AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

City Hall Council Chambers · 16860 Main Street

May 16, 2016 - Monday

7:30 P.M.

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

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, May 2, 2016

Documents: III. MAY 2, 2016 MINUTES.PDF

IV. Department Of Planning's Opening Remarks/Updates

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

1. P.Z. 7-16 City Of Wildwood Planning And Zoning Commission, C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040
   A request to evaluate possible amendments to Chapter 415.590. "Sexually-Explicit Business Regulations," of the City of Wildwood Municipal Code, which would thereby consider the addition of new language to expand the types of businesses that would be regulated as sexually-oriented businesses and expand regulations in regard to particular activities conducted within sexually-oriented businesses. (Wards – All)

   Documents: V.A. SEXUALLY EXPLICIT BUSINESSES.PDF

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

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

    a. P.Z. 2-16 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri
    A request to review and consider the addition of residential land uses as permitted activities within the 'Downtown and Workplace Districts' designation under the 'Regulating Plan' of the City's Town Center Plan. Currently, these two (2) land use designations do not allow residential uses, whether single family or multiple family types. Recently, a number of inquiries have been made about this change. (Wards One, Four, Five, Seven, and Eight)

    Documents: VI.A. DOWNTOWN AND WORKPLACE DISTRICTS.PDF

    a.1. Public Comments On Recommendation

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

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

    a. P.Z. 8-16 James Thurman, 930 Kingsridge Court, Wildwood, Missouri, 63021, C/O Sport Court St. Louis, 343 Great Oaks Drive, Labadie, Missouri 63055,
    is seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court that is twenty-six (26) feet by thirty-four (34) feet in size, which is to be located at 930 Kingsridge Court, Wildwood, Missouri (Locator Number 24T110296); R-1A 22,000 square foot Residence District, with a Planned Environment
    Unit (PEU). This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot
    Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and
    requirements for outdoor game courts relating to their consideration by the Planning and Zoning
    Commission. The proposed game court is to be situated to the east of the single family residence
    located on the subject property. The Department will have a recommendation report prepared for
    consideration at this meeting for this request. (Ward Eight)

    Documents: VII.A. THURMAN GAME COURT.PDF

    a.1. Public Comments On Recommendation

    b. A Department Of Planning Report On The Required Public Meeting For St. Louis County P.C. 69-91 Frank Erickson
    which was held on December 1, 2014 and set forth in the conditions of the Amended C-8
    Planned Commercial District Ordinance #1960 relative to its allowance for the proprietor of the
    restaurant to hold live music performances on the outdoor patio area located on the south side of the
    existing building. The intent of the public meeting was to accept comments from any participant
    regarding the impact or lack of impact this allowance for these live music performances on the
    outdoor patio area have created or not created on surrounding residential, institutional, and
    commercial properties in the vicinity. (Ward One)

    Documents: VII.B. BIG CHIEF OUTDOOR MUSIC.PDF

    b.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

1. Planning And Zoning Commission On Proposed Resolution Formally Adopting The Master Plan 2016 Update As The Amended Master Plan Of The City Of Wildwood, Missouri. (Wards – All)

   Documents: IX.A. MASTER PLAN 2016 RESOLUTION.PDF

   a. Public Comments On Recommendation

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
May 2, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, May 2, 2016, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (10)	ABSENT – (0)
Chair Bopp	
Commissioner Lee	
Commissioner Archeski	
Commissioner Bauer	
Commissioner Gragnani	
Commissioner Liddy	
Commissioner Kohn	
Council Member Manton	
Mayor Bowlin	

Other City officials present: Director of Planning Vujnich, Director of Public Works 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 March 21, 2016 Meeting

A motion was made by Council Member Manton, seconded by Commissioner Archeski, to approve the minutes from the April 18, 2016 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, and with one (1) abstention by Mayor Bowlin, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

Commission Members and Director Vujnich welcomed Mayor Bowlin as a member of the Planning and Zoning Commission.

V. Public Hearings – Two (2) Items for Consideration

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

a) **P.Z. 27, 28, and 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017** – A request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area. Accompanying this Master Plan change would also be an amendment to the City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R-1 one (1) Acre Residence District, with an application of a Planned Residential Development Overlay District (PRD), have been submitted for a 124 acre tract of land that is located west side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U520284, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive). **Proposed Use: A total of one hundred sixteen (116) individual lots, with common ground, and required public space areas. (Ward Two)**

Planner Newberry read the request into the record.

Director Vujnich submitted into the record the Master Plan, City Charter, the City's Zoning Regulations (Chapter 415), and the Department of Planning's file on the request.

Motion by Commissioner Gragnani, seconded by Commissioner Archeski, to accept the documents the Department of Planning submitted into the record. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

Director Vujnich shared a slideshow of photographs showing the characteristics of the subject site including: the existing driveway, stub streets in the Brentmoor Place Subdivision, and the overhead utility lines. He outlined the process undertaken by the Master Plan Advisory Committee as it considered, and ultimately denied, a change to the Master Plan's Conceptual Land Use Categories Map regarding the subject site. He provided a summary of the current request.

Chair Bopp invited Mr. George Stock, Stock and Associates Consulting Engineers, Inc., representative of Pulte Homes of St. Louis, L.L.C., to address the Commission.

Mr. Stock gave a presentation outlining the proposal and provided information about the developer, Pulte Homes. Mr. Stock discussed the surrounding zoning district designations, the application of the Planned Residential Development Overlay District (PRD), and provided a comparison of this proposal to a previous submittal on the subject site in 2005/2006 timeframe.

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

Robert Kipp, 2479 Peppermill Ridge Drive, stated his opposition to connecting the stub streets in the Brentmoor Place Subdivision to the proposed Valley Road Subdivision. He stated his concern with the proposed density of the development and his belief that it is not an accurate representation to compare this proposed subdivision to surrounding developments, particularly in regards to density.

Neil Burns, 2500 Pepperfield Court, stated his concern with the extent of the buffer yards along the southeast boundary of the proposed development. He also expressed his concerns regarding tree removal; the character of the proposed homes; the density of the proposed development; and increased traffic.

Mike Rusert, 2562 Valley Oaks Estates Drive, expressed his concerns with the proposed entrance off Valley Road, specifically regarding sight distance, increased traffic, and school busses. He also expressed his concerns regarding stormwater management.

Ed Hugil, 16354 Peppermill Drive, expressed his concern with increased traffic and the potential impact on the safety of people riding bicycles on Valley Road. He also expressed his concern with the performance of the bio-retention areas over time. He stated it was his belief future homeowners in the proposed Valley Road Subdivision will be confused about which fire protection district services them.

H.W. Schmid, 16228 Bear Valley Road, stated his concern regarding the proposed stormwater management techniques, and their potential impact on the Valley Farms Subdivision. He also discussed existing stormwater management issues in the Valley Farms Subdivision, including his private street.

David Coulter, 20 Peppermill Court, expressed his belief the Valley Road Subdivision is inconsistent with the Master Plan and it should not be changed.

Mike Bolin, 2333 Valley Road, stated his concern with increased traffic on Valley Road and the existing conditions along it.

Frank Gervascio, 16225 Peppermill Drive, stated his concern the traffic study completed, as part of this proposal, may be inaccurate. He also stated his concern with traffic safety along Valley Road.

Erica Sprunger, 1548 Pond View Drive, stated her belief the City should not consider proposals such as this type.

Neal Brunkhorst, 1135 Eagle Creek Road, noted his concern about the proposed Valley Road Subdivision and its impact on his home, particularly in regard to the viewshed, stormwater issues, a negative impact on wildlife, existing private septic tanks, and drinking water wells.

Don Barker, 16338 Peppermill Drive, asked for clarification on the process undertaken by the Master Plan Advisory Committee regarding the subject site.

Colleen Lawler, 2404 Powders Mill Drive, did not wish to speak at tonight's meeting, but would like the following comment to be included in the official record: "Commissioners, just look at the density of this proposed development compared to all surrounding subdivisions – it does not fit with even the surrounding suburban! Much less, why did we just update the Master Plan? What does it stand for if not the people of Wildwood?

Dale Rees, 2172 Wildwood Meadows Court, did not wish to speak at tonight's meeting, but would like the following comment to be included in the official record: "Has an environmental assessment been performed for this? If so, what is the expected impact on the already significant erosion in, and around, Caulk's Creek near Wildwood Meadows and Quaethem Subdivisions off Strecker? If not, this should be required and mitigated."

Discussion was held among Commission Members regarding the traffic study that was completed; the developer's rationale behind this proposal; the connection of the stub streets in Brentmoor Place Subdivision into the proposed Valley Road Subdivision; the existing stormwater issues in the Valley Farms Subdivision; the process undertaken by the Master Plan Advisory Committee; the extent of the proposed buffer areas; the belief this proposal is not transitional in nature; and if there are any plans to improve Valley Road in the future.

Motion by Commissioner Archeski, seconded by Commissioner Liddy, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

b) **P.Z. 5 and 5(a)-16 Stonecrest at Wildwood, NorthPoint Development, 5015 Nothwest Canal Street, Suite 200, Riverside, Missouri, 64150** – A request for the modification of the Town Center Plan's Regulating Plan for two (2) lots that are a 1.6 acre area of the Phase II portion 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 site, all 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 eighty-one (81) units. (Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich submitted into the record the Master Plan, City Charter, the City's Zoning Regulations (Chapter 415), and the Department of Planning's file on the request. Director Vujnich shared a slideshow of photographs showing the characteristics of the subject site. He summarized the proposal, the zoning history of the site, and the current Town Center District designation of the site.

Chair Bopp invited representatives of the petitioners to address the Commission, including: George Stock, Stock and Associates Consulting Engineers, Inc., 257 Chesterfield Business Parkway St. Louis, Missouri; Don Roseman, Roseman and Associates, PC, 160 North Meramec Clayton, Unit #200, Clayton, Missouri; Bill Bierman and Dan Thies, petitioners, 1795 Clarkson Road, Suite 190, Chesterfield, Missouri.

The group provided a presentation that outlined the proposal for this senior living facility; the elevations of the proposed building; the anticipated economic impact the proposed facility will have on the area; the anticipated staffing levels at the proposed facility; and the average number of emergency calls for facilities of this nature, which is eight (8) per month.

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

Mike Rusert, 2562 Valley Oaks Estate Drive, expressed his concerns with the ambulance and fire service access; the impact on the walkability of the Town Center; the staffing levels at the facility; and the tax revenue a facility such as this generates.

Greg Alexander, Council Member Ward Six (6), 3904 Tamara Trail, stated he does not support this proposal and his concerns about the loss of an important commercial lot.

Erica Sprunger, 1548 Pondview Drive, expressed her concern this proposed facility would have an impact on future City-sponsored events, which are often held near and on the subject site. She also expressed her concerns with parking and the economic impact this proposed facility would have on the City's Town Center.

Discussion was held among Commission Members about what the facility would be converted into, in the instance the proposed use failed; whether or not there would be the inclusion of ground-floor retail; the location of the proposed facility in the City's Town Center; the need for a facility in Wildwood providing services such as this for the elderly; a comparison of this proposal to the recently withdrawn Gardner Capital submittal; and the concern with losing a commercial lot in the City's Town Center.

Motion by Commissioner Gragnani, seconded by Commissioner Lee, 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 – Three (3) Items for Consideration

Letters of Recommendation – One (1) Item for Consideration

a) **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)**

Planner Newberry read the request into the record.

Director Vujnich outlined the proposal and the characteristics of the subject site and the proposed large water feature. He explained the Commission had voted favorably on the Department of Planning's Information Report on April 18, 2016. He presented the draft Letter of Recommendation to the City Council, with associated conditions.

Chair Bopp invited the petitioner and her legal counsel, Hal Burroughs, Brian Cave, to address the Commission.

Mr. Burroughs expressed his opposition to the inclusion of a seven (7) year renewal period on the Conditional Use Permit (CUP), along with stating his belief this condition would impact the salability of the property. Ms. Taylor described an option available to her through the Missouri Department of Natural Resources to have the dam periodically inspected, free of charge. She explained she planned to take advantage of this service.

Discussion was held among Commission Members about potentially removing the condition requiring the seven (7) year renewal period and alternative options; the potential precedent such an action would set; possibly requiring inspection reports be provided to the Department of Planning, instead of the seven (7) year renewal period; and the reluctance to rely on an organization outside of the City to provide inspection reports.

A motion by Commissioner Lee, seconded by Commissioner Archeski, to amend the Letter of Recommendation to remove Condition 8. J – the condition requiring a seven (7) year renewal period – and to require inspection reports be provided to the City on a monthly basis.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Renner, Commissioner Lee, and Commissioner Archeski
Nays: Commissioner Bauer, Commissioner Gragnani, Commissioner Kohn, Commissioner Liddy, Council Member Manton, Mayor Bowlin, and Chair Bopp
Absent: None
Abstain: None
Whereupon, Chair Bopp declared the motion failed by a vote of 3-7.

Further discussion was held among Commission Members about other requirements in the draft Letter of Recommendation that may be redundant; whether there are any conditions regarding the quality of the water in the lake; possibly postponing the item to allow for further research; the reluctance to eliminate the use of renewal periods in this Conditional Use Permit (CUP), and the impact of such an action on future proposals.

A motion by Commissioner Bauer, seconded by Mayor Bowlin, to accept the Letter of Recommendation with an amendment to require inspection reports be provided to the City on a monthly basis.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Renner, Commissioner Lee, and Commissioner Archeski Commissioner Bauer, Commissioner Gragnani, Commissioner Kohn, Commissioner Liddy, Council Member Manton, Mayor Bowlin, and Chair Bopp
Nays: None
Absent: None
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 10-0.

A motion by Commissioner Gragnani, seconded by Commissioner Bauer, to take a short break before moving forward with the next agenda item. A voice vote was taken regarding the motion to take a short break. Hearing no objections, Chair Bopp declared the motion approved.

At the request of the petitioner, Director Vujnich respectfully requested the Planning and Zoning Commission postpone **P.Z. 8-16 James Thurman**, until the May 16, 2016 meeting of the Planning and Zoning Commission.

A motion by Commissioner Gragnani, seconded by Commissioner Archeski. A voice vote was taken regarding the motion to postpone the item. Hearing no objections, Chair Bopp declared the motion approved.

Additionally, given the lateness of the evening, Director Vujnich respectfully requested the Planning and Zoning Commission postpone **P.Z. 5-16 City of Wildwood Planning and Zoning Commission**, until the May 16, 2016 meeting of the Planning and Zoning Commission.

A motion by Commissioner Renner, seconded by Commissioner Archeski. A voice vote was taken regarding the motion to postpone the item. Hearing no objections, Chair Bopp declared the motion approved.

A motion by Council Member Manton, seconded by Commissioner Liddy, to extend the meeting after 10:00 p.m. A voice vote was taken regarding the motion to extend the meeting. Hearing no objections, Chair Bopp declared the motion approved.

Information Reports – Two (2) Items for Consideration

b) **P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri, 63132 –** A request for the application of a Planned Residential Development Overlay District (PRD), within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond Road (Locator Number: 23W520053/Street Address: 1971 Pond Road). **Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (4.5) acres. (Ward One)**

Planner Newberry read the request into the record.

Director Vujnich presented Addendum Two to the Department of Planning's Information Report and outlined the information acquired from the Missouri Department of Natural Resources regarding all wastewater treatment facilities in the City of Wildwood. He described the current condition of wastewater facilities such as proposed here, and outlined the Department's next steps to addressing the issues raised by this inquiry. Director Vujnich explained the timeline of this proposal before the Planning and Zoning Commission and highlighted the several changes that have been made to the original plan, each to address the concerns of the Commission, the Departments of Planning and Public Works, and citizens. Director Vujnich stated the Department of Planning is recommending approval of the application of a Planned Residential Development Overlay District (PRD) for this site in the NU – Non-Urban Residence District.

Chair Bopp invited Tom Cummings, representative of Payne Family Homes, to address the Commission.

Mr. Cummings outlined the changes that have been made to the original proposal, based on feedback from the Planning and Zoning Commission and neighbors. He stated it was his belief this proposal is an appropriate application of the Planned Residential Development Overlay District (PRD). Mr. Cummings requested the Commission consider the following changes to the Department's Information Report:

1. Allow for excess Traffic Generation Assessment fees to be credited to the construction of the multiple use trail.
2. Consider reducing the thirty (30) foot wide easement for the multiple use trail.
3. Consider allowing the inclusion of a twenty-sixth (26^{th}) lot.

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

Tom Smith, 17221 Portland Crest Court, expressed his concern with the size of the proposed lots and his opposition to the application of the Planned Residential Development Overlay District (PRD). He also asked where the school busses would pick up children that would live in the proposed development.

Stephany Finochio, 1633 Pond Road, expressed her concerns with the size of the proposed lots; increased traffic; and the number of dwellings that will be visible from State Route 100.

Erica Sprunger, 1548 Pond View Drive, expressed her appreciation regarding the change in location of the wastewater treatment facility and the construction of the landscaped berm on Lot 2. She expressed her belief this proposal is not consistent with the Master Plan. Ms. Sprunger expressed her concerns regarding the application of the Planned Residential Development Overlay District (PRD); the size of the proposed lots; the newly proposed wastewater treatment facility; increased traffic; proposed street lights; visibility of proposed dwellings from Pond Road; and the extent to which common ground is taxed.

Greg Alexander, Council Member Ward Six (6), 3904 Tamara Trail, stated it was his belief that a portion of the subject site is in a floodplain and his concern with the architectural diversity of the proposed dwellings.

Arnie Sprunger, 1548 Pond View Drive, was not able to attend tonight's meeting, but a letter he composed was read on his behalf. Mr. Srunger expressed his concern with the landscaped berm provided on Lot 2; the newly proposed wastewater treatment facility; proposed lighting; and the extent to which common ground is taxed.

Josh Sprunger, 1548 Pond View Drive, expressed his appreciation to Payne Family Homes for making changes to the plan, based on feedback from neighbors. Mr. Sprunger expressed his concerns with the visibility of dwellings from Pond Road; the entrance to the proposed development off Pond Road; the proposed density of the lots; and the extent to which common ground is taxed.

Discussion was held among Commission Members about the newly proposed wastewater treatment facility; the number of proposed lots; the visibility of the dwellings from State Route 100 and Pond Road; and the extent to which common ground is taxed; the likelihood of Metropolitan St. Louis Sewer District (MSD) extending its jurisdictional boundaries; and the school bus pick-up point.

A motion by Mayor Bowlin, seconded by Commissioner Liddy, to end the discussion. A voice vote was taken regarding the motion to end the discussion. Hearing no objections, Chair Bopp declared the motion approved.

A motion by Mayor Bowlin, seconded by Council Member Manton, to deny the Department of Planning's Information Report, thereby not recomending the application of the Planned Residential Development Overlay District (PRD).

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Liddy, Commissioner Bauer, Commissioner Renner, Commissioner Kohn, Council Member Manton, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: None
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 10-0.

c) **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) – POSTPONED**

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

Correspondence Items – One (1) Item for Consideration

a) **P.Z. 8-16 James Thurman, 930 Kingsridge Court, Wildwood, Missouri, 63021, c/o Sport Court St. Louis, 343 Great Oaks Drive, Labadie, Missouri 63055,** is seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court that is twenty-six (26) feet by thirty-four (34) feet in size, which is to be located at 930 Kingsridge Court, Wildwood, Missouri (Locator Number 24T110296); R-1A 22,000 square foot Residence District, with a Planned Environment Unit (PEU). This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The proposed game court is to be situated to the east of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting for this request. **(Ward Eight) – POSTPONED**

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

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

Director Vujnich asked the Commission if it would like to schedule a Work Session, before a future meeting, to discuss the application of a Planned Residential Development Overlay District (PRD) in the NU – Non-Urban Residence District. Discussion was held and Commission members reached a consensus to schedule such a Work Session for a future date.

Motion by Council Member Manton, seconded by Commissioner Gragnani, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting on Tuesday, May 3, 2016, at 12:15 a.m.

Approved by:

Chair – 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

PUBLIC HEARING PRIMER

PREPARED FOR THE

PLANNING AND ZONING COMMISSION'S MAY 16, 2016 PUBLIC HEARING

Department of Planning
May 16, 2016 Executive Session
City Hall Council Chambers
"Planning Tomorrow Today"

Request: **P.Z. 7-16 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** – A request to evaluate possible amendments to Chapter 415.590, "Sexually-Explicit Business Regulations," of the City of Wildwood Municipal Code, which would thereby consider the addition of new language to expand the types of businesses that would be regulated as sexually-explicit businesses and expand regulations in regard to particular activities conducted within sexually-explicit businesses. **(Wards - All)**

Background: The City of Wildwood created an extensive set of regulations in 2007 to address sexually-explicit businesses that might be interested in opening within this community. Although at that time, no businesses of that type had expressed an interest in opening in Wildwood, City officials believed the time to address this potential issue was before a request was submitted, not during or after the fact. The City Attorney was integral in the development of these regulations that were intended to control sexually-explicit businesses, given another community that was represented by his firm had just undertaken the same. Therefore, that research was utilized in the development of the City's regulations that are in place now.

Chronology: In 2007, the City Council added Section 415.590 to the Wildwood Zoning Code. Section 415.590 regulates sexually-explicit businesses in the City of Wildwood and provides an extensive licensing process (for both the business and individual managers and entertainers), certain operational restrictions, design requirements, requires a conditional use permit, and limits the location to the City's Industrial-Zoned Districts.

In 2010, the Missouri General Assembly passed its own legislation regulating sexually-explicit businesses, codified in Missouri Revised Statute Sections 573.525 to 573.537. Among the new state restrictions were a ban on full nudity (though "semi-nudity" is allowed), a ban on the sale or consumption of alcohol, a ban on

touching between semi-nude employees and customers, and a requirement that sexually-explicit businesses close by midnight. The Missouri law immediately faced a legal challenge but was upheld by the Missouri Supreme Court in *Ocello v. Koster*, 354 S.W.3d 187 (Mo. banc 2011).

In 2016, Social House sought to open a location in University City, Missouri. According to the *Riverfront Times*, female servers at Social House are clad in "pasties" and body paint. In Wildwood, a Social House-type business could likely be interpreted as an "adult cabaret," and, therefore, be subject to the sexually-explicit business regulations, but those existing regulations may not prohibit servers from working, while wearing pasties and body paint.

Suggested Approaches: One way to address this situation is to amend the City's sexually-explicit business regulations to more closely conform with the Missouri Statute upheld by the Missouri Supreme Court. University City took this approach, amending the "adult business" regulations found within its zoning code and adding specific language to address body paint. An alternative approach was adopted by the cities of Clayton and Des Peres, both of which amended their liquor codes such that establishments selling liquor must require female employees to "cover the entire areola and front of the breast with opaque clothing."[1] *See* Clayton Bill no. 6548; Des Peres Bill 16-2766.

The City Attorney and the Department of Planning recommend the City of Wildwood amend its sexually-explicit business regulations to conform with the Missouri Revised Statute Sections 573.525 to 573.537, which have been upheld as constitutional by the Missouri Supreme Court. In particular, the recommended approach would be for several of the definitions within the current Code to be amended in accordance with the State law, including the terms "adult cabaret," "nudity or state of nudity" and "semi-nudity or state of semi-nudity." Additionally, the definitions of "nudity or state of nudity" and "semi-nudity or state of semi-nudity" would also be slightly modified to clarify the City's stance with respect to body paint and similar substances. Other and additional changes to the Code are recommended to conform with the State law.

While the proposed amendments do not outright ban a person from appearing in a sexually- explicit business wearing only "pasties" and body paint, they would effectively prevent a business, such as Social House, from operating in Wildwood because businesses where individuals appear in a state of semi-nudity are not permitted to sell alcohol and persons who are in a semi-nude state must remain on a fixed stage at least six (6) feet from all patrons.

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 amend the Zoning Ordinance to 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.

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[1] The amendments to the liquor code are based on 11 CSR 70-2.130, the Missouri regulation addressing conduct in liquor establishments. The regulation provides that "[n]o licensee or his/her employee shall permit in or upon his/her licensed premises . . .

[t]he displaying of any portion of the areola of the female breast." 11 CSR 70-2.130(14)(B). The cities also added that portion of the language requiring that the "front of a female breast" must be covered with "opaque clothing."

Public Notice posted in accordance with
610 RSMO 1994, as amended,
by Laura Rechtin
Deputy City Clerk

NOTICE OF PUBLIC HEARING
before the
CITY OF WILDWOOD
PLANNING AND ZONING COMMISSION
May 16, 2016 - 7:30 p.m. (Monday)

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Monday, May 16, 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 the 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 the hearing and 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. 7-16 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040 – A request to evaluate possible amendments to Chapter 415.590. "Sexually-Explicit Business Regulations," of the City of Wildwood Municipal Code, which would thereby consider the addition of new language to expand the types of businesses that would be regulated as sexually-oriented businesses and expand regulations in regard to particular activities conducted within sexually-oriented businesses.

By Order of the Planning and Zoning Commission
On April 28, 2016
by Laura Rechtin
Deputy City Clerk

The City of Wildwood is working to comply with the American with Disabilities Act mandates. Individuals who require accommodation to attend a meeting should contact City Hall, (636) 458-0440, at least 48 hours in advance.

Chapter 415. Zoning Regulations

Section 415.590. Sexually-Explicit Business Regulations.

[Ord. No. 1411 §§1—2, 6-11-2007]

A. *Purpose And Findings.* It is the purpose of this Chapter to regulate sexually oriented businesses in order to promote the health, safety and general welfare of the citizens of the City and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of sexually oriented businesses within the City. The provisions of this Chapter have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is neither the intent nor effect of this Chapter to restrict or deny access by adults to sexually oriented materials protected by the First Amendment of the United States Constitution or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this Chapter to condone or legitimize the distribution of obscene material.

B. *Definitions.* As used in this Section, the following terms shall have these prescribed meanings:

ADULT CABARET

An establishment regularly featuring dancing or other live entertainment if the dancing or entertainment that constitutes the primary live entertainment is distinguished or characterized by an emphasis on the exhibition of specific sexual activities or specified anatomical areas for observation by patrons therein.

ADULT ENTERTAINMENT

Any live exhibition, performance or dance characterized by the exposure of any specified anatomical areas even if covered by translucent clothing or by specified sexual activities or by appearance of persons in attire, costume or clothing so as to emphasize or expose, even through opaque clothing, the view to specified anatomical areas.

ADULT MEDIA

Magazines, books, videotapes, movies, slides, cd-roms or other devices used to record computer images or other media that are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.

ADULT MEDIA STORE

An establishment that rents and/or sells adult media and that meets any of the following three (3) tests:

1. Twenty-five percent (25%) or more of the gross public floor area is devoted to adult media;
2. Twenty-five percent (25%) or more of the stock-in-trade consists of adult media;
3. It advertises or holds itself out in any forum as "XXX", "adult", "sex" or otherwise as a sexually oriented business which sells adult media.

ADULT MOTION PICTURE THEATER

An establishment containing a room with seats facing a screen or projection areas, where the business is the exhibition to customers of films, videotapes, slides or motion pictures which are intended to provide sexual stimulation or sexual gratification to the customers and which are distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.

ADULT NEWSSTAND

A freestanding structure, vehicle or booth where twenty-five percent (25%) or more of the gross public floor area offers for sale, books, magazines, periodicals or other printed matter, which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.

ADULT THEATER

An establishment located in an enclosed building where the business is providing the live performance of activities relating to specified sexual activities or exhibition of specified anatomical areas or live performers for observation by customers and patrons.

EMPLOYEE

Any and all persons, including managers, entertainers and independent contractors, who work in or at or render any services directly related to the operation of a sexually oriented business.

ENTERTAINER

Any person who provides adult entertainment at a sexually oriented business described herein, whether or not a fee is accepted for the entertainment.

GROSS PUBLIC FLOOR AREA

The total area of the building accessible or visible to the public, including showrooms, motion picture theaters, motion picture arcades, service areas, behind-counter areas, storage areas visible from such other areas, restrooms (whether or not labeled "public"), areas used for cabaret or similar shows (including stage areas), plus aisles, hallways and entry ways serving such areas.

MAINSTREAM MEDIA OUTLETS

Any video store, bookstore or a newsstand that carries more than ten percent (10%) sexually oriented material but less than twenty-five percent (25%).

MANAGER

Any person who manages, directs, administers or is in charge of the affairs and for conduct of any portion of any activity involving adult entertainment occurring at any sexually oriented business.

MASSAGE

Any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating of the external soft parts of the body with the hands or with the aid of any mechanical or electrical apparatus or applied with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments or other similar preparation commonly used in this practice.

MASSAGE ESTABLISHMENT

Any establishment having a fixed place of business where any person, firm, association or corporation engages in or carries on or permits to be engaged in or carried on any of the activities mentioned in the preceding paragraph defining "Massage".

MASSEUR OR MASSEUSE

Any person who, for any consideration whatsoever, engages in the practice of massage.

OBSCENITY OR OBSCENE

Any material or performance is obscene if, taken as a whole:

1. Applying contemporary community standards, its predominant appeal is to prurient interest in sex; and

2. The average person, applying contemporary community standards, would find the material depicts or describes sexual conduct in a patently offensive way; and

3. A reasonable person would find the material lacks serious literary, artistic, political or scientific value.

SEX SHOP

Any business which meets any one (1) of the following criteria:

1. More than ten percent (10%) of the stock-in-trade of the business consists of sexually oriented toys, novelties, leather goods marketed or presented in a context to suggest their use for sadomasochistic practices; or

2. More than ten percent (10%) of the gross public floor area of the business is devoted to the display of sexually oriented toys or novelties; leather goods marketed or presented in a context to suggest their use for sadomasochistic practices; or

3. It advertises or holds itself out in any forum as "XXX", "adult", "sex" or otherwise as a sex business other than an adult media outlet, adult motion picture theater or adult cabaret.

SEXUAL ACTIVITIES

Human genitals in a state of sexual stimulation or arousal or acts of human masturbation, sexual stimulation or arousal or acts of human masturbation, sexual intercourse, sodomy or fondling or other erotic touching of human genitals, pubic region, buttocks or female breast.

SEXUALLY ORIENTED BUSINESS

An inclusive term used to describe collectively: adult cabaret; adult motion picture theater; adult media store; and/or sex shop which has as a primary purpose the sale, display or rental of goods that are designed for use in connection with specified sexual activities or that emphasize matters depicting, describing or relating to specified sexual activities or specified anatomical areas or has one (1) of the following as a primary business purpose:

1. The provision of entertainment where the emphasis is on performances, live or otherwise, that depict, portray, exhibit or display specified anatomical areas or specified sexual activities; or

2. The provision of non-medical services related to specified sexual activities or specified anatomical areas.

SPECIFIED ANATOMICAL AREA

1. Less than completely and opaquely covered: human genitals, pubic region, buttock and female breast below a point immediately above the top of the areola; and

2. Human male genitals in a discernible turgid state, even if completely and opaquely covered.

C. *Exceptions.* The regulations contained in this Chapter do not apply to the following:

1. Any retail business whose major business is the offering of wearing apparel for sale to customers.

2. Any play, drama, ballet or motion picture in any theater, concert hall, museum of fine arts, school, institution of higher education or other similar establishment as a form of expression or opinion or communication of ideas or information, as differentiated from the promotion or exploitation of

nudity for the purpose of advancing the economic welfare of the commercial or business enterprise.

D. *Massage Businesses.* Only massage businesses, as defined and regulated in Chapter 324, RSMo., will be allowed in the City of Wildwood, Missouri.

E. *Conditions Of Mainstream Media Outlets.*

1. Mainstream media outlets shall have the same zoning and licensing requirements as any other media outlets, as long as the following conditions are implemented: Adult media shall be kept in a separate room or section of the shop, which room or section shall:

   a. Not be open to any person under the age of eighteen (18);

   b. Be physically and visually separated from the rest of the store by an opaque wall of durable material, reaching at least eight (8) feet high or to the ceiling, whichever is less;

   c. Be located so that the entrance to it is as far as reasonably practical from media or other inventory in the store likely to be of particular interest to children;

   d. Have access controlled by electronic or other means to provide assurance that persons under age eighteen (18) will not gain admission and that the general public will not accidentally enter such room or section. Continuous video or window surveillance of the room by store personnel should be provided; and

   e. Provide signage at the entrance stipulating that persons under eighteen (18) are not permitted inside.

2. Media outlets that contain less than ten percent (10%) of the stock-in-trade which involves sexually oriented materials are not regulated by this Subsection. However, no explicit sexual material may be publicly displayed, as defined in Chapter 573, RSMo.

F. *License Required And Posting Of Licenses.*

1. It shall be unlawful for any person to operate or maintain a sexually oriented business within the City until the owner of such business has applied to the office of the City Clerk for a license to operate such business and such license has been approved by the Police Department, Director of Planning and the City Clerk or to operate such establishment after such license has been revoked or suspended by the City or has expired as set forth in this Chapter.

2. It shall be unlawful for any manager, employee or entertainer to knowingly perform any work, service or entertainment directly related to the operation of an unlicensed sexually oriented business or to work at such business after such license has been revoked or suspended by the City or has expired as set forth in this Chapter.

3. No licensed manager, entertainer or employee shall knowingly work, serve or entertain in any sexually oriented business which does not have a valid license as required by this Chapter.

4. Every sexually oriented business, manager, entertainer or other employee required to be licensed by this Chapter shall post such license in a conspicuous place on the licensed premises so it is readily available for inspection by City authorities responsible for enforcement of this Chapter. Failure to post the license as required by this Section is prima facie evidence that the sexually oriented business has not obtained such a license. In addition, it shall be prima facie evidence that any entertainer, employee or manager who performs any service or entertainment in a sexually oriented business in which a sexually oriented business license is not posted in a manner required by this Chapter had knowledge that such establishment was not licensed.

G. *License, Classification And Fees.*

1. The license year for all fees required under this Chapter shall be from July first (1st) through June thirtieth (30th). The application for a license shall be accompanied by payment in full of the fee stated in this Section by certified check, cashier's check or money order; and no application shall be considered until such fee is paid.

2. The classification of licenses and fees for each shall be as follows:

   a. Sexually oriented business license fee, one thousand dollars ($1,000.00) for initial application; five hundred dollars ($500.00) for renewal;

   b. Sexually oriented business manager's license fee, two hundred fifty dollars ($250.00) for initial application; one hundred twenty-five dollars ($125.00) for renewal;

   c. Sexually oriented business entertainer's license fee, two hundred fifty dollars ($250.00) for initial application, one hundred twenty-five dollars ($125.00) for renewal.

H. *Application For License.*

1. *Sexually oriented business license.* An application for license for the operation of a sexually oriented business in the City shall be obtained from the City Clerk. A notarized application shall be submitted in the name of the person proposing to conduct or operate the sexually oriented business. All applications shall contain the following information:

   a. The business name, address and telephone number of the establishment, a description of the entertainment to be performed on the premises and the name or names of the owner of the premises where the sexually oriented business will be located.

   b. The name, address, home telephone number, occupation, date and place of birth and social security number of the applicant.

   c. The names, residence, addresses, social security numbers and dates of births of all partners, if the applicant is a partnership; and if the applicant is a corporation or a limited liability company, the same information for all corporate officers, directors and all limited liability company managers and members.

   d. The addresses of the applicant or of all partners or of all corporate officers and directors or of all limited liability company managers or members for the five (5) years immediately prior to the date of the application.

   e. A description of the sexually oriented business and similar business history of the applicant, all partners, all corporate officers and directors, and all limited liability company managers and members including whether any such person or entity, in previously operating in this or another City, County or State, has had a business license revoked or suspended, the reason therefore and the activity or occupation subjected to such action, suspension or revocation.

   f. A statement of each and every business, occupation or employment of the applicant or of all partners or of all corporate officers and directors or of all limited liability company managers and members for the three (3) years immediately preceding the date of the application.

   g. A statement from the applicant or from each partner or from each corporate officer and director or from each limited liability company manager and member that each such person has not been convicted of, released from confinement for conviction of or diverted from prosecution on:

      (1) A felony criminal act within five (5) years immediately preceding the application; or

      (2) A misdemeanor criminal act within five (5) years immediately preceding the application, where such misdemeanor criminal act involved sexual offenses, prostitution, promotion of

prostitution, sexual abuse of a child, pornography or related offenses as defined in the Missouri Criminal Code or the criminal code of the jurisdiction in which the offense was charged or involved controlled substances or illegal drugs or narcotic offenses as defined in the Missouri Controlled Substances Act or the jurisdiction in which the offense occurred or other Statutes or ordinances.

(3) The statement shall also indicate that the applicant, partner or corporate officer or director has not been convicted of a municipal ordinance violation or diverted from prosecution on a municipal ordinance violation within two (2) years immediately preceding the application where such municipal ordinance violation involved sexual offenses, indecent exposure, prostitution or the sale of controlled substances or illegal drugs or narcotics.

h. A full set of fingerprints and a photograph, to be taken by the Police Department, of the applicant or of all partners if the applicant is a partnership or of all corporate officers and directors if the applicant is a corporation or, in the case of a limited liability company, the managing member.

i. If the applicant is a corporation, a current certificate of registration issued by the Missouri Secretary of State.

j. A statement signed under oath that the applicant has personal knowledge of the information contained within the application and that the information contained therein is true and correct and that the applicant has read the provision of this Chapter.

Failure to provide the information and documentation required by this Subsection shall constitute an incomplete application which shall not be processed.

2. *Sexually oriented business manager or entertainer's license.* An application for a sexually oriented business manager or entertainer license for work at a sexually oriented business in the City shall be obtained from the City Clerk. A notarized application shall be submitted in the name of the person proposing to be a sexually oriented business manager or entertainer. All applications shall contain the following information:

a. The home telephone number, occupation, date and place of birth and social security number of the applicant.

b. The business name, address and telephone number of the business where the applicant intends to work and intent to hire statement from the sexually oriented business that is licensed or that has applied for a license under the provisions of this Chapter.

c. A statement from the applicant that the applicant has not been convicted of, released from confinement of or diverted from prosecution on:

(1) A felony criminal act within five (5) years immediately preceding the application; or

(2) A misdemeanor criminal act within five (5) years immediately preceding the application, where such misdemeanor criminal act involved sexual offenses, prostitution, promotion of prostitution, sexual abuse of a child, pornography or related offenses as defined in the Missouri Criminal Code or the criminal code of the jurisdiction in which the offense was charged or involved controlled substances or illegal drugs or narcotic offenses as defined in the Missouri Controlled Substances Act or the jurisdiction in which the offense occurred or other Statutes or ordinances. The statement shall also indicate that the applicant has not been convicted of a municipal ordinance violation within two (2) years immediately preceding the application where such municipal ordinance violation involved sexual offenses, indecent exposure, prostitution or sale of controlled substances or illegal drugs or narcotics.

d. Documentation that the applicant has attained the age of eighteen (18) years at the time the application is submitted.

e. A full set of fingerprints and a photograph of the applicant to be taken by the Police Department.

f. A statement signed under oath that the applicant has personal knowledge of the information contained within the application and that the information contained therein is true and correct and that the applicant has read the provisions of this Chapter.

Failure to provide the information and documentation required by this Subsection shall constitute an incomplete application which shall not be processed.

3. *Application processing.* Upon submission of a complete application for a sexually oriented business license or a sexually oriented business manager or entertainer license, the City Clerk will transmit one (1) copy of the application to the Police Chief and one (1) copy to the Director of Planning. The Police Department shall review the information contained therein, perform a background check and verify the qualification of the applicant. Additionally, the Director of Planning will determine whether the structure of the sexually oriented business complies with the requirements and meets the standards of the applicable health, zoning, building, fire and property maintenance ordinances of the City. The Police Department and the Director of Planning shall report results to the City Clerk no later than fifteen (15) working days from the date the completed application is received by the City Clerk.

I. *Examination Of Application—Issuance Of License.*

1. If the application for a license of a sexually oriented business or for a manager or entertainer of a sexually oriented business is in proper form, accompanied by the appropriate license fee, the City Clerk shall examine the application. If after such examination the City Clerk determines that the applicant is qualified, has met the requirements of the Police Department and the Director of Planning and has met all requirements set forth in this Chapter, the City Clerk will approve a license as provided for by law. The City Clerk must provide the applicant with a response within sixty (60) days of the submission of the completed application for the sexually oriented business. No incomplete application will be processed.

2. If an application for a license is not approved, the applicant shall be immediately notified by registered or certified mail to the applicant's last known address and the notification shall state the bases for such disapproval. Any applicant aggrieved by the disapproval of a license application may seek judicial review in a manner provided by law.

3. The license, if granted, shall state on its face the name of the person or persons to whom it is granted, the expiration date and the address of the sexually oriented business.

4. A single license will authorize the operation of only one (1) sexually oriented business; more than one (1) business use within a licensed business is prohibited.

5. No person is eligible nor shall licenses be issued to a sexually oriented business or manager, employee or entertainer if the applicant does not meet the requirements set forth in this Chapter or one (1) of the following requirements is not met:

a. The applicant failed to supply all of the information requested on the application;

b. The applicant gave false, fraudulent or untruthful information on the application;

c. The applicant's proposed business premise does not comply with or meet the ordinances of the City, provided, that upon a showing that the premises meet said requirements and that the applicant is otherwise qualified, the application shall be eligible for reconsideration by the City.

d. The applicant has been convicted, released from incarceration for conviction or diverted on any of the crimes set forth in this Chapter during the time period set forth in said Subsection.

e. The applicant or applicant's spouse has had an adult entertainment license revoked or suspended in this or any other City during the past five (5) years.

J. *Renewal.*

1. A license may be renewed by making application to the City Clerk on the application forms provided. Licenses shall expire on June thirtieth (30th) of each year and renewal application for such licenses shall be submitted by June first (1st) of each year.

2. Upon payment of the license fee and review of the application by the City Clerk, the City Clerk shall renew the license for an additional license year if conditions under which the original license was issued have not changed. If the application for renewal of a license is not made during the time provided in Subdivision (1) of this Subsection, the expiration of such license shall not be affected and a new application shall be required.

3. License will not be renewed if the applicant is overdue in the payment to the City of taxes, fees, fines or penalties assessed against the business or imposed upon the business in relation to the sexually oriented business.

K. *Transferability—Revocation And/Or Suspension Of License.*

1. Licenses issued under this Chapter shall not be transferable, either to any person, persons or other entities.

2. The City Clerk may suspend a license for a period not to exceed thirty (30) days upon a determination that a licensee or employee has violated any part of this Chapter. Said suspension shall be issued in writing mailed by certified mail, return receipt requested, to the licensee at the address of the establishment or at the home of the licensee or served by process server at the usual place of abode of the licensee or at the address of the establishment. If a suspension is issued for a correctable violation, said suspension shall be terminated upon verification by inspection that the correction has been made which shall be determined no later than forty-eight (48) hours after receipt of written notice of correction by the City Clerk.

3. The City Clerk shall revoke any license where any of the following occur:

a. The sexually oriented business license or the sexually oriented business manager or entertainer license was obtained through false statements in the application for such license or renewal thereof; or

b. The sexually oriented business license or sexually oriented business manager or entertainer licensee failed to make a complete disclosure of all information required in the application for such license or renewal thereof; or

c. The owner/operator, any partner, any corporate officer, director, employee, manager or entertainer holding a sexually oriented business license has become disqualified from having a license by a conviction as provided in this Chapter; or

d. The owner/operator, any partner, any corporate officer, director, employee, manager or entertainer holding a sexually oriented business license has two (2) or more violations of this Chapter, to which he or she has received written notice.

L. *Appeal From Denial, Suspension Or Revocation Of License.* An applicant who has been denied either an initial license or a renewal license or whose license has been suspended or revoked may appeal the City Clerk's decision by filing a written notice of appeal to the City Council within ten (10) days of the City Clerk's decision. The City Council shall schedule a public hearing of such appeal within twenty-one (21)

days of filing of the written notice of appeal. The City Council shall affirm the decision of the City Clerk if it finds that the conditions pertinent to issuance or maintenance of a license have not been met. An applicant aggrieved by any decision shall have the right to seek judicial review as is permitted by applicable State law.

M. *Location Of Sexually Oriented Business.*

1. Sexually oriented businesses shall only be authorized to operate as conditional uses within the City's industrial zoning district designations, i.e., "M-1" Industrial District or the "M-3" Planned Industrial District.

2. No sexually oriented business shall be located or situated at a distance of less than five hundred (500) feet from any property occupied by a public or private school, day care center, church or place of worship, hospital, public park or any property used for residential purposes. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the front door of the sexually oriented business to the nearest point on the property boundary of the tract occupied by the school, church, hospital, park, licensed child care center, regional mall or residential parcel.

3. No sexually oriented business shall be located or situated at a distance of less than one thousand (1,000) feet from another sexually oriented business. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the front door of the sexually oriented business to the front door of another sexually oriented business.

N. *Unlawful Erotic Activities.*

1. It shall be unlawful for any entertainer, employee or customer to fondle, caress or touch any customer or other entertainer or employee in a manner in or on a specified anatomical area or for any customer to fondle, caress or touch any entertainer or employee or other customer in any manner in or on a specified anatomical area, whether such specified anatomical areas are clothed, unclothed, covered or exposed.

2. No employee or entertainer shall perform any specified sexual activities as defined herein, wear or use any device or covering exposed to view which simulates any specified anatomical area, use artificial devices or inanimate objects to perform or depict any of the specified sexual activities as defined herein or participate in any act of prostitution.

3. No entertainer or employee shall solicit, demand or receive any payment or gratuity from any patron or customer for any act prohibited by this Chapter and no entertainer or employee shall receive any payment or gratuity from any customer for any entertainment regulated hereunder.

4. It shall be unlawful for an entertainer or employee to be visible from the exterior of the sexually oriented business while such person is unclothed or in such attire, costume or clothing as to expose to view any specified anatomical area.

5. It shall be unlawful to operate a sexually oriented business in any manner that permits the observation of live performers engaged in an erotic depiction or dance or any material or persons depicting, describing or relating to specified sexual activities or specified anatomical areas as defined herein from any exterior source by display, decoration, sign, show window or other opening.

O. *Manager Responsibility.*

1. At least one (1) licensed sexually oriented business manager shall be on duty during all hours of operation. The name and license number of the manager on duty shall be prominently posted during business hours.

2. It shall be the responsibility of the manager on duty to verify that any person who provides adult

entertainment within the premises possesses a current and valid entertainer's license issued by the City.

3. It shall be the responsibility of the manager to post and enforce a "no loitering" policy.

4. It shall be the responsibility of the manager to ensure all standards and obligations of the license are maintained.

5. The licensed sexually oriented business must notify the City within seventy-two (72) hours of the termination or resignation of any licensed manager.

P. *Operational Criteria.*

1. No sexually oriented business may be open or in use between the hours of 1:30 A.M. and 10:00 A.M.

2. Only persons eighteen (18) years of age or older shall be permitted on the premises of any sexually oriented business.

3. The premises of all sexually oriented businesses shall be physically arranged in such a manner that there is an unobstructed view of the entire premises, excluding restrooms, dressing rooms and storage space. Visibility of common areas shall not be blocked or obscured by doors, curtains, drapes or any other obstruction whatsoever.

4. *Ventilation and sanitation requirements.* The premises of all sexually oriented businesses shall be kept in a sanitary condition. Separate dressing rooms and restrooms for men and women shall at all times be maintained and kept in sanitary condition.

5. No owner, operator, manager or other person in charge of a sexually oriented business shall:

   a. Knowingly permit alcoholic liquor or cereal malt beverages to be brought upon or consumed on the premises;

   b. Knowingly allow or permit the sale, distribution, delivery or consumption of any controlled substance or illegal drug or narcotic on the premises;

   c. Knowingly allow or permit any act of prostitution or patronizing prostitution on the premises; or

   d. Knowingly allow or permit a violation of this Chapter or any other City ordinance or provision of State law.

Q. *Standards For Physical Design Of The Premises.*

1. *General Standards.*

   a. The premises of all sexually oriented businesses will be so constructed as to include a foyer, partition or other physical barrier on all customer entrances that will ensure the interior of the premises is not observable from the exterior of the building. In addition, all windows will be covered to prevent viewing of the interior of the building from the outside and all doorways not constructed with an anteroom or foyer will be covered so as to prevent observation of the interior of the premises from the exterior of the building.

   b. Design must ensure that the manager has visual control of the premises using a system that will provide continuous monitoring of blind spots or remote parts of the premises.

   c. *Lighting required.* The premises of all sexually oriented business shall be equipped with overhead lighting of sufficient intensity to illuminate every place to which customers are permitted access at an illumination of not less than one (1) foot-candle as measured at the floor level and such illumination must be maintained at all times that any customer or patron is

present in or upon the premises. All exterior lighting shall comply with Section **415.450** Outdoor Lighting Requirements of the City of Wildwood zoning ordinance.

d. Design must ensure access control in order to prevent any attempted or accidental entry by a minor.

e. The business must provide restrooms for customer use.

2. *Design standards for businesses with live or film entertainment.*

a. Stage must be elevated eighteen (18) inches above floor level and the stage must have a railing in place on the floor that keeps customers at least thirty-six (36) inches away from the stage.

b. Performers must remain on stage during the performance.

c. Live entertainment must occur in a space of at least six hundred (600) square feet.

R. *Signage And Parking Requirements.* Sign regulations are set forth in Section **415.420** Sign Regulation of the zoning ordinance and off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section **415.280** Off-Street Parking and Loading Requirements of the zoning ordinance.

S. *Compliance With Code Requirements.* Any sexually oriented business licensed under this Chapter shall comply with all other requirements of the codes of the City of Wildwood as now or in the future may be adopted.

T. *Inspections.* An applicant or licensee shall permit representatives of the Police Department, Fire Department or Planning Department to inspect the premises of a sexually oriented business for the purpose of ensuring compliance with the law at any time it is occupied or open for business. It shall be unlawful for any licensee to fail to allow such inspection officer access to the premises or hinder such officer in any manner.

U. *Severability.* If any Section, Subsection or clause of this Chapter shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining Sections, Subsections and clauses shall not be affected thereby.

V. *Penalties.* Any violation of any part of this Chapter shall be deemed a misdemeanor and shall be subject to all penalties as provided in the City of Wildwood.

WILDWOOD

PLANNING AND ZONING COMMISSION
CITY OF WILDWOOD, MISSOURI

INFORMATION REPORT

Republished for the May 16, 2016 Executive Session (Initial Publish Date - May 2, 2016)
Prepared by the Department of Planning

PETITION NUMBER:	**P.Z. 5-16**
PETITIONER:	**City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri**
REQUEST:	A request to review and consider the addition of residential land uses as permitted activities within the 'Downtown and Workplace Districts' designations 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.
LOCATION:	Town Center Area
ZONING:	Multiple Commercial and Residential Districts, including the NU Non-Urban Residence District
PUBLIC HEARING DATE:	March 21, 2016
VOTE ON INFORMATION REPORT:	May 16, 2016 - TBD
REPORT:	Attachment A
BACKGROUND INFORMATION:	Attachment B
SCHOOL DISTRICT:	Rockwood
FIRE DISTRICT:	Metro West
WARDS:	One, Four, Five, Seven, and Eight

RECOMMENDATION: Denial of the requested change to the list of permitted activities in the Town Center's "Downtown and Workplace" Districts.

1. In this report, the Department of Planning is not recommending the blanket allowance for residential activities in the Town Center Area's "Downtown and Workplace" District designations, but rather an acknowledgement that where conditions are appropriate, the more suitable approach would be to consider land use designation changes to the Town Center Plan's Regulating Plan.
2. The accommodation of this approach allows the land use designations on both sides of the system of streets to be matched and/or retained, while respecting the components of primary and secondary street descriptions established in 1998.

3. Therefore, based upon these considerations, the Department is not recommending any change to the permitted land uses in the "Downtown and Workplace" District designations of the Regulating Plan of the Town Center Plan.

<<< ATTACHMENT A >>>

<<< INTRODUCTION >>> Over the course of the last eighteen (18) months, the City has received a number of inquiries and actual submittals from different development interests for high-density residential proposals in the areas of the "Downtown and Workplace Districts" of the Town Center. These requests have involved properties that are designated for "Downtown or Workplace District" uses, not residential types in nature. With the completion of the update of the Town Center Plan in 2013, these districts do not authorize any type of stand-alone residential use, but rather commercial types only. In most instances, the interested party is advised of the conflict between his/her requested use and the Regulating Plan of the Town Center Plan and typically request what options exist for consideration.

Some of these inquiries have led to informal and formal submittals of projects, but none of them have yet to be acted upon by the Planning and Zoning Commission. The decision to proceed in submitting a formal application to the City is premised on many factors, but certainly one such major consideration is whether the application must also seek a change to the Town Center Plan's Regulating Plan, along with the modification in zoning and/or the application of the special procedures permit or a planned district of the City's Zoning Ordinance. This additional step in the process and the importance of this plan to the City often discourage an interested party from proceeding beyond its initial discussions with City staff. Given the City's recent stated desire to focus on providing more rooftops in the Town Center Area, the Department thought it appropriate to have a discussion about this matter and its potential benefits along with the possible drawbacks for this special area of the City. If residential uses would be allowed in the "Downtown and Workplace Districts" of the Town Center Area, certain proposals considered by the City could then be reviewed and acted upon due to consistency with the Regulating Plan.

<<< CURRENT REQUEST >>> The Department of Planning is presenting to the Planning and Zoning Commission a request to consider changes to the list of permitted uses associated with the Town Center Plan. These changes would affect the land use categories that are reflected upon the Town Center Plan's Regulating Plan. The Regulating Plan assigns a land use category to all properties located within the Town Center Boundary. This land use category defines the allowable activities that can be considered by any property owner or an interested party for a site. The specific advertisement is as follows:

> ***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)***

<<< DISCUSSION OF PERTINENT POINTS >>> The Department had identified certain considerations that are noted above in this report that have prompted the presentation of this request to the Planning and Zoning Commission for its review and discussion. The Department would note that a number of important discussion points have also been identified relative to changes of these types for consideration, which were reviewed at the public hearing on this matter. These considerations include the following:

1. The loss of available acreage for future, and sustainable, commercial development in Town Center and City of Wildwood, whether under the "Downtown or Workplace District" regulations.
2. The alterations of land use at the street frontages, not behind buildings fronting the same. Potentially, if such were to be considered, residences could be placed across the street from commercial activities, but not in the defined pattern sought by New Urbanism principles.
3. The integration of differing land uses elsewhere beyond just the fronting streets.
4. The potential increase in population at key commercial locations in Town Center Area.
5. The integration of ground floor retail or commercial uses, as part of any residential development proposal in the "Downtown and Workplace Districts."
6. The fiscal impacts of such changes on taxes, assessments, collections, etc.

These considerations will be the focus of the Department's analysis of this request and provide the basis for its recommendation to the Planning and Zoning Commission on the same.

<<< ANALYSIS >>>

In reviewing these six (6) considerations that have been identified above, the Department believes each must provide a positive community benefit from their potential change or incorporation to support adding residential activities into what have been, since the update of the Town Center Plan, traditional commercial areas. Along with these six (6) considerations, the Planning and Zoning Commission members were asked by the Department of Planning to provide their respective opinions on this matter, so as this input could be used for the development of the recommendation. The Planning and Zoning Commission's comments can be summarized below:

1. New Urbanism encourages a mixing of land uses and would prohibiting residential activities in these two (2) land use categories be inconsistent with such (See Consideration #3)?
2. Live/Work units have not had success in Wildwood, as well as other locations in the metropolitan area (see Consideration #5).
3. Define and segregate the types of residential housing types that might be considered in the "Downtown and Workplace" Districts, i.e. live/work; rowhouses, multiple-story apartment buildings; etc. (see Consideration #?)
4. Leave "Downtown" District as-is, given any changes would cause a loss of commercial acreage overall in the Town Center Area (see Consideration #1).

These comments must also be addressed, as part of the responses to the aforementioned six (6) considerations.

CONSIDERATION #1 – LOSS OF COMMERCIALLY DESIGNATED LAND IN TOWN CENTER – Currently within the Town Center Area, the overall size of the "Downtown and Workplace" Districts combined are 241 acres. Of the 880 acres of Wildwood that defines the Town Center Area, the "Downtown and Workplace" Districts represent over twenty-five (25) percent of it. This total represents a slight reduction from the original acreage that was intended to set aside for commercial activities in the originally adopted Town Center Plan in 1998. Therefore, any change to the land use of a "Downtown or Workplace" District property would reduce the extent of commercial land uses in Town Center, unless some retail, restaurant, service, office, or other similar activity were to be required as part of its authorization. Additionally of these 241 acres, approximately one-half (½) of it is already developed, leaving a limited amount of properties for these types of uses.

However, the reason the amount of commercially designated property in the Town Center Area Boundary was reduced with the plan's update in 2013 related to a number of independent studies conducted with Great Streets Project and by the East-West Gateway Council of Governments about the oversupply of commercially designated properties in the Manchester Road Corridor, and region, and how its absorption into active use areas would be many decades in the making, if ever. Acknowledging a need to provide a population for Wildwood's existing businesses, more residential land uses were programmed into the plan, which meant certain properties that had been designated for commercial activities were now residential, i.e. Spanos Property and Slavik Tract. Accordingly, the City has already reduced the available commercial space in Town Center Area, based upon projections of needed square footages for the future.

Rather than considering the loss of commercial land area in terms of acreage, the Department believes a more appropriate approach would be to understand such from the perspective of strategic locations of the properties that are designated "Downtown and Workplace" Districts within the Town Center boundary. Therefore, a second or third tier property that is designated one (1) of these two (2) districts, with no direct access would not necessarily be as strategic as another that does not have these characteristics. Utilizing this approach, the Department would note that some of the properties abutting State Route 100, with poor visibility from the roadway, and limited access, may not be best designated as "Downtown or Workplace" Districts, but rather a residential designation. Despite such, the more appropriate approach would be to change the land use designation of the property under the Town Center Plan, instead of adding residential uses to the two (2) land use designations, given this approach is more consistent with the original document that had more land use categories and a more diverse geographic application of them than currently in place.

CONSIDERATION #2 – ALTERATIONS OF LAND USE AT THE STREET FRONTAGES – Many of the referenced inquiries for residential uses in these two (2) commercial land use designations have been along Main Street and Manchester Road. Both of these streets have existing commercial uses in place and, in the instance of Manchester Road, for many decades. Therefore, if these residential inquiries were to be favorably considered, the land use pattern, as defined by the Town Center Plan, would change at the street and not behind the fronting building. This requirement was part of the original Town Center Plan and has been adhered to in the City's land use decision-making processes for the Town Center Area.

It is the opinion of the Department this requirement should not be varied. Regardless, if residential uses are allowed in a commercial land use designation of the Town Center Plan, as requested here, the corresponding property on the opposite side of the street should be the same designation as well. Ensuring that non-complementary uses are not facing each other across the same street is appropriate and preserves the character of the roadway and its functional characteristics as well, such as on-street parking, commercial lighting and signage, and extended hours of activity and operation, which often conflict with residential uses in certain settings. Maintaining this design requirement is paramount to the Department, particularly along State Routes 100 and 109, Main Street, Eatherton Road, and Taylor Road. The Department would note such an application along Manchester Road could be varied, given its historical significance and the diversity of land uses that have always existed along its length in Wildwood.

CONSIDERATION #3 –INTEGRATION OF LAND USES BEYOND FRONTING STREETS - The Town Center Area has always been the location in the City where a range of uses could be considered within the same block and, in some instances, the same building. In the original Town Center Plan, and now in the updated version, land use decisions were to be made in the context of the one-half mile diameter, typical neighborhood. Within that defined area, all land uses allowed by the Town Center Plan's Regulating Plan could be considered for placement, based upon changing the pattern behind the buildings fronting the

abutting streets, creating the desired streetscapes, incorporating the required street specifications, and managing stormwater. Therefore, land use was to be a mix and complementary to each block, lot, and building.

To accomplish this outcome, the City created a hierarchy of streets, based upon the understanding that certain streets, given their intended designs had more importance in creating the character of Town Center. Therefore, on these street frontages and associated properties, the application of land use and design standards and architectural guidelines was mandatory, while on secondary streets latitude could be provided to accommodate the placement of necessary infrastructure, utilities, and support services, such as trash enclosures, drive-through facilities, and the like. In making this determination, the City identified Taylor Road, Main Street, Eatherton Road, and State Route 109 as primary streets, while State Route 100 as secondary. Also, as part of this designation process, the City noted that Manchester Road, given its historical pattern, could be both, depending on circumstances and the characteristics of the individual properties and surrounding neighborhood.

With this action, the Department does not believe those streets identified as primary could have land use changes occur at the frontages, so where commercial land use patterns exist, such should be retained, but where not, again, land use designations should be considered for modifications. Accordingly, adding residential uses to the "Downtown and Workplace" District designations, where a commercial pattern has been established is not supported by the Department.

CONSIDERATION #4 – INCREASE IN POPULATION NEAR BUSINESS CORE – Population growth creates many positive aspects, including more individuals to utilize existing and future commercial businesses in Town Center. Additionally, population growth brings a vibrancy and excitement to a community. Therefore, adding residential units in the Town Center Area is a goal of Wildwood, and its officials. Acknowledging these positives and the desire of the City to undertake a more proactive approach to developing business opportunities in Wildwood, population growth is needed.

The Department believes by, following the recommendations provided herein, i.e. maintain current commercial areas that have been established by mirroring land use patterns across common primary streets and modifying land use designations, where appropriate, to allow for more residential in the live/wok scenario, growing the City's population base can be achieved within its Town Center. Given the past actions of the City in the update of the Town Center Plan in 2013, population growth due to more residentially designated land area is already occurring in this special location of Wildwood.

CONSIDERATION #5 – LIVE/WORK BUILDINGS AND AREAS IN WILDWOOD –

When first adopted in 1998, the Town Center Plan contained a district termed "Neighborhood Center" that was intended to provide a land use option of first and second floor commercial activities, with residential uses on all floors thereafter. Although not required, second floor uses for commercial activities was not as critical as the first floor being dedicated to such and having that presence on the abutting street. Having retail, services, and restaurants on the street level, with residential thereafter, was a hallmark of the long-popular Main Street pattern of most small towns in rural America. This concept, however, in the City's context of the Town Center, was always controversial and not supported by the development community from its inception. Many in the development community noted such would never be adaptable or popular in suburban St. Louis.

The Department's research in this regard does not substantiate this claim of not being workable in the St. Louis Region. In considering other live/work settings in the St. Louis Region and contacting the appropriate parties in those cities, the following was determined:

Park Plaza - Edwardsville, Illinois

Commercial	49,350 square feet (7,000 office/42,350 retail)
Commercial Occupancy	95%
Commercial Tenants	A wide mix of restaurants, retail, boutique shops, personal services, and offices • National and regional chains – Massage Lux, CVS (with drive-thru), Gliks, Wasabi Sushi, Chavas Mexican Restaurant, Subway • U.S. Marines recruiting office. • Locally owned – Olive Oils and More, Bin 51 (wine and specialty liquor), 1818 Chophouse, Global Brew, Hair Studios @ Park Plaza, Select Physical Therapy
Residential	• Renter occupied lofts that are priced at the highest end of the rental market in Edwardsville • 29,750 square feet • 35 units
Residential Occupancy	100%

Notes:

- This development has a common misconception that the retail units aren't successful. The developer stated the residential component has been 90% to 100% occupied, since the project was completed.
- Based on my observations, the commercial component is successful and holds mostly long-term tenants. Locally owned boutique shops have been successful, despite competing with an extraordinary number of big box retailers located in Edwardsville.
- The City Planner, Scott Hanson, said there are several commercial property owners who want to use the second and third stories as residential and have approached the City regarding such. The City currently requires the equivalent of our conditional use permit to allow residential units above retail.

The Boulevard - Richmond Heights, Missouri

Commercial Occupancy	80%-90%
Commercial Tenants	• A wide mix of restaurants, retail, boutique, personal services, and offices • Office space is only permitted on the second story
Residential	• Renter occupied apartments that are priced at the highest end of the rental market • 74 units
Residential Occupancy	100%

Notes:

- The developer of the project, Pace Development, is planning a second phase, with similar mix of uses and residential on the upper stories.
- Professional office space is only permitted on the second story.
- David Reary, the Building/Zoning Commissioner for the City, stated the project has been extremely successful.

Hanley Station - Brentwood, Missouri

Commercial	• 2 buildings with retail (4,000 square feet and 7,000 square feet) • 123 room hotel • 3 freestanding restaurants • Parking garage
Commercial Occupancy	• Retail and Restaurant – 100% • Hotel – 85% (2014)
Commercial Tenants	Not a broad mix, resembles strip type development in regards to the commercial tenants
Residential	150 condominiums in three buildings (38 units/56 units/56units)
Residential Occupancy	100% occupancy · 118 units are owner-occupied · 32 units are rental units

Notes:

- This project may not a great example of "New Urbanism", but was included due to the condominiums are largely owner-occupied, which was a discussion point among Commission members. Additionally, owner-occupied units are next to several restaurants.

Streets of St. Charles - St. Charles, Missouri

Commercial	500,000 square feet of commercial (250,000 square feet restaurant and retail/ 250,000 square feet professional office space)
Commercial Tenants	• A good mix, mostly restaurants, but includes a movie theatre, college campus (Art Institute of St. Louis), a few personal services, and a gas station • The plan allows for 2 hotels
Residential	• 309 renter-occupied units
Residential Occupancy	75+%

Notes:

- This project was originally planned by Whittaker Homes and has lost some of its "New Urbanism" components over the years.
- The planner at the City said it was overall a successful project.
- Office space is only permitted on the second floor.

When the Town Center Plan was updated in 2013, the "Neighborhood Center" District was combined into the "Neighborhood General" District, thereby still retaining the option for first and second floor commercial activities, but recognizing the residential component is principle in Wildwood, even in its Town Center Area. This action, however, was undertaken in conjunction with limiting residential uses in the "Downtown and Workplace" Districts, and thereby established two (2) main residential land use areas for all of Town Center Area, which Included the "Neighborhood General and Edge" Districts. Again, the "Neighborhood General" District does allow commercial activities, but always in conjunction with residential uses, such as condominiums, apartments, rowhouses, and villas. No distinction is made with regards to the types of housing options that can be considered in this land use designation, when done in conjunction with commercial activities.

The Department believes the live/work design of buildings remains a viable approach to land use in the City's Town Center Area. Given the "Neighborhood General" District designation accommodates such, the Department believes instead of adding residential uses to the "Downtown and Workplace" Districts, property designations should be considered for change, when appropriate under an analysis of surrounding land use, proximity to certain streets, and impacts.

CONSIDERATION #6 – FISCAL IMPACTS – Protecting the core "Downtown and Workplace" District designation properties along the City's primary streets in the Town Center Area is fiscally responsible, given the benefits derived from this type of activity on revenue generation. Certainly, residential users pay taxes, fees, and other considerations, but commercial land use is critical in this regard to most communities. Therefore, again, the Department believes that certain locations in the Town Center Area that front onto the City's system of primary streets or are part of a commercial core location must be preserved and not altered to accommodate residential activities. Again, where conditions allow, changes to the "Downtown and Workplace" District designations on secondary streets and Manchester Road could be considered, where the ramifications are less onerous in this regard.

<<< SUMMARY AND CONCLUSION >>>

In this report, the Department of Planning is not recommending the blanket allowance for residential activities in the Town Center Area's "Downtown and Workplace" District designations, but rather an acknowledgement that where conditions are appropriate, the more suitable approach would be to consider land use designation changes to the Town Center Plan's Regulating Plan. Accommodating this approach allows the land use designations on both sides of the system of streets to be matched and/or retained, while respecting the components of primary and secondary street descriptions established in

1998. Therefore, based upon these considerations, the Department is not recommending any change to the permitted land uses in the "Downtown and Workplace" District designations of the Regulating Plan of the Town Center Plan.

Background Information

Public Notice posted in accordance with
610 RSMO 1994, as amended,
by Liz Weiss
City Clerk

NOTICE OF PUBLIC HEARING
before the
CITY OF WILDWOOD
Planning and Zoning Commission
March 21, 2016 - 7:30 p.m. (Monday)

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Monday, March 21, 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 the hearing and 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. 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 Seven and Eight**)

By Order of the Planning and Zoning Commission
On March 3, 2016
By Liz Weiss
City Clerk

The City of Wildwood is working to comply with the American with Disabilities Act mandates. Individuals who require accommodation to attend a meeting should contact City Hall, (636) 458-0440, at least 48 hours in advance.

WILDWOOD

PLANNING AND ZONING COMMISSION
CITY OF WILDWOOD, MISSOURI
PUBLIC HEARING PRIMER
March 21, 2016 Executive Session
Prepared by the Department of Planning

PETITION NUMBER: **P.Z. 5-16**
PETITIONER: **City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri**
REQUEST: A request to review and consider the addition of residential land uses as permitted activities within the 'Downtown and Workplace Districts' designations 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.
LOCATION: Town Center Area
ZONING: Multiple Commercial Districts
WARDS: One, Four, Five, Seven, and Eight

INTRODUCTION >>> Over the course of the last eighteen (18) months, the City has received a number of inquiries and actual submittals from different development interests for high-density residential proposals in the areas of the "Downtown and Workplace Districts" of the Town Center. These requests have involved properties that are designated for "Downtown or Workplace District" uses, not residential types in nature. With the completion of the update of the Town Center Plan in 2013, these districts do not authorize any type of stand-alone residential use, but rather commercial types only. In most instances, the interested party is advised of the conflict between his/her requested use and the Regulating Plan of the Town Center Plan and typically request what options exist for consideration.

Some of these inquiries have led to informal and formal submittals of projects, but none of them have yet to be acted upon by the Planning and Zoning Commission. The decision to proceed in submitting a formal application to the City is premised on many factors, but certainly one such major consideration is whether the application must also seek a change to the Town Center Plan's Regulating Plan, along with the change in zoning and/or the application of the special procedures permit of a planned district of the City's Zoning Ordinance. This additional step in the process and the importance of this plan to the City often discourage an interested party from proceeding beyond its initial discussions with City staff. Given the City's recent stated desire to focus on providing more rooftops in the Town Center Area, the Department thought it appropriate to have a discussion about this matter and its potential benefits along with the possible drawbacks for this special area of the City. If residential uses would be allowed in the "Downtown and Workplace Districts" of the Town Center Area, certain proposals considered by the City could then be reviewed and acted upon due to consistency with the Regulating Plan.

CURRENT REQUEST >>> The Department of Planning is presenting to the Planning and Zoning Commission a request to consider changes to the list of permitted uses associated with the Town Center Plan. These changes would affect the land use categories that are reflected upon the Town Center Plan's Regulating Plan. The

Regulating Plan assigns a land use category to all properties located within the Town Center Boundary. This land use category defines the allowable activities that can be considered by any property owner or an interested party for a site. The specific advertisement is as follows:

> ***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)***

DISCUSSION OF PERTINENT POINTS >>> The Department has identified certain considerations above that have prompted the presentation of this request to the Planning and Zoning Commission for its review and discussion. The Department would note that a number of important discussions points have also been identified relative to changes of these types for consideration at tonight's public hearing, which would include the following:

1. The loss of available acreage for future, and sustainable, commercial development in Town Center and City of Wildwood, whether under the "Downtown or Workplace District" regulations.
2. The alterations of land use at the street frontages, not behind buildings fronting the same. Potentially, if such were to be considered, residences could be placed across the street from commercial activities, but not in the defined pattern sought by New Urbanism principles.
3. The integration of differing land uses elsewhere beyond just the fronting streets.
4. The potential increase in population at key commercial locations in Town Center Area.
5. The integration of ground floor retail or commercial uses, as part of any residential development proposal in the "Downtown and Workplace Districts."
6. The fiscal impacts of such changes on taxes, assessments, collections, etc.

These points will be the focus of tonight's discussion on this potential set of changes to the permitted land uses of these specific commercial districts of the Town Center Plan.

SUMMARY AND CONCLUSION >>> If any of the Commission members should have questions or comments in this regard before tonight's public hearing, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your input on this matter at tonight's hearing.

Land Use Activities	*Land Use Classifications*					
Commercial	D	W	NG*	NE	C/I	POND
Animal Hospitals & Veterinary Clinics	P	P				
Art or Photo Studios or Galleries	P	P	P		C	P
Bakeries	P	P	P		C	P
Barber & Beauty Shops	P	P	P		C	P
Cleaning, Pick-up Stations	P	P	P		C	P
Coffee Shops	P	P	P		C	P
Department or Discount Stores	P					
Filling Stations for Automobiles	P	C			C	
Financial Institutions w/ Drive-Thru Facilities	P	P			C	
Financial Institutions w/o Drive-Thru Facilities		P	P		C	
Flower or Plant Stores	P	P	P		C	
Hotels	P				C	
Music or Dancing Academies	P	P			C	
Office/Warehouse Facilities	P	P	P			
Parking Areas	P	P				P
Parking Garages	P	P	P			
Professional Offices including Medical and Dental	P	P			C	
Professional Offices, not medical or dental	P	P	P		C	P
Recreational Facilities, including indoor theaters and outdoor activities	P				C	
Recreational Facilities (no indoor theater or outdoor activities)		P			C	
Research Laboratories & Facilities	P				C	
Restaurants, including fast food, w/ Drive-Thru facilities**	P				C	
Restaurants, including fast food, but w/o drive thru facilities	P	P			C	
Restaurants, no fast food	P	P	P		C	P
Sewage Treatment Facilities	P	P	P	P		P
Shops for Artists and Similar Specialties		P	P		C	P
Stores and Shops for Retail Purposes	P	P			C	
Stores, Shops, and Open-Air Markets for Retail Purposes	P	P	P			
Taverns, Cocktail Lounges, Night Clubs, or Micro-Breweries	P	P			C	
Vehicle Service Centers	P	C				
Cultural/Institutional						
Cemeteries, Mausoleums				P	C	P
Child Care Centers	P	P	P	P	C	P
Churches	P	P	P	P	P	P
Civic Buildings(government)	P	P	P	P	P	P
Colleges, Universities					P	
Libraries			P	P	P	P
Museums					P	
Nursing Homes			P		P	
Park & Open Spaces; Public and Private areas	P	P	P	P	P	P
Philanthropic Institutions					C	

Land Use Activities	*Land Use Classifications*					
	D	W	NG*	NE	C/I	POND
Post Offices	P	P			P	
Public and Other Utility Facilities	P	P			C	
Recreational Fields					P	
Scenic Areas	P	P	P	P	P	P
Schools			P	P	P	
Wildlife Refuges						
Housing						
Multi-Family Residential(live/work, rowhouses, and apartments)			P		P	P
Single-Family Attached			P		C	
Single-Family Detached			P	P	C	P
Other Housing						
Accessory Dwelling Units			P	P		P
Bed and Breakfasts			P	P		P
Group Shelters			P	P		P
Home for the Aged			P	P	C	
Home Occupations			P	P		P

P Uses permitted by right

C Uses requiring conditional use permit

* See Neighborhood General District text for a detailed explanation of permitted uses within the context of building types

** Any building footprints within the Workplace districts exceeding 10,000 sq. ft. require conditional approval

** Any building footprints within the Commercial districts exceeding 40,000 sq. ft. require conditional approval

Permitted uses and specific site requirements shall be subject to further definition or qualification as provided by ordinance

Zoning Abbreviations Key

D- Downtown
W- Workplace
NG- Neighborhood General
NE- Neighborhood Edge
C/I- Cultural/Institutional overlay
Pond – Pond Historic District

Downtown District

This design/land use district is the most urban permitted within the Town Center Area. It is intended to be a walkable, mixed-use downtown for Wildwood and surrounding communities, which can be active at least eighteen (18) hours a day and seven (7) days a week. The intent is to create intensive development within a traditional street and block system, and not to permit isolated individual structures surrounded by parking lots. Although intensive development is encouraged, the topography of watersheds and creeks should be respected in all development proposals.

Permitted Land Uses

This design/land use district permits multiple-story buildings, hotels, offices, retail stores, restaurants, and entertainment uses constructed within a street and block system. Garage parking is encouraged. Condominium and rental apartment buildings are permitted, but ground floors are limited to commercial uses only. Row houses are permitted by conditional use permit (CUP), but not on principal streets.

See the Permitted Land Use Chart on Pages xx for details.

Building Types

Mixed-use buildings, retail buildings, offices, hotels, restaurants, entertainment uses, apartment buildings, parking garages.

Lot Size (unless otherwise site-specific)

Lot Width: Twenty (20) feet minimum/no maximum, but lot must be within a street and block system
Lot Depth: Eighty (80) feet minimum/no maximum, but lot must be within a street and block system
The maximum block perimeter at the building line is 2,000 feet. The long dimension of each block may not be less than twice the short dimension.

Building Standards

Minimum Frontage Requirement: Seventy (70) percent of the frontage along Main Street and other designated Principal Streets should be occupied by buildings.

Front Setback: Facades shall be placed at the lot's frontage line, except that recesses can occur for outdoor dining areas and to create vertical bays. Frontage lines can be established on private streets that are internal to a property, as long as a continuous street and block system is maintained.

Corner buildings shall accommodate a clear view triangle defined by two (2) points thirty (30) feet from the intersection of the sidewalk curbs extended.

Side setbacks: Side setbacks for unattached buildings shall be a minimum of five (5) feet.

Rear setback: Minimum rear setback of principal building from rear lot line: thirty (30) feet; from alley or access lane: five (5) feet.

Maximum Building Height: 3.5 stories or forty (40) feet measured from the average grade level at the front facade to the eave or top of parapet. Exception: vertical elements (towers, belvederes, etc.) no greater than 240 square feet (footprint) may be up to sixty (60) feet high measured at the eave. However, the maximum building height for apartment buildings may be five (5) stories or sixty (60) feet measured from the average grade level at the front facade to the eave or top of parapet.

Building Footprints: Footprints exceeding 40,000 square feet require a Conditional Use Permit (CUP).

Ground Floor: Ground floor uses shall be commercial, and the ground floor facade along the primary street shall have continuous storefront windows, with the exception of necessary piers, columns, pilasters, etc., unless otherwise modified by a conditional use permit (CUP).

Building Height Calculations: Basements with ceilings three (3) feet or less above grade shall not count as a story. Habitable attics with floors three (3) feet or less below the eaves shall count as 1/2 story.

Large Spaces: Users requiring over 20,000 square feet must still maintain continuous storefront windows and primary entrances along street facades. Such windows and entrances can be for smaller users, as long as they are provided within the context of the larger use.

Facade Standards

Elevation: In general, all buildings should be at sidewalk grade. Commercial frontages should be at sidewalk grade. Apartment Building and Row House ground floors shall be at least 1.5′ above grade at the front and at the street side of corner lots, although entrances must meet ADA access requirements.

Interior Height: The first story interior clear ceiling height shall be at least twelve (12) feet for all buildings, except hotels, apartment houses, and row houses. The lobby spaces for hotels and apartment buildings should have interior clear ceiling heights of at least twelve (12) feet.

Vertical Bays: Facades visible from a street shall be broken into vertical bays not exceeding thirty (30) feet in width through the use of one (1) or more of the following: façade recesses, facade projections, or pilasters. Supplemental elements might include canopies, roofline changes, and parapet changes.

Arcades: If provided, shall have a minimum depth of ten (10) feet.

Ground Floor: Ground floor facades shall have continuous storefront windows along the primary street frontage. This requirement does not preclude vertical elements typically used to separate window units. As required by Building Standards, large space users requiring more than 20,000 square feet must still meet this requirement, which can be satisfied, if other uses line the street frontage and the larger structure is located behind them.

Entrance: Each individual ground floor store, restaurant, office, or other use, shall have at least one (1) main entrance having direct access to the applicable primary street. Service access doors shall only face parking areas, secondary streets, and/or service lanes.

Site Standards

Pedestrian Friendly Design: Site plans in the Downtown District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.

Public Open Space: Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District. Public Space has been deemed to be of critical importance to the character of the community.

Environmental Preservation: In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

Parking Requirements: Parking shall be provided at a ratio of three (3) spaces per 1,000 square feet of gross floor area, although reductions will be considered for shared parking proposals between abutting and adjacent properties, as herein described. On-street parking within three hundred (300) feet of the main access door into the building or use shall also count towards the required amount of total spaces. Outdoor parking lots should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).

Parking Locations: Off-street parking spaces are to be located behind a building or garden wall.

Access: Off-street parking shall only be accessed by a secondary street or service lane. Service docks shall only be accessed from a secondary street or service lane.

Walls: In the absence of buildings, garden style walls shall be placed on the frontage line (edge of sidewalk furthest from street) and shall be thirty-two (32) inches to forty-two (42) inches in height. Walls shall be brick, stone, or acceptable alternative and have a masonry cap, where consistent.

Screening of Services: All loading and service activities, including storage of garbage and rubbish containers, shall take place within the building or must be screened from view from adjacent properties and primary and secondary streets.

Storm Water Management and Retention: All developments located within the Town Center Area shall meet current standards and requirements for the

management and control of stormwater runoff, as set forth by the City of Wildwood and the Metropolitan St. Louis Sewer District.

Workplace District

Workplace Districts shall be located along arterial streets. These design/ land use districts are primarily for offices, including medical and dental offices and clinics, and individual retail or restaurant businesses. Live-work units are also permitted. The intent of the Workplace District is to encourage businesses that have an individual character and relate to the immediate street. Individual developments should have a landscaped perimeter, and parking areas should be primarily at the side and rear of the buildings. The topography of watersheds and creeks should be respected in all development proposals. This design/land use district is not intended to permit commercial strip development, where individual structures are surrounded by parking, or parking lots are built in front of buildings.

Permitted Land Uses

This district permits a variety of commercial and institutional uses; residential uses are permitted on upper floors or as live-work units, either as condominiums or rentals

See the Permitted Land Use Chart on Pages xx for details.

Building Types

Permitted Buildings: Commercial Facilities, including offices, medical and dental offices, and clinics; shops and restaurants; schools; Parking Garages.

Lot Size (unless otherwise site-specific)

Lot Width: Thirty (30) foot minimum/250 foot maximum
Lot Depth: Eighty (80) foot minimum/250 foot maximum

Building Standards

Front Setback: Facades shall be placed at the lot's frontage line, which is ten (10) feet from the edge of public right-of-way, except that recesses can occur for outdoor dining areas and to create vertical bays. Corner buildings shall accommodate a clear view triangle defined by two (2) points thirty (30) feet from the intersection of the sidewalk curbs extended.

Side setbacks: Fifteen (15) feet total, but no less than five (5) feet on one (1) side.

Rear Setbacks: Minimum Rear Setback of principal building from rear lot line: thirty (30) feet; from alley or lane: three (3) feet.

Maximum Building Height: 3.5 stories or forty (40) feet measured from the average grade level at the front facade to the eave or top of parapet. Exception: vertical elements (towers, belvederes, etc.) no greater than 240 square feet (footprint) may be up to sixty (60) feet high measured at the eave.

Building Footprints: Footprints exceeding 10,000 square feet in the Workplace District require a conditional use permit (CUP).

Facade Standards

Elevation: The first story shall be at sidewalk grade.

Interior Height: The first story interior clear ceiling height shall be at least twelve (12) feet, unless the building size dictates otherwise.

Vertical Bays: Facades visible from a street shall be broken into vertical bays not exceeding thirty (30) feet in width through the use of one (1) or more of the following: façade recesses, facade projections, or pilasters. Supplemental elements might include canopies, roofline changes, and parapet changes.

Arcades: If provided, shall have a minimum depth of ten (10) feet.

Ground Floor: Ground floor facades shall have at least fifty (50) percent window and door openings along the primary street frontage. This requirement does not preclude vertical elements typically used to separate window units.

Entrance: Each ground floor space shall have at least one (1) primary entrance having direct access to the applicable primary street. Service access doors shall only face parking areas, secondary streets, or service lanes - be operable.

Site Standards

Pedestrian Friendly Design: Site plans in the Workplace District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.

Public Open Space: Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District. Public Space has been deemed to be of critical importance to the character of the community.

Landscaped Perimeter: The side and rear boundaries of individual properties in the Workplace District shall comply with the City of Wildwood Buffer Yards Standards type 3 or higher with a width of no less than twenty (20) feet, except that these requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

Environmental Preservation: In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration

Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

Parking Requirements: Parking must be provided at a ratio of three (3) spaces per 1,000 square feet of gross floor area, although reductions should be considered for shared parking proposals between abutting and adjacent properties, as herein described. On-street parking within three hundred (300) feet of the main access door into the building or use shall also count towards the required amount of total spaces.

Parking Locations: Off-street parking spaces shall be located behind buildings or beside them, if the lot is small and there is no alternative. Parking should not be provided between the building and the street. At-grade outdoor parking lots should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).

Access: Off-street parking shall only be accessed by a secondary street or service lane.

Walls: In the absence of buildings, garden style walls shall be placed on the frontage line (edge of sidewalk furthest from street) and shall be thirty-two (32) to forty-two (42) inches in height. Walls shall be brick, stone, or acceptable alternative and have a masonry cap, where consistent.

Screening of Services: All loading and service activities, including storage of garbage and rubbish containers, shall take place within the building or must be screened from view from adjacent properties, and primary and secondary streets.

Storm Water Management and Retention: All developments located within the Town Center Area shall meet current standards and requirements for the management and control of stormwater runoff, as set forth by the City of Wildwood and the Metropolitan St. Louis Sewer District.

Neighborhood General District

The intent of this design/land use district is to provide a variety of housing types, including apartments and row houses, in walkable neighborhoods close to the Downtown and Workplace Districts. Institutional uses and ground-floor commercial uses on principal streets are also permitted. The topography of watersheds and creeks should be respected in all development proposals.

Permitted Land Uses

This district permits a wide variety of residential uses, including condominium and rental apartment buildings and row houses. Ground floor commercial spaces are permitted within apartment buildings. Other low-intensity commercial uses are allowed, such as Bed & Breakfasts, as well as compatible institutional uses.

See the Permitted Land Use Chart on Pages xx for more details.

Building Types

Permitted Buildings: Rowhouses, Apartment Buildings, Live-Work Buildings, Houses, Parking Garages, and associated Outbuildings. Individual garages and

outbuildings associated with single-family houses may not have footprints that exceed 650 square feet Residential lots may include a secondary residential unit (not to exceed 650 square feet) over the garage or in a detached accessory structure.

Lot Size

Apartment Buildings:
Lot Width: Twenty (20) feet minimum/no maximum, but lot must be within a street and block system
Lot Depth: Eighty (80 feet minimum/no maximum, but lot must be within a street and block system
The maximum block perimeter at the building line is 2,000 feet.

Row houses:
Lot Width: Twenty (20) feet minimum/forty (40) feet maximum within a street and block system, rear access from lane required
Lot Depth: Eighty (80) feet minimum/125 feet maximum within a street and block system, rear access from lane required
The maximum block perimeter for a block containing only row houses is 1,800 feet. This requirement can be satisfied in a larger block by dividing the block with a landscaped mid-block pedestrian walkway no less than twenty (20) feet wide, including a sidewalk of suitable pervious material no less than (5) feet wide, which connects the sidewalks on two streets that form two parallel sides of the larger block.

Houses:
Lot Width: Twenty (20) feet minimum/fifty (50) feet maximum within a street and block system, rear access from lane preferred
Lot Depth: Eighty (80) feet minimum/125 foot maximum within a street and block system, rear access from lane preferred
The maximum block perimeter for a block containing only houses is 2,000 feet.

Building Standards

Apartment Buildings and Row Houses:
Front Setback: At least eighty (80) percent of the front facade of each apartment building or row house must be placed along a uniform build to/set-back line that applies to the full block frontage. This build-to/set-back line should be determined at the time that a street and block plan is approved, and should be from zero (0) feet to fifteen (15) feet from the frontage line. Buildings on corner lots should conform to the build-to/set back requirements for both streets.

Front Setback Exceptions: Stoops, balconies, unenclosed porches, and bay windows may encroach within front setbacks, but not over or into the public right-of-way.

Side Setbacks: Five (5) to fifteen (15) feet (no setback between attached Row House Units).

Minimum Rear Setback of Principal Building from Rear Lot Line: thirty (30) feet from alley or lane: **five** (5) feet.

Maximum Building Height for Apartment Buildings: five (5) stories or sixty (60) feet measured from the average grade level at the front facade to the eave or top of parapet.

Maximum Building Height for Row Houses: 3.5 stories or forty (40) feet measured from the average grade level at the front facade to the eave or top of parapet.

Maximum Building Height for Outbuildings: two (2) stories or twenty-two (22) feet measured at the eave.

Minimum Rear Setback of Principal Building from Rear Lot Line: thirty (30) feet, from alley or lane: three (3) feet.

Building Height Calculations: Basements with ceilings three (3) feet or less above grade shall not count against the number of stories. Habitable attics with eaves no higher than three (3) feet from the floor shall count as 1/2 story.

Houses:
Front Setback: At least eighty (80) percent of the front facade of each house must be placed along a uniform build to/set-back line that applies to the full block frontage. This build-to/set-back line should be determined at the time that a street and block plan is approved, and should be from zero (0) to fifteen (15) feet from the frontage line. Buildings on corner lots should conform to the build-to/set back requirements for both streets.

Front Setback Exceptions: Stoops, balconies, unenclosed porches, and bay windows may encroach within front setbacks, but not over or into the public right-of-way.

Side Setbacks: a total of fifteen (15) feet no less than five (5) feet on one (1) side.

Minimum Rear Setback of Principal Building from Rear Lot Line: twenty-five (25) feet; from alley or lane: **five (5)** feet.

Maximum Building Height for Primary Buildings: 3.5 stories or forty (40) feet measured from the average grade level at the front facade to the eave or top of parapet.

Maximum Building Height for Outbuildings: two (2) stories or twenty-two (22) feet measured at the eave.

Building Height Calculations: Basements with ceilings three (3) feet or less above grade shall not count against the number of stories. Habitable attics with eaves no higher than three (3) feet from the floor shall count as 1/2 story.

Outbuilding Maximum Size: 650 square feet building footprint.

Side Setbacks: Five (5) feet to fifteen (15) feet for Cottages / Ten (10) feet to thirty (30) feet for Houses.

Facade Standards

Elevation: Ground floors of apartment buildings at the front façade line shall be at least 1.5′ above grade at frontage line, but ground-floor shops may be entered at grade and apartment entrances must meet ADA access requirements.

Interior Heights: Ground floor interior clear heights of apartment building lobbies and ground-floor shops shall be no less than twelve (12) feet. Minimum floor to floor heights for apartments: Nine (9) feet.

Vertical Bays: Facades visible from the street shall be broken into vertical bays not exceeding thirty (30) feet in width through the use of one (1) or more of the following: façade recesses, facade projections, or pilasters. Supplemental elements might include canopies, roofline changes, and parapet changes.

Elevation: Ground floors for row houses at the front façade line shall be at least 1.5′ above grade at frontage line.

Site Standards

Pedestrian Friendly Design: Site plans in the Neighborhood General District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.

Public Open Space: Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District. Public Space has been deemed to be of critical importance to the character of the community.

Environmental Preservation: In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

Parking Requirements for Apartment Buildings: A ratio of 1.5 garage spaces per unit, plus 2.5 spaces per 1,000 square feet of non-residential gross habitable building space shall be required for apartment buildings. Off-street parking may be substituted for a garage by conditional use permit. Any at-grade outdoor parking should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).

Rowhouses, Houses, and Cottages: Two (2) spaces per unit, plus one (1) space for an accessory unit.

On-street parking adjacent to the frontage line(s) shall also count towards these requirements for Rowhouses and Apartments.

Parking Locations: Off-street parking spaces and garage entrances are to be located behind the building or along the least visible side of the structure from the principal street.

Access: Off-street parking for apartments and rowhouses shall be accessed from either a secondary street or service lane. Off-street parking for houses shall be accessed from either a front driveway or a rear alley or lane.

Walls and Fences: Where voids exist, walls (brick, stone, or comparable material, with masonry cap) or picket fences shall be placed within twenty-four (24) inches of the frontage line and be thirty-two (32) to forty-two (42) inches in height.

Storm Water Management and Retention: All developments located within the Town Center Area shall meet current standards and requirements for the management and control of stormwater runoff, as set forth by the City of Wildwood and the Metropolitan St. Louis Sewer District.

Neighborhood Edge District

The intent of this design/land use district is to provide for single-family houses within the Town Center Area that can be constructed on smaller lots than can be found elsewhere in Wildwood, and are located within walkable neighborhood street systems close to Workplace Districts and the Downtown District. The topography of watersheds and creeks should be respected in all development proposals.

Permitted Land Uses

This design/land use district permits only single-family residential uses, in addition to a narrow range of potentially compatible non-residential uses, such as parks, churches, schools, child care facilities, and civic buildings. However, by conditional use permit, a neighborhood grocery and prepared food service store[1] may be permitted up to 3,000 square feet.

See the Permitted Land Use Chart on Pages xx for more details.

Building Types

Permitted Buildings: Houses, Zero-lot-line Houses, Attached Houses, Garages, **Outbuildings, and Secondary Residential Units:** Garages and outbuildings may not exceed 650 square feet. Residential lots may include a secondary residential unit (not to exceed 650 square feet) over the garage or in a detached accessory structure.

Lot Size (unless otherwise site-specific)

Lot Width: Twenty (20) feet minimum/100' maximum within a street and block system
Lot Depth: Eighty (80) feet minimum/150' maximum within a street and block system
Maximum block perimeter: 1,800 feet. This requirement can be satisfied in a larger block by dividing the block with a landscaped mid-block pedestrian walkway no less than twenty (20) feet wide, including a sidewalk of suitable pervious material no less than (5) feet wide that connects the sidewalks on two streets that form two parallel sides of the larger block.

Building Standards

[1] Convenience store with a floor area limited to a specific maximum and the owners offer prepared food.

Front Setback: At least sixty (60) percent of the front facade of each house must be placed along a uniform build to/set-back line that applies to the full block frontage. This build-to/set-back line should be determined at the time that a street and block plan is approved, and should be from ten (10) feet to twenty-five (25) feet from the frontage line. Houses on corner lots should conform to the build-to/set back requirements for both streets.

Front Setback Exceptions: Stoops, balconies, unenclosed porches, and bay windows may encroach within front setbacks.

Side Setbacks: Attached houses and zero-lot line houses with fifteen (15) foot setbacks on one (1) side only may be approved by a conditional use permit (CUP). For detached houses, total side setbacks should equal a minimum of fifteen (15) feet, but should be no less than five (5) feet on any side.

Rear Setback: Twenty-five (25) feet for primary buildings/three (3) feet for outbuildings.

Maximum Building Height for Primary Buildings: 3.5 stories or thirty-five (35) feet measured from the average grade level at the front facade to the eave or top of parapet.

Maximum Building Height for Outbuildings: Two (2) stories or twenty-two (22) feet measured at the eave.

Building Height Calculations: Basements with ceilings three (3) feet or less above grade shall not count as a story. Habitable attics with floors three (3) feet or less below the eaves shall count as 1/2 story.

Outbuilding Maximum Size: 650 square feet building footprint.

Facade Standards

Elevation: Ground floors of buildings at the front façade shall be at least 1.5' above grade, except that garages can be at grade. Front access garages must be recessed a minimum of fifteen (15) feet from the front facade or porch. The fifteen (15) feet minimum recess also applies to side facades on corner lots. Garage door openings fronting a street may not exceed twelve (12) feet, so that two (2) car garages shall have two (2) individual door openings. Foundations fronting on streets shall be continuous walls, not individual piers

Site Standards

Pedestrian Friendly Design: Site plans in the Neighborhood Edge District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.

Public Open Space: Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District. Public Space has been deemed to be of critical importance to the character of the community.

Environmental Preservation: In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

Parking Requirements: Two (2) garage spaces per dwelling unit, one (1) off-street car space for an accessory unit. Designated on-street parking within three hundred (300) feet of the main access door into the building or use can count towards parking requirements. Any outdoor at-grade parking should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).

Access: Garage parking shall be accessed from either a front driveway or a rear alley or lane. Front facing driveways should be no wider than ten (10) feet between the build-to/setback line and the street. Front-facing garages should be located no less than twenty-five (25) feet behind the build-to/set-back line. Each front-facing garage space should have an individual garage door.

Storm Water Management and Retention: All developments located within the Town Center Area shall meet current standards and requirements for the management and control of stormwater runoff, as set forth by the City of Wildwood and the Metropolitan St. Louis Sewer District.

Cultural/Institutional District

The purpose of this design/land use district is to permit a variety of institutional uses that will reinforce the unique attractions of the Town Center Area as a place to work, shop, and live. The design and character of public open spaces is particularly important in this district. The topography of watersheds and creeks should be respected in all development proposals.

Permitted Land Uses

This design/land use district permits a variety of institutional uses, such as churches, schools, governmental buildings, libraries, museums, congregate living, and parks. In the case of colleges and universities, the district also permits "conditional" uses that are supportive and ancillary to the functioning of an institution of higher learning.

See the Permitted Land Use Chart on Pages xx for more details.

Design Standards

Building Locations: Within the context of the Town Center Area, locations at special sites, such as those mapped as Locations of civic importance, and other high-visibility sites, such as those terminating a street axis, should be sought for individual institutional buildings.

Building Setbacks: Institutional buildings may have different front and side setbacks than those of non-institutional buildings in order to emphasize their significance. There are no minimum or maximum front, side, or rear building setbacks within the Cultural/Institutional Overlay District, instead appropriate setbacks will be determined on a site specific basis by conditional use permit (CUP).

Building Height: No building within a Cultural/Institutional District shall exceed a height of sixty (60) feet, measured from final finish grade at the main entry area facing the primary street, although vertical architectural elements, such as steeples and cupolas may extend up to twenty-five (25) feet above the height limit.

Architectural Character: Main entrances should be clearly articulated through their prominent location, size, and design. Roof forms might also include cupolas, steeples, and similar vertical architectural elements intended to give the building prominence.

Site Standards

Pedestrian Friendly Design: Site plans in the Cultural/Institutional Overlay District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.

Public Open Space: Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District. Public Space has been deemed to be of critical importance to the character of the community.

Environmental Preservation: In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

Parking Requirements: Parking requirements shall be determined on a case-by-case basis, depending upon the specific use and projected peak-hour demands. Parking should be located and designed so that it can be screened from view from surrounding streets. Arrangements for shared parking are also encouraged. Any outdoor at-grade parking should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).

Storm Water Management and Retention: All developments located within the Town Center Area shall meet current standards and requirements for the management and control of stormwater runoff, as set forth by the City of Wildwood and the Metropolitan St. Louis Sewer District.

Pond Historic District

The purpose of this district is to preserve and enhance the historic character of the Pond Area of Wildwood, which has a concentration of assets that have been identified as significant because of their age, architecture, or role in the community. Pond has been a village with a rural character and a mix of low-intensity residential and commercial land uses since the 1850's, but more recently experienced inappropriate intrusions of industrial uses, as authorized by St. Louis County. All alterations and additions to buildings in this district are subject to review and approval under Section 440 of the Wildwood Municipal Code, while all proposed new buildings shall be conditioned on the requirements therein applied by a site-specific ordinance associated with a zoning change of the property.

Permitted Land Uses: Single family residential buildings, apartment buildings of six (6) units or fewer, retail businesses occupying less than 5,000 square feet on the ground floor, offices (general, professional, and medical/dental types), bed and breakfasts, restaurants, and institutional buildings

Design Standards

Building Height: The height of any proposed alteration or addition should be compatible with the style and character of the historic property. No building within the Pond Historic District shall exceed a height of thirty-five (35) feet, measured from final finish grade at the main entry area facing the primary street, although vertical architectural elements, such as steeples and cupolas, may extend up to twenty-five (25) feet above the height limit.

Building Setbacks: The setback and relationship of a historic structure to the open space between it and adjoining street/roadway should be maintained. New structures should be compatible with prevailing existing setbacks.

Scale: The scale of any new, or existing, structure, after any alteration or construction, should be compatible with the original architectural style and character of any historic building that is located on the site and all development should be in blend with surrounding historic properties.

Directional Expression: Surrounding development should be compatible with the directional expression and orientation of neighboring historic properties.

Signs: The character of signs should be in keeping with the historic architectural style of the property. Character of a sign shall be interpreted to include the total number, size, area, scale, location, type, (e.g., on-site business signs), letter size and style, and intensity and type of illumination.

Site Standards

Pedestrian Friendly Design: Site plans in the Pond Historic District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.

Public Open Space: Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space

dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District. Public space has been deemed to be of critical importance to the character of the community.

Environmental Preservation: In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

Parking Requirements: Parking requirements shall be determined on a case-by-case basis for each use, depending upon the specific nature of the activity and the projected peak-hour demands associated with it, but may not exceed the number of required spaces set forth for the activity in the City of Wildwood's Zoning Ordinance. Parking should be located and designed so that it can be screened from view from abutting streets. Arrangements for shared parking are also encouraged within this district. Any outdoor at-grade parking should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).

Storm Water Management and Retention: All developments located within the Town Center Area shall meet current standards and requirements for the management and control of stormwater runoff, as set forth by the City of Wildwood.

Other: Certain activities previously authorized by St. Louis County or determined to be legal, non-conforming uses by the Zoning Ordinance of the City of Wildwood, shall be considered grandfathered under their current zoning district designations and may be allowed to make alterations, changes, expansions, or other modifications consistent with the requirements of either Chapter 415.460 Non-Conforming Uses, Lands, and Structures, Chapter 415.560 Procedure for Amending the Zoning Ordinance of the City of Wildwood Zoning Ordinance, or under the authority set forth in the site-specific ordinance for that property.

From: **Scott Haley** shaley@kpstl.com
Subject: NP Wildwood, LLC -- zoning report
Date: March 18, 2016 at 9:37 AM
To: Joe Vujnich JVujnich@cityofwildwood.com, Kathy Arnett Kathy@cityofwildwood.com

Joe/Kathy,
Hope all is well.

With today being Friday, I am certain that you are wrapping up the report for Monday's meeting.

I am hopeful that staff has incorporated in the upcoming report that all the of our site specific ordinances (with all the subsequent amendments) and the accompanying staff reports encouraged the creation of a true mixed-use community. The site specific emphasized all major use components of residential, recreational and commercial activities, and that Phase II (Western side) was to potentially include up to 100 residential units.

Furthermore, all great downtowns/town centers (big or small, old or evolving) are as strong as the residents with that districts. These downtown/town center residents provide continuous life, energy and activity to the area. The intrinsic value added by a strong and growing residential base in these areas is hard to quantify, but certainly important and vital.

As both of you know, the *anatomy of successful downtowns/town centers* includes: community gathering spaces, restaurants/outdoor dining, farmers market, city hall, street retail, office space, etc – just to identify a few. But always on the top of the these lists is the incorporation of ***residential*** (ie, multi-family housing, adult communities, single-family) – the link that makes the other components successful.

Finally, your conversations with several other residential developers the past several months, highlights the desire for a variety of housing types (in addition SF) in the Wildwood Town Center.

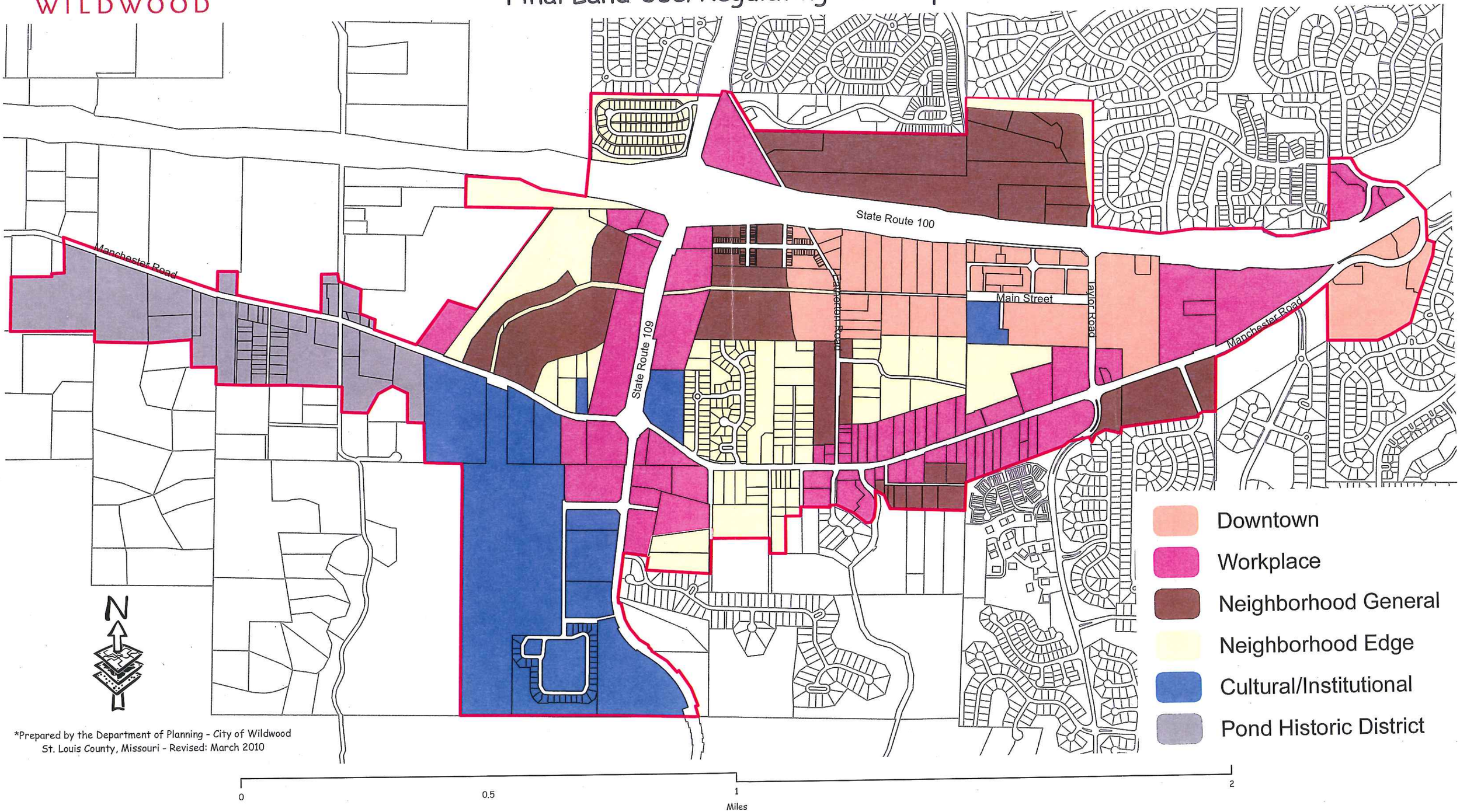
The support and recognition of our current site specific ordinances and re-incorporating residential in the Downtown District is vital to the long-term success to the Wildwood Town Center.

Scott Haley
Managing Director of Development
KP DEVELOPMENT, LLC
8025 Forsyth Blvd Clayton, Missouri 63105
314.261.7352 (direct)
314.609.5275 (cell)
KP Development
www.kpstl.com

CITY OF WILDWOOD
MAR 18 2016
DEPT OF PLANNING & PARKS

WILDWOOD

City of Wildwood Town Center Area - Ten Year Update
Final Land Use/Regulating Plan Map



*Prepared by the Department of Planning - City of Wildwood
St. Louis County, Missouri - Revised: March 2010

WILDWOOD

Recommendation Report on an Outdoor Game Court
Prepared by Department of Planning
for the
City of Wildwood Planning and Zoning Commission
May 2, 2016 Executive Meeting
"Planning Tomorrow Today"

Nature of Request **–**

P.Z. 8-16 James Thurman, 930 Kingsridge Court, Wildwood, Missouri, 63021, c/o Sport Court St. Louis, 343 Great Oaks Drive, Lebadie, Missouri 63055, is seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court that is twenty-six (26) feet by thirty-four (34) feet in size, which is to be located at 930 Kingsridge Court, Wildwood, Missouri (Locator Number 24T110296); R-1A 22,000 square foot Residence District, with a Planned Environment Unit (PEU). This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The proposed game court is to be situated to the east of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting for this request. **(Ward Eight)**

Introduction **–**

The Department of Planning is in receipt of an application from James Thurman, which requests the authorization to install an outdoor game court on a residential lot that is located in Crowne Pointe Estates Subdivision. The application was submitted to the City for its review and consideration, given all outdoor game courts must be acted upon by the Planning and Zoning Commission. The requirements for review were adopted by the City Council in April 2013 and intended to provide a framework for addressing lighting, landscaping, and aesthetics, along with managing the flight of projectiles i.e. balls, pucks, etc., while implementing standards for their placement to protect in-place stormwater management facilities and verifying their compliance with zoning performance standards for noise and peace disturbance in their use.

Principle to this request is the review of the existing site conditions and the proposed outdoor game court's location, design, associated landscaping, and other components of it. This review is intended to determine whether this outdoor game court request is appropriate and in compliance with the criteria established for such on properties zoned R-1A 22,000 square foot Residence District, with a Planned Environment Unit (PEU), and, if approved, impacts are contained to the tract of land under consideration or negligible enough upon adjoining properties to be considered acceptable.

General Site and Area Conditions **–**

1. This 12,150 square feet site is located on the east side of Kingsridge Court, near the terminus of Eaglesridge Drive, in the Crown Estates Subdivision. The site is zoned in the R-1A 22,000

square foot Residence District, with a Planned Environment Unit (PEU) – St. Louis County's version of the City's Planned Residential Development Overlay District (PRD).

2. The single family dwelling is located at grade with Kingsridge Court. The elevation steeply drops, approximately three (3) or four (4) feet, to a relatively flat yard, just east of the rear building line of the single family dwelling.
3. The adjacent properties have the following characteristics:

North:	Single family dwelling, with an in-ground pool, with a fence
South:	Single family dwelling
East:	Two (2) single family dwellings
West:	Kingsridge Court, a public roadway that serves this development

4. The site has a ten (10) foot wide utility easement, which contains existing Metropolitan St. Louis Sewer District (MSD) sanitary sewer lines, and is located in the easternmost third of the site (rear yard area).
5. A stormwater inlet is located on the property line, with the lot to the south, and again, located in the easternmost third of the site (rear yard area).
6. The structure setbacks for this site are eight (8) feet for the side yard areas, fifteen (15) feet for the rear yard area, and twenty (20) feet for the front yard area.

Proposed Request –

1. The proposed game court is twenty-six (26) feet in width by thirty-four (34) feet in length, with a total size of 884 square feet (seven (7) percent of the lot's overall area).
2. The proposed game court is located behind the single family dwelling, eight (8) feet from the north property line, fifteen (15) feet from the east property line, and a portion of it is installed within the ten (10) foot wide utility easement.
3. The surface of the proposed game court is a polypropylene modular tile, installed on a concrete base. The surface is "Evergreen" in color, with a "Pearl Orange" free throw lane.
4. A proposed basketball hoop standard is black in color, and located on the east end of the outdoor game court.
5. Two (2) proposed netting assemblies, designed to prevent the expected flight of projectiles from the outdoor game court, are located on either side of the basketball hoop standard, which is the north edge of the game court. These two (2) netting assemblies each measure twelve (12) feet in height and eleven (11) feet in width. Both the net and the poles that are part of these assemblies are black in color.
6. The landscaping plan for the site indicates the following:

North:	Three (3) Green Giant Arborvitae trees and one (1) Armstrong Maple tree along most of the game court's edge
South:	Four (4) White Pine trees, along the entirety of the game court's edge
East:	Five (5) Green Giant Arborvitae trees and one (1) existing tree to remain
West:	No landscaping proposed

7. There are no light standards proposed, in conjunction with this outdoor game court.

Notification -

1. A sign advertising this proposed outdoor game court was placed on the property and a direct mailing was sent to property owners within a 3,000 foot radius of this lot.

2. The City of Wildwood's Department of Planning has received no comments relating to this request, at the time of the writing of its report.

Analysis -

The Department of Planning has reviewed this request with regards to its compliance with the City's Zoning Ordinance, Tree Manual, and Sustainable Plantings Guide and believes this request does meet several of these requirements set forth therein, however, with some additional conditions to be added. The Department is recommending the Planning and Zoning Commission act favorably on this request, with the following considerations:

1. The Department is in receipt of a form indicating approval of this project from the Crown Pointe Estates Subdivision's Architectural Review Committee.
2. The Department is in receipt of an email from Metropolitan St. Louis Sewer District (MSD) indicating no objection to the outdoor game court being installed within the ten (10) foot wide utility easement.
3. The game court will not be visible from the street, given its located behind the single family dwelling and at a lower elevation than the street.
4. The game court, associated basketball hoop, and netting assemblies are located outside of the side and rear yard setbacks.
5. The color of the game court, basketball hoop standard, and netting assemblies will blend with the surrounding areas.

As referenced above, the Department recommends a favorable action on this request, with the following conditions:

1. A Grading Permit be obtained in order to ensure the appropriate measures are taken to address any stormwater issues that may be caused by the installation of this outdoor game court, at the direction of the Department of Public Works.
2. Additional netting is required on the east edge of the game court. The additional netting is in order to prevent the expected flight of projectiles from the structure. This additional netting should be similar in color and design to the other proposed assemblies.
3. The landscaping located on the northern edge of the game court should be extended to provide a visual shield along the court's entire northern edge. Two (2) additional Green Giant Arborvitae trees should be added to the west of the three (3) trees currently proposed. The applicant has objected to the additional two (2) trees and had stated the extent of the planned landscaping was already extensive
4. The proposed netting, under the requirements of the Zoning Ordinance, cannot exceed ten (10) feet in height. If this condition cannot be met, the homeowner can reduce their respective heights or submit a request for a variance from the City's Board of Adjustment.

Recommendation -

In summary, based upon the considerations stated above, the Department believes the necessary requirements are met to ensure the outdoor game court will not be an imposition on surrounding properties. The Department believes, with the addition of the above-stated conditions, the outdoor game court will not be visible from surrounding properties, projectiles will be prevented from exiting the property onto neighboring lots, and stormwater management issues will be reviewed and addressed by the Department of Public Works, through its Grading Permit process. The Department is recommending a favorable action upon this request.

Background Information

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD NOTICE OF

PUBLIC MEETING

before the Planning and Zoning Commission

MONDAY, MAY 16, 2016, at 7:30 P.M.

Street Address of Subject Site:
930 Kingsridge Court

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

The **Planning and Zoning Commission** of the City of Wildwood will hold a meeting on **Monday, May 16, 2016, at 7:30 p.m.,** **in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040.** At this public meeting, an item is planned for discussion and described below, which will then be taken under advisement for action either that evening or at a future date. The meeting will be open to all interested parties to comment upon this item, whether in favor or opposition, or provide additional input for discussion purposes. *If you wish to attend this public meeting 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 item, no action is required on your part. The following item was previously scheduled for the May 2, 2016 meeting of the Planning and Zoning Commission, but was postponed at the request of the petitioner and, will now be considered at the May 16, 2016 meeting:

P.Z. 8-16 James Thurman, 930 Kingsridge Court, Wildwood, Missouri, 63021, c/o Sport Court St. Louis, 343 Great Oaks Drive, Lebadie, Missouri 63055, is seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court that is twenty-six (26) feet by thirty-four (34) feet in size, which is to be located at 930 Kingsridge Court, Wildwood, Missouri (Locator Number 24T110296); R-1A 22,000 square foot Residence District, with a Planned Environment Unit (PEU). This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The proposed game court is to be situated to the east of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting for this request. **(Ward Eight)**

If you should have any questions regarding this information, please feel free to contact the Department of Planning at

***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 meeting agenda and report, which is available on the City's website at: **www.cityofwildwood.com**.

(636) 458-0440. Thank you in advance for your consideration in this matter.

WILDWOOD

16860 Main Street
Wildwood, MO 63040

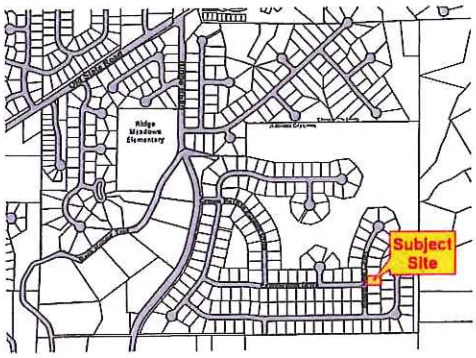
CITY OF WILDWOOD NOTICE OF

PUBLIC MEETING

before the Planning and Zoning Commission

MONDAY, MAY 2, 2016, at 7:30 P.M.

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



Street Address of Subject Site:
930 Kingsridge Court

The **Planning and Zoning Commission** of the City of Wildwood will hold a meeting on **Monday, May 2, 2016, at 7:30 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040.** At this public meeting, an item is planned for discussion and described below, which will then be taken under advisement for action either that evening or at a future date. The meeting will be open to all interested parties to comment upon this item, whether in favor or opposition, or provide additional input for discussion purposes. *If you wish to attend this public meeting 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 item, no action is required on your part. The following item will be considered at this time:

P.Z. 8-16 James Thurman, 930 Kingsridge Court, Wildwood, Missouri, 63021, c/o Sport Court St. Louis, 343 Great Oaks Drive, Lebadie, Missouri 63055, is seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court that is twenty-six (26) feet by thirty-four (34) feet in size, which is to be located at 930 Kingsridge Court, Wildwood, Missouri (Locator Number 24T110296); R-1A 22,000 square foot Residence District, with a Planned Environment Unit (PEU). This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The proposed game court is to be situated to the east of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting for this request. **(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 meeting and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the meeting agenda and report, which is available on the City's website at: www.cityofwildwood.com.

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 consideration in this matter.

Authorization # 160825

MUNICIPAL ZONING APPROVAL FOR PERMIT APPLICATION

WILDWOOD

SUBMIT THIS APPROVED/COMPLETED FORM TO:
Department of Public Works, Permit Division
St. Louis County Government Center (6th Floor)
41 South Central Avenue, Clayton, Missouri 63105

NOTE: With the City of Wildwood's approval, applicants for building permits must submit this form, together with four (4) copies of the plot plan approved, signed, and dated by the Municipal Official, to St. Louis County Department of Public Works, in order to obtain the authorization for construction to commence.

Address of Property: 930 Kingsridge Court

Subdivision Name: Crown Pointe Estates Lot #: 70

Property Owner's Name and Address:

James Thurman
930 Kingsridge Court
Wildwood, MO

Applicant's Name and Address:

Dionne + Austin Helfers
343 Great Oaks Dr
Labadie, MO 63055

Contact Person (if different than applicant): Austin Daytime Phone: (636) 541-5296

Cell: (____) Same Email: info@sportcourtstlouis.com

Type of Work (Check all applicable items):

- ____ New Residence: Septic Approval? Yes ___ No___ or Treatment Plant Connection___
- ____ New Commercial Construction
- ____ Commercial Re-Occupancy
- ____ Accessory Structure: size _____
- ____ Addition: type _____
- ____ Deck/Porch
- ____ Demolition
- ____ Generator
- ____ Interior Finish Level: Lower ____ Main ____ 2nd ____
- ____ Private Stable
- ____ Propane Tank: In-ground ___ Above-ground ___
- ____ Retaining Wall
- ____ Septic: Repair____ Replacement ____
- ____ Sign: Temporary___ Permanent ___ Business___ Residential ___
- ____ Solar: Roof ____ Ground ____
- X Sports Court: requires approved CUP PZC approval date: _____
- ____ Swimming Pool: In-ground ___ Above-ground ___
- ____ Telecommunication Equipment
- ____ Temporary Trailer: Sales ___ Construction ___
- ____ Tree Removal

OTHER: _____

— MUNICIPAL OFFICE USE ONLY —

Entry Date: 4/08/2016 By: CARA Locator Number: 24T1102916

Fire District: metro west Municipal Zoning: _____

Fire Permit Required: Yes __ No __ Per County Permit Process___ Project Located in Flood Plain: Yes ____ No ____

Additional Notes: _____

Special Use Permit required: Yes ____ No ____ SUP #: _____ Notes: _____

Grading Permit required: Yes ____ No ____ GP #: _____ Notes: _____

Grading Approval: _____ ***Date:*** _____ ***Final Approval by:*** _____

Inspection Approval: _____ ***Date:*** _____ ***Date Approved:*** _____

Type of Fee: _____	Received By (sign): _____
Amount: $ _____ Date Collected: _____	Received By (print): _____
Receipt Number: _____	Date Received: _____

not in use). This netting, fencing, or boarding requirement shall be indicated on submitted plans to the City and no authorization shall be granted by the Department of Planning, until this component of the court is satisfactorily met and the officers of the applicable homeowners' association have approved it as well. While it is expected this netting, fencing, or boarding will be used in conjunction with landscaping, which is required in Subdivision (1) below, in unique or hardship circumstances, landscaping may be used as a substitute to this required netting, fencing, or boarding, but said substitution is at the discretion of the Department of Planning, and must comply with the City's landscape manual for types, quantities, and locations. Additionally, said structure shall comply with the following:

1. Outdoor game courts shall require landscaping and be in accordance with the requirements of the City's Tree Manual and Sustainable Plantings Guide. The design of this landscaping plan shall be part of the property owner's submittal for authorization and be reviewed at that time. The planting pattern to create a screen must be designed by a landscape architect and submitted to the City for review and action, as part of the overall permitting process.

2. All plans submitted for the authorization of outdoor game courts shall indicate all in place stormwater improvements and any easements that exist on the lot.

3. No portion of an outdoor game court area shall be situated in the front yard of a lot, as defined by the application of the corresponding setback(s) required of the zoning district designation in place upon said parcel of ground.

4. The installation of lighting as part of any outdoor game court shall be prohibited in all "R" Residential District zoned properties located within the City of Wildwood.

5. As defined herein, any outdoor game court shall be required to receive approval of its location on the subject lot by the City of Wildwood Planning and Zoning Commission. This review shall be conducted upon a plan submitted by the petitioner to the Planning and Zoning Commission, which can alter the outdoor game court's location and/or orientation, based upon site and area characteristics, which would include, but not be limited to, the expected flight of projectiles from the structure, but, in no circumstance, authorize its encroachment into the lot's established setback areas.

Section 415.120. "R-1A" Residence District Regulations.

[Ord. No. 1324 App. A §1003.112, 8-14-2006; Ord. No. 1874 §1, 6-25-2012; Ord. No. 1880 §1, 8-13-2012; Ord. No. 1934 §1, 5-13-2013]

A. *Scope Of Provisions.* This Section contains the district regulations of the "R-1A" Residence District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Chapter which are incorporated as part of this Section by reference.

B. *Permitted Land Uses And Developments.* The following land uses and developments are permitted in this district:

1. Churches.
2. Dwellings, single-family.
3. Forests and wildlife reservations, as well as conservation projects.
4. (Reserved)
5. Home occupations.
6. Libraries, public or private not-for-profit.
7. Parks, parkways and playgrounds, public or private not-for-profit.
8. Schools, public or private kindergarten, elementary, secondary and collegiate.
9. Water features determined not to be high hazard or located in the main channel of a named watershed located in the City of Wildwood. Notwithstanding the foregoing, permitting of these features shall be governed by the regulations, requirements, and standards of the Chapter 425 Grading Code of the City of Wildwood Municipal Code and be reviewed and acted upon by the Department of Public Works. These water features, herein permitted by right, shall require a Conditional Use Permit (CUP), under the regulations set forth in Chapter 415.500 Conditional Use Permit Procedures (CUP) of the City of Wildwood Zoning Ordinance, if the source of any of its water for developing or maintaining normal pool elevation is determined to be from a ground water source.

C. *Conditional Land Use And Development Permits Issued By The Commission.* The following land uses and developments may be permitted under conditions and requirements specified in Section 415.500 "Conditional Use Permits":

1. Child care centers, nursery schools and day nurseries.
2. Private not-for-profit clubs, private not-for-profit recreational land uses and community centers.
3. Foster homes for handicapped children.
4. (Reserved)
5. Group homes for the developmentally disabled to be occupied by no more than nine (9) individuals (excluding supervisory personnel) not related by blood or marriage to the operator or operators of the facility, provided where such use is required by Federal or State law as a permitted use, no conditional use permit is required.
6. Group homes for the elderly.
7. Large water features.
8. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:

a. Adequately screened with landscaping, fencing or walls or any combination thereof; or

b. Placed underground; or

c. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning. Utility lines shall be placed underground except where expressly approved to the contrary by a conditional use permit.

9. Mortuaries.

10. Nursing homes.

11. Police and fire stations.

12. Public utility facilities, other than local public utility facilities.

13. Residential substance abuse treatment facilities.

14. Retreats operated by educational or other not-for-profit entities.

15. Satellite dishes (see provisions of Section 415.380(R)).

16. Sewage treatment facilities, other than facilities permitted as an accessory use.

16a. Solar panels, all ground-mounted types. All roof-mounted types, if said installations are visible from an adjoining/adjacent street(s). **[Ord. No. 2028 §§1 — 2, 4, 8-25-2014]**

17. Specialized private schools.

D. *Accessory Land Uses And Developments.* Subject to compliance with the procedures of this Section, accessory buildings, structures and uses are permitted in conjunction with a permitted land use or development or (unless restricted by applicable condition) a conditional land use or development when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, is clearly subordinate to the primary use and serves only to further the successful utilization of the primary use. Accessory uses include the following:

1. Devices for the generation of energy, such as solar panels (roof-mounted types on rear and/or side of dwellings and not visible from the adjoining/adjacent street(s) only), wind generators and similar devices. **[Ord. No. 2028 §§1 — 2, 4, 8-25-2014]**

a. The support rack and framing that is to be installed be flush mounted on the roof of the dwelling, in association with the solar panel arrays, and match the color of the shingles or other roofing materials, as closely as possible.

b. The capping of the solar panel arrays that are used in this support rack and framing be a dark color and/or match that of the roofing materials in use, as closely as possible.

c. Compliance with all subdivision declarations, covenants, restrictions, or rules/regulations is required of any solar panel array installation.

d. The removal of woodlands to accommodate access to the sun be minimized and comply with all City codes in this regard.

2. Individual sewage treatment facilities serving an individual dwelling or non-residential use as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

3. Private stables.

4. Signs (directional and information).

5. Buildings or structures that comply with the following size or extent requirements: No accessory building or structure shall exceed the following:

a. An overall size of three thousand five hundred (3,500) square feet in area;

b. An area of more than ten percent (10%) of the overall area of the lot where it is located; or

c. The area of the footprint of the principal single-family dwelling located on the lot.

E. *Performance Standards.* All uses in the "R-1A" Residence District shall operate in conformity with the appropriate performance standards contained in Section 415.250 "Zoning Performance Standard Regulations".

F. *Height Limitations For Structures.* The maximum height of structures in the "R-1A" Residence District shall be as set out below:

1. No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.

2. All other structures, other than a public utility tower authorized by a conditional use permit or a telecommunications tower authorized by Chapter 430 of the City Code, shall not exceed sixty (60) feet in height above the average finished ground elevation at the perimeter of such structure; except that the height of structures may be further restricted as provided in Section 415.240 "Air Navigation Space Regulations".

G. *Lot Area, Yard And Density Requirements.* The minimum lot area and yard requirements for land uses and developments in the "R-1A" Residence District as well as the maximum density of nursing home self-care units shall be as set out below:

1. *Minimum lot area requirements.*

a. The following permitted and conditional land uses shall be situated on tracts of land providing not less than the following areas:

USE	MINIMUM AREA
Child care center	30,000 square feet
Church	3 acres
Dwelling, single-family	22,000 square feet
Group homes for the developmentally disabled	22,000 square feet
Library	1 acre
Local public utility facilities	10,000 square feet

USE	MINIMUM AREA
Mortuary	Minimum area 3 acres (minimum of 200 feet on a State (M.H.T.D.) roadway and adjacent to existing commercial zoning district)
Residential substance abuse treatment facilities	3 acres (except 5 acres for a facility of more than 8 resident patients)
Schools	
Nursery or day nursery	22,000 square feet
Kindergarten (separate)	1 acre
Primary	5 acres
Junior high	10 acres
Senior high	20 acres
Collegiate	10 acres

b. Any lot or tract of record on the effective date of this Chapter, which contains less than twenty-two thousand (22,000) square feet, may be used as a site for one (1) single-family dwelling together with accessory structures and uses.

c. Foster homes for handicapped children and not-for-profit private clubs and recreational land uses, including community centers, as approved by the Planning Commission via a conditional use permit, may be established on tracts of land less than five (5) acres where the related parking needs, outdoor facilities, size of buildings and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the neighborhood of the uses and developments. However, the minimum tract area for the conditional developments and uses shall not be less than twenty-two thousand (22,000) square feet.

d. Police and fire stations as approved by the Planning Commission via a conditional use permit may be established on tracts of less than five (5) acres where the related parking needs, outdoor facilities and size of buildings are deemed consistent with the intensity of land use in the neighborhood of these uses.

e. Specialized private schools shall be located on a tract of land containing one (1) acre for each fifteen (15) pupils, but in no case less than five (5) acres nor more than that required by the school land area requirements as listed in Subsection (G)(1)(a).

f. All other permitted or conditional land uses in this district shall be situated or conducted on tracts of land at least five (5) acres in area.

2. *Creation of new lots.* No new lots shall be created of less than twenty-two thousand (22,000) square feet in area except for fire stations, police stations and local public utility facilities. Lots of less than twenty-two thousand (22,000) square

feet, created for the above uses, shall not be used for any other use and, in the event the permitted use terminates, the lot shall be established as common ground for an adjacent development or combined with an adjacent parcel or parcels by means of a boundary adjustment. Prior to the approval of a subdivision record plat creating a lot of less than one (1) acre, a deed or other legal instrument must be approved by the City Attorney and recorded with the St. Louis County Recorder of Deeds, which guarantees the required transfer of the property in the event the permitted use is terminated, with a copy to be filed with the City of Wildwood.

3. *Minimum yard requirements—general.*

   a. *Front yard.* No structure shall be allowed within twenty-five (25) feet of any roadway right-of-way line.

   b. *Side yard.* No structure shall be allowed within twelve (12) feet of any side property line.

   c. *Rear yard.* No structure shall be allowed within thirty (30) feet of any rear property line.

4. *Specific yard requirements and exceptions.*

   a. Notwithstanding any other provision of this Chapter, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.

   b. Boundary walls or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.

   c. Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback.

   d. Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback.

   e. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning. Light standards for parking lot lighting are allowed no closer than twenty-five (25) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban Residence, "PS" Park and Scenic or any "R" Residence District.

   f. In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of a street and in both directions from a lot for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required.

g. If a lot of record existing on the effective date of this Chapter has a width of seventy (70) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten percent (10%) of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.

h. Any non-residential structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.

i. No private stable shall be allowed within one hundred (100) feet of any property line. Affiliated pasture areas shall be fenced.

5. *Maximum density, maximum height and minimum yard requirements for nursing homes.*

a. Densities of self-care units shall not exceed ten (10) units per acre.

b. No building within a nursing home development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.

c. No building within a nursing home development shall be allowed within a minimum of fifty (50) feet of any property line.

d. Accessory commercial uses in the form of limited service and retail commercial uses not to exceed five percent (5%) of the total gross floor area of the self-care building or buildings, excluding garages, to be located within one (1) self-care building shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior, that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, food or drug store, laundry or dry cleaning pickup and a newspaper stand and card shop.

6. *Maximum density, maximum height and minimum yard area for residential substance abuse treatment facilities.*

a. Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff per facility for lots less than five (5) acres.

b. No building within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.

c. No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.

d. Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

H. *Off-Street Parking And Loading Requirements.* Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section 415.280 "Off-Street Parking and Loading Requirements".

I. *Sign Regulations.* Sign regulations are set forth in Section 415.400 "Sign Regulations".

J. *Outdoor Game Courts.* An outdoor game court shall not be authorized by the City without the proper netting, fencing, and/or boarding, as set forth by the manufacturers' specifications for said facility, as a minimum, to control the flight of projectiles from it onto neighboring properties. This netting, fencing, or boarding shall not be placed in the structure setback areas of the lot, nor exceed ten (10) feet in height, unless otherwise prohibited by private subdivision restrictions in place, and be of a color to minimize its visibility (along with being designed to be collapsible or removable, when the court is not in use). This netting, fencing, or boarding requirement shall be indicated on submitted plans to the City and no authorization shall be granted by the Department of Planning, until this component of the court is satisfactorily met and the officers of the applicable homeowners' association have approved it as well. While it is expected this netting, fencing, or boarding will be used in conjunction with landscaping, which is required in Subdivision (1) below, in unique or hardship circumstances, landscaping may be used as a substitute to this required netting, fencing, or boarding, but said substitution is at the discretion of the Department of Planning, and must comply with the City's landscape manual for types, quantities, and locations. Additionally, said structure shall comply with the following:

1. Outdoor game courts shall require landscaping and be in accordance with the requirements of the City's Tree Manual and Sustainable Plantings Guide. The design of this landscaping plan shall be part of the property owner's submittal for authorization and be reviewed at that time. The planting pattern to create a screen must be designed by a landscape architect and submitted to the City for review and action, as part of the overall permitting process.

2. All plans submitted for the authorization of outdoor game courts shall indicate all in place stormwater improvements and any easements that exist on the lot.

3. No portion of an outdoor game court area shall be situated in the front yard of a lot, as defined by the application of the corresponding setback(s) required of the zoning district designation in place upon said parcel of ground.

4. The installation of lighting as part of any outdoor game court shall be prohibited in all "R" Residential District zoned properties located within the City of Wildwood.

5. As defined herein, any outdoor game court shall be required to receive approval of its location on the subject lot by the City of Wildwood Planning and Zoning Commission. This review shall be conducted upon a plan submitted by the petitioner to the Planning and Zoning Commission, which can alter the outdoor game court's location and/or orientation, based upon site and area characteristics, which would include, but not be limited to, the expected flight of projectiles from

the structure, but, in no circumstance, authorize its encroachment into the lot's established setback areas.

Section 415.130. "R-2" Residence District Regulations.

[Ord. No. 1324 App. A §1003.113, 8-14-2006; Ord. No. 1874 §1, 6-25-2012; Ord. No. 1880 §1, 8-13-12; Ord. No. 1934 §1, 5-13-2013]

A. *Scope Of Provisions.* This Section contains the district regulations of the "R-2" Residence District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Chapter which are incorporated as part of this Section by reference.

B. *Permitted Land Uses And Developments.* The following land uses and developments are permitted in this district:

1. Churches.
2. Dwellings, single-family.
3. Forests and wildlife reservations as well as conservation projects.
4. (Reserved)
5. Home occupations.
6. Libraries, public or private not-for-profit.
7. Parks, parkways and playgrounds, public or private not-for-profit.
8. Schools, public or private kindergarten, elementary, secondary and collegiate.
9. Water features determined not to be high hazard or located in the main channel of a named watershed located in the City of Wildwood. Notwithstanding the foregoing, permitting of these features shall be governed by the regulations, requirements, and standards of the Chapter 425 Grading Code of the City of Wildwood Municipal Code and be reviewed and acted upon by the Department of Public Works. These water features, herein permitted by right, shall require a Conditional Use Permit (CUP), under the regulations set forth in Chapter 415.500 Conditional Use Permit Procedures (CUP) of the City of Wildwood Zoning Ordinance, if the source of any of its water for developing or maintaining normal pool elevation is determined to be from a ground water source.

C. *Conditional Land Use And Development Permits Issued By The Commission.* The following land uses and developments may be permitted under conditions and requirements specified in Section 415.500 "Conditional Use Permits":

1. Child care centers, nursery schools and day nurseries.
2. Private not-for-profit clubs, private not-for-profit recreational land uses and community centers.

Travis Newberry

From: Travis Newberry
Sent: Friday, April 22, 2016 12:01 PM
To: 'austin@sportcourtstlouis.com'; 'James Thurman'
Cc: Joe Vujnich
Subject: RE: Thurman Backyard Game Court - 930 Kingsridge Court

Hi Austin,

Thank you for the information. As we have discussed, please be aware of the following items:

1. The homeowner is not required to attend the Planning and Zoning Commission meeting, however it is recommended that they attend. As you may know, in the past the Commission has opted to postpone a decision because they wanted further information that only the homeowner could provide.
2. Approval from all of the subdivision Trustees is not a requirement, but in the past this was an item of discussion and a request was postponed until a letter of approval signed by all trustees was provided. Additionally, the Department of Planning does not contact Trustees for information regarding a request for a sport court. Any information in this regard must come from the petitioner/homeowner.

The meeting is scheduled for Monday, May 2nd at 7:30pm. I'll provide you and Mr. Thurman a link to the agenda when it is available next Friday afternoon.

Travis Newberry
Planner
City of Wildwood
16860 Main Street
Wildwood, MO 63040
travis@cityofwildwood.com
636-458-0440 x124

Please Subscribe to the City's Weekly e-News:
http://www.cityofwildwood.com/list.aspx

From: Austin Helfers [mailto:austin@sportcourtstlouis.com]
Sent: Tuesday, April 19, 2016 7:46 PM
To: Travis Newberry
Cc: 'James Thurman'
Subject: FW: Thurman Backyard Game Court - 930 Kingsridge Court

Travis,

Below is the response from the homeowner (James Thurman). He is going to be out of town on business May 2, so we would like to know this is clarified?

Thank you,

Austin Helfers

Sport Court St. Louis
Cell: 636-541-5296
Office: 636-451-0400
Fax: 636-590-2790
www.sportcourtstlouis.com
www.sportcourt.com

From: James Thurman [mailto:jathurman13@yahoo.com]
Sent: Monday, April 18, 2016 8:54 PM
To: austin@sportcourtstlouis.com
Subject: Re: Thurman Backyard Game Court - 930 Kingsridge Court

Hi Austin,

I spoke with Bill Van Oyen who actually signed my approval. His term has expired, so he is no longer a trustee. However, Bill stated that either Dick Otto or Chad Bilby, who are also noted on the Crown Pointe Estates Trustee listing which was included in the submission documents, could be contacted if needed to confirm the approval. They keep records on file. So, if Travis needs to reach anyone, he can send his request to the trustees' email address: crownpointeestates@yahoo.com.

James

From: Austin Helfers <austin@sportcourtstlouis.com>
To: austin@sportcourtstlouis.com
Cc: 'James Thurman' <jathurman13@yahoo.com>
Sent: Friday, April 8, 2016 12:03 PM
Subject: RE: Thurman Backyard Game Court - 930 Kingsridge Court

FYI to keep you all in the loop, I talked to Travis and the CUP is not required nor the $250 fee. I will be dropping off the 3 hard copies and filling out the zoning authorization form at City Hall this afternoon.

Thanks,
Dionna

From: Austin Helfers [mailto:info@sportcourtstlouis.com]
Sent: Friday, April 8, 2016 9:42 AM
To: 'Travis Newberry'
Cc: 'James Thurman'; austin@sportcourtstlouis.com; 'Kathy Arnett'
Subject: RE: Thurman Backyard Game Court - 930 Kingsridge Court

Hi Travis,

Will do. I have a question – what is the CUP for? I don't believe that was required for the DeSarno court – did something change?

Thank you,

Dionna Helfers

Sport Court St. Louis
Cell: 314-422-4141
Office: 636-451-0400
Fax: 636-590-2790
www.sportcourtstlouis.com
www.sportcourt.com

SPORT COURT ST. LOUIS

ACCREDITED BUSINESS

CERTIFIED TENNIS COURT BUILDER ON STAFF

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From: Travis Newberry [mailto:travis@cityofwildwood.com]
Sent: Friday, April 8, 2016 7:48 AM
To: info@sportcourtstlouis.com
Cc: 'James Thurman'; austin@sportcourtstlouis.com; Kathy Arnett
Subject: RE: Thurman Backyard Game Court - 930 Kingsridge Court

Good Morning,

Thank you for the digital version of the submittal, however, the City requires the submittal of 3 physical copies of the submittal (including the application) to City Hall at 16860 Main St., Wildwood, MO.

You can find the appropriate application here:
http://www.cityofwildwood.com/documentcenter/view/93

Please complete the application and submit it along with the fee for a Conditional Use Permit of $250.00, and 3 copies of the submittal.

Thank you and let me know if you have any questions.

Travis Newberry
Planner
City of Wildwood
16860 Main Street
Wildwood, MO 63040
travis@cityofwildwood.com
636-458-0440 x124

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http://www.cityofwildwood.com/list.aspx

From: Austin Helfers [mailto:info@sportcourtstlouis.com]
Sent: Thursday, April 07, 2016 11:03 AM
To: Travis Newberry
Cc: 'James Thurman'; austin@sportcourtstlouis.com
Subject: Thurman Backyard Game Court - 930 Kingsridge Court

Hi Travis,

Attached are all the documents regarding the backyard game court request at the Thurman residence. I thought there was a form, but I've been unable to find it on the city website.

Please let us know if you need any additional information.

Thank you,

Dionna Helfers

Sport Court St. Louis
Cell: 314-422-4141
Office: 636-451-0400
Fax: 636-590-2790
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Thurman

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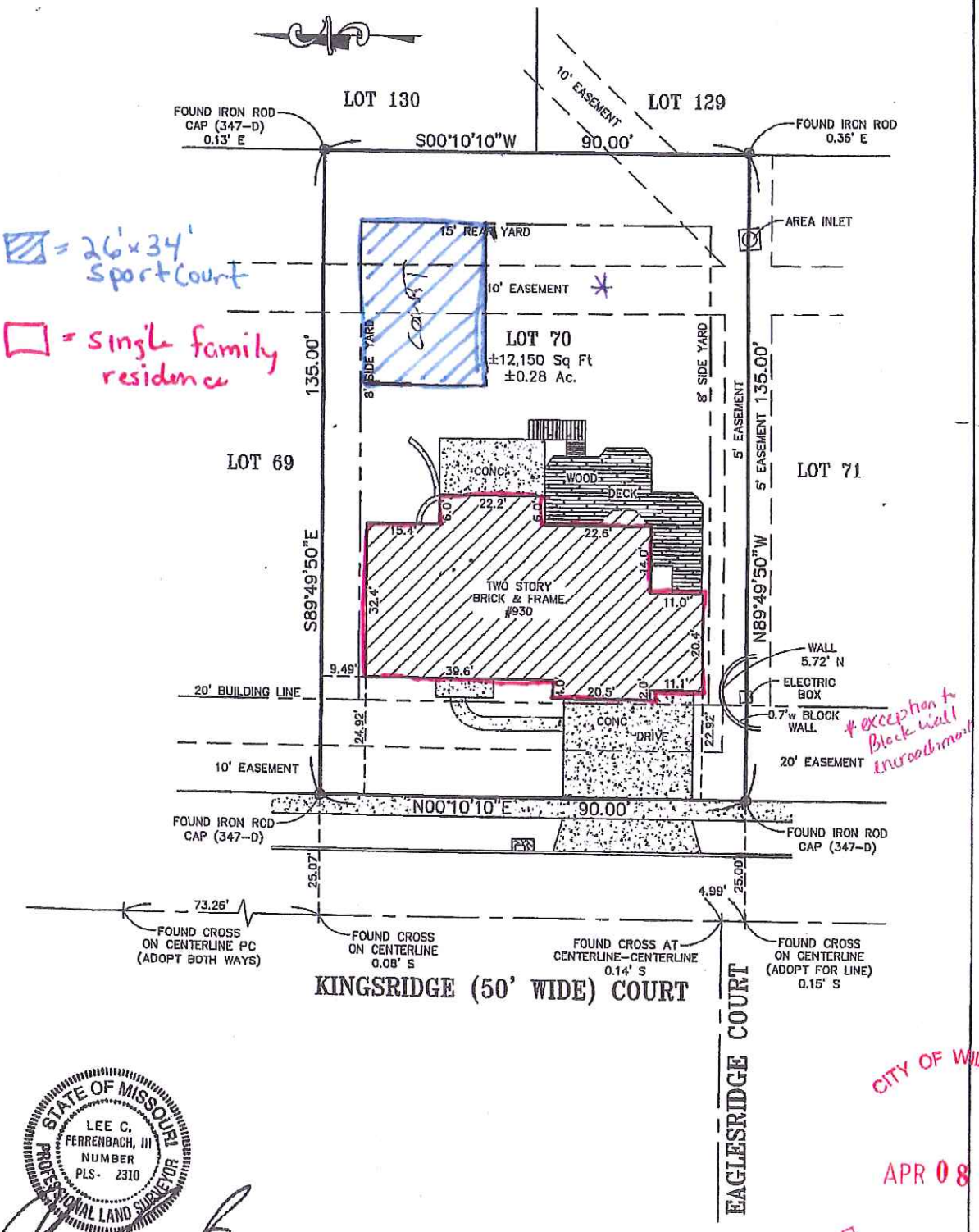

= 26'x34' Sport Court

= single family residence

* exception to Block wall encroachment

CITY OF WILDWOOD

APR 08 2016

DEPT OF PLANNING & PARKS

STATE OF MISSOURI
LEE C. FERRENBACH, III
NUMBER PLS- 2310
PROFESSIONAL LAND SURVEYOR

9-14-07

Notes:
(1) Source of Title: Stewart Title Guaranty Company commitment no. 199907, dated August 28, 2007
(2) Source of Bearings: Bearings wereadopted from the record plat of Crown Pointe estates as recorded in P.B. 338 Pgs. 22-27

This is to certify that at the request of Investors Title Company we have, on the 11th day of September, 2007, made a survey on Lot 70 of Crown Pointe Estates, according to the plat thereof recorded in Plat Book 338 Pages 22 through 27 of St. Louis County Records in St. Louis County, Missouri, and that the result of said survey is represented upon this plat. This Urban Class Property Survey meets or exceeds the Current Missouri Minimum Standards for Property Boundary Surveys.

TOPOS SURVEYING CORP
790 ST. FRANCOIS STREET
FLORISSANT, MISSOURI 63031
Phone (314) 838-5806
Fax (314) 838-8141

Revision:

1 INCH

Scale: 1" = 20'

Sur. by: CS | Drawn by: NLO

Survey No. 0907-0089

BRIAN F ALWELL
(314) 641-9065
brian@baxtergardens.com

Baxter Gardens
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17259 WILD HORSE CREEK ROAD
CHESTERFIELD, MO 63005
(636) 532-1033 FAX (636) 532-1258

Austin Helfers

From: James Thurman [jathurman13@yahoo.com]
Sent: Monday, March 28, 2016 3:10 PM
To: Austin Helfers
Subject: Fwd: Concrete Pad Encroachment 930 Kingsridge Ct; MSD REF. NO. M-0328001-16

Please see the attached response from MSD.

Sent from my iPhone

Begin forwarded message:

From: Mike Patel <MKPATEL@stlmsd.com>
Date: March 28, 2016 at 2:21:09 PM CDT
To: 'James Thurman' <jathurman13@yahoo.com>
Subject: RE: Concrete Pad Encroachment 930 Kingsridge Ct; MSD REF. NO. M-0328001-16

James,

We have reviewed the information and sketch regarding the location of your proposed concrete pad at 930 Kingsridge Ct, Wildwood over the existing easement [Lot 70 of Crown Pointe Estates, Locator # 24T110296].

MSD has existing sanitary sewer in the easements.

The proposed concrete pad is not considered a significant encroachment by MSD and therefore, a formal encroachment agreement will not be required by MSD.

MSD has no objection to this concrete pad.

This concurrence in no way surrenders or waives any easement rights of the Metropolitan St. Louis Sewer District with this easement.

Should demolition of the concrete pad be necessary to repair, maintain and/or install existing or future facilities, MSD will not be responsible for repairing the structure.

Please contact me if you have any further questions.

Thanks

Mike Patel
Senior Engineer
Metropolitan St. Louis Sewer District (MSD)
2350 Market Street
St. Louis, MO 63103

From: James Thurman [mailto:jathurman13@yahoo.com]
Sent: Monday, March 21, 2016 3:06 PM
To: Mike Patel
Subject: Thurman: Concrete Pad Encroachment Question

Hi Mike,

As a follow-up to our discussion, I am looking to install a concrete pad in my backyard for a basketball court. A portion of the court will cover the MSD Easement. Attached is a copy of the plot plan for reference including the court location.

As previously discussed, you advised that a concrete pad is not considered an encroachment by MSD. However, the City of Wildwood requires some form of documentation from MSD stating that it is okay prior to approving my project to move forward.

Please advise if you require any additional information in consideration of this request.

Thanks in advance for your assistance.

Best Regards,
James Thurman
jathurman13@yahoo.com
314-420-3217

Crown Pointe Estates

Architectural Review Submission Form

OK AS SUBMITTED

6-30-15

Name: James + Shonee Thurman

Street Address: 930 Kingsridge Court

Phone: 636 527-8713

Type of Request:

Deck _____ Fence* _____ Pool _____ Patio _____ Other ✓

Color(s): Green Base Material(s): Concrete

Description: Basketball Court:

- 26' x 34' Concrete Slab *No Lights*
- Sports Court Surface
- Basketball Goal
- Ball Containment Net

All exterior changes made to your existing property must be submitted to the Board of Trustees; reviewed by the CPE Arechitectural Review Committee (ARC); and approved in writing by the CPE Board of Trustees (BT).

Please include photographs, literature, diagrams, drawings, descriptions, or text that could assist in clearly determining the nature/appearance of your project. This effort will allow the CPE ARC / BT to reply quickly and with fewer questions.

*** A property boundry survey must be included with all fence submissions.**

The Architecture Review Committee / CPE Board of Trustees have 21 calendar days from date of receipt to approve or deny the submitted request.

Build your WiX site!

Crown Pointe Estates

Contact

Crown Pointe Estates Trustees:

- **Dick Otto**
- **Liz De Rum**
- **Ken Perko**
- **Jill Fisher**
- **Bill Van Oyen**
- **Chad Bilby**

crownpointeestates@yahoo.com

Name

Email

Address

Subject

Message

Send

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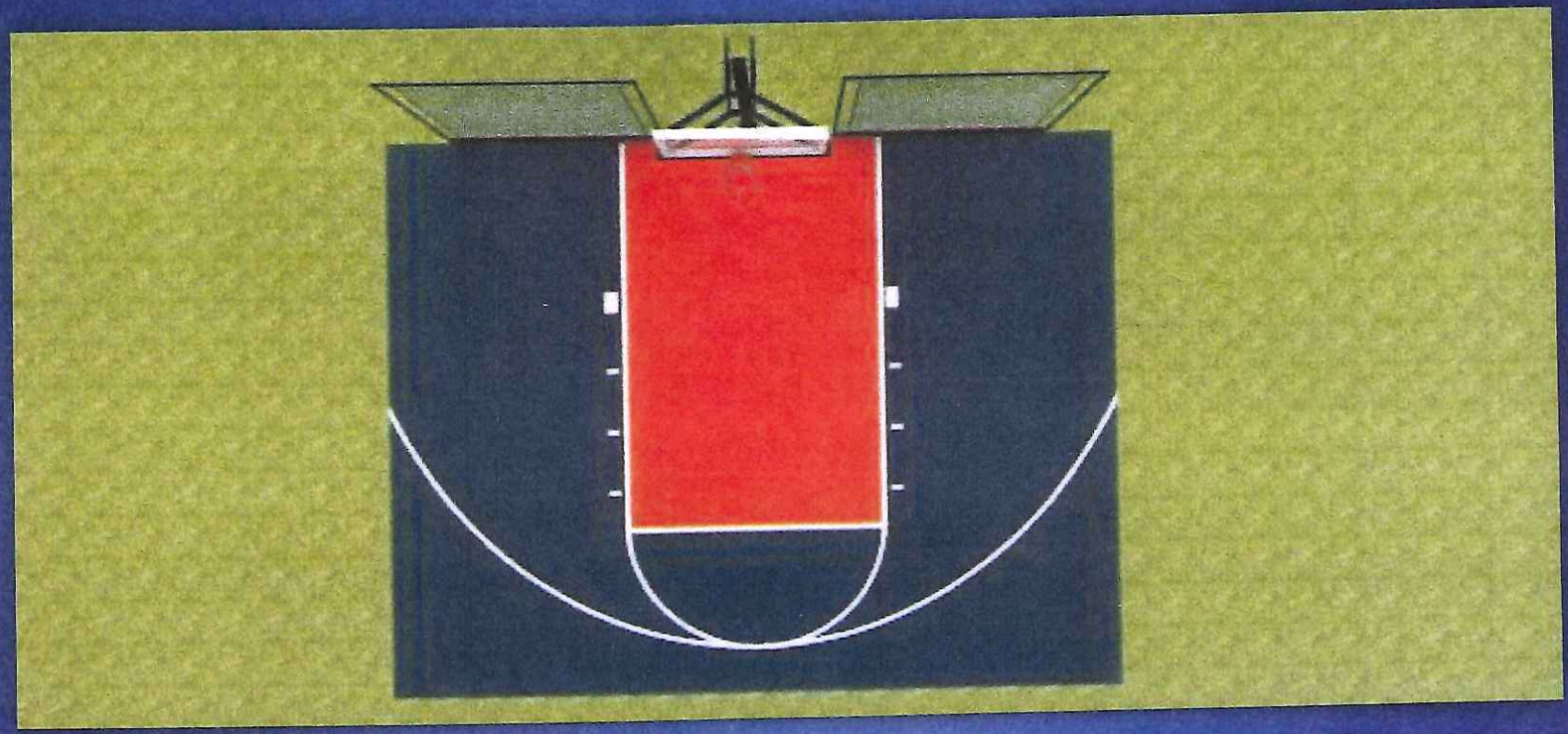
Crown Pointe Estates
Wildwood, MO 63011
crownpointeestates@yahoo.com

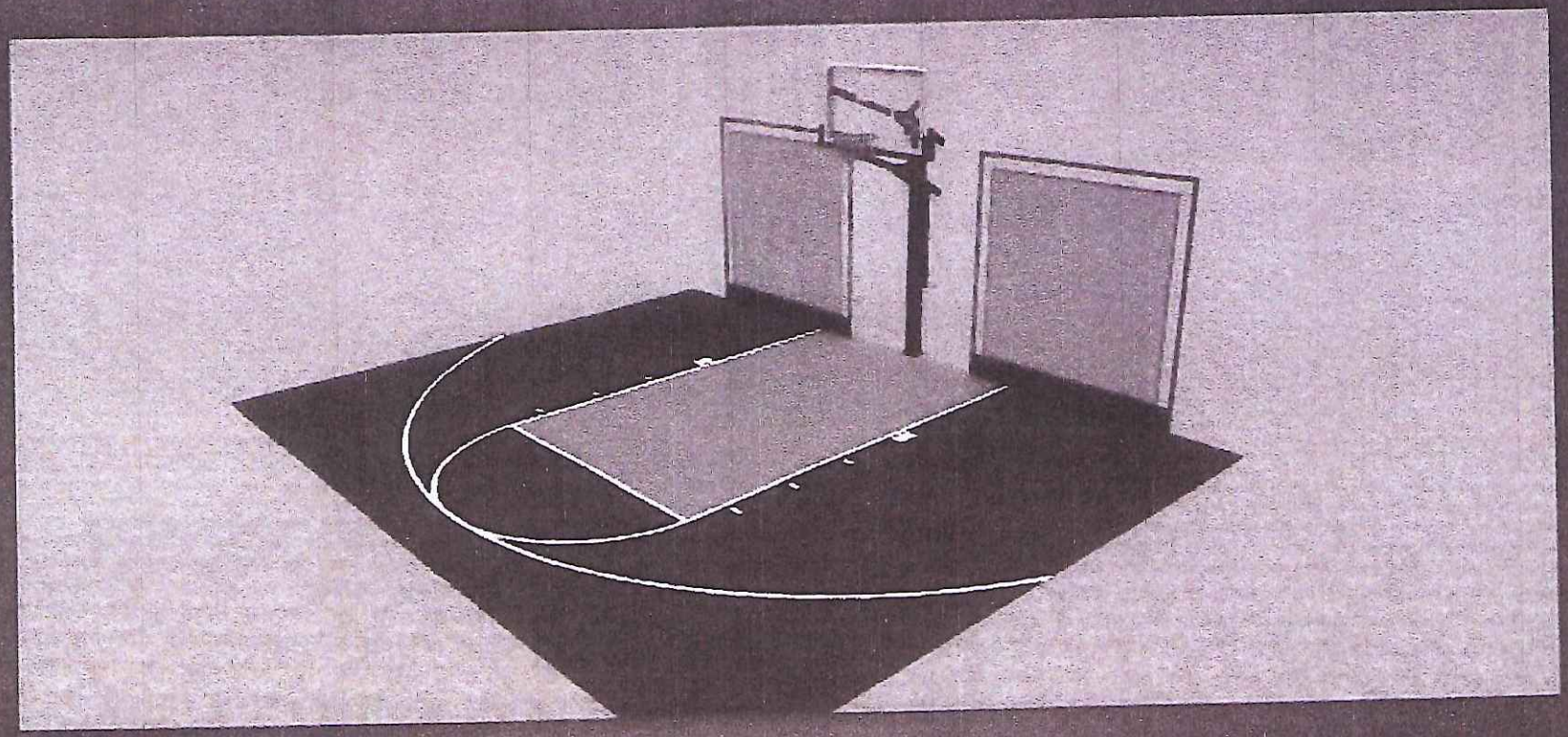
Connect online:



Thurman Family Sport Court

SPORT COURT ST. LOUIS

Dimensions	Court	Border	Lane
26' x 34'	Evergreen	None	Pearl Orange



Thurman Family Sport Court

SPORT COURT ST. LOUIS

Dimensions	Court	Border	Lane
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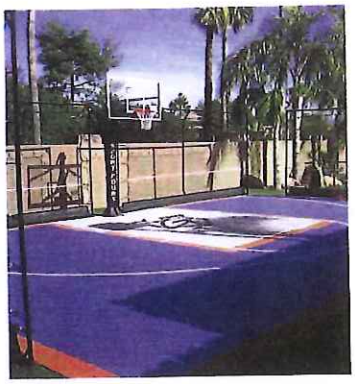
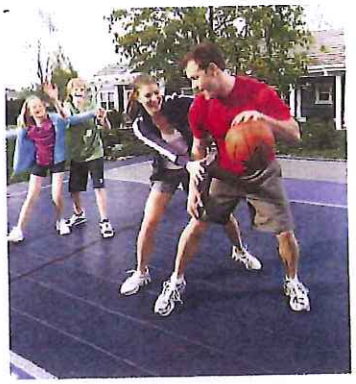

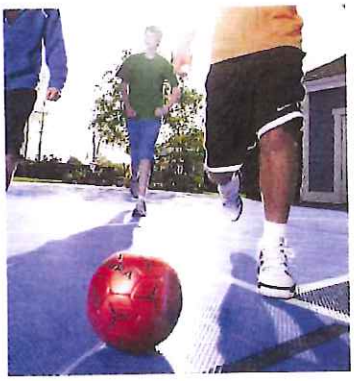

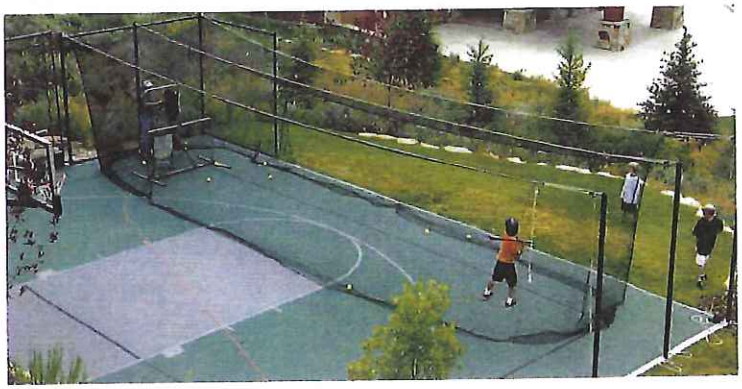
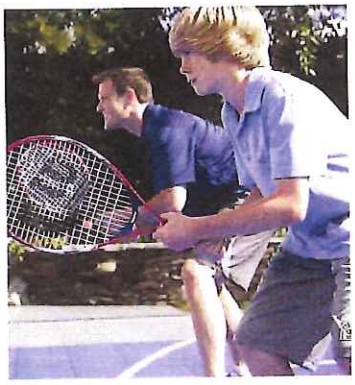

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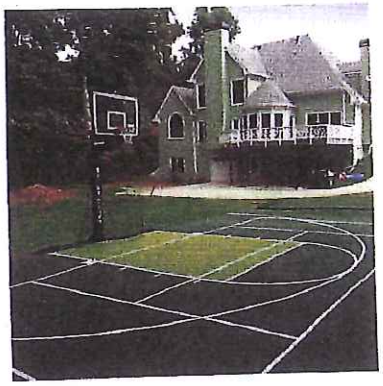
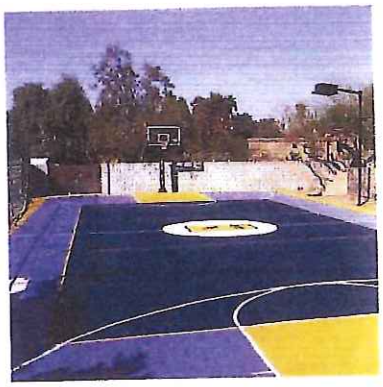
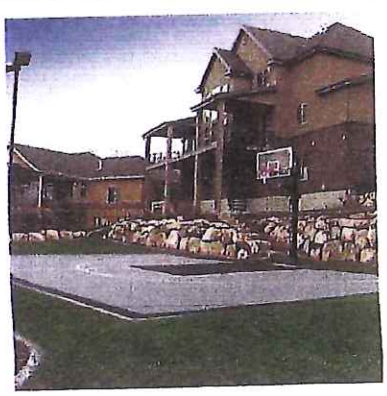






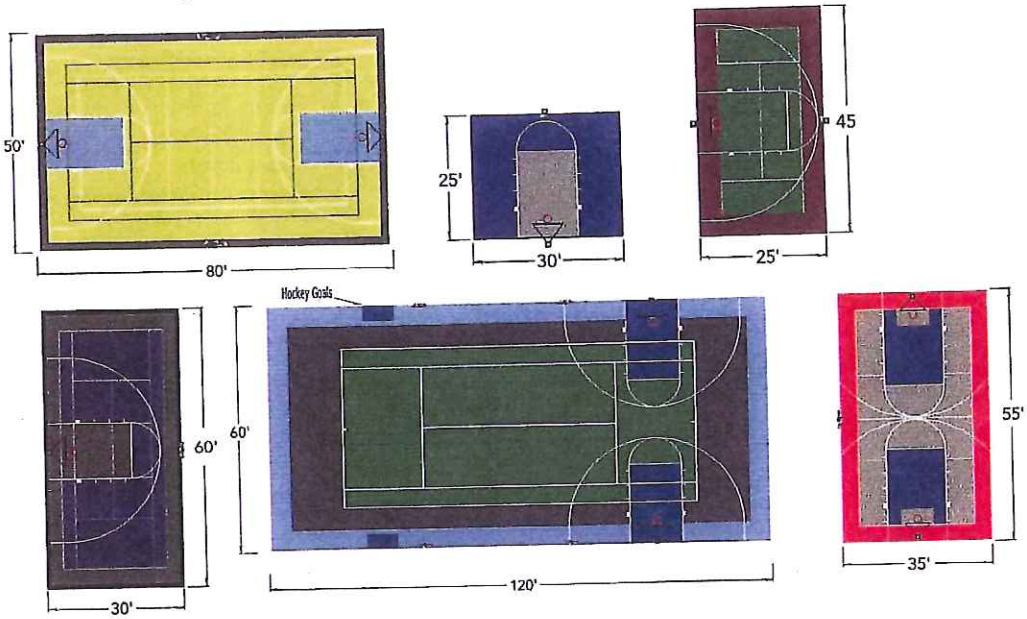
Backyard Courts

One of the amazing aspects of your Sport Court® backyard court is its boundless versatility. There are literally dozens of games you and your family can play with all the competitive vigor of the pros. Backyards come in all shapes and sizes and so do our courts. Because we custom fit every court we install, you're sure to get a court that accommodates your yard, your family, your favorite sports and your budget.

When you decide to have a court installed in your backyard by Sport Court, you're doing more than purchasing the world's finest outdoor recreation surface and equipment, you're investing in a new family plan — focused on a lifetime of improved health and increased family time.

Choose any court design, or
Customize to Fit Your Backyard!

Here are some samples of courts that can be built in your backyard. Our experienced network of Court Builders has installed over 100,000 projects worldwide. Let one of our professionals build a dream court for you.



SPORT COURT®

PARTNERS FOR BETTER QUALITY AND PERFORMANCE

Volleyball · Volleyball · Basketball

Futsal · Tennis · Tennis

SPORT COURT® IS NOW

ZerOW and ISO9001:2008 CERTIFIED ISO14001:2004 CERTIFIED

Made in the U.S.A.

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Visit us at **www.sportcourt.com** or call **800-421-8112**

Printed on recycled paper. SC104 Rev 2

Sport Court®
SlamSystems™

Highest-Quality basketball systems designed to integrate into your Sport Court® Backyard Court

Pro Slam

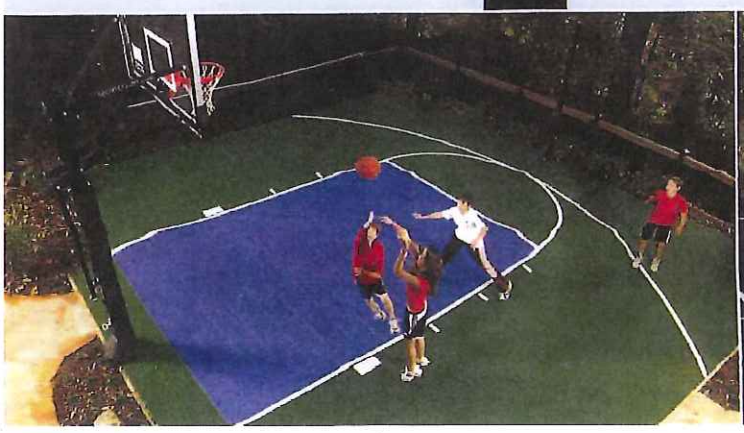
Adjustable	7′ to 10′
Pole Size	6″x 6″
Backboard Size	72″ with ½″ tempered glass and arena view
Overhang	36″or 48″

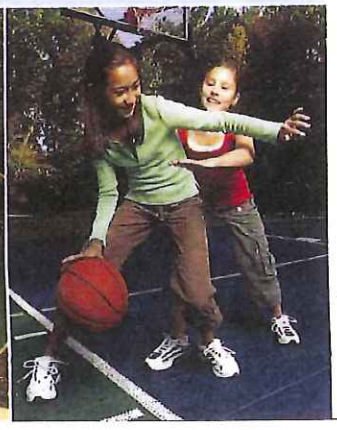
Collegiate Slam

Adjustable	7′ to 10′
Pole Size	5″x 5″
Backboard Size	60″ with ½″ tempered glass and arena view
Overhang	36″

Solid Slam

Pole Size	6″x 6″
Backboard Size	60″or 72″ with ½″ tempered glass and arena view
Overhang	36″ for the 60″ backboard 48″ for the 72″ backboard





SPORT COURT

WORLD'S LARGEST COURT BUILDER

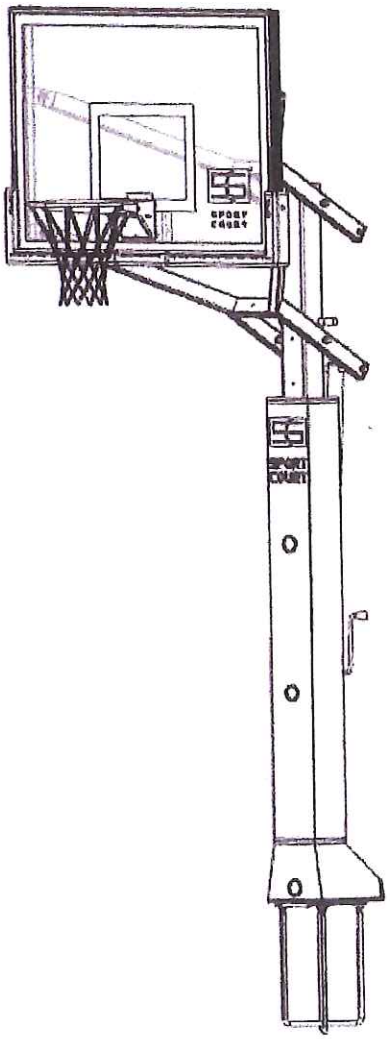
SPORT COURT

ISO 9001:2008 and ISO 14001:2004 Certified Company

Specification

Collegiate SlamSystem™

Adjustable Range:	7' to 10' Height Adjustment Sticker
Pole Size:	5" x 5" x 3/16" Tubing
Backboard Size:	42" x 60" ½" Tempered Glass
Arm Size:	1.5" x 3" x 11 GA Tubing
Weight:	510 lbs.
Wind Load:	110 mph Exposure 3
Overhang:	36" at 10 feet Measured from front of pole to front of backboard
Paint Process:	High quality outdoor grade powder coat
Colors:	Black orange peel
Net Hole Locations:	Paddle Net 36" Badminton 61" Woman's Volleyball 88" Men's Volleyball 96"
Standard Features:	Pole/Anchor Pad, Black Backboard Pad, Black Professional Flex Rim
Anchor:	U-bolts – ¾" x 24" length 9" on center bolt pattern



SPORT COURT

ISO 9001:2008 and ISO 14001:2004 Certified Company

Specification
Rebounders

	10 X 10 Rebounder	10 X 20 Rebounder
Net		
Color:	Black – UV stabilized	Black – UV stabilized
Height:	8' 8"	9'
Length:	8' 8"	18'
Yarn:	#420 knotless first grade nylon	#420 knotless first grade nylon
Cord Tensile Strength:	135 lbs	135 lbs
Mesh Size:	¾" square	¾" square
Finishing:	Bound on all edges Black ¾" hem	Bound on all edges Black ¾" hem
Weight:	~2.8 lbs	~6.25 lbs
Horizontal Pole	(1 top, 1 bottom)	(2 top, 2 bottom)
Length:	11'	11'
Diameter:	1 ⅝"	1 ⅝"
Tube Thickness:	12 gauge	12 gauge
Weight:	~23 lbs	~23 lbs
Vertical Pole	N/A	(1 center)
Length:	N/A	7' 4 ⅜"'
Diameter:	N/A	1 ⅝"
Tube Thickness:	N/A	12 gauge
Weight:	~13 lbs	~13 lbs
End Assembly	(1 left, 1 right)	(1 left, 1 right)
Dimensions	12' 1" x 8":	12' 1" x 8"
Tube Diameter:	1 ⅝"	1 ⅝"
Tube Thickness:	12 gauge	12 gauge
Center Support, Lower		
Dimensions:	N/A	14 ¼" x 36" x 12"
Tube Diameter:	N/A	1 ⅞"
Tube Thickness:	N/A	12 gauge
Weight:	N/A	~8 lbs
Center Support, Upper		
Dimensions:	N/A	14 ¼" x 22 ¼" x 12"
Tube Diameter:	N/A	1 ⅞"
Tube Thickness:	N/A	13 gauge
Weight:	N/A	~6 lbs

	10 X 10 Rebounder	10 X 20 Rebounder
Rebounder Sleeve		
Length:	14"	14"
Diameter:	1 7/8"	1 7/8"
Tube Thickness:	13 gauge	13 gauge
Weight:	~2 lbs	~2 lbs
Unit of Measure:	3 count box or 18 count box	3 count box or 18 count box

Paint Process

Galvanized
High Quality Outdoor Grade Powder Coat with substrate Phosphate protection package

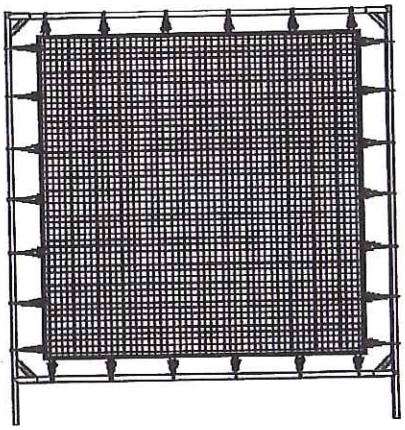
*Rebounder sleeves are galvanized but not powder coated

Colors

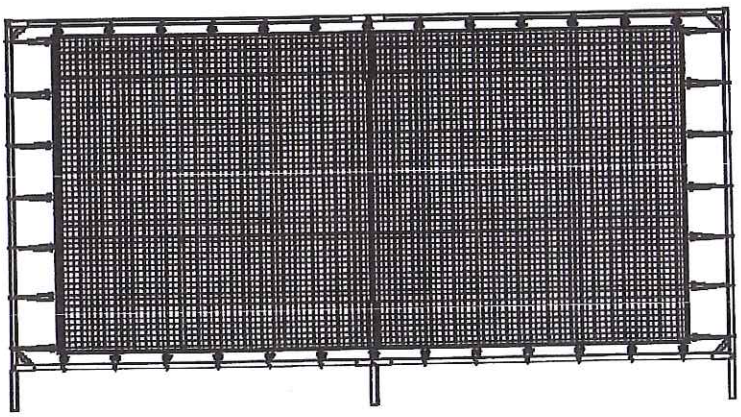
Black

Additional Rebounder Parts

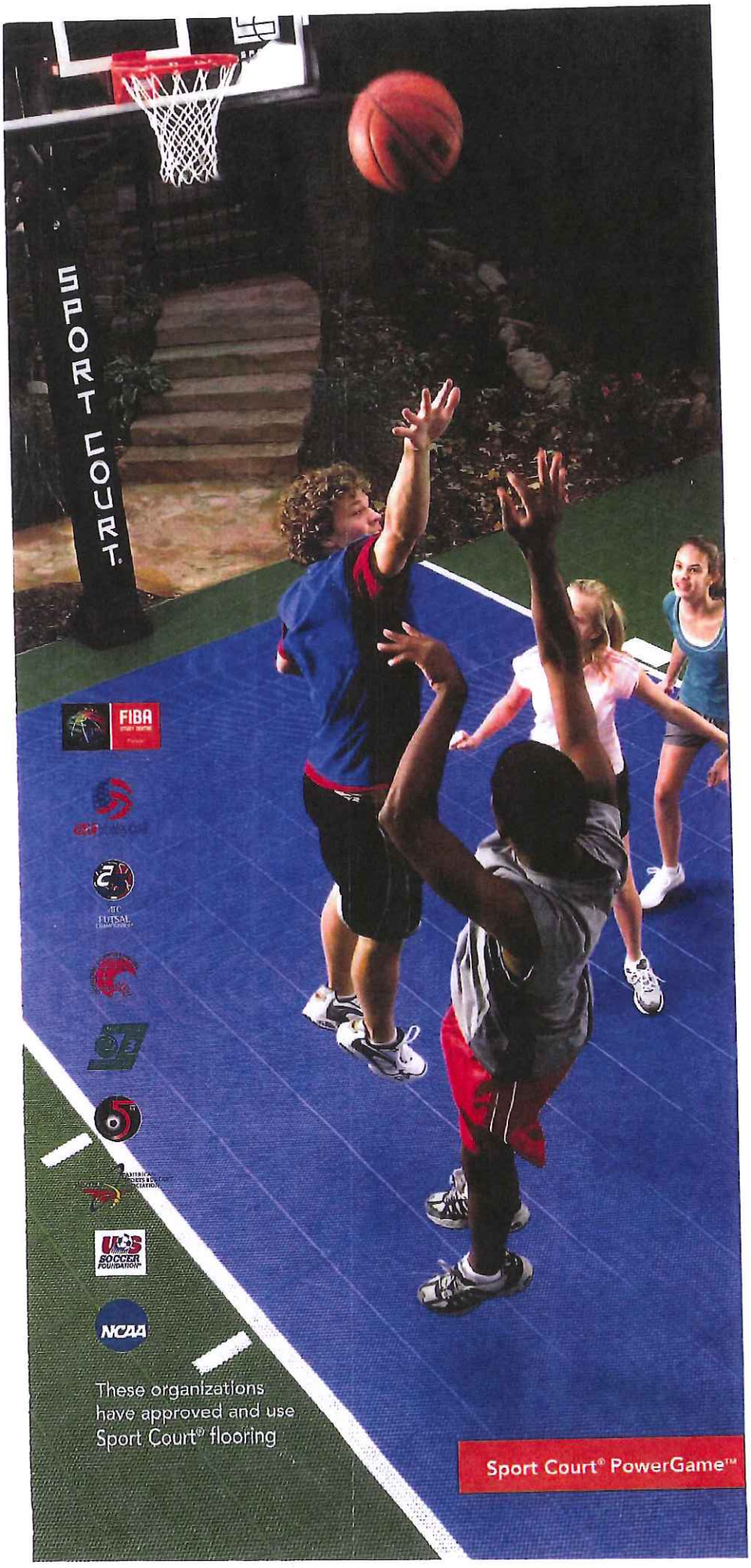
Apron (10' or 20')
Line marker (10' or 20')
1" adjustment straps
16" bungee cords
6' Net positioning straps



10 X 10 Rebounder System



10 X 20 Rebounder System



Sport Court®

OUTDOOR PERFORMANCE FLOORING

Sport Court® products are designed and manufactured with the highest standards of quality, safety, and performance in mind. We employ rigorous internal and third-party testing to make sure our game court products meet our tough specifications.

Whether you choose **PowerGame**™ [the premier modular sports surface available today], **SportGame**™ [our advanced multi-sport surface], or **SportDeck**™ [our specially designed surface that's proven to be outstanding for tennis], you will soon be enjoying products that set the industry standard. The graphs on the following page will help you make the right choice for your court, based on performance analysis conducted by an independent third-party lab in accordance with American Society for Testing and Materials [ASTM] standards.

SPORT COURT

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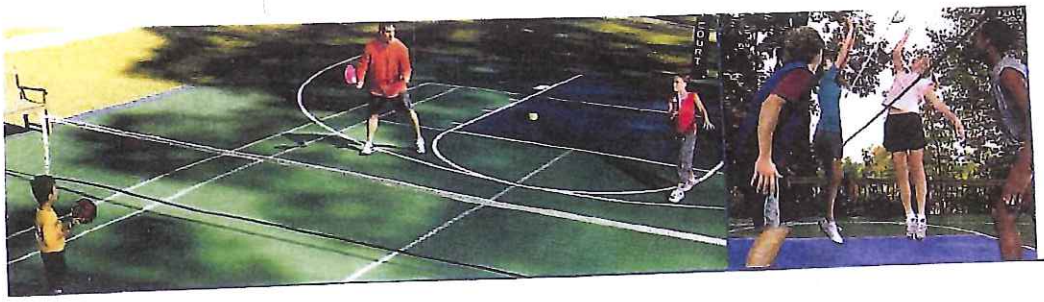
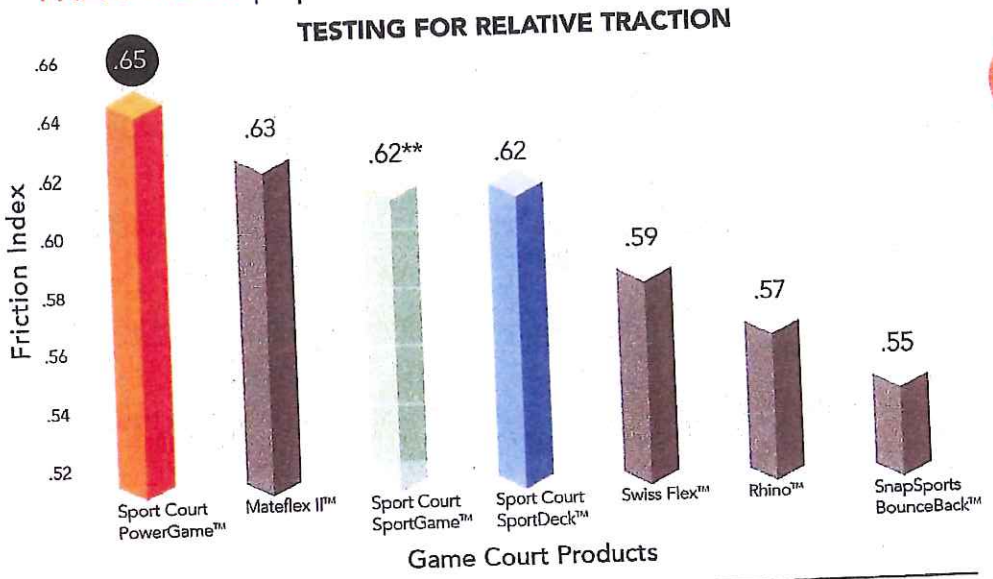


TRACTION | Sport Court Performance Comparison



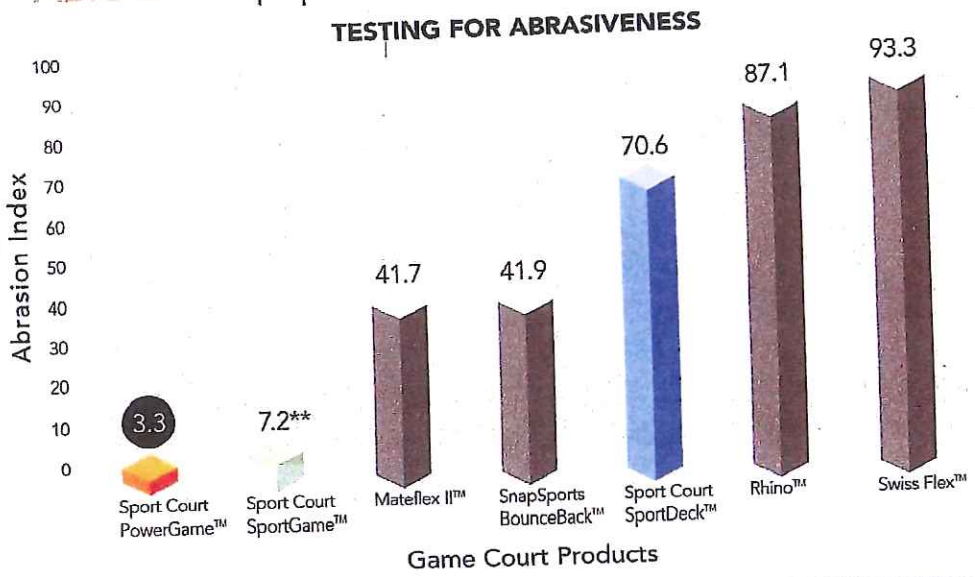
This graph represents the amount of relative traction provided by each surface tested.

SOURCE: ASTM C1028* was conducted by a certified, independent U.S. laboratory in May, 2006

*ASTM C1028 was initially designed to measure traction on ceramic tile, but has become the standard for testing most solid surfaces. It is frequently used in slip and fall liability testing.

** Test results for SportGame were derived from independent third-party results run in early 2008, due to development after initial testing.

ABRASION | Sport Court Performance Comparison



This graph represents the relative abrasiveness of each surface tested.

SOURCE: ASTM F1015* was conducted by a certified, independent U.S. laboratory in May, 2006

*ASTM F1015 was initially designed as a test for artificial turf. Material experts have chosen this method as a good relative measure for abrasiveness, because it measures the loss of mass of a special foam drawn across the surface.

** Test results for SportGame were derived from independent third-party results run in early 2008, due to development after initial testing.

SAFETY | PowerGame™

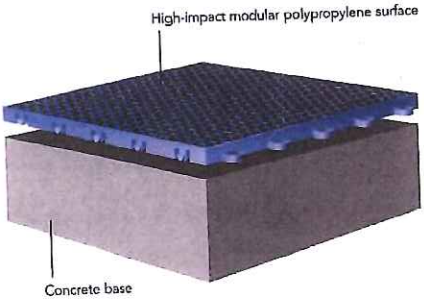
No tile surpassed PowerGame's patented design for absorbing shock, based on ASTM F1292, which measures the likelihood of head injury as a result of a fall. As a comparison, even a one-inch fall on concrete can result in head injury – Sport Court's PowerGame passed this test at a height of two feet!

PowerGame™

Sport Court's patented PowerGame design provides the highest levels of performance and safety. Independent third-party testing shows that no other outdoor modular surface surpasses PowerGame's combination of surface traction, head impact protection and low skin abrasion. In only a short time on the market, PowerGame has quickly become the number-one selling outdoor sports surface for athletes of all abilities.

BENEFITS | PowerGame™

LATERAL FORGIVENESS™	Helps reduce joint stress and fatigue
FAST SPEED RATING	International Tennis Federation
PATENTED DESIGN	A unique two-tiered surface provides superior ball bounce and traction
HIGHEST SAFETY RATING	Industry leader in minimizing skin abrasion, providing surface impact protection and superior traction
BALL RESPONSE	PowerGame provides excellent ball bounce while providing a best-in-class, comfortable surface for active and repetitive play



PowerGame™
Sports Surface

SPECIFICATIONS | PowerGame™

SYSTEM TYPE	Modular – Polypropylene
BALL BOUNCE	ASTM F1551 sec. 32: 101.8%
LOAD CAPACITY	170 psi
FRICTION	ASTM C1028: Dry / 0.65
SHOCK ABSORPTION	ASTM F1292: Two foot drop height
SURFACE PACE	ITF CS/01/01-05-133: 52.1 (Fast Surface)
WEAR RESISTANCE	ASTM D4060: .31 grams
TILE DIMENSIONS	12"x 12" x 5/8" (30.5cm x 30.5cm x 15.8mm)

FIBA - the international governing body for basketball - has approved PowerGame for outdoor competition. Sport Court is proud to be the only manufacturer with an approved outdoor system.

PowerGame received a fast rating by the International Tennis Federation

SPORT COURT

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SPORT COURT® POWERGAME™

SECTION 09624 - MODULAR ATHLETIC SURFACING

PART 1 - GENERAL

1.1 DESCRIPTION

A. Scope
   1. The complete installation of modular athletic surfacing system including the interlocking high-impact polypropylene copolymer tile of proprietary formulation and striping.

B. Related work specified under other sections.
   1. CONCRETE SUBFLOORS - SECTION 03_ _ _
      a. The general contractor shall furnish and install the concrete subfloors.
      b. The slab shall be a medium broom finish with level tolerances of ±1/8" (3.2mm) in any 10' (3m) radius. Floor Flatness and Floor Levelness (FF and FL) numbers are not recognized. High spots shall be ground level and low spots filled with approved leveling compound.
      c. The slab shall have a slope no more than 0.5%, or 1 inch in 16 feet, all in one plane. Optionally, concrete slab may be crowned at the court center line and sloping down at 0.5% towards the edge of the slab.
   2. GAME STANDARD INSERTS - SECTION 11_ _ _

1.2 REFERENCES

A. ASTM (American Society for Testing & Materials)
   1. ASTM D 256
   2. ASTM D 638
   3. ASTM D 648
   4. ASTM D 785
   5. ASTM D 792
   6. ASTM C 1028
   7. ASTM G 21

B. ISO (International Organization for Standardization)
   1. ISO 1183
   2. ISO 527-1, -2
   3. ISO 179
   4. ISO 180
   5. ISO 75B-1, -2

C. EN (European Norm)
   1. EN 13036-4
   2. EN 12235:2004
   3. EN 14877:2006
   4. EN 12616
   5. EN ISO 5470-1

D. ITF (International Tennis Federation)

1.3 SUBMITTALS

A. Sport Court® PowerGame™ modular athletic surfacing specifications.
B. One sample of specified system, if requested by Architect.
C. Sport Court modular athletic surfacing installation guide.
D. Sport Court modular athletic surfacing care and maintenance guide.
E. Sport Court Warranty.

1.4 QUALITY ASSURANCE

A. MATERIAL SUPPLIER:
   1. Shall be Sport Court International, Inc. (manufacturer)
   2. Manufacturer shall be ISO 9001:2008 and ISO 14001:2004 Certified to assure proper quality and environmental control.
   3. Manufacturer shall be a Zero Waste company.
   4. Manufacturer shall have produced sports surfaces for a longer period of time then their stated

warranty.

5. Surfaces must be certified for competition by the international federations for basketball (FIBA), volleyball (FIVB), handball (IHF) and badminton (BWF).

B. INSTALLER:
   1. The complete installation of the surfacing system as described in these specifications shall be carried out by an experienced installer (Contractor), and the work shall be performed in accordance with current Sport Court installation instructions.
   2. Installer (Contractor) shall be liable for all matters related to installation for a period of one year after the floor has been substantially installed and completed.
   3. Successful bidder shall submit a minimum of five (5) completed modular projects of similar magnitude and complexity within the last two (2) years.
   4. Bidder shall provide all sample tile and documentation.

1.5 DELIVERY, STORAGE AND HANDLING

A. Materials shall be delivered in manufacturer's original, unopened and undamaged packaging with identification labels intact.
B. Store material on a clean, dry, and flat surface, protected from exposure to harmful weather conditions or possible damage.

1.6 SITE CONDITIONS

A. In order to prevent damage and not void the warranty, installation of modular materials shall not commence until all other finishes and overhead mechanical trades have completed their work in the athletic surfacing areas.
B. Subfloors shall be clean, dry and free from dirt, dust, oil, grease, paint, or other foreign materials.
C. Surfacing installation shall not begin until the levelness requirements of concrete subfloors have been met.
D. The installation area shall be closed to all traffic and activity for a period to be set by the Contractor.
E. Environmental Limitations
   1. Comply with the Sport Court requirements.
   2. Adhere to all MSDS requirements for materials employed in the work.
   3. Protect all persons from exposure to hazardous materials at all times.
F. After athletic surfacing is installed and the game lines painted, the area is to be closed to allow curing time for the system, typically 3-5 days. No other trades or personnel are allowed on the floor until it has been accepted by the owner.

1.7 WARRANTY

A. Sport Court provides a limited warranty of fifteen (15) years on the materials it has supplied. (A copy of the full warranty, with its Terms and Exclusions, is available from the authorized Sport Court Dealer.) This 15-Year Limited Warranty is subject to the Outdoor Surface Warranty and all of its provisions. The Outdoor Surface Warranty is expressly limited to the surfacing materials (goods) supplied by Sport Court. During the period covered under the Outdoor Surface Warranty, Sport Court will repair/replace any defective tiles with the same or substantially similar product according to the schedule in the Outdoor Surface Warranty. The warranty does not cover floor damage caused (wholly or in part) by fire, winds, floods, moisture, other unfavorable atmospheric conditions or chemical action, nor does it apply to damage caused by ordinary wear, misuse, abuse, negligent or intentional misconduct, aging, faulty building construction, concrete slab separation, faulty or unsuitable subsurface or site preparation, settlement of the building walls or faulty or unprofessional installation of Sport Court surfacing systems.
B. Sport Court shall not be liable for incidental or consequential losses, damages or expenses directly or indirectly arising from the sale, handling or use of the materials (goods) or from any other cause relating thereto, and their liability hereunder in any case is expressly limited to the replacement of materials (goods) not complying with this agreement or, at their election, to the repayment of, or crediting buyer with, an amount equal to the purchase price of such materials (goods), whether such claims are for breach of warranty or negligence. Any claim shall be deemed waived by buyer unless submitted to Sport Court in writing within 30 days from the date buyer discovered, or should have discovered, any claimed breach.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Sport Court PowerGame™ modular athletic surfacing shall be:
   1. Grid-top design.
   2. Size: 12" x 12" x 5/8" (30.48cm x 30.48cm x 15.8mm)
   3. High-impact polypropylene copolymer suspended modules.
   4. 907 support leg structure.
   5. The tile shall have a positive locking system.

B. Standard Colors: Bright Blue, Burgundy, Dark Blue, Evergreen, Green, Bright Red, Titanium, Sand, Gray, Clover, Brick Red, Steel Blue, Black, Open Tennis Blue, Granite, Earth, Terra-Cotta, Kiwi, Purple, Mustard, Shamrock Green, Pearl Orange, Black.

C. Color Consistency: $\Delta ECMC < 1.0$

D. Weight: 0.70 lbs. (315 grams)

E. Packaging: Product is shipped in pre-assembled sheets (2x4 modules per sheet, 5 sheets per box).

F. Material Test Results

1. Rockwell hardness:	(ASTM D 785)	65 R
2. Heat deflection:	(ASTM D 648 @ 66 psi)	85°C
	(ISO 75B-1, -2 @ 40.45 MPa):	73°C Unannealed
3. Tensile Yield Strength:	(ASTM D 638)	3,000psi
	(ISO 527-1, -2)	20 MPa
4. Elongation at Yield:	(ASTM D 638)	5%
	(ISO 527-1, -2)	5%
5. Notched Izod:	(ASTM D 256)	No break at 23°C
	(ISO 180)	31kJ/m^2
6. Charpy Notched Impact:	(ISO 179 @ 23°C)	26kJ/m^2
7. Density:	(ASTM D 792)	0.902 specific gravity 23/23°C
	(ISO 1183 @ 23°C)	0.90 g/cm^3

G. Product Test Results

1. Friction:	(ASTM C1028)	Dry:	0.65
	(EN 13036-4)	Dry:	103
2. Vertical Ball Behavior:	(EN 12235:2004)	Tennis:	93%
3. Angled Ball Behavior:	(EN 14877:2006)	Tennis:	50 Fast
4. Permeability:	(EN 12616)	>2000 mm/h	
5. Flatness:	0.0" (0.0mm)		
6. Lateral Forgiveness™:	+0.065" / -0" (+1.65mm / -0mm)		

H. Load Bearing Capacity: 170 psi (1.17MPa)

I. Court Pace Classification: (ITF) Category 5 - Fast

J. Sanitary Information
   1. Resistance to fungi (when tested in compliance with ASTM G-21 and MIL standard 810-D procedure 508.3). All basic organisms tested (ATCC #6205-11797) and were found to have zero growth.
   2. Resistance to the following:
      a. Bacteria and mildew resistance
      b. Gram-positive bacterial Staphylococcus Aureus
      c. Gram-negative Klebsiella Pneumoniae
      d. Pink-staining organism
      e. STV Reticulum
      f. Surface fungi growth prior to and following leaching

K. Game Line Paint
   1. Adhesion promoter – proprietary tile adhesion promoter as supplied by Sport Court.
   2. Paint – aliphatic polyurethane as recommended by Sport Court. Select from standard colors.

PART 3 - EXECUTION

3.1 INSPECTION

A. Inspect concrete slab for contamination, dryness and levelness. Report any discrepancies to the general contractor.
B. Concrete slab shall be broom swept and dust free by the general contractor.
C. Installer (Contractor) shall document all working conditions as specified in PART 1 – GENERAL prior to starting installation. Report any discrepancies to the general contractor.

3.2 INSTALLATION

A. Sports surface shall be installed to pre-approved layout.
B. Tiles shall be trimmed to accommodate thermal expansion and contraction according to *Sport Court Thermal Expansion and Concrete Size Adjustment* document.
C. Sports surface shall be clean and dust free.
D. Game Lines
   1. Use only high quality masking tape approved by Sport Court.
   2. Lines shall be primed and painted using Sport Court proprietary adhesion promoter and recommended aliphatic polyurethane paint.
   3. Provide game lines as indicated on drawings.
E. Remove all excess and waste materials from the work area. Dispose of empty containers in accordance with federal and local statutes.

END OF SECTION 09624

WILDWOOD

May 16, 2016

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

Re: Recommendation report on a twelve (12) month extension of time for the allowance of live music on the outdoor patio area of the Big Chief Roadhouse Restaurant
Location: South side of Manchester Road, west of Pond Road
Zoning: Amended C-8 Planned Commercial District (Ordinance #1960 – August 2013)
Ward: One

Council Members:

OVERVIEW AND BACKGROUND OF REQUIRED HEARING >>> The Planning and Zoning Commission participated in a public meeting held on April 18, 2016 that was coordinated by the Department of Planning for the purposes of accepting comments from surrounding neighbors and property owners about the last twelve (12) months of live music on the outdoor patio area of the Big Chief Roadhouse. This annual meeting is a condition of City Council's action that allowed live music on the patio area, which was first authorized on a trial basis of six (6) months. The owner of the restaurant was invited to the meeting as well. Along with the neighbors and the owner of the restaurant, the City Council was invited to attend. In all, the Commission would note the Department mailed over seventy (70) letters to surrounding residents about this meeting to discuss the performance of live music on the outdoor patio area.

In attendance at this meeting included the owner of the restaurant, her daughter, and one (1) City Council Member (Council Member McGowen), along with the Planning and Zoning Commission and Department of Planning staff. However, several comments were submitted via mail and the City's website in this regard. The comments were generally positive, in that all who provided input noted the limited hours and days for live performances seemed to offset many of their concerns in this regard. These comments are attached to this report.

The meeting began with the Department of Planning providing an overview of the conditions relating to live music, the intent of the meeting, and the process to accept comments. The restaurant owner then discussed the efforts by her employees and her to be good neighbors at this location. The restaurant owner then noted the days and hours that are currently authorized are also the restaurant's busiest times, so the music does not necessarily achieve the goals she had hoped, which was to bring customers to the facility on slow nights. The Commission members and other in attendance noted that, if was such the case, what would be the appropriate approach to address her concerns. The restaurant owner responded that, given other venues in Town Center Area that offer live performances outdoors are not regulated like her facility, she supported an overall, City-wide ordinance for the governance of outdoor live performances versus a site-by-site approach.

The Planning and Zoning Commission discussed this requested approach from the restaurant owner and questioned the Department on this matter. Many of the restaurants located in the "Downtown" District do provide live performances on their outdoor patios and lack any prohibitions similar to the Big Chief Roadhouse. This difference in application relates to the origin or the governing ordinances by St. Louis County versus the City of Wildwood. In the case of the Big Chief Roadhouse, St. Louis County first rezoned the property, not the City of Wildwood. After discussion of this matter for some time, the Planning and Zoning Commission, by motion, second, and vote, agreed to schedule this matter for discussion at public hearing, in the near future. The vote of the Commission members was unanimous.

The meeting concluded with the Mayor noting the timing associated with the review of this matter by the Planning and Zoning Commission, which must be completed and forwarded to the City Council before the end of May 2016. This timeline was set in the site-specific ordinance for this music allowance. With the conclusion of the public meeting, the Department was authorized to prepare a draft report indicating if live music should be authorized for the allowable twelve (12) month extension and present that item to the Planning and Zoning Commission for consideration and action. Once acted upon by the Commission, the City Council would then receive its report for review and consideration.

RECOMMENDATION AND ACTION ON EXTENSION >>> In considering this matter, after the meeting noted above, the Planning and Zoning Commission believes that live music on the outdoor patio can continue under the current conditions that have been set forth and in place since August 2013. These specific conditions are below:

2. *FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS*

a. *Uses permitted in this "Amended C-8" Planned Commercial District shall be contained in the existing two (2) story stucco building and the existing one (1) story concrete block building located on the adjoining one (1) acre lot to the west (all activity associated with the permitted warehousing activity and the dog grooming, boarding, and training facility must be contained in its entirely within the one (1) story concrete block building). Office use shall not exceed eight thousand (8,000) square feet. The restaurant shall not exceed five thousand (5,000) square feet. Warehousing in the one (1) story concrete block building shall not exceed two thousand (2,000) square feet in area. All other existing structures on the site are to be removed. The foregoing, notwithstanding, live outdoor music shall be authorized, as part of this restaurant use, as follows:*

i. *Live music on the patio area shall be limited to Fridays and Saturdays only;*
ii. *The allowable hours for live music on the existing outdoor patio area shall be no earlier than 5:30 p.m. and no later than 9:30 p.m.;*
iii. *The location of the live music performers is limited to the existing outdoor patio area that is situated on the south end of the building housing the restaurant. The placement of the performers and any instruments shall be on the southeastern end of the existing outdoor patio area and facing towards the west;*
iv. *Groups performing live music at this facility shall be limited to no more than three (3) members, with sound amplification of vocals and equipment to be authorized;*
v. *The allowance for live music on the existing outdoor patio area is initially granted for a period of six (6) months from the ordinance's passage. Following which, there will be a review of the Planning and Zoning Commission and City Council. The submittal of information in connection with this review process shall begin no later than four (4) months from this ordinance's passage, with the Department of Planning conducting a pre-meeting with any interested neighbor and the restaurant operators to*

determine compliance, issues, concerns, and/or successes. The Department of Planning will provide a written report to the Planning and Zoning Commission in advance of the Commission's review of this matter, which will be part of its report to the City Council; and

vi. *If upon its initial review, the City Council finds that the use of the patio for live music is not a detriment to surrounding property owners and compliance with all conditions having been met by the restaurant operators, the City Council may renew such allowance for a twelve (12) month period, and then thereafter each year to follow, with annual reviews to be required at those times, following the same process as set forth above.*

The Planning and Zoning Commission does not support changing any of these conditions currently associated with this allowance. As noted by several of the comments submitted on this matter, the conditions have worked and made the music acceptable, since it ends at 9:30 p.m. and is limited to just two (2) weekend nights, i.e. Friday and Saturday. With the support of the neighbors of the conditions governing live performances at the restaurant, the Commission believes changing such would not be appropriate at this time, without the benefit of a more thorough review process, which has now been formally recommended for consideration by the members and are seeking scheduling at a public hearing in the near future. Certainly, in the future, changes might be considered, as part of this review process by the Planning and Zoning Commission and, where circumstances might dictate, but for this third extension of time, and until the City completes this additional review, the conditions noted above should be retained in place.

Also, the Planning and Zoning Commission would state this allowance for live music on the outdoor patio has been monitored by the owner of the restaurant and her staff over the past year to ensure compliance and it would expect this effort to continue in the upcoming year. With the efforts of the owner and her staff, along with input from the neighbors on a regular basis, the allowance for this activity can hopefully continue and never become a major issue for the surrounding neighbors. The City will also continue to monitor the performances of music on the patio area to ensure overall compliance to the conditions set forth in the governing ordinance.

SUMMARY AND RESTATEMENT >>> In summary, the Planning and Zoning Commission does believe the allowance for live music on the outdoor patio area at this restaurant can be reauthorized for the allowable twelve (12) month period of time. This recommendation by the Planning and Zoning Commission is premised on the following considerations:

1. The Commission's review of police calls to this location, and surrounding areas, relating to noise from the music have not materialized, since none were received over the last twelve (12) months.
2. The comments from the public meeting indicated the owners have complied with the conditions set forth by the City Council for live music performances on the outdoor patio area of the restaurant in the site-specific ordinance.
3. The conditions, as set forth in the site-specific ordinance, appear to be limiting the detrimental impact such activity might have on the surrounding property owners.
4. The testimony provided by several City Council members, who had personally visited the site on a Friday or Saturday night to determine the impact of this music, found it to be minimal in nature.
5. The recommendation of the Commission does not seek any changes to the conditions associated with this activity, given they appear to be working, as had been anticipated by the City Council, when approved. Therefore, music on the outdoor patio area will still be limited to a total of four (4) hours per week, on two (2) nights only, i.e. Friday and Saturday.
6. The allowance for these performances is good for the business and assists in the preservation of

this historic asset.

With these considerations identified, the Planning and Zoning Commission does support a twelve (12) month extension of time for the use of the outdoor patio area for live music.

Respectfully submitted,
PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Travis Newberry, Planner
Stephanie Mulholland, Proprietor of the Big Chief Roadhouse
Donna Baker, Randy and Marilyn Herberg, Richard and Anita Motz, and Joy Wilcox, Property Owners in Area

April 6, 2016

Property Owner
Wildwood, Missouri 63038

Re: Meeting Regarding the Live Music Performances Authorized on the Outdoor Patio Area – Big Chief Roadhouse

Dear Property Owner:

As you may recall, in August 2013, the City Council authorized an amendment to an existing C-8 Planned Commercial District Ordinance to allow for the limited use of the outdoor patio area for live music performances at the Big Chief Roadhouse. The determination, which allowed live music on the patio area, was accompanied by a certain set of conditions to protect the surrounding property owners from potential impacts. Among the conditions relating to this allowance were the following: no more than three (3) members allowed in the band; the music can only be played on Friday and Saturday nights, from 5:30 p.m. to 9:30 p.m. (a total of eight (8) hours per week); the band is to be located within the southeast corner of the patio facing to the west; and the requirement for review of this activity, after the initial six (6) month period of time by the Planning and Zoning Commission and City Council. This initial six (6) month review was completed in January 2014 and it is required to be reviewed annually thereafter.

Therefore, the Department of Planning will be conducting a pre-meeting, prior to its written report being presented to the Planning and Zoning Commission and City Council, with any interested neighbors and the restaurant operator, to accept any and all comments. This meeting will be held at Wildwood City Hall, on **Monday, April 18, 2016, at 6:45 p.m. in the Community Room.** All are welcome.

If you have any questions regarding this letter, please contact the Department of Planning at (636) 458-0440. Thank you in advance for your participation and the Department looks forward to hearing your input on this matter. Written comments will also be accepted, prior to the meeting, and should be addressed to the Department of Planning, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040. If you prefer, comments can also be provided via the City's website at **www.cityofwildwood.com/comment.**

Respectfully,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

CC: The Honorable Timothy Woerther, Mayor
The Honorable City Council Members
Planning and Zoning Commission Members
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Travis Newberry, Planner
Stephanie Mulholland, Proprietor of the Big Chief Roadhouse

Current Resident
P O BOX 1252
BALLWIN, MO 63022

Current Resident
17301 MANCHESTER RD
GLENCOE, MO 63038

Current Resident
10 SUNNYBRAE CT
BALLWIN, MO 63011

Current Resident
17324 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
2627 MAPLE AVE
GLENCOE, MO 63038

Current Resident
2480 TUSCANY RIDGE CT
GLENCOE, MO 63038

Current Resident
2731 CHRISTY AVE
GROVER, MO 63040

Current Resident
2601 MAPLE AVE
GLENCOE, MO 63038

Current Resident
17500 MANCHESTER RD A
GLENCOE, MO 63038

Current Resident
17466 MANCHESTER RD
GLENCOE, MO 63038

Current Resident
211 HENRY AVE
BALLWIN, MO 63011

Current Resident
17418 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
3529 N BROADWAY ST
SAINT LOUIS, MO 63147

Current Resident
2725 CHRISTY AVE
GROVER, MO 63040

Current Resident
17249 MANCHESTER RD
GROVER, MO 63040

Current Resident
2618 WALNUT AVE
GLENCOE, MO 63038

Current Resident
2631 MAPLE AVE
GLENCOE, MO 63038

Current Resident
15977 CLAYTON RD
BALLWIN, MO 63011

Current Resident
850 BABLER PARK DR
CHESTERFIELD, MO 63005

Current Resident
17330 MANCHESTER RD
GLENCOE, MO 63038

Current Resident
9 FINLAY FIELDS ST
BALLWIN, MO 63021

Current Resident
2623 MAPLE AVE
GLENCOE, MO 63038

Current Resident
2615 MAPLE AVE
GLENCOE, MO 63038

Current Resident
246 NANCY PL
BALLWIN, MO 63021

Current Resident
17430 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
384 BRUNHAVEN CT
CHESTERFIELD, MO 63017

Current Resident
3007 ST MARYS LOOP
VILLA RIDGE, MO 63089

Current Resident
2667 CHRISTY AVE
GROVER, MO 63040

Current Resident
618 PINE RIDGE TRAILS CT # 204
BALLWIN, MO 63021

Current Resident
2606 WALNUT AVE
GLENCOE, MO 63038

Current Resident
132 FOX CREEK DR
O FALLON, MO 63366

Current Resident
2418 ROCKWOOD TRAIL CT
GLENCOE, MO 63038

Current Resident
34 FOREST HILLS RIDGE CT
CHESTERFIELD, MO 63005

Current Resident
237 BOUNTIFUL POINTE CIR
GROVER, MO 63040

Current Resident
17220 MANCHESTER RD
GROVER, MO 63040

Current Resident
2635 MAPLE AVE
GLENCOE, MO 63038

Current Resident
2630 MAPLE AVE
GLENCOE, MO 63038

Current Resident
17300 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
2644 MAPLE AVE
GLENCOE, MO 63038

Current Resident
2644 MAPLE AVE
GLENCOE, MO 63038

Current Resident
2639 MAPLE AVE
GLENCOE, MO 63038

Current Resident
2630 WALNUT AVE
GLENCOE, MO 63038

Current Resident
2472 POND RD
GROVER, MO 63040

Current Resident
2673 CHRISTY AVE
GROVER, MO 63040

Current Resident
17411 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
397 GATESHEAD DR
BALLWIN, MO 63011

Current Resident
18705 ST ALBANS RD
GLENCOE, MO 63038

Current Resident
400 NOTTINGHAM
BALLWIN, MO 63011

Current Resident
18102 A CHESTERFIELD AIRPORT RD
CHESTERFIELD, MO 63005

Current Resident
17418 MANCHESTER RD
GLENCOE, MO 63038

Current Resident
17306 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
2706 CHRISTY AVE
GROVER, MO 63040

Current Resident
111 E NORTH ST
EUREKA, MO 63025

Current Resident
17384 MANCHESTER RD
GLENCOE, MO 63038

Current Resident
916 OLIVE BLVD
SAINT LOUIS, MO 63101

Current Resident
17405 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
17312 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
2619 MAPLE AVE
GLENCOE, MO 63038

Current Resident
17907 POND BRIDGE RD
CHESTERFIELD, MO 63005

Current Resident
2481 TUSCANY RIDGE CT
GLENCOE, MO 63038

Current Resident
2400 GLENCOE RD
GLENCOE, MO 63038

Current Resident
P O BOX 135
GROVER, MO 63040

Current Resident
317 CARR MANOR CT
BALLWIN, MO 63021

Current Resident
2410 ROCKWOOD TRAIL CT
GLENCOE, MO 63038

Current Resident
17429 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
2611 MAPLE AVE
GLENCOE, MO 63038

Current Resident
17444 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
17360 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
17345 MANCHESTER RD
GLENCOE, MO 63038

Current Resident
PO BOX 411631
SAINT LOUIS, MO 63141

Current Resident
789 EMERALD OAKS CT
EUREKA, MO 63025

Current Resident
2612 WALNUT AVE
GLENCOE, MO 63038

Current Resident
17452 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident

Current Resident

Current Resident

Current Resident

Current Resident

Current Resident

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Current Resident

WILDWOOD

Resolution of Adoption

by the

City of Wildwood Planning and Zoning Commission

for the

Amended Master Plan (2016)

"Planning Tomorrow Today"

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION ADOPTING THE MASTER PLAN 2016, AS THE MASTER PLAN OF THE CITY OF WILDWOOD, MISSOURI.

WHEREAS, the City of Wildwood, Missouri adopted the first Master Plan for this community on February 5, 1996, approximately seven (7) months after its incorporation on September 1, 1995; and

WHEREAS, after Planning and Zoning Commission adoption on February 5, 1996, the City Council received the Master Plan for consideration and ratification by ordinance, which occurred on February 26, 1996; and

WHEREAS, after this action, the City Council, the Planning and Zoning Commission, and City staff began the Master Plan's application in making decisions regarding a host of areas, including the environment, planning, urban services, transportation, and open space and recreation; and

WHEREAS, in 2005, when the ten (10) year required update was to begin to meet the early 2006 timeline for completion, as set forth in State Statute and the City's Charter, a review process was established and led by a group of residents and City officials, which resulted in the plan being changed and adopted as the Amended Master Plan of the City of Wildwood, Missouri in February 2006; and

WHEREAS, in 2015, with another ten (10) year period about to pass, a group of residents, business owners, and City officials, collectively called the Master Plan Advisory Committee, was formed by the City Council in January 2015 and began working on updating this document, while seeking community input from all residents, property owners, and businesses, which was achieved through a series of public input sessions and undertaking two (2) separate internet surveys for feedback on Wildwood and its needs, trends, and shortcomings; and

WHEREAS, over the course of a year, this group of volunteers considered all aspects of the original plan and recommended a number of changes to reflect the input received from the community, changes in technology, the successes and failures of its previous application over the last nine (9) years, and the desire to promote economic development activities in the future; and

WHEREAS, at the conclusion of this year-long process, the Master Plan Advisory Committee voted 17 to 0 to recommend to the City's Planning and Zoning Commission the adoption of the Master Plan 2016 version; and

WHEREAS, the Planning and Zoning Commission adopted the document on April 4, 2016, by a vote of 8 to 0, which included the Master Plan 2016 (text) and all related exhibits, appendices, maps, materials, and attachments therein, under their statutory authority granted by the Revised Statutes of the State of Missouri, Section 89, et seq., for the Amended Master Plan of the City of Wildwood ("Master Plan 2016"), Missouri, and also recommended the portion of the Master Plan 2016 document entitled "Conclusions and Conceptual Land Use Classifications," and accompanying Map, and narrative section entitled "Conceptual Land Use Categories Map" be adopted by the City Council as the Comprehensive Zoning Plan of the City of Wildwood, Missouri, pursuant to Section 3.9(b) of the City Charter; and

WHEREAS, the Master Plan 2016 is in keeping with the spirit of the 'Plan of Intent' of the City in that said document continues to recognize the community's unique physical characteristics and rural character and sets standards for their protection and preservation to the benefit of future generations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

1. The Master Plan 2016, including all maps, appendices, references, graphics, and text therein, attached hereto and incorporated herein, is hereby adopted as the Amended Master Plan 2016 of the City of Wildwood, which shall replace and repeal all prior versions of the City's Master Plan.

2. The portion of the Master Plan 2016 entitled "Conclusions and Conceptual Land Use Classifications" and accompanying Map and narrative section entitled "Conceptual Land Use Categories Map" is further hereby recommended for adoption by the City Council, as the Amended Comprehensive Zoning Plan of the City of Wildwood pursuant to Section 3.9(b) of the City Charter (this action was completed by the City Council on May 11, 2016).

This Resolution, in the form of ***Resolution 1-16*** by the City of Wildwood's Planning and Zoning Commission, is hereby adopted by a majority vote of the full membership of the Planning and Zoning Commission, after duly noticed and published hearings, on the ***16th day of May 2016,*** and hereby is attested to by the signatures of the Chair and Vice-Chair of this body.

City of Wildwood Planning and Zoning Commission

_____

R. Jon Bopp, Chair

_____

Rick Archeski, Vice-Chair

Resolution #2016-11

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI ENDORSING, AND THEREBY RATIFYING, THE MASTER PLAN 2016, AS THE AMENDED MASTER PLAN OF THE CITY OF WILDWOOD, MISSOURI. (Wards – All)

WHEREAS, the City of Wildwood, Missouri adopted its formal Master Plan on February 5, 1996, approximately six (6) months after its incorporation date on September 1, 1995; and

WHEREAS, after Planning and Zoning Commission adoption on February 5, 1996, the City Council received the Master Plan for consideration and ratification by ordinance, which occurred on February 26, 1996; and

WHEREAS, after this action, the City Council, the Planning and Zoning Commission, and City staff began the Master Plan's application in making decisions regarding a host of areas, including the environment, planning, urban services, transportation, and open space and recreation; and

WHEREAS, the original Master Plan was updated at its required ten (10) year interval in February 2006, after a lengthy and thorough process to ensure the document remained the focus of decision-making in this community by City officials, staff, and others; and

WHEREAS, with another ten (10) year timeframe passing since 2006, a group of volunteers was appointed by the Mayor in January 2015, and began working on updating this document, while seeking community input from all residents, property owners, and businesses, by holding a series of public input sessions and conducting two (2) internet surveys; and

WHEREAS, over the course of fourteen (14) months, this group of volunteers considered all aspects of the 2006 version of the plan and recommended a number of changes to reflect the input received from the community, changes in technology, and the successes and failures of its previous application over the last nineteen (19) years; and

WHEREAS, at the conclusion of this fourteen (14) month process, the Master Plan Advisory Committee voted 17 to 0 to recommend to the City's Planning and Zoning Commission the adoption of the Master Plan 2016 version; and

WHEREAS, the Planning and Zoning Commission on April 4, 2016 adopted the updated Master Plan 2016, by a vote of **10 to 0**, and all of its related exhibits, appendices, maps, materials, text, and attachments, included and referred to therein, and also specifically the Town Center Plan Phase II Report (dated March 1, 2010), which is on file with the City Clerk, including its Regulating Plan as amended, the Town Center Development Manual (dated October 22, 2012), and the Action Plan for Parks and Recreation Plan 2007 (September 20, 2007) – *collectively "Master Plan 2016;"* while also recommending the portion of the Master Plan 2016 document entitled "Conclusions and Conceptual Land Use Classifications," and accompanying Map and narrative section entitled "Conceptual Land Use Categories Map," be adopted by the City Council as the Comprehensive Zoning Plan of the City of Wildwood, Missouri, pursuant to Section 3.9(b) of the City Charter; and

WHEREAS, these actions of the Planning and Zoning Commission were undertaken through their statutory authority granted by the Revised Statutes of the State of Missouri, Section 89, et seq.; and

WHEREAS, the Master Plan 2016 is in keeping with the spirit of the 'Plan of Intent' of the City in that said document continues to recognize the community's unique physical characteristics and rural character and sets standards for their protection and preservation to the benefit of future

generations. Additionally, the Master Plan 2016 sets goals, objectives, and policies to continue the current successful efforts of the City in transportation improvements, community services, parks, trails, and recreation efforts, and business retention and growth, while providing the framework to encourage the evolution of its residents into a community by providing the necessary components to create an environment conducive to their health, safety, and general welfare.

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

Section One. The Master Plan 2016, as defined above, is hereby received, filed, and endorsed, along with being ratified, by the City Council of the City of Wildwood, Missouri as the revised Master Plan of the City of Wildwood, which shall replace and repeal all prior versions of the City's Master Plan.

Section Two. This Resolution, in the form of the City of Wildwood's City Council Resolution 2016-##, was adopted by a majority vote of the full membership of the City Council, after duly noticed and published public hearing, on the 11th day of April, 2016 and hereby is attested to by the signatures of the Mayor and Deputy City Clerk of this body.

Section Three. Hereafter, this Resolution shall be effective and in full force upon its passage and approval.

Passed and Approved on this 9th day of May 2016.

_____

The Honorable James R. Bowlin, MAYOR

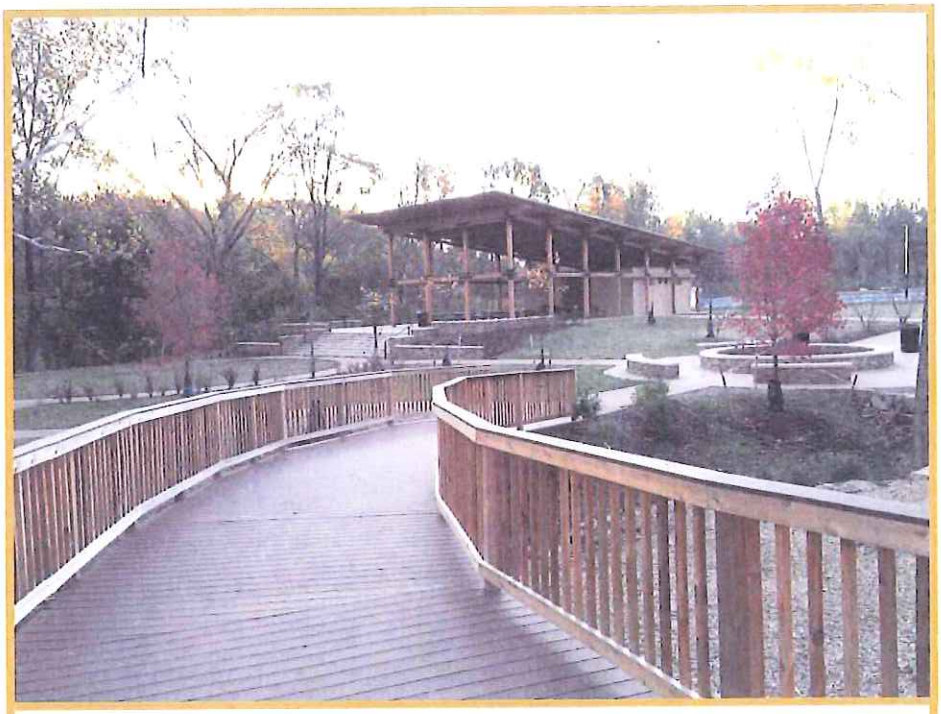
ATTEST:

_____

Deputy City Clerk

CITY OF WILDWOOD

Master Plan



Wildwood Community Park

Original Master Plan approved: February 26, 1996
1st Revision: February 21, 2006
2nd Revision: April 4, 2016

WILDWOOD

Planning Tomorrow Today

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 mange 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 Gragnani, 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[1]

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 Arterials[1]

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.

[1]Arterial - 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 respective 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

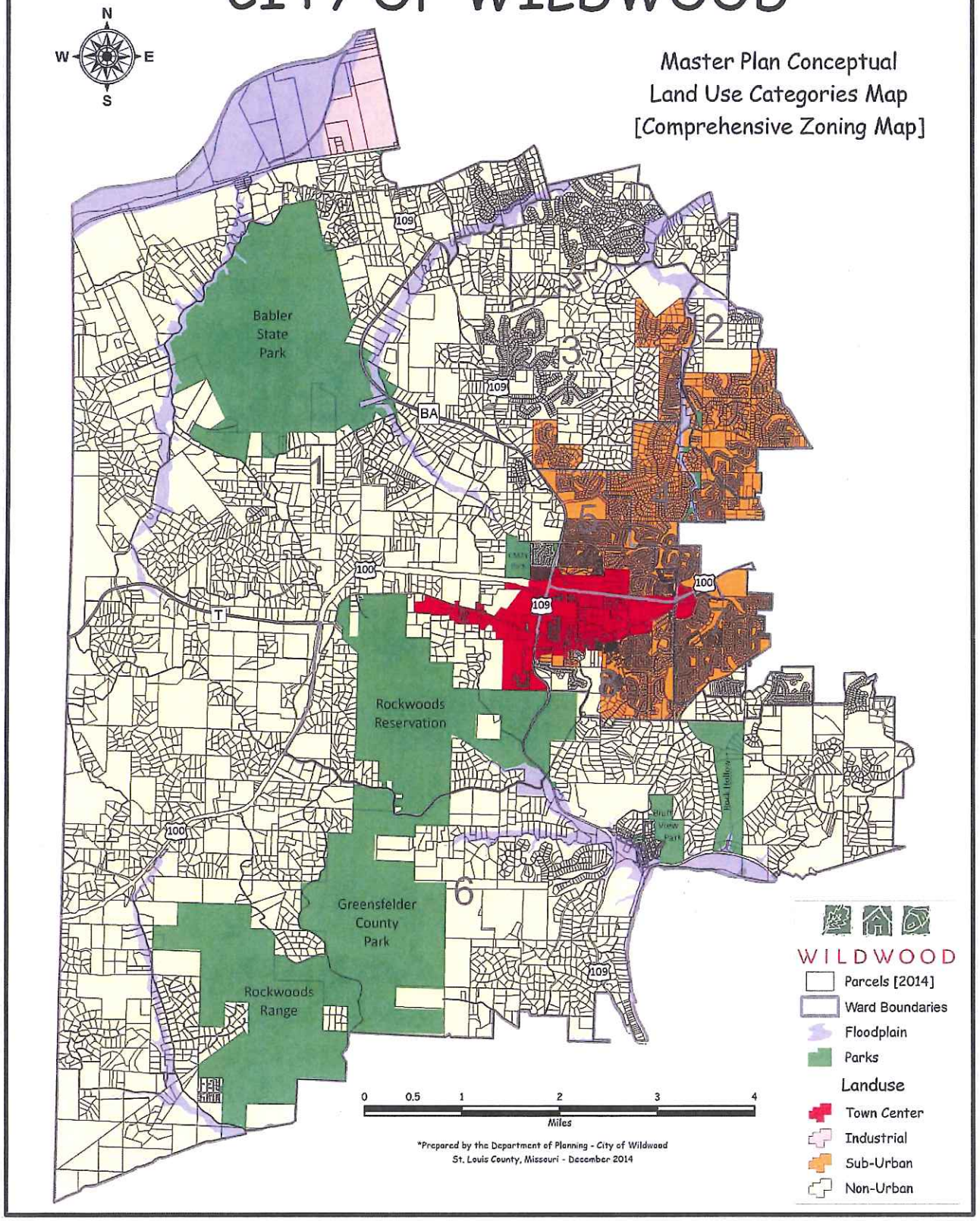
Conceptual Land Use Category Plan of the Master Plan, which is set forth in the Charter. Zoning amendments contrary to these maps are prohibited and may only be made by first amending the Comprehensive Zoning Plan itself, so that these types of decisions are always supported by an established document. 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.

CITY OF WILDWOOD



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	1otential precedence associated with this change is limited to one (1) additional property in the City of Wildwood, the Glencoe Post Office. 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. 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.

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	1ed this requested change in the past. 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. 3. The site has access to an improved street and all utility services are available.

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%

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%

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 rad 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:

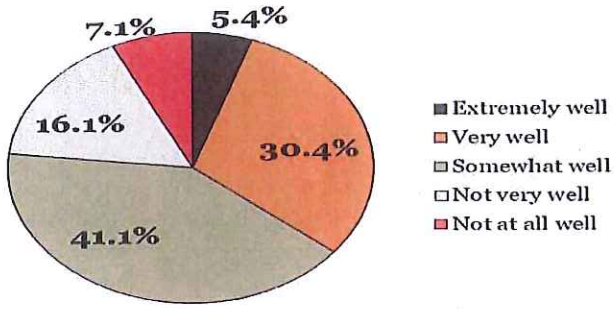
1. Police Services supplied by St. Louis County (Ratio: 54.87/1.00) with 92.3% responding that service is 'Excellent' or 'Good.'
2. Physical Attractiveness of Business Area (Ratio: 19.39/1.00) with 89.2% responding that the attractiveness is either 'Excellent' or 'Good.'
3. Preserving/Conserving Natural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

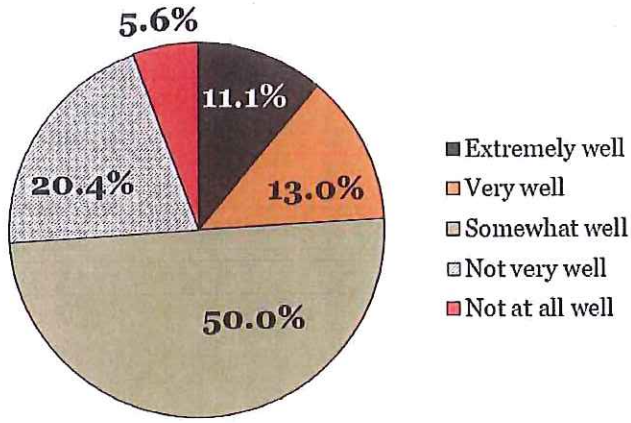
Service	Excellent/Good	Only Fair/Poor	Ratio
Internet Access	72.3%	24.6%	2.94/1.00
Event Promotion	71.9%	28.0%	2.56/1.00
Managing Tax Dollars	55.4%	27.7%	2.01/1.00
Planning for the Future	47.7%	33.8%	1.41/1.00
Town Center Success	53.8%	46.1%	1.17/1.00
Getting Advice and Input from Business	44.9%	47.0%	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 timeframe[1].

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 tax[2] 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

[2] 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	***Land Use Activities***
Downtown District (continued)	**********
Commercial Land Use Activities (continued)	*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 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*

Town Center Categories	***Land Use Activities***
**********	**********
Workplace District	
Commercial 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 Automobiles[1]
	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 Centers[1]

Town Center Categories	***Land Use Activities***
Workplace District (continued)	**********
Cultural/Institutional 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 Use Activities	**********
	Child Care Centers *Churches* *Civic Buildings (government)* *Libraries* *Nursing Homes* *Park & Open Spaces; Public and Private Areas* *Scenic Areas* *Schools*

Town Center Categories	***Land Use Activities***
Neighborhood General District (continued)	**********
Housing 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 Use Activities	********** *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	***Land Use Activities***
**********	**********
Cultural/Institutional District	
Commercial Land Use Activities	*Art or Photo Studios or Galleries*[1]
	Bakeries[1]
	Barber & Beauty Shops[1]
	Cleaning, Pick-up Stations[1]
	Coffee Shops[1]
	Filling Stations for Automobiles[1]
	Financial Institutions w/ Drive-thru Facilities[1]
	Financial Institutions w/o Drive-thru Facilities[1]
	Flower or Plant Stores[1]
	Hotels[1]
	Music or Dancing Academies[1]
	Professional Offices, including medical or dental[1]
	Professional Offices, not medical or dental[1]
	Recreational Facilities, including indoor theaters and outdoor activities[1]
	Recreational Facilities (no indoor theater or outdoor activities)[1]
	Research Laboratories & Facilities[1]
	Restaurants, including fast food, w/ Drive-thru Facilities[1]
	Restaurants, including fast food, but w/o Drive-thru Facilities[1]
	Restaurants, no fast food[1]
	Shops for Artists and Similar Specialties[1]
	Stores and Shops for Retail Purposes[1]
	Taverns, Cocktail Lounges, Night Clubs, or Microbreweries[1]

Town Center Categories	*Land Use Activities*
Cultural/Institutional District (continued)	**********
Cultural/Institutional Land Use Activities	*Cemeteries, Mausoleums*[1] *Child Care Centers*[1] *Churches* *Civic Buildings (government)* *Colleges, Universities* *Libraries* *Museums* *Nursing Homes* *Park & Open Spaces; Public and Private Areas* *Philanthropic Institutions*[1] *Post Offices* *Public and Other Utility Facilities*1 *Recreational Fields* *Scenic Areas* *Schools*
Housing Land Use Activities	********** *Multi-Family Residential (live/work, rowhouses, and apartments)* *Single-Family Attached*[1] *Single-Family Detached*[1] *Home for the Aged*[1]
**********	**********
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	*Land Use Activities*
Pond Historic District (continued)	**********
Cultural/Institutional 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				

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 Streets 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		

Capital Equipment/Facilities Purchase/Replacement	Local	50,000	50,000	50,000	50,000	50,000
Monarch Levee Trailhead	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					
Belleview 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.

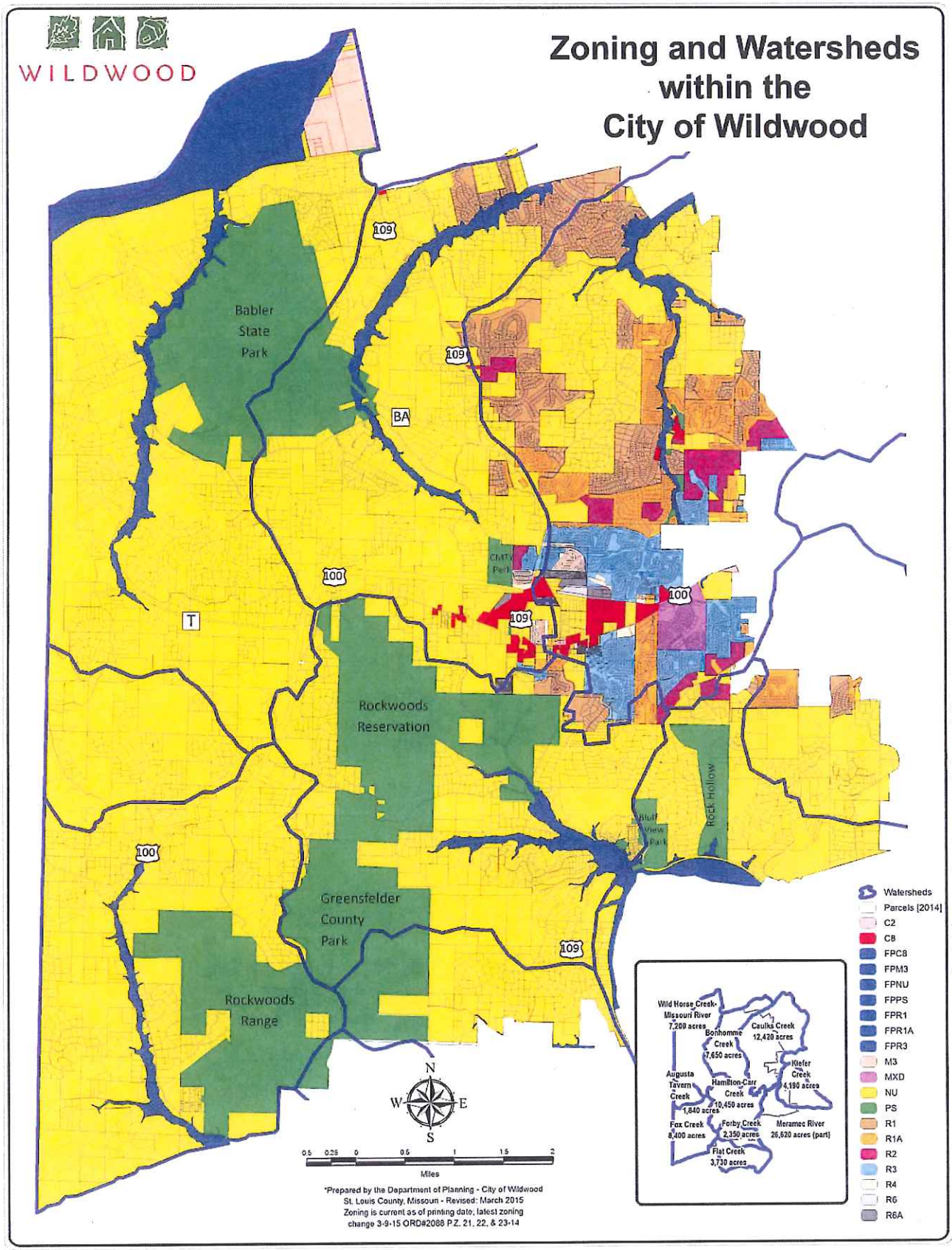
List of Service Providers/Agencies

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


WILDWOOD
Zoning and Watersheds within the City of Wildwood
Babler State Park
Rockwoods Reservation
Greensfelder County Park
Rockwoods Range
Rock Hollow
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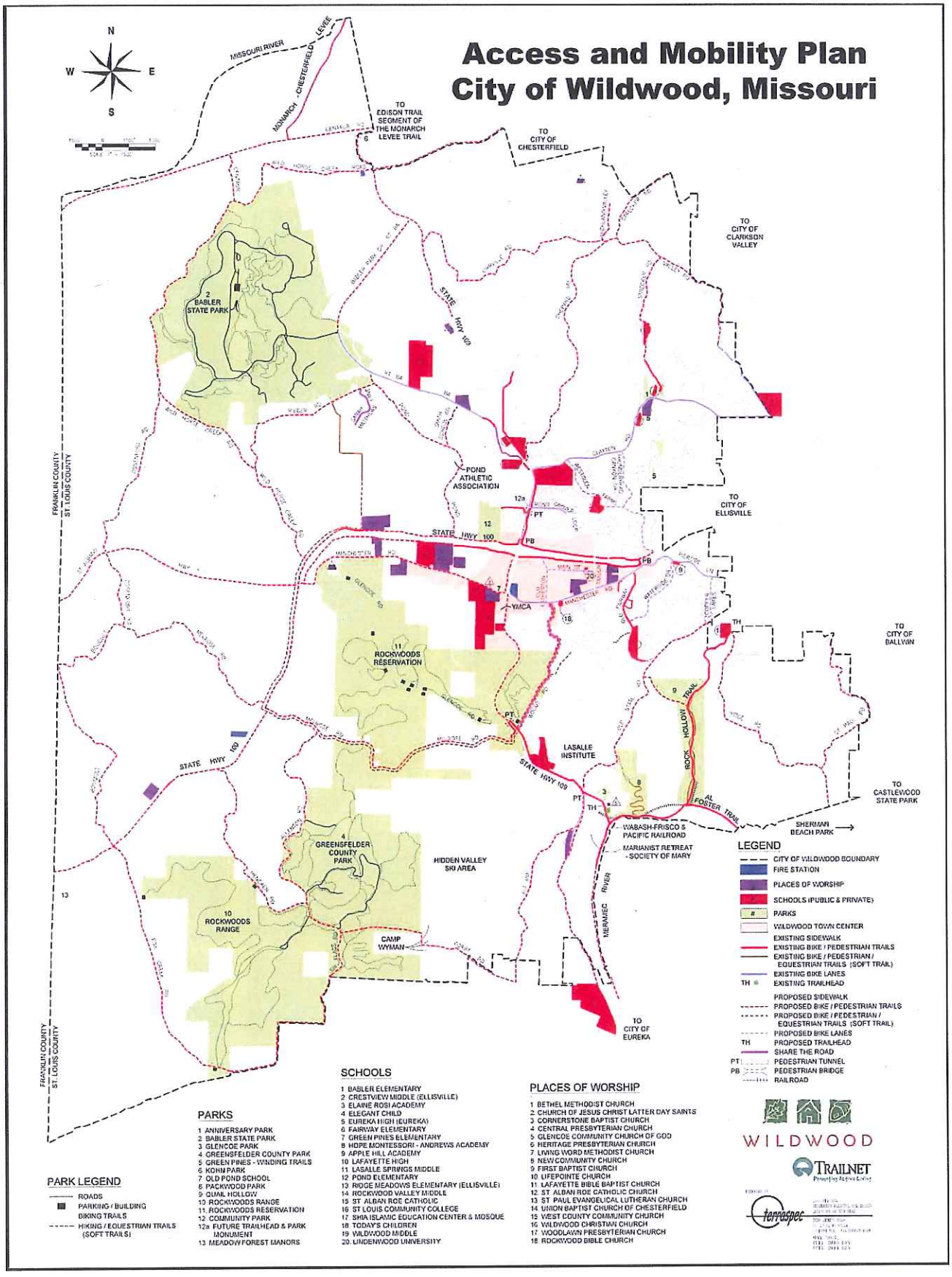
0.5 0.25 0 0.5 1 1.5 2
Miles
*Prepared by the Department of Planning - City of Wildwood
St. Louis County, Missouri - Revised: March 2015
Zoning is current as of printing date; latest zoning
change 3-9-15 ORD#2088 P.Z. 21, 22, & 23-14
Wild Horse Creek-Missouri River 7,200 acres
Bonhomme Creek 17,650 acres
Caulks Creek 12,420 acres
Kiefer Creek 4,190 acres
Augusta Tavern Creek 1,840 acres
Hamilton-Carr Creek 10,450 acres
Fox Creek 8,400 acres
Forby Creek 2,350 acres
Meramec River 26,620 acres (part)
Flat Creek 3,730 acres
Watersheds
Parcels [2014]
C2
C8
FPC8
FPM3
FPNU
FPPS
FPR1
FPR1A
FPR3
M3
MXD
NU
PS
R1
R1A
R2
R3
R4
R6
R6A


Access and Mobility Plan
City of Wildwood, Missouri
N
W
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MISSOURI RIVER
MONARCH - CHESTERFIELD LEVEE
TO EDISON TRAIL SEGMENT OF THE MONARCH LEVEE TRAIL
TO CITY OF CHESTERFIELD
TO CITY OF CLARKSON VALLEY
TO CITY OF ELLISVILLE
TO CITY OF BALLWIN
TO CASTLEWOOD STATE PARK
TO CITY OF EUREKA
FRANKLIN COUNTY
ST. LOUIS COUNTY
2 BABLER STATE PARK
POND ATHLETIC ASSOCIATION
STATE HWY 109
STATE HWY 100
YMCA
11 ROCKWOODS RESERVATION
LASALLE INSTITUTE
ROCK HOLLOW TRAIL
AL FOSTER TRAIL
SHERMAN BEACH PARK
WABASH-FRISCO & PACIFIC RAILROAD
MARIANIST RETREAT - SOCIETY OF MARY
4 GREENSFELDER COUNTY PARK
HIDDEN VALLEY SKI AREA
10 ROCKWOODS RANGE
CAMP WYMAN
MERAMEC RIVER
PARK LEGEND
ROADS
PARKING / BUILDING
BIKING TRAILS
HIKING / EQUESTRIAN TRAILS (SOFT TRAILS)
PARKS
1 ANNIVERSARY PARK
2 BABLER STATE PARK
3 GLENCOE PARK
4 GREENSFELDER COUNTY PARK
5 GREEN PINES - WINDING TRAILS
6 KOHN PARK
7 OLD POND SCHOOL
8 PACKWOOD PARK
9 QUAIL HOLLOW
10 ROCKWOODS RANGE
11 ROCKWOODS RESERVATION
12 COMMUNITY PARK
12a FUTURE TRAILHEAD & PARK MONUMENT
13 MEADOW FOREST MANORS
SCHOOLS
1 BABLER ELEMENTARY
2 CRESTVIEW MIDDLE (ELLISVILLE)
3 ELAINE ROSI ACADEMY
4 ELEGANT CHILD
5 EUREKA HIGH (EUREKA)
6 FAIRWAY ELEMENTARY
7 GREEN PINES ELEMENTARY
8 HOPE MONTESSORI - ANDREWS ACADEMY
9 APPLE HILL ACADEMY
10 LAFAYETTE HIGH
11 LASALLE SPRINGS MIDDLE
12 POND ELEMENTARY
13 RIDGE MEADOWS ELEMENTARY (ELLISVILLE)
14 ROCKWOOD VALLEY MIDDLE
15 ST ALBAN ROE CATHOLIC
16 ST LOUIS COMMUNITY COLLEGE
17 SHIA ISLAMIC EDUCATION CENTER & MOSQUE
18 TODAY'S CHILDREN
19 WILDWOOD MIDDLE
20. LINDENWOOD UNIVERSITY
PLACES OF WORSHIP
1 BETHEL METHODIST CHURCH
2 CHURCH OF JESUS CHRIST LATTER DAY SAINTS
3 CORNERSTONE BAPTIST CHURCH
4 CENTRAL PRESBYTERIAN CHURCH
5 GLENCOE COMMUNITY CHURCH OF GOD
6 HERITAGE PRESBYTERIAN CHURCH
7 LIVING WORD METHODIST CHURCH
8 NEW COMMUNITY CHURCH
9 FIRST BAPTIST CHURCH
10 LIFEPOINTE CHURCH
11 LAFAYETTE BIBLE BAPTIST CHURCH
12 ST ALBAN ROE CATHOLIC CHURCH
13 ST PAUL EVANGELICAL LUTHERAN CHURCH
14 UNION BAPTIST CHURCH OF CHESTERFIELD
15 WEST COUNTY COMMUNITY CHURCH
16 WILDWOOD CHRISTIAN CHURCH
17 WOODLAWN PRESBYTERIAN CHURCH
18 ROCKWOOD BIBLE CHURCH
LEGEND
CITY OF WILDWOOD BOUNDARY
FIRE STATION
PLACES OF WORSHIP
SCHOOLS (PUBLIC & PRIVATE)
PARKS
WILDWOOD TOWN CENTER
EXISTING SIDEWALK
EXISTING BIKE / PEDESTRIAN TRAILS
EXISTING BIKE / PEDESTRIAN / EQUESTRIAN TRAILS (SOFT TRAIL)
EXISTING BIKE LANES
TH EXISTING TRAILHEAD
PROPOSED SIDEWALK
PROPOSED BIKE / PEDESTRIAN TRAILS
PROPOSED BIKE / PEDESTRIAN / EQUESTRIAN TRAILS (SOFT TRAIL)
PROPOSED BIKE LANES
TH PROPOSED TRAILHEAD
SHARE THE ROAD
PT PEDESTRIAN TUNNEL
PB PEDESTRIAN BRIDGE
RAILROAD
WILDWOOD
TRAILNET
terraspec