



WILDWOOD

CITY COUNCIL
AGENDA
COUNCIL CHAMBERS
7:30 P.M.
Monday, June 13, 2016

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES – May 23, 2016 Work Session & Regular Agenda Minutes

Documents: [DRAFT MAY 23 2016 CITY COUNCIL MINUTES.PDF](#)

- V. MAYOR APPOINTMENTS AND ANNOUNCEMENTS

- A. Architectural Review Board Alternate Reappointment – Andrew Lindberg (Ward Eight) – Two Year Term

Documents: [APPOINTMENT ARCHITECTURAL REVIEW BOARD ANDREW LINDBERG.PDF](#)

- B. Board Of Public Safety Reappointment – John Bradley (Ward Seven) – Three Year Term

Documents: [APPOINTMENT BOARD OF PUBLIC SAFETY JOHN BRADLEY.PDF](#)

- C. Recognition Of Kevin Liddy, Former Planning & Zoning Commissioner (Ward Two)

- VI. PUBLIC PARTICIPATION

- VII. PUBLIC HEARING(S)

- A. (Postponed At The January 11, 2016 City Council Meeting – To Remain Postponed) A Response To A Communication From Jenny Mitchell, Director Of Property Management For The Desco Group, Which Is Dated October 20, 2015, Regarding St. Louis County's P.C. 219-85 Alfred L. Hicks And J.L. Mason Of Missouri, Inc.;

Amended MXD Mixed-Use Development District; south side of Manchester Road, east of Old Fairway Drive (Street Address: 16506 Manchester Road/Locator Number: 23U120480); seeking modifications to an existing site-specific ordinance that governs the Schnucks Wildwood Crossing Center to allow for a third freestanding monument sign along the property's Manchester Road frontage. (Ward – Seven)

- B. (Postponed At The May 23, 2016 City Council Meeting – To Remain Postponed Until June 27, 2016 City Council Meeting) 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)

C. A Request For Development Finance Incentives For Roadway And Related Infrastructure Improvement Costs In Association With P.Z. 25, 26, And 26a – 14 Main Street Crossing, Payne Family Homes L.L.C.

c/o Tom Cummings, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132, which involves a tract of land being located on the east side of State Route 109, south of State Route 100 (Locator Number: 23V120094/Street Address: 2461 Eatherton Road), which is currently proposed for a total of one hundred four (104) detached single-family dwellings (Town Center Building Type – House), with common ground, and required public space areas. The current request involves the use of Traffic Generation Assessments to partially fund the construction of Main Street and improvements to State Route 109. No City tax revenue is proposed to be utilized to support the request. (Ward – Eight)

Documents: [PUBLIC HEARING - MAIN STREET CROSSING PUBLIC FINANCING PROPOSAL.PDF](#)

D. 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: [PUBLIC HEARING - P.Z. 2-16.PDF](#)

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. AMENDED BILL #2183

AN ORDINANCE AMENDING SECTION 110.120 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE. Recommended by the Administration/Public Works Committee, Amendment recommended by City Attorney (Second Reading) (Wards – All)

Documents: [BILL 2183 AMENDED.PDF](#)

B. NEW BUSINESS

1. BILL #2188

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2080 TO ALLOW FRONT-ENTRY GARAGE DESIGNS. Recommended by the Planning and Zoning Commission (First Reading) (Ward – Eight)

Documents: [BILL 2188.PDF](#)

2. BILL #2189

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE AN AGREEMENT BY AND AMONG THE CITY OF ELLISVILLE, MISSOURI, THE CITY OF WILDWOOD, MISSOURI, AND ST. LOUIS COUNTY, MISSOURI, RELATING TO DESIGN SERVICES FOR IMPROVEMENTS TO OLD STATE ROAD. *Recommended by the Administration/Public Works Committee* (First Reading) (Wards – Seven and Eight)

Documents: [BILL 2189.PDF](#)

3. BILL #2190

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A CONTRACT WITH HR GREEN, INC., FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE PLANNING, DESIGN AND CONSTRUCTION OF THE ROUTE 109 PEDESTRIAN TUNNEL PROJECT. *Recommended by the Administration/Public Works Committee* (First Reading) (Wards – One and Eight)

Documents: [BILL 2190.PDF](#)

4. BILL #2191

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390 TRAFFIC SCHEDULES BY ADDING AN ALL-WAY STOP REGULATION AT THE INTERSECTION OF DARTMOUTH CROSSING DRIVE WITH DARTMOUTH CROSSING COURT AND DARTMOUTH BEND DRIVE. *Recommended by the Board of Public Safety* (First Reading) (Ward – Five)

Documents: [BILL 2191.PDF](#)

5. BILL #2192

AN ORDINANCE AUTHORIZING THE ADJUSTMENT OF A CERTAIN COMMON BOUNDARY LINE BETWEEN TWO (2) TRACTS OF LAND, TOTALING 3.772 ACRES OF AREA, BEING ALL OF LOT 5C OF "RESUBDIVISION OF ADJUSTED LOT 5 OF WEST PALISADES" [PLAT BOOK 310, PAGE 11] AND ALL OF ADJUSTED LOT D OF "WEST PALISADES LOT 5 AND WEST PALISADES ON THE MERAMEC BOUNDARY ADJUSTMENT" [PLAT BOOK 307, PAGE 80], AND LOCATED IN SECTION 20, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPLE MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE SPECIFICALLY SITUATED ON THE WEST SIDE OF PALISADES DRIVE, SOUTH OF RIDGE ROAD, FOR THE PURPOSES OF CONSOLIDATING SAID PARCELS OF GROUND INTO A SINGLE LEGAL LOT OF RECORD. *Recommended by the Department of Planning & Parks* (First Reading) (Ward – Six)

Documents: [BILL 2192.PDF](#)

6. BILL #2193

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A MEMORANDUM OF AGREEMENT WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES FOR THE USE OF PROPERTY FOR THE DEVELOPMENT OF THE BLUFF VIEW-ROCK HOLLOW CONNECTOR TRAIL AND ON-GOING USE FOR RECREATIONAL PURPOSES. *Recommended by the Planning/Economic Development/Parks Committee* (First Reading) (Ward – Six)

Documents: [BILL 2193.PDF](#)

7. BILL #2194

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE AN AMENDED CONTRACT WITH THE MISSOURI AMERICAN WATER COMPANY FOR THE RELOCATION OF A WATER MAIN TO ACCOMMODATE PHASE TWO CONSTRUCTION WITHIN WILDWOOD COMMUNITY PARK. *Recommended by the Planning/Economic Development/Parks Committee* (First Reading) (Ward – One)

Documents: [BILL 2194.PDF](#)

8. BILL #2195

AN ORDINANCE AUTHORIZING THE APPROVAL OF A RECORD PLAT, TRUST INDENTURE, GENERAL WARRANTY DEED, AND A DEPOSIT AGREEMENT, WITH ASSOCIATED LETTERS OF CREDIT GUARANTEEING CERTAIN REQUIRED IMPROVEMENTS, FOR A THIRTY-EIGHT (38) LOT RESIDENTIAL SUBDIVISION THAT IS LOCATED ON A TRACT OF LAND BEING ALL OF ADJUSTED PARCELS 'A' AND 'C' OF "BOUNDARY ADJUSTMENT PLAT OF THREE PARCELS OF LAND IN SECTIONS 1 AND 12, TOWNSHIP 44 NORTH, RANGE 4 EAST" [PLAT BOOK 322, PAGES 42-43], ALL BEING LOCATED IN THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND, MORE SPECIFICALLY, SITUATED ON THE SOUTH SIDE OF MANCHESTER ROAD, ON THE EAST AND WEST SIDES OF CHERRY HILLS MEADOWS DRIVE, TO BE KNOWN AS "THE MANORS AT THE MEADOWS AT CHERRY HILLS SUBDIVISION." *Recommended by the Department of Planning & Parks (First Reading) (Ward - Eight)*

Documents: [BILL 2195.PDF](#)

IX. RESOLUTIONS

A. None

X. OTHER

Documents: [CONSTRUCTION PROJECT UPDATE 6-10-2016.PDF](#)

A. Receive & File

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: [RECEIVE AND FILE - P.Z. 14-98 CAPITAL-DIERBERGS WILDWOOD LLC.PDF](#)

XI. ADJOURNMENT