



# AGENDA

for the

CITY OF WILDWOOD'S

## PLANNING AND ZONING COMMISSION

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

**June 20, 2016 - Monday**

**7:00 P.M.**

Action Items on Tonight's Agenda ----->

**Three (3) Letters of Recommendation and  
Three (3) Correspondence Items.**

- I. Welcome To Attendees And Roll Call Of Commission Members
- II. Public Comments On Recommendation
- III. Review Tonight's Agenda/Questions Or Comments
- IV. Approval Of Minutes Of The Meeting Of Monday, June 6, 2016

Documents: [III. JUNE 6, 2016 DRAFT MINUTES.PDF](#)

- V. Department Of Planning's Opening Remarks/Updates
- VI. Public Hearings - No Items For Consideration
- VII. Old Business – Three (3) Items For Consideration

1. Letters Of Recommendation - Three (3) 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.A. 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.B. SEXUALLY-EXPLICIT BUSINESSES.PDF](#)

b.1. Public Comments On Recommendation

c. P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132

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

Documents: [VI.C. 1971 POND ROAD PRD.PDF](#)

VIII. New Business - Three (3) Items For Consideration

1. Correspondence Items - Three (3) Items For Consideration

a. P.Z. 4-16 Scott Fieser, 10 Whitsetts Fork Ridge Road, Wildwood, Missouri 63038 is seeking the review and action of the Planning and Zoning Commission regarding an outdoor game court (full court basketball court, with lighting), which is located at 10 Whitsetts Fork Ridge Road, Wildwood, Missouri (Locator Number 26V430121); NU Non-Urban Residence District. This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The game court and lighting is currently installed, without Planning and Zoning Commission approval, and situated to the west of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting for this request. **(Ward Six)**

Documents: [VII.A. FIESER GAME COURT.PDF](#)

b. St. Louis County P.C. 6-89 Amoco Oil Company

A response to a communication from Hassan Abdianna, Icell Enterprises, L.L.C., that is dated May 11, 2016, regarding **St. Louis County P.C. 6-89 Amoco Oil Company**, which seeks the City’s review and action on a requested change to the current, governing site-specific ordinance for the existing BP Amoco Station and, if granted, would thereby allow for the sale of wine and beer at this location; southeast corner of State Route 109 and Wild Horse Creek Road (Locator Number 19W420224/300 State Route 109); Amended C-8 Planned Commercial District. The City of Wildwood’s **Amended Master Plan – 2016** was modified to accommodate this consideration, which

previously treated this location as a legal, non-conforming use, precluding any changes to the current, governing ordinance. **(Ward One)**

Documents: [VII.B. AMOCO ALCOHOL SALES.PDF](#)

c. **P.Z. 12 And 13-15 The Villages At Bright Leaf**

A response to a communication from Mike Falkner, Sterling Engineers and Surveyors, dated March 25, 2016, regarding **P.Z. 12 and 13-15 The Villages at Bright Leaf**; R-3 10,000 square foot Residence District (Town Center “Neighborhood General District” and “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD); north side of State Route 100, east of State Route 109 (Locator Numbers 23V230041, 23V230050, 23V240327, 23V330022, 23V310064, 23V330233, 23V330031, 23V330206, 23V330215, and 23V610917/Street Addresses: 2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16602, 16615, 16618, and 16618A Overlook Hills Drive); which seeks modifications to the existing site-specific ordinance (Planned Residential Overlay District Ordinance #2145) that governs this development to address inconsistencies between this legislation and the proposed Site Development Plan (SDP) relative to certain allowed lot widths, depths, and sizes. **(Ward Five)**

Documents: [VII.C. VILLAGES AT BRIGHTLEAF.PDF](#)

- IX. Site Development Plans - Public Space Plans-Record Plats - No Items For Consideration
- X. Other - No Items For Consideration
- XI. Closing Remarks And Adjournment By Chair Of Commission

*The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.*

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