted a petition for the record with a number of signatures opposing the proposal (*attached to these minutes*). He stated he also opposed the proposal. Mr. Shroeder noted just because the land is difficult to develop, does not mean it should be given special consideration.

Josh Sprunger, 1548 Pond View Drive, stated his opposition to the approval of the Planned Residential Development Overlay District (PRD). He expressed his concerns about the access to Pond Road, increased traffic, and compliance with the Master Plan. Mr. Sprunger shared a slideshow of photographs depicting examples of recirculating sand filter waste water treatment facilities servicing Three Sisters Farm, The Oaks at Wildwood, and Homestead Estates Subdivisions, which he and other residents visited. He expressed his concerns about facilities of this sort based on his observations, including the following:

- They are an eyesore and are not placed out of the view from the roadway
- They put off a foul odor
- The water leaving the facility did not appear to be clean

(The photos that Mr. Sprunger shared are attached to these minutes)

Erica Sprunger, 1548 Pond View Drive, stated she also visited the recirculating sand filter waste water treatment facilities servicing Three Sisters Farm, The Oaks at Wildwood, and Homestead Estates subdivisions and expressed her concerns about this sort of facility, specifically noting the following:

- The smell the produce, which was confirmed, in some instances, by discussions with neighboring residents
- They are an eyesore
- The sounds they produce
- Their location in comparison to homes and roadways
- The frequency of inspections and the party responsible for addressing any issues
- The quality of the outflowing water
- Why Metropolitan St. Louis Sewer District is not extending service to the site

Ms. Sprunger expressed her concerns about the lot sizes less than three (3) acres, compliance with the Master Plan, increased traffic, safety on Pond Road, and the access to Pond Road.

Tom Finocchio, 1633 Pond Road, stated his opposition to the proposed number of homes and lot sizes. He expressed his concerns about property values and safety along Pond Road.

Jan Sprunger, 1547 Pond View Drive, thanked Council Members DeHart and McGowen for organizing the Ward One meeting held on March 2, 2016. She stated she is opposed to the Planned Residential

Development Overlay District (PRD). She expressed her concerns about the consistency with the surrounding area, compliance with the Master Plan regarding traffic on Pond Road, safety of pedestrians on Pond Road, and the impact of outdoor lighting. She asked that the access point be moved to State Route 100 or Lynda Jayne Lane. She expressed her concerns about recirculating sand filter waste water treatment facilities, which included the following:

- The smell they produce, which was confirmed, in some instances, by discussions with residents neighboring the facilities.
- They are an eyesore
- The sounds they produce, including “gurgling” and beeping of alarms.
- Their location in comparison to homes and roadways

Ms. Sprunger respectfully asked the Commission to postpone an decision on this matter at this time.

Arnie Sprunger, 1547 Pond View Drive, who was unable to attend, but his wife, Jan Sprunger, read from a letter he prepared. Mr. Sprunger stated he is opposed to the development, as it is currently proposed. He stated his concerns about the access to Pond Road, increased traffic, the number of homes, sizes of lots, compliance with the Master Plan, privacy of existing and future homeowners, and the impact of outdoor lighting.

Mr. Sprunger respectfully asked the Commission to postpone any decision on the matter at this time.

Glen DeHart, Council Member Ward One (1), 2347 Ossenfort Road, stated he also visited the recirculating sand filter waste water treatment facilities servicing Three Sisters Farm, The Oaks at Wildwood, and Homestead Estates Subdivisions and expressed his concerns about them, particularly that some did not appear to be working properly. Council Member DeHart asked the Commission to carefully consider these facilities and requested the Commission postpone any decision on the matter at this time.

Chair Bopp invited the representative of the petitioner to address the Commission.

Mr. Cummings addressed concerns about the use of the Planned Residential Development Overlay District (PRD), the use of a recirculating sand filter waste water treatment facility, the access on Pond Road, privacy of neighbors, outdoor lighting, and utility relocation.

Mr. Cummings made the following requests and questions regarding the Department’s Information Report and Addendum:

- Clarified the acreage of the site would be verified by a final survey, but it is expected to be between seventy-eight (78) and seventy-nine acres (79).
- Requested Lot 2 be exempt from Items 4 (b) and 4 (c) in Attachment B – Conditions.
- Requested the Traffic Generation Assessment Fee apply first to the installation of the left-turn lane and the excess be applied to sidewalks and street improvements.
- Requested the removal of Item 4 (g) in Attachment B – Conditions.
- Requested clarification on Item 4 (p) in Attachment B – Conditions, regarding landscaping of public space.

Mr. Cummings thanked Council Member DeHart, Council Member McGowen, and neighbors for taking the time to meet with him.

Discussion was held among Commission Members regarding the recirculating sand filter waste water treatment facilities and how they were monitored. Director Vujnich stated he was disappointed to learn of the issues regarding these facilities discussed at tonight's meeting. He stated that investigating and resolving the issues discussed would be a top priority of the Department, moving forward.

Director Vujnich respectfully requested the Commission to postpone a decision on this item.

Motion by Commissioner Gragnani, seconded by Commissioner Bauer, to postpone this item. A voice vote was taken regarding the motion to postpone. Hearing no objections, Chair Bopp declared the motion approved.

Information Reports – One (1) Item for Consideration

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)**

Planner Newberry read the request into the record.

Director Vujnich explained the draft Information Report was before the Commission at its December 21, 2015 meeting, where the item was postponed to allow for further research. The Addendum provided for tonight's meeting outlines an appropriate alternative option for the request that involves installing a garden wall from the existing retaining wall, which would accommodate additional signage.

No discussion was held among Commission Members.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to explore the option outlined in the Addendum provided. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to extend the meeting past 10:00 p.m. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

VII. New Business – 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**)

Planner Newberry read the request into the record.

Director Vujnich stated the Conditional Use Permit (CUP) for this property was considered and approved by the Planning and Zoning Commission in 2010 for a human cemetery on an eight (8) acre portion of the twenty-eight (28) acre site. He explained the current proposal is to convert a portion of the site to a scatter garden for cremains of deceased pets, which will be placed on the five (5) acre area at the southwest corner of the site. Director Vujnich discussed access to the site, limited parking, and the installation of an inscription wall, benches, and native plantings. Director Vujnich discussed three (3) concerns, including environmental impact, perpetual maintenance of the site, and no change in use to this site in perpetuity. Director Vujnich noted the Department is recommending approval.

The Petitioners, Mr. Dale Hicks and Mr. Bob Jenkins, were present and discussed the cremation process, the product they plan to mix the cremains with to mitigate environmental impacts, and other aspects of the proposed use.

Discussion was held among Commission Members on potential flooding on the site, the endowment of the cemetery, preventing unauthorized scattering, and the site development plan process.

A motion was made by Mayor Woerther, seconded by Council Liaison Manton, to approve the Amended Conditional Use Permit (CUP).

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Liddy

Abstain: None

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

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)**

Planner Newberry read the request into the record.

Director Vujnich explained the request and noted the request from the Department is to amend the governing ordinance of the site to make it consistent with the approved Record Plat.

A motion was made by Commissioner Archeski, seconded by Commissioner Renner, to amend the governing ordinance.

Chair Bopp called the question.

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

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

Nays: None

Absent: Commissioner Liddy

Abstain: None

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

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

Site Development Plans – 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**)

Director Vujnich described the request to approve the Site Development Plan for a one-half mile (1/2 mi.) trail connecting Bluff View Park to the Rock Hollow Trail on land that is owned by the State of Missouri. He discussed the use of multiple culverts and retaining walls to complete the project and other design elements. Director Vujnich stated the Department is requesting a favorable action from the Commission.

Motion 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 Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Renner, Commissioner Bauer, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Liddy

Abstain: None

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

IX. **Other – No Items for Consideration**

X. **Closing Remarks and Adjournment**

A motion was made by Council Liaison Manton, seconded by Mayor Woerther, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 10:50 p.m.

Approved by: B. Man Bosa
Secretary – City of Wildwood Planning and Zoning Commission

CHAIRMAN

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.

From: Debra McCutchen <debra1447@sbcglobal.net>
Date: March 7, 2016 at 5:05:47 PM CST
To: Kathy Arnett <kathy@cityofwildwood.com>
Subject: please forward to the PnZ Commissioners for this evenings meeting
Reply-To: Debra McCutchen <debra1447@sbcglobal.net>

Commissioners,

Thank you for all the time and effort you put forth during the Master Plan Update process. I value the input of the residents and the time they spent participating in the process. As you know, I have raised concerns regarding three matters: the establishment of an economic development position; the strong suggestion of establishing an economic development standing committee; second master plan change for the Brown property.

Please give the following consideration before voting approval of the Master Plan Update 2016:

Regarding: Objective - Establish a business development-retention coordinator for the City. (2016)

The establishment of a staffing position is under the purview of the City Administrator. Pursuant to [Ord. No. 9 §8, 9-1-1995] – it is the responsibility of the City Administrator to design employee positions. Given such, I think it is inappropriate to establish a staffing position through the Master Plan. This objective may be included in Policy 6. Implement the City of Wildwood's Economic Development Plan **once council determines what the plan is to be and votes approval of such.**

Regarding objective 7. Make a recommendation to the City Council the Economic Development Task Force be made a standing committee of City Council. Pursuant to [Ord. No. 6 §18, 9-1-1995; Ord. No. 188 §1, 12-26-1995; Ord. No. 333 §1, 4-28-1997; Ord. No. 526 §1, 4-26-1999] there exist two established standing committees: 1. Administration and Public Works
2. Council Planning, Parks and Economic Development.

Regarding the Brown Property: If the Brown property is given a Master Plan change this will be the second Master Plan change to this property. Is this a precedent we want to set?

Debra Smith McCutchen
Councilwoman, Ward 5



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

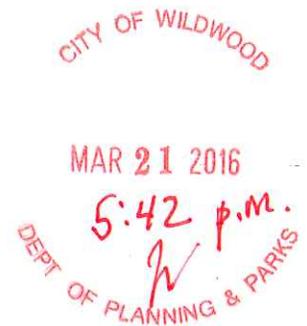
The Master Plan contains several maps relating to information contained within it. These maps include the following:

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.



March 21, 2016

VIA ELECTRONIC MAIL

City of Wildwood
Department of Planning
Attn.: Mr. Joe Vujnich
16860 Main Street
Wildwood, MO 63040

RE: Master Plan Update: Suburban (SU) Land Use Designation

Dear Mr. Vujnich:

Please accept this letter on behalf of Payne Family Homes, LLC as our continuing and renewed request that the land use designation for the following properties be changed from the Non-Urban (NU) district to the Suburban (SU) district:

- 17801, 17820, & 17895 Blum Farm Rd., and 1130, 1136, & 1140 Hwy 109: This property is surrounded by subdivisions that have a higher density than the proposed SU designation, and the proposed SU land designation is a proper land designation for the property, as indicated by the Department's positive recommendation on the petition we submitted for the property.
- 17343 & 17305 Manchester Rd.: This property abuts Town Center to the East, and is surrounded by institutional and non-residential uses, and as such is a proper use of the SU land designation.

The SU land designation is a planning tool currently available to the City to provide for density and use intensity transitions between such areas of the City as Town Center, and the NU districts. Such a transition should not be required within existing parcels in Town Center, but rather should be accomplished with the use of this existing planning tool to provide for logical use transitions, and an orderly development of property that is in harmony with its neighbors.

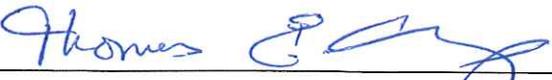
There is an opportunity for the City to encourage responsible growth by implementing this approach. This is especially true for parcels adjacent to those designated for higher density—such as Town Center (where such development would be the most appropriate).

We would urge the City to re-examine this issue on a City-wide basis, and also to grant the change in land use designation we have requested for the above referenced parcels.

Please contact me if you should have any questions, or require additional input on this very important subject.

Very truly yours,

PAYNE FAMILY HOMES, L.L.C.

By: 
Thomas E. Cummings, VP of Land Acquisition

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, March 20, 2016 1:25 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. 3-16 Master Plan Update 2016
Item Description	<i>Field not completed.</i>
Position on Request	Support
General Comments	I believe the updated plan continues to support the original concept for the incorporation.
Suggestions	I would like to see more support for agriculture/farming businesses in the non-urban (and Valley industrial area).
(Section Break)	
Name	Judy Sahn
Address	18423 Wild Horse Creek Road
City	Wildwood
State	MO
Zip	63005
Phone Number	636-532-1888
Email	jsahm63005@yahoo.com

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



WILDWOOD

April 4, 2016

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

Council Members:

The Planning and Zoning Commission has completed its review of the revocation of the special procedures permit that had been granted to this subject site and prepared the following recommendation regarding its consideration of this matter for City Council's use. This review resulted in a recommendation supporting the revocation of the City's Landmark and Preservation Area (LPA) of the Zoning Ordinance, so as to eliminate the potential use of this property for limited commercial activities, given its location in a residential area of Wildwood. This action was completed in accordance with the requirements of the Zoning Ordinance of the City of Wildwood relative to the review and consideration of rezoning requests (Chapter 415.560) and applications for planned district zonings (Chapter 415.190), as defined by those specific regulations. This recommendation is as follows:

Petition Number: P.Z. 24-14
Petitioner: Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040
Request: A request, in response to a communication from Michael Phelan, which is dated October 16, 2015 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.
Location: West side of Centaur Road, north of Wild Horse Creek Road
Tract Size: 3.11 acres
Locator Numbers: 19X410082 and 19Y6200260
Street Address: 107 and 109 Centaur Road
Public
Hearing Date: February 16, 2016
Date and Vote on Information Report: March 21, 2016 – Recommending the Revocation of the Landmark and Preservation Area (LPA) by a Vote of 7 to 0 (Voting Aye – Renner, Lee, Archeski, Gragnani, Liddy, Woerther, and Bopp)

**Date and Vote on
Letter of
Recommendation:** TBD
Report: Attachment A
**Preliminary
Development Plan:** Attachment B
**Background
Information:** Attachment C
School District: Rockwood
Fire District: Monarch Fire Protection District
Ward: One

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

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Travis Newberry, Planner – Zonings
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Michael Phelan, Petitioner and Property Owner

ATTACHMENT A

< Background and Zoning History >

The Planning and Zoning Commission had recommended the granting of a Landmark and Preservation Area Overlay District (LPA) onto a property that is located on Centaur Road in the historic Centaur Community on November 3, 2014. This overlay district mechanism is restricted to the use on properties that are determined to be historically significant and have such a prominent role in the community's past that zoning allowances/incentives in terms of types of uses and activities can be

considered upon them. Specifically, this overlay district, as it was approved by City Council, allowed limited commercial uses/activities in the current floodplain residential zoning district designation.

The background of this request, which had been presented to the City as **P.Z. 24-14 Centaur Station** and heard on September 14, 2014 at a public hearing before the Planning and Zoning Commission, involved a two (2) story brick building and associated accessory structures that formed a major node of the former Centaur Community. At the public hearing, the owner of the historic element noted that many improvements had been made to the property, building, and accessory structures, since his ownership was finalized, and he was not sure of the eventual outcome of the site's use, but wanted the flexibility for possible expanded uses/activities there, if at all possible. The Planning and Zoning Commission questioned the uses/activities that might be acceptable at this location, given its rural nature, but also noted the character of the main building and its prominence on the City's roadway were components that lent itself to a greater range of uses/activities. Also supporting this allowance was the past use of this property and building at this location, which was a general store for the community of Centaur for many, many years.

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

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

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

< Current Request >

The Planning and Zoning Commission is now being requested to consider revoking an established Landmark and Preservation Area Overlay District (LPA) that was approved by the City Council in 2014. This zoning overlay contained considerations and requirements stipulating timelines and action, on the part of the property owner, that were to be met, which have passed or not been completed. Specifically, the request again is as follows: **P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040** – A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

< Analysis >

The Planning and Zoning Commission would note the zoning of property often creates a major benefit to it and the community as a whole. Zoning creates order and allows activities that are compatible with the surrounding area as well. Additionally, the zoning of property can provide the incentive for improvement of current conditions at a location and offer options that are not currently available to it. Therefore, the granting of zoning is significant and, in the City of Wildwood, its officials manage the process to ensure that, when an action is complete, the decision is appropriate and consistent with the Master Plan.

With any zoning approval, that decision is based upon compliance to the City's plans and codes and the rights of the petitioner to request a change to the use of his or her property consistent with the Master Plan. Conversely, once the zoning is changed, certain requirements or conditions have been established as part of it to allow the proposed use to proceed, but in a managed manner. Therefore, the zoning process can be considered an agreement between parties. This agreement is critical to protecting the City and its property owners from inappropriate land use decisions and the accompanying impacts that might follow from such.

Acknowledging this agreement that is associated with the zoning process, if a petitioner does not meet the conditions of zoning, then an action is needed to preserve the integrity of the City's process. In the case of this petition, the property owner was required to place this historic element on the City's Historic Registry, given its age and significance within the Centaur Community, one of the older and original settlements in St. Louis County. This requirement was also appropriate, since the zoning action was for a Landmark and Preservation Area (LPA), which can only be used when a historically significant structure is part of the subject request. Therefore, the rationale for this request and the City's action were all focused on this historic element and its preservation, with active reuse. Given the owner now

has chosen not to pursue this condition of the ordinance, non-compliance exists and the zoning initiative of the City is voided.

With these described circumstances now in place, the City's land use codes allows the Planning and Zoning Commission and the City Council to address this matter by revoking the zoning overlay district that was granted for the extra land use rights for this property, i.e. commercial activities in a residential area. The Commission does support this action for the following reasons:

1. The allowance for commercial activities in a residential zoning district designation was premised on a partnership between the property owner and the City, which cannot exist to the degree necessary, if the element is not placed on the Wildwood Historic Registry.
2. The granting of the Landmark and Preservation Area (LPA) is not mandatory on the part of the City and, based upon an expectation the historic element is part of the overall outcome, which, given the property owner's statement, will not be at this time, the overlay district must be rescinded.
3. The protection of the residential area, where this site is located, is the priority, which requires the elimination of the overlay district, when not paired with the City's Historic Register.
4. The property's location in the floodplain of the Missouri River dictates a cautious approach to its expanded use, particularly when not linked to a preservation effort for the building and related structures.
5. The property owner could request the application of this overlay district again, in the future, if circumstances change in this regard.

Given these reasons, the Commission is recommending the Landmark and Preservation Area (LPA) granted to this property be voided and rescinded and the property's zoning district designation for any future uses be limited to the permitted uses of the FPNU Floodplain Non-Urban Residence District.

< Summary >

The Commission believes the application of this special procedure permit is now not appropriate at this location and should be revoked, given the circumstances associated with its approval. To this end, the Planning and Zoning Commission is recommending the City Council act to remove the Landmark and Preservation Area (LPA) from this site, which would return its allowable uses to those activities that are prescribed in the City's FPNU Floodplain Non-Urban Residence District. This action is not premised on the historical significance of the property, which is substantial, but rather on the property owner's non-compliance to the overlay district's requirements and conditions.

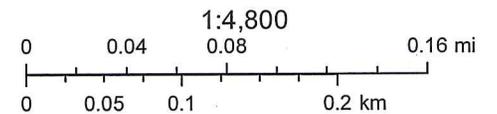
ATTACHMENT B
Preliminary Development Plan

St. Louis County Parcel Map



March 18, 2016

 Parcel Selected



St. Louis County GIS Service Center

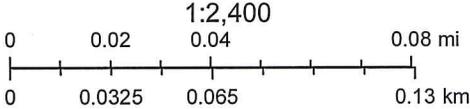
Created by: St. Louis County GIS Service Center
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St. Louis County Parcel Map



March 18, 2016

Parcel Selected



St. Louis County GIS Service Center

ATTACHMENT C
Background Information

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:

<u>PRESENT</u> – (10)	<u>ABSENT</u> _____ - (0)
Chair Bopp	
Commissioner Lee	
Commissioner Archeski	
Commissioner Peasley	
Commissioner Renner	
Commissioner Gragnani	
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 Gragnani, Commissioner Liddy, Commissioner Renner, Commissioner Bauer, and Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Abstain: None

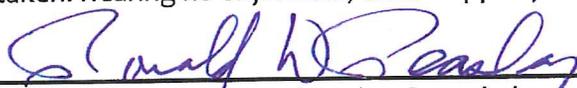
Whereupon, Chair Bopp declared the motion approved by a vote of 10-0.

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.



WILDWOOD

PUBLIC HEARING PRIMERⁱ

REVOCATION PROCESS

FOR AN

ESTABLISHED LANDMARK AND PRESERVATION AREA (LPA)

City of Wildwood, Missouri

Planning and Zoning Commission

February 16, 2016

"Planning Tomorrow Today"

< Posted and Advertised Request >

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

< Background >

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

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

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

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

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

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

< Current Request >

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

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

< **Next Steps** >

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

¹ **CHAPTER 415.560 (B.)-2** Each such petition, *other than those initiated by the Planning Commission or the City Council*, shall be verified by all deed owners or contractual owners of property within the area proposed to be changed attesting to the truth and correctness of all facts and information presented therein. If petitioners are contract owners, a complete copy of the contract creating such interest shall be included with the petition

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

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

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

Regards

Mike Phelan

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

Hi Mike,

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

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

Please let me know if you have any questions.

Sincerely,
Kathy

Kathy Arnett

Senior Planner I

City of Wildwood

16860 Main Street

Wildwood, MO 63040

kathy@cityofwildwood.com

636-458-0440 x135

<[image001.jpg](#)><[image002.png](#)><[image003.png](#)>

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

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

<Pages from 2070 Centaur Road LPA.PDF>



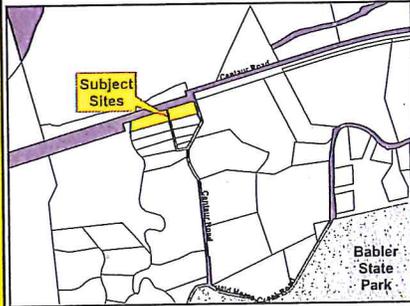
WILDWOOD

16860 Main Street
Wildwood, MO 63040

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

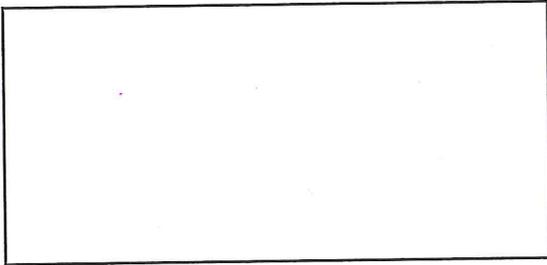
THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.

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



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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. PERMITTED USES

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

2. DEVELOPMENT AREAS AND BUILDING REQUIREMENTS

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

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

3. PLAN SUBMITTAL REQUIREMENTS

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

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

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines/Setback Distances

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

Parking Setbacks

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

Miscellaneous Setbacks – Floodplain

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

Access and Roadway Improvements

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

Miscellaneous Roadway Requirements

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

Parking Requirements

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

Landscape Requirements - Specific

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

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

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

Signs

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

Lighting Requirements

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

Miscellaneous Conditions

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

5. **TRAFFIC GENERATION ASSESSMENT**

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

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

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

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

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

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

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

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

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

7. RECORDING

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

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

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

9. GENERAL DEVELOPMENT CONDITIONS

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

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

10. PUBLIC SPACE REQUIREMENTS

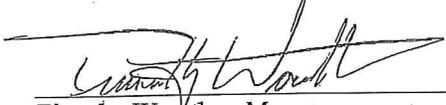
- a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein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

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

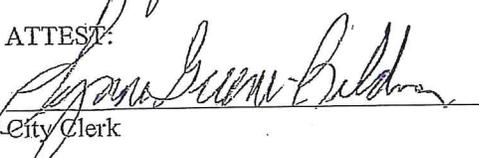
This Bill was passed and approved this 8 day of DECEMBER, 2014 by the Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to its passage.



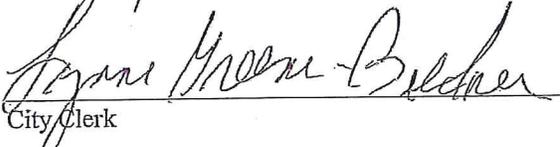
 Presiding Officer



 Timothy Woelther, Mayor

ATTEST:


 City Clerk



 City Clerk



WILDWOOD

November 3, 2014

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

Council Members:

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

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

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

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

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

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

ATTACHMENT A

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

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

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

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

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

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

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

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

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

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

HISTORIC PRESERVATION AND RESTORATION CODE AND THE HISTORIC PRESERVATION COMMISSION'S ACTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sources:

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

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

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

Sebastian, John

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

Passenger Traffic Department, Rock Island Lines, Chicago.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENT B – CONDITIONS

1. PERMITTED USES

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

2. DEVELOPMENT AREAS AND BUILDING REQUIREMENTS

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

3. PLAN SUBMITTAL REQUIREMENTS

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

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

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines/Setback Distances

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

Parking Setbacks

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

Miscellaneous Setbacks – Floodplain

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

Access and Roadway Improvements

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

Miscellaneous Roadway Requirements

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

Parking Requirements

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

Landscape Requirements - Specific

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

Signs

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

Lighting Requirements

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

Miscellaneous Conditions

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

5. TRAFFIC GENERATION ASSESSMENT

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

Type of Development

Required Contribution

Offices, Professional

\$ 644.74/Parking Space

Retail

\$ 1934.32/Parking Space

Loading Space

\$3,165.27/Loading Space

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

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

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

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

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

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood's Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.

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

7. **RECORDING**

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

8. **VERIFICATION PRIOR TO PERMITS**

Notification to Department of Planning

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

9. **GENERAL DEVELOPMENT CONDITIONS**

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

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

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

10. **PUBLIC SPACE REQUIREMENTS**

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

ATTACHMENT C

Preliminary Development Plan

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

BEGINNING AT A FOUND AXLE MARKING THE NORTHWEST CORNER OF SAID LOT 1;
 THENCE NORTH 72°00'00" EAST A DISTANCE OF 337.75 FEET TO A POINT;
 THENCE SOUTH 18°00'00" EAST A DISTANCE OF 160.25 FEET TO A POINT;
 THENCE SOUTH 71°29'57" WEST A DISTANCE OF 111.43 FEET TO A FOUND IRON ROD;
 THENCE SOUTH 29°13'15" WEST A DISTANCE OF 237.35 FEET TO A FOUND AXLE;
 THENCE NORTH 14°00'00" WEST A DISTANCE OF 156.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.41 ACRES MORE OR LESS.

BUILDING	MATERIAL	STORIES	F.F. ELEV.	PEAK ELEV.
#1	BRICK	2	471.21'	489.55'
#2	MASONRY	1	468.74'	481.05'
#3	MASONRY	1	468.63'	479.85'

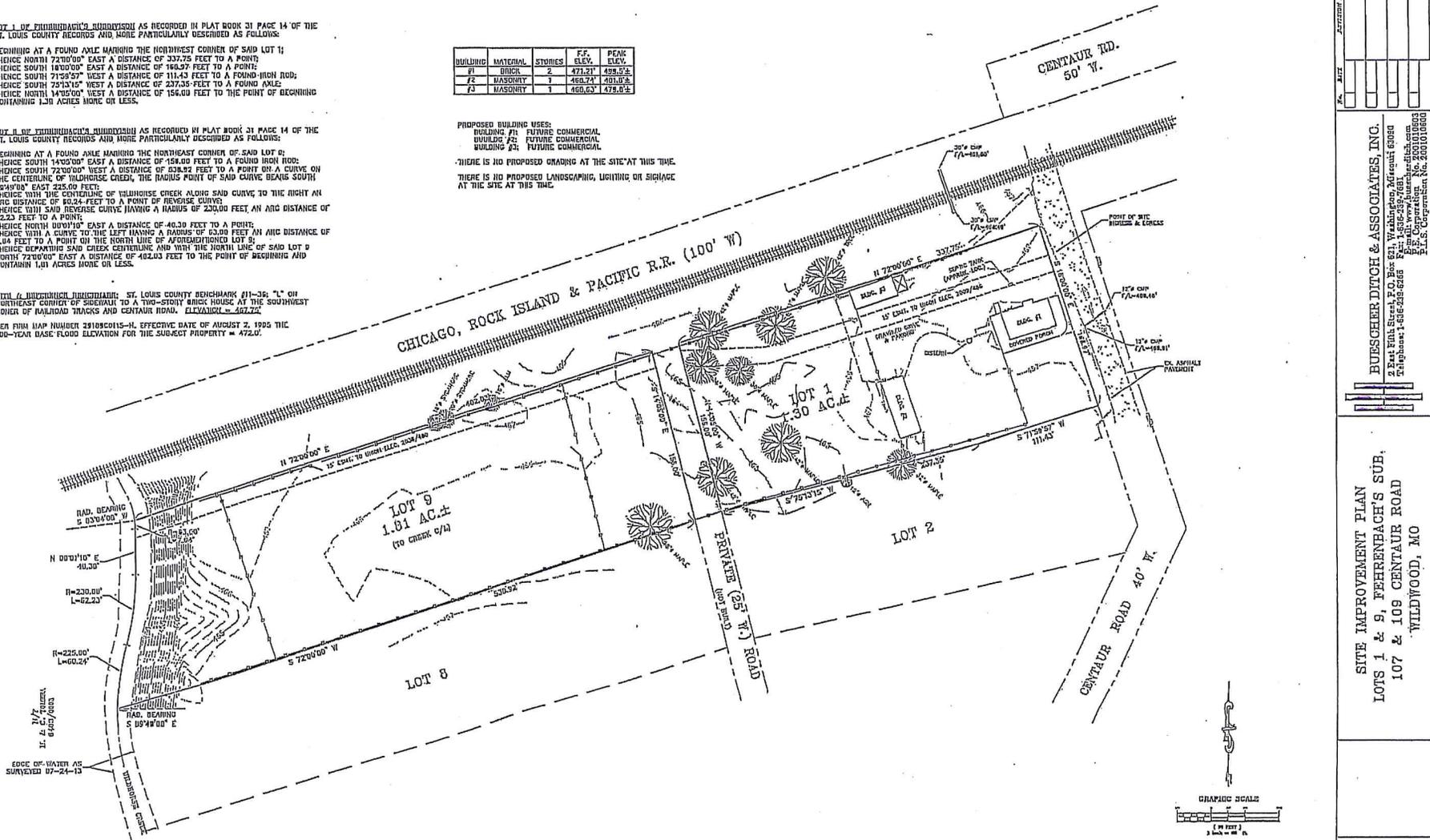
LOT 8 OF FEHRENBACH'S SUBDIVISION AS RECORDED IN PLAT BOOK 31 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND AXLE MARKING THE NORTHEAST CORNER OF SAID LOT 8;
 THENCE SOUTH 14°00'00" EAST A DISTANCE OF 156.00 FEET TO A FOUND IRON ROD;
 THENCE SOUTH 72°00'00" WEST A DISTANCE OF 828.82 FEET TO A POINT ON A CURVE ON THE CENTERLINE OF WILDMOUSE CREEK, THE RADIUS POINT OF SAID CURVE BEING SOUTH 02°49'00" EAST 225.00 FEET;
 THENCE WITH THE CENTERLINE OF WILDMOUSE CREEK ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 80.24 FEET TO A POINT OF REVERSE CURVE;
 THENCE WITH SAID REVERSE CURVE HAVING A RADIUS OF 235.00 FEET AN ARC DISTANCE OF 82.23 FEET TO A POINT;
 THENCE NORTH 00°01'10" EAST A DISTANCE OF 40.30 FEET TO A POINT;
 THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AN ARC DISTANCE OF 7.84 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 5;
 THENCE DEPARTING SAID CREEK CENTERLINE AND WITH THE NORTH LINE OF SAID LOT 8 NORTH 72°00'00" EAST A DISTANCE OF 462.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.41 ACRES MORE OR LESS.

NOTE: A BENCHMARK BENCHMARK: ST. LOUIS COUNTY BENCHMARK 01-36; 1" ON NORTHEAST CORNER OF SIDEWALK TO A TWO-STORY BRICK HOUSE AT THE SOUTHWEST CORNER OF RAILROAD TRACKS AND CENTAUR ROAD. ELEVATION = 467.72'

PER FIRM MAP NUMBER 2010R0015-N, EFFECTIVE DATE OF AUGUST 2, 1995 THE 100-YEAR BASE FLOOD ELEVATION FOR THE SUBJECT PROPERTY = 472.50'

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



NO.	DATE	REVISIONS

BUESCHER DITCH & ASSOCIATES, INC.
 2 East Fifth Street, 5th Floor St. Louis, Missouri 63102
 Telephone: 314-436-8888
 Fax: 314-436-8889
 E-mail: www.buescher-ditch.com
 P.L.C. Corporation, No. 2001018500

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

MARK A. HINDI	PROJECT MANAGER
CHRIS J. HINES	PROJECT ENGINEER
KEVIN J. HINES	PROJECT ENGINEER
MARK A. HINDI	PROJECT ENGINEER

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

ATTACHMENT D

Background Information



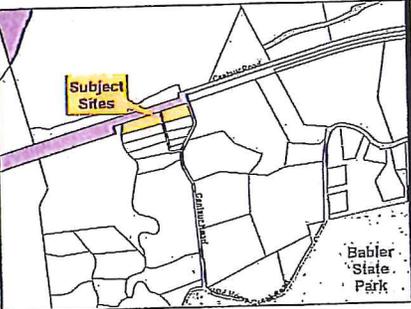
WILDWOOD

16860 Main Street
Wildwood, MO 63040

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

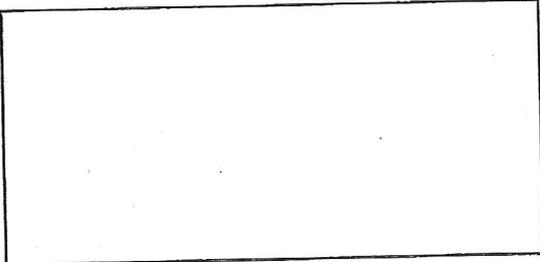
THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.

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



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

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



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

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

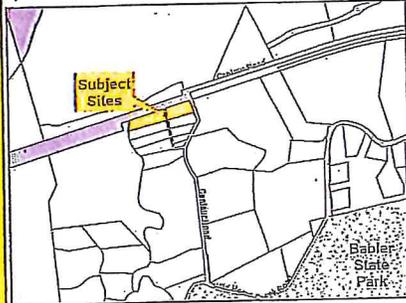
- *RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**
- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
 - 2) Submitting a written comment prior to the meeting and addressed to the Planning and Zoning Commission, City of Wildwood, 16860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

If you should have any questions regarding this information, please feel free to contact the Department of Planning at 16860 Main Street, Wildwood, Missouri 63040. For more information regarding your interest in this matter, please contact the Department of Planning at 16860 Main Street, Wildwood, Missouri 63040.

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

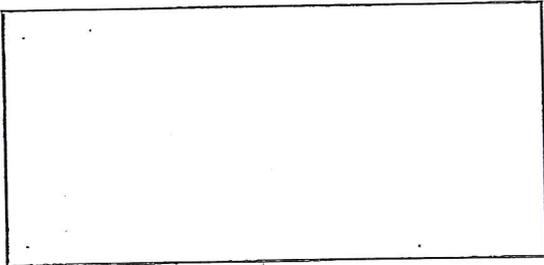
THE CITY WELCOMES AND ENCOURAGES
 YOUR COMMENTS AND PARTICIPATION IN
 ITS PUBLIC PROCESSES.

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



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

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



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

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

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

If you should have any questions regarding this information, please feel free to contact the Department of Planning at



WILDWOOD

August 28, 2014

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

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

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

Zoning: FPNU Floodplain Non-Urban Residence District

Historic Community Name: Centaur

Ward: One

Commission Members:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully submitted,
CITY OF WILDWOOD

William F. Kennedy, Chair
Historic Preservation Commission

ATTEST:

Joe Vujnich, Director
Department of Planning

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

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

Attachment A –
LPA Application Packet

12/11/13

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

DEPT. OF PLANNING & PERMITS

DEC 11 2013

CITY OF WILDWOOD

PETITION

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

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

APPLICANT/OWNER INFORMATION

Applicant's Name: Michael Phelan

Mailing Address: 18833 Cliff View Lane
Wildwood, MO 63005

Telephone Number, with Area Code: 314 406 1349

Fax Number, with Area Code: _____

E-Mail Address: DOWNINCENTAUR@YAHOO.COM

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

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

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

Address: _____

Telephone Number, with Area Code: _____

SITE INFORMATION

Postal Address of the Petitioned Property(ies):

107 Centaur Road, 109 Centaur Rd
W. Wood, MO 63005

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

19 X416082
19 Y620006

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

3.11

Current Zoning District Designation:

Proposed Zoning District Designation:

LPA

Proposed Planned District or Special Procedure:

LPA

USE INFORMATION

Current Use of Petitioned Site:

VACANT RESIDENTIAL

Proposed Use of Site:

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

Proposed Title of Project:

CENTAUR STATION

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

SPRING 2014

CONSULTANT INFORMATION

Engineer's/Architect's Name:

Buecher Ditch

Address:

PO Box 621
Washington, MO 63090

Telephone Number, with area code:

636 239 6255

Fax Number, with area code:

E-Mail Address:

Soil Scientist/Forester's Name:

Address:

Telephone Number, with area code:

Fax Number, with area code:

E-Mail Address:

ACKNOWLEDGEMENT INFORMATION

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

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

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

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

SIGNATURE: *[Handwritten Signature]*
 NAME (PRINTED): Michael P. Phelan
 ADDRESS: 1833 Cliff View Lane
Wildwood, MO 63005
 TELEPHONE NUMBER: 314 406 1349

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

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

SEAL:

SIGNED: _____
(NOTARY PUBLIC)

NOTARY PUBLIC _____
STATE OF MISSOURI.

MY COMMISSION EXPIRES _____

FOR OFFICE USE ONLY

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

2nd SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

3rd SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

4th SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

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

Statement of Historical and Architectural Significance.

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

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

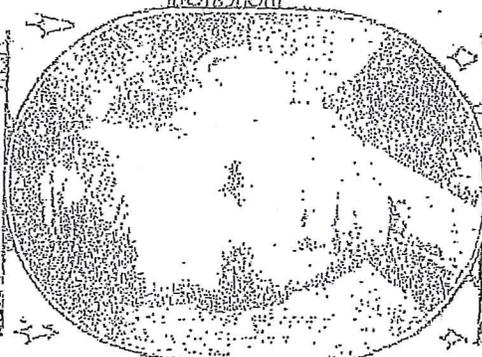
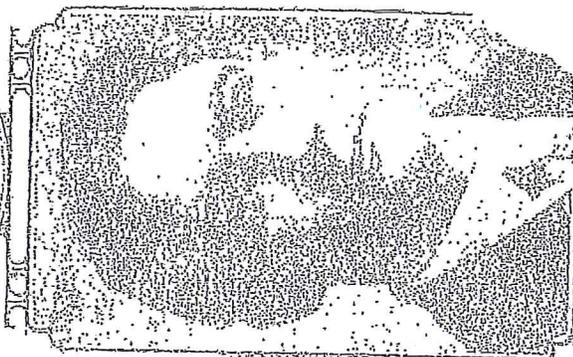
The construction of the buildings are of brick and or mortar and quarried from the company limestone mine directly across the street from the site.

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

By the Associated Press

July 5 -
ST. LOUIS POST-DISPATCH 1932

Killed When Train Struck Auto.



Four members of a family killed when a freight train struck automobile at Centaur, St. Louis county, today. Above, Dr. HWEKE (nephew) and her cousin, ROBERTA LEIWEKE; below, C. LEIWEKE JR., Roberta's husband, and A. LEIWEKE, father, who was driving.

HURT WHEN CROSSING RAN INTO TRAIN AT CENTAUR

Dr. Hweke, 50, Daughter, Roberta, 8, and Nephew, C. Leiwake, 9, Are Victims.

Way to Church
Brother Hurt—No
Warning Sounded, Wit-
nesses Assert.

Persons were killed and one
injured as they were driving
along Thursday morn at 7:50
o'clock when an unbraked
freight train struck their
car at a grade crossing in
St. Louis county.

Victims of Crash and Scene Where Four Were Killed



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MAN, 3 CHILDREN KILLED WHEN AUTO IS HIT BY TRAIN

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

DRIVER'S BROTHER SERIOUSLY INJURED

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

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

- A. Leo Leiwcke, 53 years, old president-treasurer of the Centaur Lumber Co.
- Victoria, 11, his daughter.
- Loretta, 15, daughter of his brother, Joseph H. C. Leiwcke.
- Joseph Jr., 16, brother of Loretta.

Justin of the firm, Joseph H. C. Leiwcke, 50, vice president and secretary of the same company, was injured. He is unconscious at St. Mary's hospital with injuries of the skull and neck and body besides.

The train was from the Leiwcke home in Centaur to the church at Centaur.

day, when Catholics are obligated
 to attend mass. Leo L. Leiwke was
 driving, in a touring car.
 A regular passenger train had
 passed a short time previously and
 relatives think Leo Leiwke was
 not looking for another train. The
 freight was an eastbound extra, not
 regularly scheduled. There was no
 automatic signal at the crossing
 and no agent on duty at the station.
 The car was northbound in Cris-
 tian road, preparatory to turning
 east on a new road between the
 track and the Missouri River.
 Automobile Demolished.
 The automobile was carried
 about 100 feet and demolished.
 The elder Joseph Leiwke was
 found under the car when relatives
 and other residents of the hamlet
 hurried to the scene. Loretta was
 found near the crossing with a
 skull fracture. She died a half
 hour later in the frame railroad
 station, after being given first aid
 by her brother, Francis, postmaster
 and merchant at Centaur.
 The body of Dolores was found
 about 225 feet from the crossing.
 The bodies of Leo Leiwke and Ju-
 seph Jr. were near the wreck of
 the machine.
 Coroner's Verdict of Accident.
 A coroner's jury returned a ver-
 dict of an avoidable accident this
 noon.
 The R. V. J. McCartney, pastor
 of Ascension Church and of St. An-
 thony's Church at Centaur and
 Mrs. Minnie Ballina of Chesterfield
 testified they were driving about 200
 feet behind the Leiwkes and heard
 no whistle. They said they did not
 see the train, but heard it. Trees
 and structures interfered with the
 engineer's vision at the machines
 approaching the crossing from the
 south, they declared.
 Father McCartney had celebrated
 mass at Centaur and Mrs. Ballina
 was taking him to the church at
 Chesterfield.
 Edgar Nelson of Eblon, Mo., the
 engineer, testified that a grove of
 trees obscured the road. He said
 he whistled three times and rang
 the bell as he approached Centaur.
 His train, consisting of 25 loaded
 cars and a caboose, was going 35
 miles an hour, but he stopped the
 locomotive about 100 feet east of
 the crossing, Nelson related. Sum-
 ner B. Gunn of Eblon, the fireman,
 corroborated the engineer's testi-
 mony about the whistle and bell,
 but said he did not see the acci-
 dent.
 Centaur is in the northwestern
 corner of St. Louis County, in a
 narrow valley. The Rock Island
 runs at the foot of the river bluffs.



January 8, 2014

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

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

Commission Members:

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

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

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

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

SECTION 415.520: LANDMARK AND PRESERVATION AREA (LPA)

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

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

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

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

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

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

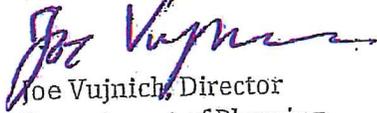
The process for the consideration of this LPA request is as follows, with much of it being set forth in the regulations noted above:

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

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

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

Respectfully submitted,
CITY OF WILDWOOD


Joe Vujnich, Director
Department of Planning

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

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

**Attachment B -
Background Information**



WILDWOOD

HISTORIC CENTAUR

City of Wildwood, Missouri

Historic Preservation Commission

Approval Date of History – April 24, 2014

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

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

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

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

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

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

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

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

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

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

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

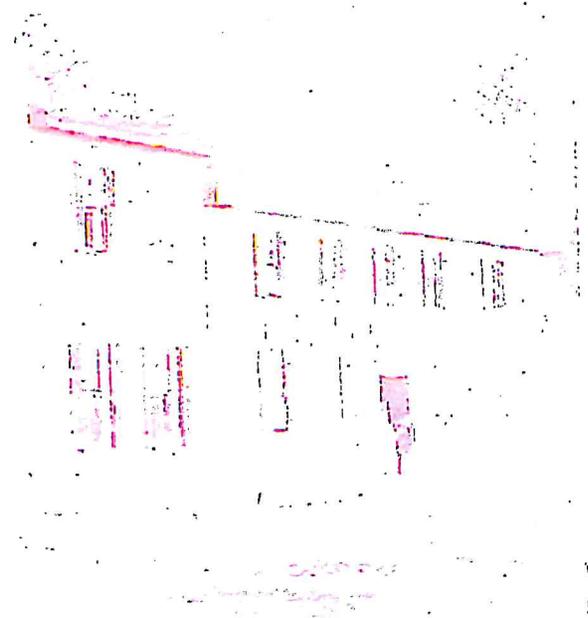
More recently, the purchase of many parcels of ground by Michael Phelan has led to a renaissance in the area and the restoration of many of the historic buildings, including the old church/school that is located on the east side of Centaur Road, south of the railroad tracks. Beyond the activities of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

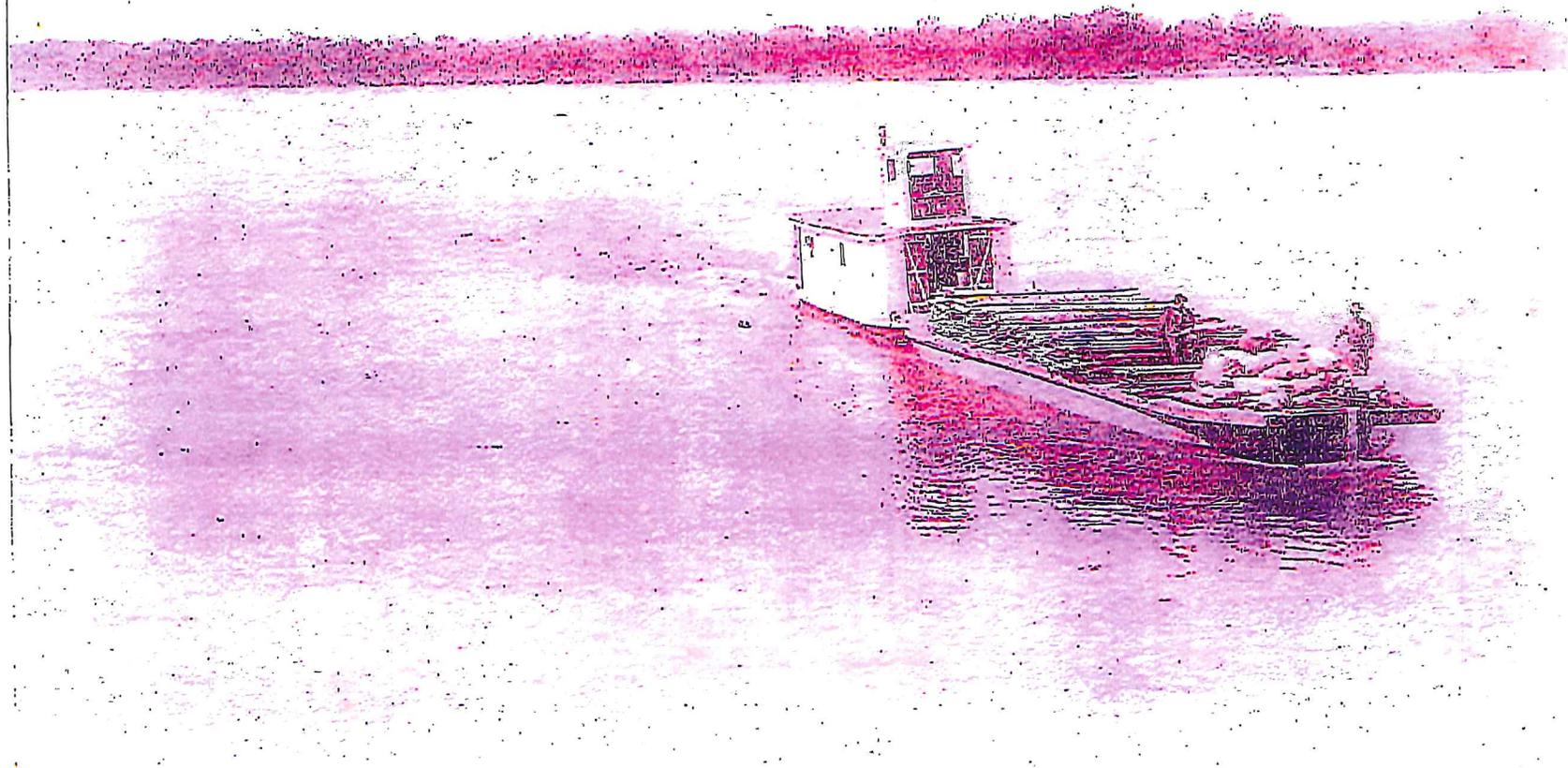
Sources:

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

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







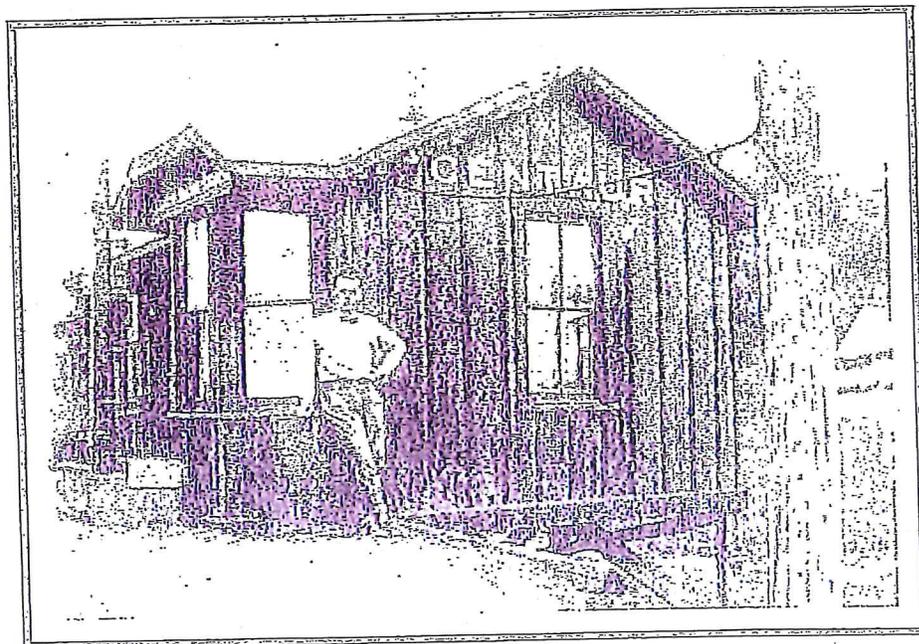
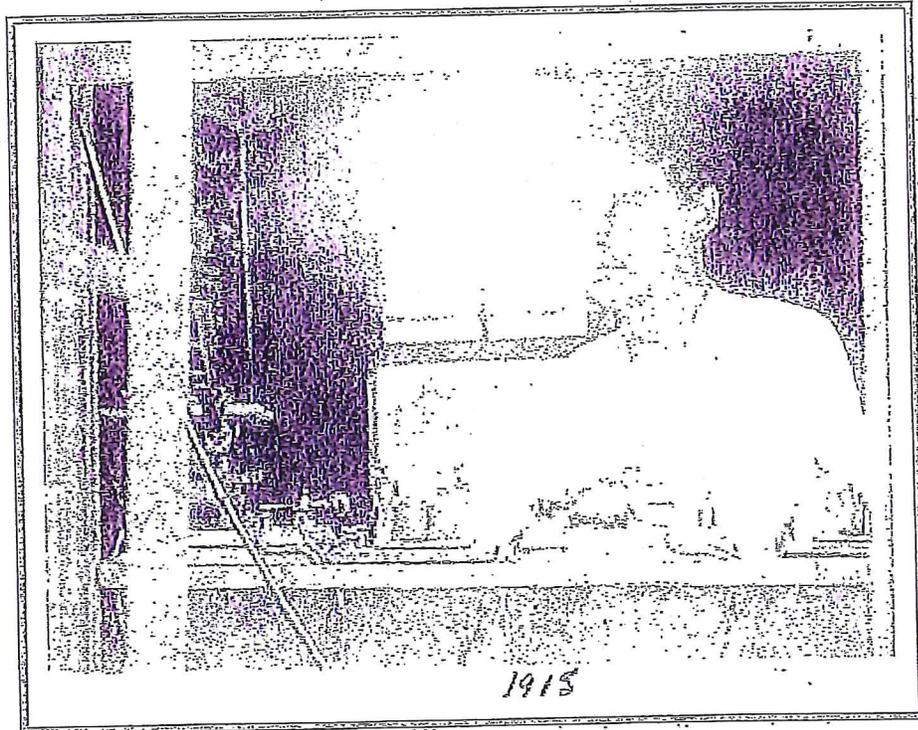


1870

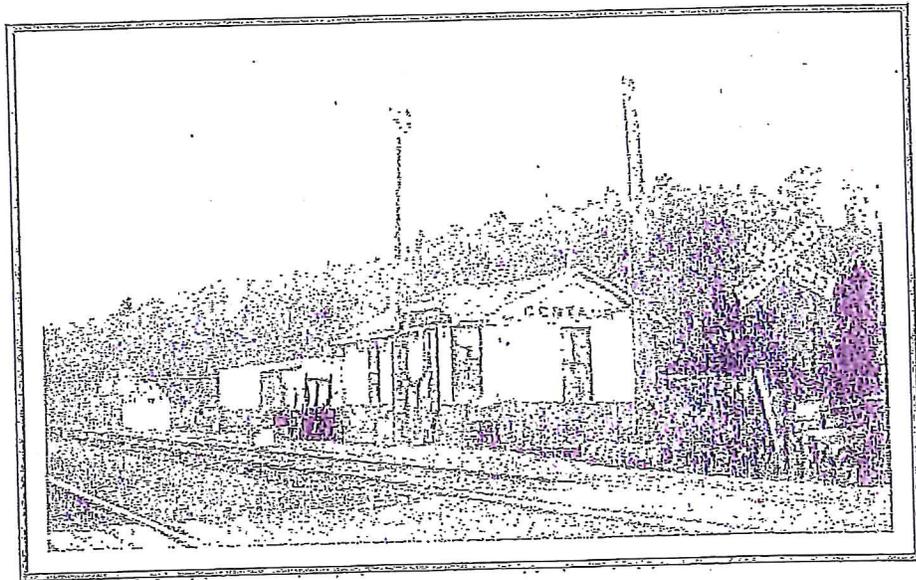
CENTAUR STATION

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

The first two photos were taken in 1915.



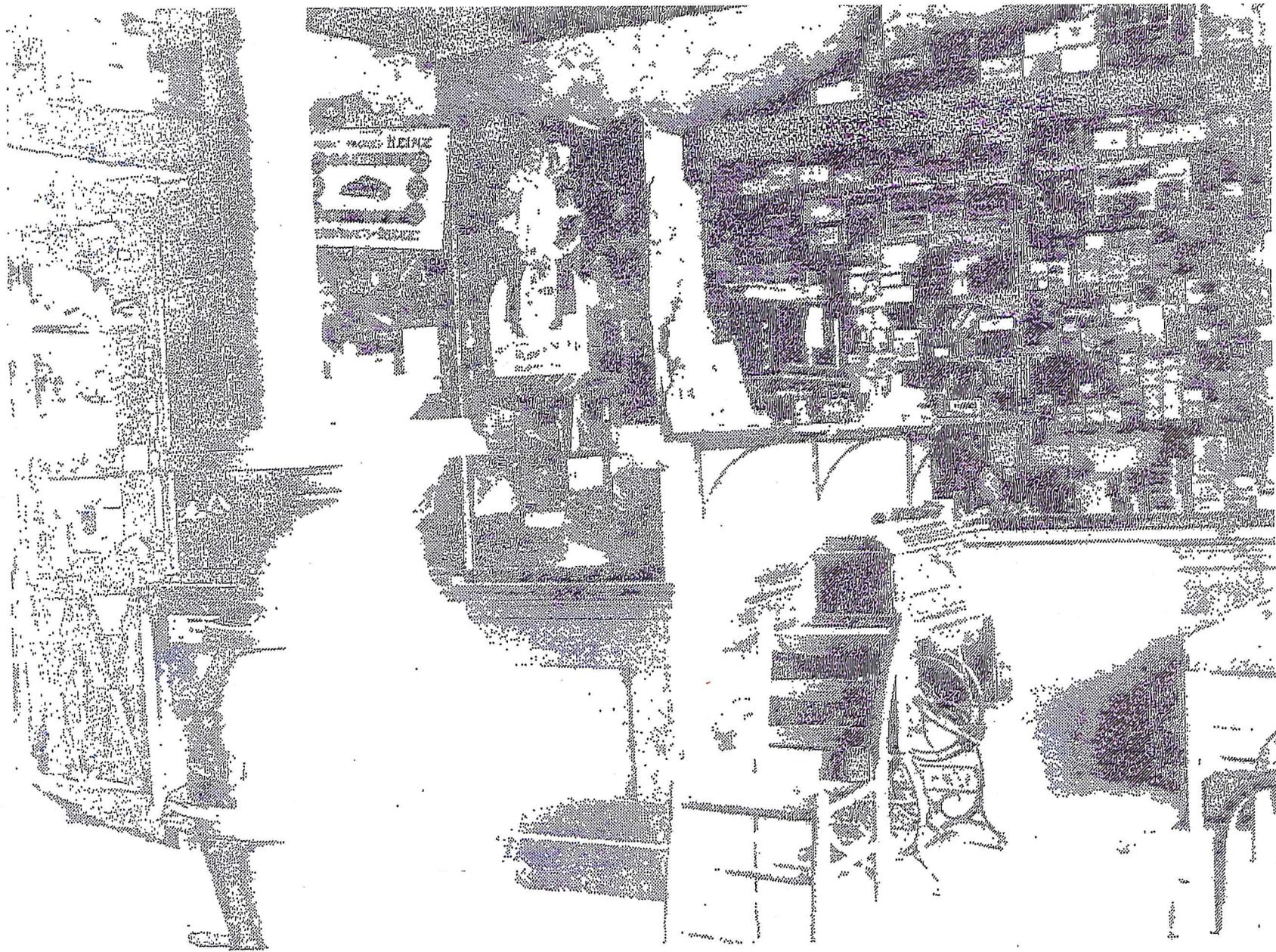
This 1928 photo shows the new paint scheme:





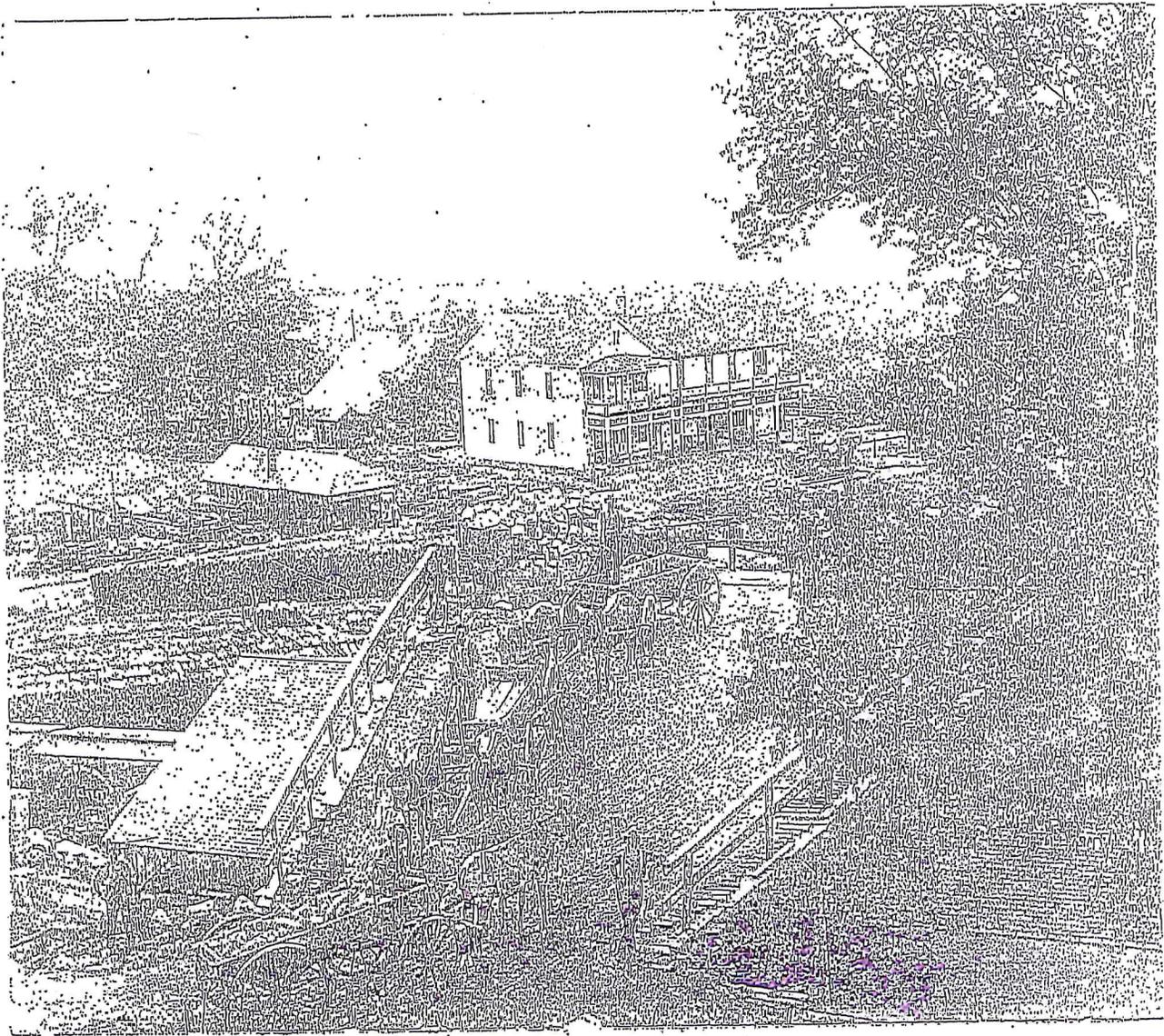
Located in the center of Centaur Station, this building served as both the office of the Centaur Lime Company and the general store.

Photo courtesy of Robert Leiwcke

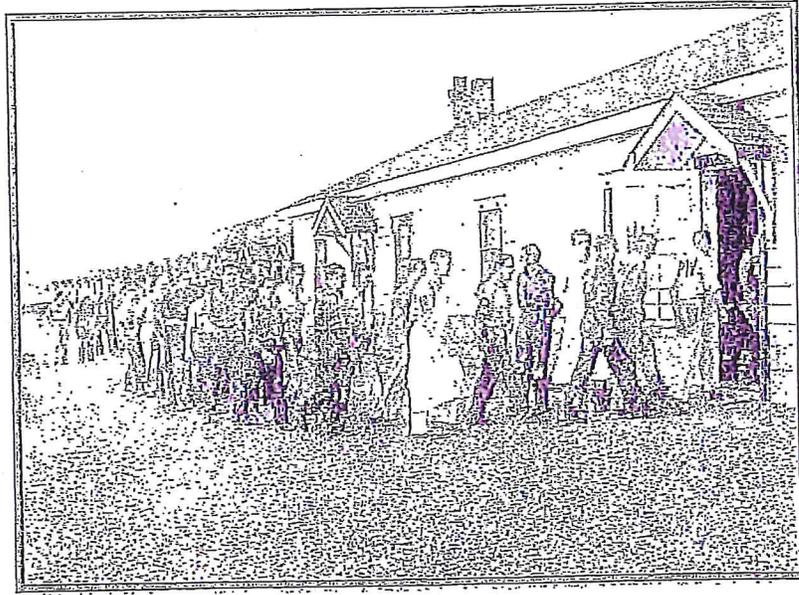


...the general store at Centaur Station during the turn of
...century.





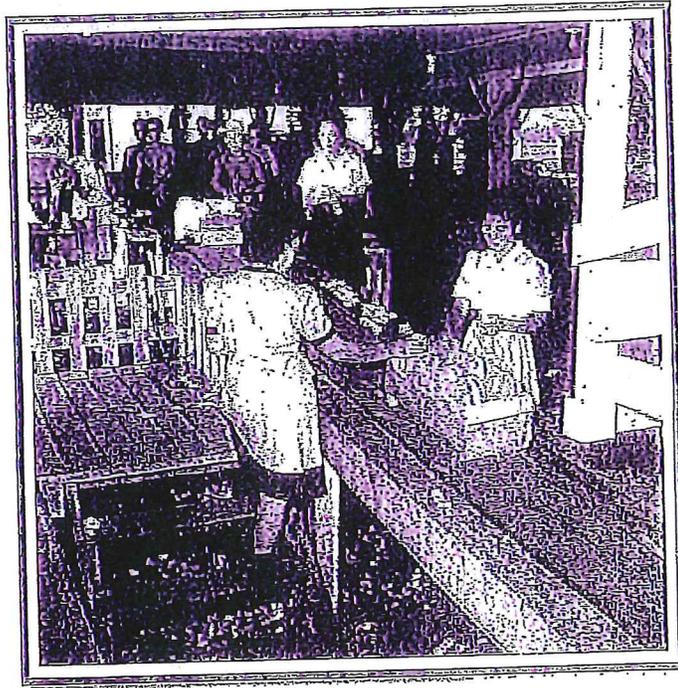
HELLWIG FARMS - WWII



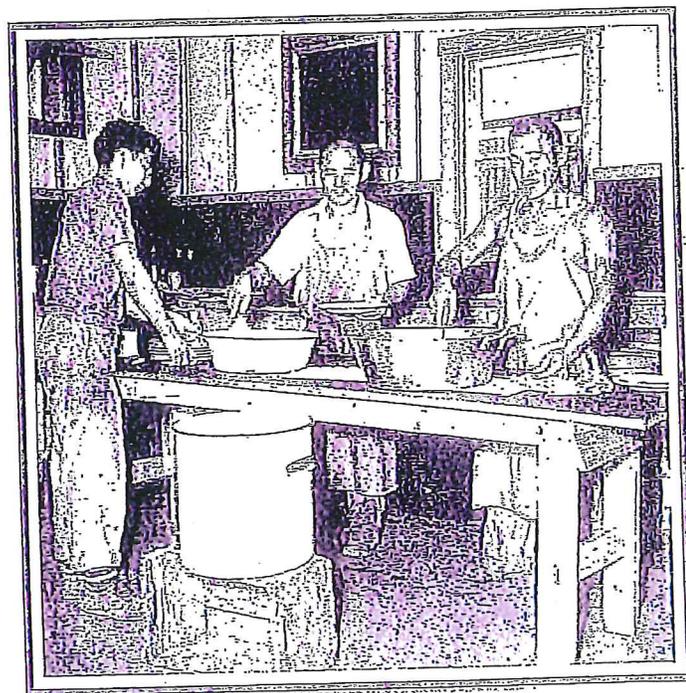
German POWs march into the mess hall at their small work camp on the Hellwig Brothers Farm on Gumbo Flats, the Missouri River bottomland now called Chesterfield Valley, in March 1945. About 100 POWs lived there and worked on area farms, replacing Americans who had gone to war.



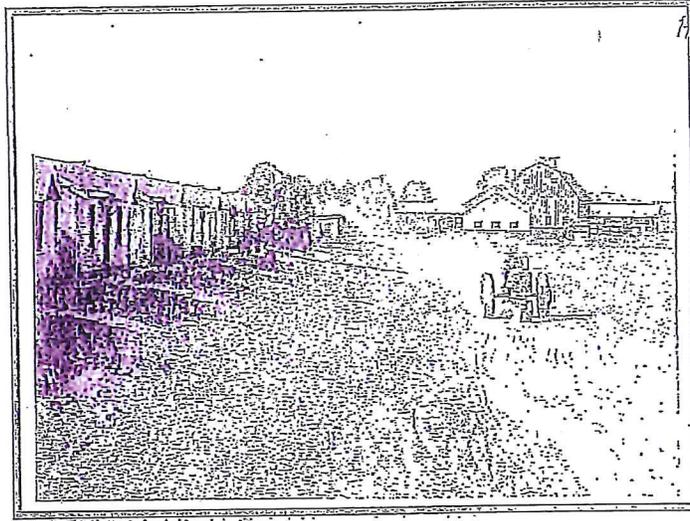
The front gate of the POW camp at Hellwig Brothers Farm on Gumbo Flats, part of the Missouri River bottomland in St. Louis County. The photo was taken in March 1945, shortly after radio commentator Walter Winchell told his national audience that POWs from Gumbo could sneak across the river and blow up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



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

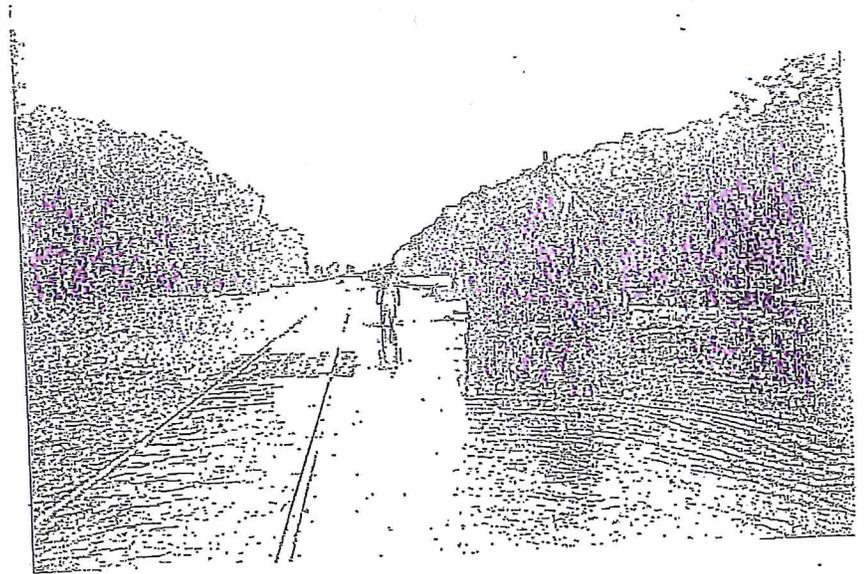


Kitchen crew at the Hellwig Brothers Farm near St. Louis. All the men were recruited from the Relocation Center at Rohwer, and they work in the mess hall which was erected by the Hellwigs specially for the nearly 100 relocatees they employ. The men are, left to right: Koyama, Kaneda and Kuwata. Photographer: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



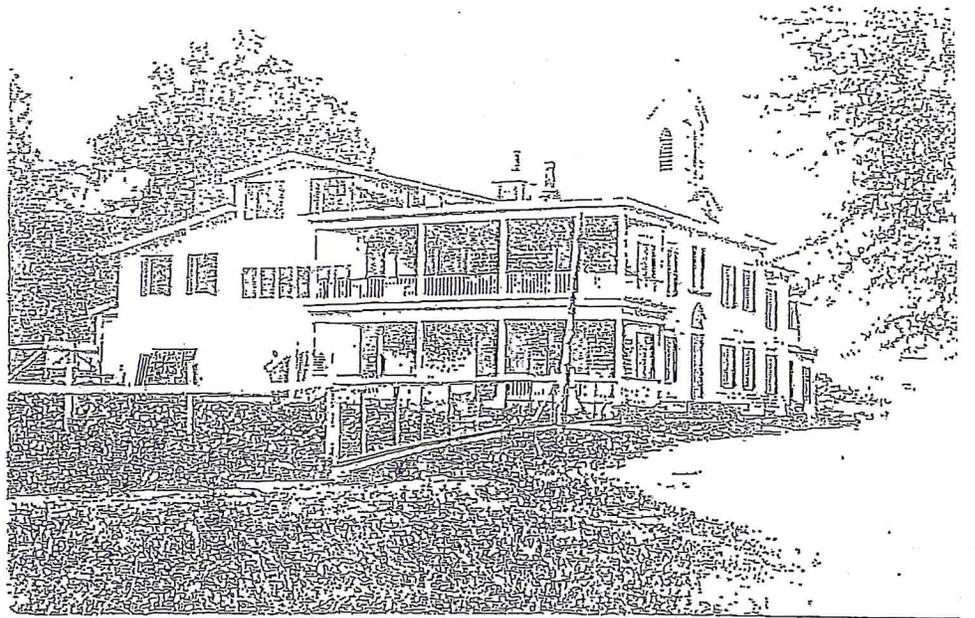
Showing some of the dormitories and the mess hall which were built by the Hellwig Brothers on their farm west of St. Louis. The buildings were specially erected and house many Japanese-American relocatees employed by the Hellwigs. One of the recruits from the Rohwer Center drives a tractor in the foreground.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

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





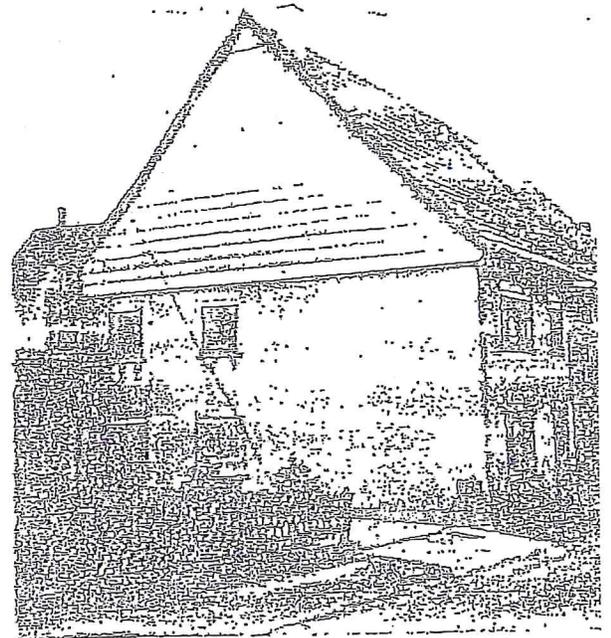
The Joseph Leiwake Family
Adolina Holan Francis Raso



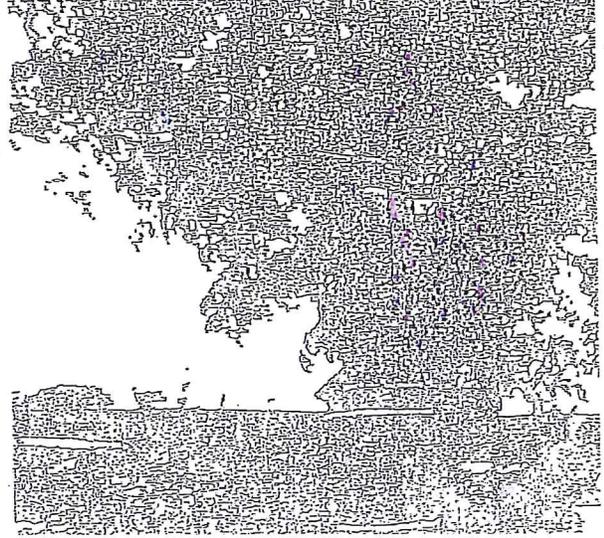
The Leuweke Home and St. Anthony's Church in Centerville



*Anton and Josephine
Reilly Leuweke
Anna and Joseph Leuweke*



Anton's home in Riesel, Germany





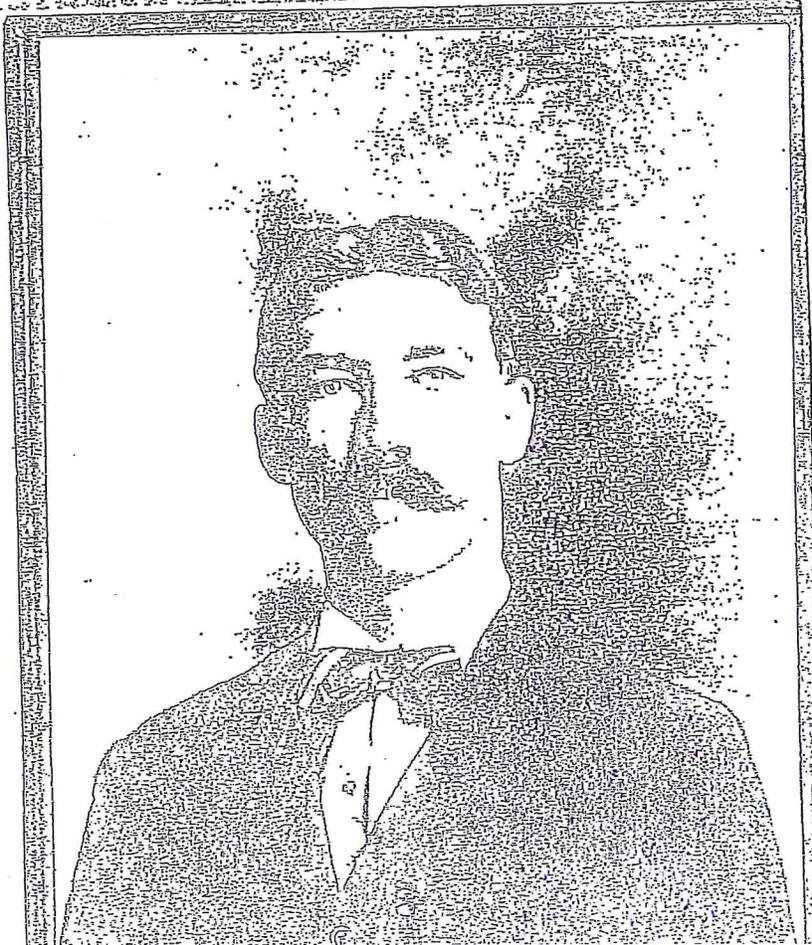
Anton Leeweke

Zelig sind die Todten, die im Herrn sterben!
Von nun an spricht der Geist, sollen sie ruh'n
von ihren Mithen, denn ihre Werke folgen
ihnen nach. Matth. 23, 12.



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

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



Joseph H.C. Leeweke

INCORPORATED UNDER THE LAWS OF THE STATE OF MISSOURI

No. 20

Shares

Capital Stock,

\$12,000.00

Centaur Lumber Company

Full Paid

ALBERT W. BROWN

Non-Assignable

This Certifies that I am on the books of the company as the owner of Eighteen (18) Shares of ONE HUNDRED DOLLARS each of the Capital Stock of Centaur Lumber Company

and I hereby certify that the amount of the shares herein mentioned has been paid in full and that the same are not subject to any lien or claim of any person other than the owner thereof.

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

John H. Lewis Secretary W. B. Lewis President
A. D. 1911

\$100

CENTAUR LUMBER COMPANY

No. 9033.

A.

Post Office Department,

OFFICE OF THE FOURTH ASSISTANT POSTMASTER GENERAL,

BOND DIVISION,

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

SIR:

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

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

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

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

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

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

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

Very respectfully,

Postmaster,

Centaur Sta

P. W. Grand

Fourth Assistant Postmaster General.

Co.,

Mims

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

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

No. 9033.

~~Post Office Discontinuance~~

OFFICE OF THE FOURTH ASSISTANT POSTMASTER GENERAL,
BOND DIVISION,

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

SIR:

THE POSTMASTER GENERAL has this day discontinued the Post Office of
Fox Creek in the County of St. Louis
and State of Mo., to take effect MAY 21 1904, 190

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

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

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

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

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

Very respectfully,

Postmaster,

Centaur Sta
St. Louis Co.,
Mo.

Fourth Assistant Postmaster General.

Aerial Photograph 107 and 109 Centaur Road













Centaur Station, Mo. - A small station building with a sign that reads "CENTAUR STATION, MO." The building is surrounded by a wooden fence and bare trees in a winter setting.



Photograph of a barn in winter, showing snow on the roof and ground, and bare trees in the background.

Elizabeth Weiss

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

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

Public Hearing Comment Form

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

Request Being Considered

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

Position on Request

Support Do Not Support Other

General Comments

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

Name*

Mary & Dave Bullock

Address*

19215 E POINT LN

City*

CHESTERFIELD

State*

MO

Zip*

63005

Phone Number*

6364580616

Email*

mary-bullock@sbcglobal.net

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

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

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

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

Position on Request: Support

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

Name: Mary & Dave Bullock

Address: 19215 E POINT LN

City: CHESTERFIELD

State: MO

Zip: 63005

Phone Number: 6364580616

Email: mary-bullock@sbcglobal.net

Additional Information:

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

Submitted from IP Address: 67.142.182.25

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

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



WILDWOOD

April 4, 2016

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

Re: A response to a communication dated March 10, 2016 from Joel Oliver, Gardner Capital Development, noting its withdrawal of the proposal for a change in the Town Center Regulating Plan and the amendment of an existing planned district on the subject tract of land.

Zoning: NU Non-Urban Residence District (Current)

Location: North side of Plaza Drive, at Market Avenue

Ward: Eight

Planning and Zoning Commission Members:

Subsequent to the public hearing that was conducted by the Planning and Zoning Commission on October 19, 2015, the Department of Planning has received a letter from Joel Oliver, a representative of Gardner Capital Development, which is requesting its current proposal for an apartment building on an approximately two (2) acre tract of land that is located in Town Center be withdrawn and no further action be considered by the City in its regard. The letter is dated March 10, 2016. In this letter, the petitioner's representative notes that, after further consideration, the company is seeking this action on the petitions that had been filed with the Planning and Zoning Commission, given it does not plan to proceed to address the considerations identified in the Department of Planning's report on this matter.

The request from Gardner Capital Development would formally end the consideration of these requests and preserve the current land use category of the properties, which is set forth in the Town Center Regulating Plan, as well as their existing zoning district designation (Amended C-8 Planned Commercial District). The Department supports this request for withdrawal. Therefore, based upon the attached letter, the Department of Planning is requesting a favorable action from the members regarding the withdrawal of this matter from the Commission's active agenda.

If any of the Planning and Zoning Commission members should have any questions or comments regarding this letter or the petitioner's request, please feel free to contact the Department of Planning at (636) 458-0440. A presentation on this request is planned at tonight's meeting. Thank you for your review and anticipated action on the same.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable City Council of the City of Wildwood, Missouri
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Rob Golterman, City Attorney
Travis Newberry, Planner – Zoning
Joel Oliver, Gardner Capital Development



March 10, 2016

Kathy Arnett
Assistant Director of Planning & Parks
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Re: P.Z. 18-15 Villas of Wildwood

Dear Kathy,

Thank you for your recent letter. We at Gardner Capital appreciate the continuing relationship we have with you and the Planning & Parks Department in the City of Wildwood.

At this time, we will not be moving forward with the above referenced development, Villas of Wildwood. Please accept our formal withdrawal of the request for proposal, received in August, 2015.

Again, we eagerly anticipate working with you and your department in the future as opportunities arise. Please feel to contact me, should you need at (314) 561-6060 or by email at joliver@gardnercapital.com.

Sincerely,

A handwritten signature in blue ink, appearing to be 'JOEL OLIVER', written over a blue line that extends from the signature down to the name below.

Joel Oliver
Senior Development Manager



WILDWOOD

April 4, 2016

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

Re: P.Z. 15, 16, and 17-14
Petitioner: Bordeaux Estates at Wildwood – Plat Two, c/o MRM Manlin Development Company
Zoning: R-3 10,000 square foot Residence District (“Neighborhood Edge” District), with an Amended Planned Residential Development Overlay District (PRD).
Location: West side of East Avenue, south of Manchester Road
Tract Size: 1.03 acres
Locator Numbers: 24V510090 and 24V510067
Ward: Eight

Council Members:

INTRODUCTION AND ACTION >>> The Planning and Zoning Commission is in receipt of a correspondence from the developer of the Estates at Bordeaux Subdivision that requests the City’s review of the site-specific ordinance that governs a separate one (1) acre lot, but adjoins this other, aforementioned subdivision, and is owned by the same entity. The nature of the request is to allow the detached single family dwellings to have front-entry garages and eliminate the requirements relating to the types of materials for use on the allowable three (3) residences. Given the request, the Planning and Zoning Commission has reviewed the files relating to this one (1) acre site, along with other supporting information on the adjoining subdivision, and completed a recommendation in this regard. Accordingly, acting at its April 4, 2016 Executive Meeting, and by a vote of --- to ----, hereby submits its report and recommendation to the City Council for its consideration and action. The development of this information has complied with the requirements of the Zoning Ordinance for the amendment of a special procedures permit.

BACKGROUND >>> This property has been part of the Town Center, since the plan and boundary’s adoption in February 1998. Under this plan, the property’s designation was originally ‘Neighborhood General’ District, which is intended to create areas in Town Center that had higher density residential uses as the predominant pattern, all designed and constructed in a New Urbanism setting. This district allowed residential units to be multiple-story and could include a commercial component on the building’s first floor. This designation was part of the original plan recommended by Andres Duany, as part of the development of the overall Town Center Plan that began in 1996.

Despite having the option for high-density residential uses on this one (1) acre property, a Regulating Plan amendment, a zoning change and a Planned Residential Development Overlay District (PRD) application were submitted in 2010 by the current petitioner, which sought a change in the use of this property. This Regulating Plan amendment, rezoning, and special procedures permit were all granted/approved by the City and thereby authorized a total of ten (10) rowhouses, without first floor commercial as a component of each.

In 2014, another request was submitted by the current petitioner for a Regulating Plan amendment and rezoning action that would eliminate the approved ten (10) rowhouses that were authorized on the site and replace such with three (3) single family detached dwellings. These dwellings would be located on approximately one-third acre lots and, in many regards, not be neo-traditional in design. In fact, the current petitioner had developed the Estates at Boudreaux Subdivision, which is the abutting property to the south, and requested the same type of unit that had been approved on that 11.5 acre tract of land, but rather upon this Town Center site. This request was made knowing the Estates of Bordeaux Subdivision was located in a Sub-Urban Residential Area of the City and not the Town Center Area.

In considering this 2014 request, the Planning and Zoning Commission noted that multiple family units had found little success in the Wildwood Town Center Area. The number of multiple family units in the Wildwood Town Center were very limited and only approved in the Cambury and the original Grover Crossing Subdivisions. In those two (2) instances, the Commission noted sales had been slow and the conversion of the units was approved in the Grover Crossing Subdivision and beginning to be considered in the Cambury Subdivision. Acknowledging this circumstance, the Commission agreed with the requested change to the Regulating Plan designation of this one (1) acre lot from 'Neighborhood General' District to 'Neighborhood Edge' District, given the circumstances associated with the site's location, surrounding land use, and the need to transition the density of uses to accommodate the pattern of Sub-Urban Residential Area use to the south.

Also supporting this change was the action of the volunteer committee that assisted the City in updating the Town Center Plan during the timeframe of 2008 to 2009, which had recommended this area be modified from attached single family uses to detached single family dwellings. The logic of this change, at that time (2008-2009), related to this property's second tier location from Manchester Road, the surrounding pattern of development, which was detached single family units, the new development to the south – Estates at Bordeaux Subdivision, and the tepid interest in attached units in the Wildwood Area. It is important to again note the current petitioner chose to pursue the 'Neighborhood General' District designation in 2010, which was granted by the City. Therefore, the request in 2014 for the 'Neighborhood Edge' District designation was considered appropriate for the aforementioned reasons noted above. The Planning and Zoning Commission did note the change to the Town Center's Regulating Plan was only appropriate, however, if the planned lots and units complied with the other components of this plan in terms of design standards, architectural guidelines, and street specifications.

The City Council concurred with the Planning and Zoning Commission's action on the Regulating Plan and also granted the zoning change and amendment of the Planned Residential Development Overlay

District (PRD). These actions, on the part of the City Council, were premised on the reasons the Planning and Zoning Commission had supported such. After receiving this matter from the Planning and Zoning Commission and holding a public hearing, the City Council approved a new site-specific ordinance for this one (1) acre site in 2014. With this approval, the petitioner could then begin the Site Development Plan process. At that time, in 2014, the petitioner had received two (2) changes to the Regulating Plan of the Town Center Plan, but had not yet moved forward with the site's development.

Key in this process, the Planning and Zoning Commission, along with the City Council, mandated the units and the site incorporate New Urbanism principles in their design and construction. These principles include upgraded building materials and shingles, carriage type garage doors, side-entry garages, streetscapes and roadway improvements, and other similar components. The intent of these principles was to allow the project to proceed, but ensure the Town Center Area's allowance for greater density was not used without incorporating key design and architectural components to indicate a different approach to the construction of these dwellings. If these principles are not included as requirements for these dwellings, then the petitioner would be able to develop the property at a Town Center density with Sub-Urban Residential Area characteristics, which had never been allowed by the City in its twenty (20) plus year history.

The petitioner did begin the process for receiving Site Development Plan approval from the Planning and Zoning Commission. A plan was submitted that was ultimately determined to comply with the site-specific ordinance for this project, including those aforementioned design and architectural considerations, which was presented to the Site Development Plan Subcommittee of the Planning and Zoning Commission on June 1, 2015. Ultimately, the Site Development Plan was presented to the Planning and Zoning Commission, with a recommendation for approval of the plan, which was granted on June 15, 2015. Thereafter, the petitioner submitted the current request.

CURRENT REQUEST >>> The nature of this current request that was referenced in the introduction of this report relates to the petitioner's desire to amend the current site-specific ordinance for this three (3) lot subdivision that is located in Town Center Area to allow a suburban type development project within it, thereby retaining the density of this special location of the City, but not applying the New Urbanism concepts and design criteria. Specifically, the developer is requesting the following items be authorized for this three (3) lot project:

1. The requirements relating to materials be eliminated from the ordinance, so as the three (3) units could be constructed similarly to the dwellings in the adjoining Estates at Bordeaux Subdivision. These changes would eliminate the fiber cement siding, trim, and shingles.
2. The requirement relating to side entry garages would be removed.
3. The retention of three (3) lots, despite the developer seeking to construct the units as if located in the Sub-Urban Residential Area of the Master Plan, versus Town Center.

With these changes, the developer and the nearby lot owners believe the project would be more in keeping with their dwellings and better from a consistency standpoint.

ANALYSIS >>> The consideration of this request must be undertaken from two (2) perspectives, which are:

1. The impact of this allowance on the Master Plan and its Conceptual Land Use Categories; and
2. The precedence such an allowance would create with regards to existing and proposed Town Center developments.

In evaluating these two (2) perspectives, if they are determined to not lead to a loss of predictability and the inequitable and inconsistent application of the City's land use laws, then the request could be considered favorably.

In terms of the *first perspective*, the Commission would first state the impact of these requested changes would be substantial on the Master Plan and its history of application for the last twenty (20) years. A key component of the Master Plan's impact on the City is its land use components, which were set forth to assist in achieving its goals, objectives, and policies as well. The importance of this land use component of the plan was so valued that, when the voters approved the City's Charter, the Master Plan's Conceptual Land Use Categories Map became Wildwood's Comprehensive Zoning Plan. Therefore, the Master Plan's land use considerations were granted the standing of law. This situation dictates that decisions relative to the land use categories for development of property in Wildwood should adhere to past precedence, good planning practices, and a high degree of predictability, whenever possible, and only changed to address certain circumstances of the most challenging nature.

Therefore, applying this stringent standard to this request, the petitioner is seeking to circumvent the land use categories of the Master Plan by developing this site at a higher density, but not meeting the requirements of the land use category that would allow such to occur there – the Town Center Area designation. If this request were allowed, the impact on the Master Plan's control of land use would be voided, since any developer, from that point forward, could then request Town Center Area density in any Non-Urban or Sub-Urban Residential Area of the City, since it had been granted at this location. The adherence to the types of uses and their respective densities and intensities that have been the hallmark of this plan and its application has not been altered by any Planning and Zoning Commission or City Council in this manner to date and, in this particular case, the Commission does not believe it is warranted.

In terms of the *second perspective*, the precedence of such an action would be onerous and far-reaching, in the opinion of the Planning and Zoning Commission. Other projects in Town Center Area, given their certain characteristics associated with their developments, have had these same requirements applied in terms of materials and other upgrades to their designs to offset the use of front-entry garages, so with a change at this time, such would lead to these earlier developments that were required to meet these same requirements now being treated differently, while any future project would surely request the same exception. Therefore, the application of the Town Center design standards and architectural guidelines would be increasingly difficult and, in almost all instances, muted from this point forward. The precedence and its associated impact would be hard to reverse, if this allowance were to be considered favorably by City Council.

The Planning and Zoning Commission cannot emphasize in the strongest terms the negative impact of allowing Town Center projects, which many have received allowances to accommodate the City's more difficult topography, waterways, and other similar considerations, to not meet its standards and guidelines would be a one hundred eighty (180) degree change and lead to future challenges that would truly degrade its character. It is always important to remember the Town Center Area has high standards and guidelines for design and architecture, which were intentional to create unique, attractive, walkable, and safe neighborhoods for this core area of the community. To make these standards and guidelines more affordable, the Town Center Area grants densities, intensities, and uses far beyond that of any other area of Wildwood. For a request, such as the petitioner's on this tract of land to be allowed, it would certainly lead to more exceptions, waivers, and other changes in the future, which would cause the group of first developers' of properties in the Town Center Area, who met and created this high standard of design and function, to experience a decrease in the value of their sites. This impact would be very worrisome for the City.

SUMMARY AND RECOMMENDATION >>> The Planning and Zoning Commission is not recommending the requested changes sought by the petitioner in this case. Conversely, the Commission would support a Master Plan change to the site, from Town Center Area to Sub-Urban Residential Area, which would allow for an identical type of dwelling to be constructed on the lot, but only one (1) in total, not three (3), as currently approved. This action would require a reposting of this request to include the Master Plan change, but the Planning and Zoning Commission believes that, if the petitioner does not want to meet the requirements of the Town Center Plan, excepting density, then the number of units should be reduced (the petitioner did submit a request to change the Master Plan's Conceptual Land Use Category for this one (1) acre lot, as part of the 2015 update process of this document, but withdrew it, when advised the density of the project would be reduced to one (1) lot with one (1) unit). Accordingly, the Planning and Zoning is recommending no change to the site-specific ordinance, but, depending on the petitioner's direction, would began the Master Plan review process for this lot to allow for its Sub-Urban Residential Area designation.

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

Michael Manlin, Manlin Development Group
Trustees of the Estates at Bordeaux Subdivision

MRM Manlin Development Group,
Inc.

MRM
MANLIN DEVELOPMENT
GROUP

7729 Clayton Road
Clayton, MO 63117
314-222-7088 office
314-222-7087 fax
314-220-0639 cell

December 18, 2015

Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Re: Bordeaux Estates at Wildwood – Plat Two
St. Louis County Locator numbers 24V510090 and 24V510067
Request for Site Specific Ordinance Revision



Mr. Vujnich:

We are requesting that the City of Wildwood Planning & Zoning Commission consider a revision to Ordinance #2080, the Site Specific Ordinance for *Bordeaux Estates at Wildwood – Plat Two*. The Bordeaux Estates at Wildwood Plat Two development contains the properties with St. Louis County Locator numbers 24V510090 and 24V510067.

Ordinance Number 2080 authorizes the properties to be developed as three (3) Single Family Dwellings on individual lots. Per Ordinance Number 2080 the proposed architectural design, character, and style of all buildings and dwellings 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 the Planned Residential Development Overlay District (PRD.)

We kindly request that the ordinance be revised to allow construction of single family dwellings that closely match the design, character, and style of the dwellings constructed within the development of *Bordeaux Estates at Wildwood*.

Our request specifically includes the following revisions

Section Two, Paragraph 1(b) - Please delete

Section Two, Paragraph 1(d) - Please delete

Section Two, Paragraph 1(f) - Please delete

Section Two, Paragraph 4(e) - Please delete

Section Two, Paragraph 4(l) - Please modify as follows

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-3 10,000 square foot Residence District.

Section Two, Paragraph 4(p) - Please delete

Section Two, Paragraph 4(u) - Please delete

Section Two, Paragraph 4(x) - Please modify as follows

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.

We further request that any reference, not included above, to the requirements of the Town Center guidelines that would prevent the construction of dwellings consistent with *Bordeaux Estates at Wildwood* be removed from the ordinance.

We believe it would be prudent to construct homes on these properties that closely match the homes on the 18 lots that are known as *Bordeaux Estates at Wildwood*. The requirements of the Town Center Regulating Plan Neighborhood Edge District designation would dictate several design standards that would prevent the three proposed homes of *Bordeaux Estates at Wildwood Plat Two* from closely matching the aforementioned homes of Plat One. We believe that constructing the homes as currently required will create a lack of continuity in the Bordeaux Estates neighborhood. We further believe it would be imprudent to construct three homes at the entrance to the neighborhood that are not representative of the large majority of the homes in the neighborhood.

Our sentiments are echoed by the residents of *Bordeaux Estates at Wildwood*. The trustees of the subdivision have circulated a petition that demonstrates the residents of the neighborhood strongly support this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Manlin", enclosed within a hand-drawn oval shape.

Mike Manlin
MRM Manlin Development Group

CITY OF WILDWOOD

MAR 31 2016

DEPT. OF PLANNING & PARKS

**CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING**
before the Planning and Zoning Commission
Monday, April 4, 2016, at 7:30 p.m.

CORRECTED DATE!
Meeting is Monday, April 4th.
Sorry for any confusion!

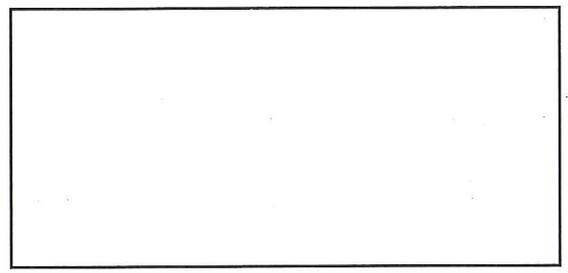
THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.

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 1,500 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:
2615 East Avenue
Wildwood, MO 63040



The Planning and Zoning Commission of the City of Wildwood will hold a public meeting on **Monday, April 4, 2016, 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 meeting 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 meeting 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:

A response to a correspondence from Michael Manlin, MRM Manlin Development Group, dated December 18, 2015, regarding **P.Z. 15, 16, & 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)**

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

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

CITY OF WILDWOOD

MAR 29 2016

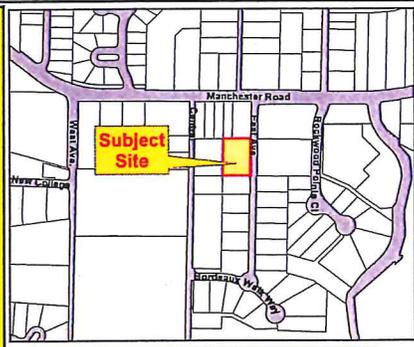
DEPT. OF PLANNING & PARKS

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, April 8, 2016, at 7:30 p.m.

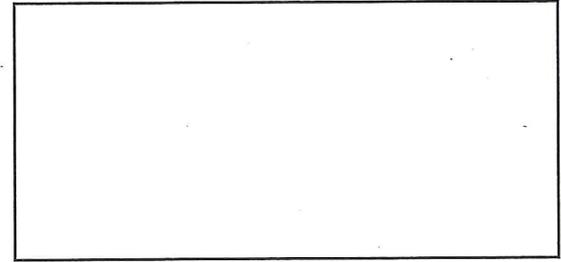
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Street Address of Subject Site:
2615 East Avenue
Wildwood, MO 63040



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

From: Paul Jacoby [mailto:paul_jacoby@ymail.com]

Sent: Monday, March 28, 2016 12:49 PM

To: Kathy Arnett

Subject: Lots 19,20,&21 Bordeaux Estates

We (Paul & Carol Jacoby), Lot 15 Bordeaux Estates want to go on record as saying we support MRM attempts to build the houses on lots 19,20,&21 in like manner as the ones already completed. It seems like common sense so we hope you agree and change the ordinance to allow this to happen and if you all go down our street and see what a wonderful job Manlin and the residence have done I think you will make the right decision. Thanks for your time. Sincerely, Paul & Carol Jacoby

From: Simon Lee [<mailto:simonalee@comcast.net>]
Sent: Monday, March 28, 2016 11:30 AM
To: Kathy Arnett
Cc: 'Vic Grabowski'
Subject: April 4th Planning and Zoning Meeting Committee Meeting

Dear Ms. Arnett,

Being unable to attend the meeting scheduled April 4th I am writing to you in the hope our support for the changes are reflected in the permanent record. As per the petition from home owners of Boudreaux Estates I am opposed to the building of homes that are substantially different than those in our development.

The current Ordinance # 2080 will require MRM to build houses with different setbacks, different architectural designs, different types of building material as well as side entry garages, all of which do not represent the true design of our neighborhood. My wife Monika Lee, and I would like the ordinance changed to be more reflective of Boudreaux Estates.

Regards,

Simon Lee

Simon A. Lee
simonalee@comcast.net
314-562-2900 (Mobile)



WILDWOOD

April 4, 2016

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

Re: 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.**

Commission Members:

The Department of Planning has been collecting additional information on the matter relating to wastewater treatment in the rural areas of the City, given the questions and concerns raised about the proposed re-circulating sand filter plant that was planned for the project at Pond Road and State Route 100. As was described at the meeting on this particular project, the City has encouraged the use of these types of plants, instead of individualized, lot-by-lot facilities, for the benefits of improved function and environmental quality. The selection of this particular type of facility was premised on direction and recommendations from the State of Missouri and St. Louis County, shortly after the incorporation of the City of Wildwood.

To date, the Department of Planning has completed the following items in this regard:

1. Submitted the attached letter to the State of Missouri – Department of Natural Resources - requesting information on all packaged wastewater treatment plants located in the City.
2. Received a response from the State of Missouri regarding the Department's request and was advised the requested information will not be available until April 8, 2016, at the earliest (see attached e-mail).
3. Met with representatives of Payne Family Homes, who are proposing a different type of wastewater system, which is described in the information attached to this letter.
4. Continued research on other options for wastewater treatment for Wildwood's rural areas.
5. Prepared a letter to all applicable users of these facilities, i.e. Homeowners Associations, school district, places of worship, etc., who manage these systems in Wildwood seeking their current testing results and maintenance schedules, etc.

Given information will not be available from the State of Missouri until, at the earliest, the Commission's April 18, 2016 meeting, no action is planned on the Planned Residential Development Overlay District (PRD) request at tonight's meeting, but the Department wanted to provide this update for the benefit of the members and public.

If any of the Commission Members have questions or comments regarding this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation on this matter is planned at tonight's meeting. Thank you for your consideration of this information.

Respectfully submitted,
CITY OF WILDWOOD



Joe Vujnich, Director

Department of Planning and Parks

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner – Zonings
Tom Cummings, Payne Family Homes



Jeremiah W. (Jay) Nixon, Governor • Sara Parker Pauley, Director

DEPARTMENT OF NATURAL RESOURCES

www.dnr.mo.gov

March 29, 2016

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

Dear Mr. Vujnich,

We are responding to your recent correspondence and inquiry regarding wastewater treatment concerns in rural Wildwood, Missouri. Some of the information you requested requires submittal of an Open Records request. Based on your March 17, 2016 letter, we have submitted this for you and that information will come in a separate response.

The facilities you listed by name appear to be a combination of both recirculating sand filters and mechanical type plants. Most of the facilities appear to have been issued Missouri State Operating Permits. However, LaSalle Institute connects to the Rockwood's LaSalle Springs' wastewater treatment plant and Whispering Oaks Healthcare is connected to Metropolitan Sewer District sewers. We do not have information of the Estates at Deer Hollow or Ridgetree Trails centralized sewers or a wastewater treatment facility. If you have the addresses for these two un-permitted plants, please send them to us. The permits specify information about the facility including the type of treatment, basic design specifications, reporting requirements including parameters that must be sampled for, and the frequency of sampling. This data must be submitted to the Department on Discharge Monitoring Reports (DMRs). There may be other requirements listed in the permits and they are required to comply with Standard Conditions included with the permit. This data must be submitted to the Department at the frequency and in the manner stated by the permit and using the permit number, all the data and violations are available to you online at the following address:

http://dnr.mo.gov/mocwis_public/dmrDisclaimer.do. Permits for these facilities are also available to you online at www.dnr.mo.gov. As this information is already online, it does not require an Open Records request for you to obtain.

The Department has the authority to conduct an investigation of facilities with operating permits at any time there is a specific concern submitted. Routine inspection frequency is related to several factors including overall workload, the numbers and facility type inspection commitments the Department establishes with the EPA, and compliance history including information the facility is required to submit on its discharge monitoring reports. A Watershed



From: **Custodian of Record** custodianofrecord@dnr.mo.gov
Subject: OR33395 - Vujnich
Date: March 25, 2016 at 10:07 AM
To: joe@cityofwildwood.com



Dear Mr. Vujnich:

I am in receipt of your March 24, 2016, request for records under the Sunshine Law, Chapter 610, Revised Statutes of Missouri. Under the Missouri Sunshine Law, all open and responsive records maintained by the Missouri Department of Natural Resources will be made available to you.

The Department is reviewing its records for those that are responsive to your request. Due to the volume of Sunshine Law requests the Department receives; please expect to hear back from the Department on or before April 8, 2016.

Thank you in advance for your patience and if you have any questions, please contact me.

Sincerely,

MISSOURI DEPARTMENT OF NATURAL RESOURCES

Dawn Brooks
Custodian of Records/Assistant General Counsel





WILDWOOD

March 17, 2016

Paul Morris
Environmental Supervisor – WPC Unit
Missouri Department of Natural Resources
St. Louis Regional Office
7545 South Lindbergh Boulevard, Suite 210
St. Louis, Missouri 63125

Re: Wastewater Treatment Concerns in Rural Wildwood, Missouri

Dear Mr. Morris:

The City of Wildwood has always appreciated the advice and counsel of the Missouri Department of Natural Resources (MDNR) when developing its regulations to protect its natural environment. No more than any other time has this partnership been used, as when the City developed its regulations relating to the management of wastewater effluent from new developments that were located outside the jurisdictional boundaries of the Metropolitan St. Louis Sewer District (MSD). These regulations led to the development of requirements that provided for the use of recirculating sand filter types of plants, as the preferred method of this treatment.

Along with consulting on the system for treatment, the City sought other protection and assurances in this regard. To this end, the City was advised by the State of Missouri that it would issue operating permits for these facilities that would guarantee the following:

1. The appropriate design of these plants, based on the environments of their locations.
2. The on-going process for inspections and reporting upon the operation of these facilities.
3. The suggestions to ensure that issues at these facilities, if found, could be addressed in appropriate timeframes, with the right personnel.

These commitments led the City to integrate these key points into any Conditional Use Permit (CUP) or Planned Residential Development Overlay District (PRD) issued by the City for a facility of this nature.

Recently, these facilities have been called into question, given the condition of several of the plants located here in the City of Wildwood. Questions were raised about their appearance, odor, and maintenance. Given these questions were identified at a Planning and Zoning Commission meeting, the members of it requested the Department contact the State and determine the conditions of these plants and the regularity of reporting by their owners and the inspection program they are obliged to

follow each year, under their respective operating permits from the State of Missouri. Therefore, the Department is requesting this information on the following plants, which are located in the City of Wildwood.

- a. Babler State Park
- b. Baritzan Pointe
- c. Big Chief Restaurant
- d. Estates at August Tavern Creek
- e. Estates at Autumn Farms
- f. Estates at Deer Hollow
- g. Estates at Homestead
- h. Hidden Valley Ski Resort
- i. Lafayette Baptist Church
- j. LaSalle Institute
- k. LaSalle Spring Middle School
- l. Living Word Church
- m. Marianist Retreat Center
- n. Metro West Fire Protection District – Starck Lane
- o. Oaks at Wildwood
- p. Radcliffe Place
- q. Ridgetree Trails
- r. Rockwood Valley Middle School
- s. St. Albans East
- t. St. Albans Forest
- u. St. Albans Valley
- v. Three Sister Farms
- w. West County Community Church
- x. Whispering Oak Health Care Facility (currently closed)
- y. Wild Horse Farms
- z. Wild Horse Spring Farms
- aa. Wildwood Middle School

The Department of Planning would appreciate this information as quickly as possible. The information will assist the Department in its investigation of these claims. It is imperative the City knows the Missouri Department of Natural Resources (MDNR) will have an on-going role in monitoring these plants in Wildwood in regards to assisting in ensuring these plants are operated and maintained at required levels of safety and health.

If you should have any questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your help and response to the City's request for this critical input on this matter.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning and Parks

Cc: The Honorable Timothy Woerther, Mayor
The Honorable City Council of the City of Wildwood, Missouri
Dorothy Franklin, Director, St. Louis Regional Office - Missouri Department of Natural Resources
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Brian Gramlich, Code Enforcement Officer

AdvanTex® AX100 Treatment System

Carefully Engineered by Orenco

Orenco Systems has been researching, designing, manufacturing, and selling leading-edge products for decentralized wastewater treatment systems since 1981. The company has grown to become an industry leader, with about 250 employees and 300 points of distribution in North America, Australasia, Europe, Africa, and Southwest Asia. Our systems have been installed in more than 65 countries around the world.

Orenco maintains an environmental lab and employs dozens of civil, electrical, mechanical, and manufacturing engineers, as well as wastewater treatment system operators. Orenco's technologies are based on sound scientific principles of chemistry, biology, mechanical structure, and hydraulics. As a result, our research appears in numerous publications and our engineers are regularly asked to give workshops and trainings.



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www.orenco.com/systems/

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Orenco Systems®, Inc.



Malibu Restaurant and Residential Development

Ten AX100s at the top of a Malibu bluff are treating high-strength waste from a large (200+ seat) beachfront restaurant, 100 feet (30 m) below. This high-visibility tourist destination requires reliable, odor-free operation. Effluent sampling indicates excellent treatment, including nitrogen reduction. At an adjacent residential community, another system has been installed, consisting of 20 AX100s capable of treating up to 60,000 gpd (227,000 L/d) peak flows.

Mobile, Alabama Utility-Managed Subdivisions

Since 2003, South Alabama Utilities (SAU) in Mobile County, Alabama, has become the subject of nationwide classes, presentations, and tours because of its ambitious and innovative solution for serving nearly 4,000 new customers in 47 new subdivisions in western Mobile County (as well as a number of new schools and commercial properties). How? By installing more than 60 miles (96.5 km) of interconnected Orenco Effluent Sewers that are followed by 141 AdvanTex AX100s located at 13 different treatment sites. All told, SAU has the capacity to treat nearly half a million gpd (1.9 million L/d) of effluent, at better than 10 mg/L BOD/TSS.



Champion Hills is one of the many subdivisions in rural Mobile County served by Orenco's effluent sewers and treatment systems.

Under SAU's program, developers, builders, homeowners, and the utility all share the cost of extending wastewater infrastructure. Costs vary by development, but SAU currently charges homeowners about \$35-40/month for service. Overall costs are about half the cost of conventional sewers.



Oregon Riverside Community

Since 2003, twelve AX100s have been providing advanced secondary wastewater treatment in Hebo, Oregon, for a small community collection system that discharges directly into Three Rivers, after UV disinfection. The average annual design flow is 17,000 gpd (64,400 L/d) with a peak daily design flow of 80,000 gpd (303,000 L/d) to account for I&I contributions from the collection system. Effluent BOD₅ and TSS are averaging 4.4 and 4.5 mg/L, respectively.

To order a complete design/engineering package for Orenco's Commercial AdvanTex Treatment Systems, contact your local Commercial AdvanTex Dealer. To find a Commercial Dealer, go to www.orenco.com/systems and click on "Locate a Dealer." Or call 800-348-9843 and ask for a systems engineer.

AdvanTex® Treatment Systems

AX1000

Manufactured by Orenco Systems®, Inc.



Decentralized Wastewater Treatment for Commercial Properties and Communities

Applications:

- Municipal systems
- Subdivisions, apartments
- Golf course developments, resorts
- Manufactured home parks
- Parks, RV parks, campgrounds
- Schools, churches, businesses
- Rest areas, truck stops

Orenco Systems®, Inc.

814 Airway Avenue, Sutherlin, Oregon, USA 97479
Toll-Free: 800-348-9843 • +1-541-459-4449 • www.orenco.com

AdvanTex® AX100 Treatment System



Textile Media

The treatment medium is a uniform, engineered textile, which is easily serviceable and allows loading rates as high as 50 gpd/ft² (2000 L/d/m²).



Effluent Distribution

The treatment media is microdosed at regular intervals by high-quality, low horse-power pumps; proprietary spin nozzles distribute the effluent efficiently, optimizing treatment.



Laterals and Lids

Isolation valves, flushing valves, and hinged lids with gas springs allow easy access and servicing by a single operator.



Telemetry Controls

Orenco's telemetry-enabled control panels use a dedicated phone line, ensuring round-the-clock system supervision and real-time, remote control.

The Product

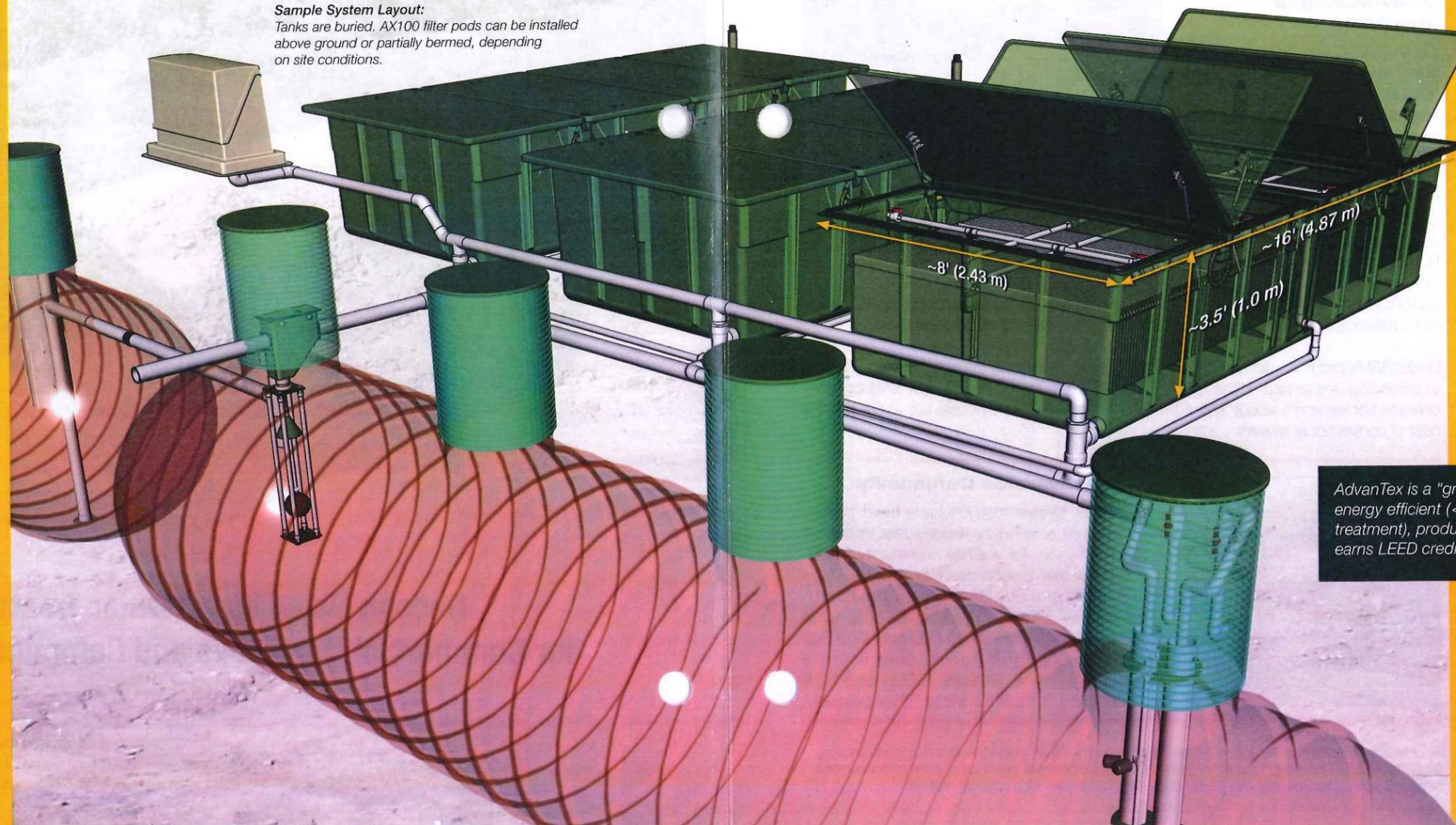
Orenco's patented* AdvanTex® Treatment Systems can make raw wastewater up to 98% cleaner, meeting stringent regulatory requirements. They can also reduce nitrogen significantly, depending on influent and configuration. Orenco's commercial-sized (AX100) AdvanTex Systems offer all the benefits of Orenco's residential line:

- Consistent, reliable treatment, even under peak flows
- Compact package, small footprint, for small sites
- Premanufactured package, including textile medium, for quality control
- Low maintenance requirements, low power use (<2 kWh per 1000 treated gallons)
- Low life-cycle costs
- Production of clear, odorless effluent that's ideal for reuse

AdvanTex Treatment Systems for supplemental BOD and ammonia reduction are also available. (www.orenco.com/systems/nitrogen_reduction.cfm)

Sample System Layout:

Tanks are buried. AX100 filter pods can be installed above ground or partially bermed, depending on site conditions.



Decades of Research, Thousands of Installations

Orenco's AdvanTex recirculating filter unit is configured like a recirculating sand filter — a packed bed filter technology that Orenco engineers have helped to perfect since the 1970s. Like recirculating sand filters, AdvanTex is reliable and low-maintenance. It is superior to other packed bed filters, however, in its serviceability and longevity.

It is also superior in its treatment media. AdvanTex uses a highly efficient, lightweight textile that has a large surface area, lots of void space, and a high degree of water-holding capacity.

Consequently, AdvanTex Treatment Systems can provide treatment equivalent to that of sand filters at loading rates as high as 25-50 gpd/ft² (1000-2000 L/d/m²). That means AdvanTex can treat high-volume commercial and multi-family flows in a very compact space.

Our textile-based, multi-pass treatment technology has undergone third-party testing and evaluation to ANSI Standards. About 30,000 residential-sized AdvanTex filters have been installed since 2000. And about 3,000 commercial-sized AX100 units are now in operation, including the installations described on the back page.

The Program

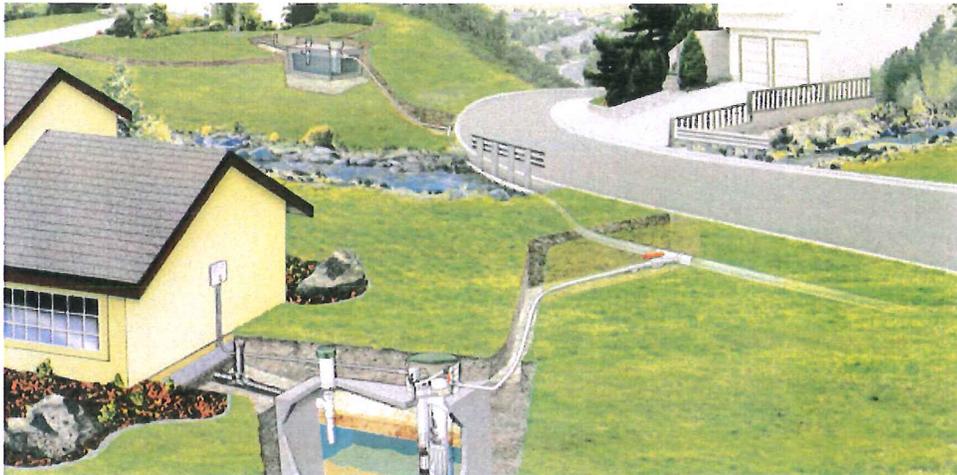
It takes more than a good product to solve on-site wastewater problems. It takes a comprehensive program ... one that ensures a successful project every time and provides support for the life of the system. That's what Orenco Systems® has done. We've engineered a program, not just a product.

Orenco's commercial AdvanTex program includes ...

- Authorized Dealers; trained Installers and Service Providers
- Training and plan reviews for Designers
- A comprehensive project checklist for successful system design, installation, start-up, and follow-up
- Round-the-clock system supervision via Orenco's remote telemetry controls
- A commitment to ongoing O&M, signed by system owners
- Web-based tracking of site and performance data on Dealer extranet
- Ongoing manufacturer support through Orenco's Sales Department
- Asset Management advice by dedicated post-sales Account Managers

AdvanTex is a "green" wastewater solution that is energy efficient (<2 kWh/1000 gal. for secondary treatment), produces re-use quality effluent, and earns LEED credits for your projects.

* NOTE: Covered by U.S. patent numbers 6,540,920; 6,372,137; 5,531,894; 5,480,561; 5,360,556



Effluent Sewer Collection

Have you experienced the new technology that is able to pump 50 gpd per person to a shallow, small diameter collection line that follows the contour of the land?

The Orenco Effluent Sewer (ES) is a (1) device of Enduro-Tech, (2) device of Enduro-Tech, (3) device of Enduro-Tech, (4) device of Enduro-Tech, (5) device of Enduro-Tech, (6) device of Enduro-Tech, (7) device of Enduro-Tech, (8) device of Enduro-Tech, (9) device of Enduro-Tech, (10) device of Enduro-Tech.

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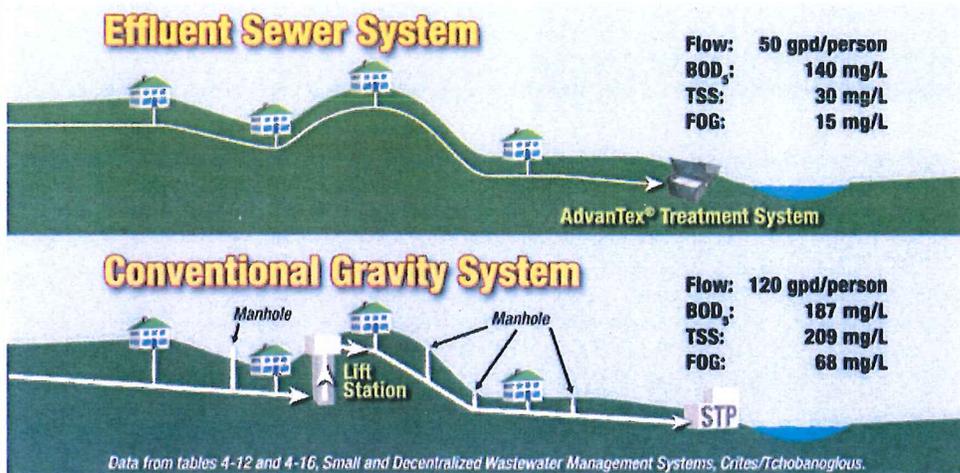
How Effluent Sewers Work

With an Orenco Effluent Sewer, raw sewage flows from the house or business to a watertight underground tank. Only the filtered liquid portion is discharged (by either pump or gravity) to shallow, small-diameter collection lines that follow the contour of the land. Solids remain in the underground tank for passive, natural treatment, and only need to be pumped every 10 to 12 years (depending on the number of residents and the tank volume).

Effluent sewers are also known as STEP systems (Septic Tank Effluent Pumping) or STEG systems (Septic Tank Effluent Gravity). With STEP systems, an Orenco [ProSTEP™ Pump Package](#) is required.

Far Fewer Construction Headaches

Installation time is reduced by one-half or more, compared to conventional sewers. Inexpensive, small diameter collection lines are shallowly buried, just below the frost line, reducing material and excavation costs. Because only liquid is being pumped, system designers do not need to worry about minimum velocity and associated grade.



This ease of installation causes less disruption to communities, allowing businesses to operate normally during construction. Installation ease also makes Effluent sewer systems well-suited for community "self-help" programs, as in [Starbuck, Washington](#).

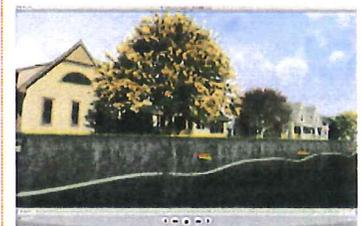
Cost Advantages

Conventional gravity sewer is an up-front capital expense, requiring total installation just to get the project started. However, this is not the case with decentralized sewer. The on-lot equipment — the largest portion of the total cost — is only installed after each home is built, allowing the expense to be included in the price of each home.

In the case of existing homes, the on-lot cost is only incurred when a home is added to the system. Therefore, the majority of the cost of decentralized sewer is a deferred capital expense that is spread out over the lifetime build-out of the project, as opposed to the large, up-front expense required by gravity sewer.

Downstream treatment costs are significantly reduced because only low-strength effluent is collected as solids stay behind to decompose in watertight tanks. A pressurized, closed system means expensive manholes and lift stations are eliminated. And because effluent sewers are designed as watertight, there's virtually no inflow and infiltration, making oversizing of the system unnecessary, and lowering the capacity

Resources



[Video Introduction to Effluent Sewer \(5 min\)](#)

[ProSTEP Components](#)

[Life-cycle Cost Comparison](#)

[Considering Grinders?](#)

[Environmental Science & Engineering article](#)

[A Comparison of Collection Systems](#)

[Installation Manual](#)

[Environmental Impact](#)

[Effluent Sewer Brochure](#)

[Request Design Assistance](#)

"We ran almost all our collection lines down alleys and across fields. When the state's Rural Development Director came to town for our dedication, he pulled me aside and asked, 'When are you going to get this project finished?' I said, 'It is finished.' He said, 'But when are you going to tear up the streets?' He couldn't believe we didn't have to!"

— Engineer Bill Walker on Effluent Sewer in New Minden, Illinois

requirements of the treatment plant.

It's also critically important to look beyond upfront costs to evaluate [long-term, life-cycle costs](#) when choosing a wastewater collection method. Costs for repair and replacement, operation and maintenance, and debt financing vary greatly among effluent sewer, gravity, vacuum, and grinder collection. We can help you sort through the considerations.

Environmental Responsibility

From an [environmental perspective](#), effluent sewers are hard to beat. Passive primary treatment, energy-efficient fractional-horsepower effluent pumps, and watertight construction are features that help minimize environmental impact. Designers can appreciate not compromising between technical design and environmental stewardship.

Even the Sierra Club and the Surfrider Foundation endorsed an Orenco Effluent Sewer over the gravity sewer option proposed for a coastal California project, stating that a STEP effluent sewer would provide "significantly greater protections to the groundwater, sensitive ecosystems, and culturally significant sites in the area."

Orenco engineers stand ready to help with reference materials for [Environmental Impact Report \(EIR\)](#) investigations.

[Covered by one or more Orenco patents.](#)

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