



AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION SITE PLAN SUBCOMMITTEE

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

May 16, 2016 - Monday

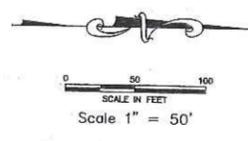
6:30 PM to 7:20 PM

Re: P.Z. 14-98 Dierbergs Wildwood Town Center – Building G's Drive-Through Facility

- I. Welcome To Attendees And Roll Call Of Commission Members
- II. Review Tonight's Agenda/Questions Or Comments
- III. P.Z. 14-98 Dierbergs Wildwood Town Center
Review and discussion of the Amended Site Development Plan (SDP) and related items;
Amended C-8 Planned Commercial District (Downtown District Designation under the
Town Center Plan); south side of State Route 100, east of Taylor Road. (Ward Eight)

Documents: [III. BUILDING G - DRIVE-THROUGH FACILITY.PDF](#)
 1. Overview Of Plan And Related Items By Department Of Planning Staff
 2. Presentation By Petitioner/Petitioner's Representation
 3. Comments And Questions By Subcommittee Members
 4. Consensus On Recommendation
- IV. Public Comment
- V. Other Matters
- VI. Closing Remarks And Adjournment

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



DIERBERGS WILDWOOD II, LLC
DB 12181 PG 159
NU ZONING
LOC # 24762012

Wildwood II, LLC
DB 18208 PG 1577
C-B ZONING
LOC # 23V310222
#19700 Main St.

Realty Income Properties, LLC
DB 18208 PG 1577
C-B ZONING, ORD. 884
LOC # 23V310222
#100 Plaza Drive

Bldg MO WY R, LLC
DB 20310 PG 1819
C-B ZONING, ORD. 884
LOC # 23V310471
#101 Plaza Drive

ROBERT J. COMPLY, INC.
DB 12181 PG 7
NU ZONING
LOC # 247630143
#18727 Manchester Rd.

DIERBERGS WILDWOOD II, LLC
DB 12181 PG 1770
NU ZONING
LOC # 23V3103005
#18727 Manchester Rd.

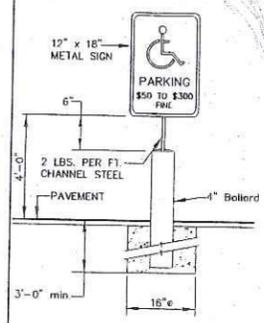
DIERBERGS WILDWOOD II, LLC
DB 12181 PG 125
C-B ZONING, ORD. 884-2
LOC # 24762012

N/T
WILWOOD CHRISTIAN CHURCH CONSOLIDATION
DB 11112 PG 766
MUNICIPAL ZONING
LOC # 23V320223

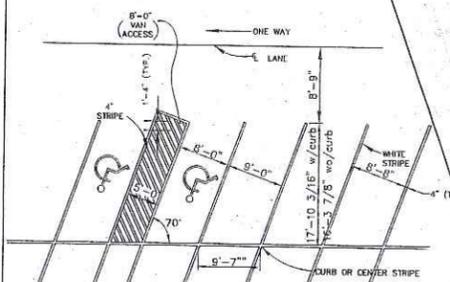
Bank of America
DB 18485 PG 2723
C-B ZONING, ORD. 884
LOC # 23V320184
#2412 Taylor Rd.

ABBREVIATIONS

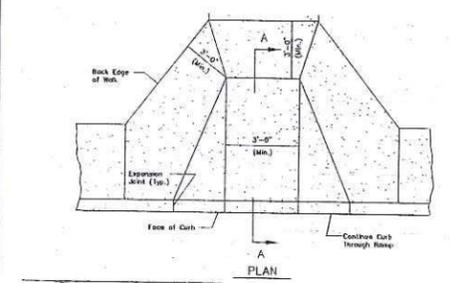
- AI - Area Inlet
- ANGP - ANGLE POINT
- Asph - Asphalt
- B/B - Back to Back
- Bk - Back
- Box - Box Culvert
- C-Pvmt - Concrete Pavement
- CB - Catch Basin
- CE - Catch Basin
- CI - Curb Inlet
- CL - Curb Inlet
- CMP - Corrugated Metal Pipe
- CP - Concrete Pipe
- CTV - Cable Television
- CHB - Chord Bearing
- Conc - Concrete
- Cor - Concrete
- DB - Deed Book
- DCB - Double Catch Basin
- DFL(N) - Drop Fl. from North
- DF - Ductile Iron Pipe
- Ditch - Ravine/Ditch
- E - Electric
- EM - Electrical Meter
- F/F - Face to Face
- FB - See Field Book
- FES - Flared End Section
- FF - Finish Floor
- FH - Fire Hydrant
- FL - Flowline
- FL 15" - Flowline 15 in
- FL 24" - Flowline 24 in
- FS - FS Station
- Fd CM - Found Concrete Monument
- Fen - Cyclone Fence
- G Mkr - Gasline Marker
- GAS - Gas Line
- GI - Grate Inlet
- GW - Guy Wire
- Gas LI - Gas Light
- Gr MH - Grate Manhole
- Grav Rd - Gravel Road
- Hdw - Handwalk
- I - Island
- Length of Curve - Length of Curve
- MH - Manhole
- M - Manhole
- MHTD R/W Mkr - MHTD R/W Marker
- N/T - Now or Formerly
- Neat - Set 60d Nail
- OHE - Overhead Electric
- OHE&T - Overhead Electric & Telephone
- PI - Plat Book
- PL - Property Line
- PVC - Polyvinyl Chloride Pipe
- R - Radius
- R/W - Right of Way
- RCP - Reinforced Concrete Pipe
- RP - Rad Pt
- SS - Side Station
- Shkr - Shoulder
- Stop - Stop Sign
- T JB - Telephone Junction Box
- T MH - Telephone Manhole
- T - Top of Bank
- TBR - To Be Removed
- TBR&R - To Be Removed & Replaced
- TBRel - To Be Relocated
- TC - Top Curb
- TS - Toe of Slope
- T-Line - Tree
- Trans Pad - Transformer Pad
- Tree - Tree-Deciduous
- Typ - Typical
- UE MH - Union Electric MH
- UG E - UC Electrical Line
- UG T - UC Telephone Line
- UG - Underground Electric
- UGFO - Underground Fiber Optic
- UGT - Underground Telephone
- UP - Use in Place / Use in Place
- UP - Utility Pole
- UP/Trans - Utility Pole/Transformer
- VCP - Vitrified Clay Pipe
- W - Water Service
- WL - Water Line
- WV - Water Valve
- Walk - Sidewalk
- Wall - Concrete Wall



HANDICAP SIGN



STRIPING - 70' PARKING



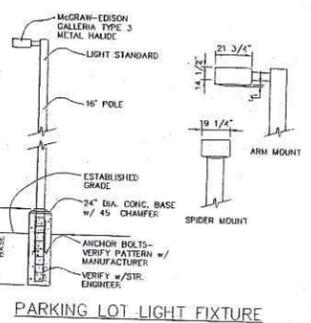
HANDICAP RAMP

(Contained Within Sidewalk)

- NOTES:
- Site address is #2400 to #2500 Taylor Road, Wildwood, MO. 63040
 - Locator number is 23V320173
 - Subdivision name is Dierbergs Wildwood. Lot 1 area = 18.26 acres.
 - Utility Companies:
 - Sewer - Metropolitan St. Louis Sewer District
 - Water - Missouri American Water Company
 - Gas - Laclede Gas Company
 - Electric - Ameren UE
 - Telephone - Southwestern Bell Telephone
 - School District is Rockwood RIV
 - Fire District is Metro West
 - Existing Zoning - Amended C-B Planned Commercial District
 - There will be no steps at designated accessible entrance doors.
 - The City of Wildwood requirements for the disabled will be provided in accordance with ADA and County and City of Wildwood requirements.
 - Adequate parking will be provided in accordance with ADA, St. Louis and County and City of Wildwood requirements.
 - Access to proposed buildings will be provided in accordance with ADA, St. Louis and County and City of Wildwood requirements.
 - Site light poles will be 15' high.
 - Sidewalks along the accessible route shall not have a slope exceeding 1:20. Slopes greater than 1:20 will contain a ramp.
 - provided outside of the entrance doors for wheelchair maneuverability.
 - A level area of 60' x 60' front approach or 48' x 60' side approach will be provided.

BUILDING	USE	AREA	PARKING RATIO	REQUIRED PARKING
A	RETAIL/RESTAURANT/OFFICE	21,274 Sq. Ft.	4.0 / 1000	85
B	SUPERMARKET	71,740 Sq. Ft.	4.0 / 1000	287
C	RETAIL/OFFICE	6,645 Sq. Ft.	4.0 / 1000	27
	RESTAURANT (4,202 sq)	100 SEATS	1/2 SEATS	50
D	RESTAURANT	10 EMPLOYEES 6,893 Sq. Ft.	1/2 EMPLOYEES	7
		160 SEATS	1/2 SEATS	80
E	RETAIL/RESTAURANT/OFFICE	12 EMPLOYEES 7,347 Sq. Ft.	1/2 EMPLOYEES	8
F	RETAIL/RESTAURANT/OFFICE	10 EMPLOYEES 6,347 Sq. Ft.	1/2 EMPLOYEES	26
G	RESTAURANT	13,018 Sq. Ft.	4.0 / 1000	26
		100 SEATS	1/2 SEATS	150
H	OUTLOT	24 EMPLOYEES 1,300 Sq. Ft.	1/2 EMPLOYEES	16
		3/1000 SELF-PARKED		648

10'x40' LOADING SPACE	7	TOTAL REQUIRED PARKING	762 less 152 ^{min}	648
10'x25' LOADING SPACE	5	PARKING PROVIDED		650
TOTAL LOADING	12	REGULAR HANDICAP		630
				20



PARKING LOT LIGHT FIXTURE

TYPE	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	FIXTURE SCHEDULE	LAMP DATA	VO/AGE	TOTAL WATTAGE	NOTES
A	16' POLE MOUNTED TWO HEAD LUMINAIRE	McGRAW-EDISON (2) GMA40129AR/FG(SMH) (2) MA1004 ARM POLE (1) SSS-5M135FM2	16' POLE SEE DETAIL (THIS SHEET) FOR BASE DETAIL	2 400 MH	277V, 1φ	930	DARK BRONZE
B	16' POLE MOUNTED SINGLE HEAD LUMINAIRE	McGRAW-EDISON (2) GMA40129AR/FG(SMH) (2) MA1004 ARM POLE (1) SSS-5M135FM2	16' POLE SEE DETAIL (THIS SHEET) FOR BASE DETAIL	1 400 MH	277V, 1φ	1100	DARK BRONZE
C	BUILDING FACADE FLOODLIGHT	McGRAW-EDISON (1) AMF4012923/L/L/AM (1) TENON TO MATCH FIXTURE	16' POLE SEE DETAIL (THIS SHEET) FOR BASE DETAIL	1 400 MH	277V, 1φ	465	DARK BRONZE MOUNT FIXTURE 1'-0" ABOVE TOP OF POLE
D	WALL MOUNTED SINGLE HEAD LUMINAIRE	McGRAW-EDISON (1) GMA-401-2-5-3V (1) MA1039 WALL BRACKET	WALL MOUNT 12" BELOW ROOF LINE	1 400 MH	277V, 1φ	465	DARK BRONZE
E	POLE MOUNTED FOUR HEAD LUMINAIRE	SUN VALLEY (4) LG18/YC/WP/4/90/CWA (4) XBA-4-90 ARM (1) 3000 BASE (1) 1075C SHAF1	13' POLE	4 175 MH	277V, 1φ	840	DARK BRONZE LUMINAIRE MAX. HEIGHT 16'-0"
F	POLE MOUNTED SINGLE HEAD LUMINAIRE	SUN VALLEY (2) LAE1/YE/WP/1/1 (4) XBA-2-180 ARM (1) 3000 BASE (1) 1075C SHAF1	14' POLE	2 250 MH	277V, 1φ	590	DARK BRONZE FIXTURE TO MATCH CITY STREET LIGHT
G	CYLINDER DOWNLIGHT MOUNTED IN TRELLIS	LITHONIA (1) QFL10-2-28DIT-7-RW-173-277-CEB10-WL	SURFACE	2 261T FL	277V, 1φ	32	
H	UNDER CANOPY LUMINAIRE	PRESCOLITE (1) 1238M10-250MHFE-B850L	CEILING RECESSED	1 250 MH	277V, 1φ	295	
J	WALL MOUNTED SINGLE HEAD LUMINAIRE	McGRAW-EDISON VWS-100-MH-277-3S-VS/EM-BZ	WALL MOUNT 12" BELOW ROOF LINE	1 100 MH	277V, 1φ	125	
K	POLE MOUNTED SINGLE HEAD LUMINAIRE	SUN VALLEY (4) LAE1/YE/WP/1/1 (1) 3000 BASE (1) 1075C SHAF1	14' POLE	1 250 MH	277V, 1φ	295	DARK BRONZE FIXTURE TO MATCH CITY STREET LIGHT
L	WALL MOUNTED	HYDREL TENERIFE-68/F-MH50-277-A0-BZ-REB1	10'-0"	1 50 MH	277V, 1φ	75	DARK BRONZE
M	POLE MOUNTED	KICHLER RIPLEY COLLECTION 4908302	6'-0"	1 60 IN	120V, 1φ	60	DARK BRONZE

CITY OF WILWOOD
MAY 12 2016
DEPT. OF PLANNING & ZONING

AMENDED SITE DEVELOPMENT PLAN
DIERBERGS WILDWOOD

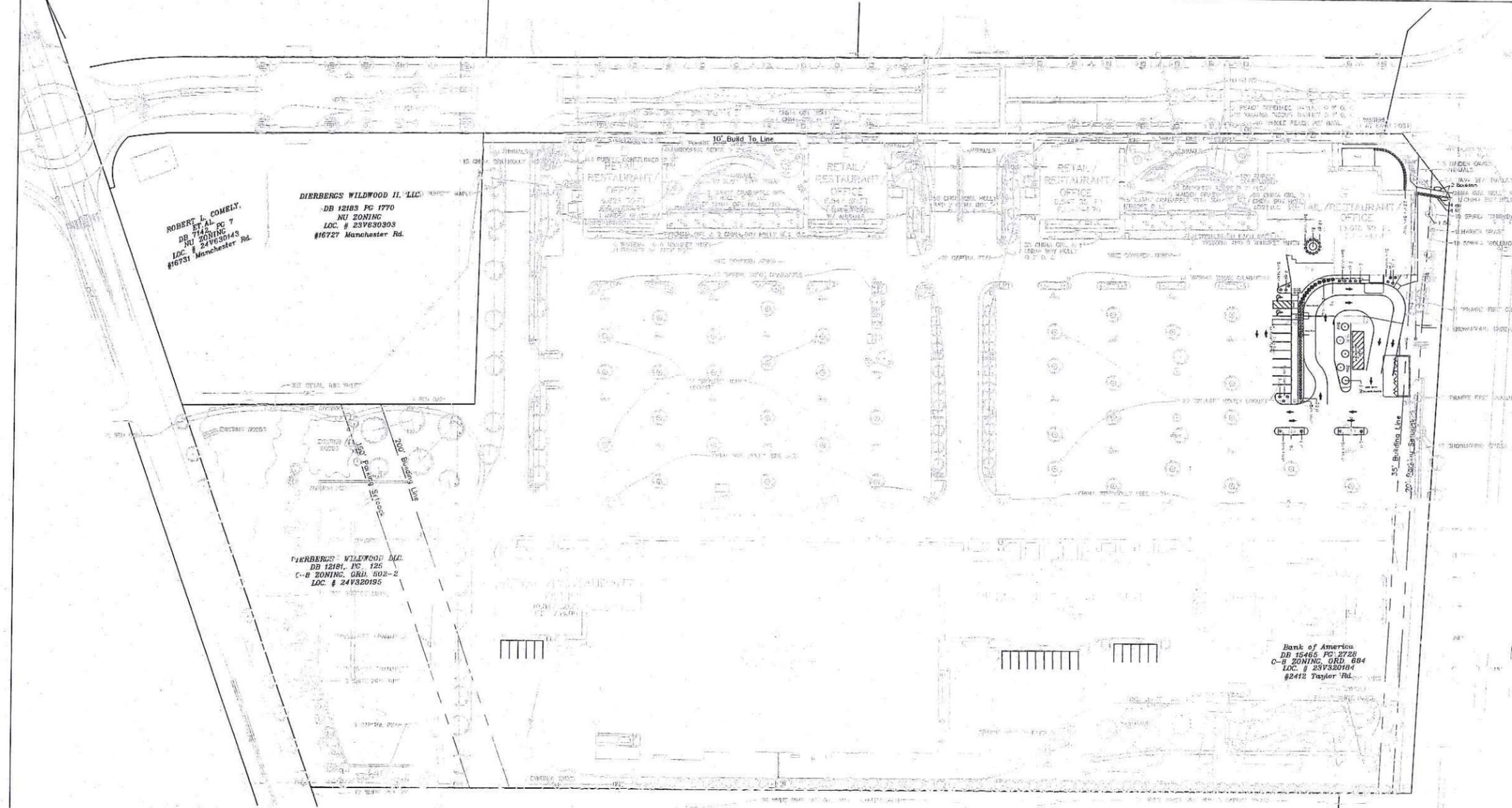
TAYLOR ROAD
Proposed for

DIERBERGS MARKET
16690 SWINGLEY RIDGE ROAD
CHESTERFIELD, MISSOURI 63005
(636) 532-8884

Designed by MCH
Drawn by MCH
Checked by MCH
Date: April 15, 2016

Project Number: 05024
Sheet Number: 1 of 2

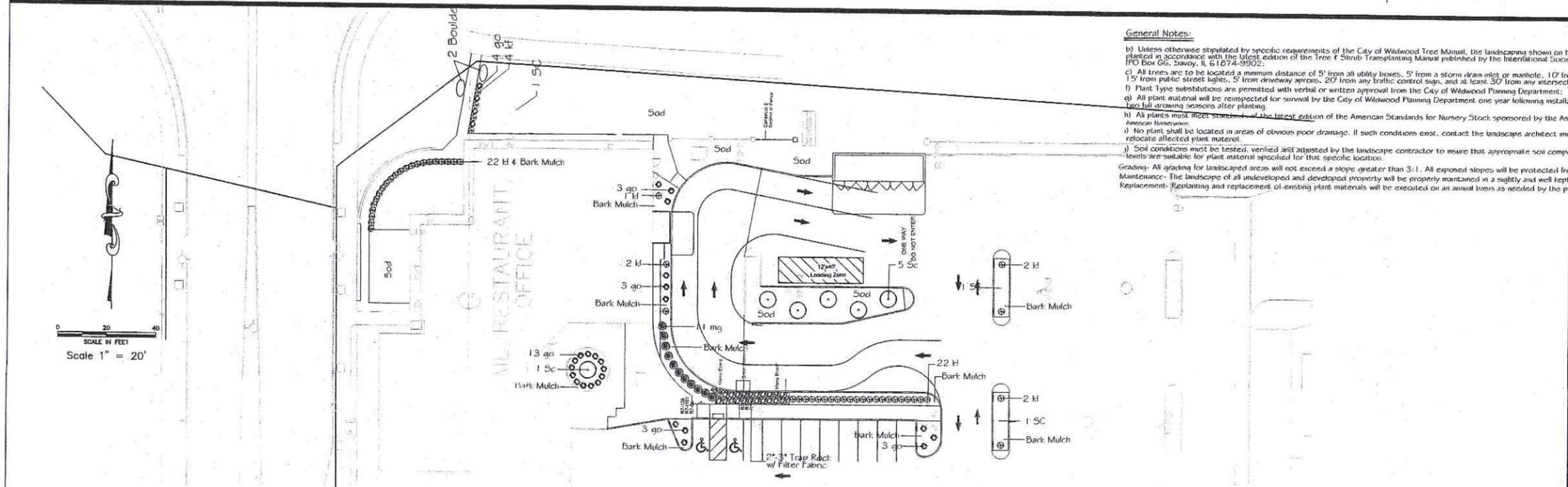
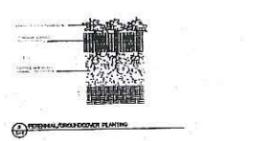
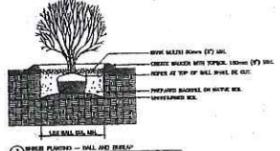
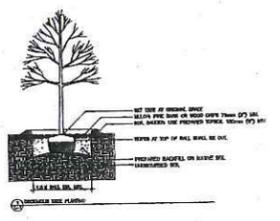
HENSON CONSULTING, LLC
CIVIL ENGINEERING-LAND PLANNING-PROJECT MANAGEMENT
2317 OSSENFORT ROAD
GLENCOE, MO 63040
Office: 636-456-4402
Fax: 636-456-4401
Cell: 636-398-8444
EMAIL: mh@hensonconsulting.com



0 50 100
SCALE IN FEET
Scale 1" = 50'

PLANT LIST OF EXISTING MATERIAL

QTY	SYM	COMMON NAME	SIZE
1	SC	Small Tree	12"
2	SC	Small Tree	12"
3	SC	Small Tree	12"
4	SC	Small Tree	12"
5	SC	Small Tree	12"
6	SC	Small Tree	12"
7	SC	Small Tree	12"
8	SC	Small Tree	12"
9	SC	Small Tree	12"
10	SC	Small Tree	12"
11	SC	Small Tree	12"
12	SC	Small Tree	12"
13	SC	Small Tree	12"
14	SC	Small Tree	12"
15	SC	Small Tree	12"
16	SC	Small Tree	12"
17	SC	Small Tree	12"
18	SC	Small Tree	12"
19	SC	Small Tree	12"
20	SC	Small Tree	12"
21	SC	Small Tree	12"
22	SC	Small Tree	12"
23	SC	Small Tree	12"
24	SC	Small Tree	12"
25	SC	Small Tree	12"
26	SC	Small Tree	12"
27	SC	Small Tree	12"
28	SC	Small Tree	12"
29	SC	Small Tree	12"
30	SC	Small Tree	12"
31	SC	Small Tree	12"
32	SC	Small Tree	12"
33	SC	Small Tree	12"
34	SC	Small Tree	12"
35	SC	Small Tree	12"
36	SC	Small Tree	12"
37	SC	Small Tree	12"
38	SC	Small Tree	12"
39	SC	Small Tree	12"
40	SC	Small Tree	12"
41	SC	Small Tree	12"
42	SC	Small Tree	12"
43	SC	Small Tree	12"
44	SC	Small Tree	12"
45	SC	Small Tree	12"
46	SC	Small Tree	12"
47	SC	Small Tree	12"
48	SC	Small Tree	12"
49	SC	Small Tree	12"
50	SC	Small Tree	12"



General Notes:

- Unless otherwise stipulated by specific requirements of the City of Wildwood Tree Manual, the landscaping shown on this plan must be planted in accordance with the latest edition of the Tree & Shrub Transplanting Manual published by the International Society of Arboriculture (PO Box 66, Savoy, IL 61874-9902).
- All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from public street lights, 5' from driveway aprons, 20' from any traffic control sign, and at least 30' from any intersection.
- Plant type substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.
- All plant material will be inspected for survival by the City of Wildwood Planning Department one year following installation and again two full growing seasons after planting.
- All plants must meet standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.
- No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the landscape architect immediately to relocate affected plant material.
- Soil conditions must be tested, verified and adjusted by the landscape contractor to ensure that appropriate soil composition and pH levels are suitable for plant material specified for that specific location.

Grading: All grading for landscaped areas will not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion as needed. Maintenance: The landscape of all undeveloped and developed property will be properly maintained in a slightly and well kept manner. Replacement: Replanting and replacement of existing plant materials will be executed on an annual basis as needed by the property owner.

PLANT MATERIAL LIST OF NEW MATERIALS

QTY	SYM	COMMON NAME	SIZE
9	5c	Dwarf Stargazonia Grass	2" Gal.
29	go	Gray Owl Juniper	5 Gal.
55	H	Karl Foerster Feather Reed Grass	5 Gal.
11	mg	Maiden Grass	5 Gal.
2		2\"/>	

1 5-11-10 MCH Replace 6 GO with 3 SC

REVISIONS

SITE DEVELOPMENT LANDSCAPE PLAN
DIERBERGS WILDWOOD
TAYLOR ROAD WILWOOD, MISSOURI

Prepared for:
DIERBERGS MARKETS
16690 SWINGLEY RIDGE ROAD
CHESTERFIELD, MISSOURI
636-532-8884

Designed: J.P.
Drawn: J.P.
Checked: J.P.
Date: April 15, 2016
Project Number: 14052-3
Sheet Number: 2 of 2

A. Waldart & Sons Nursery
1420 Teson Road
Hazelwood, Missouri 63042
314-892-4589

08/28/16 11:00

ENLARGEMENT OF AREA RECEIVING UPDATED LANDSCAPE PLANTING



WILDWOOD

March 14, 2016

Dierbergs Markets, Inc.
ATTN: Drew Bextermueller, Director of Real Estate
16690 Swingley Ridge Road, 4th Floor
Chesterfield, Missouri 63017

Re: Preliminary Site Development Section Plan for the Addition of a Drive-Through Facility on Outlot G –
Dierbergs Wildwood Town Center

Dear Mr. Bextermueller,

The Department of Planning has completed its initial review of the Preliminary Site Development Plan that has been submitted for the addition of a drive-through on Outlot G of the Dierbergs Wildwood Town Center development, which is located at the southeast corner of Taylor Road and State Route 100. This review compared the compliance of this plan and related application materials to the Zoning Ordinance and Town Center Plan requirements for commercial developments of this type, as well as the site-specific ordinance governing this development. In this comparison, a number of items were found that need to be addressed, before the Department can schedule the Amended Site Development Section Plan before the Planning and Zoning Commission for its review and action on this request. These items can be summarized as follows:

1. Please indicate on the plans the amount of outdoor seating, in addition to any fencing and landscaping, in association with the new patio area located to the west of the building along Taylor Road.
2. Please identify the escape lane in the drive-through as such.
3. Please show the curbed section in the middle of the drive-through lanes as a planter area.
4. Please increase the size of the pads in front of the trash dumpsters to match the length of the trucks that will service them.
5. Please provide information on the pedestrian circulation patterns to and from the trail area, Taylor Road, the parking area, and the new patio area.
6. Please relocate the sidewalk connection to the trail from its current proposed area on the north side of the building. At its current location, pedestrians coming to the restaurant from the trail system will be funneled into the drive-through lane.
7. Please relocate the required pedestrian access to the trail further to the south, where the new islands are proposed. This change will require revisions to the curb at the entrance of the drive-through lane, as well as the islands in the parking lot to be ADA accessible.
8. Please provide updated parking calculations for this development, taking into account the new use, as well as the additional patio seating.
9. Please identify if the area on the northeast corner of the building is an employee-only entrance. The Department, again, has concerns with the proposed handicapped access and pedestrian connection directly accessing into the drive-through lane.
10. Please provide a minimum of two (2) bicycle racks in the vicinity of the use for parking purposes.
11. Please provide a Landscaping Plan.
12. Please provide a Lighting Plan, in compliance with the City's Outdoor Lighting Requirements.

13. Please provide comments from Metropolitan St. Louis Sewer District.
14. Please provide comments from Missouri Department of Transportation.
15. Please provide final comments from Metro West Fire Protection District.

Once the revisions are completed, please resubmit three (3) sets of the Amended Site Development Section Plan, and other requested items, to the Department of Planning for further review.

If you should have any questions or comments regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your cooperation in this matter.

Sincerely,

CITY OF WILDWOOD



Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Council Members Garritano and Goodson, Ward Eight
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner



April 19, 2016

Mr. Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, Mo 63040

Re: Landscape Plan Review #1
Dierbergs Outlot G - Panera Bread
terraspec Job Number 02038-105

Dear Mr. Vujnich:

Per your request we have performed a review of the proposed landscape plan for the above referenced project and submit for consideration the following comments and recommendations.

We have reviewed the landscape plan prepared by Waldbart and Sons Nursery, dated 3/28/16 and find that the landscape development proposed for this project does not meet the minimum requirements set forth in the City's Ordinances and Tree Manual/Sustainable Plantings Guide.

To meet the minimum drawing requirements, the plan should include the following information:

- Planting Details
- General Notes b,c,f,g,h,i, and j from the Landscape Plans section of the Tree Manual
- The following notes from the Landscape Applications section of the Tree Manual
 - Grading - All grading for landscaped areas will not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion as needed.
 - Maintenance - The landscape of all undeveloped and developed property will be properly maintained in a sightly and well-kept manner.
 - Replacement - Replanting and replacement of existing plant materials will be executed on an annual basis as needed by the property owner.

Since this project is the redevelopment of a small portion of a larger, existing commercial center, much of the required landscape is in place. It appears that a section of existing parking and some associated landscape islands are being removed and replaced with new drive thru lanes and landscape areas.

While the proposed plants are hardy in the St. Louis area, the landscape design leaves a lot to be desired. Two thirds of the new material consists of two types of ornamental grasses, which only look great for 50% of the time. Used in conjunction with other plant types, ornamental grasses add interest and diversity to the landscape. It is our recommendation that a more varied plant pallet be employed. Tall evergreen shrubs might be considered in lieu of the maiden grass to help screen the drive thru area from the main entrance, and the long strings of feather reed grass might be reconfigured to include other plants that exhibit different colors, sizes and textures. In addition, it is our recommendation that the 9 to 10 existing shade trees that are to be removed to accommodate the new improvements be replaced with similar species in the newly created islands and planting areas to match the existing pattern within the larger parking area.

If there are any questions or additional information is required, please don't hesitate to contact this office.

Sincerely,
terraspec



Kenneth J. Keitel, PLA, ASLA
Landscape Architect

Kathy Arnett

From: Bextermueller, Drew (x41360) <BextermuellerD@dierbergs.com>
Sent: Tuesday, May 03, 2016 2:20 PM
To: Kathy Arnett
Cc: Joe Vujnich
Subject: RE: Landscape Review - Panera

Kathy,

Thanks for the note. We are making the required modifications to meet the drawing requirements as indicated on the comment letter.

The section in question are the comments recommending different planting materials. In our experience the Karl Foerster and Maiden Grass look good for more than 50% of the time as we do not cut them until late February or early March. We prefer the manner in which they provide screening, as they are not as full as a tall evergreen shrub and allow some line of sight opportunity for pedestrians and vehicles in the drive lane (we believe this gives a better sense of security to the public than completely screening them with a material such as a tall evergreen). Furthermore, we have great experience with the longevity and hardiness of this type of material in a commercial setting. The other primary planting (Grey Owl Juniper) will add good color to the new area and is also a hardy material. All of the plantings we are adding are very close to drive lanes and sidewalks and will have a high concentration of salt content in the soil. Unfortunately, this high salt content cannot be avoided in these areas and hardy planting materials need to be installed accordingly to prevent constant turnover of materials. With respect to the trees, we are removing approximately 9 trees and will be adding 6 trees (primarily in the island by the new loading zone). We specifically omitted adding trees to the new landscape islands immediately east of the drive-thru lane to keep a good line of sight distance for vehicular traffic exiting the drive-thru.

We respectfully request to keep the proposed plantings as indicated on our landscape plan based on the above information. Although we are only modifying a small portion of the overall development, we believe the proposed plantings will complement the existing center landscaping. Please review with Terraspec and let me know if you have additional questions or would like to discuss in greater detail.

Thank you,

Drew

Drew Bextermueller
Director of Real Estate
Dierbergs Markets, Inc.
16690 Swingley Ridge Road, 4th Floor
Chesterfield, MO 63017
(636) 812-1360 direct
(314) 267-9018 cell
(636) 812-1607 fax
bextermuellerd@dierbergs.com

R A N D Y
B U R K E T T
L I G H T I N G
D E S I G N

To: Kathy Arnett
From: Ron Kurtz 
Subject: City of Wildwood Lighting Ordinance Review – Dierbergs Outlot ‘G’
Date: May 4, 2016
Copies: Joe Vujnich
File/

We have reviewed the plans submitted for Dierbergs Outlot ‘G’ (Panera) and offer herein a critique based upon the following:

1. Review of the ambient light at the proposed drive-up lanes and transaction window against established industry guidelines and, if applicable, the City’s Lighting Ordinance.
2. General recommendations/approaches for the lighting of the patio.
3. General comments on the Dierbergs lot (unsolicited).

Drive-up Area

The photometric plan provided by the Dierbergs representative is incomplete from several perspectives; therefore, it is difficult to determine if the lighting is satisfactory.

Specifically,

1. The illuminance plan shows, at least, partial horizontal illumination values in the proposed location of the drive-up location. However, it does not include lighting impact from any proposed building mounted lighting or other lighting specific to the drive-thru. What is reviewable has some issues. Average illuminance is greater than recommended and uniformity ratios are sub-standard. (See “Dierbergs Lot Comments”)

Additionally, vertical illuminance is of more importance at transaction locations (voices and/or monetary). There is insufficient information to judge this component.

RANDY
BURKETT
LIGHTING
DESIGN

May 4, 2016

City of Wildwood Lighting Ordinance Review – Dierbergs Outlot 'G'

Page 2

Patio Lighting Recommendations

Without fully understanding the patio architecture it is difficult to offer specific suggestion.

Generally, we recommend lighting that has a warm, almost amber, character, some sparkle (but not glare), and non-uniform accent lighting of perimeter features (walls, trees, landscape, sculpture, etc.).

Currently popular is the use of string lights with decorative "bulbs". This offers a warm character with sparkle and creates a soft festive atmosphere where everyone look approachable.

Dierbergs Lot

The illuminance plot shared, showing updated values based upon a change to LED fixtures, indicates sub-standard lighting (light levels are too high and poor uniformity). If this is proposed it should not be accepted and should be reworked. Additionally, the illuminance plot does not indicate vertical illuminance at the property line.

Upon your review please let us know of any comments you may have.

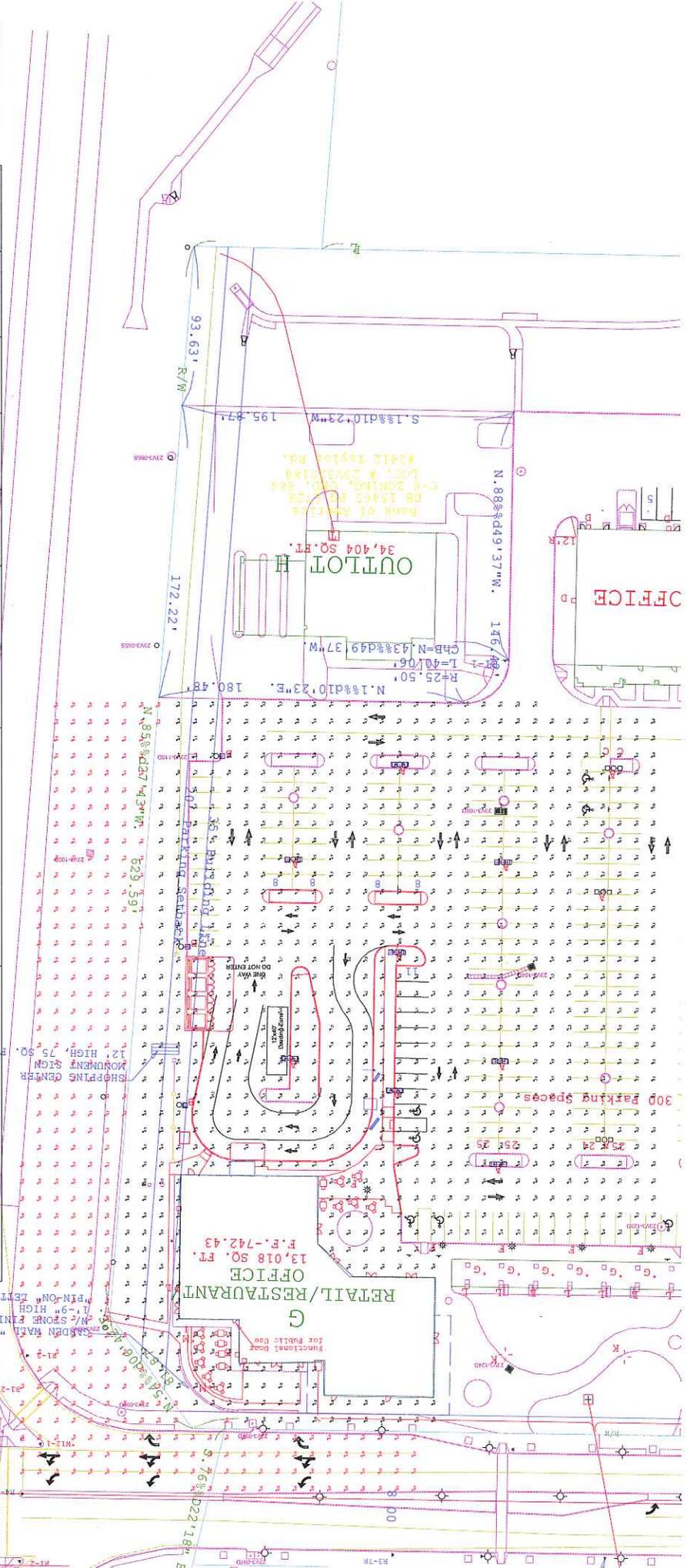
RK:vh

POLE MOUNTED ELECTRIC BASES MOUNTED HORIZONTAL
 CALCULATIONS FOR PROPERTY LINE AND BEYOND (IN RED) ARE AT 5 FT ABOVE GRADE

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
A	8	BACK-BACK		N.A.	0.912	GLEON-AP-04-LED-E1-5WQ
B	3	SINGLE		N.A.	0.912	GLEON-AP-04-LED-E1-T3
EXT2	1	SINGLE		3200	0.800	WP2CF42

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING Side 2	Illuminance	FC	3.00	37.5	0.0	N.A.	N.A.
BUILDING Side 10	Illuminance	FC	0.19	1.5	0.0	N.A.	N.A.
BUILDING Side 11	Illuminance	FC	0.08	0.3	0.0	N.A.	N.A.
BUILDING Side 12	Illuminance	FC	1.18	0.9	0.0	N.A.	N.A.
BUILDING Side 9	Illuminance	FC	1.60	5.7	0.0	N.A.	N.A.
PROPERTY & BEYOND @ 5 FT AB GRAD	Illuminance	FC	0.03	0.4	0.0	N.A.	N.A.
SITE	Illuminance	FC	3.55	11.6	0.0	N.A.	N.A.



2" SSL WALL-MOUNT ACCENT

The 2" SSL Wall-mount Accent luminaire employs solid state technology to provide small scale LED solutions for canopy and sign lighting. All components are encapsulated inside a single small and attractive enclosure designed for superior thermal performance in weather resistant applications. Offered in a choice of light output levels, finishes, and color temperatures with a range of mounting and light control accessories, 2" SSL Accent will perform as specified. It's aluminum construction and solid-state light source will provide years of efficient service.

Construction:

- Separately sealed optical chamber and integral driver chamber IP67
- Easy "two-screw" integral driver access, does not disturb optical chamber seal
- Epoxy encapsulated electrical wire pass-through anti-wicking barrier
- Flush lens prevents puddles/water deposits in upward facing applications
- Yoke mount provides 360° horizontal, 200° vertical adjustment
- Locking horizontal pivot system to yoke features all stainless steel construction for exceptional strength
- Knurled knob tool-less vertical aiming lock, with tamper-resistant tooled locking after final aiming
- Black satin polyester powder paint is standard, Type 3 marine-grade anodized finish optional
- Finned heat-sink housing provides exceptional thermal management

Optics:

Lumen maintenance: 70% @ 50,000 hours

Available in a variety of axial beams in combination with light shaping filters

HGS - Half external glare-shield field installable, 360° adjustable/lockable

Electrical:

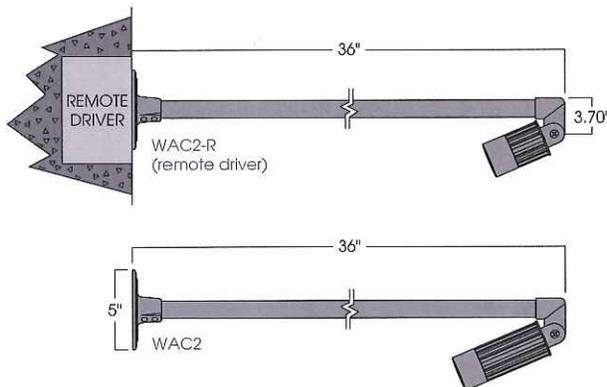
Input voltage 120v-277v auto-sensing

Dimmable at 120v only

Reverse phase ELV

Power consumption 10w

Labeling:



Ordering Information

Model #	CCT	Beam Spread	Finish	Accessories	
WMA2	27 (2700)	Symmetric Filter	BK - Black BA - Black Anodized	HGS2 Half Glare Shield	
WMA2-R	30 (3000)	15°, 20°			60x10
	35 (3500)	30°, 40° 60°			60x30 90x60

WMA2 LED



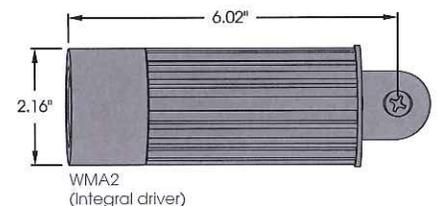
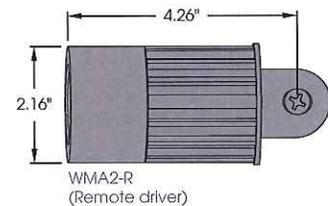
PROJECT:

TYPE:

10 year limited warranty
AMERLUX LED



Electrostatic sensitive device, observe precautions for handling



Part String

Example: WMA2 / 32 / 15 / BK

2" SSL WALL-MOUNT ACCENT

WMA2
LED

amerlux
GLOBAL LIGHTING SOLUTIONS
exterior

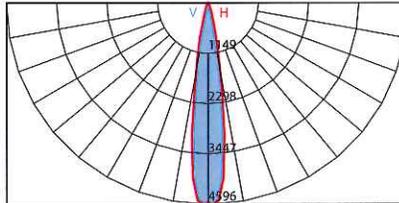
TYPE:



Data represents the use of light shaping filters
Complete photometric data (ies format) available upon request

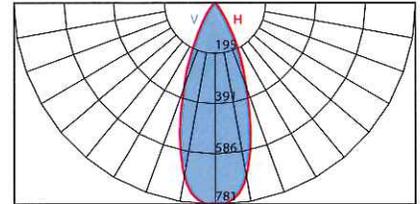
LUMINAIRE	LUMENS
WMA2-30-15	498
WMA2-30-30	378
WMA2-30-40	337
WMA2-30-60	328
WMA2-30-60X10	385
WMA2-30-60X30	345
WMA2-30-90X60	375

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-15.IES
AXIAL CANDELA DISPLAY



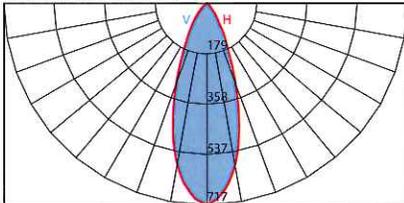
Maximum Candela=4596.332 Located At Horizontal Angle=-1, Vertical Angle=0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-30 FIXED.IES
AXIAL CANDELA DISPLAY



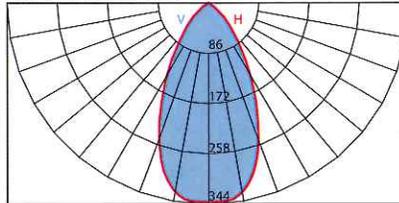
Maximum Candela=781.19 Located At Horizontal Angle=-1, Vertical Angle=-1
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-40 FIXED.IES
AXIAL CANDELA DISPLAY



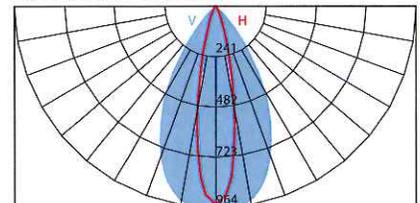
Maximum Candela=716.649 Located At Horizontal Angle=0, Vertical Angle=0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-60 FIXED.IES
AXIAL CANDELA DISPLAY



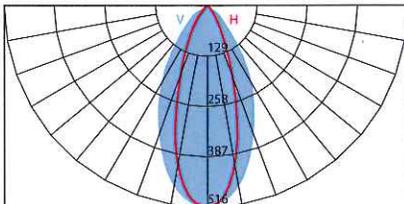
Maximum Candela=344.443 Located At Horizontal Angle=-3, Vertical Angle=-3
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-60X10 FIXED.IES
AXIAL CANDELA DISPLAY



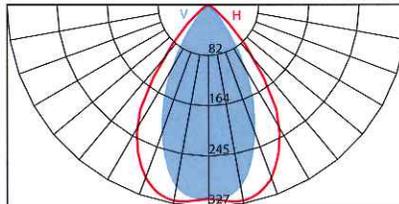
Maximum Candela=964.386 Located At Horizontal Angle=-7, Vertical Angle=0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-60X30.IES
AXIAL CANDELA DISPLAY



Maximum Candela=515.806 Located At Horizontal Angle=0, Vertical Angle=0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME : AC2-30-90X60.IES
AXIAL CANDELA DISPLAY



Maximum Candela=327.191 Located At Horizontal Angle=-11, Vertical Angle=-5
H - Horizontal Axial Candela
V - Vertical Axial Candela

Notes:



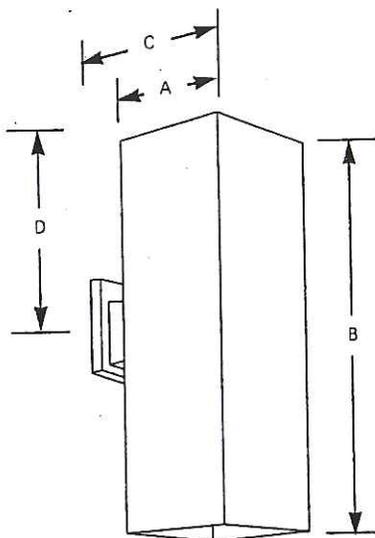
Incandescent

6" Square
Wall

Outdoor

-20 -30 -31
P5644

Catalog No.	Finish			Lamping	Dimensions (Inches)			
	Bronze	White	Black		A	B	C	D
P5644	-20	-30	-31	2-250w QPAR38, 150w BR40	6	18	8-7/8	8



Specifications:

General

- Extruded aluminum .125" wall thickness one piece square cylinder
- Top open for up down lighting. P8797-31 top cover lens recommended when unit is used outdoors

Mounting

- Wall mounted
- Covers any standard outlet box
- Cast mounting bracket supplied attachment of unit to wall with one almost invisible set screw

Electrical

- Medium base porcelain nickel plated brass screw shell socket

Labeling

- UL-CUL Wet location listed only when P8797-31 top cover is used
- UL-CUL listed for indoor use without cover

Type: EXT1
Cat.No.: P5644-31
Lamp(s): (2)75PAR30/CAP/NFL-130V

Progress Lighting
Post Office Box 5704
Spartanburg, South Carolina
29304-5704

www.progresslighting.com

Rev. 8/99

Ripley Collection
Outdoor Post Mt 1Lt
49063OZ (Olde Bronze)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Ordering Information

Product ID	49063OZ
Finish	Olde Bronze
Collection	Ripley Collection

Dimensions

Weight	1.50 LBS
--------	----------

Specifications

Material	Aluminum
----------	----------

Electrical

Voltage	120V
---------	------

Qualifications

Safety Rated	Wet
Dark Sky	Yes
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
Number of Lights/LEDs	1
Max or Nominal Watt	40W
Socket Wire	150
Socket Type	Medium
Lamp Type	R14FL

Dimensions

Height	16.00"
Width	12.00"

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	60W		

Notes:

- Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
- Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
PERMIT TO WORK ON RIGHT OF WAY
NON-LOCAL GOVERNMENT PROJECTS

Job Site Copy

ST. LOUIS DISTRICT
1590 WOODLAKE DRIVE
CHESTERFIELD, MO 630175712

26- SIDEWALKS

(Type of Work)

Inspector JOHN BRADEN
Phone 314 380-0074
RMS VINCENT REEL
Speed Limit 55 mph

Issued 4-11-16
Expires 10-1-16
Released

Permit No. SL-16-034784
Route MO 100
County ST. LOUIS
City WILDWOOD
Log Points 96.6510 96.6510
GPS Begins N 38.582461 W -90.627099
GPS Ends N 38.582461 W -90.627099

Intersection/Stopping Sight Distance

Northbound/Eastbound NB EB NA ISD ft. NA SSD ft.
Southbound/Westbound SB WB NA ISD ft. NA SSD ft.

Location of work on State Highway right of way along the SOUTH side. 105.60 Feet
EAST from Taylor Rd.
(State highway, County road, City street or County Line)

By signing this form the applicant agrees to all provisions of this form, including the General Provisions attached hereto and incorporated by reference.

Mark Martin April 11, 2016
(Signature) (Date)

(Signature) (Date)

Mark MARTIN
(Print or Type Name)

(Print or Type Name)

Dierbergs Wildwood, LLC
(Applicant)

(Applicant's Contractor)

16690 Swingley Ridge Road
(Address)

(Address)

Chesterfield MO 63006
(City State Zip-code)

(City State Zip-code)

(Telephone Number) 636 532-8884

(Telephone Number)

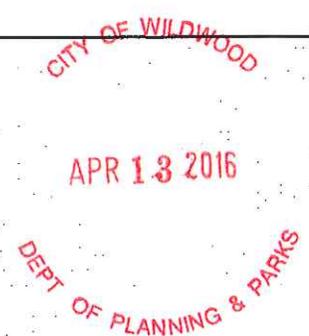
(Email Address) martinm@dierbergs.com

(Email Address)

Surety deposit required. None , bond # _____, check # _____ amount _____

Transmittal Number _____ Make check payable to: Director of Revenue Credit Road Fund

For Office use only Date: 4-11-16 By: AS





Metropolitan St. Louis Sewer District

2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6200

APPROVAL DATE: April 25, 2016
MSD Reference No.: P-0021628-05
County PAC No.:

****NO MSD PERMIT REQUIRED****

PROJECT TITLE: MANCHESTER S.E. OF TAYLOR (DIERBERGS WILDWOOD - PANERA - 2400 TAYLOR)

Site Address: 2400 Taylor Rd., 63040

Plan Status: New

On this date the above referenced plans have been approved for construction work relating to these items:

- Storm Sewers Combined Sewers Sanitary Sewers Miscellaneous MSD Inspection
- Detention Basin Pump Station and Force Main House Connection Only BMP

The following Permit will be required from MSD for this work:

- Construction House Connection Misc. MSD Inspection No MSD Permit

 NO OCCUPANCY PERMITS ARE TO BE ISSUED UNTIL MSD CONSTRUCTION APPROVAL OF THIS WORK

Prior to the issuance of the required Permit the following fees must be paid and documents executed by the Project Owner:

- As-Built Deposit in the amount of N/A.
(Deposit may be paid by cash or personal check made payable to the Metropolitan St. Louis Sewer District).
- Construction Escrow Deposit in the amount of N/A.
(Deposit must be in a form of cash or a **cashier's check** payable to the Metropolitan St. Louis Sewer District).
- Pump Station Construction Escrow Deposit in the amount of N/A.
(Deposit must be in a form of cash or a **cashier's check** payable to the Metropolitan St. Louis Sewer District).
- Cash Deposit Agreement (two copies enclosed, execute and return both).
- BMP Escrow Deposit in the amount of N/A.
(Deposit must be in a form of cash or a **cashier's check** payable to the Metropolitan St. Louis Sewer District).
- BMP Escrow Cash Deposit Agreement (two copies enclosed, execute and return both).

Please refer to Chapter 8 of the District's "Rules and Regulation and Engineering Design Requirements for Sanitary Sewage and Stormwater Drainage Facilities" for and explanation of these requirements. Questions regarding the deposits or agreement should be directed to Keith Milson, Escrow Group (314-768-6206).

Construction Permitting Information

1. Permits will only be issued to licensed and bonded drainlayers for all work related to sewer construction.
2. The Construction Permit fee is \$195.00 and must be paid at the time of the issuance of permits. The Construction Inspection fee is \$3.39 per lineal foot of sanitary sewer and \$2.50 per lineal foot of storm/combined sewer.
3. The House Connection Permit and Misc. MSD Inspection fees are \$50.00 for each connection or point of inspection. Where a Machine Tap is required, an additional fee of \$300.00 will be required.
4. All fees must be paid by the drainlayer, prior to issuance of the permits. Please refer to Chapter 10 of the District's "Rules and Regulations and Engineering Design Requirements for Sanitary Sewage and Stormwater Drainage Facilities" for additional information regarding the Construction Permits.
5. Questions regarding Permits should be directed to the Permit Section at 314-768-6286.
6. The approved plans will remain active for one year. If permits have not been applied for within the year a new set of plans will have to be submitted for approval.

NOTE: THIS APPROVAL IS SUBJECT TO STATE HIGHWAY REGULATIONS AND U.S. ARMY CORPS OF ENGINEERS REQUIREMENTS WHERE APPLICABLE.

John C. Grimm, P.E.
Manager of Plan Review

Consulting Engineer
Owner
St. Louis County Department of Highways and Traffic
Municipality (Wildwood)

Jim Sieberg/St. Louis County Public Works
Jim Showmaker/Office of Plumbing and Inspection
Environmental Compliance
MSD Engineering Dept
Permit

Chris Thiemann
Fire Inspector/ Investigator
Metro West Fire Protection District
P.O. Box 310
Wildwood MO. 63040



April 21, 2016

Marty Henson
Henson Consulting, LLC
2317 Ossenfort Road
Glencoe, Missouri 63038

Dear Mr. Henson

I have completed the review of the Amended Site Development Plan for Dierbergs Towne Center, which includes a proposed drive through lane for a restaurant Tennent for building G. After careful consideration it has been determined that the proposed amended Site Development Plan including the drive through would not restrict fire department access to the building or the Fire Department Connection to the building, therefore I am approving the Proposed Plan as submitted.

Please feel free to contact me if you have any questions or need further information

Sincerely,

Chris Thiemann
Fire Inspector/Investigator
Metro West Fire Protection District
636-262-3385



AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING AMENDMENTS TO EXISTING AMENDED C-8 PLANNED COMMERCIAL DISTRICT ORDINANCE #1001 THAT WOULD AUTHORIZE THE ADDITION OF A SECOND DRIVE-THROUGH FACILITY IN THE DIERBERGS TOWN CENTER PROJECT, IN CONJUNCTION WITH A LINER BUILDING LOCATED ON OUTLET G, WHICH FRONTS ONTO THE INTERSECTION OF TAYLOR ROAD AND STATE ROUTE 100, BEING CONSISTENT WITH THE RECOMMENDATION REPORT PREPARED BY THE PLANING AND ZONING COMMISSION DATED FEBRUARY 1, 2016. (Ward Eight)

WHEREAS, one (1) of the first major projects in the newly-defined Town Center Area of Wildwood was Dierbergs Town Center, a development of over 150,000 square feet, anchored by a supermarket, four (4) liner buildings, and two (2) sections of in-line, multi-tenant spaces; and

WHEREAS, as part of this development, many new design components were employed to create the character sought by the tenants of New Urbanism, such as buildings fronting the street with little or no setback from it, engaging architecture, consistent and attractive streetscapes, and enjoyable public spaces, which all exist in this development; and

WHEREAS, the governing ordinance approved by the City Council contained a number of conditions to ensure that patrons of the businesses could park once and walk to multiple locations in a pedestrian friendly environment, leading to an allowance for only one (1) drive through facility, i.e. financial institution being authorized within the development's boundaries; and

WHEREAS, with the development of this site, after the ordinance's approval, a financial institution purchased an the outlot and installed the drive-through facility, which was authorized as part of the initial overall development; and

WHEREAS, the building located on Outlot G was also constructed about the same time as the development of the supermarket and its first tenant was an Applebee's Restaurant, which anchored this location at the major intersection of State Route 100 and the newly-constructed Taylor Road; and

WHEREAS, this tenant, one (1) of three (3) located in the building, was in place for less than three (3) years and closed the restaurant and, for the most part, the majority of this building has remained vacant for the last ten (10) plus years, which was a disappointment to all parties working to make the Town Center Area a viable location for all types of businesses; and

WHEREAS, a new party is interested in this space and has requested a drive-through facility in conjunction with its casual dining business, which requires a change to the governing ordinance for this purpose; and

WHEREAS, the Planning and Zoning Commission held a hearing on this matter at its February 1, 2016 meeting and heard the details relating to the relocation of the St. Louis Bread Company from Schnucks Wildwood Crossing to this location and the need for the drive-through facility, which its current location lacks, and has led the company to seek another site for this very popular Wildwood restaurant; and

WHEREAS, with supporting the design of the new drive-through facility and the current ordinance governing the overall development recommended for the needed changes, the Planning and Zoning Commission did add a number of modifications to the exiting legislation to ensure this new addition to the center functioned safely and addressed the tenants of the Town Center's walkability, as much as practically possible, leading to a list of conditions in this regard; and

WHEREAS, the vote on this matter was unanimous by the Planning and Zoning Commission and the recommendation was then forwarded to the City Council for its public hearing upon the changes to the governing ordinance, which was held on February 8, 2016, where a vote was taken in support of the preparation of legislation for these modifications, with the members noting the need to retain this use in the City and provide it the necessary components for it to be competitive and meet customers needs in today's world; and

WHEREAS, the City Council, through its Charter and under its vested authority in State Statute is empowered to consider such land use decisions and act accordingly to preserve and protect the public's health, safety, and general welfare.

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

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby amended by approving changes to existing Amended C-8 Planned Commercial District Ordinance #1001 (Town Center Downtown District) regulations, which are set forth therein for the following described tract of land:

A tract of land being part of Section 1, Township 44 North, Range 3 East, St. Louis County, Missouri, and being described as follows:

Beginning at a point in the Northern right-of-way line of Manchester Road, 60 feet wide, at its intersection with the East line of Taylor Road, 15 feet wide; thence leaving said Northern line of Manchester Road and running along the Eastern line of Taylor Road and the Eastern line of property conveyed to A.R. Harrell by deed recorded in Book 5168, Page 604 of St. Louis County records, North 1 degree 09 minutes 26 seconds East, 311.57 feet to the Northeast property and the Northern line of Taylor Road, North 86 degrees 52 minutes 37 seconds West, 325.61 feet to the Southeast corner of property conveyed to Roosevelt Motan by deed recorded in Book 2883, Page 367 of St. Louis County records; thence along the Eastern line of said Motan property and the Eastern line of property conveyed to Marshall Hinkle by deed recorded in Book 2909, Page 235 the Eastern line of property conveyed to Booker Holly by deed recorded in Book 3216, Page 355 and the Eastern line of property conveyed to K.R. and M.I. Berry by deed recorded in Book 6786, Page 1504, all of St. Louis County records, North 1 degree 20 minutes 23 seconds East 960.97 feet to a point in the Southern right-of-way line of Missouri State Route 100; thence along said right-of-way line, South 75 degrees 5 minutes 55 seconds East, 56.62 feet and South 85 degrees 02 minutes 20 seconds East, 679.67 feet to a point in the western line of Parcel #70f property conveyed to S. Lambeth by deed recorded in Book 6770, Page 218 of the St. Louis County records; thence along the Western line of said Lambeth property, South 1 degree 35 minutes 46 seconds West, 1090.28 feet to a point in the Northern right-of-way line of Manchester Road, as aforementioned; thence along right-of-way line South 72 degrees 31 minutes 40 seconds West, 424.92 feet to the point of beginning and containing 17.986 acres, and including the additional right-of-way area purchased from the State of Missouri along Route 100.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated February 1, 2016, which is incorporated herein by reference as is fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

The uses allowed in this Amended C-8 (Town Center Downtown) Planned Commercial District shall be limited to all permitted "Downtown" District uses as defined in the Town Center Plan (as amended March 2, 1998) with associated parking, excluding churches, recreational facilities (including indoor theaters and outdoor activities), hotels, sewage treatment plants, research laboratories and facilities, and office/warehouse units.

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

- a. The uses permitted in this Amended C-8 Planned Commercial District shall be contained in a total of six (6) buildings (Buildings A through C (main building complex), as shown on petitioner's Preliminary Development Plan, and for the purposes of this ordinance, shall constitute a single building) not to exceed one hundred fifty-one thousand (151,000) square feet in gross floor area. Of these one hundred fifty-one thousand (151,000) square feet, maximum allowable building sizes shall be as follows:

Building Type**	Size (square feet)
Retail (Building A)	21,500
Supermarket (Building B)	73,000
Retail (Building C)	11,000
Retail (Building D)	6,600
Retail (Building E)	6,600
Restaurant (Building F)	6,600 or 150 seats
Restaurant (Building G)	13,000 or 300 seats
Filling Station and related Retail (authorized in lieu of Building H)	4,200
Financial Institution, with a Drive Through Facility Retail/Restaurant/Other (Building H)	7,500 or 150 seats

** The designated use of "retail," "office," and "restaurant" may be interchanged for purposes of the permitted uses.

- b. The maximum number of out-parcels located abutting the Taylor Road right-of-way shall be four (4) in total, with no more than five (5) out-parcel buildings within the boundaries of this Amended C-8 Planned Commercial District. The orientation of these buildings shall be as shown on the Site Development Plan submitted by the petitioner, as part of the rezoning request.
- c. Out-parcel buildings abutting Taylor Road shall be designed to accommodate a liner footprint, with a depth no greater than eighty (80) feet.
- d. Only one (1) fast-food restaurant, with a drive-through facility, ~~or a filling station for automobiles with related retail~~ shall be allowed within the boundaries of this Amended C-8 Planned Commercial District. ~~Whichever of the two (2) uses is selected, either~~ **The fast-food restaurant or the filling station for automobiles and related retail it must be located on Outlot G and comply with the following requirements:** and H-only
1. **No parking spaces shall be located in the center of the drive-through lane and that area must be used solely for a planter island and other landscaping treatments.**

- II. The reconstructed trash enclosure area's materials shall match the colors, characteristics, and design of the building that is located on Outlot G.
 - III. The approach to the trash enclosure shall be of concrete construction and its specifications and length to be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.
 - IV. The drive-through facility must be reviewed and acted upon by the Metropolitan St. Louis Sewer District (MSD) and the Metro West Fire Protection District.
 - V. The portion of the drive-through lane that faces onto the property's State Route 100 frontage shall be screened through the use of the current combination of fencing, stone piers, and landscaping, similar to that already in place to the east of this location on the same lot. This combination of fencing, stone piers, and landscaping shall be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.
 - VI. A pedestrian connection shall be made from the City's multiple-use trail to Outlot G, which complies with its specifications for width, materials, construction specifications, and design. This pedestrian connection shall be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission
- e. ~~The size of the canopy in association with the filling station for automobiles with related retail shall be a maximum of 6,050 square feet in overall area. The height of the canopy, as measured from finish pavement grade to its underside, shall not exceed fourteen point five (14.5) feet in size.~~
- f. ~~No more than eight (8) pump islands shall be authorized in conjunction with the filling station for automobiles with related retail use.~~
- e. No more than two (2) docking areas shall be constructed in conjunction with the proposed supermarket building that is part of this development. Docking area shall be located along the full distance of the north and south walls of the supermarket building only. Appropriate screen walls or landscaping shall be installed as part of these areas to minimize visual intrusions onto adjoining properties and State Route 100. If screen walls are used, these structures shall be of the same material, color, and style of the main building's composition and be reviewed and acted upon by the Architectural Review Board as part of the required renderings.
- f. No structure or building shall exceed sixty (60) feet in overall height as measured from final finish grade. This height requirement shall apply to all rooftop architectural treatments as well. The height of the flagpole can be increased to a maximum of eighty (80) feet in size, if the developer authorizes its use for WIFI Internet access antenna in support of the City of Wildwood's wireless network for the Town Center Area.
- g. The area of this Amended C-8 Planned Commercial District shall be a minimum of eighteen (18) acres in overall size.
- h. The proposed architectural design, character, and style of all buildings shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan. Particular attention must be paid to the east facade of the main building complex and any building which fronts or has visibility from a roadway relative to building materials, openings, elements, and color to ensure their appearance is consistent with the other elevations. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries

of this Amended C-8 Planned Commercial District in terms of material, color, and style. Buildings D and E shall each include direct pedestrian entrances to and facing the Taylor Road right-of-way.

3. **SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

Within twelve (12) months of the date of approval of the preliminary development plan by the City Council, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning and Zoning Commission. The Site Development Plan shall include, but not be limited to, the following:

- a. Outboundary and legal description of the property.
- b. Location map of generalized nature, north arrow, and plan scale.
- c. Location and size of all proposed structures, including canopies, arcades, business signage, and any garden or retaining walls.
- d. Location and size of all parking areas and corresponding parking calculations.
- e. Existing and proposed contours at two (2) foot intervals.
- f. Roadways and driveways on and adjacent to the property in question including required right-of-way dedication, pavement widening, and cross access easement areas.
- g. The design, location, and size of all proposed lighting, fences, and dock and trash areas.
- h. A landscape plan including, but not limited to, the location, size, and general type of all plant and other materials to be used. (See Landscape Requirements Section of this Ordinance).
- i. The approximate location of all stormwater and sanitary sewer facilities.
- j. Parking and structure setbacks from adjacent property lines.
- k. Location of all existing and proposed easements.
- l. Location and method of protecting existing tree stands to be preserved.
- m. A description of the area's (all surrounding properties within four hundred (400) feet of the subject site) infrastructure and site improvements of a general nature. Principally, building locations on individual properties, curb cuts and driveway locations along the right-of-way, as well as other natural and man-made features must be shown.
- n. All other information not mentioned above, but required on a preliminary plat in accord with Section 1005.060 of the City of Wildwood Subdivision Ordinance.

4. **SITE DEVELOPMENT PLAN DESIGN CRITERIA**

The above Site Development Plan shall adhere to the following specific design criteria:

Building Setbacks

- a. All buildings or structures, excluding boundary, garden and/or retaining walls, fences or flagpoles/WIFI antenna, shall adhere to the setbacks therein established by the City of Wildwood's Town Center Neighborhood Design Standards for the Commercial District, unless otherwise noted below:
 - i. The two (2) outlot buildings located adjacent to or abutting the proposed State Route 100 right-of-way shall not be located more than one hundred fifty (150) feet from this boundary line, nor closer than thirty (30) feet to the same.

- ii. The main building complex (Buildings A through C as shown on the petitioner's Site Development Plan) shall be located a minimum of four hundred (400) feet from the proposed Taylor Road right-of-way.
- iii. The main building complex (Buildings A through C as shown on the petitioner's Site Development Plan) shall not be located any closer than two hundred twenty (220) feet from the proposed State Route 100 right-of-way. Additionally, this building complex shall not be located any closer than two hundred (200) feet from the Manchester Road right-of-way.

Parking Setbacks

- b. All parking stalls, loading spaces, internal drives or roadways, excluding points of ingress and egress, shall adhere to the City of Wildwood's Town Center Neighborhood Design Standards for the Commercial District, unless otherwise noted below:
 - i. Twenty (20) feet from the proposed State Route 100 right-of-way line.
 - ii. Ten (10) feet from the proposed Taylor Road right-of-way line.
 - iii. One hundred sixty (160) feet from the Manchester Road right-of-way line.

Minimum Parking Requirements

- c. Minimum parking requirements shall be set forth in the City of Wildwood's Town Center Neighborhood Design Standards for the Commercial District and Section 1003.165 Parking Regulations of the City of Wildwood's Zoning Ordinance, except that four (4) spaces per one thousand (1000) square feet of gross floor area shall be allowed for all retail and supermarket uses contained in the main building complex.

Access and Roadway Improvements, including sidewalks

- d. Improvements to Manchester Road shall conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and be as directed and approved by the Department of Public Works. These improvements shall only be required for one-half (1/2) of the right-of-way along petitioner's frontage. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items shall consist of approved materials) shall be installed as required by the City of Wildwood's Town Center Plan within the right-of-way of Manchester Road and be approved by the Department of Public Works. These requirements may be required to be escrowed with the City of Wildwood for future installation at the discretion of the Department of Planning and the Department of Public Works.
- e. Access to this development from Manchester Road shall be limited to one (1) commercial entrance designed in accordance with the City of Wildwood's Street Specifications of the Town Center and as directed by the Department of Public Works. This access point shall be coordinated with the dedication of the ten (10) foot roadway easement along the east property line of this development, and shall not be installed until such time an additional ten (10) foot roadway easement is obtained from the adjoining property. Installation shall not be the responsibility of either property owner where the easement is located. The Planning and Zoning Commission shall complete the dedication of this roadway easement, as part of the Site Development Plan review process.

- f. Provide a sidewalk conforming to City of Wildwood ADA standards along Manchester Road (right-of-way area only) as directed by the Department of Public Works. Said walk shall conform to the City of Wildwood's Street Specifications of the Town Center Plan. Said improvement may be escrowed at the discretion of the Department of Planning and the Department of Public Works.
- g. Dedicate all the right-of-way, easements, and licenses within the subject site as necessary for the improvement of State Route 100 and its intersection with the proposed Taylor Road as directed by the Missouri Department of Transportation. Verification of ownership of any excess right-of-way from the State of Missouri along State Route 100 must be provided in the form of a Purchase Agreement prior to approval of the Site Development Plan by the Planning and Zoning Commission.
- h. Conform to all of the requirements of the Missouri Department of Transportation regarding the required State Route 100 roadway improvements. Improvements shall be as directed by the Missouri Department of Transportation.
- i. Install traffic signals at the State Route 100/Taylor Road intersection and the Main Street/Taylor Road intersection and provide for underground interconnects, if required, as directed by the Missouri Department of Transportation and the Department of Public Works. The installation of the Taylor Road/Main Street signal will be required with the initial construction of the development. The installation of this signal will be based upon the City's traffic warrants indicating the need for it, but shall be operational at the time of the supermarket's opening.
- j. Provide a twelve (12) foot wide easement outside the State Route 100 right-of-way, and complete finish grading thereof, for the installation of a multiple use trail which conforms with the City of Wildwood's ADA requirements as directed by the Department of Public Works. The installation of this trail will also be the responsibility of the developer and be reviewed and acted upon as part of the Site Development Plan process, unless an escrow is authorized for its future installation by the City Council. This improvement may be considered as one of the green space and public space requirements of the Town Center Plan Commercial District designation.
- k. No vehicular access shall be allowed from this development to State Route 100, except as directed Missouri Department of Transportation and the Department of Public Works.
- l. Dedicate all the right-of-way, easements, and licenses within the subject site as necessary for the improvement of the proposed Taylor Road as directed by the Department of Public Works.
- m. Within the dedicated right-of-way for Taylor Road, construct said roadway, sidewalks, and improvements in conformance with the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items shall consist of approved materials) shall be installed as required by the City of Wildwood's Town Center Plan within the right-of-way of Taylor Road and be approved by the Department of Public Works, but not before a final design study is prepared and completed by a qualified consultant indicating the most appropriate design of these improvements is achieved with regards to the requirements of the Town Center Plan. Taylor Road access to Manchester Road shall align with Village Hills Parkway to the south.

- n. Access to this development from Taylor Road shall be limited to two (2) commercial entrances designed in accordance with the City of Wildwood's Street Specifications of the Town Center and be located as per the Site Development Plan. The northernmost entrance along Taylor Road shall maintain a minimum distance of three hundred (300) feet from State Route 100 (as measured from edge of proposed pavement of State Route 100 to the centerline of the access point).

Miscellaneous Roadway Requirements

- o. Provide cross access easement and temporary slope construction license, or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties, as directed by the Departments of Planning and Public Works.
- p. Parking shall be prohibited along both sides of the main drive aisles serving this development. Parking lot aisles, where possible, should intersect the main and minor driveways at right angles and be logically located opposite minor driveways and other parking lot aisles. Minor driveways shall not intersect the two (2) main east/west drive aisles closer than one hundred fifty (150) feet of the centerline of the proposed Taylor Road right-of-way.
- q. Installation of identification signage and landscaping shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to installation.
- r. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements. All utilities within the district and on rights-of-way otherwise constructed on pursuant to this authorization shall be installed and placed underground in locations as approved by the Director of Public Works. The primary line may be elevated and located on the east property line, with it indicated on the Site Development Plan for review and consideration.
- s. The developer shall extend the southernmost access point and internal drive to the easternmost property line (currently owned by the Wildwood Christian Church) for future access to this parcel of ground. The location of this internal drive shall be as directed by the Department of Public Works. This internal drive shall maintain a minimum twenty-two (22) foot width along its length. The intersection of this internal drive shall be coordinated with the dedication of the ten (10) foot roadway easement to the south.
- t. The two (2) internal access drives, and the main drive aisle in front of the main building complex, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as sidewalks, street trees and lights, and pedestrian furniture.

Landscape Requirements - Specific

- u. Building and parking setbacks shall be landscaped in accord with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

- v. All stormwater facilities shall be appropriately landscaped and comply with the Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.
- w. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2 1/2) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs- twenty-four (24) inch minimum height.
- x. Replanting of trees shall conform to the requirements of Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and acted upon by the Planning and Zoning Commission as part of the Site Development Plan process. Street tree planting patterns must be based and comply with the Town Center Streetscape Design.
- y. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Lighting Requirements

- z. Light standards shall not exceed sixteen (16) feet in height, but not including a thirty (30) inch base painted to match the color of the respective pole. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of the City of Wildwood's Zoning Code proposed Section 1003.160 "Outdoor Lighting Requirements, which are on file with the City Clerk of the City of Wildwood." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The location of all light standards and their design and appearance shall be approved by as the Planning and Zoning Commission on the Site Development Plan.

Sign Regulations

- aa. All signage shall be in accord with the requirements of the City of Wildwood's Town Center Architectural Guidelines, subject to the following:
 - i. A total of four (4) freestanding monument style signs shall be allowed within the boundaries of the Amended C-8 Planned Commercial District. One (1) sign shall be authorized at the Taylor Road/State Route 100 intersection, with the second situated at the southern access point into this development along its Taylor Road frontage. These two (2) signs cannot exceed seventy-five (75) square feet each in overall size or ten (10) feet in height (as measured from adjoining roadway grade) and can only be externally illuminated or halo-lit by approved sources. A single sign shall be authorized along the property's State Route 100 frontage and it cannot exceed seventy-five (75) square feet each in overall size or ten (10) feet in height and may be internally or externally illuminated or halo-lit by approved sources, as measured from adjoining roadway grade. The location of all signage shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These signs must be integrated into the design of the garden walls proposed at these locations, except the State Route 100 location.
 - ii. A fourth monument sign shall be allowed along Manchester Road frontage. This sign shall not exceed fifty (50) square feet in overall size, or ten (10) feet in height, as measured from adjoining roadway grade. This sign shall be externally illuminated by approved sources.

- iii. The four (4) authorized monument signs shall comply with the City of Wildwood Zoning Code, Section 1003.168 Sign Regulations for the C-2 Shopping District, where consistent and applicable to this type of signage.
- iv. Wall signage and lighting shall comply with the City of Wildwood's Town Center Plan Architectural Guidelines (see Department memorandum for definitions of lighting sources and characteristics), and all other applicable requirements therein stated, and the regulations of the C-2 Shopping District, except as follows:
 - v. Building B (Supermarket) - A total of five (5) signs shall be authorized. These five (5) signs may be illuminated by either internal or external or halo-lit by approved designs.
 - vi. Buildings A and C (in-line tenant spaces) - A total of one (1) sign per tenant bay shall be authorized, and these signs may be internal or external illuminated or halo-lit by approved designs, while maintaining a consistent character of design relative to the overall appearance of the development.
 - vii. Outlot H (State Route 100 outlot building) - A total of three (3) signs shall be authorized for this building and they shall comply with Section 1003.168(B) Sign Regulations for all "C" Districts of the City of Wildwood Zoning Code for the C-2 Shopping District. These signs may be internally illuminated by approved designs.
 - viii. Buildings D, E, F, and G (Taylor Road frontage) - These signs shall comply with Section 1003.168(B) Sign Regulations for all "C" Districts of the City of Wildwood Zoning Code for the C-2 Shopping District. These signs may only incorporate external or backlit illumination sources of an approved design. Only two (2) signs shall be authorized per tenant.
 - ix. No advertising, temporary, or portable signs shall be authorized in this Amended C-8 District development. No other signs shall be authorized, except as may comply with the C-2 Shopping District Regulations of the City of Wildwood Zoning Code and the Town Center Plan's Architectural Guidelines.

Miscellaneous Conditions

- bb. All trash areas shall be enclosed with a six (6) foot high sight-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The location and design of the enclosure shall be approved by the Planning and Zoning Commission on the Site Development Plan. The design of this enclosure shall reflect the appearance, character, and style, in terms of its color, material, and composition, of the approved architecture of the main building complex.
- cc. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.
- dd. All rooftop mechanical equipment shall be screened from view on all sides of the building's facade in an architecturally consistent manner in terms of color and style with the main building complex. Screening shall be reviewed and considered by the Architectural Review Board at the time of the renderings submittal.
- ee. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

ff. All deliveries and trash pick-up vehicles must access Taylor Road from State Route 100 or Old Manchester Road only. No deliveries or trash pick-up can occur between the hours of 11:00 p.m. and 6:00 a.m., seven (7) days per week.

gg. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

5. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the East Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Codified Ordinances. This contribution shall not exceed an amount established by multiplying the proposed parking spaces by the following rate schedule.

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$448.27/Parking Space
Quality Restaurant	\$448.27/Parking Space
General Retail	\$1,344.88/Parking Space
Shopping Centers	\$1,344.88/Parking Space
High-Turnover, Sit-Down Restaurants	\$1,344.88/Parking Space
Bank	\$2,689.85/Parking Space
Drive-In, Fast-food Restaurant	\$2,689.85/Parking Space
Filling Station for Automobiles	\$8,965.94/Parking Space
Medical Offices	\$1,344.88/Parking Space
Loading Space	\$2,200.73/Loading Space

(Parking space as required by Section 1003.165 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

As this development is located within a trust fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of road improvements required by the development, shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2003, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater Management

- a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.
 - i. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and Metropolitan St. Louis Sewer District Standards.
 - ii. All stormwater shall be discharged at an adequate natural discharge point.
 - iii. Detention or differential runoff of stormwater is at the discretion of Metropolitan St. Louis Sewer District. If required by Metropolitan St. Louis Sewer District and the Department of Public Works, it shall be provided in permanent detention facilities, such as: dry reservoirs, ponds, or another acceptable alternative. The detention facilities shall be completed and in operation prior to paving of any driveways or parking areas.
- b. The southernmost detention basin adjacent to Manchester Road shall be constructed with the use of a 1:1 slope along its northern face. In conjunction with this slope, a rock dam, of appropriate native stone or other material, shall be constructed to support this facility's design. A Geotechnical Engineer shall verify that said design is appropriate and the soil and rock combination will support the improvements. The location and design of this facility shall be shown on the Site Development Plan and be reviewed and as approved by the Planning and Zoning Commission.
- c. The proposed wall along Manchester Road, which is part of this southernmost detention area, shall not exceed a height of fourteen (14) feet at final finish grade. The wall shall be constructed of an appropriate material, such as brick, stone, concrete, or other similar material, and complement the surrounding area. The color, design, material, and location will be shown and noted on the Site Development Plan and reviewed and considered by the Planning and Zoning Commission. However, no portion of this wall can encroach within forty (40) feet of the Manchester Road right-of-way. An eight (8) foot multiple use trail, benches, and related landscaping shall be placed adjacent to the detention area connecting to and or along Manchester Road from the main parking area. Said trail may not meet ADA requirements due to topography or other related construction requirements due to surrounding terrain.

Geotechnical Report

- d. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions, which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report.

7. RECORDING

Within sixty (60) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Landscape Bonds or Escrows

- a. If the estimated cost of new landscaping required by the Planning and Zoning Commission on the Site Development Plan exceeds one thousand (\$1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year deposit or escrow sufficient in amount to guarantee the installation and maintenance of said landscaping in a form determined by the Director of Planning.

Notification of Public Works

- b. Prior to issuance of foundation or building permits, all approvals from the Department of Public Works, the Missouri Department of Transportation, the Missouri Department of Natural Resources, the U.S. Army Corp. of Engineers, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

Certification of Plans

- c. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans.

Traffic Generation Assessment Contribution

- d. Traffic generation assessment contribution, minus the amount of money advanced by the developer for improvements of the right-of-way acquisition and construction improvements, including engineering incidental thereto, (already in place) shall be deposited with City of Wildwood in the form of cash prior to the issuance of building permits.

Roadway Improvements

- e. Road improvements and right-of-way dedication shall be completed, or the appropriate escrow established, prior to the issuance of an occupancy permit. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

9. GENERAL DEVELOPMENT CONDITIONS

- a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required.
- b. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from

construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

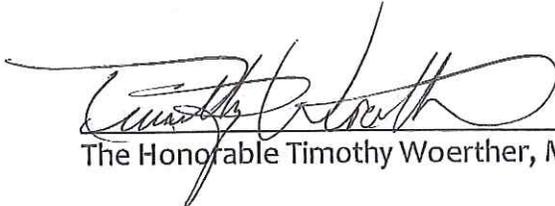
- c. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.
- d. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.
- e. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.
- f. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Amended C-8 District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.
- g. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Amended C-8 Planned

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

This Bill was passed and approved this 14 day of March, 2016 by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.



Presiding Officer



The Honorable Timothy Woerther, Mayor

ATTEST:



City Clerk
DEPUTY



City Clerk
DEPUTY