



## AGENDA

for the

CITY OF WILDWOOD'S

### PLANNING AND ZONING COMMISSION

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

**October 3, 2016 - Monday**

**6:30 P.M.**

**Action Items on Tonight's Agenda -----> Two (2) Public Hearings, One (1) Information Report, and One (1) Item for Withdrawal.**

- 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, September 19, 2016

Documents:

[III. SEPTEMBER 19, 2016 DRAFT MINUTES.PDF](#)

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

1. \*REVISED\* – P.Z. 27, 28, And 29-15 Valley Road Subdivision, Pulte Homes Of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017  
A request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area. Accompanying this Master Plan change would also be an amendment to the

City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. These amendments apply only to eighty-seven (87) acres of the overall one hundred twenty-four (124) acre site, with the remaining thirty-seven (37) acres not affected by this requested action. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R-1 One Acre Residence District, with an application of a Planned Residential Development Overlay District (PRD), have been submitted for this same eighty-seven (87) acre area that is located on the west side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U520284, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive). **Proposed Use: A total of eighty-one (81) individual lots, with common ground, and required public space areas. (Ward Two)**

Documents:

[V.A. REVISED VALLEY ROAD SUBDIVISION.PDF](#)

2. P.Z. 13-16 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 District 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 reconsider the current inclusion of ‘Large Water Features’ as a Conditional Land Use and Development Permits Issued By the Commission, along with any applicable regulations relating to the same. **(Wards – All)**

Documents:

[V.B. LARGE WATER FEATURES.PDF](#)

VI. Old Business – One (1) Item For Consideration

1. 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.A. AUBURN RIDGE.PDF](#)

- a.1. Public Comments On Recommendation

VII. New Business – No Items For Consideration

VIII. Site Development Plans - Public Space Plans - Record Plats – No Items For Consideration

IX. Other – One (1) Item For Consideration

1. Withdrawal Of P.Z. 6-12 Ameren Missouri C/O Steve Scholten, 1901 Chouteau Avenue, Mail Code 700, St. Louis, Missouri 63103

A request for a Conditional Use Permit (CUP) in the “R-1A” 22,000 square foot Residence District, with a Planned Environment Unit (PEU), for a tract of common ground, of which four hundred eighty (480) square feet of it will be utilized for a local public utility facility (telecommunications equipment and/or area for Ameren Missouri field operations personnel). This tract of land is located on the west side of McBride Pointe Drive, south of Strecker Road (**Locator Number 21U430316, Street Address: 795 McBride Pointe Drive B**). The property is currently being utilized as common ground and a high-voltage transmission tower, with electric lines, located in a utility easement. **(Ward Two) This item was postponed at the October 1, 2012 Executive Meeting of the Planning and Zoning Commission.**

Documents:

[IX.A. AMEREN MISSOURI.PDF](#)

- a. Public Comments On Recommendation

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](#).**