



# AGENDA

for the

CITY OF WILDWOOD'S

## PLANNING AND ZONING COMMISSION

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

September 6, 2016 - Tuesday

[<<<< 6:30 P.M. >>>>](#)

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

- 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, August 15, 2016

Documents:

[III. AUGUST 15, 2016 DRAFT MINUTES.PDF](#)

- V. Department Of Planning's Opening Remarks/Updates
- VI. Public Hearings – No Items For Consideration
- VII. Old Business – Four (4) Items For Consideration
  1. Letters Of Recommendation – One (1) Item For Consideration
    - a. 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:

[VI.A. P.Z. 11-16 GROUP HOMES.PDF](#)

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

- a. P.Z. 6-16 Auburn Ridge, Fischer And Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005

A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). Proposed Use: A total of twenty-seven (27) individual lots, with common ground, and required public space areas. **(Ward Six)**

Documents:

[VI.B. P.Z. 6-16 AUBURN RIDGE.PDF](#)

- a.1. Public Comments On Recommendation

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

- a. P.Z. 14-06 City Of Wildwood And Neichter/Throckmorton Development

A request of the City Council to the Planning and Zoning Commission seeking its reconsideration of the report, with recommendation, it made upon **P.Z. 14-06 City of Wildwood and Neichter/Throckmorton Development**; NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD); east side of Ossenfort Road, north of Brook Hollow Drive; which denied a request for a modification to the site-specific ordinance that governs this fifty-five (55) lot residential subdivision, thereby would have allowed for an extension of time for the commencement of construction to begin upon this tract of land, under a specified and required timeframe. **(Ward One)**

Documents:

[VI.C. P.Z. 14-06 NEICHTER-THROCKMORTON.PDF](#)

- a.1. Public Comments On Recommendation

- b. 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 Development 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:

[VI.D. P.Z. 12, 13-15 VILLAGES AT BRIGHTLEAF.PDF](#)

b.1. Public Comments On Recommendation

VIII. New Business - No Items For Consideration

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

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