



## AGENDA

for the

CITY OF WILDWOOD'S

### PLANNING AND ZONING COMMISSION

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

June 6, 2016 - Monday

7:00 P.M.

Action Items on Tonight's Agenda -----> Two (2) Public Hearings, One (1) Letter of Recommendation, Two (2) Information Reports, and One (1) Site Development Plan Recommendation.

- 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 16, 2016

Documents: [III. DRAFT MAY 16,2016 MINUTES.PDF](#)

- IV. Department Of Planning's Opening Remarks/Updates
- V. Public Hearings – Two (2) Items For Consideration

1. P.Z. 1-16 Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc., 338 South Kirkwood Road, Suite 103, Kirkwood, Missouri 63122  
A request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District on a 1.4 acre tract of land consisting of four (4) lots of record, all being located on the east side of Center Avenue, south of Manchester Road (Locator Numbers: 24V510232, 24V510221, 24V510166, and 24V510089/Street Addresses: 17020, 17026, and 17030 Manchester Road and 2612

Center Avenue). Proposed Use: A total of four (4) single family dwellings on individual lots. (Ward Eight)

Documents: [V.A OLD TOWNE PARC.PDF](#)

2. P.Z. 11-16 City Of Wildwood Planning And Zoning Commission, C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040  
A request to review and consider amendments to the City of Wildwood's Zoning Ordinance – Chapter 415 of the City of Wildwood Municipal Code – for all of its “R” Residence Districts designations (Chapter 415 – Sections 110 through 160), including Chapter 415.090 NU Non-Urban Residence District, along with Chapter 415.030 Definitions, which would thereby consider the addition of new language for group homes for the developmentally disabled that is consistent with current Missouri Revised Statutes. (Wards – All)

Documents: [V.B. GROUP HOMES.PDF](#)

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

1. Letters Of Recommendation – 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 DISTRICT.PDF](#)

- a.1. Public Comments On Recommendation

2. Information Reports – Two (2) Items For Consideration
  - a. P.Z. 5 And 5(A)-16 Stonecrest At Wildwood, NorthPoint Development, 5015 Northwest 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 Drive). Proposed Use: A three (3), story senior housing facility, which would allow a maximum of eighty-one (81) units. (Ward Eight)

Documents: [VI.B. STONECREST.PDF](#)

- a.1. Public Comments On Recommendation

- b. 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: [VI.C. SEXUALLY EXPLICIT BUSINESSES.PDF](#)

b.1. Public Comments On Recommendation

VII. New Business – No Items For Consideration

VIII. Site Development Plans-Public Space Plans-Record Plats – One (1) Item For Consideration

1. A Recommendation Report Of The Site Plan Subcommittee Regarding P.Z. 14-98  
Capital-Dierbergs Wildwood LLC  
Amended C-8 Planned Commercial District; southeast corner of State Route 100 and Taylor Road; that addresses the submittal of the Amended Site Development Section Plan for the conversion of an existing parking lot area to accommodate drive-through lanes in support of a new tenant in the liner building (Outbuilding G) located at the intersection of State Route 100 and Taylor Road (St. Louis Bread Company). (Ward Eight)

Documents: [VIII.A. OUTLOT G - PANERA DRIVE THROUGH.PDF](#)

a. Public Comments On Recommendation

IX. Other – No Items For Consideration

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](#).**