



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](#).

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
September 19, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 6:35 p.m., on Monday, September 19, 2016, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (8)

Chair Bopp
Commissioner Lee
Commissioner Archeski
Commissioner Gragnani
Commissioner Bartoni
Commissioner Kohn
Council Member Manton
Mayor Bowlin

ABSENT – (2)

Commissioner Bauer
Commissioner Renner

Other City officials present: Director of Planning Vujnich, Director of Public Works Brown, Planner Newberry, and City Attorney Young.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the August 15, 2016 Meeting

A motion was made by Council Member Manton, seconded by Mayor Bowlin, to approve the minutes from the September 6, 2016 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

No opening remarks from the Department of Planning.

V. Public Hearings – No Items for Consideration

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

Letters of Recommendation – No Items for Consideration

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**)

Planner Newberry read the request into the record.

Director Vujnich first noted the application of the Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District is allowed by the Master Plan and the City's Zoning Zoning and has been applied in this Zoning district in ten (10) instances over the past twenty-one (21) years. Director Vujnich noted the Public Hearing for this item was held on August 1, 2016, where several residents expressed their concerns regarding the application of the Planned Residential Development Overlay District (PRD) at this location. He noted the item was postponed at the September 6, 2016, Planning and Zoning Commission meeting to allow more time to address some of the comments heard at the aforementioned Public Hearing and the proposed plan being presented at tonight's meeting reflects those revisions.

Director Vujnich outlined the changes to the plan including the reduction in lots from twenty-seven (27) to twenty-five (25); no common ground is proposed on the site; all lots abutting existing lots are three (3) acres or greater in size; and a public space and bicycle and pedestrian easement is to be provided to accommodate access to the City's Rock Hollow Trail located immediately west of the site. He explained grading on the site would be required to occur in two (2) phases, the first being the necessary activity to install public improvements serving the site and the second requiring approval from the Departments of Planning and Public Works on a lot-by-lot basis upon construction of a dwelling, thereby ensuring optimal tree preservation on each individual lot. He stated the Department of Planning is recommending approval of this proposed Planned Residential Development Overlay District (PRD).

A motion by Commissioner Gragnani, seconded by Council Member Manton, to discuss the item. A voice vote was taken regarding the motion to discuss. Hearing no objections, Chair Bopp declared the motion approved.

Discussion was held among Commission Members regarding the distance between the houses, particularly on the lots fronting on the proposed cul de sacs and the possibility of reconfiguring them to increase the distance between buildings; the second phase of grading being reviewed on a lot by lot basis; the possibility of the Commission requiring a reduction in the number of lots; preservation requirements in the side yard areas; the impact of adhering to the City's current Rural Road Standards on the grading of this site and others; and the need to be cautious when applying the Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District.

Chair Bopp invited members of the public to comment on the item.

Ralph Bicknese, 1133 Ridge Road, stated his concerns regarding the removal of trees on the ridgetop; the distance between the houses; the impact the development would have on stormwater runoff; and the need to maintain consistency in this area.

Dean Klohr, 1614 Wolf Trail Road, stated his belief the development should be required to have a three (3) acre minimum lot size.

Traci Pupillo, 12 S. Central Avenue, Clayton, Missouri, resident's representative, stated her concerns regarding the required Public Space.

Richard Schneider, 1511 Windwood Hills Drive, expressed his concerns regarding tree preservation on the site and the need to maintain consistency in this area. He respectfully asked the Planning and Zoning Commission not to approve this proposed Planned Residential Development Overlay District (PRD).

Noel Schneider, 1511 Windwood Hills Drive, stated her concerns regarding tree preservation on the site and the impact the development would have on traffic.

Tom Eisenbeis, 16304 Meadowside Ridge, expressed his concern regarding tree preservation on the site and the impact the development would have on traffic, particularly at the intersection of Ridge Road and Old State Road.

John Miller, 16202 Thornberry Ridge Lane, stated it was his belief the development is consistent with the area, but expressed his concerns regarding tree preservation on the site and the distance between the houses. He also stated his belief the number of lots should be reduced.

Director Vujnich explained the development would be required to meet certain best management practices in regards to stormwater management. He also stated City requirements regarding Public Space would be reviewed by the Planning and Zoning Commission, as part of the Site Development Plan (SDP) process.

Chair Bopp invited the petitioner's representative to address the Commission.

Mike Doster, stated the petitioner would like to address the comments heard at tonight's meeting and requested the item be postponed until the October 3, 2016 Planning and Zoning Commission meeting.

A motion by Mayor Bowlin, seconded by Commissioner Archeski, to postpone the item.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Lee, Commissioner Archeski, Commissioner Gragnani, Commissioner Bartoni, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp

Nays: None

Absent: Commissioner Bauer and Commissioner Renner

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 8-0.

Correspondence Items – No Items for Consideration

VII. New Business – No Items for Consideration

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

- a) A recommendation report of the Site Plan Subcommittee of the Planning and Zoning Commission 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; which would authorized the use of this seventy-eight (78) acre site for up to 192 single family dwellings on individual lots, with common ground, and public space, consistent with the governing site-specific ordinance and Town Center Plan. (Ward Five)

Planner Newberry read the request into the record.

Director Vujnich outlined the Site Plan Subcommittee’s review process and recommendation. He stated the recommendation is conditional in nature and the petitioner will be required to provide additional information to be reviewed by the Planning and Zoning Commission, including conceptual approval from the Missouri Department of Transportation; a Landscape Plan; a Lighting Plan; cross-section detail of the secondary emergency access point, at Birch Forrest Drive; and other components.

Chair Bopp invited members of the public to comment on the item.

Debra Smith McCutchen, 16548 Birch Forest Drive, Ward 5 representative, thanked the Planning and Zoning Commission for its careful review of the Site Development Plan and respectfully asked the Commission to carefully consider the width of the easement in which the north-south trail is placed.

Jane Finnegan, 2517 Rain Forest Drive, expressed her concerns regarding the group of homes near the eastern border of the site; the ultimate design of the buffer yard being provided on the eastern border of the site; construction activity on the site in the future; and the need to include a neighborhood scale park on the site.

No discussion was held among Commission Members.

A motion by Commissioner Lee, seconded by Council Member Manton, to accept the Site Plan Subcommittee’s recommendation for conditional approval of the Site Development Plan.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Lee, Commissioner Archeski, Commissioner Gragnani, Commissioner Bartoni, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp

Nays: None

Absent: Commissioner Bauer and Commissioner Renner

Abstain: None

Whereupon, Chair Bopp declared the motion passed by a vote of 8-0.

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

Motion by Mayor Bowlin, seconded by Commissioner Bartoni, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:15 p.m.

Approved by:

Secretary – City of Wildwood Planning and Zoning Commission

Note: Recordation of the opinions, statements, and/or other meeting participation in these minutes shall not be deemed to be an acknowledgement or endorsement by the Commission of the factual accuracy, relevance, or propriety thereof.

* If comment cards were submitted indicating they did not wish to speak at tonight's meeting, they have been attached and made part of the official record.

DRAFT



WILDWOOD

October 3, 2016

The Planning and Zoning Commission
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: ***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)**

Commission Members:

This set of requests is being re-advertised and presented at public hearing tonight due to the extent of changes associated with the overall proposal that was first submitted to the City for consideration. The Department had determined the changes constituted enough of a difference from the original design that was presented at a public hearing in August to justify its reposting and discussion tonight. The major changes to the design are summarized below for the benefit of tonight's discussion and as the reasons for this rehearing process. These changes are:

1. The total number of lots was reduced from 114 to 81 to address the overall extent of development associated with the site.
2. The sizes of certain lots were increased to address the compatibility issue with abutting areas in the Brentmoor Place Subdivision. These are now approximately one-half ($\frac{1}{2}$) acre in

size and separated from the abutting subdivision by a thirty-eight (38) foot wide common ground strip.

3. The lots abutting the perimeter of the site elsewhere on the property have been relocated to increase the amount of separation between the existing residences and the new homesites.
4. The northern section of the tract of land, approximately thirty-seven (37) acres of the site, is now shown as being retained as a common ground element, with a trail system as the only use of it. Additionally, this area is not included as part of the requested Master Plan change to the Conceptual Land Use Category Classification element of this document. The proposed stormwater management facilities have been modified reflecting past proximity to the existing water features, thereby lessening associated impacts caused by nearby disturbance.

With these changes incorporated into the design, the petitioner is seeking a more favorable outcome in association with an action by the City in regards to it.

It is important to note, as part of this revised application, the petitioner has adhered to a recommendation of the Department from the 2006 Master Plan Update process, where it recommended a split designation for future land use for this site, by utilizing both the "Sub-Urban Residential Area" category and retaining the "Non-Urban Residential Area" on the northernmost part of it. Although not supported by the Planning and Zoning Commission in 2006, the Department did make a favorable recommendation in this regard ten (10) years ago. It is important to note this 2006 recommendation was made as part of the ten (10) year update process, which was by a different developer at that time. The current petitioner did make a presentation about this site, as part of the 2016 Master Plan Update process, but not as part of the formal process, and the Planning and Zoning Commission did not support such. Accordingly, the site retains a "Non-Urban Residential Area" Land Use Category Classification. The Department did want to advise the Planning and Zoning Commission members of this circumstance.

If any of the Commission members should have questions or comments regarding these requests and this development proposal before tonight's rehearing, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your consideration of this information and participation in tonight's hearing.

Sincerely,

CITY OF WILDWOOD

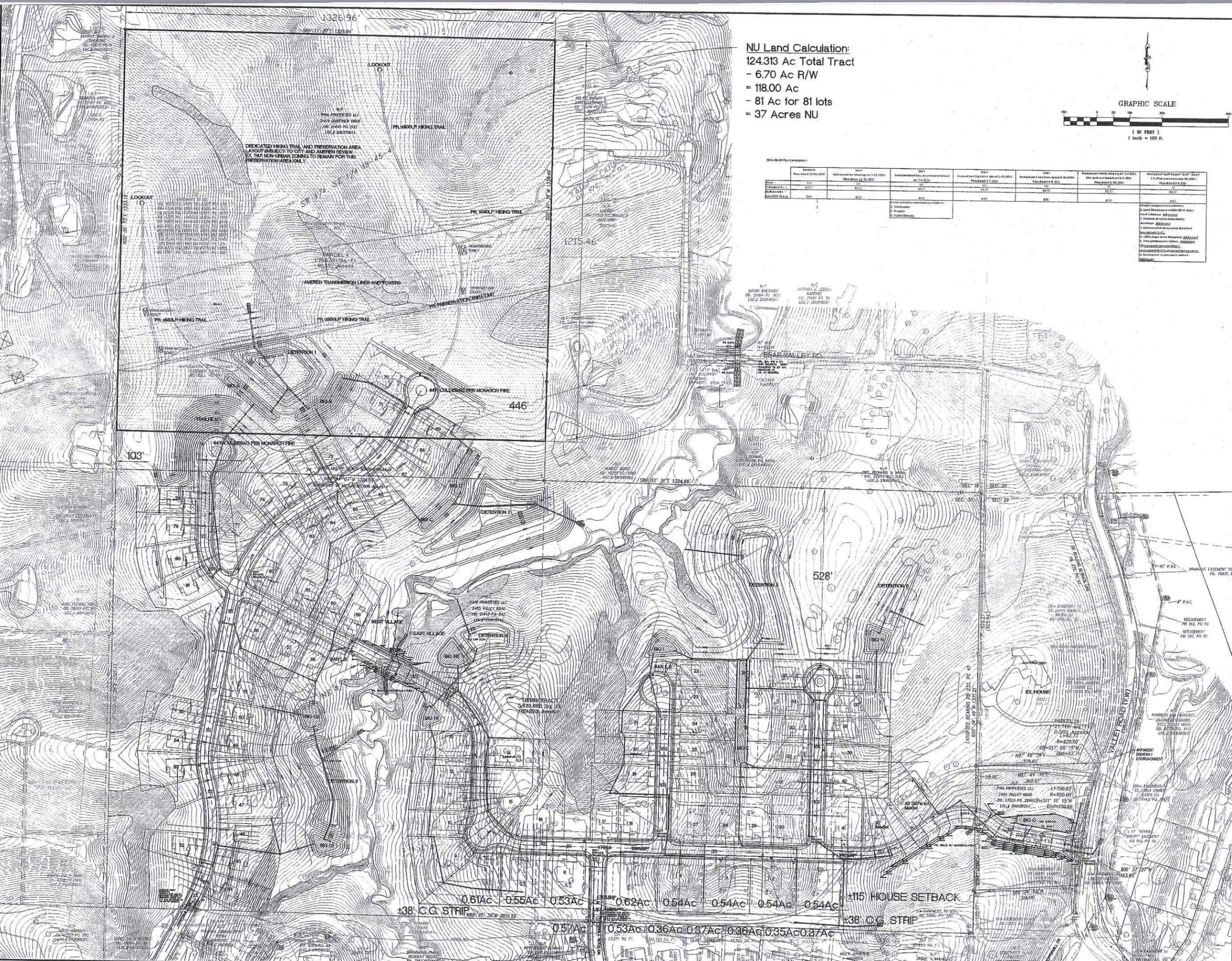


Joe Vujnich, Director
Department of Planning

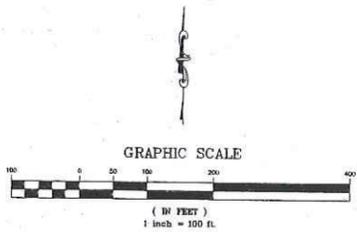
Cc: Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Rick C. Brown, P.E. and P.T.O.E.,
Travis Newberry, Planner

Site Development Plan

DRAWING FILE: C:\DRAMA\2016\1646\PREL\MAIN\PLANS\BASE\BASE.dwg LAYOUT: C03P1a PLOTTED: Sep 23, 2016, 8:33am PLOTTED BY: chris.mueller



NU Land Calculation:
124.313 Ac Total Tract
- 6.70 Ac R/W
= 118.00 Ac
- 81 Ac for 81 lots
= 37 Acres NU



2016-16-01 Plan Comparison

| Location | Plan No. / Date | Area (Ac) | Notes |
|----------|-----------------|-----------|-------|
| Lot 1 | 103 | 0.53 | |
| Lot 2 | 104 | 0.53 | |
| Lot 3 | 105 | 0.53 | |
| Lot 4 | 106 | 0.53 | |
| Lot 5 | 107 | 0.53 | |
| Lot 6 | 108 | 0.53 | |
| Lot 7 | 109 | 0.53 | |
| Lot 8 | 110 | 0.53 | |
| Lot 9 | 111 | 0.53 | |
| Lot 10 | 112 | 0.53 | |
| Lot 11 | 113 | 0.53 | |
| Lot 12 | 114 | 0.53 | |
| Lot 13 | 115 | 0.53 | |
| Lot 14 | 116 | 0.53 | |
| Lot 15 | 117 | 0.53 | |
| Lot 16 | 118 | 0.53 | |
| Lot 17 | 119 | 0.53 | |
| Lot 18 | 120 | 0.53 | |
| Lot 19 | 121 | 0.53 | |
| Lot 20 | 122 | 0.53 | |
| Lot 21 | 123 | 0.53 | |
| Lot 22 | 124 | 0.53 | |
| Lot 23 | 125 | 0.53 | |
| Lot 24 | 126 | 0.53 | |
| Lot 25 | 127 | 0.53 | |
| Lot 26 | 128 | 0.53 | |
| Lot 27 | 129 | 0.53 | |
| Lot 28 | 130 | 0.53 | |
| Lot 29 | 131 | 0.53 | |
| Lot 30 | 132 | 0.53 | |
| Lot 31 | 133 | 0.53 | |
| Lot 32 | 134 | 0.53 | |
| Lot 33 | 135 | 0.53 | |
| Lot 34 | 136 | 0.53 | |
| Lot 35 | 137 | 0.53 | |
| Lot 36 | 138 | 0.53 | |
| Lot 37 | 139 | 0.53 | |
| Lot 38 | 140 | 0.53 | |
| Lot 39 | 141 | 0.53 | |
| Lot 40 | 142 | 0.53 | |
| Lot 41 | 143 | 0.53 | |
| Lot 42 | 144 | 0.53 | |
| Lot 43 | 145 | 0.53 | |
| Lot 44 | 146 | 0.53 | |
| Lot 45 | 147 | 0.53 | |
| Lot 46 | 148 | 0.53 | |
| Lot 47 | 149 | 0.53 | |
| Lot 48 | 150 | 0.53 | |
| Lot 49 | 151 | 0.53 | |
| Lot 50 | 152 | 0.53 | |
| Lot 51 | 153 | 0.53 | |
| Lot 52 | 154 | 0.53 | |
| Lot 53 | 155 | 0.53 | |
| Lot 54 | 156 | 0.53 | |
| Lot 55 | 157 | 0.53 | |
| Lot 56 | 158 | 0.53 | |
| Lot 57 | 159 | 0.53 | |
| Lot 58 | 160 | 0.53 | |
| Lot 59 | 161 | 0.53 | |
| Lot 60 | 162 | 0.53 | |
| Lot 61 | 163 | 0.53 | |
| Lot 62 | 164 | 0.53 | |
| Lot 63 | 165 | 0.53 | |
| Lot 64 | 166 | 0.53 | |
| Lot 65 | 167 | 0.53 | |
| Lot 66 | 168 | 0.53 | |
| Lot 67 | 169 | 0.53 | |
| Lot 68 | 170 | 0.53 | |
| Lot 69 | 171 | 0.53 | |
| Lot 70 | 172 | 0.53 | |
| Lot 71 | 173 | 0.53 | |
| Lot 72 | 174 | 0.53 | |
| Lot 73 | 175 | 0.53 | |
| Lot 74 | 176 | 0.53 | |
| Lot 75 | 177 | 0.53 | |
| Lot 76 | 178 | 0.53 | |
| Lot 77 | 179 | 0.53 | |
| Lot 78 | 180 | 0.53 | |
| Lot 79 | 181 | 0.53 | |
| Lot 80 | 182 | 0.53 | |
| Lot 81 | 183 | 0.53 | |
| Lot 82 | 184 | 0.53 | |
| Lot 83 | 185 | 0.53 | |
| Lot 84 | 186 | 0.53 | |
| Lot 85 | 187 | 0.53 | |
| Lot 86 | 188 | 0.53 | |
| Lot 87 | 189 | 0.53 | |
| Lot 88 | 190 | 0.53 | |
| Lot 89 | 191 | 0.53 | |
| Lot 90 | 192 | 0.53 | |
| Lot 91 | 193 | 0.53 | |
| Lot 92 | 194 | 0.53 | |
| Lot 93 | 195 | 0.53 | |
| Lot 94 | 196 | 0.53 | |
| Lot 95 | 197 | 0.53 | |
| Lot 96 | 198 | 0.53 | |
| Lot 97 | 199 | 0.53 | |
| Lot 98 | 200 | 0.53 | |
| Lot 99 | 201 | 0.53 | |
| Lot 100 | 202 | 0.53 | |

PRELIMINARY DEVELOPMENT PLAN FOR:
VALLEY ROAD SUBDIVISION

CITY OF WILDWOOD
SEP 29, 2016
DEPT. OF PLANNING & ZONING



- REVISIONS:
- 1-18-2016 CITY MEETING
 - 2-24-2016 PRESENTATION
 - 3-3-2016 CITY SUBMITTAL
 - 3-17-2016 ESTIMATE
 - 4-8-2016 CITY SUBMITTAL
 - 5-25-2016 LOT LAYOUT
 - 6-30-2016 CITY SUBMITTAL
 - 7-14-2016 DRAFT
 - 8-9-2016 LOT CHANGES
 - 8-26-2016 ESTIMATE
 - 9-29-2016 CITY SUBMITTAL

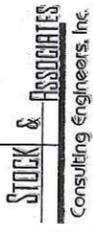
DRAWN BY: C.A.M.
CHECKED BY: G.M.S.
DATE: 10/21/2015
JOB NO: 214-5465
SCALE: AS SHOWN
SHEET NO: 200, 210
SHEET TOTAL: 210

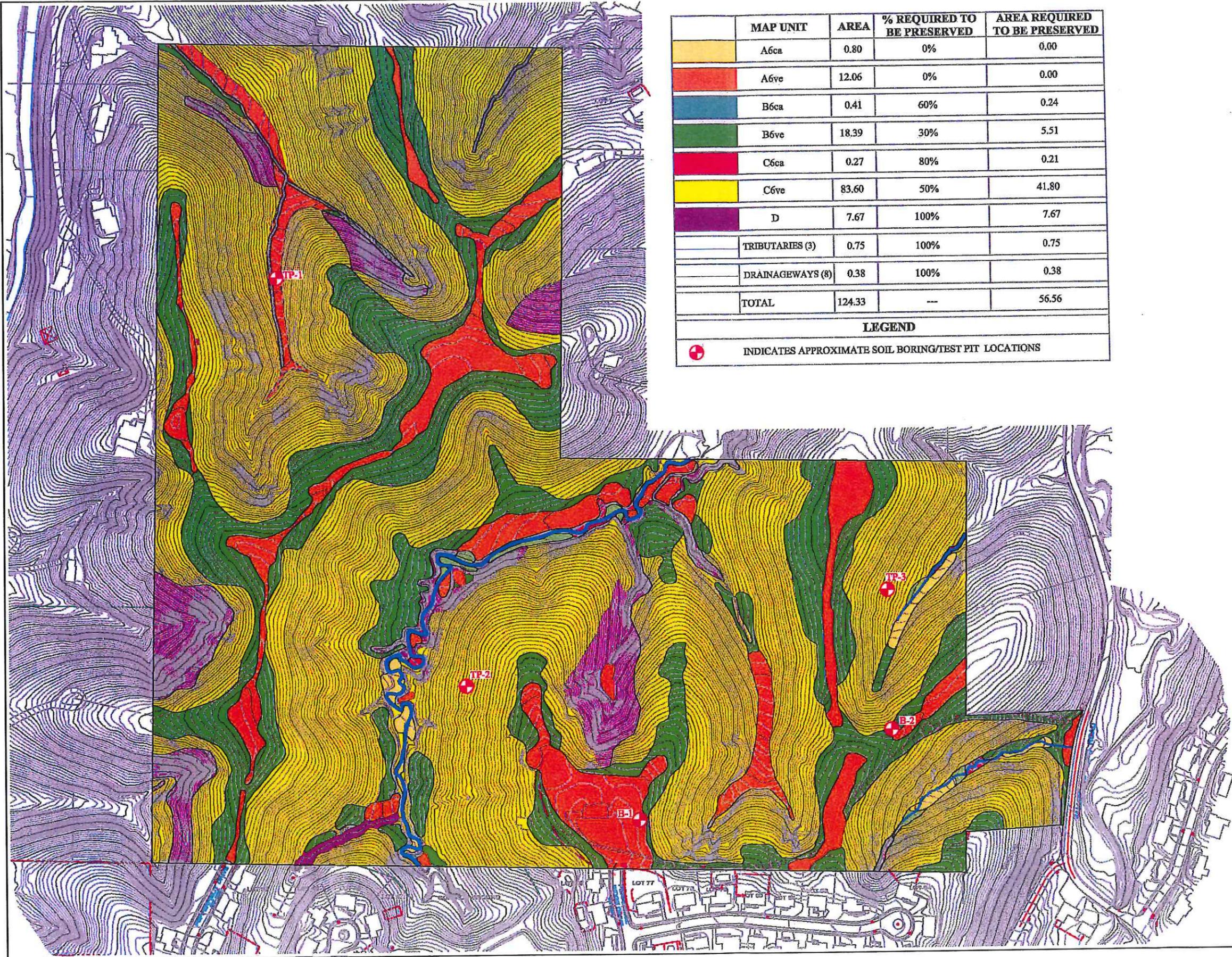
PROJECT NAME:
PRELIMINARY DEVELOPMENT PLAN
SHEET NO.:
C3

REVISED PLAN 9/29/2016

2443, 2465 VALLEY ROAD, 2121 QUATHAM DRIVE, WILDWOOD, MO 63005

PREPARED BY:





| | MAP UNIT | AREA | % REQUIRED TO BE PRESERVED | AREA REQUIRED TO BE PRESERVED |
|--|------------------|--------|----------------------------|-------------------------------|
| | A6ca | 0.80 | 0% | 0.00 |
| | A6ve | 12.06 | 0% | 0.00 |
| | B6ca | 0.41 | 60% | 0.24 |
| | B6ve | 18.39 | 30% | 5.51 |
| | C6ca | 0.27 | 80% | 0.21 |
| | C6ve | 83.60 | 50% | 41.80 |
| | D | 7.67 | 100% | 7.67 |
| | TRIBUTARIES (3) | 0.75 | 100% | 0.75 |
| | DRAINAGEWAYS (8) | 0.38 | 100% | 0.38 |
| | TOTAL | 124.33 | --- | 56.56 |

LEGEND

⊕ INDICATES APPROXIMATE SOIL BORING/TEST PIT LOCATIONS



General Notes/Legend

SLOPE PERCENTAGES AND CATEGORIES PROVIDED BY COLE & ASSOCIATES.

BASED ON UNDATED PLAN PROVIDED ELECTRONICALLY ON AUGUST 25, 2004 FROM COLE & ASSOCIATES, INC. DIMENSIONS AND LOCATIONS ARE APPROXIMATE. ACTUAL MAY VARY. DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT FOR WHICH IT WAS GENERATED.

PROJECT NAME
 PULTE-VALLEY ROAD
 WILDWOOD, MISSOURI

NATURAL RESOURCE MAP



SCALE
 1" = 300'

JOB NUMBER
 2015-0339.39

DATE
 11/2015

DRAWN BY
 LAP

CHECKED BY
 SDH

FIGURE
 3

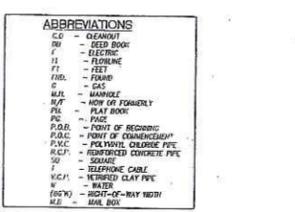
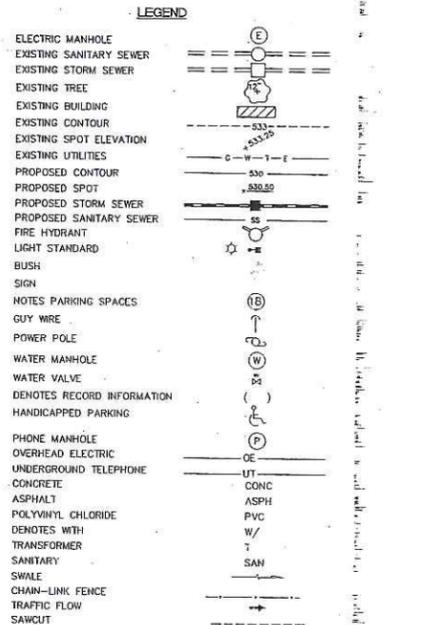
VALLEY ROAD SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

R-1, 1 Acre Residence District, with a Planned Residential Development (PRD) Overlay District, Ordinance #
A TRACT OF LAND BEING THE SW 1/4 OF THE SE 1/4 OF SECTION 19, PART OF NW 1/4 OF SECTION 29, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 30 TOWNSHIP 44 NORTH, RANGE 3 EAST CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

SHEET INDEX

- C1 TITLE SHEET
- C2 DETAILS
- C3 PRELIMINARY DEVELOPMENT PLAN
- C4 ENLARGED PLAN AREAS
- C5 FINE GRADING EXAMPLE PLAN
- C6 DISTURBANCE PLAN
- L-1, -2 LANDSCAPE PLANS BY LOOMS (6-30-2016)
- FIG. 1 NATURAL RESOURCE PLAN (DISTURBED) BY SCI (6/2016)
- FIG. 3 NATURAL RESOURCE MAP BY SCI (11/2015)

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chestnut Hill Business Parkway
St. Louis, MO 63105 PH: (636) 582-9100 FAX: (636) 582-9000
Web: www.stockandassociates.com



PERTINENT DATA

OWNER: PULTE HOMES OF ST. LOUIS, LLC
 21480204 (2443 VALLEY RD)
 21480202 (2443 VALLEY RD)
 20021001 (2443 VALLEY RD)
 WILDWOOD, MO 63092

EXISTING ZONING: R-1 RESIDENCE DISTRICT WITH PLANNED RESIDENTIAL DEVELOPMENT (PRD) OVERLAY DISTRICT
 PROPOSED ZONING: R-1 RESIDENCE DISTRICT WITH PLANNED RESIDENTIAL DEVELOPMENT (PRD) OVERLAY DISTRICT

WATER SHEET: 21480204 (2443 VALLEY RD)
 FIRE DISTRICT: 21480204 (2443 VALLEY RD)
 SANITARY DISTRICT: 21480204 (2443 VALLEY RD)
 WATER SERVICE: MISSOURI AMERICAN WATER CO.
 GAS SERVICE: AMERICAN MISSOURI
 CABLE SERVICE: COMCAST

PROPERTY DESCRIPTION

A tract of land being part of Sections 19, 29 and 30 in Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at an iron pipe marking the common corner of Sections 19, 29 and 30 in Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri; thence along the common line between Sections 29 and 30 South 00 degrees 34 minutes 49 seconds West, 825.27 feet to a point; thence leaving said line North 87 degrees 49 minutes 39 seconds East, 379.69 feet to a point on the Western right-of-way line of Valley Road (40 feet wide); thence in a Southerly direction along said Western line along a curve to the left having a radius of 920.00 feet, an arc length of 62.73 feet, the chord of which bears South 17 degrees 50 minutes 15 seconds West, a chord distance of 62.71 feet to a point; thence continuing along a curve to the left having a radius of 920.00 feet, an arc length of 150.83 feet, the chord of which bears South 11 degrees 19 minutes 15 seconds West, a chord distance of 150.86 feet to a point; thence South 06 degrees 37 minutes 27 seconds West, 163.50 feet to an iron pipe; thence leaving said Western right-of-way line South 86 degrees 24 minutes 52 seconds East, 316.00 feet to a point on the oldest common line between Sections 29 and 30; thence along said line South 00 degrees 34 minutes 49 seconds West, 130.37 feet to a stone marking the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 30; thence along the Southern line of the Northeast Quarter of the Northeast Quarter and the Southern line of the Northwest Quarter of the Northeast Quarter of Section 30 North 89 degrees 05 minutes 30 seconds West, 2651.59 feet to a Stone marking the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 30; thence along the Western line of said Northwest Quarter of the Northeast Quarter of Section 30 North 00 degrees 40 minutes 28 seconds East, 1325.13 feet to an old axle marking the North Quarter Corner of Section 30; thence along the Eastern line of said Southwest Quarter of the Southeast Quarter of Section 19; thence along the Western line of the Southwest Quarter of the Southeast Quarter of Section 19 North 00 degrees 35 minutes 52 seconds East, 1333.18 feet to an iron pipe marking the Northwest corner of said Southwest Quarter of the Southeast Quarter of Section 19; thence along the Northern line of said Southwest Quarter of the Southeast Quarter of Section 19 South 00 degrees 41 minutes 39 seconds West, 1334.46 feet to an iron pipe marking the 89 degrees 12 minutes 39 seconds East, 1324.69 feet to the Point of Beginning and containing 5,415,063 square feet or 124.313 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during January, 2016.

- NOTES:**
- EXISTING SURVEY INFORMATION FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO AN ACTUAL TOPOGRAPHIC AND BOUNDARY SURVEY.
 - THIS PLAN IS FOR THE EXCLUSIVE USE OF PULTE HOMES. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION BUT RATHER FOR CONCEPT AND QUANTITY TAKE-OFFS. NO UTILITY RESEARCH OR COORDINATION HAS BEEN PERFORMED BY STOCK & ASSOCIATES.
 - THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. THERE HAS BEEN LIMITED WETLAND DELINEATION, GEOTECHNICAL AND ENVIRONMENTAL DATA PROVIDED TO THIS ENGINEER PRIOR TO DESIGNING THIS PLAN.
 - NO UTILITY MEETINGS HAVE BEEN PERFORMED TO VERIFY EXISTING OR PROPOSED UTILITY FACILITIES AS WELL AS CONFIRMATION OF DESIGN REQUIREMENTS FOR THIS SITE. ALL PROPOSED UTILITY CONNECTIONS AND SITE DESIGN ELEMENTS ARE SUBJECT TO REVIEW & APPROVAL BY EACH RESPECTIVE AGENCY HAVING JURISDICTION OVER THIS SITE.
 - ALL IMPROVEMENTS SHOWN ARE SUBJECT TO CHANGE PENDING FINAL ENGINEERING AND APPROVALS OF GOVERNING AGENCIES AND UTILITY COMPANIES.
 - STORMWATER BASINS AND SANITARY LIFT STATION LOCATIONS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN AND ENGINEERING REVIEW.
 - NO GRADE SHALL EXCEED 3:1 SLOPE UNLESS OTHERWISE NOTED AND APPROVED BY THE CITY OF WILDWOOD, AND SUPPORTED BY THE APPROVED GEOTECHNICAL REPORT.
 - SIGNAGE AND STREET LIGHTING PER THE CITY OF WILDWOOD REQUIREMENTS.
 - STORMWATER POLLUTION PREVENTION MEASURES TO BE IN ACCORDANCE WITH CITY OF WILDWOOD AND MSD REQUIREMENTS.
 - SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 28189C0276K WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.
 - ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN EASEMENTS.
 - STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF WILDWOOD AND MSD REQUIREMENTS.
 - ALL CONSTRUCTION MATERIALS, MEANS AND METHODS SHALL BE IN ACCORDANCE WITH CITY OF WILDWOOD REQUIREMENTS.
 - SITE LIGHTING SHALL COMPLY WITH SECTIONS 415.450 "OUTDOOR LIGHTING" AND 420.320 "STREET LIGHTING". DEVELOPER SHALL PROVIDE AMEREN PLANS TO CITY.
 - ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH CITY OF WILDWOOD, AND ADA STANDARDS.
 - MAXIMUM BUILDING HEIGHT IS 3 STOREYS, OR 45 FEET (415.120.F.1).
 - ENTRANCE, STREET INTERSECTION, CUL-DE-SAC SHALL BE CONSTRUCTED TO CITY OF WILDWOOD.
 - STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
 - PROPOSED STREETS SHALL BE PUBLIC, WITH 26' WIDE PAVEMENT, WITH A 40' RIGHT-OF-WAY.
 - STREET INTERSECTIONS TO RESTRICT SIGHT DISTANCE.
 - NO PLANTS, TREES, SIGNS, ETC. SHALL BE PLACED IN THE INTERSECTION SIGHT TRIANGLES AS TO RESTRICT SIGHT DISTANCE.

LOT COUNTS

GRAND TOTAL = 98 LOTS, MIN. 15,000 MINIMUM S.F./EACH

BULK LOT DENSITY COMPARED TO SOUTH SUBDIVISIONS:

DENSITY = 98 LOTS/124,313 AC = 0.79 LOTS/AC
 COMPARE TO EXISTING SOUTHERN ADJACENT SUBDIVISIONS:
 BRENTMOR PLATS 1, 2, & 3:
 43,647 + 20,097 + 20,681 = 84,425 AC
 DENSITY = 110 LOTS/84,425 AC = 1.30 LOTS/AC > 0.79 LOTS/AC PROPOSED, O.K.

DENSITY CALCULATIONS:

PER CITY OF WILDWOOD MUNICIPAL CODE SECTION "R1" 415.111.G.1.6.
 "PRD" 415.510.L.2.
 TOTAL SITE AREA 124,313 AC
 = TOTAL RIGHT-OF-WAY AREA 7,23 AC
 = 117.08 AC

117.08 AC/(1 AC/LOT DISTRICT DENSITY) = 117 MAXIMUM LOTS ALLOWED
 VS. 98 LOTS PROPOSED AT 15,000 SF MIN. ACTUAL LOT SIZE

PARKING CALCULATIONS:

PER CITY OF WILDWOOD MUNICIPAL CODE SECTION 415.340
 2 SPACE/RESIDING UNIT IS EXPECTED, AS A MINIMUM IN THE GARAGES.
 98 RESIDING UNITS x 2 SPACE/RESIDING UNIT = 196 SPACES REQUIRED
 196 TOTAL SPACES PROVIDED

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS SKETCH PLAN FROM RECORD INFORMATION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS SKETCH PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 L.S. No. 222-D
 By: *Daniel E. Williams*
 DANIEL E. WILLIAMS, MISSOURI L.S. NO. 2215

City Public Space Requirements Chart
 Item: 6-29-2016 (28 10/24/16)

| Number of Parking Spaces (to provide) | 150 Spaces |
|---|--|
| Standard for Public Space Calculation | 3,792 4 square feet per new single-family dwelling (84 acres per 300 single-family dwelling units) |
| Amount of Required Public Space | 120,792 Square feet |
| Maximum Public Space Allowed (Based on Maximum Allowed = 54%) | 85,239 Square feet |
| Amount of Proposed Public Space | 3,351,442 Square feet |
| Multiple Use (See Item 1) | 0 Square feet |
| Unimproved Residential Area | 0 Square feet |
| Public Street Deduction | 0 Square feet |
| Freeway/Highway Corridor Easement | 0 Square feet |
| Other (See Item 2) (Maximum = 100%) | 1,170,792 Square feet |
| Other (See Item 3) (Maximum = 100%) | 114,250 Square feet |
| Other (See Item 4) (Maximum = 100%) | 2,000 Square feet |
| Total Proposed Public Space | 3,351,442 Square feet |
| Total Available Public Space | 1,285,031 Square feet |
| Public Space Shortage | 2,066,411 Square feet |
| Public Space Surplus | 0 Square feet |
| Public Space Deficit | 2,066,411 Square feet |
| Public Space Surplus | 0 Square feet |
| Public Space Deficit | 2,066,411 Square feet |
| Public Space Surplus | 0 Square feet |
| Public Space Deficit | 2,066,411 Square feet |

PRELIMINARY DEVELOPMENT PLAN FOR:
VALLEY ROAD SUBDIVISION
2443, 2445 VALLEY ROAD, 2121 QUATHAM DRIVE, WILDWOOD, MO 63005

CITY OF WILDWOOD
 JUN 30 2016
 DEPT. OF PLANNING & PARKS
 Original Plan

ST. LOUIS COUNTY
 GEORGE MICHAEL STOCK
 MISSOURI REG. 22516
 JUN 30 2016

REVISIONS:

- 1-10-2016 CITY MEETING
- 2-4-2016 PRESENTATION
- 3-2-2016 CITY SUBMITTAL
- 3-11-2016 ESTIMATE
- 4-8-2016 CITY SUBMITTAL
- 5-25-2016 LAYOUT
- 6-30-2016 CITY SUBMITTAL

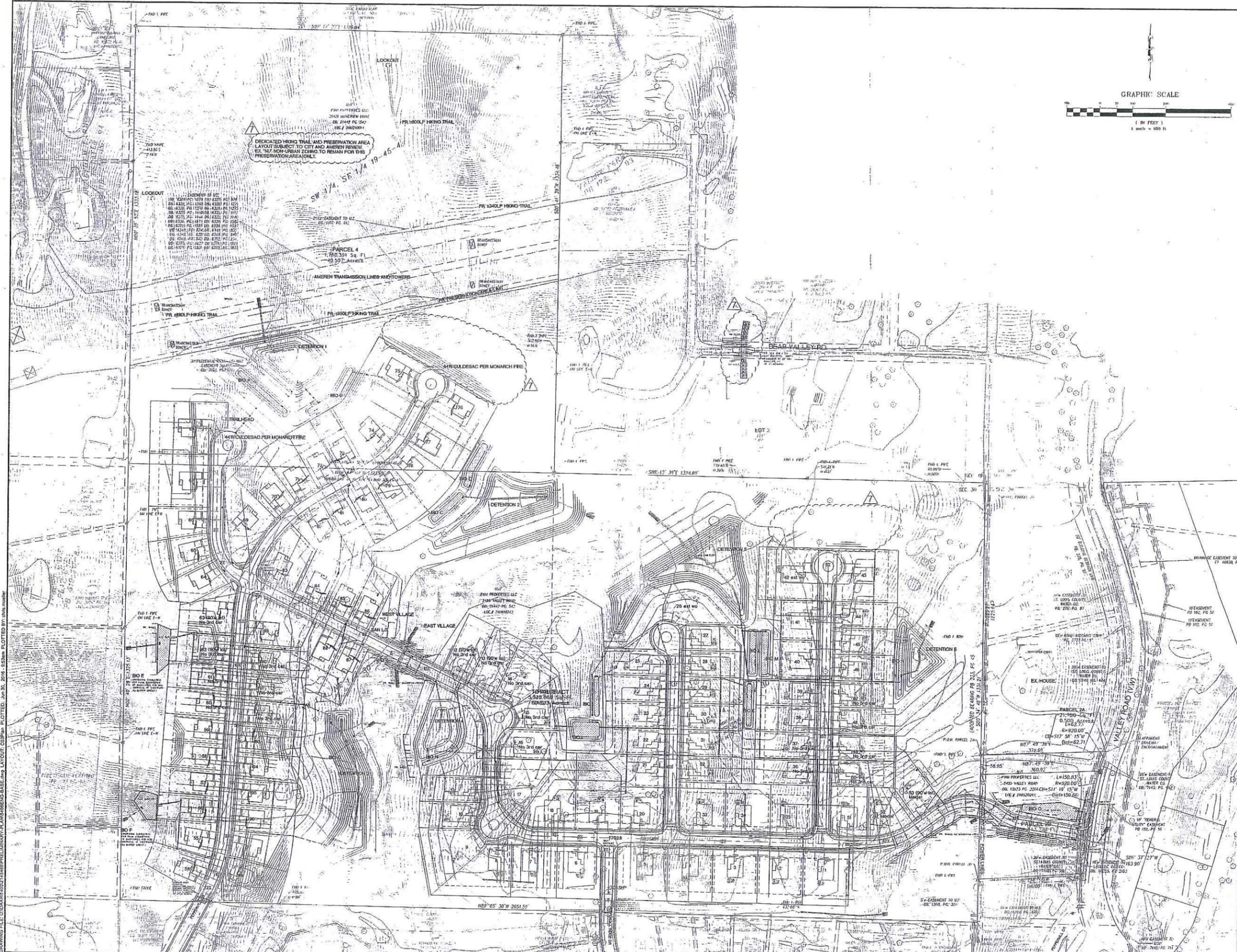
DRAWN BY: CLM
 DATE: 10/27/2016
 CHECKED BY: JHC
 DATE: 11/17/16
 SCALE: AS SHOWN
 SHEET NO.: 1 OF 7
 SHEET TITLE: TITLE SHEET

PREPARED FOR:
PULTE HOMES OF ST. LOUIS, LLC
 16305 SWINGLEY RIDGE ROAD, SUITE 350
 CHESTERFIELD, MISSOURI 63017
 Phone: (636) 537-7122
 Fax: (636) 537-9952

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND

DRAWING FILE: C:\DRAWINGS\2016\14468\PRELIMINARY\PLAN\636\ENGINEERING\BASE.dwg LAYOUT: 001.dwg PLOTTED: Jun 30, 2016 10:47:58 AM PLOTTED BY: chm.mg



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 297 Chesterfield Business Parkway
 St. Louis, MO 63005 PH: (636) 949-9900
 FAX: (636) 949-9901
 e-mail: stock@stockassoc.com
 Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
VALLEY ROAD SUBDIVISION
 2443, 2485 VALLEY ROAD, 2121 QUATHHEM DRIVE, WILDWOOD, MO 63005



- REVISIONS:
- 1-12-2014 CITY MEETING
 - 2-24-2016 PRESENTATION
 - 3-2-2016 CITY SUBMITTAL
 - 3-11-2016 ESTIMATE
 - 4-8-2016 CITY SUBMITTAL
 - 5-25-2016 LAYOUT
 - 6-30-2016 CITY SUBMITTAL

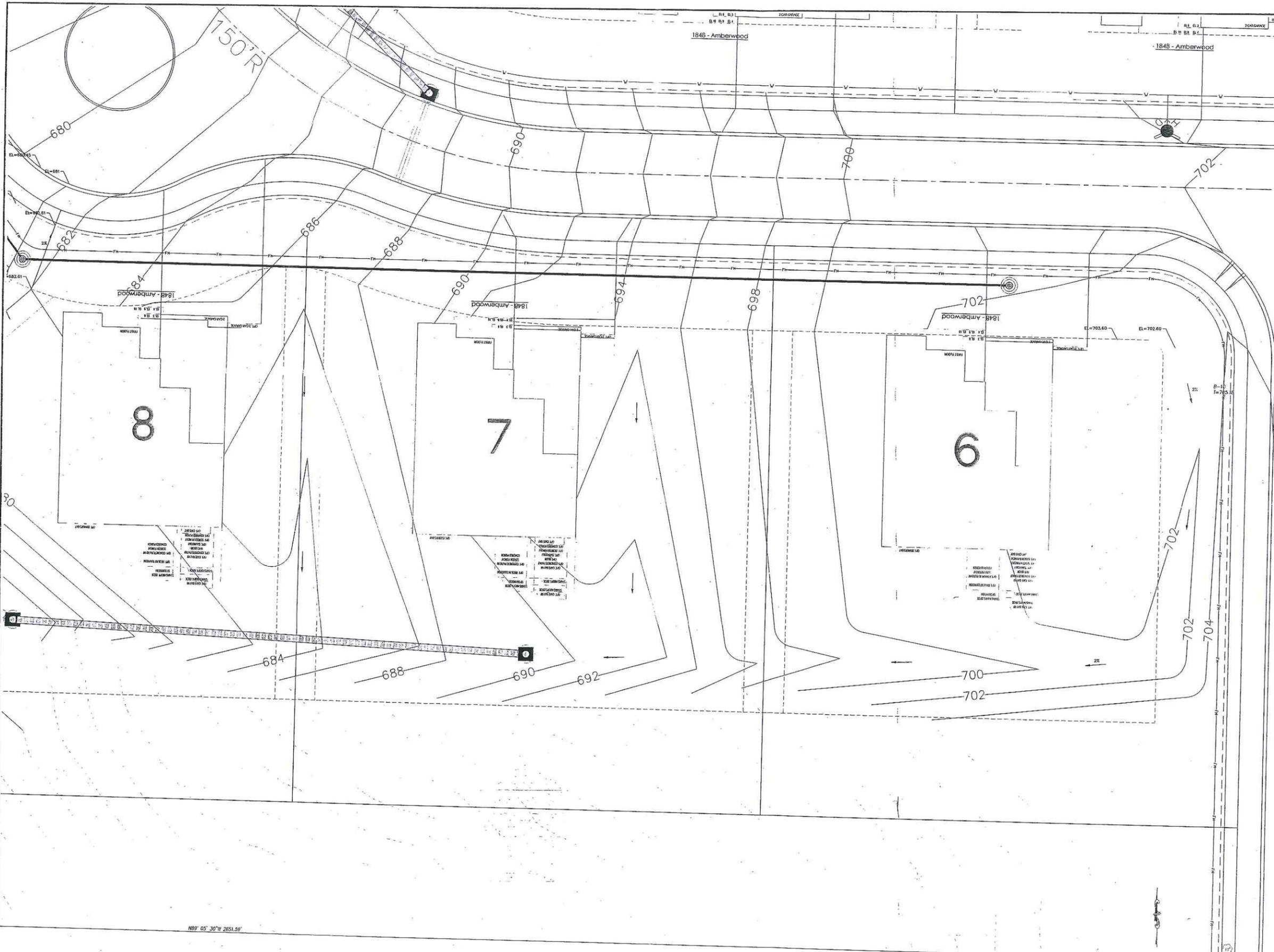
DATE: 6/3/16
 DRAWN BY: G.M.S.
 CHECKED BY: G.M.S.
 SCALE: AS SHOWN
 SHEET NO.: 1 OF 2
 SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN
 SHEET NO.: C3

CITY OF WILDWOOD
 JUN 30 2016
 DEPT. OF PLANNING & PARKS

Original Plan

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DRAWING FILE: C:\DRG\1450214\450214\PRELIMINARY\PLAN\GRADING.BASG LAYOUT: COPIING PLOTTED: Jun 30, 2016 8:28am PLOTTED BY: cam.miller



N87° 05' 30" W 2851.58'

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chestfield Business Parkway
St. Louis, MO 63085 PH: (636) 530-9007 FAX: (636) 530-9300
www.stockandassociates.com

PRELIMINARY DEVELOPMENT PLAN FOR:
VALLEY ROAD SUBDIVISION
2443, 2485 VALLEY ROAD, 2121 QUATHEN DRIVE, WILDWOOD, MO 63005



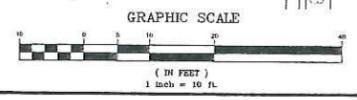
REVISIONS:
1 1-23-2016 CITY MEETING
2 2-4-2016 PRESENTATION
3 3-7-2016 CITY SUBMITTAL
4 3-19-2016 ESTIMATE
5 4-8-2016 CITY SUBMITTAL
6 5-20-2016 LOT LAYOUT
7 6-30-2016 CITY SUBMITTAL

GRAND BY: CAM
CHECKED BY: G.M.S.
DATE: 12/2/2015
JOB NO: 214-5456
W.D.P. #
BASE MAP # 214-2111
S.L.C. (MAY) #
MAY SUP. #
SHEET #

SHEET TITLE:
FINE GRADING
EXAMPLE PLAN
SHEET NO.:
C5

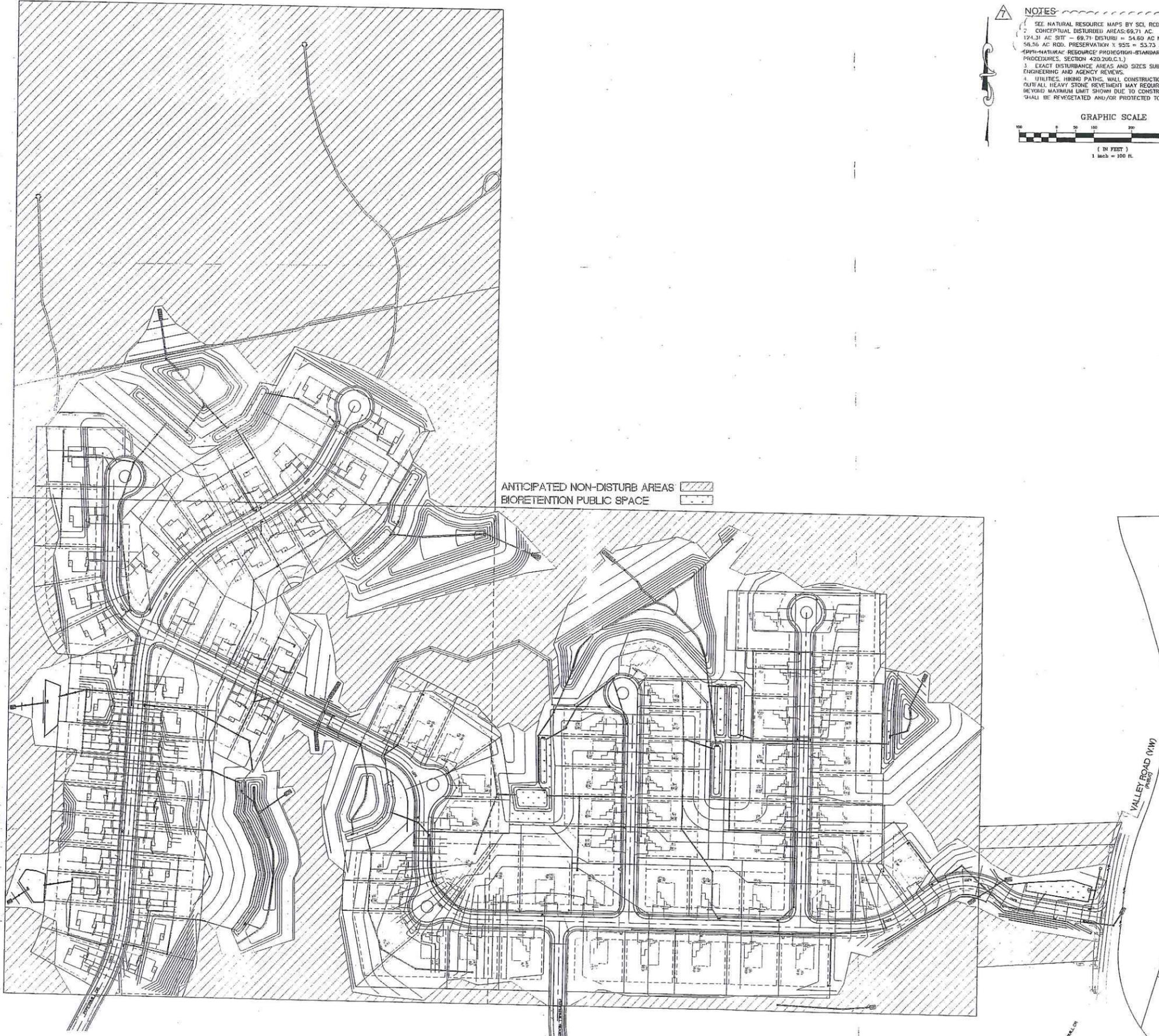
EXAMPLE OF FINE GRADING AFTER HOMES ARE CONSTRUCTED

SUBJECT TO FINAL ENGINEERING, CLIENT REQUIREMENTS, AND AGENCY REVIEW AND APPROVALS.



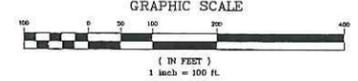
CITY OF WILDWOOD
JUN 30 2016
DEPT. OF PLANNING & PARKS
Original Plan

DRAWING FILE: C:\DRY\54001\45468\PRELIMINARY-PLANS\66ENG-BASE.dwg LAYOUT: CONDISTURB_PLOT.DOTD JUN 30, 2016 8:53am PLOTTED BY: chm.muller



ANTICIPATED NON-DISTURB AREAS
BIORETENTION PUBLIC SPACE

NOTES
1. SEE NATURAL RESOURCE MAPS BY SCI. RCD. 2-24-2016.
2. CONCEPTUAL DISTURBED AREAS: 69.71 AC.
3. 174.31 AC. SITE = 69.71 AC. DISTURB = 54.60 AC. NON-DISTURB = 119.71 AC. ROAD PRESERVATION = 53.73 AC. HWY NEEDED, O.K.
4. (MNR NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES, SECTION 420.200.C.1.)
5. EXACT DISTURBANCE AREAS AND SIZES SUBJECT TO CHANGE DURING FINAL ENGINEERING AND AGENCY REVIEWS.
6. UTILITIES, HIKING PATHS, WALL CONSTRUCTION, CONSTRUCTION ACCESS, PIPE RUTS, HEAVY STONE REVEEMENT MAY REQUIRE ADDITIONAL DISTURBANCE BEYOND MAXIMUM LIMIT SHOWN DUE TO CONSTRUCTION. DISTURBED AREAS SHALL BE REVEGETATED AND/OR PROTECTED TO PREVENT EROSION.



PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
357 Chesterfield Business Parkway
St. Louis, MO 63003 PH: (630) 530-8000
FAX: (630) 530-8000
WWW.STOCKANDASSOCIATES.COM

PRELIMINARY DEVELOPMENT PLAN FOR:
VALLEY ROAD SUBDIVISION
2443, 2485 VALLEY ROAD, 2121 QUATHEN DRIVE, WILDWOOD, MO 63005



REVISIONS:
1. 1-12-2016 CITY MEETING
2. 2-4-2016 PRESENTATION
3. 3-7-2016 CITY SUBMITTAL
4. 4-12-2016 ESTIMATE
5. 4-8-2016 CITY SUBMITTAL
6. 6-20-2016 LOT LAYOUT
7. 6-30-2016 CITY SUBMITTAL

DRAWN BY: C.A.M. DESIGNED BY: G.M.S.
DATE: 12/12/15 JOB NO: 214-586
W.S.R. P. 2 BACK SUP. 2
S.L.C. HAY P. 2 HAY SUP. 1
SHEET NO: DISTURBANCE PLAN
SHEET NO: C6

CITY OF WILDWOOD
JUN 30 2016
DEPT. OF PLANNING & PARKS

Original Plan

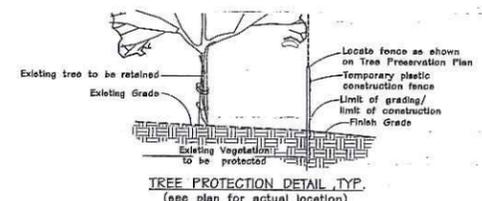


- KEY**
- Existing Individual Tree to remain
 - Gr Existing Individual Grand Tree to remain
 - ▨ Bioretention Areas per MSD specifications
 - ▨ Existing canopy to remain
 - Tree protection fence
 - Root-prune

Total site area = 5,415,063 sq. ft. or 124.31 Ac
 Total existing canopy = 2,773,296 sq. ft. or 63.86 Ac
 Required 30% preservation: 2,773,296 x .3 = 831,989 sq. ft. or 23.39 Ac
 Total canopy to be removed = 915,889 sq. ft. or 21.02 Ac. (32.92%)
 Total canopy to remain = 1,860,407 sq. ft. or 42.7 Ac. (67.08%)

PLANTING SCHEDULE

| AREA | QUANTITY | RECOMMENDATION | RECOMMENDATION | RECOMMENDATION | RECOMMENDATION |
|---|----------|---|------------------------------|----------------|----------------|
| Canopy Trees (Great Trees) | | | | | |
| A | 56 | Quercus bicolor | Swamp White Oak | 2.5' | 2.5' |
| B | 44 | Ginkgo biloba Autumn Gold | Autumn Gold Ginkgo | 2.5' | 2.5' |
| C | 101 | Acer x freemanii 'FIR 102' | Autumn Fantasy Maple | 2.5' | 2.5' |
| D | 41 | Tilia cordata 'Coccoloba' | Greenheart Littleleaf Linden | 2.5' | 2.5' |
| E | 44 | Ulmus 'Patriot' | Patriot Elm | 2.5' | 2.5' |
| F | 40 | Gedalia biancortus var inermis 'Stylea' | Stylea Honeylocust | 2.5' | 2.5' |
| Canopy Trees (Buffer Enhancements) | | | | | |
| AG | 8 | Quercus bicolor | Swamp White Oak | 2.5' | 2.5' |
| AP | 5 | Tilia cordata 'Coccoloba' | Greenheart Littleleaf Linden | 2.5' | 2.5' |
| Fz | 7 | Gedalia biancortus var inermis 'Stylea' | Stylea Honeylocust | 2.5' | 2.5' |
| Evergreen Trees (Buffer Enhancements) | | | | | |
| GL | 13 | Ficus alba | Norway Spruce | 6' | 6' |
| HS | 14 | Thuja plicata 'Green Giant' | Green Giant Arborvitae | 6' | 6' |
| Understory Trees (Buffer Enhancements) | | | | | |
| JL | 12 | Amelanchier x grandiflora 'Robin Hill' | Robin Hill Starburst | 1.5' | 1.5' |
| Ks | 15 | Malus 'Purple Prince' | Purple Prince Crabapple | 1.5' | 1.5' |
| Deciduous Shrubs (Buffer Enhancements) | | | | | |
| L | 59 | Prospicea aquilegifolia 'Moon' | Diablo Hibiscus | 24" | 24" |
| b | 141 | Viburnum x luddii | Freeman Viburnum | 24" | 24" |
| c | 55 | Waldia Florida 'Miner' | Miner Weigela | 5 Gal | 5 Gal |



- TREE PROTECTION NOTES:**
- 1) Preserved woodland canopy is delineated with shading.
 - 2) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.
 - 3) Clearing Limits to be rough stated in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Where noted on plan, contractor to trench and root-prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.
 - 4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.
 - 5) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area. Any proposed plantings shall be subject to the review and approval of the City Arborist. All ground plane shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
 - 6) Tree protection measures to be maintained throughout construction sequence.



Jerald Saunders - Landscape Architect
 MO License # LA-507
 Consultants:

Valley Road Subdivision
 Wildwood, Missouri

Pulte Homes



Original Plan

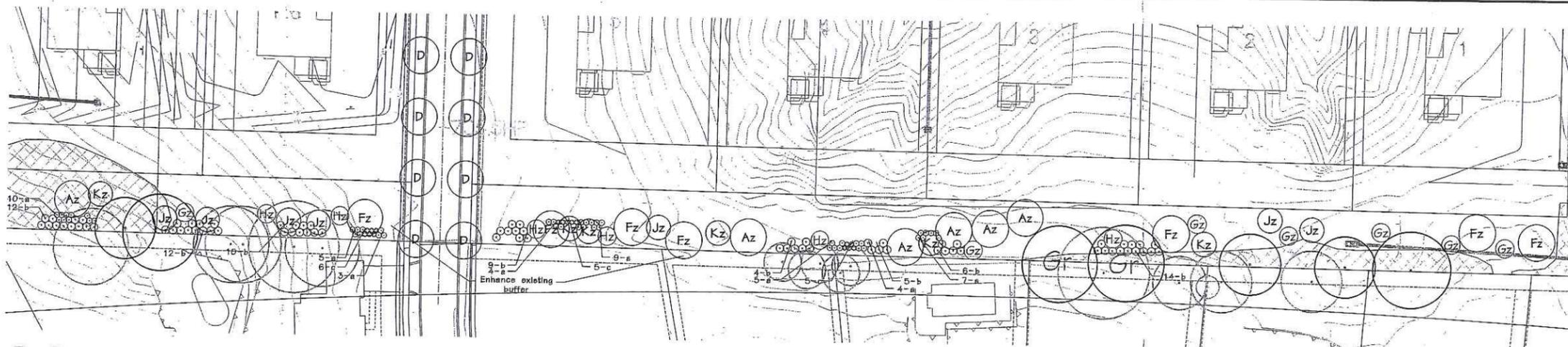
Revisions:

| Date | Description | No. |
|---------|---------------|-----|
| 8/29/16 | Plan revision | |

Drawn: KP
 Checked: JS

loomisAssociates
 Landscape Architects/Planners
 1000 N. 1st St., Suite 100
 Wildwood, MO 64095
 Phone: 417-552-0977
 Email: info@loomisassociates.com

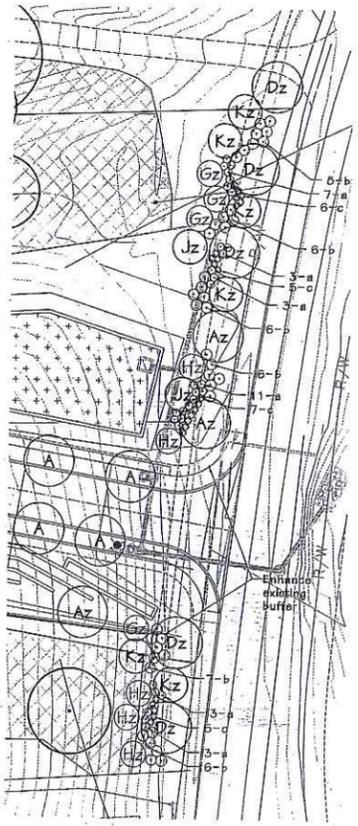
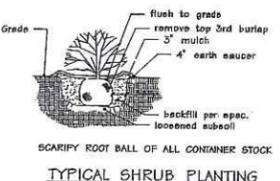
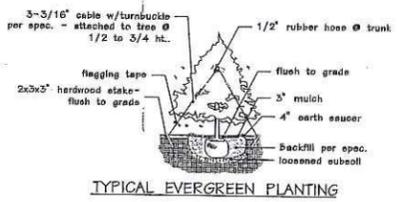
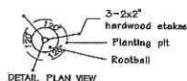
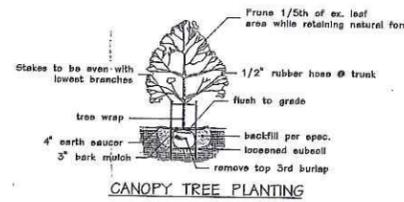
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 Sheet No: L-1
 Date: 5/5/16
 Job #: 935.016



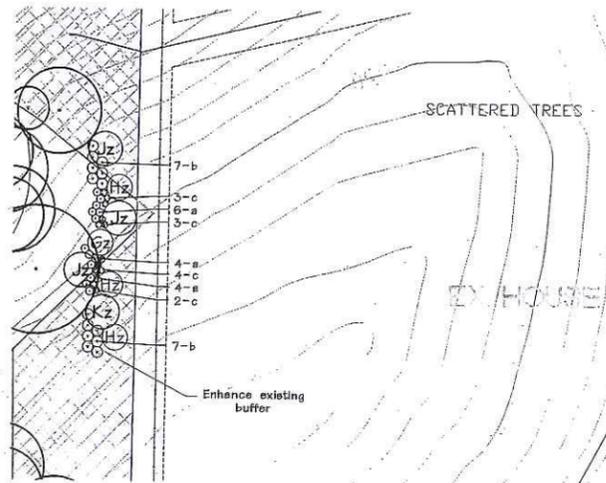
2 BUFFERYARD B
SCALE 1"=30'



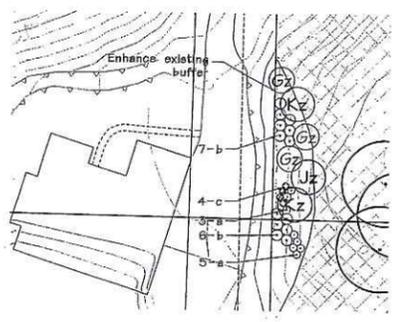
- KEY**
- Existing Individual Tree to remain
 - Existing Individual Grand Tree to remain
 - Bioretention Areas per MSD specifications
 - Existing canopy to remain



1 BUFFERYARD A
SCALE 1"=30'



4 BUFFERYARD D
SCALE 1"=30'



3 BUFFERYARD C
SCALE 1"=30'



Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

Valley Road Subdivision
Wildwood, Missouri

Pulte Homes

CITY OF WILDWOOD

JUN 30 2016

DEPT. OF PLANNING & PARKS

Original Plan

Revisions:

| Date | Description | No. |
|---------|---------------|-----|
| 6/29/16 | Plan revision | |
| | | |
| | | |
| | | |
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| | | |
| | | |
| | | |
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| | | |

Drawn: KP
Checked: JS

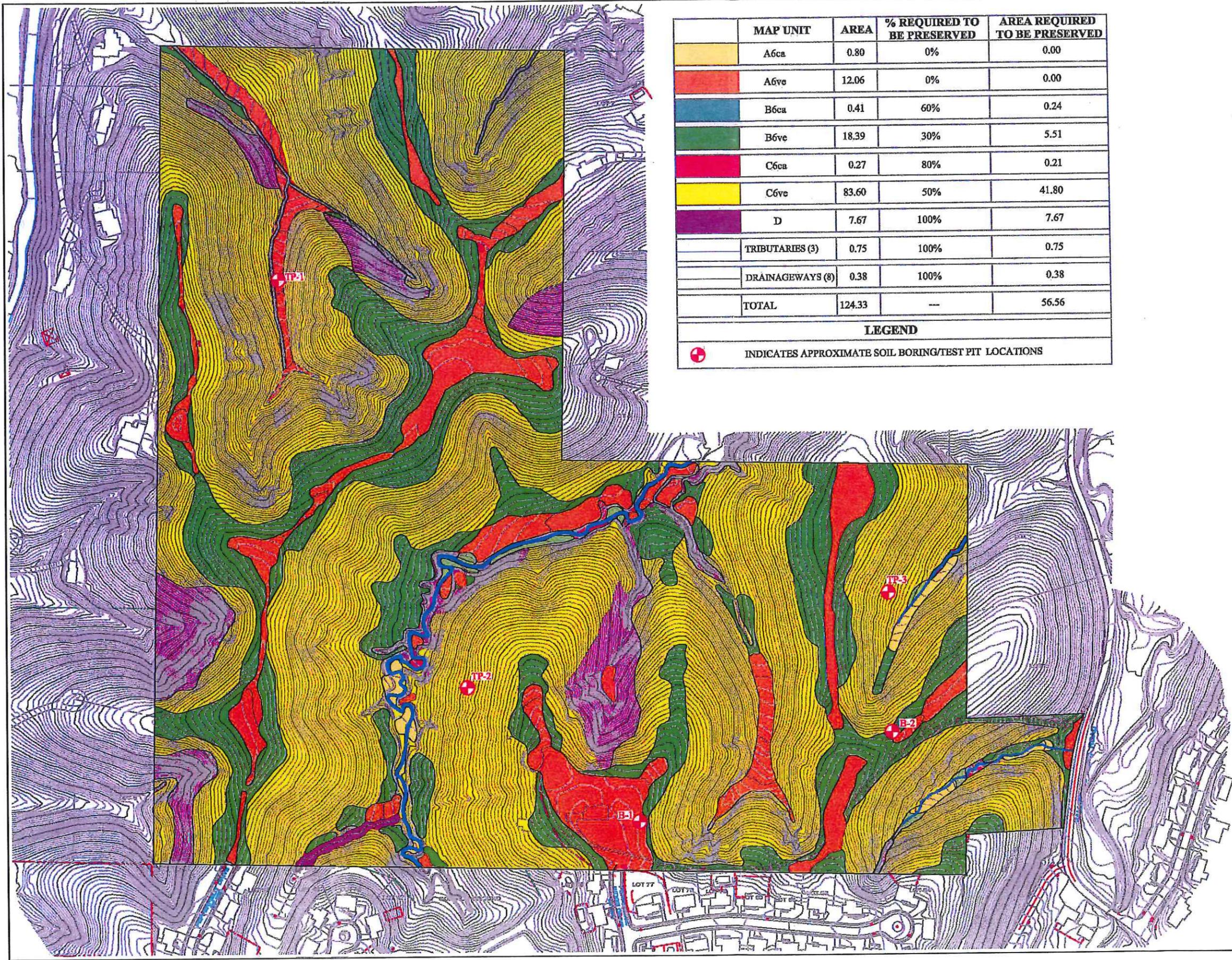
loomisAssociates

landscape architects/planners
10000 Blue Bell Lane, Suite 100
Blue Bell, Missouri 64018
www.loomisassociates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #LAC 600019

Sheet Title: Landscape Plan
Sheet No: L-2

Date: 5/5/16
Job #: 935.016



| | MAP UNIT | AREA | % REQUIRED TO BE PRESERVED | AREA REQUIRED TO BE PRESERVED |
|--|------------------|--------|----------------------------|-------------------------------|
| | A6ca | 0.80 | 0% | 0.00 |
| | A6ve | 12.06 | 0% | 0.00 |
| | B6ca | 0.41 | 60% | 0.24 |
| | B6ve | 18.39 | 30% | 5.51 |
| | C6ca | 0.27 | 80% | 0.21 |
| | C6ve | 83.60 | 50% | 41.80 |
| | D | 7.67 | 100% | 7.67 |
| | TRIBUTARIES (3) | 0.75 | 100% | 0.75 |
| | DRAINAGEWAYS (8) | 0.38 | 100% | 0.38 |
| | TOTAL | 124.33 | --- | 56.56 |

LEGEND

INDICATES APPROXIMATE SOIL BORING/TEST PIT LOCATIONS



General Notes/Legend

SLOPE PERCENTAGES AND CATEGORIES PROVIDED BY COLE & ASSOCIATES.

BASED ON UNDATED PLAN PROVIDED ELECTRONICALLY ON AUGUST 25, 2004 FROM COLE & ASSOCIATES, INC. DIMENSIONS AND LOCATIONS ARE APPROXIMATE. ACTUAL MAY VARY. DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT FOR WHICH IT WAS GENERATED.

PROJECT NAME
 PULTE-VALLEY ROAD
 WILDWOOD, MISSOURI

NATURAL RESOURCE MAP



SCALE
 1" = 300'

JOB NUMBER
 2015-0339.39

DATE
 11/2015

DRAWN BY LAP

CHECKED BY SDH

FIGURE
 3

Original Plan

**Background
Information**

**CITY OF WILDWOOD
NOTICE OF
2nd PUBLIC HEARING
before the Planning and Zoning Commission
Monday, October 3, 2016, at 6:30 p.m.**

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.

REVISED



Street Addresses of Subject Site:
2443 and 2485 Valley Road &
2121 Quantam Drive

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.
THANK YOU!

PLEASE NOTE, STARTING TUESDAY, SEPTEMBER 6, 2016, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT 6:30 P.M.

The Planning and Zoning Commission of the City of Wildwood will conduct a second public hearing on **Monday, October 3 2016, at 6:30 p.m.**, in the **City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at www.cityofwildwood.com/comment. The following request will be considered at this time:

***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 effected 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 west side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U5202874, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quantam Drive). **Proposed Use: A total of eighty-one (81) individual lots, with common ground, and required public space areas. (Ward Two)**

PLEASE NOTE, STARTING SEPTEMBER 6, 2016, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT 6:30 P.M.

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

Brentmoor Place Subdivision Trustees
Brentmoor Place Subdivision
Chesterfield, MO 63005
September 26, 2016



Mr. R. Jon Bopp
Chair, Planning and Zoning Commission
City of Wildwood
16860 Main St.
Wildwood, MO 63040

Dear Mr. R. Jon Bopp:

The residents of Brentmoor Place Subdivision overwhelmingly oppose any development of the adjacent property to Brentmoor Place Subdivision that does not comply with the current Wildwood Master Plan. The Master Plan was recently reviewed by an advisory committee consisting of 23 volunteers who denied the request to change the zoning for said property, as did the Planning and Zoning Commission and the City Council.

Presented for your review is a Brentmoor Place petition requesting that the Master Plan not be modified and that any proposal for said property adhere to the current Master Plan. Our residents are extremely passionate about preserving our fair City of Wildwood and the values that the current Master Plan represents.

The petition as presented has received an overwhelming response with 99 of 110 total households opposing any change to the current Master Plan. The majority of remaining non signatures were the result of the inability to locate the homeowner in the time allotted.

All of our residents are proud of our community, are passionate about Wildwood values and have taken the time to let our representatives know their position on this matter.

Thank you in advance for your consideration and we look forward to additional discussion during the October 3, 2016 meeting.

Sincerely,

Brentmoor Place Subdivision Trustees
Paul Bernache
Heather Davis
Melissa Wagner

Petition

Enforce the Wildwood Master Plan and Deny the Valley Road Subdivision

We, the undersigned, residents of the City of Wildwood and Brentmoor Place Subdivision object to the plans to build a subdivision on the land adjacent to Brentmoor Place Subdivision. We call upon the Planning and Zoning Commission to:

1. Deny proposed changes to the Master Plan and support the decision of the 23 volunteers, Planning and Zoning Commission and City Council not to modify the Master Plan's Conceptual Land Use Categories for said property.
2. Deny the Valley Road Subdivision as the proposal is in direct conflict with the Master Plan.

| Address | Printed Name | Signature |
|------------------------|----------------|-------------------|
| 16279 Peppermill Drive | | |
| 16275 Peppermill Drive | | |
| 16263 Peppermill Drive | Dave Hodges | UD Hodges |
| 16251 Peppermill Drive | Julie Beers | Julie Beers |
| 16237 Peppermill Drive | Barb Edgcomb | Barb Edgcomb |
| 16225 Peppermill Drive | Kathy Gervasio | Kathy R. Gervasio |
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Petition

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| Address | Printed Name | Signature |
|-----------------------------|------------------|-------------------------|
| 2555 Peppermill Ridge Drive | Stephanie Archey | <i>Stephanie Archey</i> |
| 16306 Peppermill Drive | KELLY MILLER | <i>Kelly Miller</i> |
| 16310 Peppermill Drive | BILL LISTER | <i>Bill Lister</i> |
| 16314 Peppermill Drive | BRIAN MURRAY | <i>Brian Murray</i> |
| 16318 Peppermill Drive | PAUL BERNACHE | <i>Paul Bernache</i> |
| 16322 Peppermill Drive | TRINA Vaynman | <i>Trina Vaynman</i> |
| 16326 Peppermill Drive | Rob Rooney | <i>Rob Rooney</i> |
| 16330 Peppermill Drive | Steven J. Link | <i>Steven J. Link</i> |
| 16334 Peppermill Drive | Jame Correa | <i>Jame Correa</i> |
| 16338 Peppermill Drive | Don Barker | <i>Don Barker</i> |
| 16342 Peppermill Drive | Jane Martin | <i>Jane Martin</i> |

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| Address | Printed Name | Signature |
|------------------------|-----------------|---|
| 16346 Peppermill Drive | Denny Sieganoff |  |
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23
23

| Address | Printed Name | Signature |
|------------------------|---------------------------------|---------------------------------|
| 16350 Peppermill Drive | Melinda Wylie | Melinda Wylie |
| 16354 Peppermill Drive | Eugenia Hugill | Eugenia Hugill |
| 16358 Peppermill Drive | Melinda Maxson | Melinda Maxson |
| 16362 Peppermill Drive | | |
| 16366 Peppermill Drive | Keith DeBold | Keith DeBold |
| 16370 Peppermill Drive | | |
| 16374 Peppermill Drive | Marvin Raymond Diana Raymond | Marvin Raymond Diana Raymond |
| 16380 Peppermill Drive | Heather G. Davis | Heather G. Davis |
| 16385 Peppermill Drive | Chris Woehle | Chris Woehle |
| 16381 Peppermill Drive | Karen Zeiser | Karen Zeiser |
| 16377 Peppermill Drive | Kim Hock | Kim Hock |

Petition

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| Address | Printed Name | Signature |
|--|---------------------|---------------------|
| 16387 Peppermill Drive 16317 | MELISSA WAGNER | Melissa A. Wagner |
| 2511 Silvermill Court | PATRICK DAVIDSON | Patrick Davidson |
| 2505 Silvermill Court | Suzanne Reuzan | Suzanne Reuzan |
| 2500 Silvermill Court | JACK AMEIS | Jack Ameis |
| 2506 Silvermill Court | DAN FINNEGAN | Dan Finnegan |
| 16317 Peppermill Drive 16337 | ROBERT FLEMING | Robert Fleming |
| 16309 Peppermill Drive | PATRICIA M. O'NEARA | Patricia M. O'Neara |
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Petition

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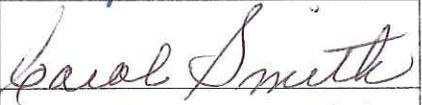
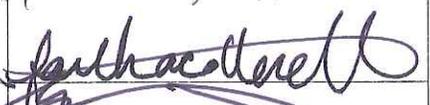
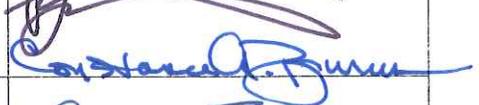
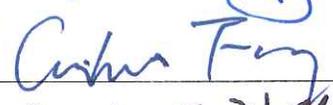
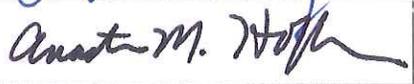
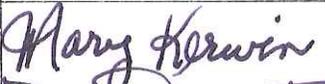
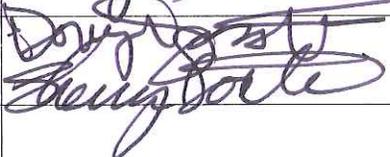
| Address | Printed Name | Signature |
|----------------------------|------------------|------------------|
| 2521 Peppermill Lake Court | John Kelly | John Kelly |
| 2515 Peppermill Lake Court | JOAN ALBERT | Joan Albert |
| 2507 Peppermill Lake Court | Judith Ludwig | Judith Ludwig |
| 2502 Peppermill Lake Court | Peter Kw. Harris | Peter Kw. Harris |
| 2508 Peppermill Lake Court | Johan Gerber | Johan Gerber |
| 2514 Peppermill Lake Court | Cingel Jenkins | Cingel Jenkins |
| 2520 Peppermill Lake Court | DAN ROWTON | Dan Rowton |
| 2526 Peppermill Lake Court | NITIN TANGJA | Nitin Tangja |
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Petition

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2. Deny the Valley Road Subdivision as the proposal is in direct conflict with the Master Plan.

| Address | Printed Name | Signature |
|-----------------------------------|--------------------------------------|--|
| 2517 Pepperfield Court | MARK Phillips Kelsey Phillips |  |
| 2511 Pepperfield Court | CAROL Smith |  |
| 2505 Pepperfield Court | SPENCER Cotterell Faith Cotterell |  |
| 2500 Pepperfield Court | Neil BURNS CONNIE BURNS |  |
| 2506 Pepperfield Court | Ming Lei Charlotte Fang |  |
| 2512 Pepperfield Court | Anastasia (Stacey) Hoffman |  |
| 2518 Pepperfield Court | MARY Kerwin |  |
| 2524 Pepperfield Court | Doug Doster Sherry Doster |  |
| 2510 Pepperfield Court | Donna Doster | |
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Petition

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| Address | Printed Name | Signature |
|-----------------------------|-------------------|-------------------|
| 2547 Peppermill Ridge Drive | Ashley Kurkiewicz | Ashley Kurkiewicz |
| 2541 Peppermill Ridge Drive | Georgiana Kniffin | Georgiana Kniffin |
| 2537 Peppermill Ridge Drive | Don Hayden | Don Hayden |
| 2531 Peppermill Ridge Drive | Allyssa Lee | Allyssa Lee |
| 2525 Peppermill Ridge Drive | JUDITH POSTER | Judith Poster |
| 2519 Peppermill Ridge Drive | Patty Yang | Patty Yang |
| 2513 Peppermill Ridge Drive | SCOTT MEYER | Scott A Meyer |
| 2507 Peppermill Ridge Drive | Mark Jovcevski | Mark J. Jovcevski |
| 2501 Peppermill Ridge Drive | Janet Popiel | Janet Popiel |
| 2485 Peppermill Ridge Drive | DAVID BEERBOWER | David Beerbower |
| 2479 Peppermill Ridge Drive | Robert Kipp | Robert Kipp |

Petition

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| Address | Printed Name | Signature |
|-----------------------------|-----------------|-----------------|
| 2548 Peppermill Ridge Drive | Ross Mantia | Ross Mantia |
| 2542 Peppermill Ridge Drive | | |
| 2536 Peppermill Ridge Drive | Janine Muntean | Janine Muntean |
| 2530 Peppermill Ridge Drive | LEO VOGLER | Leo Vogler |
| 2524 Peppermill Ridge Drive | Jon Baumgart | Jon Baumgart |
| 2518 Peppermill Ridge Drive | Amy Koch | Amy Koch |
| 6 Peppermill Ridge Court | DEBORAH COTNER | Deborah Cotner |
| 10 Peppermill Ridge Court | Lawren Dominici | Lawren Dominici |
| 9 Peppermill Ridge Court | Erin Ordi | Erin Ordi |
| 1 Peppermill Ridge Court | Marco Boscolo | Marco Boscolo |
| | | |

Petition

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| Address | Printed Name | Signature |
|--------------------------|---------------|---------------|
| 16373 Peppermill Drive | Jayne Sawyer | Jayne Sawyer |
| 16365 Peppermill Drive | | |
| 2523 Pepperfield Court | DONNA WALKER | Donna Walker |
| 2536 PEPPERMILL RIDGE DR | DAVE MUNTENAN | Dave Muntenan |
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Petition

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| Address | Printed Name | Signature |
|------------------------|------------------|--------------------------------|
| 16238 Pepperview Court | | |
| 16234 Pepperview Court | Bill McKee | <i>[Handwritten Signature]</i> |
| 16230 Pepperview Court | Lozic Santel | <i>[Handwritten Signature]</i> |
| 16224 Pepperview Court | SARA MASTERSON | <i>[Handwritten Signature]</i> |
| 16220 Pepperview Court | CHRISTINE NESKAP | <i>[Handwritten Signature]</i> |
| 16216 Pepperview Court | | |
| 16212 Pepperview Court | Bernie Ferrari | <i>[Handwritten Signature]</i> |
| 16208 Pepperview Court | Cindy Hails | <i>[Handwritten Signature]</i> |
| 16204 Pepperview Court | | |
| 16200 Pepperview Court | | |
| 16201 Pepperview Court | DALE WATSON | <i>[Handwritten Signature]</i> |

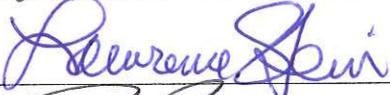
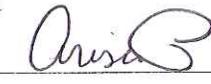
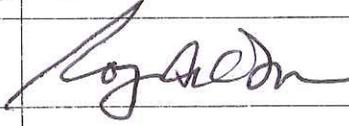
Mackin →

Petition

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| Address | Printed Name | Signature |
|------------------------|---|--|
| 16209 Pepperview Court | Maureen Mileti |  |
| 16217 Pepperview Court | LAWRENCE STEIN |  |
| 16223 Pepperview Court | James Reusch |  |
| 16227 Pepperview Court | Arise Prapaisit Arise Prapaisit |  |
| 16231 Pepperview Court | | |
| 16235 Pepperview Court | Susan M SUSAN M Stohr |  |
| 16239 Pepperview Court | Ronald L L MOORE |  |
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| Address | Printed Name | Signature |
|----------------------------------|---------------------|--|
| 16282 Peppermill Drive | Jim Brown |  |
| 16278 Peppermill Drive | Pamela Jaeger |  |
| 4 Peppermill Court | Elizabeth Mornigato |  |
| 12 X Peppermill Court | ZACK ROBERTS |  |
| 8 X Peppermill Court | Steven Spranger | Steven A. Spranger |
| 16 Peppermill Court | Deborah Savage |  |
| 20 Peppermill Court | Marcia Coulter | Marcia Coulter |
| 26 Peppermill Court | Antoinette Nalston | Antoinette Nalston |
| 32 Peppermill Court | KATHERINE DEERING | Katherine Deering |
| 33 Peppermill Court | not occupied | |
| 29 Peppermill Court | WILLBERT TOOLE | Willbert Toole |

Petition

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| 16275 Peppermill Drive | | |
| 16263 Peppermill Drive | Dave Hodges | UD Hodges |
| 16251 Peppermill Drive | Julie Beers | Julie Beers |
| 16237 Peppermill Drive | Barb Edgecomb | Barb Edgecomb |
| 16225 Peppermill Drive | Kathy Gervasio | Kathy R. Gervasio |
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| 16306 Peppermill Drive | KELLY MILLER | <i>Kelly Miller</i> |
| 16310 Peppermill Drive | BILL LISTER | <i>Bill Lister</i> |
| 16314 Peppermill Drive | BRIAN MURRAY | <i>Brian Murray</i> |
| 16318 Peppermill Drive | PAUL BERNACHE | <i>Paul Bernache</i> |
| 16322 Peppermill Drive | TRINA Vaynman | <i>Trina Vaynman</i> |
| 16326 Peppermill Drive | Rob Rooney | <i>Rob Rooney</i> |
| 16330 Peppermill Drive | Steven J. Link | <i>Steven J. Link</i> |
| 16334 Peppermill Drive | Jame Correa | <i>Jame Correa</i> |
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2. Deny the Valley Road Subdivision as the proposal is in direct conflict with the Master Plan.

| Address | Printed Name | Signature |
|------------------------|-------------------------|-------------------------|
| 16346 Peppermill Drive | <i>Denny Fioseanoff</i> | <i>Denny Fioseanoff</i> |
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Petition

Enforce the Wildwood Master Plan and Deny the Valley Road Subdivision

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2. Deny the Valley Road Subdivision as the proposal is in direct conflict with the Master Plan.

NA
NA

| Address | Printed Name | Signature |
|------------------------|---------------------------------|---------------------------------|
| 16350 Peppermill Drive | Kelly Wylie | [Handwritten Signature] |
| 16354 Peppermill Drive | Eugenia Huggill | Eugenia Huggill |
| 16358 Peppermill Drive | Melinda Maxson | [Handwritten Signature] |
| 16362 Peppermill Drive | | |
| 16366 Peppermill Drive | Keith Debold | [Handwritten Signature] |
| 16370 Peppermill Drive | | |
| 16374 Peppermill Drive | Marvin Raymond Diana Raymond | Marvin Raymond Diana Raymond |
| 16380 Peppermill Drive | Heather G. Davis | [Handwritten Signature] |
| 16385 Peppermill Drive | Chris Woehle | [Handwritten Signature] |
| 16381 Peppermill Drive | Karen Zeiser | Karen Zeiser |
| 16377 Peppermill Drive | Kim Hock | [Handwritten Signature] |

Petition

Enforce the Wildwood Master Plan and Deny the Valley Road Subdivision

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2. Deny the Valley Road Subdivision as the proposal is in direct conflict with the Master Plan.

| Address | Printed Name | Signature |
|--|---------------------|------------------|
| 16387 Peppermill Drive 16317 | MELISSA WAGNER | Melissa Wagner |
| 2511 Silvermill Court | PATRICK DAVIDSON | Patrick Davidson |
| 2505 Silvermill Court | Suzanne Reunan | S Reunan |
| 2500 Silvermill Court | JACK AMEIS | Jack Ameis |
| 2506 Silvermill Court | DAN FINNEGAN | Dan Finnegan |
| 16347 Peppermill Drive 16337 | ROBERT FLEMING | Robert Fleming |
| 16309 Peppermill Drive | PATRICIA M. O'NEARA | Patricia M O'Nea |
| | | |
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Petition

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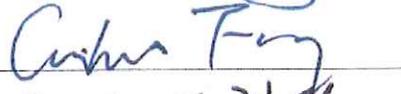
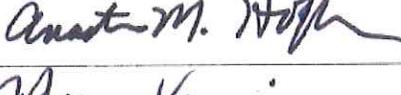
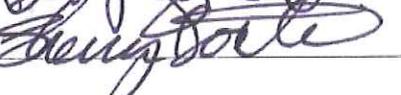
| Address | Printed Name | Signature |
|----------------------------|------------------|-------------------------|
| 2521 Peppermill Lake Court | John Kelly | <i>John Kelly</i> |
| 2515 Peppermill Lake Court | JOHN ALBERT | <i>John Albert</i> |
| 2507 Peppermill Lake Court | Judith Ludwig | <i>Judith Ludwig</i> |
| 2502 Peppermill Lake Court | Peter Kw. Harris | <i>Peter Kw. Harris</i> |
| 2508 Peppermill Lake Court | Johan Gerber | <i>Johan Gerber</i> |
| 2514 Peppermill Lake Court | Cingel Jenkins | <i>Cingel Jenkins</i> |
| 2520 Peppermill Lake Court | DAN ROWTON | <i>Dan Rowton</i> |
| 2526 Peppermill Lake Court | NITIN TANUJA | <i>Nitin Tanuja</i> |
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Petition

Enforce the Wildwood Master Plan and Deny the Valley Road Subdivision

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2. Deny the Valley Road Subdivision as the proposal is in direct conflict with the Master Plan.

| Address | Printed Name | Signature |
|-----------------------------------|--------------------------------------|---|
| 2517 Pepperfield Court | MARK Phillips Kelsey Phillips |  |
| 2511 Pepperfield Court | CAROL Smith |  |
| 2505 Pepperfield Court | SPENCER Cotterell Faith Cotterell |  |
| 2500 Pepperfield Court | Neil BURNS Connie BURNS |  |
| 2506 Pepperfield Court | Ming Lei Charlotte Fang |  |
| 2512 Pepperfield Court | Anastasia (Stacey) Hoffman |  |
| 2518 Pepperfield Court | MARY Kerwin |  |
| 2524 Pepperfield Court | Doug Doster Sherry Doster |  |
| 2512 Pepperfield Court | XXXXXXXXXX | XXXXXXXXXX |
| | | |
| | | |

Petition

Enforce the Wildwood Master Plan and Deny the Valley Road Subdivision

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| Address | Printed Name | Signature |
|-----------------------------|-------------------|-------------------|
| 2547 Peppermill Ridge Drive | Ashley Kurkiewicz | Ashley Kurkiewicz |
| 2541 Peppermill Ridge Drive | Georgiana Kniffin | Georgiana Kniffin |
| 2537 Peppermill Ridge Drive | Don Hayden | Don Hayden |
| 2531 Peppermill Ridge Drive | Alberta Lee | Alberta Lee |
| 2525 Peppermill Ridge Drive | JUDITH POSTER | Judith Poster |
| 2519 Peppermill Ridge Drive | Patty Yang | Patty Yang |
| 2513 Peppermill Ridge Drive | SCOTT MEYER | Scott A Meyer |
| 2507 Peppermill Ridge Drive | Mark Jovcevski | Mark J. Jovcevski |
| 2501 Peppermill Ridge Drive | Janet Popiel | Janet Popiel |
| 2485 Peppermill Ridge Drive | DAVID BEERBOWER | David Beerbower |
| 2479 Peppermill Ridge Drive | Robert Kipp | Robert Kipp |

Petition

Enforce the Wildwood Master Plan and Deny the Valley Road Subdivision

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2. Deny the Valley Road Subdivision as the proposal is in direct conflict with the Master Plan.

| Address | Printed Name | Signature |
|-----------------------------|-----------------|-----------------|
| 2548 Peppermill Ridge Drive | Ross Mantia | Ross Mantia |
| 2542 Peppermill Ridge Drive | | |
| 2536 Peppermill Ridge Drive | Janine Muntean | Janine Muntean |
| 2530 Peppermill Ridge Drive | LEO VOBLEK | Leo Voblek |
| 2524 Peppermill Ridge Drive | Jon Baumgart | Jon Baumgart |
| 2518 Peppermill Ridge Drive | Amy Koch | Amy Koch |
| 6 Peppermill Ridge Court | DEBORAH COTNER | Deborah Cotner |
| 10 Peppermill Ridge Court | Lauren Dominici | Lauren Dominici |
| 9 Peppermill Ridge Court | Erin Urbi | Erin Urbi |
| 1 Peppermill Ridge Court | Marco Boscolo | Marco Boscolo |
| | | |

Petition

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| Address | Printed Name | Signature |
|--------------------------|--------------|--------------|
| 16373 Peppermill Drive | Jayne Sawyer | Jayne Sawyer |
| 16365 Peppermill Drive | | |
| 2523 Pepperfield Court | DONNA WALKER | Dona Walker |
| 2536 PEPPERMILL RIDGE DR | DAVE MUNTAN | Dave Muntan |
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N/A

Petition

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| Address | Printed Name | Signature |
|------------------------|------------------|-------------------|
| 16238 Pepperview Court | | |
| 16234 Pepperview Court | BU McKEOWN | BU McKEOWN |
| 16230 Pepperview Court | LOZIE SANTED | Lozie Santed |
| 16224 Pepperview Court | SARA MASTERSON | SARA C. MASTERSON |
| 16200 Pepperview Court | CHRISTINE NESKAP | Christine Neskap |
| 16216 Pepperview Court | | |
| 16212 Pepperview Court | Bernie Ferrari | Bernie Ferrari |
| 16208 Pepperview Court | Cindy Hails | Cindy Hails |
| 16204 Pepperview Court | | |
| 16200 Pepperview Court | | |
| 16201 Pepperview Court | DALE WATSON | Dale Watson |

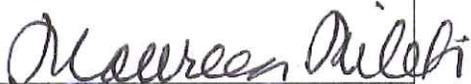
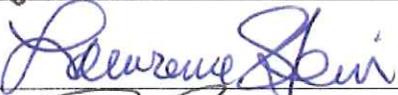
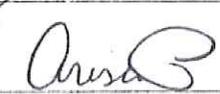
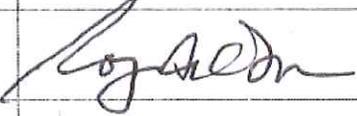
Having →

Petition

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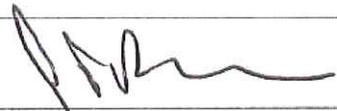
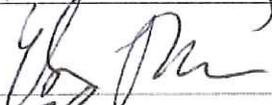
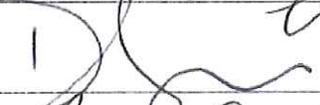
| Address | Printed Name | Signature |
|------------------------|------------------------------------|--|
| 16209 Pepperview Court | Maureen Mileti |  |
| 16217 Pepperview Court | LAWRENCE STEIN |  |
| 16223 Pepperview Court | James Reusch |  |
| 16227 Pepperview Court | Azisa Prapaisit Azisa Prapaisit |  |
| 16231 Pepperview Court | | |
| 16235 Pepperview Court | Susan M SUSAN M Stahr |  |
| 16239 Pepperview Court | Ronald L L MOORE |  |
| | | |
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Petition

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| Address | Printed Name | Signature |
|----------------------------------|---------------------|---|
| 16282 Peppermill Drive | Jim Brown |  |
| 16278 Peppermill Drive | Pamela Jaeger |  |
| 4 Peppermill Court | Elizabeth Mornigata |  |
| 12 X Peppermill Court | ZACK ROBERTS |  |
| 8 X Peppermill Court | Steen Sprenger | Steen A. Sprenger |
| 16 Peppermill Court | Deborah Savage |  |
| 20 Peppermill Court | Marcia Coulter | Marcia Coulter |
| 26 Peppermill Court | Antoinette Nalston | Antoinette Nalston |
| 32 Peppermill Court | KATHERINE DEERINA | Katherine Deerina |
| 33 Peppermill Court | not occupied | |
| 29 Peppermill Court | WILLBERT TOOLE | Willbert Toole |

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Friday, September 23, 2016 8:49 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|---|
| Request Being Considered | *REVISED* P.Z. 27, 28 & 29 Valley Road Subdivision |
| Item Description | Field not completed. |
| Position on Request | Do Not Support |
| General Comments | The density of the proposed project is not in keeping with the master plan and will add a substantial amount of traffic on to Valley Road. I know there is an adjoining zoning district that allows more density but where will the zoning creep end? |
| Suggestions | If the rezoning is successful the developer should be required to fund a substantial portion of the funds needed to upgrade Valley Road. |

(Section Break)

| | |
|--------------|--|
| Name | Doug Hufton |
| Address | 2004 Mulberry Hill Ln |
| City | Wildwood |
| State | MO |
| Zip | 63005 |
| Phone Number | 314 575-4358 |
| Email | dhufton@aol.com |

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, September 22, 2016 4:49 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|---|
| Request Being Considered | *REVISED* P.Z. 27, 28 & 29 Valley Road Subdivision |
| Item Description | <i>Field not completed.</i> |
| Position on Request | Do Not Support |
| General Comments | Safety concern with additional traffic on Valley and Strecker Roads is my main concern. Additionally I believe that people have generally moved to Wildwood to enjoy the open space and rural setting. Subdivisions such as this proposed development with relatively small lots will only hurt existing home values. |
| Suggestions | <i>Field not completed.</i> |
| (Section Break) | |
| Name | Paul Bonastia |
| Address | 16617 Wycliffe Place Drive |
| City | Wildwood |
| State | MO |
| Zip | 63005 |
| Phone Number | 314-575-4472 |
| Email | cardibo@aol.com |

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, September 22, 2016 3:38 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

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| | |
|--------------------------|--|
| Request Being Considered | *REVISED* P.Z. 27, 28 & 29 Valley Road Subdivision |
| Item Description | Traffic |
| Position on Request | Do Not Support |
| General Comments | Already way too much "cut-through" traffic on Valley Road. We don't need to add another 500+ cars per day. |
| Suggestions | Deny the request for Master Plan and Zoning changes. |
| (Section Break) | |
| Name | James Cavanagh |
| Address | 2127 Valley Road |
| City | Wildwood |
| State | MO |
| Zip | 63005 |
| Phone Number | 636-394-0877 |
| Email | jgcavanagh@att.net |

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, September 21, 2016 4:47 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

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| | |
|--------------------------|--|
| Request Being Considered | *REVISED* P.Z. 27, 28 & 29 Valley Road Subdivision |
|--------------------------|--|

| | |
|------------------|-----------------------------|
| Item Description | <i>Field not completed.</i> |
|------------------|-----------------------------|

| | |
|---------------------|----------------|
| Position on Request | Do Not Support |
|---------------------|----------------|

| | |
|------------------|-----------------------------|
| General Comments | <i>Field not completed.</i> |
|------------------|-----------------------------|

| | |
|-------------|-----------------------------|
| Suggestions | <i>Field not completed.</i> |
|-------------|-----------------------------|

(Section Break)

| | |
|------|-------|
| Name | Kevin |
|------|-------|

| | |
|---------|-------------------------|
| Address | 2623 Wynncrest Falls Dr |
|---------|-------------------------|

| | |
|------|--------------|
| City | Chesterfield |
|------|--------------|

| | |
|-------|----|
| State | MO |
|-------|----|

| | |
|-----|-------|
| Zip | 63005 |
|-----|-------|

| | |
|--------------|------------|
| Phone Number | 6365197568 |
|--------------|------------|

| | |
|-------|--|
| Email | Kevin.zhou.888@gmail.com |
|-------|--|

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, September 21, 2016 2:15 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered *REVISED* P.Z. 27, 28 & 29 Valley Road Subdivision

Item Description 83 acre home site

Position on Request Do Not Support

General Comments PLEASE DO NOT SUCCOMB TO DEVELOPER MADNESS
BY ABROGATING OUR FUNDAMENTAL WILWOOD PLAN
WHICH PROTECTS OPEN SPACES.

Suggestions LEAVE WELL ENOUGH ALONE

(Section Break)

Name Robert Nagel

Address 2163 Quaethem Drive

City Wildwood

State MO

Zip 63005

Phone Number 3148826422

Email incenticoinc@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, September 20, 2016 3:26 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|--|
| Request Being Considered | *REVISED* P.Z. 27, 28 & 29 Valley Road Subdivision |
|--------------------------|--|

| | |
|------------------|----------------------|
| Item Description | Field not completed. |
|------------------|----------------------|

| | |
|---------------------|----------------|
| Position on Request | Do Not Support |
|---------------------|----------------|

| | |
|------------------|--|
| General Comments | The proposed Pulte Homes of St. Louis Subdivision is in direct violation of the Wildwood Master Plan. A number of changes to the original submittal have been made but the overall density remains at the R-1 One Acre Residence District. The residents in Brentmoor Place Subdivision are requesting that the original zoning (Non-Urban Residence District) be upheld and will be outlined in a petition submitted to the Commission before the October third meeting. In addition we are requesting the commission honor the recommendations made by the 23 member volunteer committee and the Department of Planning report dated July 5th, 2016 not to change the zoning for said parcel. Again, the proposals have been modified but the overall density of the proposals remain unchanged. |
|------------------|--|

| | |
|-------------|--|
| Suggestions | Strongly defend the existing Wildwood Master Plan and support your Wildwood constituents. Deny any proposal for this parcel that does not support the Master Plan. In the latest proposal to develop 87 acres any density exceeding 29 homes in our view would be unacceptable. Thank you in advance for your consideration. |
|-------------|--|

(Section Break)

| | |
|------|------------|
| Name | Dan Rowton |
|------|------------|

| | |
|--------------|--|
| Address | 2520 Peppermill Lake Ct |
| City | Chesterfield |
| State | Missouri |
| Zip | 63005 |
| Phone Number | 9016209585 |
| Email | derowton@gmail.com |

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Saturday, September 17, 2016 10:08 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|---|
| Request Being Considered | *REVISED* P.Z. 27, 28 & 29 Valley Road Subdivision |
| Item Description | <i>Field not completed.</i> |
| Position on Request | Do Not Support |
| General Comments | <p>We are now in the third decade of the Wildwood Master Plan. Each plan I believe had an independent committee that studied the plan and unanimously approved it. The concept and charter of the city of Wildwood was to retain as much open and natural space as possible to keep Wildwood unique from the over developed adjacent cities. Unless the commission and council decide to override our Master Plan any proposal by the Pulte group is irrelevant unless it is for non-urban three acre lots. With all of the time and effort in revising and approving the new Master Plan to change it in the first year after over twenty years of following what we all thought was an excellent plan does not seem right. If the plan is changed to accommodate the Pulte company a precedent is set for any other developer that wants to play with the numbers to further subdivide our community. Once the trees start coming down there is no turning back and Wildwood is no longer wild.</p> |
| Suggestions | <p>Keep the Master Plan as it was approved and let future developers know that it will not be changed so we can stop having these kind of proposals. Any developer that wants to build following the established zoning is free to make a proposal.</p> |

(Section Break)

| | |
|--------------|--|
| Name | Robert Kipp |
| Address | 2479 Peppermill Ridge Dr |
| City | Wildwood |
| State | MO |
| Zip | 63005 |
| Phone Number | 636-537-5550 |
| Email | rgkipp@charter.net |

Email not displaying correctly? [View it in your browser.](#)

Chris Mueller

From: King, Brenda J <BKing2@ameren.com>
Sent: Friday, December 04, 2015 1:19 PM
To: Chris Mueller
Cc: Jaksetic, Jim J
Subject: FW: New residential subdivision Wildwood 5466 Ameren
Attachments: 2015-12-03SITE.PDF; 2015-12-03AERIAL.PDF

Chris –

Please see comments and requests from Ameren Transmission Maintenance regarding the new residential subdivision in Wildwood.

Regards,

.....
BRENDA J. KING
Sr. Real Estate Representative
Real Estate
T 314-554-2483
C 314-488-5483
F 314-554-2570
E bking2@ameren.com

.....
Ameren Missouri
1901 Chouteau (MG 700)
St. Louis, MO 63103
www.ameren.com

Please consider the environment before printing this e-mail.



From: Jaksetic, Jim J
Sent: Friday, December 04, 2015 1:14 PM
To: King, Brenda J
Cc: Grass, Terry L
Subject: FW: New residential subdivision Wildwood 5466 Ameren

Brenda,

I reviewed the attached development plans for new residential subdivision plans Wildwood 5466 that shows the dam for the detention 1 encroaching on the easement. There is a deep ravine where the fill for the proposed detention pond dam would be placed. There would remain adequate vertical clearance between the proposed fill elevation of 625 at the south edge of the existing easement for the dam and both the 34.5 kV distribution line and the 138 kV transmission lines. The drawing shows no grading near and under the 345 kV lines also on the easement.

Ameren Transmission Maintenance Department request final grading plans for the dam to be submitted for review. Ameren Maintenance Department representative will be available to discuss grading logistics when working near energized power lines with the grading contractor prior to start of construction of the detention pond dam.

Please pass my comments on to Chris Mueller at Stock and associates.

If you have any questions, please contact me.

Thanks,

JIM JAKSETIC
Career Engineer
Transmission
T 314-554-2703
F 314-206-0797
E jjaksetic@ameren.com

.....
Ameren Services
1901 Chouteau Avenue
PO Box 66149, MC658
St. Louis, MO 63166-6149

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MONARCH FIRE PROTECTION DISTRICT

13725 Olive Blvd., Chesterfield, MO 63017-2640

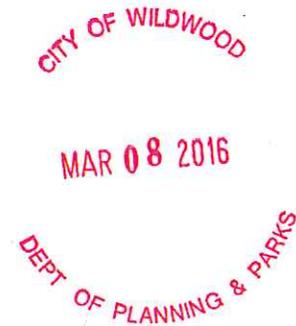
Phone: 314.514.0900 Fax: 314.514.0696

www.monarchfpd.org

December 23, 2015

Chris Mueller
Stock and Associates
257 Chesterfield Business Pkwy.
Chesterfield, MO 63005

RE Valley Road



Dear Mr. Mueller:

I have reviewed the Site Development Plan for the project mentioned above. This project is being reviewed for compliance with the 2009 International Fire Code as adopted by Ordinance 31 *The Fire Prevention Code* of the Monarch Fire Protection District. Please make note of the following:

1. Street widths are acceptable as shown.
2. Please see the attached Policy 2009-1 for turning radii requirements.
3. In accordance with Section B105.1 of the 2009 International Fire Code as adopted by Monarch Fire District, the minimum required fire flow will be 2,000 gpm at a residual pressure of 20 psi. This is based on the information provided regarding the proposed size and construction type of the largest anticipated building. A fire flow of 2,000 gpm at a residual pressure of 20 psi will allow for a building with a fire-flow calculation area of up to 6,200 sq. ft.
4. In accordance with Section C105.1, the maximum spacing between fire hydrants shall be 350 feet, and the maximum distance from a fire hydrant to any point on the street shall be 175 feet.

If you have any questions, please call me at 514-0900 ext. 313, or email me at herin.r@monarchfpd.org.

Yours in Firesafety,

A handwritten signature in cursive script that reads "Roger N. Herin".

Roger N. Herin, MCP
Fire Marshal

Chris Mueller

From: Dave Phipps <daveph@metrowest-fire.org>
Sent: Wednesday, November 25, 2015 2:53 PM
To: Chris Mueller
Subject: RE: 5466 Valley Road - Fire

Chris,

Streets width and turning radius looks good, fire flow is 1500 GPM at 20 PSI, fire hydrant spacing is 600 feet.

David E. Phipps
Fire Marshal
Metro West Fire Protection District
(636) 821-5806

CITY OF WILMINGTON

MAR 08 2016

DEPT OF PLANNING & PARKS

From: Chris Mueller [<mailto:chris.mueller@stockassoc.com>]
Sent: Wednesday, November 25, 2015 11:14 AM
To: Dave Phipps <daveph@metrowest-fire.org>
Cc: benjamin.keane@pultegroup.com; George Stock <george.stock@stockassoc.com>
Subject: 5466 Valley Road - Fire

Dave,
Per my voicemail, on behalf of Pulte Homes, we respectfully request review of the attached multi-page exhibit for a proposed 120-lot residential subdivision. I noticed the site is divided between Metro West and Monarch Fire Districts near the Ameren high-tension power lines. How do we get this resolved?
Thank you,
Chris

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March 1, 2016

Mr. George Stock, PE
Stock & Associates, Inc.
257 Chesterfield Business Parkway
St. Louis, Missouri 63005

RE: Traffic Impact Study
Valley Road Subdivision
Wildwood, Missouri
516-0024-OTE

Dear Mr. Stock:

Lochmueller Group has completed the following traffic impact study for the proposed development of a residential subdivision in Wildwood, Missouri. A total of 116 home sites are proposed on a currently undeveloped tract located along the west side of Valley Road between the Brentmoor Place subdivision and Bear Valley Road. A preliminary site plan (by others) is illustrated in **Exhibit 1**.

The proposed subdivision would have a single point of access onto Valley Road just north of Peppermill Drive. Proposed stub street connections to the Brentmoor Place subdivision would be gated and available for emergency access purposes only, and therefore did not factor into this analysis.

The purpose of this study was to forecast the amount of traffic that would be generated by the proposed subdivision, identify the impact of those trips upon the subdivision's entrance intersection with Valley Road, and determine the need for supporting roadway and/or traffic control improvements at that location or at the adjacent intersection of Valley Road and Peppermill Drive.

Traffic conditions were evaluated during the morning and afternoon commuter peak hours on a typical weekday. The study area included the intersections of Valley Road with Peppermill Drive and the proposed subdivision entrance. Existing conditions and forecasted conditions including the proposed subdivision were evaluated and then compared to identify potential traffic impacts. The methodology employed by this study, along with its findings and conclusions, are discussed in greater detail in the following sections.

Existing Conditions

Valley Road is a two-lane roadway with a curvilinear alignment that traverses mostly rolling terrain. A typical section provides 20 to 22 feet of pavement width and ditch drainage. The



roadway is classified as a collector, meaning that its primary function is to provide local access and distribute local traffic to intersecting arterial roadways, such as Clayton Road and Kehrs Mill Road. Valley Road has a posted speed limit of 30 miles per hour and is maintained by the City of Wildwood.

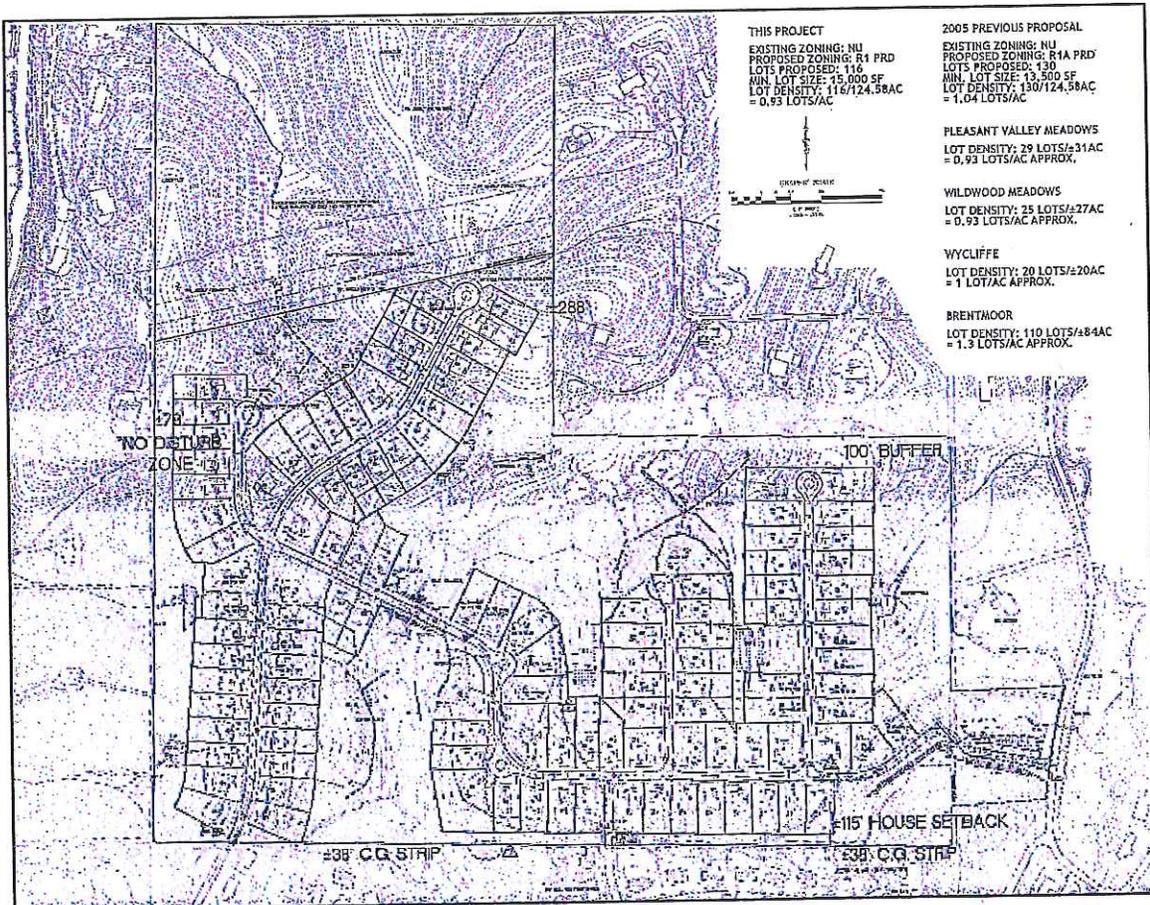


Exhibit 1: Preliminary Site Plan (by others)

To quantify existing traffic volumes, a turning movement count of the intersection of Valley Road and Peppermill Drive was performed during the weekday morning (7:00 to 9:00 a.m.) and afternoon (4:00 to 6:00 p.m.) peak periods on a typical weekday. From the count, it was determined that the morning and afternoon peak hours of traffic occur from 7:00 to 8:00 a.m. in the morning and from 4:30 to 5:30 p.m. in the afternoon.

These peak periods for traffic on Valley Road would coincide with the peak trip generation for the proposed subdivision. Therefore, if traffic from the subdivision can be accommodated at these times, it can be reasoned that adequate capacity would be available to accommodate its



traffic throughout the remainder of the day. Existing traffic volumes are summarized in **Exhibit 2**.

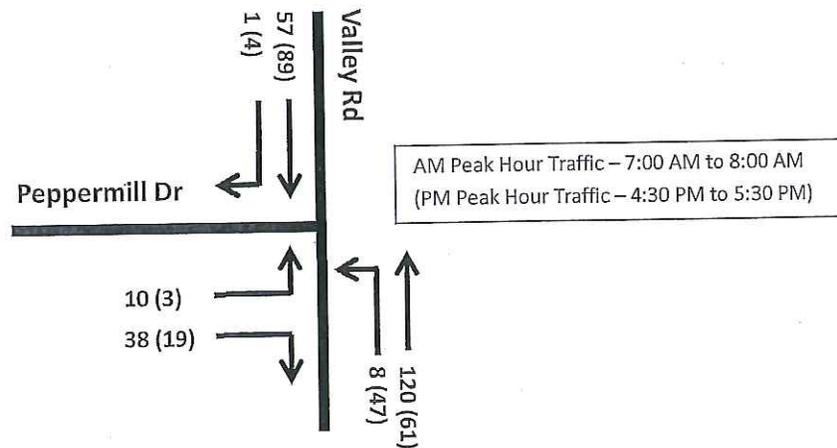


Exhibit 2: Existing Traffic Volumes

As shown, a total of 188 and 157 vehicles per hour pass by the site on Valley Road during the morning and afternoon peak hours, respectively. Volumes are heavier in the northbound direction during the morning and southbound during the afternoon. Based on this count, Valley Road carries just under 2,000 vehicles over the course of a full weekday.

Existing operating conditions were quantified based on the performance of the intersection of Valley Road and Peppermill Drive. Intersections are the most commonly evaluated roadway component, since roadway capacity is typically dictated by the number of vehicles that can be served at intersections.

The analysis was completed using Synchro 7, which is a commonly used traffic analysis tool based on the "Highway Capacity Manual" (HCM), published in 2010 by the Transportation Research Board. The HCM quantifies transportation system performance using Levels of Service (LOS). There are six levels of service ranging from LOS A ("free flow") to LOS F ("oversaturated"). LOS C is commonly used for design purposes and represents a roadway with volumes utilizing 70 to 80 percent of its capacity. LOS D is generally considered acceptable for peak period conditions and is an appropriate target LOS for this study.

Levels of service criteria vary depending upon the roadway component being evaluated. For unsignalized intersections, which are the focus of this study, the criteria are based on control delay as summarized in **Table 1**.



Table 1: Unsignalized Intersection Level of Service Thresholds

| Level of Service | Delay (sec/veh) |
|------------------|-----------------|
| A | 0-10 |
| B | > 10-15 |
| C | > 15-25 |
| D | > 25-35 |
| E | > 35-50 |
| F | > 50 |

The existing operating conditions at the study intersections are summarized in **Table 2**. For intersections with partial (side-street) stop control, such as Valley Road and Peppermill Drive, delay is calculated for the minor movements only (Peppermill Drive approach and Valley Road left-turns), since through traffic on the major road is not required to stop. Overall intersection delay and levels of service are not reported. As shown, the minor movements at the intersection currently operate favorably at LOS A during both peak hours.

Table 2: Existing Operating Conditions

| Intersection & Movements | Level of Service (delay in seconds) | |
|---|-------------------------------------|--------------|
| | AM Peak Hour | PM Peak Hour |
| Valley Road at Peppermill Drive (unsignalized) | | |
| Northbound Left-Turn | A (7.4) | A (7.6) |
| Eastbound Approach | A (9.4) | A (9.2) |

XX (XX) – Level of Service (average delay per vehicle)

Trip Generation and Directional Distribution

The proposed subdivision would consist of 116 single-family home sites. The number of trips that would be generated by the subdivision was forecasted using data provided in the Trip Generation Manual, Ninth Edition, published by the Institute of Transportation Engineers (ITE). This manual is a standard resource for transportation engineers and is based on a compilation of nationwide studies documenting the traffic-generating characteristics of various land uses.

Based on data for Land Use Code: 210 Single-Family Detached Housing, the proposed subdivision would generate approximately 91 total trips during the morning peak hour and 120 total trips during the afternoon peak hour. This traffic forecast is summarized in **Table 3**.



Table 3: Trip Generation Forecast

| Land Use | Weekday AM Peak Hour | | | Weekday PM Peak Hour | | |
|------------------------------|----------------------|-----|-------|----------------------|-----|-------|
| | In | Out | Total | In | Out | Total |
| Single-Family Detached Homes | 23 | 68 | 91 | 76 | 44 | 120 |

Given existing traffic patterns in the area informed by the turning movements into and out of the Brentmoor Place subdivision, the majority of the site’s traffic would be oriented to/from the south on Valley Road. The following directional distribution percentages were assumed for the site-generated trips:

- To/From North on Valley Road.....15%
- To/From South on Valley Road.....85%

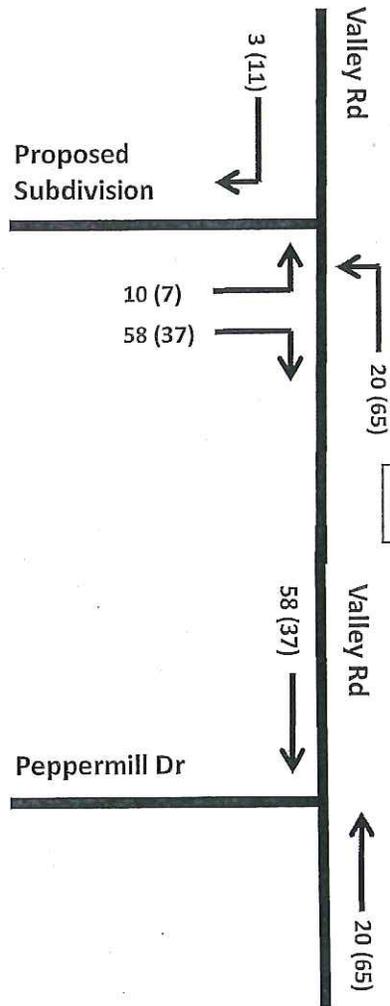
Site-generated traffic volumes are depicted in **Exhibit 3**. The site-generated volumes were aggregated with existing traffic volumes to produce a forecast of traffic including the proposed subdivision in **Exhibit 4**.

Proposed Subdivision Access

Access into and out of the subdivision would be provided via a single street connection to Valley Road, located approximately 200 feet north of Peppermill Drive. Although Valley Road is maintained by the City of Wildwood, Missouri Department of Transportation (MoDOT) “Access Management Guidelines” were consulted in determining an appropriate configuration for the Valley Road intersection with the subdivision’s entrance.

Based on the subdivision’s forecasted trip generation, the subdivision street should provide one lane for entering traffic and one lane for exiting traffic at Valley Road. The need for a dedicated left-turn lane on Valley Road was considered on the basis of warrants criteria specified in the “Access Management Guidelines”. The criteria indicating when an auxiliary lane should be *considered* are based on nomographs, which depict minimum volume requirements. A turn lane should be considered when the data point reflecting peak hour volumes lies to the right of the nomograph’s boundary line.

Exhibit 5 illustrates the warrant analysis for a dedicated northbound left-turn lane on Valley Road at the subdivision’s entrance. As shown, data points for both the morning and afternoon peak hour volumes lie well to the left of the boundary lines. Therefore, a dedicated northbound left-turn lane is not warranted at the proposed entrance in accordance with MoDOT’s “Access Management Guidelines”. Accordingly, the remainder of this analysis assumed Valley Road would have a single lane in each direction at the subdivision’s entrance.



AM Peak Hour Traffic – 7:00 AM to 8:00 AM
 (PM Peak Hour Traffic – 4:30 PM to 5:30 PM)

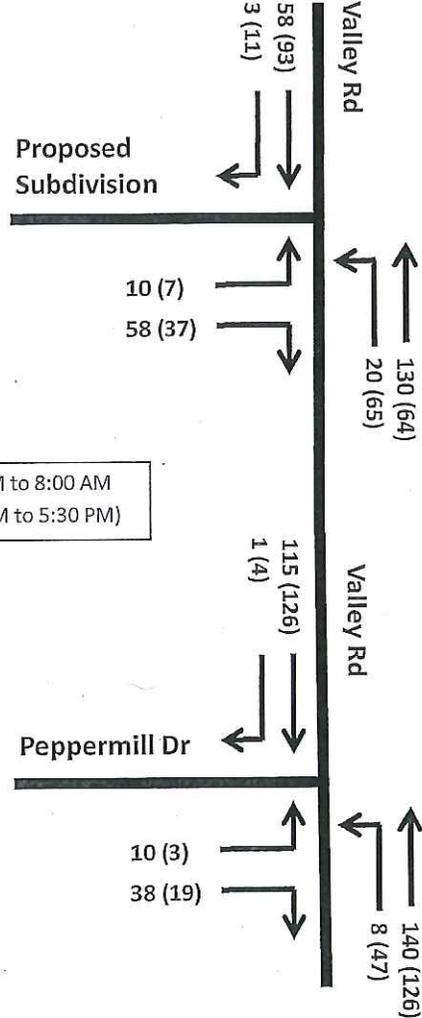


Exhibit 3: Site-Generated Traffic Volumes

Exhibit 4: Forecasted Traffic Volumes

In addition, the prevailing sight distance at the proposed subdivision entrance intersection with Valley Road was field verified and determined to exceed the sight distance requirements published by the American Association of State Highway and Transportation Officials (AASHTO) in *A Policy on the Geometric Design of Highways and Streets, 2004 Edition* ("Green Book"). Based on the 30 mph speed limit on Valley Road, intersection sight distance of 335 feet is required. Field measurements confirmed that motorists turning into or out of the site would have visibility in excess of 335 feet to complete all turning maneuvers.

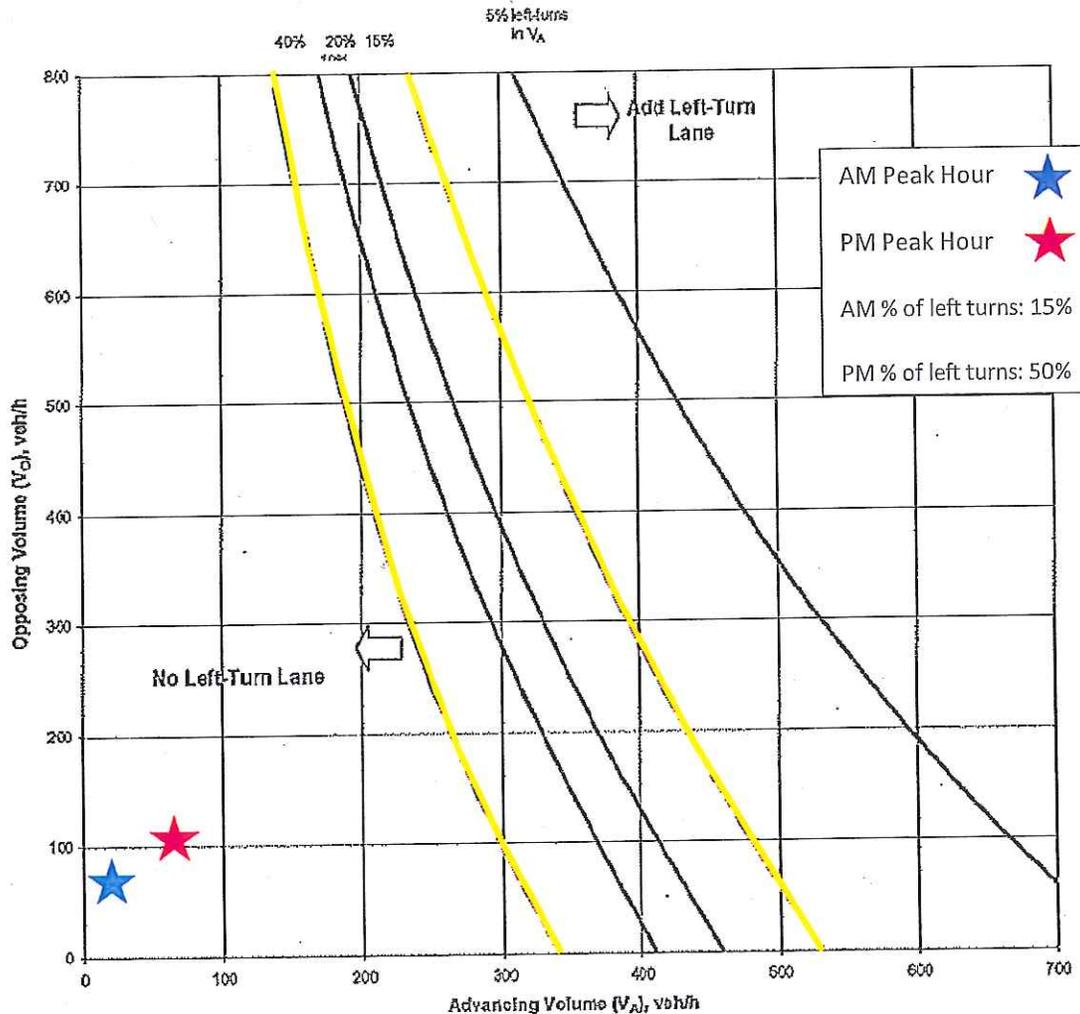


Exhibit 5: Left-Turn Lane Warrant Analysis for Valley Road

Forecasted Conditions

Forecasted conditions were evaluated to determine if roadway improvements would be needed to support the proposed subdivision. Forecasted operating conditions, summarized in Table 4, were analyzed using the same methodology applied to existing conditions.

As shown, the subdivision’s main entrance intersection with Valley Road would operate efficiently at LOS A, and the trips generated by the proposed subdivision would have a negligible effect on the adjacent intersection of Valley Road and Peppermill Drive. In light of these findings, the proposed subdivision would not impact traffic on Valley Road, and therefore off-site transportation improvements would not be needed in conjunction with the proposed development.



Table 4: Forecasted Operating Conditions with Proposed Subdivision

| Intersection & Movements | Level of Service (delay in seconds) | |
|---|-------------------------------------|--------------|
| | AM Peak Hour | PM Peak Hour |
| Valley Road at Proposed Subdivision Entrance | | |
| Northbound Left-Turn | A (7.4) | A (7.6) |
| Eastbound Approach | A (9.1) | A (9.3) |
| Valley Road at Peppermill Drive | | |
| Northbound Left-Turn | A (7.6) | A (7.7) |
| Eastbound Approach | B (10.1) | A (9.7) |

XX (XX) – Level of Service (average delay per vehicle)

Conclusion

Lochmueller Group completed the preceding traffic impact study for a proposed residential subdivision in Wildwood, Missouri. A total of 116 home sites are proposed on a currently undeveloped tract located along the west side of Valley Road between the Brentmoor Place subdivision and Bear Valley Road. The proposed subdivision would have a single point of access onto Valley Road just north of Peppermill Drive.

The purpose of this study was to forecast the amount of traffic that would be generated by the proposed subdivision, identify the impact of those trips upon the subdivision’s entrance intersection with Valley Road, and determine the need for supporting roadway and/or traffic control improvements at that location or at the adjacent intersection of Valley Road and Peppermill Drive.

The proposed subdivision would be expected to generate a total of approximately 91 and 120 trips during the morning and afternoon peak hours, respectively. In terms of off-site impacts, the proposed subdivision would not impact traffic on Valley Road, and therefore off-site transportation improvements would not be needed in conjunction with the proposed development.

The subdivision’s main entrance intersection with Valley Road would provide adequate sight distance to accommodate all turning maneuvers in and out of the subdivision. Additionally, the need for a dedicated left-turn lane on Valley Road at the subdivision entrance was considered in accordance with MoDOT’s “Access Management Guidelines”. Forecasted traffic volumes would not satisfy the warrants criteria, and therefore a left-turn lane would not be warranted on Valley Road at the subdivision’s main entrance.

We trust that you will find this report useful in evaluating the traffic impacts associated with the proposed development. Please do not hesitate to contact me at (314) 621-3395 if you have any questions or comments regarding this information.

Mr. George Stock, PE
March 1, 2016
Page 9



Sincerely,
Lochmueller Group, Inc.

A handwritten signature in black ink that reads "Christopher W. Beard".

Christopher W. Beard, PE, PTOE
Manager of Transportation Planning, Associate



**Metropolitan St. Louis
Sewer District**

2350 Market Street
St. Louis, MO 63103

March 24, 2016

Stock and Associates
Attn: Mr. Chris Mueller, P.E.
257 Chesterfield Business Parkway
St. Louis, MO 63005

RE: Valley Road Subdivision
Basic Conceptual Review of Preliminary Development Plans
MSD Ref. No. D-363-00

Dear Mr. Mueller:

MSD has completed a **basic conceptual review** of preliminary plans for a proposed 116 lot single family residential subdivision located at 2443 & 2485 Valley Road and 2121 Quaethem Dr. in the City of Wildwood.

Project Overview

The project is located in the Caulks Creek watershed and Missouri River WWTP service area (Caulks Creek sanitary sub shed). Based on historical aerial photography, the approximately 124.58 ac subject tract is heavily wooded and was previously occupied by a residence, shed/barn, ponds, and a driveway. Access to the site is off of the west side of Valley Road and terminal roads within the Brentmoor Place Plat One (P.B. 190 Pg 43) and Brentmoor Place Plat Two (P.B. 209 Pg 60) subdivisions that abut the southern boundary of the development. The site is very rugged, consisting of numerous concentrated tributaries that channelize and convey runoff to the north, west, and eastern boundaries of the site.

The nearest sanitary sewer is located within the Pepper Mill Ridge ROW, which is adjacent to the south central portion of the site.

Pulte Homes proposes to construct 116 ~ 15,000 square foot minimum single family lots, along with public streets, cul-de-sacs, sidewalks, utilities, sewers, and common ground areas on the property. A sanitary sewer lift station is proposed within a centralized location of the development that would pump into manhole 21U2-001S located within the Pepper Mill Ridge ROW. Storm water management is proposed within numerous bioretention basins and detention basins, situated in the areas throughout the site where the runoff naturally concentrates today.

Stormwater Management

Given the quantity of land disturbance and additional runoff proposed by this preliminary plan, post-construction storm water quality BMPs will be required. Runoff generated by all disturbed areas shall be treated. Information provided on the site plan and submittal sheet indicate a 5% existing impervious area. For an existing site impervious footprint of less than 20%, this site is designated as "new development" for the purpose of evaluating BMP performance and

compliance with the Phase II permit. Water quality strategies and practices that provide for volume reduction shall be employed such that the site's post developed runoff condition mimics its preconstruction runoff condition. Site specific continuous simulation modeling (utilizing RECARGA, EPA SWMM, etc.) may be used to evaluate BMP runoff volume reduction per the intention you indicate in the preliminary storm water management facilities report submitted for review.

An existing natural resource inventory map was completed by SCI and provided in the preliminary Stormwater Management Facilities Report. This map identified tributaries, drainage ways, test pit location, and other map unit designations to be preserved. Please clarify the designation of the map units (i.e. what does Map Unit A6ca represent?) on the map when it is submitted with the project's formal stormwater management facilities report.

The natural resource inventory should also be expanded to assess and acknowledge the presence or absence of wetlands, streams, floodplains, and Karst; the nature of the existing topography (i.e. slopes exceeding 20%), the extents of vegetated cover and preservation, and the existing property use and surrounding property use. The extent of these features should be summarized in a table presented on the map. Please refer to MSD's Site Design Guidance document for preparation guidelines. Note that a project that affects wetlands or waters of the U.S. or State (jurisdictional waters) will likely be accompanied by an additional assessment of the feature as required by U.S. Army Corps of Engineers and/or Missouri Department of Natural Resources under the Clean Water Act section 401/404 permitting requirements. MSD will require documentation that the project has satisfied 401/404 permitting requirements necessary to begin construction prior to issuing formal plan approval, or, documentation from the appropriate agency confirming that the project's development activities are exempt.

Channel Protection (extended detention of the runoff originating from the 1yr 24 hour storm) is required. Detention is required such that the site's post developed flow rates resulting from the 2yr 24 hr and 100yr 24 hour storms are within the limits prescribed by MSD for the Caulks Creek Watershed (0.2 CFS/ac for the 2yr-24 hr storm and 1.4 cfs/ac for the 100yr-24 hour storm).

Nested bioretention basins (to manage water quality, channel protection, and detention) may be utilized when the drainage area tributary to the biocell is less than five acres. Pretreatment in the form of forebays are necessary for point discharges for which the tributary acreage exceeds 2.5 acres. Alternatives to a forebay may be used for pretreatment for basins receiving point discharges and managing an area less than 2.5 acres. Typical details and guidance for nested bioretention, along with appropriate pretreatment features can be accessed from MSD's BMP Toolbox at the following link: <http://www.stlmsd.com/what-we-do/stormwater-management/bmp-toolbox/stormwater-quality/bioretention/nested-bioretention>

Bioretention Basins "C", "D", "E", "F", "G", "N" and Detention basins "2", "3", and "6" appear to have limited access. Grades and common ground/easement configuration shall provide for sufficient accessibility to these bioretention and detention basins for maintenance. Fence placement shall not inhibit maintenance equipment ingress/egress if access corridors will be provided between lots. Basins that require retaining walls shall be supported by a design by a geotechnical engineer registered in Missouri, and shall be configured to allow sloped access to the basin on at least one accessible side. Walls supporting an embankment within the basin should be monolithic and watertight in order to prevent seepage.

The Sheet Flow to Buffer Credit (as outlined in Section 5.4 of the 2000 Maryland Stormwater Design Manual) may be implemented to manage runoff originating from the rear yards. This could potentially reduce the footprint of some of the bioretention basins (which in turn could allow for more accessible configurations) or even eliminate the necessity for some of the

bioretention basins if each of the requirements outlined in the credit can be achieved. Final plans will need to depict preservation limits and final grading for each lot that will benefit from the credit.

Site grading shall provide overland flow paths such that proposed homes will not be subject to overland flooding. Where swales are proposed, cross sections and open channel calculations should be provided with the formal design submittal in order to demonstrate their adequacy. The grading plan shall also provide for a sufficient overland flow path for conditions in which the proposed storm sewer system becomes blocked or surcharged. If topography will not allow for an overland flow path, designated ponding areas shall be provided based on the 100yr-24 hour storm and identified on the improvement plans. The finish floor/low sills of the proposed homes shall be positioned above the 100yr-24 hour high water ponding elevation and overland conveyance limits.

The existing storm sewer culvert that crosses beneath Valley Road is unmapped and not part of MSD's storm sewer system. Connecting the new public sewer to it as part of a continuously enclosed system will require that the storm culvert be dedicated to MSD as a public sewer and conform to public sewer standards. In order to facilitate dedication, the developer would need to do the following:

- The hydraulic capacity of the culvert shall be analyzed. If in the existing configuration it lacks capacity, it will require upsizing.
- Provide MSD with easements (with working room rights) for the sewer. Additional easement will be required downstream for working room and a properly placed and adequately sized outlet revetment.
- Provide MSD with a CCTV inspection of the existing sewer for review. Please contact Brian Dunn (314-335-2072) prior to doing so.
- MSD will review the findings of the inspection. Any deficiencies found in the line would need to be corrected by the developer under the permit for this project.

A cursory review of the stormwater management facilities report was conducted. The following observations were noted based on a review of the Pond Pack Inputs, MEP spreadsheet, and information on the plans:

- The minimum time of concentration was assumed for each post developed subarea. MSD takes no exception to this as this factors towards a larger peak discharge for each detention basin to manage.
- Basins are designed to release at or below the Caulks Creek Release Rates for their tributary area. Reach routes should link each basin's outflow to a common Q junction node identified at the property line where releases from multiple basins converge within a tributary. While the individual basins will be designed to release per the Caulk's Creek watershed release rates, the timing of their individual releases shall be such that their collective impact does not exceed the predeveloped release rates at the site boundary.
- Provide hydrographs with the report.
- Control structure input assumptions will be reviewed based on details provided in the improvement plans. If design for CPv is done via spreadsheet and the Maryland Manual Appendix D procedure, intermediate weir placement on the overflow structure shall be above the elevation of maximum ponding depth used to size the CPv orifice. MSD Rules and Regulations allow for a minimum 1.5" orifice with internal protection.
- 100yr – 24 hour Low Flow blocked calculations and pond routing summaries should be included in the report. Maximum ponding depth in dry detention basins shall not exceed 8 feet unless justified and supported by a design signed and sealed by a professional engineer registered in the State of Missouri with demonstrated expertise in geotechnical engineering.

- The MEP spreadsheet must demonstrate that BMP performance achieves sufficient volume reduction such that the site's post developed runoff condition mimics its preconstruction runoff condition. Continuous simulation modeling may be done to determine site specific BMP efficiencies for use in the MEP spreadsheet.
- Further review and comments will be provided during formal review.

Sanitary

The sanitary pump station proposed to service this development shall comply with MSD's latest Pump Station Design Requirements (PSDR) in place at the time of development. The District's hydraulic model of the existing sanitary sewer system extends to the development's proposed sanitary sewer service point of connection. A review of the model indicates that the receiving gravity system has sufficient capacity to serve the 116 homes proposed by the development. Per the PSDR, the manhole receiving the force main connection, and a minimum five gravity manholes downstream will need to be lined.

An existing pump station (P-773 Brentmoor) located between Lots 54 and 55 in Brentmoor Plat 2 currently services the homes located upgradient from the southwest boundary of this development. Easement corridor shall be provided within this development to facilitate future abandonment of the Brentmoor pump station, and subsequent reroute into the proposed public gravity system provided by this development. In addition, the pump station site proposed on this development shall be configured with sufficient easement and usable area to allow for future retention expansion to accommodate the homes served by the Brentmoor pump station.

Easement corridor shall also be provided within the development to one day abandon the newly proposed pump station should the downstream properties to the north develop and extend gravity sewers. MSD understands that the project is in a very preliminary phase. As the development's site design and layout stabilizes, the District will work with you to determine an appropriate easement route that is collectively compatible with the development and MSD's future planning efforts.

Sewers and manholes shall be located out of the zone of influence of nearby buildings and retaining walls. Working room shall be provided, including a six foot diameter flat area centered at the manhole structures (Sanitary and Storm).

In accordance with the Local Plumbing Codes, proposed homes with fixture elevations lower than the rim elevation of the next upstream sanitary manhole shall have sanitary backwater valves. Note that facilities equipped with backwater valves will be inoperable until the conditions actuating the valve have been subsided.

Other Items

A Maintenance Agreement is required to ensure long term maintenance and operations of all storm water BMPs and detention basins.

A subdivision plat will be required showing the new property lines. Easements will be required for new public storm and sanitary sewers, including a perimeter easement for each lot. The BMP reserve areas required for all storm water Best Management Practices should be shown on the improvement plans and established on the record plat and the Maintenance Agreement. BMP reserve areas shall not encroach upon MSD maintained sewers or easements.

Natural areas, if intended to be preserved as buffers for stormwater management credits shall be protected by a BMP Reserve Area, acceptable conservation easement, or other enforceable instrument that ensures perpetual protection of the proposed area.

Encroachments upon MSD easements and facilities, specifically by retaining walls and their tie back systems shall be avoided. If public sewers are to be routed through the crossing connecting the east and west villages, the crossing shall be of sufficient width to provide this separation from MSD facilities should maintenance or capital improvements to District assets be necessary in the future.

The connection fee for this project will be determined during the formal plan review. The current single family rate is \$1072/residence.

The project is located within the Caulks Creek Surcharge area, assessed at \$2750/acre. Based on this current plan, the surcharge applies to the total site acreage excluding the approximately 40 ac tract located at 2121 Quaethem Dr., noted to be dedicated hiking trail and preservation area, subject to City and Ameren Review.

The project proposes offsite public sewer construction. Proof of a general liability certificate will be required of the contractor prior to pulling permits from the District. In addition to the offsite nature of both the storm and sanitary sewer construction, existing easements may be utilized if the easement language allows MSD temporary use of adjacent ground for working room. New easements allowing for working room will be necessary if the language for the existing easements considered for utilization do not provide for this.

Limitations of Conceptual Review

Formal MSD review, approval, and permits are required prior to construction.

Unless otherwise indicated, any requirements mentioned in the conceptual review should be addressed during the formal P-job plan review process. Conceptual review is normally done only once. Any new questions or other additional changes to the originally submitted plans should normally be resolved during formal plan review.

Conceptual review is subject to the requirements of detailed review of final design plans and is subordinate to the review and approval of said final design plans. This project is not currently under review of final project plans.

Sincerely,



Jason Peterein, P.E.
Principal Engineer
Engineering/Planning-Development Review

CITY OF WILDWOOD

DEC 31 2015

REAL ESTATE SALE CONTRACT

DEPT. OF PLANNING & PARKS

This Real Estate Sale Contract (this "Contract") is entered into between PWM PROPERTIES, LLC, a Missouri limited liability company ("Seller"), and PULTE HOMES OF ST. LOUIS, LLC, a Nevada limited liability company ("Buyer").

WHEREAS, Seller is the owner of approximately 124.58 acres of real property located at 2443 and 2485 Valley Road and 2121 Quæthem Drive (locator # 20U210014, 21U520284, and 21U610242) in the City of Wildwood ("City"), St. Louis County ("County"), Missouri, legally described on Exhibit "A", attached hereto and incorporated herein by this reference (the "Land"); and

WHEREAS, Seller desires to sell the Property, and Buyer desires to acquire such Property from Seller, on the terms and conditions set forth in this Contract.

NOW, THEREFORE, in consideration of the premises and the mutual covenants of the parties hereinafter expressed, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed as follows:

- Purchase and Sale.** Seller agrees to sell and Buyer agrees to purchase the Land together with (a) all improvements thereon, (b) Seller's rights, title and interest in all minerals, rights and appurtenances belonging or pertaining thereto, (c) all right, title and interest of Seller in and to all strips, gores, easements, leases, rights of ingress or egress, streets, alleys and other rights-of-way abutting, adjoining or benefiting the Land or improvements, and (d) all right, title and interest of Seller in and to all applications, permits, plats, plans, governmental approvals, soils and engineering reports, reimbursements for costs or fees paid relating to the Land, development fees, development fee waivers or other entitlements from any applicable governmental authority relating to the Land, utility service commitments or allocations, and all other rights and benefits relating to the development of the Land, if any of the foregoing is applicable and in Seller's ready possession and to the extent transferrable (the Land and the improvements, rights, title, interests and appurtenances described in clauses (a) through (d) above are collectively referred to as the "Property").
- Purchase Price.** At Closing (as hereinafter defined), Buyer will pay, in immediately available funds, a purchase price of [REDACTED] (the "Purchase Price").
- Earnest Money Deposit.** Within five (5) business days following the Effective Date (defined below), Buyer will deliver to St. Louis Title Company (the "Title Company"), 7701 Forsyth Boulevard, Suite 200, Clayton, Missouri 63105 Attention: John Schaefer, Phone (314) 480-4575 and Facsimile (314) 480-4576 the sum of [REDACTED] to be held by the Title Company as the earnest money deposit (the "Deposit"). The Title Company will hold the Deposit in a federally insured, interest-bearing account and the Deposit shall include all interest earned thereon. At Closing, the Deposit will be credited towards the Purchase Price pursuant to the terms of this Contract.
- Seller's Delivery of Documents.** Within five (5) days after the Effective Date, Seller will deliver to Buyer copies of all leases and occupancy agreements, surveys, market studies, environmental reports, preliminary and/or final plats, engineering and construction plans, wetland studies, hydrology studies, flood and flood plain studies, soil studies, utility agreements and commitments pertaining to the condition, use, development or proposed development of the Property or that would require the owner of the Property to perform any executory commitment or obligation (including, but not limited to, approvals and acceptance letters from Governmental Authorities (as defined below), special assessments, tax statements, judgments and orders) which have been prepared by or at the direction of Seller with respect to the Property and are currently in Seller's ready possession (collectively, the "Property Documents"). Buyer acknowledges that Seller is providing such information solely as an accommodation to Buyer and Seller makes no representation or warranty regarding the completeness or accuracy of such information nor reliance on any such information.

- f. **Title Policy.** At Closing, the Title Company will furnish to Buyer, at Buyer's cost, an owner's policy of title insurance based on the Title Commitment in a form acceptable to Buyer (the "Title Policy"); Buyer shall determine whether the form of Title Policy is satisfactory to Buyer during the Review Period. Seller shall satisfy all monetary liens, assessments and encumbrances affecting the Property (other than any of the foregoing arising from Buyer's actions) at or prior to Closing. The Title Policy will be issued by the Title Company, will be in the amount of the total Purchase Price and will insure Buyer's fee simple title to the Property subject to no exceptions other than the Permitted Exceptions, except that (i) the printed exception relating to restrictions will be amended to describe the specific recording information of any restrictive covenants affecting the Property that have been approved by the Buyer or deleted, (ii) any exception as to the rights of parties in possession will be deleted, (iii) the exception as to the lien for taxes and standby fees will be limited to the year of Closing and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership and (iv) if Buyer has not elected to obtain a Survey, the Title Policy will be subject to printed exceptions which require a survey for deletion. Buyer shall be responsible for all endorsements to the Title Policy requested.
6. **Inspection of Property** From the Effective Date until [REDACTED] days after the Effective Date (the "Inspection Period"), and, if Buyer does not terminate this Contract, from the end of the Inspection Period until the Closing, Buyer shall, at its sole cost and expense, have the right to enter upon the Land and to make all inspections, tests, studies and investigations of the condition of the Property which it may deem necessary, all of which inspections and preparations shall be undertaken at Buyer's expense; provided, however, Buyer may not perform any invasive environmental testing or Phase II investigation without the prior written approval of Seller. Buyer shall be able to conduct soil testing (including soil borings) as part of Buyer's due diligence without obtaining Seller's prior consent. Buyer shall have the right, at Buyer's expense, to have Seller's soils tests and/or environmental reports, to the extent there are any delivered to Buyer, updated and reissued to Buyer and to have reliance letters issued to Buyer by the engineers who issued same, at Buyer's cost. Buyer shall not permit any liens to attach to the Land by reason of the exercise of such rights. After completing its investigation of the Property, if Buyer does not consummate the purchase of the Property, Buyer will repair any damage to the Land caused by Buyer or its agents, employees or contractors or arising from any entry or exercise of Buyer's rights under this Section and restore the Land to substantially the same condition in which it existed on the Effective Date. Buyer shall provide information and plans if it desires to perform any soil borings, test pits and other feasibility studies which require the use of heavy equipment or which by its nature may cause some damage to the terrain, trees, shrubs, and other vegetation on the Land. Because hunting occurs on the Property, Seller will provide Buyer at least forty-eight (48) hours prior notice of hunting activities on the Property and Buyer shall provide Seller at least forty-eight (48) hours prior notice of any due diligence activities on site. Buyer will hold Seller harmless from and indemnify Seller against any and all damages, liens, expenses and liability occasioned by or arising from any claim asserted against Seller related to or caused by such inspections, tests, studies, entry or other activities of Buyer, its agents, contractors or employees on the Property or under the rights in this Section. This section will survive a termination of this Contract.
7. **Feasibility Period.** Buyer will have the period from the Effective Date until the date [REDACTED] days after the Effective Date (the "Feasibility Period"), in which to review and examine the Property for Buyer's intended use and to seek, at Buyer's sole expense, the satisfaction of the conditions described in Section 8 below (collectively, the "Development Requirements"). If Buyer has been unable to satisfy all of the Development Requirements during the Feasibility Period, then Buyer shall have the option, but not the obligation, to extend the Feasibility Period for one [REDACTED] days in order to satisfy such Development Requirements. Buyer may exercise such right to extend the Feasibility Period by delivering written notice thereof to Seller prior to the expiration of the Feasibility Period and by depositing in escrow with the Title Company the nonrefundable amount of [REDACTED] the "Extension Payment"). In the event that the Closing does not occur, the Extension Payment shall be immediately delivered to Seller except in the event of Seller's default. If the Closing occurs as provided in this Contract, the Extension Payment shall be a credit against the purchase price. Notwithstanding anything to the contrary contained in this Contract, at any time prior to the expiration of the Feasibility Period (or extended Feasibility Period if applicable), Buyer may terminate this Contract if, for any reason and in its sole discretion, Buyer determines that the Property or Buyer's intended use of the Property is not acceptable to Buyer by delivering written notice thereof to Seller. If Buyer so terminates this Contract on or before the expiration of the Feasibility Period, as extended, (i) the Deposit will be refunded to Buyer, (ii) the Extension Payment, if made, shall be delivered to Seller, (iii) Buyer shall return all copies of all Property Documents, (v) Buyer shall pay all costs incurred by the Title Company

and (v) executing any document that obligates the owner of the Property after the date of Closing and/or recording any document against the Property without the prior written consent of Buyer, such consent not to be unreasonably withheld. During such period, Seller will use reasonable efforts to cause the Property to be maintained in substantially the condition as of the Effective Date, except for force majeure or other acts beyond the control of Seller and Seller will observe all applicable laws, ordinances, regulations and restrictions affecting the Property. The obligations of Seller under this section shall survive the Closing for a period of thirty six (36) months.

10. **Closing; Closing Date.** The closing of the purchase and sale transaction described herein (the "Closing") shall occur through an escrow established with the offices of Title Company on the date (the "Closing Date") that is no more than thirty (30) days after the expiration of the Feasibility Period on a date mutually agreed upon by the parties. If the Closing Date should fall after the 15th day of the third calendar month in any fiscal quarter of Buyer, then Buyer may elect in its sole discretion, upon at least fifteen (15) days prior written notice to Seller, to extend the Closing Date to the first day of the next calendar fiscal quarter of Buyer. As used herein, "Closing" means the act of conveying title to the Property to Buyer concurrently with the delivery of the Purchase Price to Seller. The Closing shall be held at the office of the Title Company, unless otherwise designated by Seller and Buyer.
11. **Conditions to Closing of Buyer.** In addition to the performance by Seller hereunder, the obligation of Buyer to purchase the Property is subject to the satisfaction, as of the Closing Date or the date referenced below, of the following conditions (the "Conditions to Closing"), any of which may be waived in whole or in part by Buyer in writing at or before Closing:
 - a. **Compliance with Representations, Warranties and Covenants.** The representations and warranties of Seller set forth herein will be true on the Closing Date with the same force and effect as if such representations and warranties were made on and as of the Closing Date, and Seller's covenants shall have been performed in accordance with the terms of this Contract.
 - b. **No Moratorium.** There will be no general moratorium or similar restriction imposed by any Governmental Authority or utility supplier with respect to the issuance of building permits lasting longer than six (6) months for the Property, or sanitary sewer, water or electricity connections with respect thereto.
 - c. **Title Policy.** The Title Company is unconditionally prepared upon the Closing to issue to the Buyer the Title Policy or a marked Commitment for the Property on the terms and conditions provided by this Contract.
 - d. **Assignment of Seller's Development Rights.** Seller shall assign, or cause to be assigned, any Development rights to Buyer, if applicable.
 - e. **Parties in Possession.** Seller shall provide written notice to the tenants in possession of the Property, if any, terminating their tenancy at least a month prior to the Closing Date. All parties in possession of the Property, if any, shall be removed from the Property as a condition precedent to Closing.

If the Conditions to Closing are not satisfied at or prior to Closing, Buyer shall have the right, but not the obligation, to terminate this Contract and obtain a refund of the Deposit or extend the Closing until the Conditions to Closing are satisfied, provided that such extension shall not extend the Closing Date beyond eighteen (18) months following the Effective Date. If the failure to Close is due to Seller's default under this Contract, Buyer may pursue any remedies available to Buyer as set forth in Section 17 herein.

12. **Conditions to Closing of Seller.** In addition to the performance by Buyer hereunder, the obligation of Seller to sell the Property is subject to the satisfaction as of the Closing Date of the following conditions (the "Seller's Conditions to Closing"), any of which may be waived in whole or in part by Seller in writing at or before Closing:
 - a. **Compliance with Representations, Warranties and Covenants.** The representations and warranties of Buyer set forth herein will be true on the Closing Date with the same force and effect as if such

- Survey
- The premium for any title policy endorsements requested by Buyer
- Preparation and recording of Deed
- One-half of any escrow fee
- Attorney fees of Buyer
- Any other expenses customarily charged to the Buyer

14. **Representations and Warranties.**

- a. **Seller's Representations and Warranties.** Seller represents and warrants to Buyer as follows as of the Effective Date and as of the date of the Closing:
- i) **Authority.** Seller's execution and delivery of this Contract and consummation of the transaction contemplated by this Contract are within Seller's authority and capacity and all requisite action has been taken to make this Contract a valid and binding obligation of Seller in accordance with its terms.
 - ii) **No Legal Bar.** Seller's execution of this Contract and consummation of the transaction contemplated hereby does not and will not (i) result in a breach of or default under any indenture, agreement, instrument or obligation to which Seller is a party and which affects all or any portion of the Property, including all trust agreements, or (ii) to Seller's knowledge, violate any applicable law.
 - iii) **No Litigation or Actions.** There are no actions, suits, proceedings, or investigations pending against the Property or, to Seller's actual knowledge, threatened against the Property or any portion thereof, or any pending or, to Seller's actual knowledge, threatened condemnation, federal forfeiture action or similar proceeding affecting the Property or any portion thereof, nor is Seller aware of any event which could give rise to a federal forfeiture action concerning the Property.
 - iv) **Title.** Seller is the holder of record fee simple title to the Property, free and clear of all liens, claims, encumbrances and restrictions except those which are filed of record against the Property or other Permitted Exceptions. To Seller's actual knowledge, no circumstance or event exists that may allow any Governmental Authority to seize the Property under any civil or criminal law authorizing seizure or forfeiture.
 - v) **No Hazardous Materials.** To Seller's actual knowledge, without independent inquiry, (i) the environmental condition of the Property is not in violation of any Governmental Requirements, and (ii) the soil, surface water and ground water of or on the Property do not contain Hazardous Materials (as defined below) in violation of Governmental Requirements. Except as provided in **Exhibit "C"** attached hereto and incorporated herein by this reference ("**Seller's Disclosure**"), neither Seller nor, to the actual knowledge of Seller without independent inquiry or investigation, any other person has ever caused any Hazardous Materials to be treated, placed, held, located or disposed of on, under or at the Property, or any part thereof, and the Property has never been used (whether by Seller or, to the best of Seller's actual knowledge, by any other person) as a treatment, dump, disposal or storage (whether permanent or temporary) site for any Hazardous Materials. Except as provided in Exhibit C attached hereto and incorporated herein, to Seller's actual knowledge without independent inquiry, there are no underground storage tanks located on or under the Property. Seller has not received any summons, citation, directive or other communication, written or oral, from any Governmental Authority concerning any release, spill, leak or dumping of Hazardous Materials on the Property. For the purposes of this Contract, "Hazardous Materials" means any hazardous, toxic or dangerous waste, substance, contaminant or material defined as such in (or for purposes of) the Comprehensive Environmental Response, Compensation, and Liability Act, any so-called "Superfund" or "Superlien" law, or any other Governmental Requirements regulating, relating to, or imposing liability or standards of or for conduct concerning, any hazardous, toxic or dangerous waste,

implied warranties or representations of any nature of Seller with respect to the Property's fitness for a particular purpose, merchantability, profitability, or ability to be developed in any manner. Buyer acknowledges and agrees that, except for the express covenants, warranties and representations of Seller contained in this Contract, Seller has not made, does not make, and specifically disclaims any representations, warranties, covenants, agreements, or guaranties of any kind or character whatsoever with respect to the Property, whether express or implied, oral or written, past, present or future. Buyer waives and releases Seller from all obligations, liabilities, claims, liens or encumbrances, demands, losses, damages, causes of action, costs and expenses (including reasonable attorneys' fees), ("Claims") pertaining to the Property (except for Claims from the express covenants, warranties and representations of Seller specifically contained in this Contract and which are brought during the one-year survival period after Closing), including without limitation all of the following concerning or with respect to (a) the value, nature, quality or condition of the Property; (b) the income to be derived from the Property; (c) the suitability of the Property for any activities and uses which Buyer or anyone else may conduct thereon; (d) the compliance of or by the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body including without limitation environmental compliance; (e) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the Property; and (f) any other condition or matter with respect to the Property. This provision shall survive the Closing.

15. **Condemnation.** If before Closing, all or any portion of the Property or any rights or easements therein will be taken by condemnation or rights of eminent domain or like process, or will be threatened therewith, and the same, in Buyer's reasonable opinion, would have a materially adverse impact upon Buyer's proposed development of the Property, Buyer will, within thirty (30) days after having received notice thereof from Seller, elect in writing to either (a) continue this Contract in full force and effect, notwithstanding such taking or threatened taking, in which case Buyer will be required to continue the purchase of the Property, (b) delete the portion of the Property condemned or threatened to be condemned from this Contract, with a proportionate reduction in the Purchase Price, or (c) terminate this Contract, whereupon the Deposit delivered to the Title Company shall be refunded to Buyer, regardless of whether such funds were previously distributed to the Seller. Failure of Buyer to make a written election as aforesaid will constitute an election to continue this Contract.
16. **Real Estate Commission.** Buyer and Seller hereby represent that they have not engaged the services of any broker or finder in connection with this Contract or the transaction contemplated hereby, except that Seller represents that Seller has engaged or utilized the services of Tom Shaw Realtors (the "Broker") and at Closing Seller shall be responsible for the payment of a commission to Broker pursuant to a separate agreement between Seller and Broker. Seller hereby agrees to indemnify, defend and hold harmless Buyer from and against any and all claims, losses, damages, costs or expenses of any kind or character arising out of or resulting from any agreement, arrangement or understanding made or alleged to have been made by Seller or on its behalf with any broker or finder in connection with this Contract or the transaction contemplated hereby, including Broker. Buyer hereby agrees to indemnify, defend and hold harmless Seller from and against any and all claims, losses, damages, costs or expenses of any kind or character arising out of or resulting from any agreement, arrangement or understanding made or alleged to have been made by Buyer or on its behalf with any broker or finder in connection with this Contract or the transaction contemplated hereby, excluding Broker. This section shall survive Closing.
17. **Seller's Default.** If Seller fails to fulfill any of its obligations hereunder and does not cure such failure within ten (10 days) after receipt of written notice thereof from Buyer, then Seller will be in default under this Contract and Buyer may either (a) enforce specific performance of this Contract, or (b) terminate this Contract by written notice delivered to Seller, in which event the Deposit delivered into Escrow shall be immediately returned to Buyer. Notwithstanding any provision herein and without limiting Buyer's rights in the preceding sentence, if Buyer terminates the Contract pursuant to section (b) in the preceding sentence, Buyer shall be entitled to recover actual, out of pocket damages incurred by Buyer (but excluding consequential, special, exemplary or punitive damages) for Seller's breach of this Contract in an amount not to exceed \$300,000. This Section shall survive Closing for a period of thirty-six (36) months.
18. **Buyer's Default.** If Buyer fails to fulfill any of its obligations hereunder and does not cure such failure within ten (10 days) after receipt of written notice thereof from Seller, then Buyer will be in default under this Contract

Michael C. Convy
Convy Group, LLC
P.O. Box 220610
St. Louis, MO 63122
(314) 378-0951 Cell
Email: convygroup@aol.com

Catherine Phillips
Lewis Rice LLC
600 Washington Suite 2500
St. Louis, MO 63101
Phone: 314 444 7680
Fax: 314 612 7680
Email: cphillips@lewisrice.com

If to Buyer: Pulte Homes of St. Louis, LLC
17107 Chesterfield Airport Road, Suite 120
Chesterfield, Missouri 63005
Attn: Matt Segal
Phone: (636) 537-7122
Fax: (636) 537-9952
Email: Matthew.Segal@Pultegroup.com

With a copy to: PulteGroup, Inc.
Legal Department
1900 E. Golf Road, Suite 300
Schaumburg, Illinois 60173
Attn: Kristina M. Dalman, Esq.
Phone: (847) 230-5411
Fax: (847) 969-9395
Email: Tina.Dalman@Pultegroup.com

Any party may change its address, email address or facsimile or telephone number for the purpose of this paragraph by giving written notice of such change to each of the other parties in the manner herein provided. To be effective, such notice of change must expressly state that it is given for the purpose of changing the notice provisions of this Contract.

- e. **Entire Agreement.** This Contract and attached Exhibits embodies the entire agreement (and supersedes any letter of intent) between the parties and cannot be varied except by the written agreement of the parties.
- f. **Attorneys' Fees.** If any legal action is commenced by any party to enforce any provision of this Contract, the losing party (as determined by a court of competent jurisdiction) will pay to the prevailing party all actual expenses incurred by the prevailing party, including costs and reasonable attorneys' fees. The prevailing party is the party who receives substantially the relief sought whether by judgment, summary judgment, dismissal, settlement or otherwise.
- g. **Dates.** If the final day of a period or a date of performance under this Contract falls on a Saturday, Sunday or legal holiday, then the final day of any such period or any such date of performance will be deemed to fall on the next day which is not a Saturday, Sunday or legal holiday.
- h. **Counterparts.** This Contract may be executed in several original counterparts, each of which and all together will constitute this Contract in its entirety.

Seller shall complete and deliver to Buyer the questionnaire in the form attached to this Contract as **Exhibit "B"**. Buyer shall keep all non-public information provided by Seller pursuant to this paragraph confidential and shall not disclose such information to any third party except (i) to Buyer's attorneys, accountants and authorized agents, (ii) as necessary to comply with rules, orders or pronouncements of the Financial Accounting Standards Board, or (iii) as required by law.

t. **Facsimile/Electronic Execution.** This Contract may be signed and transmitted electronically or by facsimile machine or telecopier; the signature of any person on an electronically or facsimile transmitted copy hereof shall be considered an original signature; and an electronically or facsimile transmitted copy hereof shall have the same binding effect as an original signature on an original document. At the request of any party hereto, any electronic, facsimile or telecopy copy of this Contract shall be re-executed in original form. No party hereto may raise the use of electronic mail, a facsimile machine or telecopier or the fact that any signature was transmitted through the use of electronic mail or a facsimile or telecopier as a defense to the enforcement of this Contract or any amendment or other document executed in compliance with this section.

u. **Signage.** After the expiration of the Feasibility Period (and provided this Contract is not earlier terminated by Buyer or Seller), Buyer shall have the right to place a marketing sign on the Property in compliance with all applicable sign regulations, such sign to be approved in advance by Seller, which approval will not be unreasonably conditioned or withheld.

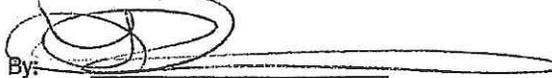
20. **Tax Deferred Exchange.** At Closing, Seller shall be permitted to assign, via an assignment form reasonably acceptable to Buyer, Seller's interest under this Contract to a Qualified Intermediary (as such term is defined in Section 1031 of the Internal Revenue Code) in accordance with the provisions of Section 1031 of the Internal Revenue Code to permit Seller to treat the transaction contemplated herein as a tax deferred exchange. Seller's ability to cause the transaction contemplated herein to qualify for deferment of taxes pursuant to I.R.S. Section 1031 is not a condition to closing. Buyer's only obligation with respect to a tax-deferred exchange is that Buyer agrees that Seller may direct that the closing funds be paid directly to another party and assign this Contract to a Qualified Intermediary provided that: (a) the Qualified Intermediary assumes all of Seller's obligations herein, subject to the limitation of liability set forth below; (b) Seller is not relieved of any obligations or liabilities under this Contract; and (c) the Property is deeded directly from the Seller to Buyer. To limit the liability of the Qualified Intermediary, Buyer agrees (and the assignment document may provide) that the liability of the Qualified Intermediary for Qualified Intermediary's failure to perform Seller's obligations herein shall be borne solely by Seller, rather than the Qualified Intermediary; provided, however, Buyer shall have the right to bring an action for specific performance to prevent the Qualified Intermediary from performing an act in breach of this Contract or to cause the Qualified Intermediary to cure an act performed by the Qualified Intermediary that is a breach of this Contract. The foregoing sentence does not limit or waive any rights that Buyer may have against Seller. After an assignment to a Qualified Intermediary, no further assignments are permitted. Any assignment other than as specifically permitted herein is null and void. Buyer shall not be obligated to take title to any other property nor spend any money or assume any liability greater than that contemplated in this Contract.

[The remainder of this page intentionally left blank.]

TITLE COMPANY ACKNOWLEDGMENT

The undersigned Title Company acknowledges its receipt of an executed copy of this Contract as of the date set forth below, agrees that it is the "reporting person" for purposes of Section 6045(e) of the Internal Revenue Code of 1986, as amended, and agrees to comply with the terms of this Contract applicable to Title Company, including the obligation to hold and disburse the Deposit in accordance herewith.

ST. LOUIS TITLE COMPANY

By: 
Name: Betsy Guye-Fritz
Title: Escrow Officer
Date: 4/27/15

7701 Forsyth Boulevard, Suite 200
Clayton, Missouri 63105
Telephone: (314) 480-4575
Facsimile: (314) 480-4576
Attn: ~~John Schaefer~~

Betsy Guye-Fritz

EXHIBIT "B"

Variable Interest Entity Questionnaire

In connection with that certain Real Estate Sale Contract (the "Contract") dated _____, between PULTE HOMES OF ST. LOUIS, LLC, a Nevada limited liability company ("Buyer") and PWM PROPERTIES, LLC, a Missouri limited liability company (collectively "Seller") for the purchase and sale of the real property described in the Contract (the "Property"), Seller agreed to complete and deliver this questionnaire to Buyer in order for Buyer to comply with the Financial Accounting Standards Board requirements related to variable interest entities ("VIEs") as required by Accounting Standards Codification 810.

1. Seller is (check one):
 an individual (Note: if Seller is an individual skip questions 2 and 3 below.)
 a corporation (C or S)
 a limited liability company
 a partnership (general or limited)
 a trust
 other (please specify): _____
2. Does Seller own any assets other than the land subject to the Contract?
 Yes No
If yes, does the estimated fair market value of the Property being sold by Seller make up more than fifty percent (50%) of the estimated fair market value of all the assets of Seller?
 Yes No
3. Does Seller have any project specific debt or other financing structures related solely to the Property being sold to Buyer?
 Yes No
If yes, at the time the Contract was entered into, what percentage of the Property being sold to Buyer was financed by project specific debt or other financing structures related solely to the Property?

Seller has read this questionnaire and the related responses and acknowledges that the information provided in this questionnaire is accurate and complete to the best of Seller's knowledge.

PWM PROPERTIES, LLC, a
Missouri limited liability company

By: anna wright mullins
Name: ANNA MULLINS
Title: MEMBER/MANAGER

Date: _____

STOCK & ASSOCIATES
Consulting Engineers, Inc.

CITY OF WILDWOOD
MAR 08 2016
DEPT. OF PLANNING & PARKS

STORMWATER MANAGEMENT FACILITY:
CONCEPTUAL CALCULATIONS REPORT

Valley Road Subdivision
2443, 2485 Valley Road, 2121 Quathem Drive
Wildwood, Missouri 63005

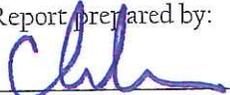
Prepared For:
Pulte Homes of St. Louis, LLC
16305 Swingley Ridge Road, Suite 350
Chesterfield, MO 63017
Attn: Benjamin Keane, ph 636-537-7126, cel 314-565-6000
benjamin.keane@pultegroup.com

Prepared By:
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, Missouri 63005
Ph. 636-530-9100
Fax 636-530-9130
Contact: Mr. George M. Stock, P.E.

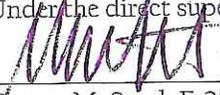
3-2-2016
STOCK JOB #: 214-5466



Report prepared by:


Chris Mueller E-29788
Associate

Under the direct supervision of:


George M. Stock E-25116
President

257 CHESTERFIELD BUSINESS PARKWAY • ST. LOUIS, MO 63005 • (636) 530-9100
Fax (636) 530-9130 • E-MAIL ADDRESS: general@stockassoc.com

1. EXECUTIVE SUMMARY

2. INTRODUCTION

Evaluation of existing conditions

1. Discussion of existing site conditions. The existing site consists of approximately 124 acres. A soil survey map (attached) indicates that the existing site mainly consists of Goss, Menfro, and Winfield Silt Loams, Hydrologic Soil Group "C". The existing site contains an abandoned asphalt driveway, powerlines, and mostly woods.

2. Determination of whether site is new development or redevelopment. Per the MSD MEP Water Reduction spreadsheet this site is to be considered "new development".

3. Determination of minor watershed and whether release rate or zero differential detention requirements apply. The site flows north to Caulks Creek, a "release rate" watershed.

2-year, 24-hour detention release rate: 0.2 cfs/ac.

100-year, 24-hour detention release rate: 1.4 cfs/ac.

4. Determination of any special conditions that warrant mitigation. Not aware of any special conditions.

Evaluation of proposed conditions

1. Development use. A 116-lot single family residential subdivision is proposed at this site. A public sanitary lift station and forcemain is proposed as part of this development. The proposed minimum size of the subdivision lots is 15,000 s.f. (1/3 acre); therefore the impervious coverage is equivalent to 40% (MSD 4.030.01.2). CN used is 86, assuming disturbed soils having a Hydrologic Soil Group of D.

2. Total disturbed acres. ±70 acres approximate.

3. Differential runoff for 15-year 20-minute storm.

- o Predeveloped runoff: +/-124 acres x 1.70 cfs/ac (5% imperviousness) = 211 cfs
- o Postdeveloped runoff: 51 acres x 2.39 cfs/ac (40% imperviousness) = 122 cfs
- o Postdeveloped runoff: 73 acres x 1.70 cfs/ac (5% imperviousness) = 124 cfs
- o Total Postdeveloped runoff = 246 cfs
- o Differential runoff = 246 - 211 = 35 cfs

4. Description of stormwater management facilities proposed, with BMP Drainage Area Map. Water Quality is proposed due to site disturbance of more than 1 ac (4.080.01.2.a).

The bioretention basins are proposed for treatment of Water Quality volume prior to discharge to the stormwater detention basins. Some of the bioretention basins will be "stacked" to accommodate Channel Protection and Flood Protection Volumes.

A Woodland Conservation Area of approximately 27 acres is proposed in the northwest portion of the site.

3. WATER QUALITY/CHANNEL PROTECTION/FLOOD PROTECTION
Hydrology
 1. Sizing of stormwater quality BMPs

SUMMARY OF BIORETENTION WATER QUALITY VOLUMES
 DATE: 3-1-2016

| BIORETENTION | RQD. WQ VOLUME (CF) | PROVIDED WQ VOLUME (CF) |
|--------------|---------------------|-------------------------|
| A | 5,454 | 8,959 |
| B | 5,051 | 8,709 |
| C | 3,813 | 7,032 |
| D | 3,047 | 8,250 |
| E | 2,625 | 11,488 |
| F | 2,350 | 10,910 |
| G | 6,943 | 9,398 |
| H | 5,578 | 7,044 |
| I | 5,494 | 9,786 |
| J | 2,195 | 5,433 |
| K | 4,047 | 5,770 |
| L | 5,815 | 7,426 |
| M | 5,733 | 7,426 |
| N | 3,653 | 5,369 |
| O | 2,364 | 15,673 |

Rock check dams are to be used in lieu of forebays, as per Woods of Ladue P-0029796-00, Creekside at Mason P-0030152-00, and Wildwood Trail P-0030298-00.

A Woodland Conservation Area of approximately 27 acres is proposed in the northwest portion of the site. No development other than hiking trails and a detention basin berm are proposed. Existing Ameren electric power lines are to remain in place.

Volume reduction calculations

Due to the project being "new development", the BMP's installed are required to reduce the volume of discharged rainfall to the site's pre-construction condition to the maximum extent practicable. We respectfully request credit for setting aside the Woodland Conservation Area to prevent additional development of this portion of the site.

MSD Water Reduction Spreadsheets were used to analyze runoff reduction. RECARGA is proposed to be used for each bioretention basin to determine runoff reduction credits, during final engineering.

2. Sizing of channel protection volume

Channel Protection is required per MSD (Amendment No. 1, 4.080.02.3.c.), "To protect channels from erosion, a 24-hour extended detention of the one-year, 24-hour storm event shall be required at all sites that do required Flood Volume Detention (Qp)."

SUMMARY OF CHANNEL PROTECTION VOLUMES

DATE: 3-1-2016

| BASIN | REQUIRED CP VOLUME (CF) | PROVIDED CP VOLUME (CF) | CP HWL ELEVATION |
|-------|-------------------------|-------------------------|------------------|
| 1 | 29,773 | 46,174 | 618 |
| 2 | 20,751 | 43,386 | 620 |
| 3 | 18,760 | 23,958 | 626 |
| 4 | 14,824 | 16,553 | 632 |
| 5 | 67,589 | 92,391 | 615 |
| 6 | 10,796 | 14,593 | 614 |
| E | 6,361 | 11,488 | 1.5' |
| F | 5,885 | 10,910 | 1.5' |
| O | 6,389 | 15,673 | 1.5' |

3. Flood protection volume

Detention basins and "stacked" bioretention basins are proposed to attenuate the flow from the basins to below the existing conditions peak flowrates and maximum allowable release rates (Caulks Creek Watershed). See appendix for plans, drainage areas, and Pondpack routings.

SUMMARY OF FLOOD PROTECTION DETENTION

DATE: 3-2-2016

| BASIN | TRIBUTARY ACRES | EXISTING 2YR 24HR (CFS) | 2YR 24HR (0.2 CFS/AC) ALLOWABLE (CFS) | DETAINED PEAK OUT 2YR 24HR (CFS) |
|---------|-----------------|-------------------------|---------------------------------------|----------------------------------|
| 1 | 11.24 | 6.86 | 2.25 | 0.40 |
| 2 | 7.83 | 5.86 | 1.57 | 0.22 |
| 3 | 7.07 | 5.32 | 1.41 | 0.45 |
| 4 | 5.30 | 3.59 | 1.06 | 0.56 |
| 5 | 23.02 | 16.83 | 4.60 | 1.26 |
| 6 | 4.31 | 3.21 | 0.86 | 0.42 |
| E | 2.27 | 1.70 | 0.45 | 0.09 |
| F | 2.12 | 1.55 | 0.42 | 0.06 |
| O | 2.28 | 1.72 | 0.46 | 0.00 |
| Total = | | 46.64 | 13.09 | 3.46 |

Post Discharge = 3.46 cfs < 46.64 cfs predeveloped

| BASIN | EXISTING 100YR 24HR (CFS) | 100YR 24HR (1.4 CFS/AC) ALLOWABLE (CFS) | DETAINED PEAK OUT 100YR 24HR (CFS) |
|-------|---------------------------------|---|--|
| 1 | 38.50 | 15.74 | 4.70 |
| 2 | 32.01 | 10.96 | 5.08 |
| 3 | 29.45 | 9.90 | 8.79 |
| 4 | 19.96 | 7.42 | 7.01 |
| 5 | 93.44 | 32.23 | 31.06 |
| 6 | 17.79 | 6.03 | 5.91 |
| E | 9.34 | 3.18 | 1.69 |
| F | 8.45 | 2.97 | 1.58 |
| O | 9.47 | 3.19 | 2.42 |
| | 258.41 | 91.62 | 68.24 |

Post Discharge = 68.24 cfs < 258.41 cfs predeveloped

Hydraulic Calculations

1. Pipe sizing/hydraulic grade line calculations.
See forthcoming Improvement Plans for the hydraulic calculations spreadsheets.
2. Any special structures. Not applicable.
3. Flow velocities/erosion/revetment calculations. See forthcoming bioretention detail sheets, hydraulic grade line calculation spreadsheets in the forthcoming Improvement Plans.

Bear Valley Road Culvert Study

Downstream of the proposed Valley Road Subdivision is Valley Farms Subdivision. CMP culverts are located at the Bear Valley Road crossing inside Valley Farms Subdivision. The creek flowing through the culverts collects stormwater runoff from the south.

We have been notified via discussions with residents on 2-4-2016 at Crestview Middle School (Town Hall meeting presented by Pulte Homes, LLC) that an existing culvert had been clogged and was recently replaced. Per a site visit by Stock and Associates on 2-22-2016, an existing 33" HDPE (clogged per visual inspection at upstream end) and two (2) newer-looking 36" CMP pipes cross Bear Valley Road.

Assuming a flowline of around 10' from the road to the flowline of the 1 - 33" HDPE pipe, with a freeboard of 1', calculated capacity (before it was clogged) =

$$HW/D \times D = HW$$

$$HW/D \times 2.75 = 9$$

$$HW/D = 3.3$$

$$\text{Capacity} = 70 \text{ cfs}$$

Assuming flowlines of around 7' from the road to the flowline of the 2 - 36" CMP pipes, with a freeboard of 1', calculated capacity =

$$\text{HW/D} \times \text{D} = \text{HW}$$

$$\text{HW/D} \times 3 = 6$$

$$\text{HW/D} = 2$$

$$\text{Capacity} = 60 \text{ cfs/pipe} \times 2 \text{ pipes} = 120 \text{ cfs}$$

Per preliminary Pondpack software calculations, the Existing/predeveloped 100-year 24-hour peak flowrate to the culverts is 533 cfs. The postdeveloped peak flowrate is calculated to be 408 cfs.

In response to neighbors' concerns about their street flooding in the past, we reviewed what they would need to have in place to manage the existing conditions:

Box culverts to handle the existing peak flowrate (533 cfs) have been sized:

Try two (2) - 8'W x 5'H concrete box culverts:

Assuming flowlines of around 7' from the road to the flowline of the culverts, with a freeboard of 1', calculated capacity =

$$\text{HW/D} \times \text{D} = \text{HW}$$

$$\text{HW/D} \times 5 = 6$$

$$\text{HW/D} = 1.2$$

$$\text{Capacity} = 36 \text{ cfs/ft} \times 8' \text{W} \times 2 \text{ culverts} = 576 \text{ cfs} > 533 \text{ cfs calculated runoff.}$$

Box culverts to handle the postdeveloped peak flowrate (408 cfs) have been sized, as a comparison:

Try two (2) - 6'W x 5'H concrete box culverts:

Assuming flowlines of around 7' from the road to the flowline of the culverts, with a freeboard of 1', calculated capacity =

$$\text{HW/D} \times \text{D} = \text{HW}$$

$$\text{HW/D} \times 5 = 6$$

$$\text{HW/D} = 1.2$$

$$\text{Capacity} = 36 \text{ cfs/ft} \times 6' \text{W} \times 2 \text{ culverts} = 432 \text{ cfs} > 408 \text{ cfs calculated runoff.}$$

A sample creek channel section was analyzed via Hydraflow software within Autocad, just near the existing 33" HDPE culvert opening. The channel capacity was calculated to be approximately 651 cfs.

Appendix

1. Existing site resources map, 11"x17" (Predeveloped Drainage Area Maps): *Included in plan sheets below.*
2. BMP Drainage Area Map, 11"x17": *Included in plan sheets below.*
3. Infiltration Tests/Borings/Geotech report – not applicable
4. BMP Reserve Area Plat – separate documents, not in report
5. Proprietary BMP Cut-Sheets and O&M Manuals – not applicable
6. Structural Calculations – not applicable
7. Planting Plan, dated: *forthcoming during Final Engineering.*
8. Other:
 - USGS map, 1 p.
 - FIRM map, 1 p.
 - Table 4-5 Watershed Release Rates, 1 p.
 - Soil Maps (offsite and onsite areas), 12 p.
 - Runoff Curve Numbers for Urban Areas, Table 2-2a, 1 p.
 - Runoff Curve Numbers for Other Agricultural Lands, Table 2-2c, 1 p.
 - Water Quality (Bioretention) Spreadsheets, 15 p.
 - Channel Protection Spreadsheets, 9 p.
 - Volume Reduction Spreadsheets, 6 p.
 - Bear Valley Road exhibits, 5 p.
 - Pondpack Output - Predeveloped
 - Pondpack Output - Postdeveloped
 - Natural Resource Map - Existing by SCI, 11/2015, 11"x17", 2 p.
 - Natural Resource Map - Proposed by SCI, 2/2016, 11"x17", 2 p.
 - Preliminary Development Plans:- 11"x17": C1-8



WILDWOOD

March 30, 2016

Pulte Homes of St. Louis, LLC
Attn: Matthew Segal
16305 Swingley Road, Suite 350
Chesterfield, MO 63017

Re: Preliminary Development Plan for Valley Road Subdivision – An amendment to the Master Plan's Conceptual Land Use Categories Map and a change in zoning from NU Non-Urban Residence District to the R-1A 22,000 Square Foot Residence District, with a Planned Residential Development Overlay District.

Dear Mr. Segal:

The Department of Planning has completed its second review of the Preliminary Development Plan that has been submitted for the 124.58 acre tract of land located west of Valley Road, north of Peppermill Drive. This review compared the compliance of this plan and related components to the Zoning Ordinance requirements for residential developments of this type. In this comparison, a number of items were found that need to be addressed before the plan can be scheduled for a public hearing before the Planning and Zoning Commission. These items can be summarized as follows:

1. Please remove the owner and City scripts from Sheet C1, at this time. **Completed.**
2. Please omit Note #21 from Sheet C1. **Completed.**
3. Please include the Natural Resource Protection Standards, as part of the full-sized set of plan sheets. **Completed.**
4. Please provide comments from Metropolitan St. Louis Sewer District (MSD), as soon as they are available. **3-24-16 Basic Conceptual Review Letter is attached. In discussions with Jason Peterein of MSD, there are no substantive effects to the plan.**
5. The Department of Public Works has received the 'Traffic Impact Study' and it is currently under review. **Understood.**
6. The inclusion of the alternate street connections and proposed gates shown on Sheet C2 for Peppermill Drive and Peppermill Ridge Drive is acceptable, but, please be advised, the Departments of Planning and Public Works are requesting the extension of the existing stub streets. **Understood.**
7. The 'Traffic Impact Study' states; "Proposed stub street connections to the Brentmoor Place Subdivision would be gated and available for emergency access purposes only and, therefore, did not factor into this analysis." Please note, again, the Departments of Planning and Public Works are requesting the extension of the existing stub streets. **Understood.**
8. Please consider providing traffic calming features at several points along the proposed east-west street. **Completed. "Chokers" shown at Lots 25 & 60, as recommended by Lochmueller Group. C3.**
9. Please justify the two (2), seventy-five foot (75') turning radii just to the west of the entrance from Valley Road. **Street has been adjusted to 150' centerline turning radii. C3, C4.**

10. Please be advised any street grade greater than eight percent (8%) will be submitted to special review requirements, as directed by the Department of Public Works. **Understood.**
11. Please be advised only fifty percent (50%) of the total required public space can be credited from privately-held common ground (2.32 acres/101,059 square feet). Therefore, other public space **C1, C6.** dedications must be added. **The "Public Space" chart has been adjusted. The Wildwood Trail Public Space Plan is attached as an example of the Bioretention Area and Cul-De-Sac Island Credits we are using.**
12. Please add a Natural Resource Protection foundation setback line to the 'Typical Lot Details' on Sheet C2. **Completed. C4.**
13. Please provide details of the improvements associated with the proposed trailhead. **Completed. C2.**
14. Please provide dimensions, details, and cross-sections, where applicable, of the proposed hiking trails located in the northwest portion of the site. **Completed. C2.**
15. Please identify all proposed retaining walls by height and materials, along with the color of the block. **Completed. C2, C4.**
16. Please show the extent of the existing tree harvest that has been conducted by others on the site in recent years, including haul roads, staging areas, etc. **Per onsite visits and aerial photography research by SCI, no tree harvest information was found.**

Once the revisions are completed, please resubmit three (3) full sets of the revised Preliminary Development Plan, and other requested items, to the Department of Planning for further review. Please be advised this submittal will need to be reviewed before a public hearing is scheduled at the City's Planning and Zoning Commission, which will occur no earlier than May 2, 2016.

If you should have any questions or comments regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your cooperation in this matter.

Sincerely,

CITY OF WILDWOOD


Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Council Members Manton and Marshall, Ward 2
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Chris Mueller, Stock and Associates Consulting Engineers, Inc.

Stock Responses
Dated 3-07-2016
Stock No. 214-5466



WILDWOOD

January 29, 2016

Pulte Homes of St. Louis, LLC
Attn: Matthew Segal
16305 Swingley Road Suite 350
Chesterfield, MO 63017



Re: Preliminary Development Plan for Valley Road Subdivision – Change in zoning from NU Non-Urban Residence District to the R-1A 22,000 Square Foot Residence District with a Planned Residential Development Overlay District

Dear Mr. Segal,

The Department of Planning has completed its initial review of the Preliminary Development Plan that has been submitted for the 124.58 acre tract of land located west of Valley Road and north of Peppermill Drive. This review compared the compliance of this plan and related components to the Zoning Ordinance requirements for residential developments of this type. In this comparison, a number of items were found that need to be addressed before the plan can be submitted to the Planning and Zoning Commission for its review and action. These items can be summarized as follows:

1. Please be advised the request for R-1A 22,000 square foot Residence District zoning category is contrary to the City's Master Plan and its designation of future land use for the overall site. The current land use designation, under the Master Plan Conceptual Land Use Categories Map is Non-Urban Residential Area, which limits density to one (1) unit for every three (3) acres. Therefore, a Master Plan change is needed for this design to the Conceptual Land Use Category Map of the Master Plan for it. It is important to note that, even if the property's designation is changed to the Suburban Residential Area designation of the Master Plan, the requested zoning district designation associated with this submittal is too great. The Suburban Residential Area designation limits density to one (1) unit per acre. A separate letter is required for these changes to the Master Plan and must explain, in detail, the benefits derived from such changes to the larger Wildwood community. **(A "Statement of Intent" is attached. A revised "Home Exhibit" book is attached).**
2. Please be advised that a left turn lane will be required on Valley Road to accommodate the access point that is planned onto this roadway. The design of this additional lane will be provided to the developer by the City's Department of Public Works. Additionally, the issue of sight distance at this same location is a component of this design and needs to be considered, as part of this site's use of Valley Road. **(Traffic Impact Study is attached).**
3. Please be advised the Department appreciates the reduction in grading at the front of the subdivision, at the entry/exit from Valley Road, but would note some concerns with a fifteen (15) percent grade in certain locations along it. This percentage is almost twice the amount typically

considered acceptable for public streets. This matter will be discussed, as part of the review of this request. **(The proposed entry off Valley Road has been reduced to 12%, up to the 1st cul-de-sac street - C2).**

4. Please provide preliminary comments from the two (2) fire districts, the Metropolitan St. Louis Sewer District (MSD), Ameren Missouri, and the U.S. Army Corp of Engineers regarding this design and associated development of this site. **(Fire, Ameren attached. MSD, Corps forthcoming).**
5. Please provide the required Natural Resource Protection Standards information, including "Final Resource Protection Line" on the applicable lots, accompanying foundation setbacks (15 feet), table, and report from the qualified soil scientist in this regard. The Department assumes the depiction on Sheet C2 by the green dot pattern indicates common ground, not protected area, since many of the stormwater features are located within it and are planned to be graded. **(Natural Resource Exhibits are Attached).**
6. Please be advised the calculation and depiction of required public space, under the City's Public Space Requirements of the Zoning Ordinance, is not correct or in the appropriate format for consideration. Please revise and see attached table for information. **(Addressed - C1).**
7. Please be advised, as a preliminary design of the development's grading profiles are understandably not finalized, but the Department would note that certain lots, i.e. 11, 12, 13, 14, 15, 16, 21, 22, 69, 70, 71, 108, 109, 110, 111, 112, 113, 114, 115, and 116, create concerns regarding how the dwellings and associated improvements will be placed upon them and function thereafter for the residents. **(Please see the Examples Grading Exhibit - C2).**
8. Please see the attached sheet for additional comments regarding this submittal. **(Addressed)**
9. Please provide the property's outboundary dimensions and an accompanying legal description from best available sources that corresponds to it. **(Addressed - C1, C3).**
10. Please provide zoning district designations, ownership information, locator numbers, and size of all abutting parcels of ground around the entire perimeter of the subject site. **(Addressed - C3).**
11. Please be advised the extension of utilities from surrounding subdivisions, and through existing residential lots that abut this property, must be identified and will be addressed, as part of any change in zoning district designation of it, if approved. **(Understood).**
12. Please revise the provided parking calculations, given the Department does not believe each of these dwellings will have just one (1) parking space in the garage. **(Addressed - C1).**
13. Please revise the Title Block to indicate this plan as a "Preliminary Development Plan," not a Sketch Plan. **(Addressed - C1).**
14. Please revise Note #3 to read "No grade shall exceed 3:1 slope. Unless otherwise noted and approved by the City of Wildwood, and supported by the approved geotechnical report." **(Addressed - Note 7).**
15. Please add a note to Pertinent Data identifying the Police for this site as St. Louis County Police – Wildwood Precinct. **(Addressed - C1).**

Once the revisions are completed, please resubmit three (3) full sets of the revised Preliminary Development Plan, and other requested items, to the Department of Planning for further review. Please be advised that additional comments will follow after this resubmittal, given the extent of information that will be necessary as part of the Master Plan conceptual land use change and the rezoning.

If you should have any questions or comments regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your cooperation in this matter.

Sincerely,

CITY OF WILDWOOD

Kathy Arnett for JV

Joe Vujnich, Director

Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Council Members Manton and Marshall, Ward 2
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Chris Mueller, Stock and Associates Consulting Engineers, Inc.

**CITY OF WILDWOOD
PLAN/PLAT REVIEW CHECKLIST**

****Please note: All checked items must be responded to on plan's resubmittal****

P. Z. # 27-15 DEVELOPMENT NAME Valley Road Subdivision

Provide Missouri Department of Transportation Conceptual Approval.

Provide Metropolitan St. Louis Sewer District Conceptual Approval.

Forthcoming. A Conceptual Storm Report is Attached.

Submit a Flood Plain Study to the Department of Public Works.

Submit a Geotechnical Study to the Department of Public Works.

A Professional Engineer and Engineer preparing geotechnical report must sign and seal the mylar.

Submit a street stub study to the Department of Public Works.

NOTE: Developer shall install a street extension sign at roadway terminus which reads "THIS STREET TO BE EXTENDED AS PART OF FUTURE DEVELOPMENT"

Submit steep grade verification to Department of Public Works.

Add all ordinance conditions to the Site Development Plan, including TGA language.

Identify pavement and right-of-way width along _____.

Show and dimension all improvements, i.e., existing and new right-of-way and pavement, sidewalks, TSCL, etc.

Provide Temporary Slope Construction License (TSCL) as directed by the Department of Public Works.

Provide photos per Section 30 of the Department of Public Works "Design Criteria Handbook."

Provide verification of required sight distance at all access points.

Please add as a note: Entrance, street intersection, cul-de-sac shall be constructed to City of Wildwood standards.

Indicate Driveways with on-site turnaround capabilities as directed by the Department of Public Works. (See note 21, C1).

Show sight triangle at intersection/median. No plants, trees, signs, etc. shall be placed in this area as to restrict sight distance. (Addressed - Note 22, C1, C3).

Show and note all sidewalks will be constructed to City of Wildwood ADA standards.

Provide easement for sidewalk conforming to City of Wildwood ADA standards adjacent to right-of-way.

Clarify if grading is proposed. If so, show and note grading per City of Wildwood standards. (Addressed - Note 7, C1)

CITY OF WILDWOOD
PLAN/PLAT REVIEW CHECKLIST
PAGE 3

- Provide a Landscaping Plan and Legend. (Attached).
- Provide a rendering of all Proposed Signs, which identifies their Size, Height and Location on the Plan.
- Locate all Easements - Existing and Proposed.
- Identify all Light Standards - Location and Height.
- Identify any Other Structures (Fences, Canopies, etc.) - with Dimensions.

If you should have any questions regarding the information provided on these sheets, please feel free to contact the Department of Planning at 636-458-0440

| | |
|--|---|
| Number of Parking Spaces (Provided): | _____ Spaces |
| Standard for Public Space Calculation: | 1,742.4 square feet per new single-family dwelling (4 acres per 100 single-family dwelling units) |
| Amount of Required Public Space | _____ Square feet |
| Amount of Provided Public Space | _____ Square feet |
| ⇒ Multiple Use Trail | _____ Square feet |
| ⇒ Underground Detention Area | _____ Square feet |
| ⇒ Public Land Dedication | _____ Square feet |
| ⇒ Privately-Held Common Ground | _____ Square feet |
| ⇒ Other | _____ Square feet |
| List Installed Improvements | Total Number (list below on lines) |
| ⇒ Picnic Tables | _____ |
| ⇒ Benches | _____ |
| ⇒ Trash Receptacles | _____ |
| ⇒ Bicycle Racks | _____ |
| ⇒ Other | _____ |
| Other Public Space Items (if provided) | _____ |
| Fee In Lieu (if applicable) | _____ |



WILDWOOD

ZONING PRIMER

for

**P.Z. 13-16 Planning and Zoning Commission c/o Department of Planning and Parks
City of Wildwood, Missouri**

**Prepared by the Department of Planning and Parks
October 3, 2016 Executive Meeting
“Planning Tomorrow Today”**

- Petitioner:** P.Z. 13-16 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040
- Request:** A request to review and consider amendments to the City of Wildwood’s Zoning Ordinance, 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.
- Zoning District (s):** NU Non-Urban Residence District and all “R” Residence Districts of the City of Wildwood Zoning Ordinance
- Wards:** All

As the members of the Planning and Zoning Commission may recall, the City Council approved changes to the Zoning Ordinance to address a concern that was raised about large water features and their impacts on the environment of Wildwood and other similar considerations relating to public safety aspects on downstream properties. This action, and the discussion that led to the changes in the Zoning Ordinance’s residential districts, was identified when an individual proposed a thirteen (13) acre lake within the main channel of Wild Horse Creek. These characteristics were of concern to all parties and, due to recognition of the circumstance the City may not have had in place the necessary protections to address a situation such as this type, so a review of possible approaches was needed. In this case, the lake was not constructed, but served as an example of why the City needed to review this matter.

Before the new regulations were adopted by the City Council, the permitting of large water features was under study for over a year by the Planning and Zoning Commission and Planning/Economic Development/Parks Committee, before a recommendation was made to proceed forward with certain changes to the Zoning Ordinance. In recommending and acting upon changes to the residential zoning districts of the City’s Zoning Ordinance, including the NU Non-Urban Residence District, the City Council noted the main components of the proposed permitting process would include the following items:

1. The permitting process would not allow any impoundments in the main channel of a named creek located in the City of Wildwood;
2. The permitting process would not allow any high hazard water impoundments to be permitted;
3. The permitting process for water features would be premised on the size threshold of one (1) acre in area;
4. The permitting process for large water features, those types over one (1) acre in size, would be reviewed under the conditions and requirements of the Conditional Use Permit (CUP) Regulations of the Zoning Ordinance;
5. The permitting process for water features less than one (1) acre in size would be reviewed against the Grading Permit requirements of the Grading Code only;
6. The permitting process would include the submittal of pertinent information sooner in the process, not later;
7. The permitting process would require the submittal of an Emergency Action Plan (EAP);
8. The permitting process would allow for ample public notification and participation, when the one (1) acre or greater sized water features are proposed on a lot;
9. The permitting process would ensure that water features approved under either permit requirement are subject to inspections and regular reporting; and
10. The permitting process would encourage the coordination of reviews, permitting, and sharing of information between the involved parties by the sequencing associated with the proposed two (2) tracks for applications associated with large water features in Wildwood.

The City Council heard from a number of different parties in this regard. In the end, the permitting process that was adopted categorized these large water features, those types with a surface area over one (1) acre in size, as conditional types in the residential zoning districts of the City. Thereafter, water features less than one (1) acre in size would only require a Grading Permit from the Department of Public Works. With the division of water features by size, which corresponded to the Missouri Department of Natural Resources' requirement for a Land Disturbance Permit, the City could ensure that larger water features were fully studied and all potential impacts or concerns identified as part of the planned process.

More recently, the City Council questioned the need for this level of review for certain large water features that were just over one (1) acre in size and the impact the process had on completing the project in a timely manner. This questioning was premised on the lake that Ms. Laurie Taylor wanted to construct on her property located on Manchester Road. Ms. Taylor questioned the need for all of the conditions of the permit, when she fully intended to be a good steward of her property. Therefore, the City Council requested a review of these requirements, so as to determine if a greater size threshold for water features associated with the Conditional Use Permit (CUP) process could be used. With this direction, the Department of Planning has completed the steps to bring this matter to the Planning and Zoning Commission for its consideration and action.

To assist in this discussion, the Department has provided the packet of information, including the Conditional Use Permit (CUP) for Ms. Taylor's water feature, which led to the request for this reconsideration. Along with the permit, the Department has provided the plan sheets that were provided for this lake, along with other supporting information. Utilizing this information may assist

in determining if changes are warranted this process. Again, the intent of tonight's hearing is to consider if the current requirements for large water features are reasonable and achieve the intended outcome of protecting the Wildwood environment from harm, while ensuring down stream properties are safeguarded for damage.

As always, if any of the Planning and Zoning Commission members should have questions or comments about this information before tonight's hearing, please feel free to contact the Department of Planning at (636) 458-0440. Staff of the Department of Planning and the City Attorney will be in attendance at the public hearing to provide information and respond to questions or comments in this regard. Thank you for your consideration of this information and input on the same.



WILDWOOD

July 18, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: A response to a request from the Wildwood City Council regarding **P.Z. 25-15 Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, c/o Volz, Inc.;** Conditional Use Permit (CUP) in the NU Non-Urban Residence District; north side of Manchester Road, west of Pond Road; which addresses the property owner's application to modify the governing permit to eliminate the current seven (7) year renewal requirement for this large water feature. **(Ward One)**

Petitioner: **P.Z. 25-15 Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, c/o Volz, Inc.**

Zoning: Conditional Use Permit (CUP) in the NU Non-Urban Residence District

Location: North side of Manchester Road, west of Pond Road

Tract Size: 32.05 acres

Locator Numbers 23x340061

Ward: One

Council Members:

INTRODUCTION AND ACTION >>> The Planning and Zoning Commission is in receipt of the item from City Council regarding the matter of this large water feature on this 32.05 acre tract of land. The matter was requested for review by the City Council, given the property owner's concerns relating to the governing permit. Given the request, the Planning and Zoning Commission has reviewed the files relating to this site and completed a recommendation in this regard. Accordingly, acting at its July 18, 2016 Executive Session, and by a vote of 6 to 2, hereby submits its report and recommendation to the City Council for its consideration and action. The development of this information has complied with the requirements of the Zoning Ordinance for the amendment of a special procedures permit.

BACKGROUND >>> The Planning and Zoning Commission is in receipt of the request from the property owner to review an existing Conditional Use Permit (CUP) that was recently granted for a large water feature on this thirty plus (30+) acre site. This permit was the first issued for a large water feature in the City of Wildwood, since new regulations governing lakes and ponds were adopted by the City Council. These regulations were intended to protect the natural environment of Wildwood's watersheds and ensure that, when large water features are constructed, they are completed and maintained to the highest standard possible.

As part of this first permit to be considered and acted upon by the City, the Department recommended, and the Planning and Zoning Commission concurred, to establish a list of conditions to ensure the water feature would be designed to the highest standards, constructed to accepted design criteria, and maintained

consistently over the years of its existence. One of the conditions was to require the property owner to renew the permit after seven (7) years of its existence, so as to ensure all of the conditions that were applied were being met and the integrity of the structure had been maintained for the public's safety. This timeframe was selected, so as not to require a review too early, but also not allow too much time to pass that any potential correction that might be warranted to the feature would not become major, given too much time had passed from its identification to repair. Again, the timeframe was meant to create a balance between regulation and safety.

CURRENT REQUEST >>> This seven (7) year timeframe has become a point of contention and been described as an impediment of the future sale of the property. This concern has led the property owner to consider amending the size of the lake to negate the need for a Conditional Use Permit (CUP) on the site, while also seeking the Planning and Zoning Commission's support to eliminate the requirement altogether. Regardless of approach, the property owner is still seeking a water feature on the property, but at a size and type not requiring a review period at some distant point in the future.

ANALYSIS >>> First, the Commission would note that, while the owner believes the renewal process and its associated timeframe to be an issue, it has been a standard practice of the City in many recently granted permits. Part of the benefit of Wildwood's Conditional Use Permit (CUP) process is the property owner and City's ability to consider its requirements, as the process moves from its initial step at a public hearing to approval of a site development plan. This iterative process ensures that conditions needed to address major issues are included and retained, while others can be reconsidered, if determined to be problematic. With this process, no action of the City is irreversible until such time the permit is effective, particularly as more information and input is received relating to the matter.

Given this permitting process, the action to reduce the size of the water feature is not necessary, in the opinion of the Planning and Zoning Commission, since other options for consideration do exist, including amending the current permit, as has been requested. The Planning and Zoning Commission believes a reduction in the size of the water feature, given the current design and engineering associated with this 1.75 acre lake, would not make it safer or better due to it appears to address all needed standards to ensure its long-term stability and integrity. Therefore, the reduction in size is arbitrary and intended only to avoid the regulation that is in place.

The Commission would also note the intent of this timeframe was to provide assurances by the City to neighboring residents that large features are safe and pose no threat for the future. This assurance does not necessarily exist for water features constructed many years ago in Wildwood. Currently, many large water features exist in the City, but have not been permitted and, therefore, no guarantee exists that construction, as completed, was to the highest possible standard, along with maintenance programs that ensure their long-term stability and integrity. This situation was to be corrected by the City's permitting process it has adopted, along with requiring timeframes for more formal reviews of these features in the future. However, the permitting process and associated conditions, regardless of type of water feature, were not intended to stop the approval of them.

In this case, the Commission would note the size of the large water feature is not much greater in area than a lake or pond that would not require a Conditional Use Permit (CUP), which is one (1) acre of area. With the limited size of this feature, it may not need the full complement of requirements of a larger lake or pond, which can include a renewal timeframe. Therefore, the Planning and Zoning Commission is agreeable to amending the governing permit to eliminate the renewal requirement for a water feature of this size. Accordingly, in the future, lakes of less than two (2), three (3), or more acres in size may be considered for

not being subject to renewal requirement and such would only be asked in those circumstances associated with the larger water features proposed within the City.

SUMMARY AND RECOMMENDATION >>> In considering this request, the Commission members believe that, despite its size being greater than one (1) acre in area, the water feature is not large enough to justify a renewal timeframe, as is needed for lakes and ponds greater in area than in this specific case. The Planning and Zoning Commission hereby grants the requested change sought by the property owner relative to this permit for a large water feature and the seven (7) year timeframe is removed from the Conditional Use Permit (CUP), along with the nuisance bond requirement as well (this last item was added during the discussion of this matter at the Commission's July 18, 2016 meeting). Accordingly, the Planning and Zoning Commission has hereby amended the Conditional Use Permit (CUP) to read as follows:

1. PERMITTED USES

This Conditional Use Permit (CUP) shall authorize a large water feature, as defined by Chapter 415.030 Definitions of the City of Wildwood's Zoning Ordinance.

2. LOT, SIZE, AND USE REQUIREMENTS

- a. The authorized large water feature shall not exceed 1.75 acres in overall size.
- b. The height of the dam shall not exceed thirty-one (31) feet, as measured from final finish grade at the base of it, outside the water impoundment area.
- c. The depth of the lake, at normal pool elevation, shall not exceed fourteen (14) feet.
- d. The extent of land disturbance in association with the construction of this large water feature shall be as authorized by the Planning and Zoning Commission on the Site Development Plan.
- e. The large water feature authorized by this permit, although created by the construction of a dam that is less than thirty-five (35) feet in height, shall meet all Missouri Department of Natural Resources (MDNR) requirements for design, engineering, and on-going maintenance, including inspection frequencies and criteria. These requirements will be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan process, and as directed by the Department of Public Works.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the Conditional Use Permit (CUP) being granted by the Planning and Zoning Commission, and prior to any further site disturbance, the operator shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the operator, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 415.510 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

- a. Outboundary plat and legal description of the property.
- b. Location and extent of all existing improvements, including all buildings and accessory structures, along with the planned large water feature and all improvements in association with it.

- c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within two hundred (200) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations and easements.
- d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements and trails, and general location, size, right-of-way, and pavement width of all interior drives.
- e. Existing and proposed contours at vertical intervals of not more than two (2) feet.
- f. General location of sanitary sewer and stormwater facilities.
- g. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
- h. An inventory of the percent of tree canopy or individual trees to be retained on the site indicated on a Tree Preservation Plan completed in accordance with the City of Wildwood Chapter 410 Tree Preservation and Restoration Code and accompanying Tree Manual.
- i. Location of all existing and proposed easements.
- j. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood Subdivision and Development Regulations.
- k. A Stormwater Pollution Prevention Plan (SWPPP) for the site, which shall include the developer's signature and acknowledgment of its requirements.
- l. A maintenance plan for this large water feature that is based on annual inspections and reports to be submitted to the City of Wildwood's Department of Planning. This plan shall indicate all steps and procedures that will be used to maintain the large water feature and ensure its stability and safety.

4. **SITE DEVELOPMENT PLAN DESIGN CRITERIA**

The above Site Development Plan shall adhere to the following specific design criteria:

Large Water Feature Setbacks

- a. No large water feature and related improvements shall be located within the following setbacks:
 - i. One hundred eighty (180) feet from the State Route 100 right-of-way.
 - ii. Four hundred (400) feet from any side yard property line of the site.
 - iii. Five hundred fifty (550) feet from the right-of-way of Manchester Road.

Landscape Requirements

- b. Landscaping shall adhere to all requirements of Chapter 410 of the City's Tree Preservation and Restoration Code and its accompanying Sustainable Plantings Guide and Tree Manual, including the submittal of a Tree Preservation Plan, in conjunction with the Site Development Plan. All roadway frontages shall be appropriately landscaped, as required by Chapter 410 Tree Preservation and Restoration Code, and be approved by the Planning and Zoning Commission on the Site Development Plan.
- c. The areas of existing vegetation within the Conditional Use Permit (CUP) boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval.

Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code. Initial clearing and grubbing of the site shall be limited to the installation of any new building and structure.

- d. All disturbed areas of the site shall be restored in compliance to the City's Sustainable Plantings Guide and Tree Manual by a combination of ground cover, landscaping, berms, natural stones, and other means to address stormwater runoff and erosion, as well as improve overall site aesthetics. The restoration of disturbed areas shall be indicated on the required Landscape Plan and acted upon by the Planning and Zoning Commission.
- e. A registered Landscape Architect shall prepare, submit, and sign all plan(s).

Miscellaneous Conditions

- f. The hours of construction and grading activity in association with this large water feature shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.
- g. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system or boulders. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall review and act upon said materials and design.
- h. The generalized location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan.
- i. All utilities serving this site shall be installed underground in accord with the requirements of the City of Wildwood's Subdivision and Development Regulations. Any existing easements located on the subject site, which are not being utilized, shall be vacated under the standard procedures of the City of Wildwood Subdivision and Development Regulations.
- j. The property owner, or any assignee or successor, shall provide annual maintenance of this authorized large water feature on the subject property, with such being in accordance with State regulations for the same. A plan for this maintenance and upkeep shall be provided to the Planning and Zoning Commission, as part of the required Site Development Plan. Preventative maintenance shall be authorized on an as-need basis, along with any repairs, but does require an engineered plan be submitted to the City of Wildwood's Department of Public Works for review and action. This plan will then be submitted to the Planning and Zoning Commission for receipt and filing.

5. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

- a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.

- i. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood standards.
- ii. All stormwater shall be discharged at an adequate natural discharge point.
- iii. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management/water quality and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetated swales, and other options to substantially reduce the amount of stormwater discharging from the subject site.
- iv. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.

Stormwater Pollution Prevention Plan

- b. Prior to any land disturbance on this subject site, submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, both on-site and upon downstream properties.

6. RECORDING

Within sixty (60) days of granting of the Conditional Use Permit (CUP) by the Planning and Zoning Commission, the approved permit language and legal description of the property shall be recorded with the St. Louis County Recorder of Deeds.

7. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

- a. Subsequent to approval of the Site Development Plan, and prior to issuance of any grading or permit, all approvals from the Missouri Department of Transportation (MoDOT), the Department of Public Works, the U.S. Army Corp of Engineers, the Missouri Department of Natural Resources (MDNR), and the Metro West Fire Protection District must be received by the Department of Planning.

Nuisance Bond

- ~~b. Provide to the City of Wildwood a bond, letter of credit, or cash deposit in the amount of three thousand dollars (\$3,000.00) for use to undertake any inspections or maintenance of the large water feature and dam, if the property and improvements are not maintained in accordance with said conditions of this permit. The City shall hold this deposit and it will be pre-authorized by the owner/operator, in writing, to exercise its use, if violations are noted and not abated in a timely manner.~~

8. GENERAL DEVELOPMENT CONDITIONS

- a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from

construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

- b. A grading permit is required prior to any grading on the site. Interim stormwater drainage controls in the form of siltation control measures are required and must comply with the Stormwater Pollution Prevention Plan for this development (SWPPP). The developer shall be solely responsible for obtaining any temporary slope and construction licenses needed to address the installation of public and private improvements on this site that require the use of adjoining parcels of ground that are not under their ownership or control.
- c. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.
- d. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of infrastructure improvements.
- e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to prevent erosion. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.
- f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.
- g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the Planning and Zoning Commission and the Department of Planning. The owner/operator must acknowledge in writing that access to this site for inspection purposes by personnel of the City of Wildwood shall be authorized and, if refused, such action is grounds for revocation of said permit by the City.
- h. Any other applicable zoning, subdivision, or other regulations or requirements of the City shall further apply to the development of this property, as authorized by this Conditional Use Permit (CUP), except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning, or other development regulation of the City whether by implication or reference.
- i. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Conditional Use Permit (CUP), except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.
- j. ~~This Conditional Use Permit (CUP) shall be authorized for a period of seven (7) years, with renewals based upon compliance to the requirements of the same. Renewal requests shall be the responsibility of the owner/operator to submit to the City and must be provided a minimum two (2) months in advance of each renewal for consideration and action by the Planning and Zoning Commission following this initial period of time. Renewals shall be on a seven (7) year basis as well.~~

All other conditions remain unchanged and in full force.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Council Members De Hart and McGowen, Ward One
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Laurie Taylor, Property Owner



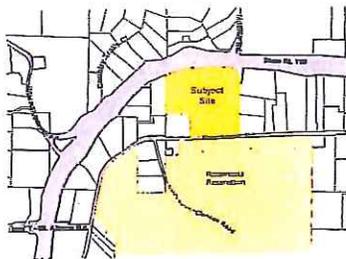
WILDWOOD

16860 Main Street
Wildwood, MO 63040

**CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING**
before the Planning and Zoning Commission
Monday, July 18, 2016 at 7:00 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Addresses of Subject Sites:
17715 Manchester Road, Wildwood, Missouri
63038

THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.
THANK YOU!

The Planning and Zoning Commission of the City of Wildwood will conduct a public meeting on **Monday, July 18, 2016, at 7:00 p.m.**, in the **City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This meeting is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this meeting and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at www.cityofwildwood.com/comment. The following request will be considered at this time:

A response to a communication from Laurie Taylor, which is dated May 20, 2016, regarding P.Z. 25-15 Laurie Taylor, that seeks the Planning and Zoning Commission's review and action on a requested change to the existing Conditional Use Permit (CUP) for this thirty-two point one (32.1) acre tract of land that is located on the west side of Mueller Road, south of State Route 100, and north of Manchester Road (Locator Number 23X340061/Street Address: 17715 Manchester Road); NU Non-Urban Residence District, with a Conditional Use Permit (CUP); which, if granted, would thereby remove the condition requiring renewal of the permit on a seven (7) year basis.

Please note, as of June 6, 2016, all Planning and Zoning Commission meetings will begin at 7.00 p.m.

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

Travis Newberry

From: Laurie Taylor <ltaylor@compuspace-usa.com>
Sent: Friday, May 20, 2016 3:21 PM
To: Joe Vujnich
Cc: Travis Newberry
Subject: 17715 Manchester Rd. CUP amendment

Attn: Mr. Joe Vujnich
C/O City Hall
City of Wildwood
16860 Main Street
Wildwood, MO 63040



RE: CUP for 17715 Manchester Road, Wildwood, MO 63038 - 1.74 acre pond and dam.

Dear Mr. Vujnich,

Please let this email serve as my written request to the Planning and Zoning Commission to amend the conditions of the permit in regards to the CUP renewal.

I ask that the CUP be amended to remove the requirement for a formal review after the 7 year period.

Thank you.

Kind regards,

Laurie Taylor
Mobile: 314-805-1321
CompuSpace LC - PlenaForm Systems
Email: ltaylor@compuspace-usa.com
Phone: 636-537-0007
Check out our new website: www.plenaform.com



WILDWOOD

May 2, 2016

The Honorable City Council
The City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Council Members:

The Planning and Zoning Commission has completed its review of the requested Conditional Use Permit (CUP) application that was submitted to it for a large water feature (1.7 acre lake), and prepared the following recommendation report in that regard. This recommendation report, which includes an associated action, reflects the Planning and Zoning Commission's vote to grant the permit, which is now being forwarded to the City Council for its consideration. This recommendation and action were completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes, the City's Charter, and those regulations of the City relating to public notice and publications (Chapter 415.560 of the City of Wildwood Zoning Ordinance). This recommendation and action are as follows:

Petition No.: P.Z. 25-15
Petitioner: Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, c/o Volz, Inc., Mark Kilgore, 10849 Indian Head Industrial Boulevard, St. Louis, Missouri 63132
Request: A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a thirty-two point one (32.1) acre tract of land. **Proposed Use: A large water feature – a lake – (as defined by §415.030 of the City of Wildwood's Zoning Regulations), which exceeds one (1) acre in overall size – one point seven four (1.74) acres.**
Location: West side of Mueller Road, south of State Route 100, and north of Manchester Road (Locator Number 23X340061/Street Address: 17715 Manchester Road).
Public Hearing Date: April 4, 2016
Date and Vote On Information Report: April 18, 2016 - Approval to Grant the Permit by a vote of 10 to 0 (Voting Aye - Renner, Lee, Archeski, Kohn, Gragnani, Bauer, Liddy, Manton, Woerther, and Bopp)
Date and Vote On Letter of Recommendation: May 2, 2016 - April 18, 2016 - Approval to Grant the Permit by a vote of 10 to 0 (Voting Aye - Renner, Lee, Archeski, Kohn, Gragnani, Bauer, Liddy, Manton, Bowlin, and Bopp)
Report: Attachment A
Conditions: Attachment B
Plan Sheets: Attachment C
Background Information: Attachment D
Ward: One

Copies of the City of Wildwood Master Plan, Parks and Recreation Plan, Action Plan for Parks and Recreation 2007, Model Telecommunications Ordinance, Zoning Ordinance, and Charter are all on file with the City Clerk's Office.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
 Ryan S. Thomas, P.E. City Administrator
 Rob Golterman, City Attorney
 Rick Brown, P.E. and P.T.O.E., Director of Public Works
 Travis Newberry, Planner
 Laurie Taylor, Property Owner
 Tom Kelp, Contractor
 Dave Volz, Volz Engineering

ATTACHMENT A - REPORT

BACKGROUND AND ZONING HISTORY >>> The site of this request is a 32.05 acre site that is located on the north side of Manchester Road, east of its intersection with Glencoe Road. This lot has frontage on State Route 100 and Mueller Road as well. Given the size of this lot, the frontages have significant lengths, which are as follows:

1. State Route 100 (public) - 1,350 feet
2. Manchester Road (public) - 882 feet
3. Mueller Road (private) - 1,080 feet

These right-of-ways define the three (3) sides of the subject site. The site forms a rectangle and is a single lot of record.

Descriptions of these roadways are as follows:

1. State Route 100 (public) - State Route 100 is an arterial roadway maintained by the Missouri Department of Transportation (MoDOT). The width of this roadway is four (4) lanes, with additional turn bays at the intersection with Mueller Road. The design of this roadway provides for limited access to it, with traffic volumes being high, and speeds substantial. The alignment of the roadway is east/west, bisecting the City in two (2) unequal halves, and it serves a diverse land use pattern of residential, commercial, recreational, and institutional activities along its entire length through the City of Wildwood. This roadway has an interstate design along petitioners' frontage. This roadway provides for inter-county traffic movements.
2. Manchester Road (public) - Manchester Road is a City-maintained roadway, which includes two (2) driving lanes and limited improvements along this site's frontage. These improvements include stabilized shoulders, earthen ditches, and signage, with striping. The roadway lacks sidewalks and other turn lanes for service to the current use of this property (residence). Manchester Road is the City's main east-west arterial roadway, which extends from its eastern boundary to Route 100 several miles to the west. The roadway serves a mix of land uses, including commercial, residential, institutional, and recreational activities. Traffic volumes along the roadway range from a high of approximately 7,000 vehicles per day on the east end of Manchester Road to less than 2,000 vehicles per day on the westernmost end.

Beyond Manchester Road's integral role as a major transportation corridor in Wildwood, it is also a major historic asset to the community. Manchester Road was part of the original Historic Route 66 between the years 1926 to 1932. Route 66 provided a continuous link between Chicago, Illinois and Los Angeles, California. Manchester Road remains an important part of this community and is one of the historic assets the City's Historic Preservation Commission is attempting to protect as part of its overall mission. Additionally, other local, State, and national organizations are making concerted efforts to maintain the roadway within its historical context. Markers are located along Manchester

Road throughout the City reflecting this designation. One (1) is located to the west of the subject site.

3. Mueller Road (private) - this private roadway is forty (40) feet in width, with a narrow gravel roadway located within it. The roadway provides a connection between State Route 100 on the north and Manchester Road on the south. The roadway provides access to no more than four (4) properties, but currently two (2) of them, including the petitioner's site, utilize Manchester Road for ingress/egress into them. The roadway has a north/south orientation and traffic volumes are very low. The surrounding land use pattern along its 1,080 feet of length is low-density residential.

The physical characteristics of the site are varied. The site is rolling, with the slope of it toward the northwest corner of property. Overall relief is approximately sixty (60) feet. Approximately one-half of the site is wooded and, for the most part, these woodlands are located in the north half of the property, while the remainder is grass, some of which has been planted in the last calendar year. The current owner of the property has been active in addressing the condition of it, since it has been vacant for many years. These actions have led to a number of issues that caused a Stop Work Order to be issued. The Stop Work Order was due to extensive clearing in the area of the requested lake.

The property, as noted, has been vacant for a number of years and received very limited maintenance and its appearance was poor. The current owner recently removed the original residence. Additionally, the current owner also removed a small outbuilding as well. At this time, the property does not have any existing buildings and structures located upon it.

The property is currently zoned NU Non-Urban Residence District and has been since the incorporation of the City in 1995. This zoning district designation allows a limited range of uses, of which single family dwellings on lots of three (3) acres or greater in size are most prevalent. The surrounding land use pattern in the vicinity of the subject site is rural, but consistent with the allowable uses of the NU Non-Urban Residence District. This land use pattern can be described as follows:

To the North: Abutting in this direction is State Route 100, an arterial roadway. Beyond the roadway is a seven (7) lot residential subdivision named the Oaks at Wildwood. These seven (7) lots are zoned NU Non-Urban Residence District and six (6) of them have single family dwellings located upon them at this time. To the northeast of the subject site, and across State Route 100, is the West County Community Church. This place of worship is zoned NU Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD). This property has the sanctuary building, a youth center, athletic fields, a lake, a centralized wastewater treatment system, and parking.

To the South: Adjoining in this direction is Manchester Road. Across this City roadway is Rockwoods Reservation, a Missouri Department of Conservation property. This site is zoned PS Park and Scenic District.

To the West: Adjacent in this direction is a small parcel of ground, with a dwelling located upon it. This lot is zoned NU Non-Urban Residence District and forms a notch out of the

subject site in its southwest corner. Abutting the subject site's western boundary is a group of lots, all zoned NU Non-Urban Residence District, that have single family dwellings located on four (4) of the five (5) properties.

To the East: Located in this direction are several large parcels of ground that are used for single family dwellings. These lots are zoned NU Non-Urban Residence District and were part of a four (4) lot subdivision approved by the City of Wildwood. One (1) of these four (4) lots is vacant and it occupies the intersection of State Route 100 and Mueller Road

CURRENT REQUEST >>> The petitioner, Laurie Taylor, is requesting to construct a 1.75 acre lake on a portion of the 32.05 acre subject site. The lake will have the following characteristics:

1. The lake will have a dam height of thirty point five (30.5) feet.
2. The lake's depth will be fourteen (14) feet.
3. The back slope of the dam in association with the constructed lake will be 3.5:1.
4. The overflow of water from the lake will be piped to the downstream drainage feature and includes a number of structures and pipes for this purpose.
5. The design of the dam includes a thirty (30) foot access path on its top.
6. The height of the dam does not require this construction to meet Missouri Department of Natural Resource dam requirements.
7. The location of the dam in the relative watershed provides approximately five (5) acres of runoff to it.
8. The property has a natural spring located upon it, which drains to the north, and will be directed into the lake for use to fill and maintain its normal pool elevation of 797 feet above mean sea level.
9. The design of the lake and dam provide a minimum of four (4) feet of freeboard to protect overtopping in high volume storm events.
10. The lake's location on this property provides an ample supply of clay materials for use in its construction.
11. The dam will be planted in ground cover to protect its slopes from erosion.

The area of the proposed lake has already been partially disturbed without a permit, so some of the planned tree removal has taken place in the subject area of the water feature.

ANALYSIS >>> The Planning and Zoning Commission has reviewed the request, along with receiving support from the City's Department of Public Works. In reviewing this request, the Planning and Zoning Commission would note that it is the first large water feature to be subject to the new regulations governing an installation in the City of Wildwood. These regulations were created to protect the natural environment of Wildwood and properties that would be located downstream from large water impoundments in a karsted area of this State. Specifically, placement of large water features in the main channel of named watersheds and using groundwater sources to fill and maintain them appeared to be contrary to the goals, objectives, and policies of the City's Master Plan. Accordingly, large water features were then to be designated as a conditional type of use in the NU Non-Urban Residence District, thereby providing a greater level of control over their placement, design, use, and maintenance.

In the case of this request, the Commission would note the following items in this regard:

1. The height of the dam is below the thirty-five (35) foot standard set by the State of Missouri for its permitting requirements, but, through the City's permit process, all pertinent requirements of Department of Natural Resources can be included for integration into the dam and lake's design, engineering, and maintenance.
2. The highest point on the dam, at a mean sea level, is at a greater elevation than the roadway surface of State Route 100 (see attached detail). However, given intervening terrain between the two (2) aforementioned features, the dam's water on release would be trapped between it and existing grade abutting the roadway.
3. The design of the lake and dam provides for water storage capacity beyond that of the current natural system, which will provide some relief to the State's current system of stormwater management along the edge of its right-of-way and the subject site.
4. The materials to be used for the dam's construction appear to provide satisfactory characteristics for this purpose, based upon the attached Geotechnical Report.
5. The use of the existing spring on the site will supplement the five (5) acre drainage area to be used for filling and maintaining the proposed lake.
6. The planning/engineering of this water feature includes a spillway from the top of the dam, which parallels along its western side. At the top of the dam, an outfall structure, with associated piping, are to be installed to divert water as well, in the event of a major storm event or catastrophe.

These items indicate to the Commission that a dam constructed on this property for a lake can be accomplished with a minimum level of risk to surrounding properties.

However, the Commission does believe this large water feature must be subject to the highest standards that exist in current law and meet them in all aspects of its design, operation, and on-going maintenance. If these standards are applied to a lake of this size, the Commission has the opinion the impact from it and any emergency associated with it can be minimized and have a limited impact on properties. Accordingly, the Planning and Zoning Commission believes that granting the requested Conditional Use Permit (CUP) for this large water feature meets the requirements of the Zoning Ordinance, but is including the certain conditions along with this action to achieve a safe and functional outcome for its existence in the City.

Specifically, this support is premised on the following reasons:

1. The dam is relatively small in size and depth.
2. The placement of the lake in the center of the property allows for any emergency issue or problem to occur first upon it, and not downstream properties.
3. The design of the lake and the characteristics of the site can accommodate a major catastrophic failure and not threaten immediate downstream properties.
4. The installation of lakes reflects a longstanding history in Wildwood of building such water features and many of them exist from past actions by other property owners. Therefore, this request is not unusual in that regard.

5. The petitioner has provided engineered plans, a Geotechnical Report, and other items in support of this request, which is indicative of the level of planning and engineering being used in the consideration of this large water feature.

Incumbent to the Commission's support is the property owner agreeing to the conditions of the recommended permit and meeting a regular, thorough maintenance and inspection program for the dam and lake to ensure its long-term stability and integrity. With this condition included in the proposed permit, the Commission does believe the large water feature can be constructed on this site with minimal impacts and threats to the area.

SUMMARY AND RECOMMENDATION >>> The Commission has provided in its Letter of Recommendation upon this request the reasons for its support for the granting of this Conditional Use Permit (CUP). These reasons focus on the large water feature being engineered to the highest available standards, compliance to recommendations from all participating review agencies and other authorities during its construction, and on-going, long-term maintenance of it to ensure its integrity and safety. Accordingly, the Planning and Zoning Commission hereby grants the requested permit for this large water feature, based upon its adherence to the conditions contained in Attachment B of this Information Report.

ATTACHMENT B - CONDITIONS

1. PERMITTED USES

This Conditional Use Permit (CUP) shall authorize a large water feature, as defined by Chapter 415.030 Definitions of the City of Wildwood's Zoning Ordinance.

2. LOT, SIZE, AND USE REQUIREMENTS

- a. The authorized large water feature shall not exceed 1.75 acres in overall size.
- b. The height of the dam shall not exceed thirty-one (31) feet, as measured from final finish grade at the base of it, outside the water impoundment area.
- c. The depth of the lake, at normal pool elevation, shall not exceed fourteen (14) feet.
- d. The extent of land disturbance in association with the construction of this large water feature shall be as authorized by the Planning and Zoning Commission on the Site Development Plan.
- e. The large water feature authorized by this permit, although created by the construction of a dam that is less than thirty-five (35) feet in height, shall meet all Missouri Department of Natural Resources (MDNR) requirements for design, engineering, and on-going maintenance, including inspection frequencies and criteria. These requirements will be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan process, and as directed by the Department of Public Works.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the Conditional Use Permit (CUP) being granted by the Planning and Zoning Commission, and prior to any further site disturbance, the operator shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the operator, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 415.510 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

- a. Outboundary plat and legal description of the property.
- b. Location and extent of all existing improvements, including all buildings and accessory structures, along with the planned large water feature and all improvements in association with it.
- c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within two hundred (200) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations and easements.
- d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements and trails, and general location, size, right-of-way, and pavement width of all interior drives.
- e. Existing and proposed contours at vertical intervals of not more than two (2) feet.
- f. General location of sanitary sewer and stormwater facilities.
- g. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
- h. An inventory of the percent of tree canopy or individual trees to be retained on the site indicated on a Tree Preservation Plan completed in accordance with the City of Wildwood Chapter 410 Tree Preservation and Restoration Code and accompanying Tree Manual.
- i. Location of all existing and proposed easements.
- j. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood Subdivision and Development Regulations.
- k. A Stormwater Pollution Prevention Plan (SWPPP) for the site, which shall include the developer's signature and acknowledgment of its requirements.
- l. A maintenance plan for this large water feature that is based on annual inspections and reports to be submitted to the City of Wildwood's Department of Planning. This plan shall indicate all steps and procedures that will be used to maintain the large water feature and ensure its stability and safety.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Large Water Feature Setbacks

- a. No large water feature and related improvements shall be located within the following setbacks:
 - i. One hundred eighty (180) feet from the State Route 100 right-of-way.
 - ii. Four hundred (400) feet from any side yard property line of the site.
 - iii. Five hundred fifty (550) feet from the right-of-way of Manchester Road.

Landscape Requirements

- b. Landscaping shall adhere to all requirements of Chapter 410 of the City's Tree Preservation and Restoration Code and its accompanying Sustainable Plantings Guide and Tree Manual, including the submittal of a Tree Preservation Plan, in conjunction with the Site Development Plan. All roadway frontages shall be appropriately landscaped, as required by Chapter 410 Tree Preservation and Restoration Code, and be approved by the Planning and Zoning Commission on the Site Development Plan.
- c. The areas of existing vegetation within the Conditional Use Permit (CUP) boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code. Initial clearing and grubbing of the site shall be limited to the installation of any new building and structure.
- d. All disturbed areas of the site shall be restored in compliance to the City's Sustainable Plantings Guide and Tree Manual by a combination of ground cover, landscaping, berms, natural stones, and other means to address stormwater runoff and erosion, as well as improve overall site aesthetics. The restoration of disturbed areas shall be indicated on the required Landscape Plan and acted upon by the Planning and Zoning Commission.
- e. A registered Landscape Architect shall prepare, submit, and sign all plan(s).

Miscellaneous Conditions

- f. The hours of construction and grading activity in association with this large water feature shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.
- g. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system or boulders. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall review and act upon said materials and design.

- h. The generalized location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan.
- i. All utilities serving this site shall be installed underground in accord with the requirements of the City of Wildwood's Subdivision and Development Regulations. Any existing easements located on the subject site, which are not being utilized, shall be vacated under the standard procedures of the City of Wildwood Subdivision and Development Regulations.
- j. The property owner, or any assignee or successor, shall provide annual maintenance of this authorized large water feature on the subject property, with such being in accordance with State regulations for the same. A plan for this maintenance and upkeep shall be provided to the Planning and Zoning Commission, as part of the required Site Development Plan. Preventative maintenance shall be authorized on an as-need basis, along with any repairs, but does require an engineered plan be submitted to the City of Wildwood's Department of Public Works for review and action. This plan will then be submitted to the Planning and Zoning Commission for receipt and filing.

5. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

- a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.
 - i. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood standards.
 - ii. All stormwater shall be discharged at an adequate natural discharge point.
 - iii. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management/water quality and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetated swales, and other options to substantially reduce the amount of stormwater discharging from the subject site.
 - iv. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.

Stormwater Pollution Prevention Plan

- b. Prior to any land disturbance on this subject site, submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, both on-site and upon downstream properties.

6. RECORDING

Within sixty (60) days of granting of the Conditional Use Permit (CUP) by the Planning and Zoning Commission, the approved permit language and legal description of the property shall be recorded with the St. Louis County Recorder of Deeds.

7. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

- a. Subsequent to approval of the Site Development Plan, and prior to issuance of any grading or permit, all approvals from the Missouri Department of Transportation (MoDOT), the Department of Public Works, the U.S. Army Corp of Engineers, the Missouri Department of Natural Resources (MDNR), and the Metro West Fire Protection District must be received by the Department of Planning.

Nuisance Bond

- b. Provide to the City of Wildwood a bond, letter of credit, or cash deposit in the amount of three thousand dollars (\$3,000.00) for use to undertake any inspections or maintenance of the large water feature and dam, if the property and improvements are not maintained in accordance with said conditions of this permit. The City shall hold this deposit and it will be pre-authorized by the owner/operator, in writing, to exercise its use, if violations are noted and not abated in a timely manner.

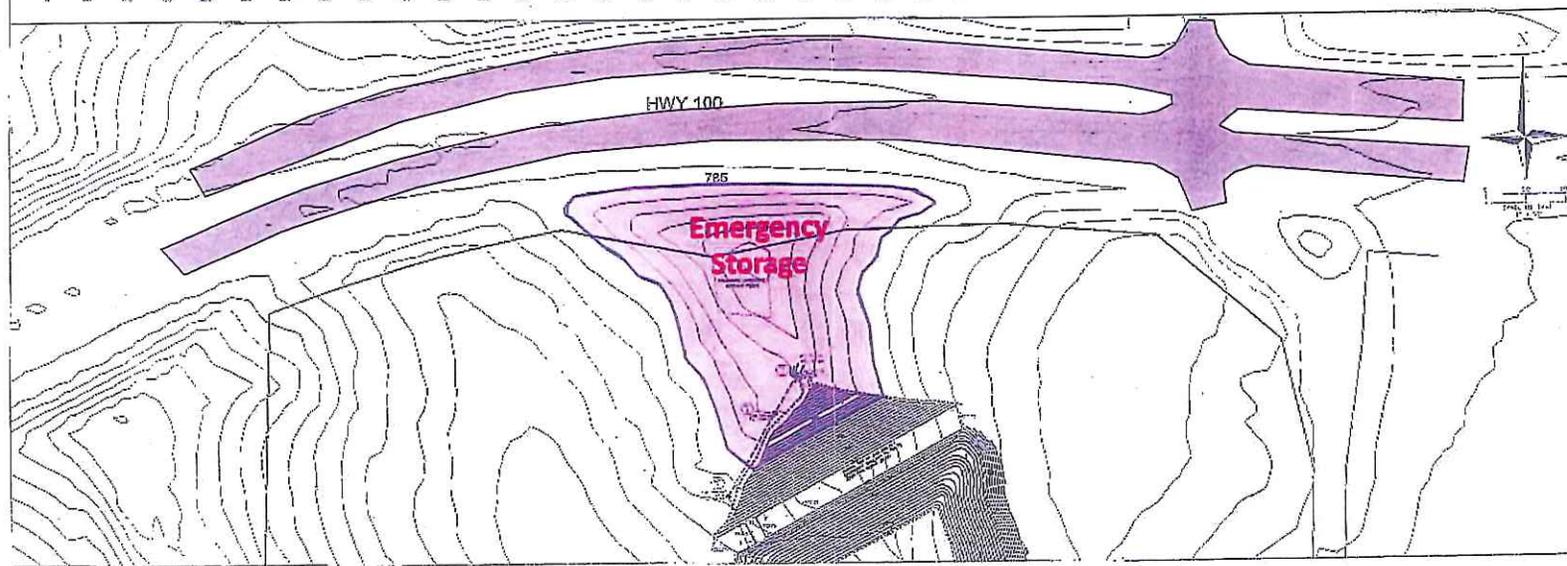
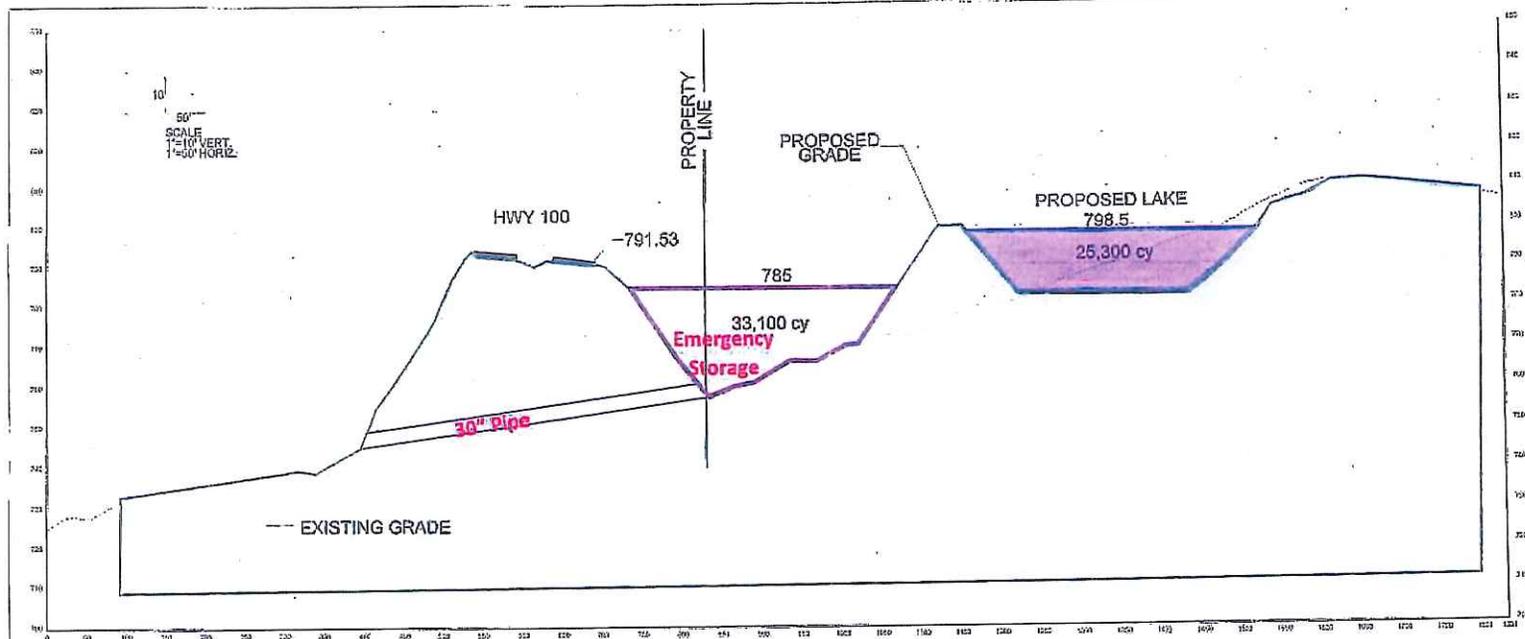
8. GENERAL DEVELOPMENT CONDITIONS

- a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- b. A grading permit is required prior to any grading on the site. Interim stormwater drainage controls in the form of siltation control measures are required and must comply with the Stormwater Pollution Prevention Plan for this development (SWPPP). The developer shall be solely responsible for obtaining any temporary slope and construction licenses needed to address the installation of public and private improvements on this site that require the use of adjoining parcels of ground that are not under their ownership or control.
- c. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.
- d. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public right-of-way. The developer should also be aware of extensive delays in

utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of infrastructure improvements.

- e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to prevent erosion. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.
- f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.
- g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the Planning and Zoning Commission and the Department of Planning. The owner/operator must acknowledge in writing that access to this site for inspection purposes by personnel of the City of Wildwood shall be authorized and, if refused, such action is grounds for revocation of said permit by the City.
- h. Any other applicable zoning, subdivision, or other regulations or requirements of the City shall further apply to the development of this property, as authorized by this Conditional Use Permit (CUP), except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning, or other development regulation of the City whether by implication or reference.
- i. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Conditional Use Permit (CUP), except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.
- j. This Conditional Use Permit (CUP) shall be authorized for a period of seven (7) years, with renewals based upon compliance to the requirements of the same. Renewal requests shall be the responsibility of the owner/operator to submit to the City and must be provided a minimum two (2) months in advance of each renewal for consideration and action by the Planning and Zoning Commission following this initial period of time. Renewals shall be on a seven (7) year basis as well.

ATTACHMENT C
Preliminary Development Plan



REGISTERED PROFESSIONAL ENGINEER
 STATE OF MISSOURI
 No. 100,000


 Timothy S. Meyer
 Timothy S. Meyer
 Professional Engineer
 No. 100,000

VOLZ
 Incorporated
 1825 W. STATE ST.
 ST. LOUIS, MO 63103
 TEL: 314.241.1111
 FAX: 314.241.1112

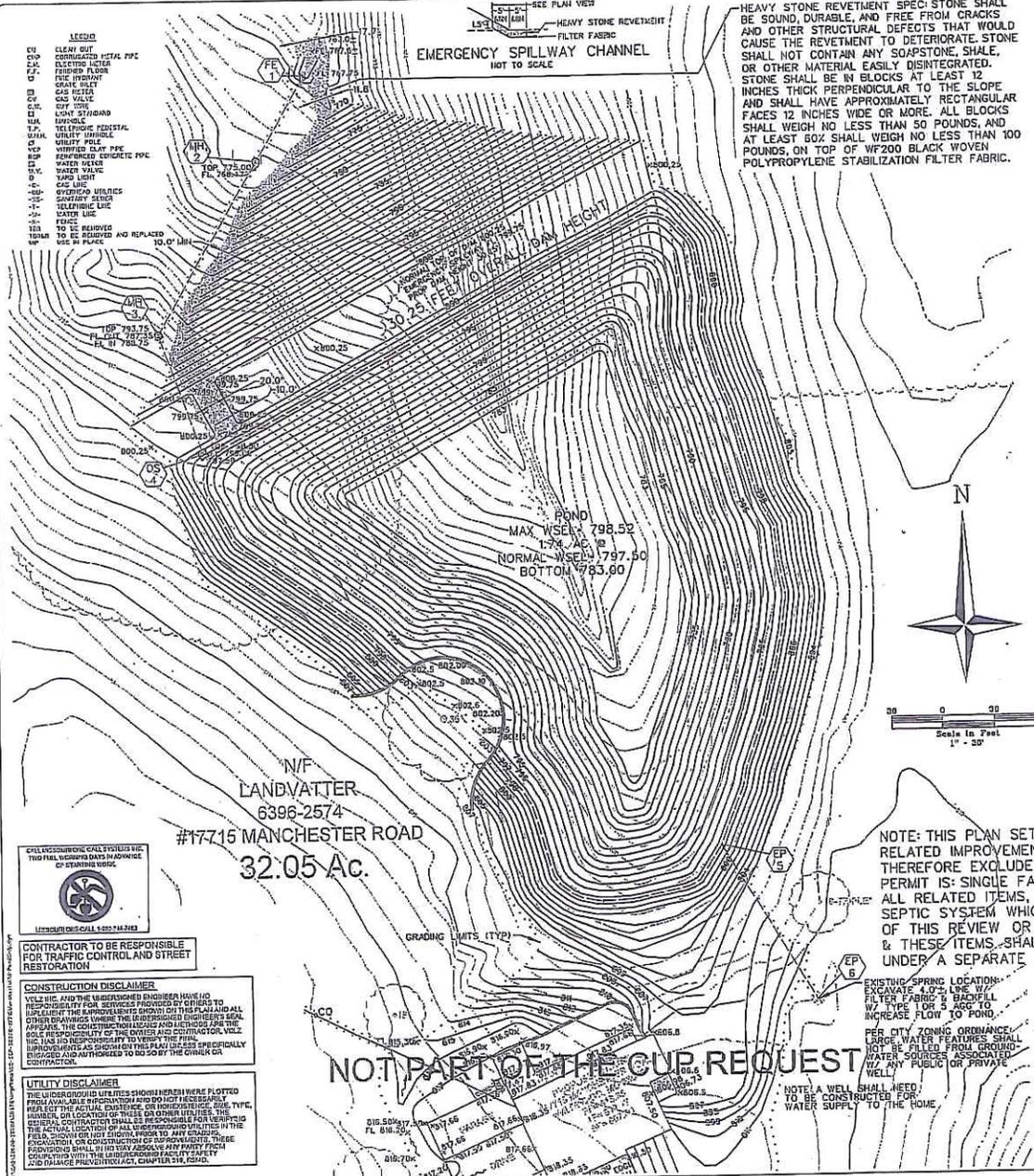
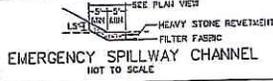
17715 MANCHESTER ROAD
 WILDWOOD, MO 63038

DAM EXHIBIT
 APRIL 14, 2016
 SHEET 1

1.75 ACRES PLAN FOR LAKE

HEAVY STONE REVETMENT SPEC: STONE SHALL BE SOUND, DURABLE, AND FREE FROM CRACKS AND OTHER STRUCTURAL DEFECTS THAT WOULD CAUSE THE REVETMENT TO DETERIORATE. STONE SHALL NOT CONTAIN ANY SOAPSTONE, SHALE, OR OTHER MATERIAL EASILY DISINTEGRATED. STONE SHALL BE IN BLOCKS AT LEAST 12 INCHES THICK PERPENDICULAR TO THE SLOPE AND SHALL HAVE APPROXIMATELY RECTANGULAR FACES 12 INCHES WIDE OR MORE. ALL BLOCKS SHALL WEIGH NO LESS THAN 50 POUNDS, AND AT LEAST 80% SHALL WEIGH NO LESS THAN 100 POUNDS. ON TOP OF WF200 BLACK WOVEN POLYPROPYLENE STABILIZATION FILTER FABRIC.

- LEGEND**
- CU CLEAN CUT
 - CU-1 CORRUGATED METAL PIPE
 - CU-2 ELECTRIC UTILITY
 - FF FINISHED FLOOR
 - FF-1 FINE FINISH
 - GR GRATE
 - GR-1 GRATE
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 - GR-100 GRATE



EARTHWORK CALCULATIONS:
CUT 19,100 CY
FILL 16,400 CY
NET: 2,700 CY CUT
ADJUST BOTTOM OF POND
AS NEEDED TO BALANCE



NOTE: THIS PLAN SET IS FOR POND-RELATED IMPROVEMENTS ONLY & THEREFORE EXCLUDED FROM THIS PERMIT IS: SINGLE FAMILY RESIDENCE & ALL RELATED ITEMS, INCLUDING WELL & SEPTIC SYSTEM WHICH ARE NOT PART OF THIS REVIEW OR AUTHORIZATION & THESE ITEMS SHALL BE APPLIED FOR UNDER A SEPARATE PERMIT

EXISTING SPRING LOCATION:
EXCAVATE 4.0' DEEP
FILTER FABRIC & BACKFILL
W/ 1/2" TYPE 1 OF 5 AGG
INCREASE FLOW TO POND

PER CITY ZONING ORDINANCE, LARGE WATER FEATURES SHALL NOT BE FILLED FROM GROUND-WATER SOURCES ASSOCIATED WITH PUBLIC OR PRIVATE WELLS.

NOTE: A WELL SHALL NEED TO BE CONSTRUCTED FOR WATER SUPPLY TO THE HOME.

| |
|------------|
| REVISED |
| 03-04-2016 |
| 3-28-2016 |

N/F
LANDWATER
6396-2574
#17715 MANCHESTER ROAD
32.05 Ac.



CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

CONSTRUCTION DISCLAIMER

THE UNDERSIGNED ENGINEER HAS NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS IN CONNECTION WITH THIS PLAN AND ALL OTHER SERVICES UNDER THE UNDERSIGNED ENGINEER'S SEAL. THE UNDERSIGNED ENGINEER'S SEAL IS NOT VALID UNLESS THE UNDERSIGNED ENGINEER IS THE DESIGNER OF RECORD FOR THE PROJECT. THE UNDERSIGNED ENGINEER'S SEAL IS NOT VALID UNLESS THE UNDERSIGNED ENGINEER IS THE DESIGNER OF RECORD FOR THE PROJECT. THE UNDERSIGNED ENGINEER'S SEAL IS NOT VALID UNLESS THE UNDERSIGNED ENGINEER IS THE DESIGNER OF RECORD FOR THE PROJECT.

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD RESEARCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVIDORS SHALL IN NO WAY ASSUME ANY PARTY'S LIABILITY FOR DAMAGE TO UTILITIES OR PROPERTY CAUSED BY ANY PARTY'S NEGLIGENCE OR MISFEASANCE.

NOT PART OF THE CUR REQUEST

CLIENT:
MRS. LAMAR WATSON
17715 MANCHESTER RD
WILDWOOD, MO 63038
314-281-1111



PROJECT ADDRESS:
17715 MANCHESTER ROAD
WILDWOOD, MO 63038

CITY OF WILDWOOD
MAR 31 2016
DEPT. OF PLANNING & PARKS

SITE GRADING PLAN
11/23/2015
C2

GENERAL NOTES:

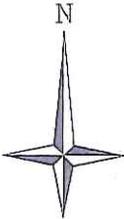
ZONING DISTRICT: NU NON-URBAN
 SITE AREA: 32.05 AC
 WOODED AREA: 20.70 AC
 TREE CANOPY REQ'D: 30% OF 20.70 = 6.21 AC
 CLEARING LIMITS: 4.14 AC TOTAL FOR 2016
 TREE CANOPY SAVED: 16.56 AC = 80.0%
 TREE CANOPY PLANTED: 0
 TREE CANOPY PROVIDED: 16.56 AC = 80.0%
 PROPOSED UNITS: ONE (1) SINGLE FAMILY RESIDENCE

TREE PROTECTION NOTES:

1. PRE-CONSTRUCTION MEETING, HELD ON-SITE TO INCLUDE A PRESENTATION OF TREE PROTECTION MEASURES TO OPERATORS, CONSTRUCTION SUPERVISORS, DEVELOPER'S REPRESENTATIVE, AND CITY ZONING INSPECTORS.
2. CLEARING LIMITS SHALL BE ROUGH STAKED BY DEVELOPER IN ORDER TO FACILITATE LOCATION FOR TRENCHING & FENCING INSTALLATION.
3. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT & PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
4. THE SEQUENCE OF TREE TREATMENT & PRESERVATION MEASURES SHALL BE:
 - A. ROOT PRUNING TRENCHING
 - B. TREE PROTECTION FENCING
 - C. TREE PRUNING & CHEMICAL TREATMENT
 - D. AERATION SYSTEMS INSTALLED
 - E. SIGN INSTALLATION

*MRP FENCING MUST BE INSTALLED BEFORE A ZONING AUTHORIZATION WILL BE RELEASED.

DATE OF CALCULATION OF LAND DISTURBANCE AS REQUESTED BY CITY OF WILDWOOD: CALCULATED ON NOV 23rd 2015. CALCULATION IS FOR ULTIMATE MAX DISTURBANCE IN EXPECTED 2016 CONSTRUCTION

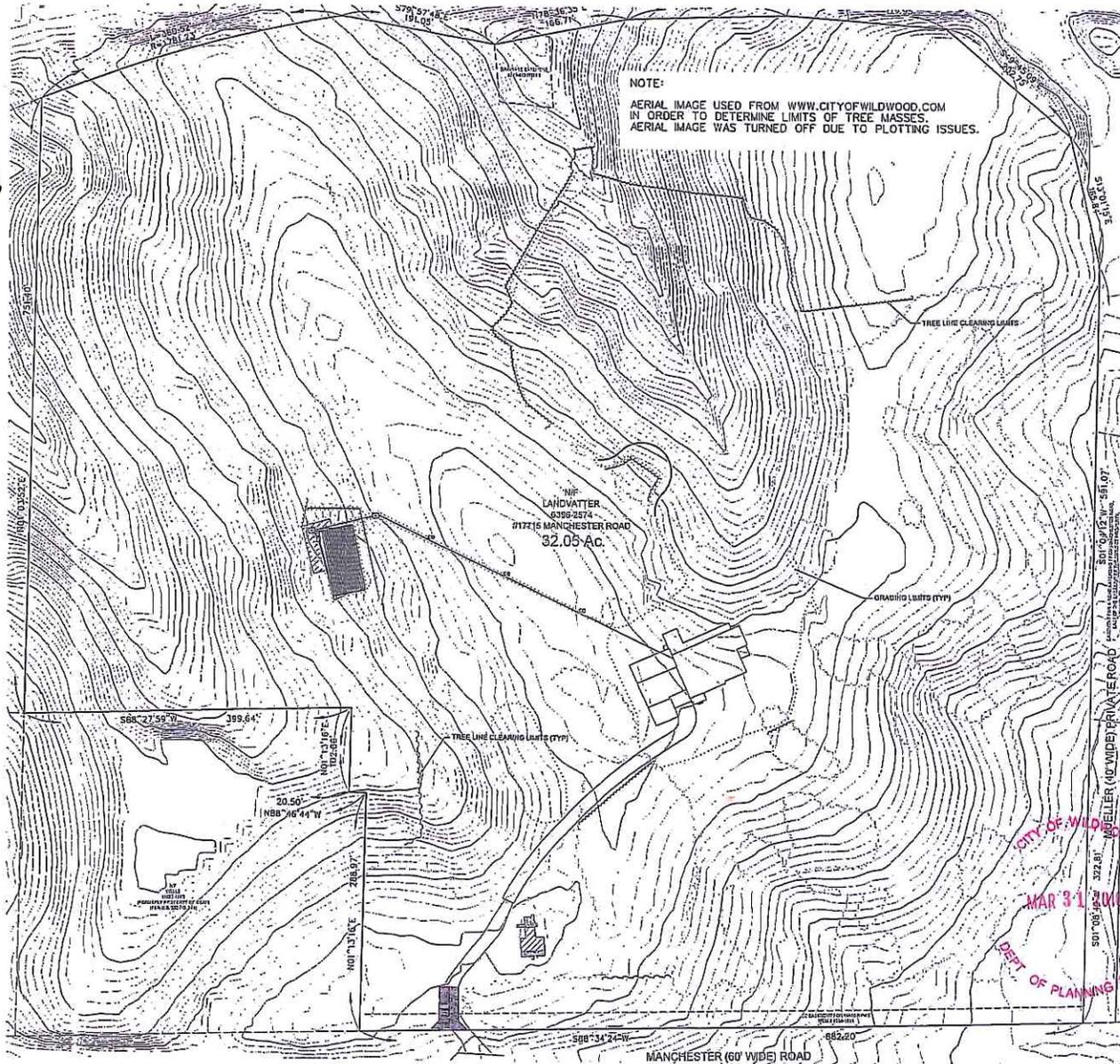


| REVISION |
|------------|
| 01-24-2016 |
| 02-25-2016 |
| 3-30-2016 |

CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

CONSTRUCTION DISCLAIMER
 VOLZ INC. AND THE UNDERSIGNED ENGINEERS ACCEPT NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO EXCEED THE BOUNDARIES SHOWN ON THIS PLAN OR ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEERS SEAL APPEARS. THE CONTRACTOR'S USE OF ANY SERVICES IS THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. VOLZ INC. HAS NO RESPONSIBILITY TO VERIFY THE FIELD APPROVALS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY INDICATED AND AGREED TO SO DO BY THE OWNER ON CONTRACT.

UTILITY DISCLAIMER
 THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE OR NON-EXISTENCE, SIZE, TYPE, LOCATION OR LOCATION OF THESE OR OTHER UTILITIES. THE ORIGINAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES BEFORE THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF APPROXIMATE. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLIANCE WITH THE MISSOURI PROFESSIONAL SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 318, RSMO.



CLIENT:
 MRS. LAURENCE B. BROWN
 17715 MANCHESTER RD
 ST. LOUIS, MO 63128-1321

VOLZ INC.
 Incorporated
 1824 S. BENTLEY AVE. SUITE 200
 ST. LOUIS, MO 63108
 314.833.7330 FAX 314.833.7331
 AIA #000000000



PROJECT ADDRESS:
17715 MANCHESTER ROAD
 WILDWOOD, MO 63038

TREE PRESERVATION PLAN
 DATE: 03/31/2016
 DRAWN BY: BK
 CHECKED BY: BK
 PROJECT NO: 162708
 SHEET NO: C8

ONE ACRE
PLAN FOR
LAKE.

HEAVY STONE REVETMENT SPEC: STONE SHALL BE SOUND, DURABLE, AND FREE FROM CRACKS AND OTHER STRUCTURAL DEFECTS THAT WOULD CAUSE THE REVETMENT TO DEGRADATE. STONE SHALL NOT CONTAIN ANY SOAPSTONE, SHALE, OR OTHER MATERIAL EASILY DISINTEGRATED. STONE SHALL BE IN BLOCKS AT LEAST 12 INCHES THICK PERPENDICULAR TO THE SLOPE AND SHALL HAVE APPROXIMATELY RECTANGULAR FACES 12 INCHES WIDE OR MORE. ALL BLOCKS SHALL WEIGH NO LESS THAN 50 POUNDS, AND AT LEAST 60% SHALL WEIGH NO LESS THAN 100 POUNDS, ON TOP OF WF200 BLACK WOVEN POLYPROPYLENE STABILIZATION FILTER FABRIC.

EARTHWORK CALCULATIONS:
CUT 19,100 CY
FILL 16,400 CY
NET: 2,700 CY CUT
ADJUST BOTTOM OF POND
AS NEEDED TO BALANCE

NOTE: THIS PLAN SET IS FOR POND-RELATED IMPROVEMENTS ONLY & THEREFORE EXCLUDED FROM THIS PERMIT IS: SINGLE FAMILY RESIDENCE & ALL RELATED ITEMS, INCLUDING WELL & SEPTIC SYSTEM WHICH ARE NOT PART OF THIS REVIEW OR AUTHORIZATION & THESE ITEMS SHALL BE APPLIED FOR UNDER A SEPARATE PERMIT

EXISTING SPRING LOCATION:
EXCAVATE 4 FT. DEEP W/ FILTER FABRIC & BACKFILL W/ 1/2" LVS. AGG. TO INCREASE FLOW TO POND.

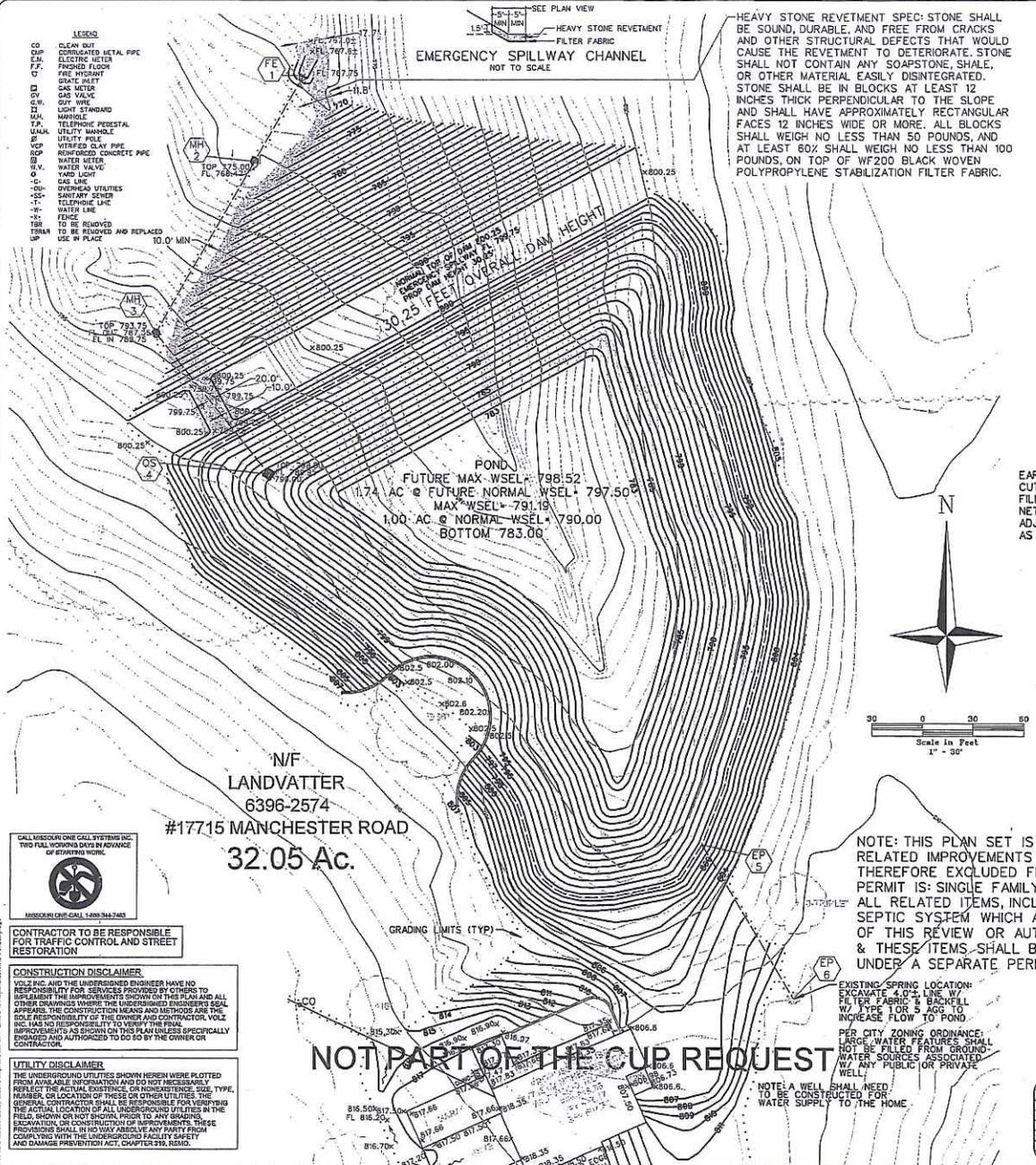
PER CITY ZONING ORDINANCE, LOTS WITH WATER FEATURES SHALL NOT BE FILLED FROM GROUND WATER SOURCES ASSOCIATED W/ ANY PUBLIC OR PRIVATE WELL.

NOTE: A WELL SHALL NEED TO BE CONSTRUCTED FOR WATER SUPPLY TO THE HOME.

NOT PART OF THE CUP REQUEST

- LEGEND
- CO CLEAN OUT
 - CUP CORRUGATED METAL PIPE
 - E.M. ELECTRIC METER
 - F.F. FINISHED FLOOR
 - F.P. FIRE HYDRANT
 - G. GATE
 - G.V. GAS VALVE
 - G.W. GAS WATER
 - GV GUY WIRE
 - LS LIGHT STANDARD
 - M.M. MARSH
 - M.P. TELEPHONE PEDESTAL
 - U.M. UTILITY MANHOLE
 - U.P. UTILITY POLE
 - V.C.P. VITRIFIED CLAY PIPE
 - R.C.P. REINFORCED CONCRETE PIPE
 - W.M. WATER METER
 - W.V. WATER VALVE
 - Y.L. YARD LIGHT
 - OL OVERHEAD UTILITIES
 - SS SANITARY SEWER
 - T. TELEPHONE LINE
 - W.L. WATER LINE
 - F. FENCE
 - TR TO BE REMOVED
 - TRR TO BE REMOVED AND REPLACED
 - UP USE IN PLACE

EMERGENCY SPILLWAY CHANNEL
NOT TO SCALE



N/F
LANDVATTER
6396-2574
#17715 MANCHESTER ROAD
32.05 Ac.



CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

CONSTRUCTION DISCLAIMER
VOLZ INC. AND THE UNDERSIGNED ENGINEERS HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO INCLUDE THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEERS SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. VOLZ INC. HAS NO RESPONSIBILITY TO VERIFY THE EXISTENCE OF IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY REQUESTED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY DISCLAIMER
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CLIENT:
N/F LANDVATTER
17715 MANCHESTER RD
WILDWOOD, MO 63038
314.636.1231

ENGINEERS
LAND SURVEYING
INCORPORATED
FORN (Iowa) ISSUED UNDER THE
PROFESSIONAL SEAL OF THE
STATE OF MISSOURI
314.636.1231 FAX
314.636.1232
MANCHESTER, MISSOURI



MARK C. ELMORE
Professional Engineer
#3301636

PROJECT ADDRESS:
17715 MANCHESTER ROAD
WILDWOOD, MO 63038

| | | | |
|---------------------------------------|------------------|-----------------|------------------|
| SITE GRADING PLAN 11-03-2015 C2 | DATE: 11-03-2015 | DESIGNED BY: ME | PROJECT NO. 1501 |
| | DATE: 11-03-2015 | DRAWN BY: ME | |



WILDWOOD

INFORMATION REPORT

City of Wildwood, Missouri

Prepared by the Department of Planning

Draft Date: October 3, 2016 (First Publication - September 19, 2016)

“Planning Tomorrow Today”

Petition No.: P.Z. 6-16 Auburn Ridge
 Petitioner: Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005
 Request: A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District. **Proposed Use: A total of twenty-four (24) ~~twenty-five (25)~~ individual lots, with common ground, and required public space areas.**
 Location: Southwest side of Ridge Road, south of Lack Ridge Road
 Tract Size: 81.4 acres
 Locator Numbers: 25U330010 and 25U310023
 Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive
 Public
 Hearing Date: August 1, 2016
 Information Report
 Decision Date and
 Vote: October 3, 2016 – TBD
 Report: Attachment A
 Conditions: Attachment B
 Preliminary
 Development Plan: Attachment C
 Background
 Information: Attachment D
 School District: Rockwood
 Fire District: Metro West
 Ward: Six

Recommendation: The Department of Planning is recommending the Planning and Zoning Commission support the requested application of the Planned Residential Development Overlay District (PRD) on this NU Non-Urban Residence District zoned property.

1. The Department has determined, based upon the review and analysis of the petitioner's proposal, the requested Planned Residential Development Overlay District (PRD) is consistent with the City's Master Plan.
2. The revised proposal for the development of this residential subdivision complies with the Planned Residential Development Overlay District (PRD) requirements of the Zoning Code.
3. The increase in overall sizes of each of the proposed lots is compatible with the surrounding land use pattern.

ATTACHMENT A - REPORT

Area Synopsis (includes land use and zoning information) >>>

The site of petitioner's request is an 81.36 acre tract of land located at the west side of Ridge Road, south of Old State Road (in Ward Six). The tract of land consists of two (2) lots of record and somewhat irregular in shape. These lots are 61.50 and 19.84 acres in size respectively. The subject site's frontage along Ridge Road exceeds 558 feet.

Ridge Road is a City-maintained roadway, which is rural in nature. This roadway is considered rural due to its width and limited stormwater improvements, shoulders, and sidewalks. The width of this roadway is approximately twenty-six (26) feet in size, striped for two (2) full lanes of traffic, and has a limited system of earthen swales for stormwater drainage. Traffic volumes are moderate, along with a low-density residential land use pattern. Ridge Road, from its southern terminus at St. Paul Road, to its northern terminus at Old State Road, has a north-south orientation.

The site is one (1) of the last parcels of ground of this size that has had limited use over the last twenty (20) years. Parts of the site were used for residential purposes, which appears to have ended about a decade or more ago. The site is almost entirely wooded and these trees are large in caliper size and mature. The site has a major drainageway, which trends through it, from east to west. A number of small tributaries intersect this larger feature, giving the site a varied topography. Slopes range between relatively flat and narrow ridgelines to greater than thirty (30) percent, with an overall relief of the tract of land being almost over three hundred (300) feet. Soils are typical of this area of the City and very rocky at some locations. This site has a natural beauty associated with its vegetative cover, topography, and views, making it a natural landmark in this area of Wildwood.

The site also has no structures located upon it and this circumstance reflects past activities associated with it. These structures were removed several years ago by the current owner and included a residence and two (2) outbuildings. The City, including the historic residence that was located there, authorized the removal of these structures. These structures were located in the center portion of the property, closer to Ridge Road, its eastern boundary, than its western side, given the slope in that area.

The site is zoned NU Non-Urban Residence District and has been since 1995. Prior to 1995, the site was zoned NU Non-Urban District by St. Louis County. This designation was applied in 1965 and this date is important due to the St. Louis County Council's adoption of a comprehensive Zoning Ordinance and Map for all properties located in the unincorporated areas. The NU District designation was chosen to act as a holding category for future development, since no clear land use pattern had been established in these urban fringe areas at that time. Subsequently, as development proceeded, the land use pattern would be set. The City of Wildwood changed this holding pattern designation with the incorporation of this community and gave it true standing as a residential district. Surrounding properties have generally retained this 1965 zoning district designation. This pattern can be witnessed by a review of zoning and land use in the vicinity of the site.

- To the North:** Bounding the northern portion of the site is a small, large-lot subdivision of three (3) single family dwellings (Lack Ridge Estates). These lots exceed three (3) acres in size and are zoned NU Non-Urban Residence District. Abutting this subdivision is the Estates at Quail Ridge Subdivision, which is thirteen (13) lots on thirty-nine (39) acres, with single family residences located upon them, which is zoned NU Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD). Lots range from a minimum of one (1) acre to approximately two (2) acres in size. Further north is the Antler Ridge Subdivision, another large-lot subdivision in the NU Non-Urban Residence District. These lots are three (3) acres or greater in size and used for residential purposes.
- To the East:** Abutting to the east is Ridge Road. Crossing Ridge Road is a series of large lots zoned NU Non-Urban Residence District, which are utilized for single family dwellings. Included in this direction is Ridgetree Estates, a Density Development Procedure (DDP) approved by St. Louis County, which maintained three (3) acre minimum lot sizes, but allowed for dedication of common ground and flexibility in lot widths.
- To the West:** Adjoining to the west are properties owned by St. Louis County, Missouri, but leased to the City of Wildwood for the Rock Hollow Trail. These properties generally exceed one hundred (100) acres in size and are zoned PS Park and Scenic District. Beyond these public holdings of properties is the Old State Farms Subdivision, which is zoned NU Non-Urban Residence District and utilized for single family detached dwellings on three (3) acre or greater lots.
- To the South:** Located in this direction are the Windwood Hills and Ridge Road Farms Subdivisions, which are zoned NU Non-Urban Residence District. These lots are three (3) acres or greater in size and used for residential purposes.

Petitioner's 2nd REVISED Request >>>

The petitioner, Fischer and Frichtel Custom Homes, is requesting the authorization of a Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District for the development of **twenty-four (24)** ~~twenty-five (25)~~ ~~twenty-seven (27)~~ single family residences on individual lots. The lots would range in size from approximately **two (2) acres** ~~one (1) acre~~ to over **eight (8)** ~~seven (7)~~ ~~three (3)~~ acres in area. The development does **not** include an area of land dedicated as common ground, while under petitioner's proposal, approximately **sixty-seven (67)** ~~seventy-four (74)~~ acres of the site will be **one hundred (100%)** protected due to the analysis required by the Natural Resource Protection Standards of the City's Subdivision and Development Regulations. The site is to be served by the Metropolitan St. Louis Sewer District (MSD) for sanitary or storm sewers, while all other utilities are in proximity to the site or the general area.

At a public hearing, petitioner's representative noted the dwellings would be a mix of one (1), one and one-half (1½), and two (2) story type units and would be consistent, if not greater, than the size of dwellings in the immediate area. Price information and sizes was not provided at that time, but will be very similar to

the residences underway or just completed in the Wakefield Forest Subdivision (State Route 100) or the Estates at Deer Hollow Subdivision (State Route 100).

Other design elements of this proposal, as reflected either in the petitioner's presentation or indicated on the Preliminary Development Plan, are as follows:

1. This residential subdivision will dedicate a forty (40) foot private roadway dedication for access purposes, and be constructed according to the City of Wildwood's 'Rural Roadway Standards,' to serve the proposed lots. No sidewalks are proposed. No stub streets are planned to the properties located immediately in its vicinity.
2. The development will be served from Ridge Road. Access is provided by a single curb cut onto Ridge Road, which is located in the middle of the property's frontage thereon. An allocation of twenty (20) feet of the property's Ridge Road frontage is being indicated to the City of Wildwood for public roadway dedication purposes.
3. The design of the site incorporates **a public space dedication to the City of Wildwood to provide access through the site to the Rock Hollow Valley.** ~~the dedication of a short, variable width trail easement to the west, from a proposed cul-de-sac area.~~
4. The clustering of lots is intended **to locate the proposed two (2) acre parcels of ground in the center of site, surrounded by the three (3) acre or greater tracts of land.** ~~address the soil and slope characteristics of the site.~~
5. The development's design concept indicates the use of **twenty (20)** ~~thirty (30)~~ foot front yard setback areas, **ten (10) foot fifteen (15)** foot for all side yard areas, **with a minimum of forty (40) feet between any structures,** and thirty (30) foot for all rear yard areas on the individual lots. Along with these requirements, the petitioner's plan indicates a **fifteen (15)** ~~twenty-five (25)~~ foot foundation setback from the proposed 'Final Resource Protection Line.'
6. This development utilizes lot widths and depths that vary, but comply with City standards in this regard. The proposed minimum lot width is **one hundred sixty to two hundred (160 to 200)** feet at the front building line, except for the two (2) cul-de-sac areas.
7. The development will preserve approximately sixty-seven (67) acres of the eighty-one (81) acres of existing tree cover on the subject site.
8. The development's design concept includes the provision of a minimum of two (2) parking spaces for each single family dwelling.
9. The Metropolitan St. Louis Sewer District will serve the site and related residences for both sanitary and storm sewer designs and permitting.
10. The petitioner plans on providing public potable water to the residences that will be included as part of this subdivision.
11. The proposed design of this subdivision indicates compliance to the City's Lighting Code and no standard is to exceed sixteen (16) feet in height.
12. The site will be served by underground utilities, according to the City's Subdivision and Development Regulations.

Major concerns and considerations identified by comments that were provided at the Planning and Zoning Commission's public hearing included the following:

1. The traffic added to Ridge Road and other rural roadways in the area.
2. The use of the Planned Residential Development Overlay District (PRD) procedure and the need for only three (3) acre or greater lots being developed upon this site.
3. The impact of stormwater runoff onto surrounding properties caused by the development of the subject site.
4. The view of other residences and the noise, light, and activity they produce impacting current residents of the area.
5. The extent of clearing to accommodate the proposed roadway and homesites on the development site.

Analysis >>>

The Department of Planning has considered petitioner's proposal for the use of the Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District by comparing it to certain components necessary to determine its appropriateness relative to the City's planning documents and land use codes. These components are: (1.) compliance to the Master Plan; (2.) consistency with the City's Zoning Ordinance and related land use codes; and (3.) the compatibility of the proposed design of the subdivision to the general area where it is to be located. If these components are determined to meet the requirements of the City, then the Planned Residential Development Overlay District (PRD) can be applied at the subject location, particularly if its application preserves the sensitive physical characteristics of the site.

Master Plan

The Department would first note the importance of the City's Master Plan in guiding its decisions on development requests. The City's Master Plan was intended to provide fundamental principles to be followed by future development decisions with a substantial amount of the detail provided for implementing such principles to ensure the tenets of this document were not circumvented. Accordingly, the City has been able to apply its plan with greater certainty and consistency than was the case with development decisions utilizing St. Louis County plans.

Formulation of Plan

Within the framework of the Master Plan, the community set forth to create specific land use classifications for the entire City. These classifications were to reflect the input from the community, the environmental assessment completed by a consultant to the City, and the existing level of development and zoning patterns within Wildwood. To this end, the City created and retains four (4) general land use classifications for the entire sixty-eight (68) square miles comprising this community. These classifications include the **Industrial Category, the Town Center Category, the Sub-Urban Category, and the Non-Urban Category**. Each of these categories includes a list of requirements for the future development of properties. The categories are clearly designated on a map of the City, as dictated by the planning principles noted above and in the Master Plan. It is important to note, that in 2002, the City Council approved the creation of the **5th Land Use Category** for historic assets. This category is intended to provide

the needed incentives to encourage property owners of historic assets to consider their protection, preservation, and adaptive reuse. With this category, the density of residential uses, or the type of activities, can be modified relative to the other land use categories in the Master Plan, to provide the needed incentives or capital to accomplish the City's goal of historic preservation.

The Non-Urban Residential Area description is as follows:

NON-URBAN RESIDENTIAL - This category contains the areas of the City currently zoned NU Non-Urban Residence District, including one (1) commercially zoned property (Amended C-8 Planned Commercial District). Principally located west of the State Route 109 corridor, but additional properties of similar zoning and nature are found in all quadrants of the City. The Non-Urban Residential Area is generally not served by public sewer or water and is dependent upon individual systems for these services. Characteristically, the land area is steeply sloping, heavily vegetated, and relatively undeveloped in terms of traditional urban densities. The adjoining land use pattern is principally low density residential or parkland and access is limited to a network of rural roadways characterized by narrow widths, one-lane bridges, no shoulders, steep hills, and poor alignments. These characteristics are aesthetically desirable, but also at the same time dictate a low-density residential pattern (generally three (3) acre lots or greater in size) for the future. Additionally, existing developments on lots of three (3) acres or more in these areas strongly weigh against any new development of higher densities in this land use designation. Regarding the one (1) commercially zoned property located at the southeast corner of State Route 109/Wild Horse Creek Road, its designation should be retained, as part of an Amended C-8 Planned Commercial District classification within this land use area, but for the sale of beer and wine only. However, no further commercial designations of properties located beyond this site should be considered, thereby acknowledging this previous zoning was part of St. Louis County's rejected land use policy and not the City of Wildwood.

Previous Applications

The City has been applying the City's Master Plan for over twenty (20) years, since its adoption in February 1996. In this twenty (20) year period, the Department has always advised potential developers of properties within this community of the requirements of the Master Plan in terms of its land use classifications. In these pre-development conferences, the requirements of the Master Plan are explained in terms of the allowable uses and related densities. Ultimately, developers submitting proposals not complying are encouraged to modify them, since inconsistencies with the plan would not justify the Commission's support in many cases and would not comply with the ordinances of the City, which have further reinforced the Master Plan.

With the application of the Master Plan, the City has been able to obtain development concepts that comply with it. In these instances, development densities and designs were in compliance with the Master Plan, or comparable enough to be addressed, as part of the overall zoning process through discussion. The City has yet to approve a rezoning which is not compliant to the Master Plan in terms of the Land Use Classifications of the Master Plan. Residential development has occurred throughout the City, with many in

the Non-Urban Residential Areas of it. Major examples of all of these three (3) acre projects that utilized the Planned Residential Development Overlay District (PRD) process, in conjunction with its NU Non-Urban Residence District zoning, include the following:

| Subdivision Name (PRD ¹ is referenced) | Master Plan Designation | Characteristics | Density |
|--|----------------------------|--|---|
| Meridien (PRD) | Non-Urban Area | Thirty (30) lots on ninety-nine (99) acres | 3 lots less than allowed by NU District |
| Bartizan Pointe Estates (PRD) | Non-Urban Area | Twelve (12) lots on forty (40) acres | 1 lot less than allowed by NU District |
| Shepard Oaks Estates (PRD) | Non-Urban Area | Thirteen (13) lots on forty-two (42) acres | 1 lot less than allowed by NU District |
| Radcliffe Place (PRD) | Non-Urban Area | Sixteen (16) lots on forty-nine (49) acres | Meets 3 acre density |
| Wills Trace (PRD) | Non-Urban Area | Twenty-one (21) lots on sixty-six (66) acres | 1 lot less than allowed by NU District |
| Woodland Hills (PRD) | Non-Urban Area | Five (5) lots on sixteen (16) acres | Meets 3 acre density |
| Quail Ridge (PRD) | Non-Urban Area | Thirteen (13) lots on thirty-nine (39) acres | Meets 3 acre density |
| Homestead Estates (PRD) | Non-Urban Area | Sixty (60) lots on two hundred (200) acres | 6 lots less than allowed by NU District |
| Breton Woods (PRD) | Non-Urban Area | Twelve (12) lots on forty (40) acres | 1 lot less than allowed by NU District |
| Arbor Trace (PRD) | Non-Urban Area | Seven (7) lots on twenty-five (25) acres | 1 lot less than allowed by NU District |
| Saddlebrook (PRD) | Non-Urban Area | Eight (8) lots on twenty-seven (27) acres | 1 lot less than allowed by NU District |

¹ PRD – Planned Residential Development Overlay District

Compliance of the Request to the Master Plan – P.R.D. in the NU District

With this submittal of the request for the development of this site, it is apparent to the Department of Planning that petitioner’s proposal does comply with the Master Plan and can be supported in its current form. Accordingly, the Department would support the approval of the Planned Residential Development Overlay District (PRD) for the subject site to allow no more than twenty-four (24) lots. The reduction in the proposed lots reflects a desire to have a lot width standard (at the front building line) that is no less than one hundred sixty (160) feet in length. This two hundred (200) foot standard is required on any three (3) acre lot created in the City of Wildwood and would provide the same appearance for these proposed lots, as if all of them that would be developed in this planned subdivision have a greater size.

A comparison of the requirements of the Master Plan to the components of the petitioner’s proposal clearly indicates a number of consistencies with it and meeting the intended purpose of this designation, i.e. maintain rural land use pattern. This comparison is provided below.

| Master Plan Component – Non-Urban Residential Area | Petitioner’s Proposal | Compliance/Non-Compliance Issues |
|--|---|--|
| Low density residential development – one (1) dwelling per every three (3) acres. No range in districts provided, only NU Non-Urban Residence District with the use of a Planned Residential Development Overlay District (PRD) on a majority of the site. | NU Non-Urban Residence District with a Planned Residential Development Overlay District (PRD) – twenty-four (24) units in total | The allowable density of future residential units on this 81 acre site is based upon the gross acreage of the property. In this case, the net acreage of the site is the same as its gross acreage, since no public rights-of-way dedications are planned, nor is their any designated floodplain located on the site. This net acreage would allow a yield of twenty-seven (27) lots under the NU Non-Urban Residence District zoning regulation requirements. Since the petitioner is requesting twenty-four (24) lots, the density is consistent with the Master Plan requirements in this regard, as well as with the regulations of the NU Non-Urban Residence District. |
| Type of use limited to single family dwellings on individual lots. | Single family detached dwellings. | The permissible zoning districts identified in the Master Plan only allow single family detached uses, which are planned on this site. |
| Lot size cannot be less than one (1) acre in area. | Minimum lot sizes are one (1) acre in area. | All lots meet or exceed the minimum size requirement of the ‘Non-Urban Area’ of the Master Plan and the requirements of the City’s Zoning Code in this regard. |

Of the three (3) major requirements of the ‘Non-Urban Residential Area’ of the Master Plan, petitioner’s proposal does comply with each of them.

Goals, Objectives, and Policies of the Master Plan via its Elements

A comparison of the requirements of the Master Plan to the components of the petitioner's proposal clearly indicates a number of consistencies with it and meeting the intended purpose of this designation, i.e. maintain rural land use pattern. This comparison is provided below.

In the case of petitioner's proposal, a number of the policies within the different elements of the Master Plan are adhered to by its design and the use of the City's Planned Residential Development Overlay District (PRD). This adherence is critical in the analysis of this request by the Department of Planning. In summary, the consistencies between the request and the key elements of the Master Plan are as follows:

Environmental Element -

- Policy 1. Implement the conservation principles put forward in the St. Louis County General Plan Update (see Attachment D).
Petitioner's Proposal: request adheres to eight (8) of the applicable list of eight (8) items noted as policies to limit the amount of stormwater runoff generated by a development and control its erosional tendencies downstream.
- Policy 2. Recognize that terrain in the City varies and the more environmentally sensitive areas are located in the west and southern portions of the community.
Petitioner's Proposal: request is for Planned Residential Development Overlay District (PRD) in the NU District, which minimizes developed area of the site and maintains three (3) acre density in this area as well.
- Policy 4. Require that natural drainageways remain undisturbed.
Petitioner's Request: very limited disturbance in the area of this site's watercourses.
- Policy 5. Require that areas of steep slopes and highly erodible soils remain in their natural state.
Petitioner's Request: slopes greater than 30% are completely preserved, while others between 7% to 29% are partially protected from development. Overall, over eighty-three (83) percent of the entire 81 acre tract of land is preserved and will remain undeveloped forever. This preservation amount is based upon the soil and slope characteristics of the site.

Policy 7. Continue to employ the current procedure, as part of the City's development regulations, for the mapping of landforms and soil conditions and evaluate their suitability for development.

Petitioner's Request: Natural Resource Protection Maps A and B have been completed.

Policy 8. Maintain the current flexible procedure within the development regulations that allows an owner of land to better utilize the site's natural characteristics through the application of innovative design and construction practices and the clustering of units, while offering community amenities and open spaces. The application of this procedure should be consistent with the environmental parameters of the site.

Petitioner's Request: the use of the Planned Residential Development Overlay District (PRD) is proposed and the clustering of homesites is achieved. Additionally, it is important to note the appointed City Council at the time of this community's incorporation, upon the recommendation of the Planning and Zoning Commission, included NU District zoned properties as potential candidates for the use of the Planned Residential Development Overlay District (PRD). Under St. Louis County's jurisdiction, the Planned Environment Unit Procedure could not be applied to NU District zoned tracts of land. However, a Density Development Procedure could be used.

The intent in allowing NU District zoned properties to use the Planned Residential Development Overlay District (PRD) was primarily to limit the amount of site disturbance on any property. Additionally, this inclusion acknowledged the following rationales: (1) the clustering of units does not increase the overall number of homesites on any given site; (2) the clustering of units promotes economic efficiencies in the installation of utilities and other site infrastructure; (3) the clustering of units better utilizes the developable areas of the site, which is consistent with the Natural Resource Protection Standards; and (4) the clustering of units allows for a variety of housing styles and choices in the City of Wildwood.

Policy 9. Require all developments to submit a plan that includes the delineation of the site's natural drainageways.
Petitioner's Request: both the Preliminary Development Plan and the Natural Resource Protection Attribute Maps define the property's natural drainageways.

Policy 16. Require tertiary treatment of sewage effluent.
Petitioner's Request: A connection to the Metropolitan St. Louis Sewer District (MSD) system is planned by the developer for this essential service

Policy 17. Encourage the extension of public potable water to all areas of the City to prevent future safety and health problems relating to fire protection and sewage effluent from non-public systems contaminating area waterways and aquifers.

Petitioner's Request: The Department is recommending this developer extend public potable water to the site. Water service is available to the subdivision from a line located along Ridge Road to the north.

Planning Element -

Policy 3. Continue the Non-Urban Residence District zoning as the major land use designation in the City of Wildwood. In addition, maintaining an existing NU District designation is especially appropriate in areas of steep topography and highly erodible soil profiles.
Petitioner's Request: underlying zoning designation of NU District remains unchanged in this proposal.

Community Services -

Policy 2. Follow a policy of fiscal prudence in considering major new development initiatives.
Petitioner's Request: The petitioner is attempting to introduce a major residential development into this area, where infrastructure is limited in some regards. The Department is seeking the extension of public potable water to the site to meet the demands of this development upon the utility network in this area. This request for public potable water is prudent in this regard. Additionally, the Department is recommending the petitioner's participation in required roadway improvements along the subject site's frontage of

Ridge Road.

Transportation Element -

- Policy 1. Promote a policy that supports the creation of a street network, which includes safe and ecologically responsible two (2) lane arterial roadways. Make only improvements required for traffic safety.
Petitioner's Proposal: request will provide for improvements to a portion of Ridge Road, which will include the dedication of right-of-way and the installation of an access point.
- Policy 5. Require local access streets within individual subdivisions to be built to City standards, but consider having them remain private.
Petitioner's Request: streets are to be built to the City's minimum requirements and will be private.
- Policy 8. Preserve and enhance the scenic environmental qualities that exist along many of the City's roadways through the application of appropriate design standards reflecting sensitivity toward the area's unique environmental characteristics.
Petitioner's Proposal: the use of the Planned Residential Development Overlay District (PRD) allows for the more difficult portions of the site, where topography is prohibitive, to be protected, while utilizing the ridgetops for development purposes.

It is the opinion of the Department of Planning the requested Planned Residential Development Overlay District (PRD) is consistent with, and adheres to, the City's Master Plan. In fact, the comparison completed above indicates the proposal is in full compliance with the applicable policies of this plan.

Clustering of Lots as a Land Use Tool

The discussion of Planned Residential Development Overlay Districts (PRD) has recently focused on the impact of the clustered sized lots on the nearby community located around the proposed site and the tax impacts of the common ground that is formed, when the overlay district is applied. These considerations also include statements regarding the commitment of the City, from its inception, to provide only three (3) acre lots in the Non-Urban Residence District zoned areas of Wildwood, particularly west of State Route 109. These considerations are appropriate questions to ask in regards to the application of any Planned Residential Development Overlay District (PRD) and need to be answered, regardless of the outcome of this application at this current site.

In the City's Master Plan, the document contains a description of the land use considerations and allowances in the Non-Urban Residential Area, which references the NU Non-Urban Residence District as the only and principal zoning district designation for application in it. With this singular reference, no other zoning district designation can be considered in the Non-Urban Residential Areas of the City from a land use perspective for permitted and conditional uses. This prohibition guarantees that all residential development in the Non-Urban Residential Areas of the City will be at a density of one (1) unit per every three (3) acres of a site. However, the above-referenced description notes that "generally all lots will be a minimum of three (3) acres in size," but that statement is not written as 'only, singularly, or solely.' Therefore, those first City Councils and Planning and Zoning Commissions understood the desire to maintain a rural land use pattern in much of Wildwood, but understood that physical characteristics of these areas dictated a potentially different approach to the organization of the lots and improvements.

The approach that was chosen after much discussion was to improve the County's old application for clustering in the rural areas, the Density Development Procedure (DDP), and create a better mechanism for use by the City for environmental protection and creating a tool to complement the Grading Code, the Tree Preservation and Restoration Code, and the Natural Resource Protection Standards of the Subdivision and Development Regulations. In combination, these land use codes, taken into account with the reduced zoning densities across the City, except in Town Center, the outcome would be site-sensitive development, more contiguous open space, environmental fragile landscapes in common ownership, and improved wildlife habitat. These outcomes from the appropriate application of the regulations of the City's Planned Residential Development Overlay District (PRD) are the reasons that ten (10) of these applications have been authorized in the rural areas of the City. These applications have been situated across the City, with the majority of them located on the east side of State Route 109. Each of these applications were scrutinized and determined to be appropriate. At an average rate of one (1) approved application of the Planned Residential Development Overlay District (PRD) every two (2) years, since the City's incorporation, this Department, past Planning and Zoning Commissions, and previous City Councils have exercised careful consideration in this regard.

Planned Residential Development Overlay District

When the City Council approved a new Zoning Code for the City, it deleted the St. Louis County's former Planned Environment Unit (PEU) and replaced it with a new procedure called the Planned Residential Development Overlay District (PRD). This new procedure was intended to address the shortcomings of the previous special procedure and set clear and precise requirements for its use in the future. A list of standards was compiled to create these requirements. These standards include the following:

- Conformity with the land use objectives and policies of the City of Wildwood's Master Plan (Standard One);
- Open Space, including without limitation, parks, recreation areas, playgrounds, and natural areas (Standard Two);
- Adequate landscaping, screening, and buffering (Standard Three);
- Adequate internal traffic circulation and the provision of an appropriate transportation system that serves the property (Standard Four);
- Adequate parking (Standard Five);

- Livability (Standard Six);
- Building design and relationship to surrounding neighborhoods (Standard Seven); and
- The Planned Residential Development Overlay District (PRD) is in the best interest of the community (Standard Eight).

These standards analyzed on an individual basis provide the following information relative to the petitioner's request:

Standard One: The first of these standards is compliance with the objectives and policies of the City's Master Plan. This standard is detailed earlier in this report (Master Plan subtitle).

One (1) of the more discussed aspects of this plan is its use of clustering of the units upon smaller lots to create larger, more contiguous, areas of open space. The Department is aware the majority of lots in this area of Wildwood were platted at a three (3) acre or greater size and this proposal was originally submitted with lots being one (1) acre plus parcels of ground. Now, with revisions, the majority of the lots are three (3) acres or greater in size and placed on the perimeters of the overall tract of land. The smaller lots, two (2) acres in size, are centered in the interior of the site and surrounded by the larger, three (3) plus acre properties. This design eliminates all common ground from the project, which places all site-sensitive areas on private lots, but with certain City protections from its land use codes.

With these changes, the Department does believe the concerns of the residents of the area are better addressed from a transitioning standpoint, while placing portions of the private lots in protected zones. Such an action is consistent with the Environmental Element's goals and objectives to "minimize environmental disturbance and damage within the existing developed areas, restore watersheds where erosion has negatively impacted the natural equilibrium, and prevent future disturbance or damage to both non-impacted and impacted areas. This protection and restoration is to be encouraged through the implementation of appropriate zoning densities and the clustering of lots to limit disturbanceⁱ."

Additionally, this same element emphasizes "improving standards and development practices to address the sensitive nature of the City's environment. The overall direction of these policies is to better manage the development process through the continued implementation of the City's environmental regulations, including the tree preservation and restoration and grading and excavation codes, while exerting greater control over activities, which could potentially degrade the environment, such as, unmaintained stormwater control and sewage facilitiesⁱⁱ."

Standard Two: The second of these standards is open space. This standard is further defined by three (3) subcategories, which include (1.) open space is accessible, functional, and useable; (2.) open space is provided on all private lots; and (3.) the Planned

Residential Development Overlay District (PRD) ensures the preservation of the site's natural features.

Under the proposed design, the first and second subcategories regarding useable open space is easily met by the larger lot sizes. The Department, as part of its recommendation, is guaranteeing this protection of open space areas of the site, specifically where slopes exceed thirty (30) percent, which defines much of the planned properties. Within the conditions associated with this recommendation, the Department is limiting initial grading to the roadway itself, with future individual lot disturbances to be based upon the selected house types and their individual footprints. This approach allows the developer, homebuyer, and the City to minimize unnecessary tree removal, while placing the improvements on the most suitable areas of the lots.

The petitioner has submitted an analysis from a professional soil scientist indicating 74.34 acres of the development tract of land must be preserved from use or disturbance. Included in this protected area are the site's ephemeral drainageways, steep slopes, and poor conditions caused by soil content or restrictive layers. Accordingly, some seven (7) acres of the subject site can be disturbed by development activity related to the preparation of the parcel of ground for building pads and infrastructure and utility installation. Petitioner's analysis indicates the protection of approximately 67 acres of the site, with disturbance of approximately 14 acres of the property for the construction of these proposed homesites.

Such an arrangement means the petitioner is utilizing more area of the site for development purposes than allowed by the Natural Resource Protection Standards Analysis. Such a development design is reflective of the difficult site characteristics, which supports the allowance for a variance to the amount of protected area on the overall site. This variance will be limited to the five (5) percent allowed by the regulations to the discretion of the Director of Planning and any additional amounts to be on a lot-by lot basis consistent with the placement of the dwellings and improvements. Collectively, the extent of variance in this regard cannot extend beyond ten (10) percent variance to the allowable disturbance limits.

With the application of the City's Public Space Ordinance, this development is now required to provide qualifying amounts consistent with its requirements. The petitioner is planning on providing the required 41,818 square feet of qualifying public space in the following manner: a public space dedication and the creation of a public easement for pedestrians and bicyclists on a portion of the private street system to access the planned public space, which adjoins the Rock Hollow Valley and Trail. The amount of these dedications and improvements would equate to full compliance for the purposes of the Public Space Ordinance.

Two (2) major components must be discussed in regards to the Public Space Ordinance requirements, as it relates to this design. The first component, which is alluded to in the above paragraph, seeks to allow the public pedestrian-bicycle easement upon a portion of the private street dedication to be used for qualifying public space, which acceptable and needed to provide access to the public space area. This area provides the route to the Rock Hollow Trail. In combination, these two (2) areas of the public space do meet the requirements of the City's Public Space Requirements. To ensure sufficient area for the installation of this natural surface trail, variable width easements shall be provided on either side of the dedication strip, thereby allowing its construction to address potential grade issues.

Standard Three:

The third of these standards is landscaping, buffering, and screening. This standard is further defined by five (5) subcategories, which include (1.) the use of a variety of plants, colors, and hard surfaces for character in the development; (2.) the use of appropriate sized plantings; (3.) the inclusion of attractive streetscapes; (4.) the use of buffering between activities by landscaping; and (5.) the creation of continual maintenance provisions as part of the Planned Residential Development Overlay District (PRD).

With regards to the variety of plants, colors, and surfaces and sizing and maintenance, the City's Tree Manual requires that all developments comply with these requirements. The conditions of the Planned Residential Development Overlay District (PRD) allow the City to impose requirements consistent with the intent of this standard, and specifically in the area of the development's entry area. This area is visible from adjoining roadways or properties or need softening for the residents who will reside near them or pass by when entering or leaving the development. In the instance of this request, the standards of the Tree Manual will be applied.

The need for buffering throughout the site is lessened, given the size of lots and their proposed layout. Additionally, the preservation of existing tree masses at the proposed percentages by the petitioner provides an excellent buffer as well. This amount of tree preservation is well over sixty-five (65) acres of the site and meets the City's requirements in this regard.

The petitioner is proposing to create a Homeowners Association, which will be responsible for maintenance and upkeep of the planned improvements, including the private roadway. This association will be created at the time of the platting of this development and the City requires certain considerations be placed in the indentures to provide for this continual maintenance responsibility for improvements. Therefore, this subcategory will be met under the current requirements of the City's Zoning Ordinance and Subdivision and Development Regulations.

Standard Four:

The fourth of these standards is internal circulation and appropriate linkages. This standard is further defined by five (5) subcategories, which include (1.) reductions in

the speed of vehicular movements; (2.) reductions in pedestrian-vehicle conflicts; (3.) encouragement of connections between the new streets and the existing network; (4.) reductions in land area devoted to streets; and (5.) institution of appropriate design and construction standards.

With regards to the petitioner's request, the Department would note a two (2) cul-de-sac street design is to be built, which will serve the twenty-four (24) recommended lots. This street will be placed in a standard right-of-way dimension (forty (40) feet), with a twenty (20) foot pavement area. Given the nature of this development and the width of the ridgelines, where this development is planned, no sidewalks are proposed. Eliminating sidewalks will reduce site grading to a degree. Conversely, an easement is being requested on one (1) area of the proposed right-of-ways to allow for its use by the public for access to the Rock Hollow Valley.

The location of the proposed access point onto Ridge Road for this development was discussed by many parties at the public hearing, all noting their concerns about safety of it at this proposed location. This location has been reviewed by the City's Department of Public Works and it has determined that minimum sight distance is provided for such and its location there can be accommodated, based upon compliance to Wildwood design criteria. Therefore, the Department is supporting the location of the development's access point.

Given certain segments of the internal roadway do exceed a ten (10) percent grade, it is important to note such and identify if acceptable or not, as part of this subdivision's design. This grade is not normally acceptable to many developers or buyers in new residential communities, but, given the characteristics of this site, the need for this grade is premised on limiting site disturbance and following a cleared area already existing on the site. With these roadways intended to be private, the City's 'Rural Roadway Standards' allow for this grade to be considered favorably and, in the Department's opinion, is acceptable.

The Department is recommending the dedication of right-of-way along Ridge Road to the City for further widening of the pavement area and other future improvements to the roadway. The petitioner has indicated this dedication on the submitted Preliminary Development Plan, but does not indicate any improvements therein.

Standard Five:

The fifth of these standards is parking. This standard is further defined by three (3) subcategories, which include (1.) the utilization of appropriate design considerations to reduce the impact on the development's character; (2.) the reduction in land area used for parking; and (3.) the adherence to City standards.

The design of this development is typical of most rural subdivisions. Parking is provided in an enclosed structure, which supports a minimum of two (2) spaces per household. The Zoning Ordinance requires two (2) spaces for each residence.

Standard Six:

The sixth of these standards is livability. This standard is further defined by four (4) subcategories, which include (1.) noise reduction; (2.) visual separation; (3.) lighting limits; and (4.) amount of cut and fill.

The petitioner's design, with the larger lots and their placement addresses many of the issues relative to noise reduction and visual separation between the individual lots and residences themselves. In most instances, the minimum distance between dwellings is forty (40) feet. Additional tree preservation within the side yard setback areas between the respective dwellings is anticipated by the Department of Planning to further improve the character of this subdivision in that specific regard. All street lighting will meet the City's requirement for reducing trespass and pollution. The issue of cut and fill is minimized by the petitioner's use of the Planned Residential Development Overlay District (PRD) and compliance to the Natural Resource Protection Standards.

Standard Seven:

The seventh of these standards is building and neighborhood design. This standard is further defined by five (5) subcategories, which include (1.) variety and quality of design; (2.) compatibility; (3.) orientation; (4.) density; and (5.) view.

The petitioner's proposal appears to address many of these considerations. Although single family dwellings are proposed, in an area of similar uses, the type and design will be different than what currently exists there. The Department has, by its earlier recommendation, determined the density of this development adheres to the appropriate underlying zoning district classification that supports the Master Plan. The building orientation in this proposed development is a reflection of topography and the ridgelines formed by them. These site factors generally create an east/west street with homesites facing north and south. Heating considerations are a factor, given the direction of movement of the morning and evening sun in the winter months.

Standard Eight:

The eighth standard is community interest. The development of this site for residential uses is consistent with the Master Plan's recommendation for conceptual land use in this area of the City. The use of the Planned Residential Development Overlay District (PRD) would appear to be in the overall, and best, interest of the City, since it allows better protection of the site's natural characteristics, while allowing for the utilization of the property for its permitted use – single family dwellings.

Compatibility of the Use

The Department, in reviewing this request, would note its compatibility with the area land use and zoning pattern, which also supports the recommendation for its approval. Principally, the issues of compatibility are reflected as follows:

- 1) The development is at a three (3) acre density, which is already part of the area's pattern with the Estates at Quail Ridge and Ridge Tree Trail subdivisions.
- 2) This pattern is no more than one (1) dwelling unit for every three (3) acres of property involved in the proposed development.
- 3) The development is for single family uses on individual lots, which is the predominant pattern of land use in this area, as defined by those neighboring subdivisions, such as Windwood Hills, Lack Ridge Estates, and Ridge Road Farms Subdivisions, and other properties along Ridge Road.
- 4) The design the petitioner has employed will preserve much of the picturesque hillside areas that define this property.
- 5) The development's other design qualities and components can be addressed through the application of conditions as part of the site-specific ordinance to protect the quality of life in this area.

These other issues further support the recommendation for approval.

Summary and Recommendation

The Department has found, based upon the review and analysis of the petitioner's proposal, the requested Planned Residential Development Overlay District (PRD) is consistent with the City's Master Plan; complies with the Planned Residential Development Overlay District (PRD) requirements of the Zoning Code, and is compatible with the surrounding land use pattern. Therefore, it is the recommendation of the Department of Planning the requested Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District (the current zoning district designation of this property and not changing under this proposal) be supported by the Planning and Zoning Commission and such action be contingent upon the petitioner adhering to all the requirements of Attachment B of this Information Report.

Editor's Note: Changes reflecting the revised 24-lot plan are indicated by bolded, red type.

ATTACHMENT B - CONDITIONS

1. PERMITTED USES

This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **twenty-four (24)** ~~twenty-five (25)~~, detached single family dwellings on individual lots and all permitted accessory structures. The minimum area of this Planned Residential Development Overlay District shall be eighty-one (81) acres.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

- a. Each dwelling unit shall be located on an individual lot of record, which shall not be less than three (3) acres in overall size, excepting **six (6)** ~~seven (7)~~ of the allowable **twenty-four (24)** ~~twenty-five (25)~~ lots, which can be no less than two (2) acres in minimum area. These **six (6)** ~~seven (7)~~, two (2) acre lots must be located in the interior of the subject site and not abut/adjoin a perimeter boundary line of it as well.
- b. The minimum width of any lot within this P.R.D. Overlay District shall be **two hundred (200)** ~~one hundred fifty (150)~~ feet in distance at the front building line, except for parcels of ground located within any cul-de-sacs. These lot frontages (within the cul-de-sacs) shall be as approved on the Site Development Plan by the Planning and Zoning Commission, **but be no less than one hundred (100) feet, as set forth in the City's Subdivision and Development Regulations.**
- c. The depth of all lots within this residential subdivision shall be a minimum two hundred (200) feet in size.
- d. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot at street elevation.
- e. The maximum area of this 81.2 acre tract of land, which can be used for development and related land disturbance for the permitted and accessory uses, shall not exceed **13.7** ~~fourteen (14)~~ acres, including the Director of Planning's five (5) percent variance. Other allowances, thereby increasing the useable area of the overall property shall be granted on a lot-by-lot basis, based on the individual house plan and associated improvements, but shall not exceed a total of a **nine (9)** percent ~~ten (10)~~ total variance (13.7 acres).
- f. The minimum amount of this 81.2 acre tract of land, which must be preserved as part of this development, shall be 67.5 acres in overall size, including the Director of Planning's five (5) percent variance. Other allowances, thereby increasing the useable area of the overall property shall be granted on a lot-by-lot basis, based on the individual house plan and associated improvements, but shall not exceed a total of a ten (10) percent total variance (13.7 acres).

- g. Lot sizes, configurations, and locations shall comply with the City's general lot design standards set forth in its *Subdivision and Development Regulations*. Variations to these lot design standards referenced therein must be submitted and acted upon by the Planning and Zoning Commission, as part of its current review process. Any requested modifications to these lots shall be based upon locations that are most suitable for disturbance and consistent with the Natural Resource Protection Standards of the City's *Subdivision and Development Regulations*.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 415.510 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

- a. Outboundary plat and legal description of the property.
- b. A general numbered lot plan, with setback lines from all streets and roadways on and adjacent to the property. A typical configuration for a lot indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement, along with minimum and maximum sizes.
- c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within one hundred (100) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations.
- d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements and sidewalks, and general location, size, right-of-way, and pavement width of all interior drives.
- e. The location and size of all freestanding signs, lighting, fences, and other above ground structures, except retaining walls less than two (2) feet in height per section.
- f. Existing and proposed contours at vertical intervals of not more than two (2) feet.
- g. General location of sanitary sewer and stormwater facilities.
- h. Parking and density calculations.
- i. Conceptual location and size of common ground areas, if provided.
- j. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
- k. An inventory of the percent of tree canopy or individual trees to be retained on the site indicated on a Tree Preservation Plan completed in accordance with the City of Wildwood Chapter 410 Tree Preservation and Restoration Code and accompanying Tree Manual.
- l. Location of all existing and proposed easements.
- m. All other information not mentioned above, but required on a Preliminary Plat in accord with Chapter 420.060 of the City of Wildwood *Subdivision and Development Regulations*.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Building Setbacks – Residential

- a. All buildings or structures, other than boundary and/or retaining walls, approved fences, detention/retention facilities, and/or light standards, shall adhere to the following setbacks, as specified in Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood's Zoning Ordinance, except as noted below:
 - 1.) Twenty (20) feet from any roadway right-of-way, whether public or private.
 - 2.) **Fifteen (15)** ~~ten (10)~~ feet from any side yard property line of any individual lot; but a minimum of forty (40) feet shall be maintained between buildings/structures on adjoining lots
 - 3.) Thirty (30) feet from any rear yard property line of any individual lot.

Parking Setbacks - Residential

- b. All parking stalls or loading spaces, excluding points of ingress or egress and streets and roads, shall comply with the requirements of Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood's Zoning Ordinance, excepting enclosed spaces may be within twenty (20) feet of the edge of the private roadway dedication.

Miscellaneous Setbacks - Right-of-Way and Other Locations

- c. No portion of any residential building foundation shall encroach within fifteen (15) feet of the 'Final Resource Protection Line.' However, no land disturbance, as defined by the City's Grading Code, shall be authorized upon a slope of greater than thirty (30) percent in measurement.

Access and Roadway Improvements

- d. Access to Ridge Road shall be limited to one (1) residential street approach located to provide required sight distance access to all lots and constructed by the developer to conform to the requirements of the Department of Public Works in this regard. All work within the right-of-way shall be as directed by the Department of Public Works and no work in the same shall commence until authorized by the Department of Public Works.
- e. The developer shall dedicate land area along the property's entire frontage that abuts Ridge Road to the City of Wildwood, at a minimum width of twenty (20) feet, as directed by the City of Wildwood Department of Public Works for the widening of the existing shoulder by a minimum of distance of five (5) feet. This required infrastructure work of the developer of the project shall include all stormwater improvements, as directed by the Metropolitan St. Louis Sewer District and the City of Wildwood.

- f. The developer shall construct an internal private roadway system, within a forty (40) foot right-of-way dedication, for vehicles and pedestrians/bicyclists to serve the residential lots within this development that complies with the requirements of the City of Wildwood's 'Rural Roadway Standards' and as approved by the Department of Public Works. Street widths shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Along with this forty (40) foot right-of-way area, provide eight (8) foot wide roadway maintenance, and utility easements on either side of this roadway dedication.
 - i. As part of this dedication, the developer shall establish as part of the private roadway dedication the rights for the City of Wildwood, and its successors and assignees, to utilize a portion of this area for a pedestrian and bicycle easement for public purposes. This easement area shall be indicated on the required Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission. The City Attorney shall also review the wording and rights associated with said easement as part of the site's platting process to ensure its comprehensiveness and use.

Miscellaneous Roadway Requirements

- g. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction. Monument signs shall be located in an easement on a private lot or common ground.
- h. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

Parking Requirements

- i. Parking spaces shall be provided as required by Chapter 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the NU Non-Urban Residence District. Minimally, two (2) parking spaces for each single family dwelling shall be provided.

Landscape Requirements - Specific

- j. Landscaping shall adhere to all requirements of Chapter 410 of the City's Tree Preservation and Restoration Code and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.
- k. All streets and roads shall be appropriately landscaped as required by Chapter 410 Tree Preservation and Restoration Code and be approved by the Planning and Zoning Commission on the Site Development Plan.

- l. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code. Initial clearing and grubbing of the site shall be limited to the installation of the internal roadway system.
- m. Landscaping within the defined access area along Ridge Road shall comply with Chapter 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. Those areas of common ground to be used for stormwater detention/retention shall comply with the City of Wildwood requirements in this regard. The Planning and Zoning Commission on the Site Development Plan shall approve the planting pattern.
- n. A registered Landscape Architect shall prepare, submit, and sign all plan(s).

Signs

- o. Signs for this P.R.D. Overlay District shall be erected in accordance with Chapter 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the NU Non-Urban Residence District.
- p. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

- q. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Minimally, lighting levels and their design specifications shall be approved by the Planning and Zoning Commission, as part of a Lighting Plan submitted in conjunction with the Site Development Plan, and comply with City of Wildwood's Lighting Code – Chapter 415.450 of the Zoning Ordinance.

Miscellaneous Conditions

- r. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the S.L.C.R.O. 1974, as amended.
- s. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.
- t. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system or boulders. Walls

crossing property lines shall be located in a maintenance easement. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall approve said materials and design.

- u. The generalized location of all utility easements for proposed service to this development shall be shown on a Typical Lot Diagram, as approved by the Planning and Zoning Commission on the Site Development Plan. Installation of utilities within the respective easements shall adhere to the requirements of the Natural Resource Protection Standards Analysis and, whenever practical, be placed in areas of existing or proposed disturbance relating to previous site activity, the construction of streets, or the layout of building lots.
- v. All utilities serving this site shall be installed underground in accord with the requirements of the City of Wildwood's Subdivision and Development Regulations. Any existing easements located on the subject site, which are not being utilized, shall be vacated under the standard procedures of the City of Wildwood Subdivision and Development Regulations.
- w. Grading associated with the site shall occur in a minimum of two (2) phases. The first phase shall be limited to the installation of entry/exit area onto Ridge Road and the internal street network, including utilities. Thereafter, grading shall only be authorized on a lot-by-lot basis, when a particular house model has been chosen for it.

5. PUBLIC SPACE REQUIREMENTS

Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to or less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinance, but shall be completed prior to issuance of any zoning authorizations for building permits in excess of fifty (50) percent of the total dwellings authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of permitted lots, shall be 41,818 square feet or its equivalent. Qualifying public space shall be deemed to include, in this instance only, the public space dedication and the public easement areas and designed in accordance with the recommendations contained therein. The design and construction shall conform to the City of Wildwood requirements and be as directed by the Department of Public Works.

6. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment may be paid in full at the time of the first Zoning Authorization for any building or structure, or at the time

of each Zoning Authorization for the individual dwellings. This contribution shall not exceed the amount established by multiplying the ordinance-required number of parking spaces by the following rate:

| Type of Development | Required Contribution |
|----------------------------|------------------------------|
| Single Family Dwelling | \$1,212.72 /Parking Space |

(Parking space, as defined by Chapter 415.340 of the City of Wildwood Zoning Ordinance.)

Credits to this fee are at the sole discretion of the City Council of the City of Wildwood. If the type of proposed development differs from that listed, rates shall be provided by the Department of Public Works.

The amount of this required contribution, if not submitted by January 1, 2017, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index, as determined by the City of Wildwood Department of Public Works.

7. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

- a. Submit to the Planning and Zoning Commission an engineering plan approved by the Metropolitan St. Louis Sewer District and the Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.
 - 1) The developer is required to provide adequate stormwater systems in accordance with the Metropolitan St. Louis Sewer District and City of Wildwood standards.
 - 2) All stormwater shall be discharged at an adequate natural discharge point.
 - 3) Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
 - 4) All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
 - 5) The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.

- 6) The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood right-of-way.
- 7) A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

- b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions that are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Natural Resource Protection Standard Plan

- c. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Archeological Inventory

- d. The archeological assets of this subject site, such as remnants of buildings, structures, or other improvements, shall be cataloged, photographed, and preserved, if possible, by a professional/firm with expertise in this field. This survey shall meet generally accepted industry practices and procedures for the delineation of areas, assets, and other considerations to guarantee that these features are catalogued, recorded, and addressed before any land disturbance can occur on the site. The City of Wildwood's Historic Preservation Commission shall approve the professional/firm chosen by the developer of this project to conduct this assessment and survey, before any of this related activity occurs on the site.

Stormwater Pollution Prevention Plan

- e. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, both on-site and upon downstream properties.

Environmental Assessment – Phase One

- f. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the property, which indicates its current condition relative to its past utilization by other owners. Determination regarding any required mediation shall be identified and completed, prior to the approval of the Record Plat and before the occupancy of any residential unit, all being in accordance with State and federal standards and guidelines, as set forth by the United States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR), for any determined contaminant exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

7. RECORDING

Within sixty (60) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

- a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works, the Metro West Fire Protection District, the U.S. Army Corp of Engineers, the Metropolitan St. Louis Sewer District, and the Missouri Department of Natural Resources must be received by the Department of Planning.
- b. Prior to issuance of foundation or building permits for any lot adjoining a common area or detention facility, written certification from a professional engineer, which verifies these areas are graded in accordance with approved plans, must be received by the Department of Public Works.

Land Subdivision

- c. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

- d. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with the provisions of Chapters 415.470 and 415.510 of the City of Wildwood Zoning Ordinance.

Public Potable Water

- e. The developer shall be required to provide public potable water from the Missouri American Water Company to the property, and related homesites. Verification of this service shall be in a form acceptable to the City of Wildwood. Additionally, the design and location of this water system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

Escrow Requirements

- f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Traffic Generation Assessment

- g. Traffic Generation Assessment contributions shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment Contribution prior to the issuance of building permits for each phase of the development.

Roadway Improvements

- h. Based upon the preliminary development plan, improvements to the Ridge Road right-of-way must be completed prior to issuance of the building permits in excess of twenty (20) percent of the total.

Public Potable Water

- i. The developer shall be required to provide public potable water from the Missouri American Water Company to the property, and related homesites. Verification of this service shall be in a form acceptable to the City of Wildwood. Additionally, the design and location of this water system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

9. GENERAL DEVELOPMENT CONDITIONS

- a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and

driving conditions.

- b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of siltation control measures is required and must comply with the Stormwater Pollution Prevention Plan for this development (SWPPP). The developer shall be solely responsible for obtaining any temporary slope and construction licenses needed to address the installation of public and private improvements on this site that require the use of adjoining parcels of ground that are not under their ownership or control.
- c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District subdivision shall be prominently displayed at all times in all sales offices of this project.
- d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.
- e. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of infrastructure improvements.
- f. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.
- g. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.
- h. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.
- i. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning, or other development regulation of the City whether by implication or reference.
- j. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such

modification.

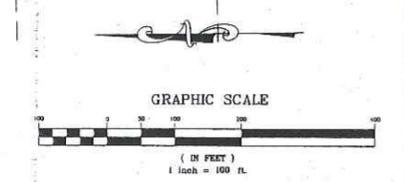
i * - Excerpted from City of Wildwood Master Plan (2016), Page 80.

ii * - Excerpted from City of Wildwood Master Plan (2016), Page 80.

ATTACHMENT C
Preliminary Development Plan



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



| REVISION | DATE | DESCRIPTION |
|----------|------------|-------------------|
| 1 | 10-28-2016 | INITIAL SUBMITTAL |
| 2 | 10-28-2016 | CITY COMMENTS |
| 3 | 10-28-2016 | CITY COMMENTS |
| 4 | 10-28-2016 | REVISION |
| 5 | 10-28-2016 | REVISION |
| 6 | 10-28-2016 | REVISION |

Fischer & Friel
Custom Homes, LLC
 685 Trade Center Blvd.
 Chesterfield, Missouri 63005
 Ph: (314) 578-6500
 Fax: (314) 578-6502
 www.fandf.com

THE STERLING CO.
ENGINEERS & SURVEYORS
 658 New Braunfels Road
 Chesterfield, Missouri 63005
 Ph: 314-870-0400 Fax: 314-487-8484
 www.sterling-eng.com
 Corporate Certificate of Authority 100-1546

Auburn Ridge
 Wildwood, Missouri
 Preliminary Development Plan

Date: 9-28-2016
 MICHAEL G. TROEDING
 License No. MO E-28643
 Civil Engineer

Job Number: 15-10-329

Date: Sept. 28, 2016

Designed: MF Sheet
 Drawn: SL 2.1
 Checked: PRF

MSD Base Map - 25U, 26U

Auburn Ridge



THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 497-0400 FAX 497-8944
www.sterling-eng.com

EXISTING
ROCK HOLLOW
TRAIL

fischer & frichtel
common sense, uncommon value

Revised Plan 7/28/16

Tracy Co. Survey

Auburn Ridge

A Tract of Land Being Part of Section 17, Township 44 North, Range 4 East
of The Fifth Principal Meridian,
City of Wildwood,
St. Louis County, Missouri

Preliminary Development Plan

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
WARD SIX
METRO WEST FIRE PROTECTION DISTRICT
ST. LOUIS COUNTY POLICE DEPARTMENT - CITY OF WILDWOOD (6TH) PRECINCT
ROCKWOOD 6-8 SCHOOL DISTRICT
AMEREN MISSOURI
AT&T
LACLEDE GAS COMPANY
MISSOURI AMERICAN WATER COMPANY
CHARTER CABLE SERVICES
METROPOLITAN ST. LOUIS SEWER DISTRICT
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND MSD REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SHROULDS ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARDS. SOURCE OF TOPOGRAPHY - LIDAR.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD).
- ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
- NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE AT INTERSECTIONS AND MEDIANS AS TO RESTRICT SIGHT DISTANCE.
- MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS - SECTION 415.450 OUTDOOR LIGHTING REQUIREMENTS - ZONING ORDINANCE.
- STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD.
- BUILDING HEIGHT SHALL NOT EXCEED 40 FEET.
- THE NEAREST MAJOR INTERSECTION IS MANCHESTER RD AND OLD STATE RD APPROXIMATELY 2.3 MILES TO THE NORTH NORTHEAST.
- ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.

DEVELOPMENT NOTES:

- LOCATOR NUMBER: 25U130010, 25U130023
1. SITE ADDRESS: 1115 RIDGE RD WILDWOOD, MO 63021 1513 WINDWOOD HILLS DR WILDWOOD, MO 63021
- CURRENT OWNER: TOM & DENISE REDD 4073 MONTGOMERY LN PACIFIC, MO 63021 TOM & DENISE REDD 4073 MONTGOMERY LN PACIFIC, MO 63021
2. EXISTING ZONING: NU - NON-URBAN RESIDENCE DISTRICT
3. PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT ("PUD") OVERLAY DISTRICT
4. GROSS AREA OF SITE: 81.38 ACRES
5. DENSITY = 81.38 AC. / 43,560 S.F./AC. = 1.87 DENSITY = 27 LOTS ALLOWABLE
6. NUMBER OF LOTS PROPOSED: 25
7. PARKING REQUIREMENTS:
2 EA. X 25 LOTS = 50 SPACES PROVIDED
= 50 SPACES
8. EXISTING TREE AREA: 86.7 AC. TREES TO REMAIN = 71.2 AC. (81%)
9. COMMON GROUND = 1.871 AC. (2.3 AC.)

LOT SPECIFICATIONS:

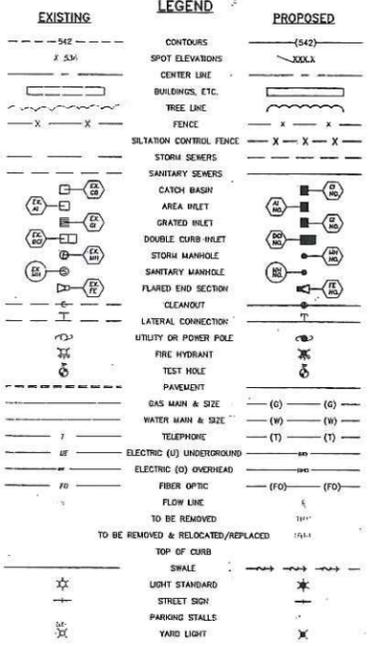
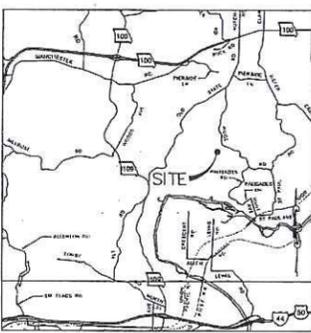
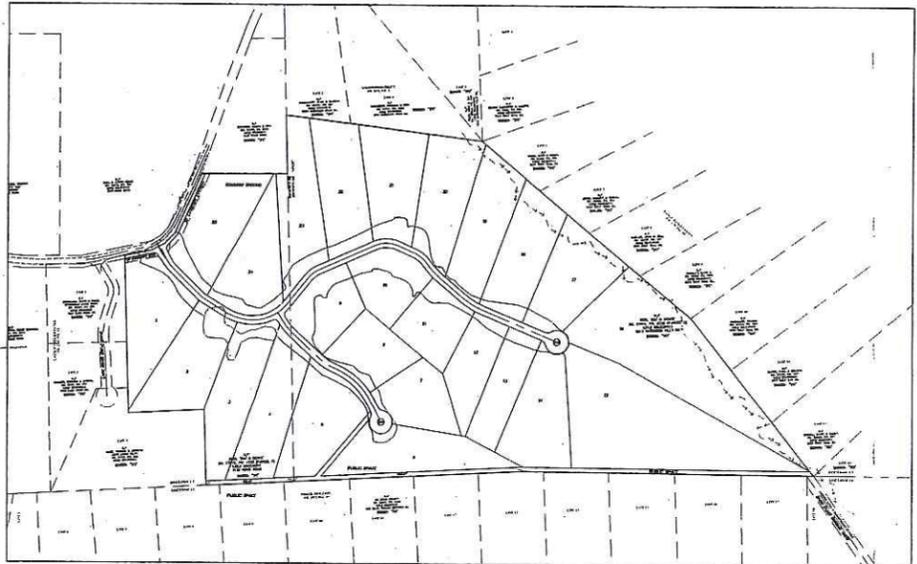
- MINIMUM AREA = 2 AC.
FRONT SETBACK = 20'
SIDE YARD SETBACK = 15'
REAR YARD SETBACK = 30'

FLOOD NOTE:

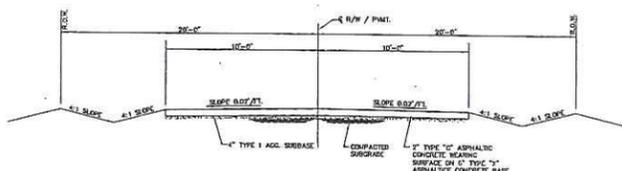
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 2818000000, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

PUBLIC SPACE REQUIREMENTS

| Standard Public Space Calculation: | Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per acre single family dwelling) |
|--|---|
| Total Tract: 81.38 Acres | |
| 25 Lots x 1,742.4 sq. ft. = 43,560 sq. ft. | |
| Amount of Required Public Space | 43,560 Square Feet |
| Amount of Provided Public Space | 63,160 Square Feet |
| - Multiple Use Trail | Square Feet |
| - Underground Detention Area | Square Feet |
| - Public Land Dedication | 63,160 Square Feet |
| - Privately-Held Common Ground | Square Feet |
| List of Installed Improvements | Total Number (list below on lines) |
| - Picnic Tables | |
| - Benches | |
| - Trash Receptacles | |
| - Bicycle Racks | |
| - Other | |
| Other Public Space Items (if provided) | |
| Fees in Lieu | |



PROPERTY DESCRIPTION:
A TRACT OF LAND BEING PART OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17, SAID POINT ALSO BEING ON THE EAST LINE OF QUAIL HOLLOW, A SUBDIVISION RECORDED IN PLAT BOOK 197, PAGE 48 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF SAID SECTION 17, NORTH 02° 04' 24" WEST, 1470.49 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF LACK RIDGE ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 260, PAGE 43 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE DEPARTING SAID WEST LINE, AND ALONG THE SOUTH LINE OF LOTS 3, 2 AND 1 OF SAID LACK RIDGE ESTATES THE FOLLOWING COURSES AND DISTANCES: NORTH 89° 15' 26" EAST, 346.75 FEET; NORTH 01° 59' 40" WEST, 351.89 FEET AND NORTH 89° 12' 05" EAST, 720.67 FEET TO THE SOUTHEAST CORNER OF SAID LACK RIDGE ESTATES, SAID POINT ALSO BEING ON THE WEST LINE OF RIDGE ROAD, 40 FEET WIDE; THENCE DEPARTING LAST SAID SOUTH LINE, AND ALONG THE WEST LINE OF SAID RIDGE ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 10° 51' 55" EAST, 130.47 FEET; SOUTH 25° 57' 55" EAST, 64.06 FEET; SOUTH 45° 17' 55" EAST, 68.74 FEET AND SOUTH 65° 13' 49" EAST, 294.92 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RALPH & GINA BICKNESE BY INSTRUMENT RECORDED IN DEED BOOK 15495, PAGE 2360 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE DEPARTING LAST SAID WEST LINE, AND ALONG THE WEST AND SOUTH LINES OF SAID BICKNESE TRACT, SOUTH 00° 21' 23" WEST, 397.88 FEET AND NORTH 89° 11' 28" EAST, 269.09 FEET TO THE NORTHWEST CORNER OF LOT 5 OF WINDWOOD HILLS, A SUBDIVISION RECORDED IN PLAT BOOK 245, PAGE 7 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF LOTS 5 AND 4 OF SAID WINDWOOD HILLS, SOUTH 07° 57' 00" WEST, 916.70 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID WINDWOOD HILLS, SAID POINT ALSO BEING THE NORTHERNMOST CORNER OF LOT 6 OF RIDGE ROAD FARMS, A SUBDIVISION RECORDED IN PLAT BOOK 179, PAGE 48 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE NORTHWEST LINE OF LOTS 10, 11 AND 12 OF SAID RIDGE ROAD FARMS, SOUTH 52° 52' 03" WEST, 910.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 OF RIDGE ROAD FARMS, SAID POINT ALSO BEING ON SAID WEST LINE OF SECTION 17; THENCE DEPARTING LAST SAID NORTHWEST LINE, AND ALONG SAID WEST LINE OF SECTION 17, SAID LINE ALSO BEING ON SAID WEST LINE OF QUAIL HOLLOW, NORTH 01° 15' 07" EAST, 1320.24 FEET TO THE POINT OF BEGINNING, CONTAINING 3,543,933 SQUARE FEET OR 81.3575 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING FEBRUARY, 2016 UNDER ORDER NO. 15-10-329.



SHEET INDEX

- 1.1 COVER SHEET
- 2.1-2.4 PRELIMINARY DEVELOPMENT PLAN
- 3.1 NATURAL RESOURCE PROTECTION PLAN
- 4.1 SIGHT DISTANCE STUDY

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH, 2016, AT THE REQUEST OF FISCHER & FRICHEL CUSTOM HOMES, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "AUBURN RIDGE".
A TRACT OF LAND BEING PART OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.
THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY



| ISSUE | REMARKS/DATE |
|-------|------------------------------|
| 1 | 3-25-2016, INITIAL SUBMITTAL |
| 2 | 6-10-2016, CITY COMMENTS |
| 3 | 5-29-2016, CITY COMMENTS |
| 4 | 7-29-2016, RESUBMITTAL |
| 5 | 8-23-2016, REVISED PLAN |

Fischer & Frichel Custom Homes, LLC
895 Trade Center Blvd.
Chesterfield, Missouri 63005
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Fax: (314) 576-0502
www.fandh.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5025 New Baumgartner Road
St. Louis, Missouri 63128
Ph: 314-877-0640 Fax: 314-481-0844
Corporate Certificate of Authority #001548

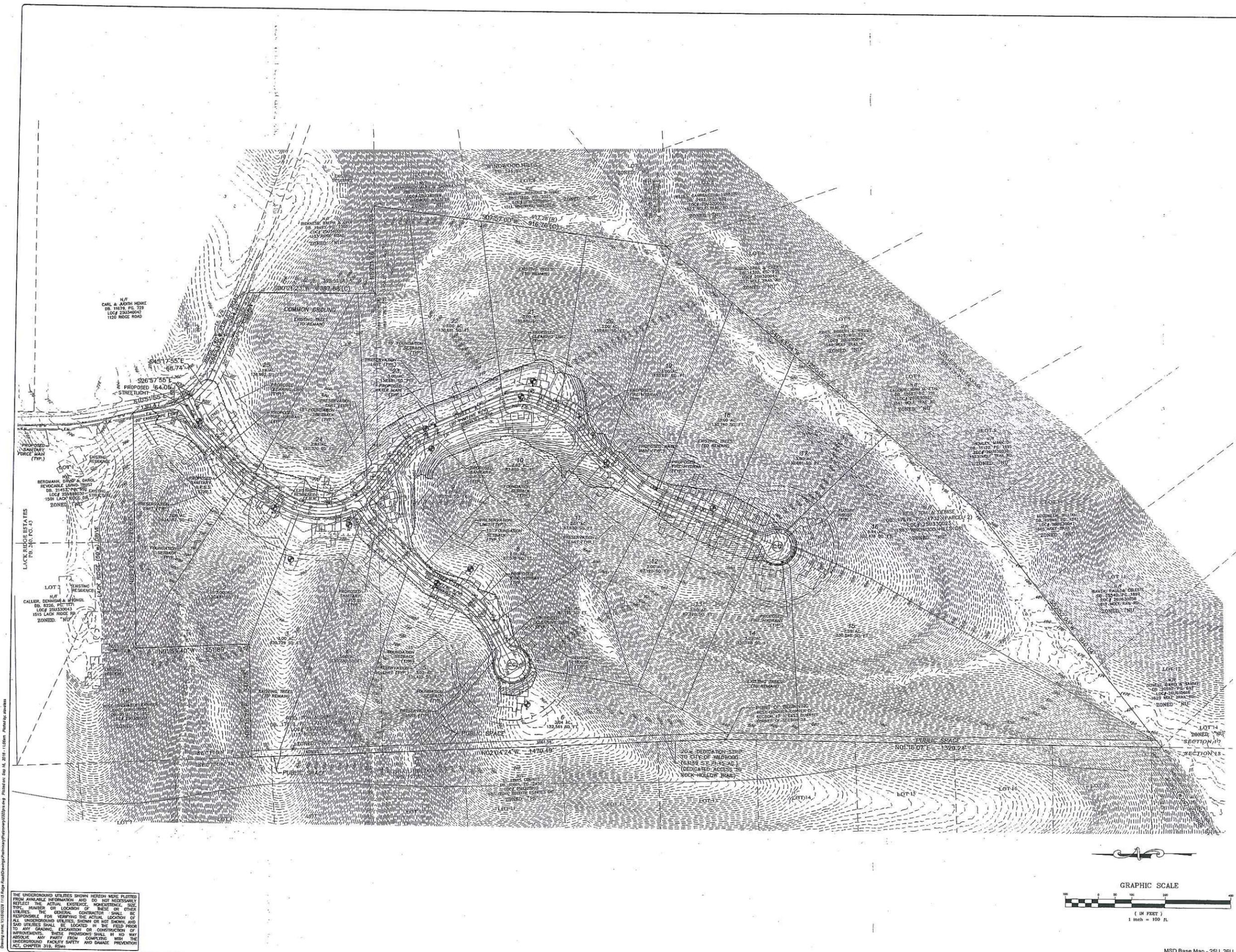
Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Cover Sheet

Date: 9-16-2016
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

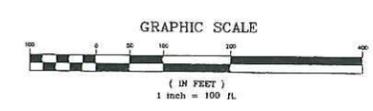
Job Number: 15-10-329
Date: Sept. 16, 2016
Designed by: MF
Drawn by: LG
Checked by: PRE

Revised Submittal 9/16/16

Drawing Name: 1510329-1115 Ridge Road/25U130010/25U130023/Pre-Rev.dwg, Plead Loc: Sep 16, 2016 - 12:26pm, Plead by: mboerding



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE AUSTIN CHAPTER 319, TOWNSHIP FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, TOWNSHIP.



| DATE | REVISIONS |
|------|-----------------------------|
| 1 | 5-25-2016 INITIAL SUBMITTAL |
| 2 | 6-10-2016 CITY COMMENTS |
| 3 | 6-20-2016 CITY COMMENTS |
| 4 | 7-28-2016 RESUBMITTAL |
| 5 | 8-18-2016 REVISED PLAN |

Fischer & Fréchet Custom Homes, LLC
 695 Trade Center Blvd.
 Chesapeake, Missouri 63005
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 Fax: (314) 376-0502
 www.fischerandfrchet.com

THE STERLING CO.
ENGINEERS & SURVEYORS
 4628 N. 11th St.
 St. Louis, Missouri 63107-8844
 Ph: 314-487-0440 Fax: 314-487-8844
 www.sterling-engineers.com
 Corporate Certificate of Authority #003346

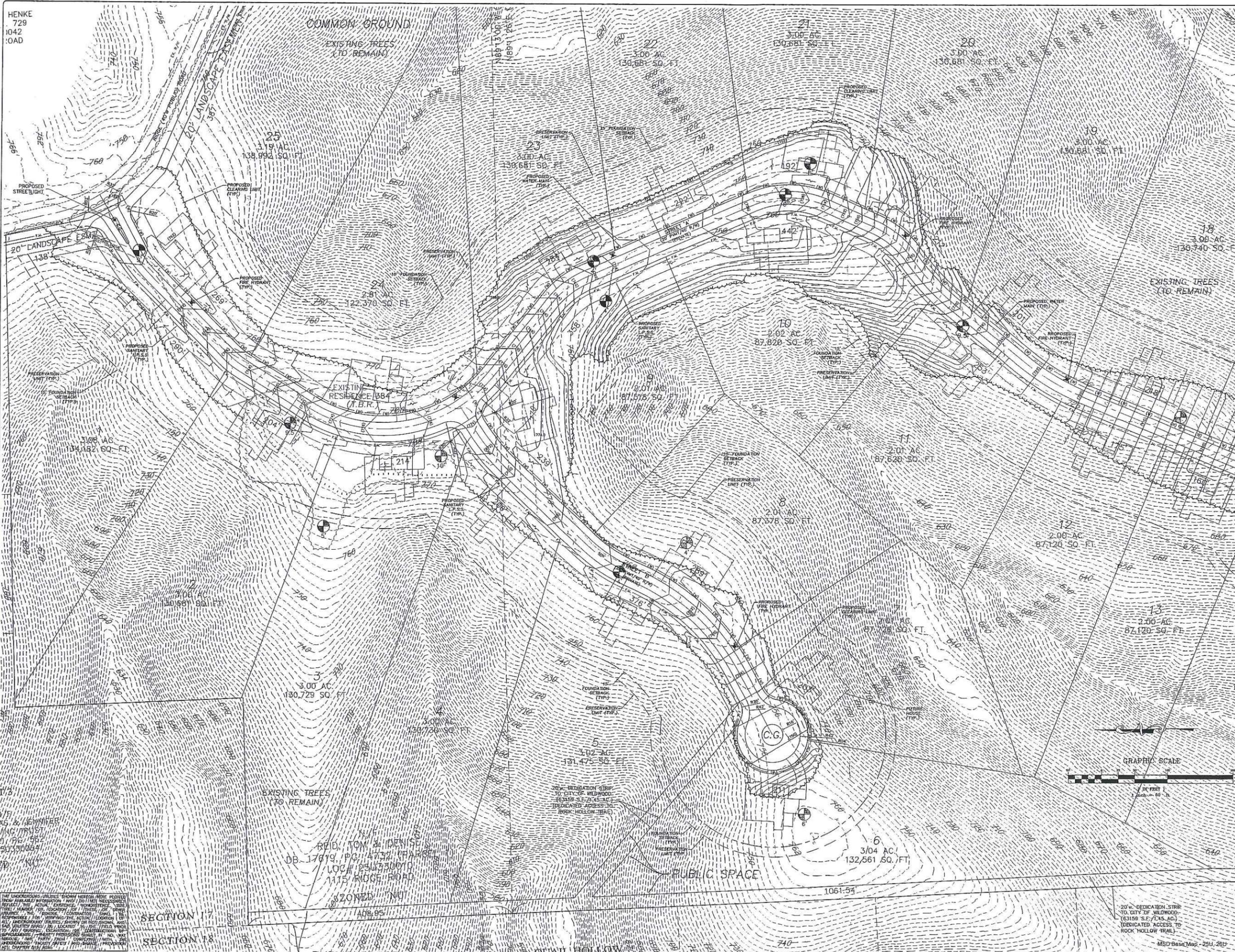
Auburn Ridge
 Wilwood, Missouri
 Preliminary Development Plan

Date: 9-16-2016
 MICHAEL G. BOERDING
 License No. MO E-26843
 Civil Engineer

Job Number: 15-10-329
 Date: Sept 16, 2016
 Drawn: LG
 Sheet: 2.1
 Checked: PRE

Revised Submittal 9/16/16

HENKE
729
1042
LOAD

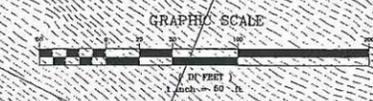


THE INFORMATION UNLESS OTHERWISE SPECIFIED WAS OBTAINED FROM AVAILABLE INFORMATION AND IS NOT NECESSARILY REFLECTIVE OF THE ACTUAL EXISTENCE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND FOR VERIFYING ANY INFORMATION LOCATED IN THIS PLAN TO ANY CRITICAL DEVIATION FOR CONSTRUCTION OF UNDERGROUND UTILITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND FOR VERIFYING ANY INFORMATION LOCATED IN THIS PLAN TO ANY CRITICAL DEVIATION FOR CONSTRUCTION OF UNDERGROUND UTILITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND FOR VERIFYING ANY INFORMATION LOCATED IN THIS PLAN TO ANY CRITICAL DEVIATION FOR CONSTRUCTION OF UNDERGROUND UTILITIES.

SECTION 17
SECTION 18

REID, TOM & DENISE
DB-17619, PG. 1711 (FARGO)
LOC# 1250330010
1115 RIDGE ROAD
AD8,85

PUBLIC SPACE



| ISSUE | REVISION/DATE |
|-------|-----------------------------|
| 1 | 3-25-2016 INITIAL SUBMITTAL |
| 2 | 6-15-2016 CITY COMMENTS |
| 3 | 8-25-2016 CITY COMMENTS |
| 4 | 9-14-2016 REVISED PLAN |
| 5 | 9-14-2016 REVISED PLAN |

Fischer & Fritzel Custom Homes, LLC
695 Trade Center Blvd.
Chesterfield, Missouri 63005
Ph: (314) 576-0500
Fax: (314) 576-0502
www.fischerhomes.com

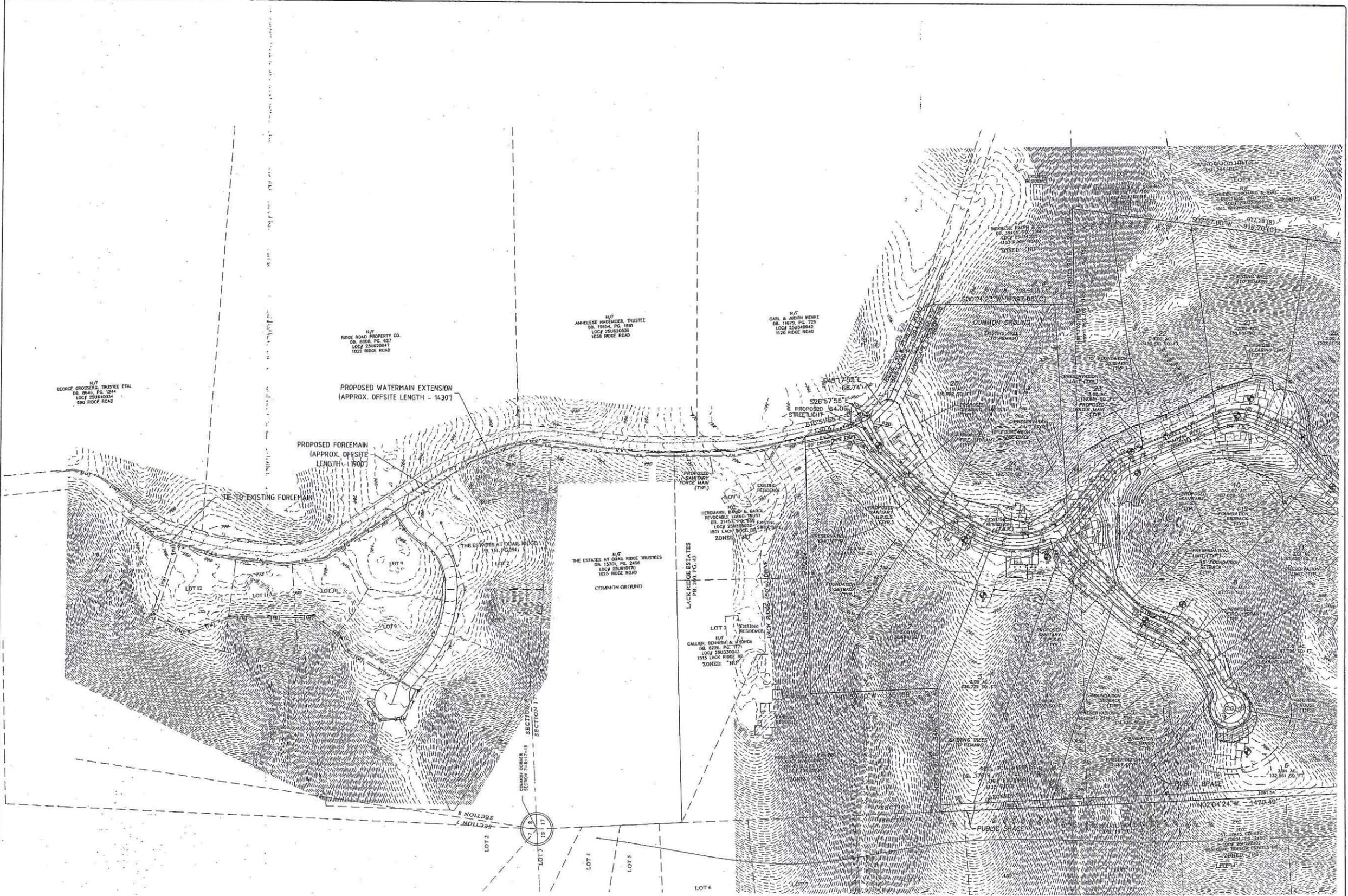
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63120
Ph: 314-440-0000 Fax: 314-487-8944
Corporate Certificate of Authority #001348

Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan

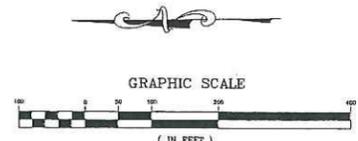
Date: 9-16-2016
MICHAEL G. BENDERING
License No. MO E-28643
Civil Engineer

Job Number: 15-10-329
Date: Sept. 16, 2016
Designed MF
Drawn LG
Checked PRE

Revised Submittal 9/16/16



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF TRUCK OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED BY THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY INVOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSM.



MSD Base Map - 25U, 26U

| ISSUE REVISION/DATE |
|--------------------------------|
| 1 3-25-2016, INITIAL SUBMITTAL |
| 2 6-10-2016, CITY COMMENTS |
| 3 6-30-2016, CITY COMMENTS |
| 4 7-28-2016, RESUBMITTAL |
| 5 9-15-2016, REVISED PLAN |

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 St. Louis, Missouri 63139
 Ph: 314-487-0440 Fax: 314-487-0844
 Corporate Certificate of Authority: 00019318

Auburn Ridge
 Wilwood, Missouri
 Preliminary Development Plan
 Offsite Sanitary Sewer

Date: 9-16-2016
 MICHAEL G. BOERDING
 License No. MO E-28843
 Civil Engineer

Job Number: 15-10-329
 Date: Sept. 16, 2016
 Designed: MF
 Drawn: LG
 Checked: PRE

Revised Submittal 9/16/16



| REVISION | DATE | DESCRIPTION |
|----------|------------|-------------------|
| 1 | 12-22-2015 | INITIAL SUBMITTAL |
| 2 | 6-10-2016 | CITY COMMENTS |
| 3 | 6-29-2016 | CITY COMMENTS |
| 4 | 7-28-2016 | RESUBMITTAL |
| 5 | 9-16-2016 | REVISED PLAN |

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 Fax: (631) 576-8502
 www.fischerhomes.com

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 ENGINEERS & SURVEYORS
 858 S. Loop West, Suite 100
 Ph: 314-487-0440 Fax: 314-487-8844
 www.sterling-eng.com
 Corporate Certificate of Authority #001246

Auburn Ridge
 Wildwood, Missouri
 Preliminary Development Plan
 Natural Resource Protection Plan

Wondra
 Date: 9-16-2016
 MICHAEL G BERDING
 License No. MO E-28543
 Civil Engineer
 Job Number: 15-10-329
 Date: Sept. 16, 2016
 Designed MF Sheet 3.1
 Drawn LG
 Checked PRE

NATURAL RESOURCE PROTECTION STANDARD ANALYSIS - PREPARED BY ON-SITE SOILS, INC.

| MAP UNIT | AREA (ACRES) | % REQUIRED TO BE PRESERVED | AREA REQUIRED TO BE PRESERVED (SQ. FT./AC) | ACRES PRESERVED | % PRESERVED | ACRES DISTURBED | % DISTURBED | ACRES USABLE |
|----------|--------------|----------------------------|--|-----------------|-------------|-----------------|-------------|--------------|
| ABPL | 2.14 | 0 | 0 | 0.13 | 6 | 2.01 | 94 | 2.14 |
| BEVE | 1.56 | 30 | 20,647/0.47 | 0.64 | 41 | 0.94 | 59 | 1.11 |
| BEVEr | 3.80 | 50 | 62,764/1.90 | 1.00 | 26 | 2.80 | 74 | 1.90 |
| CEVEr | 6.09 | 70 | 185,656/4.26 | 4.67 | 77 | 1.42 | 23 | 1.83 |
| CBEAr | 5.39 | 100 | 234,789/5.39 | 3.31 | 61 | 2.08 | 39 | 0.00 |
| CZEAr | 0.59 | 100 | 25,700/0.59 | 0.59 | 100 | 0.00 | 0 | 0.00 |
| D+EPH | 48.67 | 100 | 2,120,065/48.67 | 48.26 | 99 | 0.41 | 1 | 0.00 |
| D | 1.46 | 100 | 63,597/1.46 | 1.46 | 100 | 0.00 | 0 | 0.00 |
| BBPL(AF) | 0.23 | 80 | 8015/0.18 | 0.23 | 100 | 0.00 | 0 | 0.05 |
| GLADE | 6.97 | 100 | 303,613/6.97 | 6.97 | 100 | 0.00 | 0 | 0.00 |
| FP | 4.44 | 100 | 193,406/4.44 | 4.44 | 100 | 0.00 | 0 | 0.00 |
| TOTAL | 81.36 | --- | 3,238,291/74.34 | 71.70 | 88 | 9.66 | 12 | 7.02 |

NOTES:

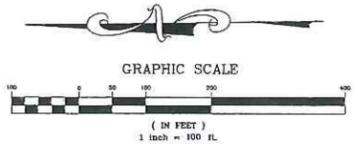
TOTAL AREA OF AREA REQUIRED TO BE PRESERVED 81.36 AC.
 TOTAL USABLE AREA 7.02 AC.
 TOTAL AREA DISTURBED 9.66 AC.
 VARIANCE REQUIRED FOR GRADING 1.44 AC.
 DIRECTOR OF PLANNING VARIANCE 3.22 AC.
 TOTAL 1.08 AC.

5% VARIANCE BY PLANNING COMMISSION TO BE ADMINISTERED BY THE DIRECTOR OF PLANNING ON A LOT-BY-LOT BASIS. = 3.72 AC.

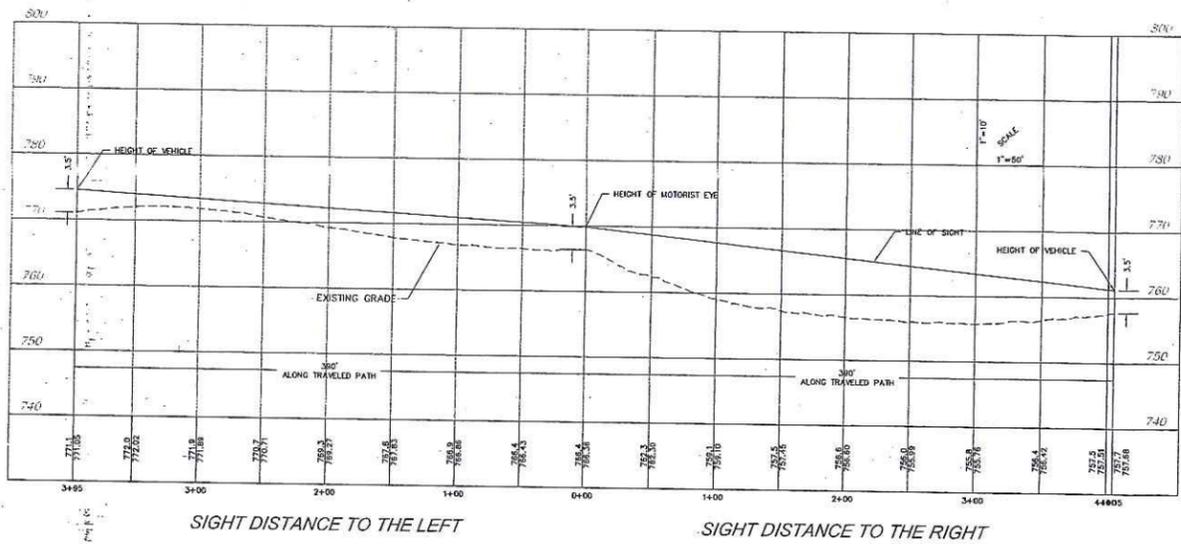
| SOIL LANDFORM | MAP SYMBOL |
|-------------------------|------------|
| SLOPE CLASSES (PERCENT) | SYMBOL |
| 0-6 | A |
| 7-15 | B |
| 16-30 | C |
| >30 | D |

SOIL SCIENTIST CERTIFICATION:
 THIS IS TO CERTIFY THAT I HAVE, DURING THE MONTH OF MARCH 2016, PREPARED A REPORT REGARDING THE SOILS AND NATURAL RESOURCE EVALUATION OF THE SUBJECT PROPERTY. THE REPORT AND INFORMATION CONTAINED ON THIS PLAN RELATING TO SAME IS IN COMPLIANCE WITH SECTION 403.020, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDOOD, MISSOURI.

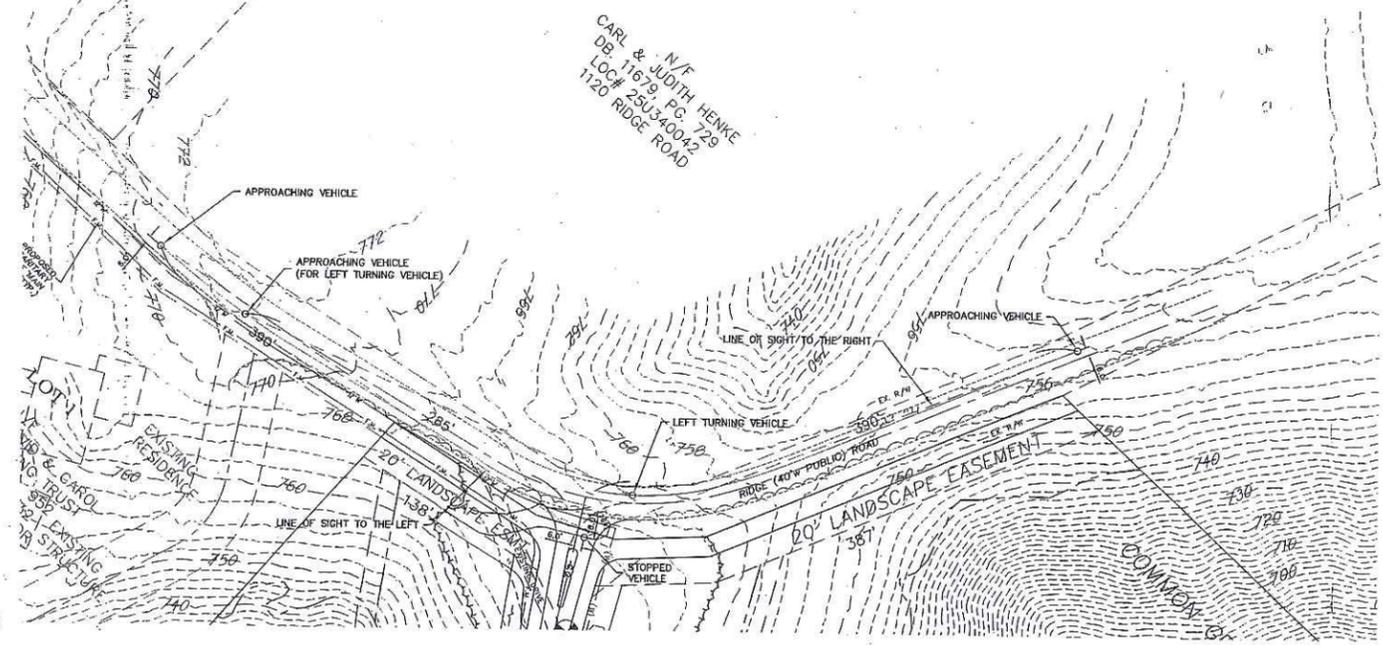
SOIL SCIENTIST _____ DATE _____



Revised Submittal 9/16/16



POSTED SPEED LIMIT: 30 MPH
 DESIGN SPEED: 35
 SIGHT DISTANCE FOR LEFT TURN FROM MINOR ROAD (X & Z) - 390'
 PER ST. LOUIS COUNTY 'SIGHT DISTANCE AT INTERSECTIONS' DWG. 40.25-1



REVISIONS
 8-11-2015 12-3-05 1-15-07 3-4-08 9-1-15

SIGHT DISTANCE FOR VEHICLE ENTERING ROADWAY FROM STOPPED POSITION ASSOCIATED WITH NEW DEVELOPMENT

| Design Speed (mph) | 20' Lane | 30' Lane | 40' Lane | 50' Lane | 60' Lane | 70' Lane |
|--------------------|----------|----------|----------|----------|----------|----------|
| 20 | 120' | 180' | 240' | 300' | 360' | 420' |
| 25 | 150' | 225' | 300' | 375' | 450' | 525' |
| 30 | 180' | 270' | 360' | 450' | 540' | 630' |
| 35 | 210' | 315' | 420' | 525' | 630' | 735' |
| 40 | 240' | 360' | 480' | 600' | 720' | 840' |
| 45 | 270' | 405' | 540' | 675' | 810' | 945' |
| 50 | 300' | 450' | 600' | 750' | 900' | 1050' |
| 55 | 330' | 495' | 660' | 825' | 990' | 1155' |
| 60 | 360' | 540' | 720' | 900' | 1080' | 1260' |
| 65 | 390' | 585' | 780' | 975' | 1170' | 1365' |
| 70 | 420' | 630' | 840' | 1050' | 1260' | 1470' |

GENERAL NOTES

- For new development, follow department.
- Sight distance shall be provided for the maximum number of lanes at the intersection.
- Developing engineer shall provide sight lines for the maximum number of lanes at the intersection by using the sight distance table for the design speed and lane width. Sight distance shall be provided for the maximum number of lanes at the intersection.
- Sight distance shall be provided for the maximum number of lanes at the intersection.
- Sight distance shall be provided for the maximum number of lanes at the intersection.
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- Sight distance shall be provided for the maximum number of lanes at the intersection.

ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION CLAYTON, MISSOURI

SIGHT DISTANCE AT INTERSECTIONS

REVISION DATE: September 1, 2015
 DRAWING: 40.25-1

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 Fax (314) 576-0502
 www.landshomes.com

THE STERLING CO.
 ENGINEERS & SURVEYORS
 8055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-576-8844
 www.sterling-eng.com
 Corporate Certificate of Authority #001346

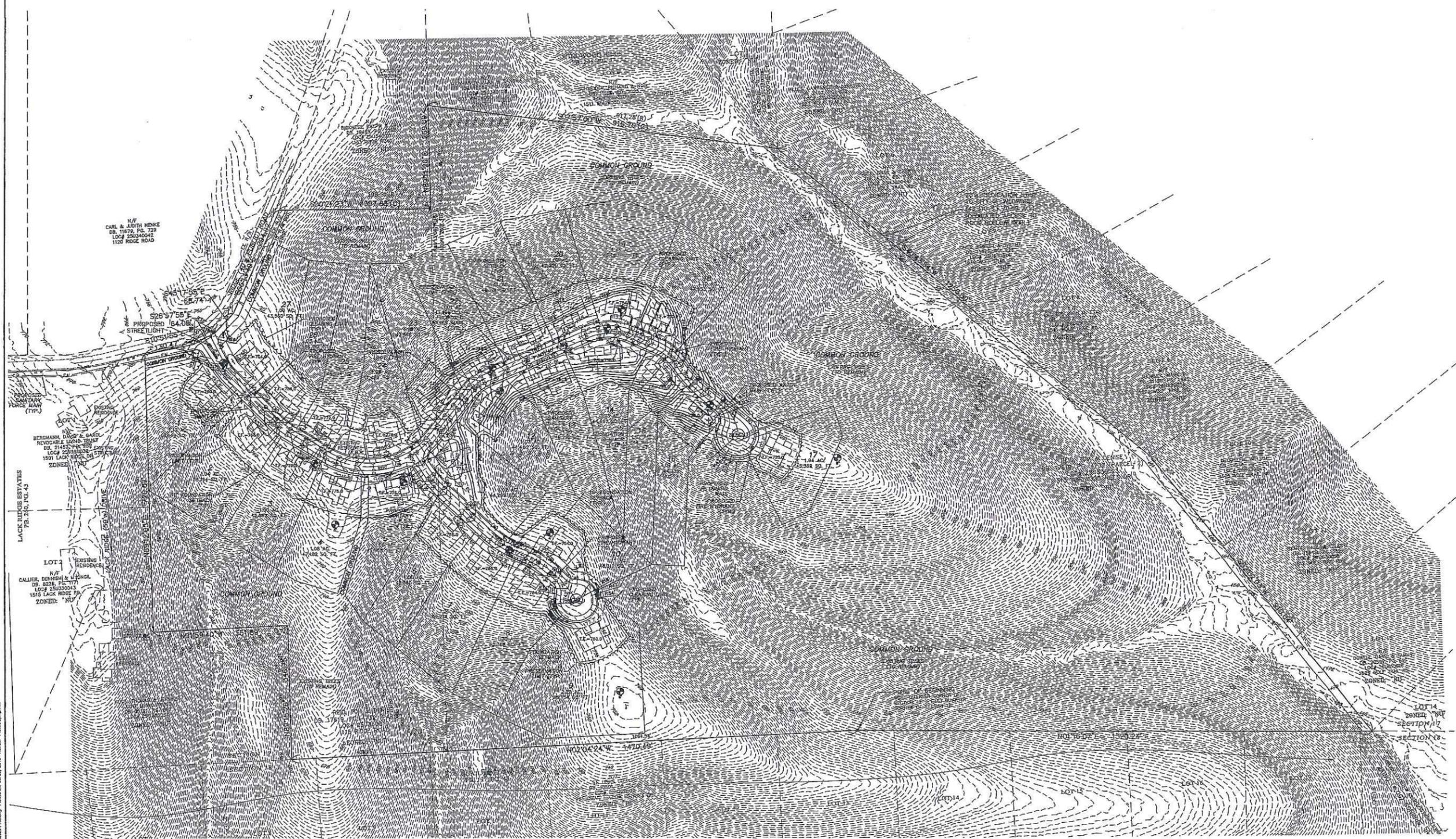
Auburn Ridge
 Winnetka, Missouri
 Preliminary Development Plan
 Sight Distance Study

Date: 9-16-2016
 MICHAEL G. BORDING
 License No. MO E-28643
 Civil Engineer

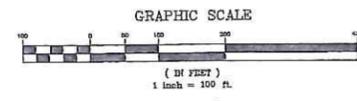
Job Number: 15-10-329
 Date: Sept. 16, 2016
 Designed: MF
 Drawn: LG
 Checked: JY
 Sheet: 4.1
 PRE

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION, AND HAVE NOT BEEN FIELD EXPOSED (PITHOLED), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY DRIVING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

Revised Submittal 9/16/16



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| ISSUE | REMARKS/DATE |
|-------|-----------------------------|
| 1 | 3-25-2016 INITIAL SUBMITTAL |
| 2 | CITY COMMENTS 05-15-16 |
| 3 | CITY COMMENTS 07-28-16 |
| 4 | RESUBMITTAL 07-28-16 |

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 Fax: (314) 576-0502
 www.fishhthomes.com

THE **STERLING** CO.
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 www.sterling-eng-survey.com
 Corporate Certificate of Authority 000 046

Auburn Ridge
 Winneton, Missouri
 Preliminary Development Plan

Date: 07-28-16
 MICHAEL G. SPERDING
 License No. MO E-28543
 Civil Engineer

Job Number: 15-10-329
 Date: 07-28-16
 Designer: MF
 Drafter: LG
 Checker: PRE

MSD Base Map - 25U, 26U

Original Submittal 7/20/16



NOTES:

- 1) AREA REQUIRED TO BE PRESERVED: 74.34 ACRES
- 2) TOTAL USABLE AREA REMAINING: 7.03 ACRES
- 3) TOTAL AREA REQUIRED FOR DEVELOPMENT OF THIS PLAN: 11.89 AC. (15% OF TOTAL SITE AREA)
- 4) REQUESTED INCREASE IN USABLE AREA AS PERMITTED BY THE DIRECTOR OF PLANNING: 3.72 AC. (5% OF 74.34 AC.)
- 5) AREA INCREASE REQUESTED OF THE PLANNING COMMISSION IN EXCESS OF ITEM #4: 1.68 AC. (2.3% OF TOTAL SITE AREA)
- 6) TOTAL REQUESTED DEVELOPMENT AREA FOR THIS PROJECT: 11.89 AC. 7.03 AC. (NOW PERMITTED)
 3.72 AC. (DIRECTOR OF PLANNING VARIANCE, 5%)
 1.14 AC. (PLANNING COMMISSION VARIANCE, 1.5%)
 11.89 AC.

NATURAL RESOURCE PROTECTION STANDARD ANALYSIS - PREPARED BY ON-SITE SOILS, INC.

| MAP UNIT | AREA (ACRES) | % REQUIRED TO BE PRESERVED | AREA REQUIRED TO BE PRESERVED (SQ. FT./AC) | ACRES PRESERVED | % PRESERVED | ACRES DISTURBED | % DISTURBED | ACRES USABLE |
|--------------|--------------|----------------------------|--|-----------------|-------------|-----------------|-------------|--------------|
| ABPL | 2.14 | 0 | 0 | 0.26 | 12 | 1.88 | 88 | 2.14 |
| B6VE | 1.58 | 30 | 20,647/0.47 | 0.51 | 32 | 1.07 | 68 | 1.11 |
| BEVE | 3.80 | 50 | 82,764/1.90 | 0.95 | 25 | 2.85 | 75 | 1.90 |
| CEVE | 6.08 | 70 | 185,696/4.28 | 4.11 | 67 | 1.98 | 33 | 1.83 |
| C6CAr | 5.30 | 100 | 234,788/5.39 | 1.89 | 35 | 3.50 | 65 | 0.00 |
| C2VEr | 0.59 | 100 | 25,700/0.59 | 0.59 | 100 | 0.00 | 0 | 0.00 |
| D+EPH | 48.67 | 100 | 2,120,065/48.67 | 48.06 | 99 | 0.61 | 1 | 0.00 |
| D | 1.46 | 100 | 63,597/1.46 | 1.46 | 100 | 0.00 | 0 | 0.00 |
| B6PL(AF) | 0.23 | 80 | 8015/0.18 | 0.23 | 100 | 0.00 | 0 | 0.05 |
| GLADE | 6.97 | 100 | 303,613/6.97 | 6.97 | 100 | 0.00 | 0 | 0.00 |
| FP | 4.44 | 100 | 193,408/4.44 | 4.44 | 0 | 0.00 | 0 | 0.00 |
| TOTAL | 81.36 | | 3,238,291/74.34 | 69.47 | 85 | 11.89 | 15 | 7.03 |

| SOIL LANDFORM | MAP SYMBOL |
|-------------------------|------------|
| SLOPE CLASSES (PERCENT) | SYMBOL |
| 0-6 | A |
| 7-15 | B |
| 16-30 | C |
| >30 | D |

SOIL SCIENTIST CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH 2016, PREPARED A REPORT REGARDING THE SOIL AND NATURAL RESOURCE EVALUATION OF THE SUBJECT PROPERTY. THE REPORT AND INFORMATION CONTAINED ON THIS PLAN RELATING TO SAME IS IN COMPLIANCE WITH SECTION 428.020, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDMOD, MISSOURI.

SOIL SCIENTIST _____ DATE _____

| | |
|-------------------------------|--|
| ISSUE/REVISION DATE | |
| 1 2/25/2016 INITIAL SUBMITTAL | |
| 2 3/14/2016 CITY COMMENTS | |
| 3 3/14/2016 CITY COMMENTS | |
| 4 3/14/2016 RESUBMITTAL | |

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 www.sterling-engineers.com
 Corporate Certificate of Authority: 0001348

Auburn Ridge
 Wildwood, Missouri
 Preliminary Development Plan
 Natural Resource Protection Plan

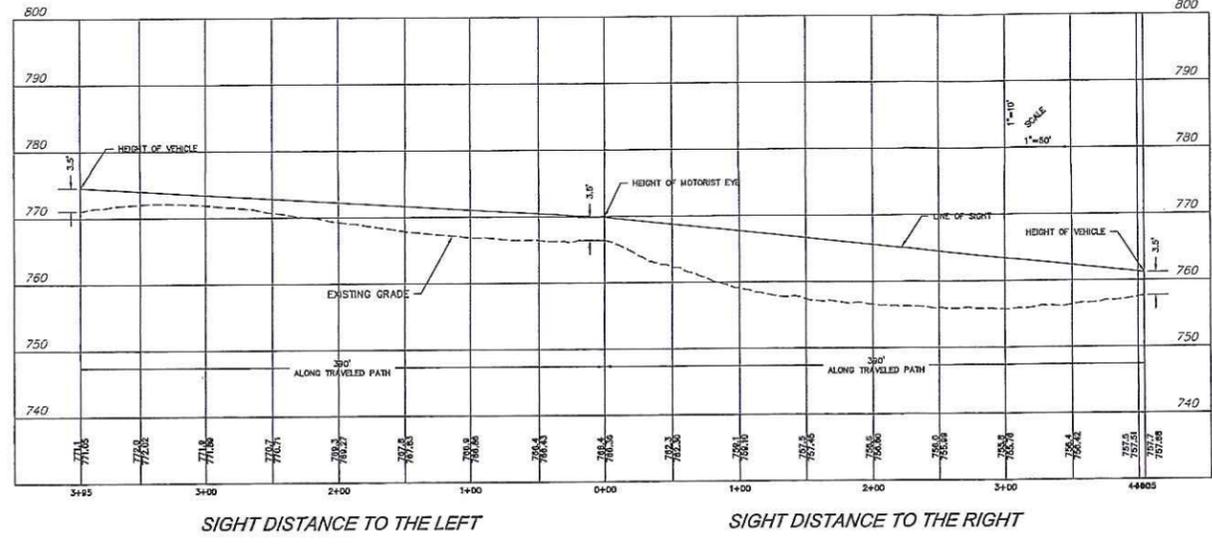


Date: 07-28-16
 MICHAEL G. BOERDING
 License No. MO E-28843
 Civil Engineer

Job Number: 15-10-329
 Date: 07-28-16
 Designed MF: Sheet
 Drawn LG: 3.1
 Checked: PRE

Original Submittal 7/20/16

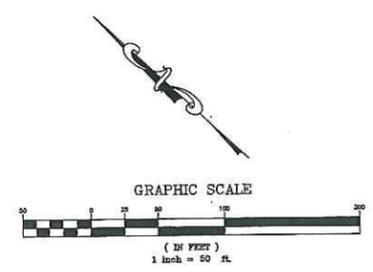
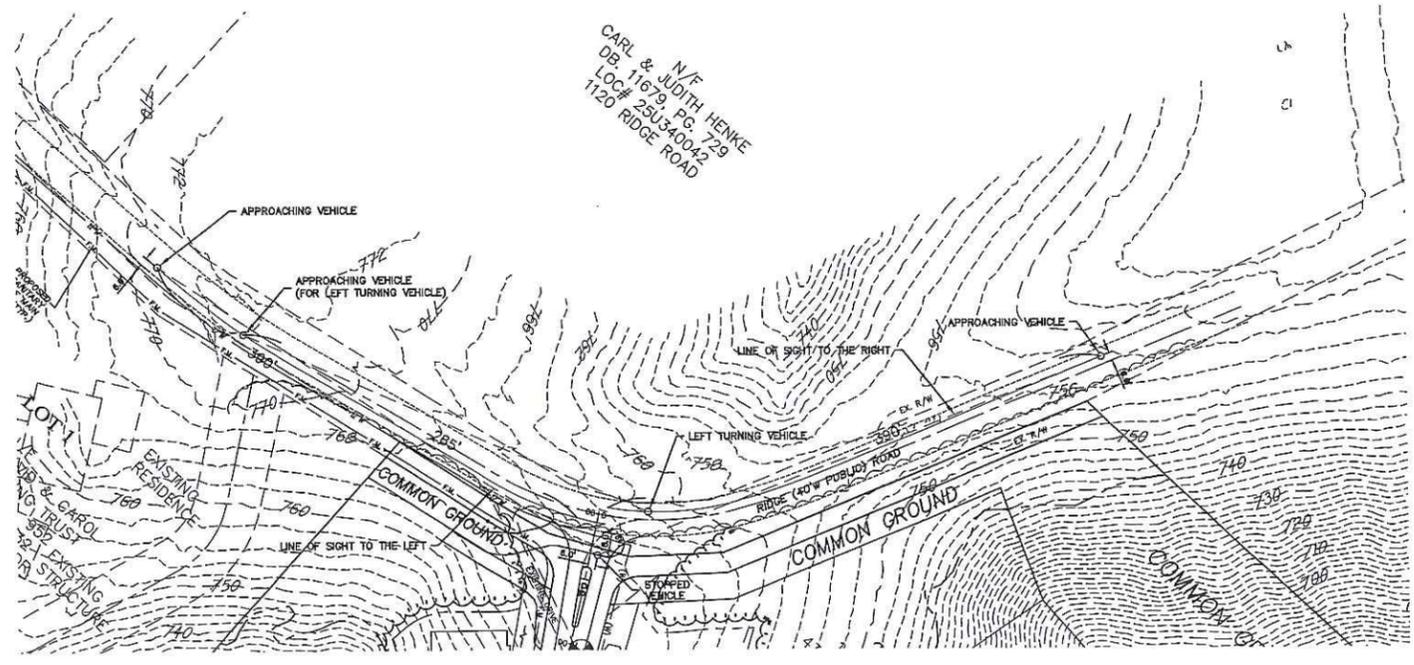
Drawing No. 1510329-115-Aur Ridge Development Plan - Preliminary Development Plan - Natural Resource Protection Plan - 07/28/16 - 3.1 - Fischer & Frichel Custom Homes, LLC



SIGHT DISTANCE TO THE LEFT SIGHT DISTANCE TO THE RIGHT

POSTED SPEED LIMIT: 30 MPH
DESIGN SPEED: 35

SIGHT DISTANCE FOR LEFT TURN FROM MINOR ROAD (X & Z) - 390'
PER ST. LOUIS COUNTY 'SIGHT DISTANCE AT INTERSECTIONS' DWG. 40.25-1



40.25 Sight Distance at Intersections

| Vehicle Height (ft) | Motorist Eye Height (ft) | Vehicle Height (ft) | Motorist Eye Height (ft) | Vehicle Height (ft) | Motorist Eye Height (ft) | Vehicle Height (ft) | Motorist Eye Height (ft) |
|---------------------|--------------------------|---------------------|--------------------------|---------------------|--------------------------|---------------------|--------------------------|
| 15 | 5'0" | 15' | 5'0" | 15' | 5'0" | 15' | 5'0" |
| 20 | 5'6" | 20' | 5'6" | 20' | 5'6" | 20' | 5'6" |
| 25 | 6'0" | 25' | 6'0" | 25' | 6'0" | 25' | 6'0" |
| 30 | 6'6" | 30' | 6'6" | 30' | 6'6" | 30' | 6'6" |
| 35 | 7'0" | 35' | 7'0" | 35' | 7'0" | 35' | 7'0" |
| 40 | 7'6" | 40' | 7'6" | 40' | 7'6" | 40' | 7'6" |
| 45 | 8'0" | 45' | 8'0" | 45' | 8'0" | 45' | 8'0" |
| 50 | 8'6" | 50' | 8'6" | 50' | 8'6" | 50' | 8'6" |
| 55 | 9'0" | 55' | 9'0" | 55' | 9'0" | 55' | 9'0" |
| 60 | 9'6" | 60' | 9'6" | 60' | 9'6" | 60' | 9'6" |
| 65 | 10'0" | 65' | 10'0" | 65' | 10'0" | 65' | 10'0" |
| 70 | 10'6" | 70' | 10'6" | 70' | 10'6" | 70' | 10'6" |

GENERAL NOTES:

- Do not make drawing from observations.
- Sight distance design criteria shall be based upon the number of lanes of travel in each direction.
- On existing roads the design speed shall be the 85th percentile speed of traffic or the posted speed limit, whichever is greater.
- On new roads the design speed shall be 85% of the posted speed limit.
- When a road is to be widened, sight distance shall be increased by increasing the road width on the new section.
- When a road is to be widened, sight distance shall be increased by increasing the road width on the new section.
- Height of motorist eye in stopped vehicle = 5.50 ft. Height of eye in moving vehicle = 5.50 ft.
- Sight distance requirements shall be satisfied for both left and right lanes of travel in each direction.
- Sight distance requirements for left turning vehicles shall be measured from a vehicle stopped at the intersection.
- All sight distance values shown are minimum values.
- All sight distance values shall be rounded up to the next whole number.
- Sight distance shall be met for all sight triangles.

SAINT LOUIS COUNTY
DEPARTMENT OF TRANSPORTATION
CLAYTON, MISSOURI

SIGHT DISTANCE AT INTERSECTIONS

REVISION DATE: September 1, 2015
DRAWING 40.25-1

ISSUE REMARKS/DATE
1 2/25/2015 INITIAL SUBMITTAL
2 CITY COMMENTS 06/10/16
3 RESUBMITTAL 07/20/16

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Ph: 314-877-0440 Fax: 314-877-4944
www.sterling-eng-survey.com
Corporate Certificate of Authority #0131348

Auburn Ridge
Wilwood, Missouri
Preliminary Development Plan
Sight Distance Study

Date: 07-28-16
MICHAEL G. BOERDING
License No. MO E-28543
Civil Engineer

Job Number
15-10-329

Date
07-28-16

Designed: MF
Drawn: LG
Checked: PRE

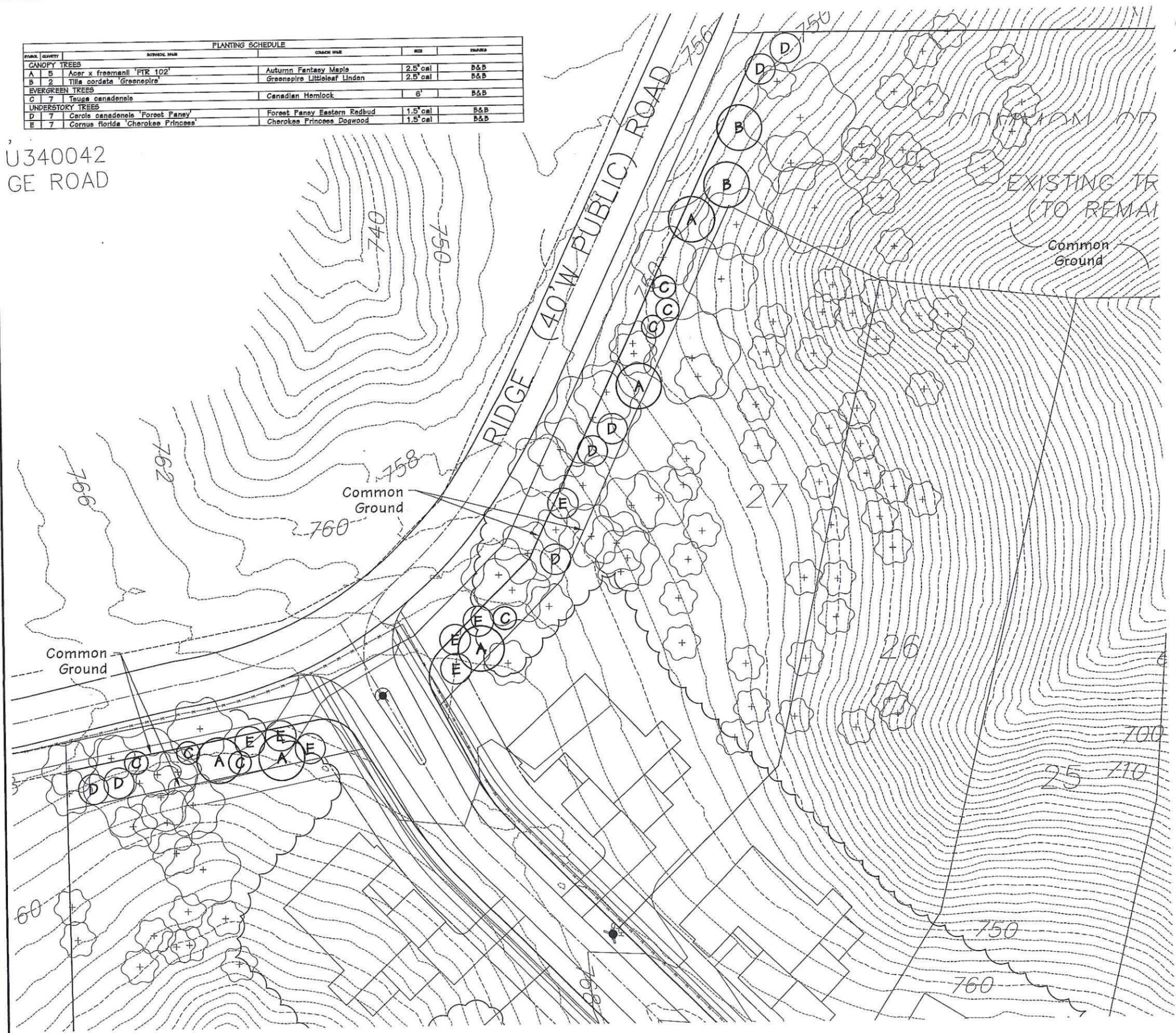
MSD Base Map - 25U, 26U

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION, AND HAVE NOT BEEN FIELD VERIFIED (NOTIFIED), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SANITARY UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

Original Submittal 7/20/16

| PLANTING SCHEDULE | | | | | |
|-------------------------|----------|------------------------------------|-----------------------------|----------|-------|
| TRAIL | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE | PRICE |
| CANOPY TREES | | | | | |
| A | 5 | Acer x freemanii 'FTR 102' | Autumn Fantasy Maple | 2.5' cal | B&B |
| B | 2 | Tilia cordata 'Greenpire' | Greenpire Littleleaf Linden | 2.5' cal | B&B |
| EVERGREEN TREES | | | | | |
| C | 7 | Thuja canadensis | Canadian Hemlock | 6' | B&B |
| UNDERSTORY TREES | | | | | |
| D | 7 | Carols canadensis 'Forest Pansy' | Forest Pansy Eastern Redbud | 1.5' cal | B&B |
| E | 7 | Cornus florida 'Cherokee Princess' | Cherokee Princess Dogwood | 1.5' cal | B&B |

U340042
GE ROAD



KEY
 Existing tree to remain
 Existing canopy to remain

STATE OF MISSOURI
 LANDSCAPE ARCHITECT
 Jerald Saunders - Landscape Architect
 MO License # LA-007
 7/28/16
 Consultants:

Auburn Ridge
 Wildwood, Missouri

Original Submitted 7/20/16

Revisions:

| Date | Description | No. |
|------|-------------|-----|
| | | |
| | | |
| | | |
| | | |

Drawn: BB
 Checked: RG

Ioomis Associates
 Landscape Architects/Planners
 7000 Southwestern Blvd. Suite 100
 Chesterfield, Missouri 63005-1000
 Phone: 636.863.1000
 Fax: 636.863.1001
 Email: info@ioomis.com
 Ioomis Associates Inc.
 Missouri State Certificate of Authority # LAC 00000116

Sheet Title: Landscape Plan
 Sheet No: L-2
 Date: 07/28/16
 Job #: 955.004

PARTIAL LANDSCAPE PLAN
 SCALE 1"=20'
 0 20 40 80

ATTACHMENT D
Background Information



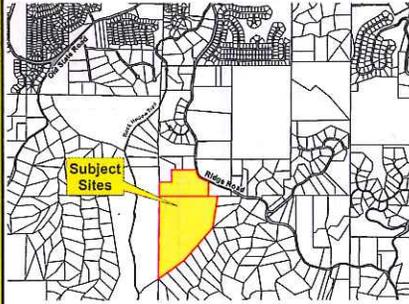
WILDWOOD

16860 Main Street
Wildwood, MO 63040

**CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING**
before the Planning and Zoning Commission
Monday, October 3, 2016, at 6:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

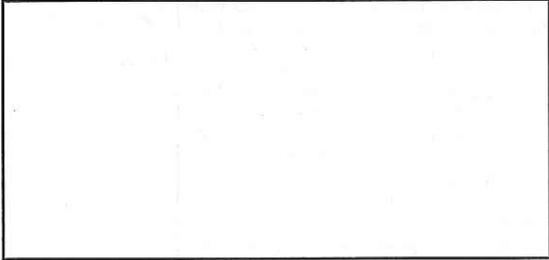
* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.
THANK YOU!

PLEASE NOTE, STARTING TUESDAY, SEPTEMBER 6, 2016, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT 6:30 P.M.



Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing that was held on August 1, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission is scheduled to hear/act upon the Department of Planning's report upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and participate in its discussion. The meeting will be held on **Monday, October 3, 2016, at 6:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

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 revised total of twenty-four (24) individual lots, with common ground, and required public space areas. The proposed number of lots had previously been reduced from twenty-seven (27) to twenty-five (25) in total. (Ward Six)**

PLEASE NOTE, STARTING **SEPTEMBER 6, 2016**, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT **6:30 P.M.**

- *RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**
- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
 - 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
 - 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

Travis Newberry

From: Larry Miner <bubbaqminer@yahoo.com>
Sent: Friday, September 30, 2016 9:25 AM
To: Travis Newberry
Cc: Jim Bowlin; Joe Vujnich; 'R. Jon Bopp'; 'Becker, Bob & Carol'; 'Bill & Karin Stawiarski'; 'Bob & Marilyn Snyders'; 'Brubach, Dave & Renee'; 'David E & Tammy Y Dowell'; 'Early, Don & Linda'; 'Eric J & Lisa M LaBarge'; 'Gerald & Linda Halbrook Sexauer'; 'Gray, Wendy'; 'Halley, Geoffrey & Sylvia'; 'Hockenbury, Don & Barb'; 'James A & Paulette R Winkelmann'; 'Jones, Robert & Thelma'; 'Kiger, Greg & Cheryl'; Travis Newberry; 'Kris & Patricia Sachtleben'; 'LaClair, John & Cynthia'; 'Majeski, Deanna'; 'Mark & Bonnie Stevenson Duitsman'; 'Mark & Mary Gebhart'; 'Michael J Gudeman'; 'Milles, Larry & Lynette'; 'Moll, Jane Klein'; 'Mutrux, Max & Jill Wagenknecht'; 'Nuetzel, Bill & Judy'; 'Paul & Celeste Banta'; 'Price, Larry & Joan'; 'Reuben Rigel'; 'Sites, Randy & Jane'; 'Smith, Jerry & Lois'; 'Stapf, Julia A'; 'Thomley, Mark'; 'Veth, John & Jackie'; 'William & Ann Stremme McQuillen'; 'Ashley Krueger'; 'Dave Helfrich'; 'Susan Prosperi'; 'Ben Bracken'; 'Beryll F. Bader Sr.'; 'Charles T. Koenig'; 'Dennis Church'; 'Greg Alexander'; 'Harry Billiot'; 'Jerry Porter'; 'John P. Miller'; 'Pat McManemy'; 'Richard Schneider'; 'Sarah Bracken'; 'Nedra Klohr, I. C. E.'; 'Larry Goodson; dself@earthlink.net; 'Dean Klohr'; sbowess@aol.com
Subject: Auburn Ridge P.Z. 6- 16 Proposal

Travis,

As a resident before Wildwood existed, I wrote previously about my objections with going forward with the Auburn Ridge Proposal. Unfortunately, I will be on vacation and unable to attend Monday's meeting where this proposal will again be discussed.

I have one question that I would like discussed in my absence:

"Given that none of the surrounding neighbors want this proposal to be approved, what inspires you to irresponsibly ignore the community's rejection of this proposal, ignore the City of Wildwood's Master Plan, and arbitrarily override the Planning and Zoning Ordinances? Is this the New and Improved Wildwood where you bend or ignore the rules anytime you choose to despite what the residents want?"

Larry Miner

1556 Wolf Trail Road

From: Don Self [<mailto:dself@earthlink.net>]
Sent: Saturday, September 24, 2016 6:11 AM
To: Dean Klohr; Travis Newberry

Travis, et al.

As a fairly new Wildwood homeowner, I agree with the comments of my neighbors. I would also like to add that the P&Z Committee is messing with the foundation that has made Wildwood such a great place to live. I am sure you are aware of the city's national stature, but for anyone that does not realize what we have here, visit this link:

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I have not seen any comments in support of the proposal to violate the 3 acre rule, except from those that stand to gain financially from the variance. If you ask for input, and all of the affected residents are against the proposed action, how can you justify going forward? You are treading on a slippery slope that will set a troubling precedent for future activity.
Put me down for a solid "no" vote.

Don Self
1362 Bear Canyon Rd

On 9/23/2016 12:38 PM, Dean Klohr wrote:

Travis,
Please pass my email on to the Planning and Zoning Committee Members and Joe Vujunic in particular.
Thank you.

As a retired business person, my question to the P&Z Committee is, what is the **objective** of Wildwood and the Planned Residential Development Overlay District, is it to increase the population of Wildwood, to increase the tax revenue, to keep developers happy or what?

Maybe, if I understood what the **objective** is, it would make sense to me why we want to cram housing into the Non-Urban Residence District in what seems to me is a violation of the the basic founding idea behind the incorporation of Wildwood. Why not just require 3 acre lots?

I struggle with why those of us who built out here, followed the 3 acre rule, spent extra monies to build retaining walls and to maintain the trees on our sloped lots, did it. Ed Holthaus could have just bulldozed down the ridge tops and cleared the trees to make it less expensive for us to build..

I don't see the Quail Hollow PRD development as being a justification to do more of the "same." I believe at least one Quail Ridge resident has even come out against Auburn Ridge. What will be next, the property on the east side of Ridge Road?

At the second meeting on September 19, there was included "a public space dedication to the City of Wildwood to provide access through the site to the Rock Hollow Valley." Will parking spaces be provided for automobiles and bicycles?, Being a little facetious maybe a pavilion and BBQ pits for city dwellers?

Joe Vujunic,

I was personally taken back by your presentation as an employee of Wildwood and we citizens, at the September 19 meeting.

Your eloquent presentation sounded like you were an employee of Fischer and Frichtel instead of Wildwood. A retired cardiac surgeon neighbor sitting next to me, who missed the initial meeting and did not know who you are or your position, leaned over to me and asked if you were the Fischer and Frichtel representative. Since then one other neighbor and an email contact, who was present asked, why you wanted to favor Fischer and Frichtel instead of Wildwood or at least make a neutral presentation.

Maybe if I understand the **objective** I will understand your presentation.

--

Dean H. Klohr, P.E.



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Travis Newberry

From: Greg Kiger <greg@oncefilms.com>
Sent: Friday, September 30, 2016 7:42 AM
To: John P. Miller
Cc: Jim Bowlin; Travis Newberry; Joe Vujnich; Richard Schneider; Larry Goodson; Phil Dario; Tom Eisenbies; Jerry Porter; Miller Bari; Joe Garritano; Greg Alexander
Subject: Re: Auburn Ridge

Excellent points John.

Wildwood is at a crossroads and rules or lack thereof regarding PRDs in NU areas need to be reexamined and codified. Allowing each developer to cut their best deal with Dept of Planning is a recipe for losing the Wildwood we love.

Can we put a hold on PRDs and have that discussion / process? Maybe spearheaded by a citizens committee? I know so many residents are who like John are reasonable and interested in the fate of our community...

Long may you run,

Greg Kiger

636-207-8000

Our Emmy Award winning Spotlight series...

www.StLouisSpotlight.com

Short films for purpose driven companies...

OnceFilms.com

For those who seek wellness...

www.what2eat.TV

On Sep 29, 2016, at 8:20 PM, John P. Miller <John.Miller@kpff.com> wrote:

Hi Jim:

I just received a notice in the mail this evening about another public meeting for Monday Oct 3 regarding the subject proposed development. Due to short notice I cannot attend, so I thought I'd share a few of my additional comments with you via email.

I urge the commission to insist on the following before approving this development:

1. Limit the minimum lot size to 3 acres. No exceptions.

2. Obtain a clear explanation and understanding of the clearing limits, set backs, and preservation line, especially as it pertains to the roadway construction. The fear is that a large swath of the ridge tops will be plowed flat and giant homes will be constructed, ruining the views of all of the homes on the surrounding ridges whose homes blend in rather than stick out.

3. Require a tree clearing plan for each lot to be submitted with every individual building permit application. This plan should establish up front tree clearing limits around the home, grading restrictions such as a maximum height of a retaining wall, maximum height of the ridge line, etc. See #2 above.

4. Require a minimum distance between houses of say 100 feet or more.

5. Require a clear plan on how storm water will be handled and how water quality will be maintained per MSD requirements.

6. Require a traffic study to be performed for Ridge Road, Old State Road, and the intersection of Ridge and Old State. Safety and traffic congestion is already a big problem.

7. Require a legacy tree inventory and preservation plan.

8. Require a tasteful landscape treatment of the entry to blend in with the character of the surrounding area.

I'm sure I can think of a couple more, but we residents have probably already mentioned them.

I really appreciate your support of the residents who are opposed to this development, and the other council persons who are also in our camp. I know this site will be developed some day, by some developer, but let's make sure it is done in a way that enhances Wildwood's image and brand, rather than creating something out of character. This holds true for the many large tracts ripe for similar developments.

Going forward, I believe the PRD should be overhauled completely, and it should not be so ambiguous or developer-friendly, or subject to interpretation. This is probably easier said than done, as evidenced by the controversy over whether this particular development meets the PRD or not.

It seems very obvious to me that essentially everyone who lives around this development who cares about Wildwood opposes it, and I hope you and the City Council will reject it in its current state and require the above stipulations as a minimum.

Thank you for listening.

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KPF
16202 Thornberry Ridge Lane

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at city hall. Hopefully, it will make my job as Ward 6 councilman more understanding as I try to convince the majority of the 75 percent of my peers that those 8000 to 10, 000 of us residents living west of 109 don't want to live on top of each other. That we didn't move out here, before and after Wildwood was born, to live in another Webster Groves, Kirkwood, Manchester, etc.

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Jerry W Porter
Ward 6 Councilman

Sent from my iPad

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Sent: Thursday, September 29, 2016 8:28 PM
To: John P. Miller
Cc: Travis Newberry; Joe Vujnich; Kiger, Greg & Cheryl; Richard Schneider; Larry Goodson; Phil Dario; Tom Eisenbeis; Jerry Porter; Bari Miller; Joe Garritano; Greg Alexander
Subject: Re: Auburn Ridge

John:

Thank you for your email and thoughts. You make many good points.

Jim

James R. Bowlin
Mayor
City of Wildwood
636-458-0440, ext. 300
www.cityofwildwood.com

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To: dself@earthlink.net
Cc: Dean Klohr; Travis Newberry; Jim Bowlin; Joe Vujnich; R. Jon Bopp; Becker, Bob & Carol; Bill & Karin Stawiarski; Bob & Marilyn Snyders; Brubach, Dave & Renee; David E & Tammy Y Dowell; Early, Don & Linda; Eric J & Lisa M LaBarge; Gerald & Linda Halbrook Sexauer; Gray, Wendy; Halley, Geoffrey & Sylvia; Hockenbury, Don & Barb; James A & Paulette R Winkelmann; Jones, Robert & Thelma; Kiger, Greg & Cheryl; Kris & Patricia Sachtleben; LaClair, John & Cynthia; Majeski, Deanna; Mark & Bonnie Stevenson Duitsman; Mark & Mary Gebhart; Michael J Gudeman; Milles, Larry & Lynette; Miner, Larry & Debbie; Moll, Jane Klein; Mutrux, Max & Jill Wagenknecht; Nuetzel, Bill & Judy; Paul & Celeste Banta; Price, Larry & Joan; Reuben Rigel; Sites, Randy & Jane; Smith, Jerry & Lois; Stapf, Julia A; Thomley, Mark; Veth, John & Jackie; William & Ann Stremme McQullen; Ashley Krueger; Dave Helfrich; Susan Prosperi; Ben Bracken; Beryll F. Bader Sr.; Charles T. Koenig; Dennis Church; Greg Alexander; Harry Billiot; John P. Miller; Pat McManemy; Richard Schneider; Sarah Bracken; Nedra Klohr, I. C. E.; Larry Goodson
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Sent from my iPad

On Sep 24, 2016, at 6:14 AM, Don Self <dself@earthlink.net> wrote:

Travis, et al.

As a fairly new Wildwood homeowner, I agree with the comments of my neighbors. I would also like to add that the P&Z Committee is messing with the foundation that has made Wildwood such a great place to live. I am sure you are aware of the city's national stature, but for anyone that does not realize what we have here, visit this link:

<http://www.missouripartnership.com/Sites-Incentives-Data/Data-Center/Industry-Insight-Blog/itemid/2508/amid/717/eight-missouri-cities-rank-among-the-best-small-cities-in-america>

I have not seen any comments in support of the proposal to violate the 3 acre rule, except from those that stand to gain financially from the variance. If you ask for input, and all of the affected residents are against the proposed action, how can you justify going forward? You are treading on a slippery slope that will set a troubling precedent for future activity. Put me down for a solid "no" vote.

Don Self
1362 Bear Canyon Rd

On 9/23/2016 12:38 PM, Dean Klohr wrote:

Travis,
Please pass my email on to the Planning and Zoning Committee Members and Joe Vujunic in particular.
Thank you.

As a retired business person, my question to the P&Z Committee is, what is the **objective** of Wildwood and the Planned Residential Development Overlay District, is it to increase the population of Wildwood, to increase the tax revenue, to keep developers happy or what?

Maybe, if I understood what the **objective** is, it would make sense to me why we want to cram housing into the Non-Urban Residence District in what seems to me is a violation of the the basic founding idea behind the incorporation of Wildwood. Why not just require 3 acre lots?

I struggle with why those of us who built out here, followed the 3 acre rule, spent extra monies to build retaining walls and to maintain the trees on our slopped lots, did it. Ed Holthaus could have just bulldozed down the ridge tops and cleared the trees to make it less expensive for us to build..

I don't see the Quail Hollow PRD development as being a justification to do more of the "same." I believe at least one Quail Ridge resident has even come out against Auburn Ridge. What will be next, the property on the east side of Ridge Road?

At the second meeting on September 19, there was included "a public space dedication to the City of Wildwood to provide access through the site to the Rock Hollow Valley." Will parking spaces be provided for automobiles and bicycles?, Being a little facetious maybe a pavilion and BBQ pits for city dwellers?

Joe Vujunic,
I was personally taken back by your presentation as an employee of Wildwood and we citizens, at the September 19 meeting.
Your eloquent presentation sounded like you were an employee of Fischer and Frichtel instead of Wildwood. A retired cardiac surgeon neighbor sitting next to me, who missed the initial meeting and did not know who you are or your position, leaned over to me and asked if you were the Fischer and Frichtel representative.

Since then one other neighbor and an email contact, who was present asked, why you wanted to favor Fischer and Frichtel instead of Wildwood or at least make a neutral presentation.

Maybe if I understand the **objective** I will understand your presentation.

--

Dean H. Klohr, P.E.



Virus-free. www.avast.com

Travis Newberry

From: Phil Dario <phil@showcaseremodelingstl.com>
Sent: Tuesday, September 27, 2016 7:14 PM
To: sbowess@aol.com; Jerry Porter; Joe Vujnich; Travis Newberry; Jim Bowlin; rbopp@cityofwildwood.com
Subject: RE: P.Z. 6-16 Proposal

As a resident of Wildwood as well, I also concur with Ms Bowess assessment. If for no other reason this "subdivision" does NOT follow the plan for Wildwood, period! This PRD stuff is getting out of control and is being abused

While no one is really expecting the site to go undeveloped, the collective voice you are hearing is build with strong limitations for all the reasons detailed in this email.

It is my understanding that a PRD on Pond and Manchester was rejected and access to that site, etc is far more favorable than Auburn Ridge

Auburn Ridge should have a maximum of 12-15 homes located on this land

If you want to see how a development in Wildwood should and needs to look, go two block over and observe the Windwood Hills "subdivision". Plenty of setback, abundant amount of timber left. It's very apparent the developer(and the city council) had respect for the residents and the land

Phil and Ivy Dario

From: sbowess@aol.com [<mailto:sbowess@aol.com>]
Sent: Tuesday, September 27, 2016 6:41 PM
To: JPorter@cityofwildwood.com; JVujnich@cityofwildwood.com; travis@cityofwildwood.com; JBowlin@cityofwildwood.com; rbopp@cityofwildwood.com
Subject: P.Z. 6-16 Proposal

As a resident of Wildwood for close to 17 years now, I am writing to strongly voice my OPPOSITION to the proposed subdivision Auburn Ridge Rd. P.Z. 6-16 proposal. From my understanding the proposal does NOT follow the footprint planned for Wildwood. I have been getting emails all week from neighbors and fellow Wildwood residents contacting me with their concerns about this. I believe Wildwood has bymade a principle of listening to its residents when it comes to changing any part of the master plan and I believe residents are loudly declaring displeasure with this plan. The plan to clear cut the lot does NOT fit in with Wildwood's policy of conservation and preservation. Neither does the plan to allow ANY lots sizes below the 3 acres required by zoning code. How many residents are you waiting for to come forward? Is there a magic number?

I have concerns about the houses being close to the road. I think they need to follow the rule of being 50 feet back from the road.

I also have concerns about the increase in traffic on Old State. In the years I have lived here, traffic has increased a great deal. I often have to wait quite a while now to turn onto Old State. Has anyone done studies of what the increase in traffic? I regularly see more accidents on Old State than I used to and I have grave concerns about the safety of that road with more traffic being added.

My own home is across the ridge from the site. My husband and I have invested a great deal in our property in the last three years because we love the area and our neighborhood. We bought our home here knowing it needed work because we loved the beauty of the area and towns commitment to conservation. I come from a town in Ohio that committed to a

two acre minimum and in spite of my parents buying their home there in the 1950's, property values had remained high and the area had maintained its low crime rates because of that commitment. I, in turn, bought my first house there in mid 1990's. I believed our investment here in Wildwood to be prudent because of your stated commitment. Why would you consider making such a big change to that plan? If you do so, not only are you setting a precedent that I believe will, in the long run, devalue all the homes in Wildwood, but it will more quickly affect my own property value by marring my beautiful view.

Currently I look on a lovely wooded ridge. I can see for miles. All the homes are nestled in the trees and DO NOT affect the view. Clearcutting will ruin the view for many many residents all up and down the valley. With all the work my husband and I have done here we HAVE maintained our own setback of over 50 feet. We have LIMITED the number of trees we have removed and have made sure the work we have done on our home is NOT unsightly to homes across the valley. Our house remains nestled in the trees. We have FOLLOWED THE RULES AND ASK OTHERS BE HELD TO THOSE SAME RULES!

As a mother with new drivers, a resident whose view will be decimated, and a resident who is very concerned about maintaining our property value and the values on which Wildwood itself was founded, I ask you to restrict this subdivision. Please UPHOLD the three acre rule. Please UPHOLD the 50 foot setback. Please STUDY traffic as Ridge Road already gets congested and backs up onto Old State at times due to the traffic from Ridge Meadows and rush hour traffic multiple times a day.

Travis Newberry

From: sbowess@aol.com
Sent: Tuesday, September 27, 2016 9:13 PM
To: Jerry Porter; Joe Vujnich; Travis Newberry; Jim Bowlin; rbopp@cityofwildwood.com
Subject: Re: P.Z. 6-16 Proposal

Sorry. I forgot to sign my email.

Sarah and Ben Bracken
Old State Farms

Sent from my iPhone

On Sep 27, 2016, at 6:40 PM, "sbowess@aol.com" <sbowess@aol.com> wrote:

As a resident of Wildwood for close to 17 years now, I am writing to strongly voice my OPPOSITION to the proposed subdivision Auburn Ridge Rd. P.Z. 6-16 proposal. From my understanding the proposal does NOT follow the footprint planned for Wildwood. I have been getting emails all week from neighbors and fellow Wildwood residents contacting me with their concerns about this. I believe Wildwood has bymade a principle of listening to its residents when it comes to changing any part of the master plan and I believe residents are loudly declaring displeasure with this plan. The plan to clear cut the lot does NOT fit in with Wildwood's policy of conservation and preservation. Neither does the plan to allow ANY lots sizes below the 3 acres required by zoning code. How many residents are you waiting for to come forward? Is there a magic number?

I have concerns about the houses being close to the road. I think they need to follow the rule of being 50 feet back from the road.

I also have concerns about the increase in traffic on Old State. In the years I have lived here, traffic has increased a great deal. I often have to wait quite a while now to turn onto Old State. Has anyone done studies of what the increase in traffic? I regularly see more accidents on Old State than I used to and I have grave concerns about the safety of that road with more traffic being added.

My own home is across the ridge from the site. My husband and I have invested a great deal in our property in the last three years because we love the area and our neighborhood. We bought our home here knowing it needed work because we loved the beauty of the area and towns commitment to conservation. I come from a town in Ohio that committed to a two acre minimum and in spite of my parents buying their home there in the 1950's, property values had remained high and the area had maintained its low crime rates because of that commitment. I, in turn, bought my first house there in mid 1990's. I believed our investment here in Wildwood to be prudent because of your stated commitment. Why would you consider making such a big change to that plan? If you do so, not only are you setting a precedent that I believe will, in the long run, devalue all the homes in Wildwood, but it will more quickly affect my own property value by marring my beautiful view.

Currently I look on a lovely wooded ridge. I can see for miles. All the homes are nestled in the trees and DO NOT affect the view. Clearcutting will ruin the view for many many residents all up and down the valley. With all the work my husband and I have done here we HAVE maintained our own setback of over 50 feet. We have LIMITED the number of trees we have removed and have made sure the work we have done on our home is NOT unsightly to homes across the valley. Our house remains nestled in the trees. We have FOLLOWED THE RULES AND ASK OTHERS BE HELD TO THOSE SAME RULES!

As a mother with new drivers, a resident whose view will be decimated, and a resident who is very concerned about maintaining our property value and the values on which Wildwood itself was founded, I ask you to restrict this subdivision. Please UPHOLD the three acre rule. Please UPHOLD the 50 foot

setback. Please STUDY traffic as Ridge Road already gets congested and backs up onto Old State at times due to the traffic from Ridge Meadows and rush hour traffic multiple times a day.

Travis Newberry

From: John LaClair <john@bavarianstl.com>
Sent: Tuesday, September 27, 2016 9:45 AM
To: Travis Newberry; Jim Bowlin; Joe Vujnich; Jerry Porter; deanklohr@gmail.com; Greg Alexander; Terri Gaston
Subject: Another Auburn Ridge note

Good day'

Just another plea and view into the result of approving Auburn Ridge as it is.

I bought my lot on Wolf trail 12 years ago with the intent of building my retirement home in the woods.

I am/was about to submit plans to the city for a custom home designed by a noted architect.

The plan you have before you puts no less than 5 homes directly across from my lot.

I bought this thinking maybe 1 or 2 homes would be there someday but this is the worst thing I can think of happening to my dream of getting away to the "protected" Wildwood environment.

What is proposed may nearly conform to the 3 acre rule but it does so at the expense of bringing in a tightly packed subdivision to stain the view of tens of long term residents and 1 newcomer at least.

I would propose/request, if this must happen, decreasing the number of sites and increasing space between them.

The present plan shows 2 or 3 lots at 2 acres. That shouldn't happen. It also shows homes squeezed together ala Ellisville or any of a number of municipalities. That also should be modified.

Please protect the promise of Wildwood and give us all a view we can enjoy in peace.

Thanks for listening

John LaClair

1561 Wolf Trail

(Look at my lot and what I'll be forced to see in the plans. You'll see my very valid complaint)



Travis Newberry

From: noreply@cityofwildwood.com
Sent: Friday, September 16, 2016 2:43 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments *Field not completed.*

Suggestions why not restrict these lots to 3 acres as zoned? 25 homes are still too many. What will do to my fabulous view Why not restrict the lots to 3 acres as zoned? 25 homes are still too many. What is going to happen to my fabulous view?

(Section Break)

Name Rose Dawson

Address 1136 Ridge Rd.

City WILD WOOD

State MO

Zip 63021

Phone Number 636 256 3773

Email dawsonroseu@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Saturday, September 17, 2016 4:53 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|---|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | Value of Zoning? |
| Position on Request | Do Not Support |
| General Comments | What use is zoning if it can be easily modified? Those of us who built and own homes based on the belief 3 acre lots were the minimum have been duped. What is the next change, change the zoning for High Meadows Farm, then what was the wildlife preserve at about 1025 Ridge Road, then at 1058 Ridge Road, then Ridgefield Stables/Arena? Somewhere a line must be drawn. What is Wildwood's objective, more population, more tax revenue, to be like Ellisville or Ballwin or what Wildwood was founded on two decades ago? |
| Suggestions | Require 3 minimum acre lots as stated in the Wildwood Master Plan for non-urban areas without non taxed common ground. |
| (Section Break) | |
| Name | Dean H. Klohr, PE and Nedra Klohr |
| Address | 1614 Wolf Trail Road |
| City | Wildwood |
| State | MO |

Zip 63021- 5929

Phone Number 636 227 8202

Email Deanklohr@gmail.com

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, September 18, 2016 7:44 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|------------------------|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
|--------------------------|------------------------|

| | |
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| Item Description | <i>Field not completed.</i> |
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| Position on Request | Do Not Support |
|---------------------|----------------|

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| General Comments | <i>Field not completed.</i> |
|------------------|-----------------------------|

| | |
|-------------|---|
| Suggestions | Clear-cut should never be allowed! It's one reason we all choose Wildwood. Leave that to Ellisville. Also min 3 acres should be enforced - again, build/buy somewhere else if you can't meet Wildwood standards. We should never have to lower our standards, rather let's have them raise their's in order to be a part of Wildwood! |
|-------------|---|

(Section Break)

| | |
|------|--------------|
| Name | TJ Lindhorst |
|------|--------------|

| | |
|---------|--------------------|
| Address | 1407 Bald Eagle Ed |
|---------|--------------------|

| | |
|------|----------|
| City | Wildwood |
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|-------|----|
| State | Mo |
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| | |
|-----|-------|
| Zip | 63038 |
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| | |
|--------------|--------------|
| Phone Number | 636-230-8158 |
|--------------|--------------|

| | |
|-------|--|
| Email | Tjlindhorst@hotmail.com |
|-------|--|

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, September 18, 2016 7:03 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|---|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | <i>Field not completed.</i> |
| Position on Request | Do Not Support |
| General Comments | We bought our home because we value the privacy and the beautiful woods that the valley behind our home overlooks. We do not want to look on a subdivision that is a scar on the hill and will lower our property value by both marring our view and also increasing the already busy traffic on Old State. |
| Suggestions | My wife previously owned property in an Ohio town that ensured property values stayed high and that the town stayed a high end one by restricting lot sizes to three acres per home. I suggest you do the same here. Protect the beauty and home values of Wildwood by not allowing another quickly built low quality housing development to change the flavor of the area. |
| (Section Break) | |
| Name | Ben Bracken |
| Address | 1430 Bald Eagle Rd. |
| City | Wildwood |
| State | MO |
| Zip | 63038 |

Phone Number 636-527-3320

Email cayhab@aol.com

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, September 18, 2016 6:58 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|--|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | <i>Field not completed.</i> |
| Position on Request | Do Not Support |
| General Comments | I have grave concerns about what this development would mean or traffic on Old State Rd and on Ridge Rd. Both of those roads get very congested and backed up during rush hours and frankly we moved out here close to 17 years ago now to get away from traffic and hectic nature. We loved Wildwood because it was heavily wooded and so close to conveniences but yet remote and private. We want to remain private and we do not want to lose value in our home. We have recently added on and taken pains to make sure we did not create an unsightly view from across the valley. |
| Suggestions | We feel that restrictions of how many trees can be cut down should be placed on these houses and that for the benefit of traffic and property values from those of us across the valley, that homes should be built on no smaller that 3 acres per house sites so that the houses will not be too close together and the neighborhood won't be clearcut. There is a development that was allowed that is clearcut and it remains a scar on the hillside. When it was built the noise of them banging out the foundations really was noise pollution that echoed through the valley for more than a year. I am concerned that will happen again. Whatever building is allowed here needs to reflect the flavor of the homes in the area. It should be left wooded and the homes should be spaced out. |

(Section Break)

| | |
|--------------|--|
| Name | Sarah Bracken |
| Address | 1430 Bald Eagle Rd. |
| City | Wildwood |
| State | MO |
| Zip | 63038 |
| Phone Number | 636-527-3320 |
| Email | sbowess@aol.com |

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, September 18, 2016 11:16 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|---|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | <i>Field not completed.</i> |
| Position on Request | Do Not Support |
| General Comments | The proposed development is not consistent with the city's Master Plan or the intent of the zoning codes. It would represent a negative change to the character of the area. It would also negatively impact the unique topography and viewscape of the area, would introduce traffic safety and congestion problems, and would cause noise and light pollution that is highly inconsistent with the character of the area. |
| Suggestions | Amend the city's Zoning Regulations, Section 415.090 "NU" Non-Urban Residence District Regulations, to more explicitly prohibit the creation of new individual residential lots of less than 3 acres. Specifically prohibit the application of "averaging" methods when determining lot size. |

(Section Break)

| | |
|---------|--------------------------|
| Name | Rick and Christy Hoppe |
| Address | 1469 Ridgetree Trails Dr |
| City | Wildwood |
| State | Missouri (MO) |
| Zip | 63021 |

Phone Number 314-795-7738

Email rrick571@hotmail.com

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Friday, September 16, 2016 5:54 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|---|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | <i>Field not completed.</i> |
| Position on Request | Do Not Support |
| General Comments | With the reduction in lots from 27 to 25 there is still the potential for 50 to 75 additional vehicles using Ridge Rd. on a daily basis. I would like to know who would be responsible for infrastructure improvements to Ridge Rd. that would include road maintenance, the addition of a 3 way traffic signal at the intersection of Ridge Rd. and Old State Rd., and the installation of barriers in front of at least 3 utility poles along Ridge Rd. that have been hit and have caused 7 hour power outages twice within the last 2 years. I would also like to know if feasibility studies have been completed by MSD and Missouri American Water to determine if they can provide the necessary sewer and water services for the proposed lots without causing problems for these services to the existing homes and subdivision in this area. I would like to know who is responsible for the above infrastructure improvements and when would they be done. |
| Suggestions | The number of lots should be reduced substantially to a maximum of 10 in order to reduce additional traffic on Ridge Rd., and only on the condition that the above infrastructure improvements and feasibility studies by MSD and Missouri American Water for sewer and water services will be acceptable for the existing homes and subdivision in this area. |

(Section Break)

| | |
|--------------|--|
| Name | Charles T. Koenig |
| Address | 1530 Quail Hollow Ct. |
| City | Wildwood |
| State | MO |
| Zip | 63021 |
| Phone Number | 636-227-5390 |
| Email | c.koenig@sbcglobal.net |

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 10:21 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|--|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | <i>Field not completed.</i> |
| Position on Request | Do Not Support |
| General Comments | Reducing the number of homes by 2 and slightly increasing the size of the lots to still be under 3 acres does not conform to the Wildwood Master Plan. |
| Suggestions | Follow the master plan. If not now, when? There is no reason for the master plan if no one ever follows it. |
| (Section Break) | |
| Name | Mark Thomley |
| Address | 1573 Wolf Trail Road |
| City | Wildwood |
| State | MO |
| Zip | 63021 |
| Phone Number | 6362273860 |
| Email | MarkThomley@computrollc.com |

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 10:43 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|---|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | Disapproval of Zoning |
| Position on Request | Do Not Support |
| General Comments | Proposed subdivision Auburn Ridge off of Ridge Road needs to comply with the already established 3 acre zoning law that we have had to abide by for over 30 years. Each lot in Wildwood needs to have at least 3 acres in order to build a home on it. This is what has made Wildwood so desirable over the years. Keep the lots to a minimum of 3 acres. |
| Suggestions | Require 3 minimum acre lots as stated in the Wildwood Master Plan for non-urban areas without non taxed common ground. |

(Section Break)

| | |
|--------------|--|
| Name | Karin Stawiarski |
| Address | 1626 Wolf Trail Road |
| City | Wildwood |
| State | MO |
| Zip | 63021 |
| Phone Number | 314-307-0670 |
| Email | chskarin@yahoo.com |

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 10:59 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments I have lived in Wildwood (Bear Canyon Rd.) for 25 years and do not support the development of Auburn Ridge as proposed. Wildwood was formed specifically to prevent the development of subdivisions such as this and so please do not go back on what you promised.... and what we voted on! The master plan was written for a reason and we live (and built) where we are specifically because we wanted the natural beauty as it is. This is an opportunity to hold true to that plan and we are depending on you (the p&z committee) to represent the people of wildwood and not those who want to profit from a vacant piece of land. I appreciate that the builder was willing to submit a revised plan, but please hold true to our charter and make them revise further to get closer to what the area is supposed to have. Lots should not be less than 3 ac each. Thank you.

Suggestions *Field not completed.*

(Section Break)

Name Julie Stapf

Address 1350 Bear Canyon Road

City Wildwood

| | |
|--------------|--|
| State | MO |
| Zip | 63021 |
| Phone Number | 314-704-7441 |
| Email | jstapf@armstrongteasdale.com |

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 11:43 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|--|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | development |
| Position on Request | Do Not Support |
| General Comments | Rules are rules. NO clear cutting allowed in Wildwood. We all moved out here for the serenity. This development would severely alter our serenity and home values if taken away. Clear restrictions and penalties on tree removal should be enforced and each house should sit on 3 acres. Tell them that failing to follow those restrictions will affect the views and property values of homes in this subdivision. |
| Suggestions | DENY this project in full. Have officials stop by my home to see for them selves what this would do to our views.You cannot tell or make a proper assessment unless you do. Paperwork and maps don't tell the story. Please call me for an appointment. |

(Section Break)

| | |
|---------|--------------------|
| Name | Dave Helfrich |
| Address | 1438 Bald Eagle Rd |
| City | Wildwood |
| State | MO |
| Zip | 63038 |

Phone Number 3146237883

Email davestuff1@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 4:08 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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| | |
|--------------------------|------------------------|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
|--------------------------|------------------------|

| | |
|------------------|-----------------------------|
| Item Description | <i>Field not completed.</i> |
|------------------|-----------------------------|

| | |
|---------------------|----------------|
| Position on Request | Do Not Support |
|---------------------|----------------|

| | |
|------------------|---|
| General Comments | I am not in favor of site development with lot sizes of less than three acres. The recent (several years ago) development on Ridge Road is an eyesore. If the parcels could be developed into minimum three acre lots like those adjacent then there is no good reason to change. These were built 30 years ago so I am sure a motivated builder could do the same today. I am not opposed to developing this land, but the proposed plan with the smaller lots is in direct conflict with the original intent of Wildwood non urban areas. Ridge Road also already backs up to Old State Road during the school year. Is the developer going to support all the additional infrastructure required on Ridge Road and Old State Road or will that be picked up by Wildwood? |
|------------------|---|

| | |
|-------------|---|
| Suggestions | Consider development that maintains a minimum of three acres per lot like adjoining developments. |
|-------------|---|

(Section Break)

| | |
|------|-----------|
| Name | Ben Young |
|------|-----------|

| | |
|---------|----------------------|
| Address | 1403 Bald Eagle Road |
|---------|----------------------|

| | |
|------|----------|
| City | Wildwood |
|------|----------|

| | |
|--------------|--|
| State | MO |
| Zip | 63038 |
| Phone Number | 314-406-2612 |
| Email | byoung@youngsolutions.net |

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 2:57 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|---|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | <i>Field not completed.</i> |
| Position on Request | Do Not Support |
| General Comments | Spot zoning and non conforming to the non urban master plan. Too many mature trees will be removed to allow the density as proposed. Does the P&Z committee really believe that a reduction of only two homes a significant change and improvement to the original proposal?! |
| Suggestions | Less dwellings....3 acer minimum lots as per the masterplan |
| (Section Break) | |
| Name | Mark Duitsman |
| Address | 1602 Wolf Trail Road |
| City | Wildwood |
| State | Missouri |
| Zip | 63021-5929 |
| Phone Number | 314-712-0655 |
| Email | mdduitsman9@gmail .com |

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 3:03 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|---|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | <i>Field not completed.</i> |
| Position on Request | Do Not Support |
| General Comments | No clear cut development should be allowed. |
| Suggestions | Clearing restrictions and penalties on tree removal should be enforced and each house should sit on 3 acres. Failure to follow those restrictions will affect the views and property values of homes in the Old State Farms subdivision at Old State and Eagle Ridge roads. A clear cut development in this location diminishes the Wildwood mission statement promoting a quality of life based upon careful stewardship of the magnificent natural environment, and ensuring that this legacy is passed on to future generations as a result of planned, responsible, sustainable growth. |

(Section Break)

| | |
|---------|--------------------|
| Name | Vince Proserpi |
| Address | 1428 Bald Eagle Rd |
| City | Wildwood |
| State | MO |
| Zip | 63038 |

Phone Number 6362369666

Email vprosperi@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 12:36 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|--|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | 25 home revised plan for large acreage between Bear Canyon/Ridge and Whittsetts Fk |
| Position on Request | Do Not Support |
| General Comments | We lived in Wildwood for 17 years, loving the idea of a planned community which would protect the areas zoned 3-5 acres. We eventually down sized and in the year we rented a home in Chesterfield while home searching, we were miserable. Just riding on Old State Rd. could get me choked up that year, missing Wildwood. Now we love our woodsy home on Wolf Trail Rd. and are very saddened to see Ridge Rd. moving towards looking like Ballwin. Please stick with the excellent ideas behind this planned community. Do not clear cut any area and please do not put homes on less than 3 acres in the places designated for more rural feel development. |
| Suggestions | Larger lots and developments that attempt to preserve as much of the natural landscape as possible. |
| (Section Break) | |
| Name | James and Paulette Winkelmann |
| Address | 1504 Wolf Trail Rd. |
| City | Wildwood |

| | |
|--------------|--|
| State | MO |
| Zip | 63021 |
| Phone Number | 636 220 8484 |
| Email | winkwoods@charter.net |

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 12:49 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments
Allowing this development to move forward sends a clear message to developers that "anything goes" in the City of Wildwood. I should have saved myself some money and just moved to Chesterfield, because Wildwood is going to look like all of the cookie cutter subdivisions in Chesterfield, Ballwin and the rest of St. Louis County. Next the developers are going to want all of the unused property condemned so that they can take it by eminent domain. Where does it stop? I urge you to please not allow this subdivision to go through.

Suggestions Force the lot sizes to be at least 3 acres just like most of the subdivisions around this suggested development

(Section Break)

Name Mary Gebhart

Address 1645 Wolf Trail Road

City Wildwood

State Missouri

Zip 63021

Phone Number 3147992921

Email Gebhart5629@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 9:23 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|------------------------|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
|--------------------------|------------------------|

| | |
|------------------|------------------|
| Item Description | Value of Zoning? |
|------------------|------------------|

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|---------------------|----------------|
| Position on Request | Do Not Support |
|---------------------|----------------|

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|------------------|--|
| General Comments | What use is zoning if it can be easily modified? Those of us who built our homes on the belief that 3 acre lots were the minimum have been duped. What changes are in store, zoning of High Meadows Farm, the Wildlife Preserve o Ridge Rd., Ridgefield Stables, etc.... until we are like Ellisville and Ballwin????This needs to stop now. What is Wildwood's objective? (more population, more taxes? What about the concept Wildwood was founded on two decades ago? |
|------------------|--|

| | |
|-------------|--|
| Suggestions | require 3 minimum acre lots as stated in Wildwood Master Plan for non-urban areas without not-taxed common ground. |
|-------------|--|

(Section Break)

| | |
|------|----------------|
| Name | Gerald Sexauer |
|------|----------------|

| | |
|---------|----------------------|
| Address | 1343 Bear Canyon Rd. |
|---------|----------------------|

| | |
|------|----------|
| City | Wildwood |
|------|----------|

| | |
|-------|-----|
| State | Mo. |
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| | |
|-----|-------|
| Zip | 63021 |
|-----|-------|

| | |
|--------------|--------------|
| Phone Number | 636-386-0051 |
|--------------|--------------|

Email

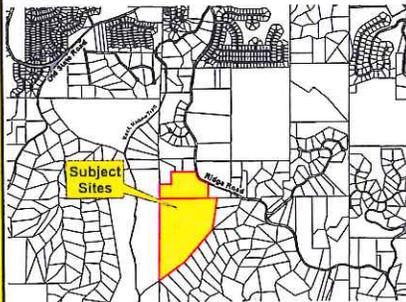
gerald2527@sbcglobal.net

Email not displaying correctly? [View it in your browser.](#)

**CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING**
before the Planning and Zoning Commission
Monday, September 19, 2016, at 6:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Addresses of Subject Site:

1115 Ridge Road and 1513 Windwood Hills Drive

THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.
THANK YOU!

PLEASE NOTE, STARTING
TUESDAY, SEPTEMBER 6, 2016,
THE PLANNING AND ZONING COMMISSION
MEETINGS WILL BEGIN AT
6:30 P.M.

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing that was held on August 1, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission is scheduled to hear/act upon the Department of Planning's report upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and participate in its discussion. The meeting will be held on **Monday, September 19, 2016, at 6:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

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-five (25) individual lots, with common ground, and required public space areas. The proposed number of lots was previously twenty-seven (27) in total. (Ward Six)

PLEASE NOTE, STARTING **SEPTEMBER 6, 2016**, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT **6:30 P.M.**

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.



WILDWOOD

16860 Main Street
Wildwood, MO 63040

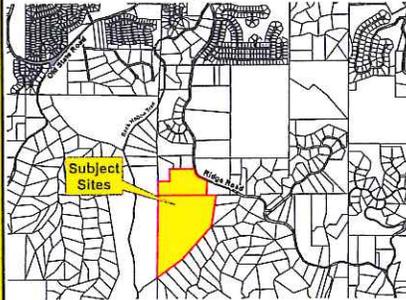
CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING

before the Planning and Zoning Commission

Tuesday, September 6, 2016, at 6:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

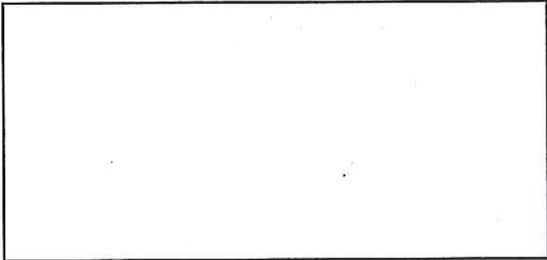
* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.
THANK YOU!

PLEASE NOTE, STARTING TUESDAY, SEPTEMBER 6, 2016, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT 6:30 P.M.



POSTPONED

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on August 1, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission was scheduled to take action upon this item at its upcoming meeting. The meeting was to be held on **Tuesday, September 6, 2016, at 6:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration was as follows:

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) - THE PETITIONER IS POSTPONING THIS ITEM IN ORDER TO CONDUCT FURTHER SITE ANALYSIS AND ADDRESS COMMENTS HEARD AT THE AUGUST 1, 2016, PUBLIC HEARING.**

PLEASE NOTE, STARTING **SEPTEMBER 6, 2016**, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT **6:30 P.M.**

- *RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**
- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
 - 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
 - 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

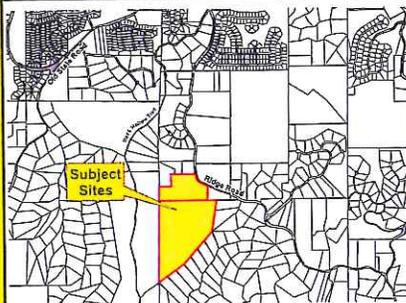
If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

**CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING**

**before the Planning and Zoning Commission
Tuesday, September 6, 2016, at 6:30 p.m.**

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.
THANK YOU!

PLEASE NOTE, STARTING TUESDAY, SEPTEMBER 6, 2016, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT 6:30 P.M.

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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)

PLEASE NOTE, STARTING SEPTEMBER 6, 2016, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT 6:30 P.M.

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

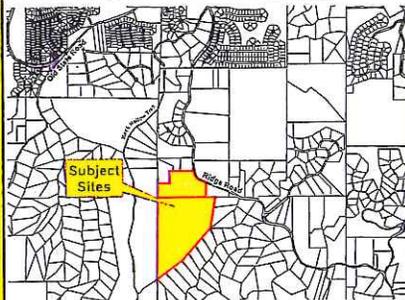
- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Monday, August 1, 2016, at 7:00 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

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Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.
THANK YOU!

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Monday, August 1, 2016, at 7:00 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at www.cityofwildwood.com/comment. The following request will be considered at this time:

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)

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

CITY OF WILDWOOD

MAR 28 2016

DEPT. OF PLANNING & PARKS

P.Z. Number(s): _____
(as assigned by department)

PETITION

before the
CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION
FOR THE PURPOSE OF HEARING REQUESTS
FOR ONE OR A COMBINATION OF THE FOLLOWING:
(PLEASE CHECK THOSE ITEMS WHICH ARE APPLICABLE)

- Change in Zoning
- Conditional Use Permit
- Approval of a Planned District or other special procedure (C-8/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: Fischer & Frichtel Custom Homes

Mailing Address: 695 Trade Center Blvd
Chesterfield, Mo. 63005

Telephone Number, with Area Code: 314-576-0500

Fax Number, with Area Code: 314-576-0502

E-Mail Address: CDeGuentz@fordfhomes.com

Interest in Property (Owner or Owner Under Contract):
Owner under contract

If owner under contract, please attach a copy of the contract.

Owner's Name (if different than applicant):
Tom & Denise Reid

Address: 4073 Montgomery Lane
Pacific, Mo. 63021

Telephone Number, with Area Code: _____

SITE INFORMATION

Postal Address of the Petitioned Property(ies):

1115 Ridge Road
Ballwin, Mo. 63021

Locator Number(s) of the petitioned Property(ies):

25U330010 & 25U310023

Total Acreage of the Site to the Nearest Tenth of an Acre:

31.4

Current Zoning District Designation: MU - Near-Urban

Proposed Zoning District Designation:

Proposed Planned District or Special Procedure: Planned Residential Development (PRD) overlay District

USE INFORMATION

Current Use of Petitioned Site:

Vacant

Proposed Use of Site:

27 single family lots

Proposed Title of Project: Auburn Ridge

Proposed Development Schedule (include approximate date of start and completion of the project):

Fall 2016 - Summer 2017

CONSULTANT INFORMATION

Engineer's/Architect's Name: Stirling Engr & Surv. Co.

Address: 5055 New Baumgartner Road
St. Louis, Mo. 63129

Telephone Number, with area code: 314-487-0440

Fax Number, with area code: 314-487-8944

E-Mail Address: mfalkner@stirling-eng-sur.com

Soil Scientist/Forester's Name: Home and Farm Soil Consulting

Address: 835 Gerling Lane
New Haven, Mo. 63068

Telephone Number, with area code: (573) 237-5081

Fax Number, with area code:

E-Mail Address:

CITY OF WILDWOOD

MAR 28 2017

ACKNOWLEDGEMENT INFORMATION

The petitioner(s) state(s) they (he) (she) will comply with all the requirements of the city of wildwood with regard to the procedures relating to its administration of land use and development controls within its boundaries, including the payment of all applicable fees.

The petitioner(s) further represent(s) and agree(s) that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Wildwood with respect to this application.

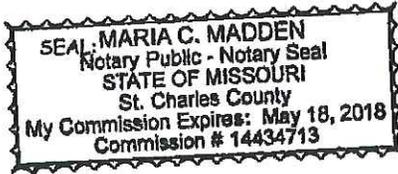
The petitioner(s) hereby certify(ies) that (indicate one):

- I (we) have a legal interest in the hereinabove described property.
- I am (we are) the duly appointed agent of the petitioner(s) and that all information given and represented on this application is an accurate and true statement of fact. Any misrepresentation of information on this application or accompanying information shall constitute grounds for the City of Wildwood, Missouri to terminate review of this petition and return all materials, minus any fees, associated with its review up to and through that point.

SIGNATURE: Christopher T. DeGuentz
 NAME (PRINTED): CHRISTOPHER T. DEGUENTZ
 ADDRESS: FISCHER & FRICHEL CUSTOM HOMES LLC
695 TRADE CENTER BLVD. SUITE 200
CHESTERFIELD MO. 63009
 TELEPHONE NUMBER: 314.576.0500

[PLEASE NOTE: THE ABOVE NAMED PERSON SHALL RECEIVE ALL OFFICIAL NOTICES REGARDING THIS REQUEST, INCLUDING THE PUBLIC HEARING NOTICE.]

SUBSCRIBED AND SWORN BEFORE ME THIS
24th DAY OF MARCH, 2016



SIGNED: Maria C. Madden
(NOTARY PUBLIC)

NOTARY PUBLIC MARIA C. MADDEN
STATE OF MISSOURI.

MY COMMISSION EXPIRES May 18, 2018

FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: _____
 FEE: _____; RECEIVED BY: _____
 PRELIMINARY DEVELOPMENT PLAN: YES NO
 PACKET COMPLETE: YES NO

2ND SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

CITY OF WILDWOOD

MAR 28 2016

DEPT OF PLANNING & PAPIR



WILDWOOD

May 18, 2016

Chris DeGuentz
Fischer and Frichtel
695 Trade Center Boulevard, Suite #200,
Chesterfield, Missouri 63005

Re: Comment letter from first review of the submittal package for **Auburn Ridge**; a Planned Residential Development Overlay District in the NU Non-Urban Residence District

Dear Mr. DeGuentz:

The Departments of Planning and Public Works has completed their respective reviews of the submitted packet of information for the requested Planned Residential Development Overlay District (PRD) on the subject site. This application packet consisted of the plan, application, and associated fee. These items were compared to the applicable codes of the City, the design criteria for these types and extent of improvements, and the Zoning Ordinance/Subdivision and Development Regulations of the City. The outcome of this review was the identification of a number for items that must be addressed before the matter can be presented to the Planning and Zoning Commission at an upcoming meeting for the required public hearing. These items identified by the aforementioned review include the following:

Sheet 1.1

1. Please change "Preliminary Plat" to "Preliminary Development Plan" in the Title Block.
2. Please change General Note #5 to read: "All grading and drainage shall be per City of Wildwood and Metropolitan St. Louis Sewer District (MSD) standards."
3. Please change General Note #6 to include the Metropolitan St. Louis Sewer District as a review authority in this regard.
4. Please include in General Note #9, at the end of the current sentence, the following phrase: "- Section 415.450 Outdoor Lighting Requirements – Zoning Ordinance.
5. Please be advised the Public Space Table does not provide the extent of information needed in this regard. The common ground area, despite its size, can only be used to constitute one-half of the required amount of public space, which means there is a shortfall of 23,522.4 square feet. This amount must be provided in some other fashion. Additionally, are any improvements, as required by the Public Space Regulations, planned for these areas?
6. Please be advised the cross section detail for the proposed roadway does not indicate the City's required Rural Roadway Standards in terms of material type and associated construction specification. Please revise or provide an explanation for a concrete driving surface and no reference relative to the depth of the base material.

Sheet 2.1

7. Please provide dimensions for the proposed cul-de-sacs and roundings at the project's intersecting streets.
8. Please provide details on the proposed sewage treatment pump station relative to its size, etc.

9. Please be aware the grading design on Lots 12 through 16 and Lots 22 and 23 appear to be very different than the depictions of the other remaining lots in this project. Please provide a detailed explanation of such.
10. Please be advised the Department will recommend that areas between dwellings, where feasible, should not be blankly graded and trees preserved to the greatest extent possible. Additionally, this approach to tree preservation shall also be applied at the entry/exit of the project to Ridge Road.
11. Please show the approximate location of existing structures on all adjacent lots.
12. Please show the width of all lots at their front building lines.
13. Please provide dimensions and typical cross section for the access road to the proposed sanitary pump station, as well as details of any screening that is proposed.
14. The Department of Public Works has expressed a concern about the sight distance at Ridge Road and its intersection with the planned private street. Please provide more data regarding the sight distance analysis that is shown on Sheet 4.1 of the submittal package.
15. Please indicate Ridge Road as "Public."
16. Please advise if the development plans a dedicated access through the site to the City's Rock Hollow Trail.

Sheet 3.1:

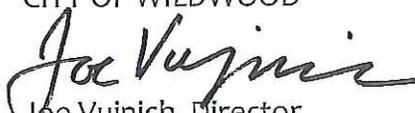
16. Please be advised the plan for the protection of sensitive areas of the site (Natural Resource Protection Standards) identifies a variance of almost of one hundred (100) percent, which far exceeds any type of allowance ever considered before by the City. The Department can grant the requested five (5) percent variance, but the remainder will be at the discretion of the Planning and Zoning Commission. Please be prepared to describe why the variance is needed versus reducing the lot count and preserving more of the sensitive lands.

Other:

17. Please provide conceptual approval of this Preliminary Development Plan from the Metropolitan St. Louis Sewer District (MSD).
18. Please provide conceptual approval of this Preliminary Development Plan from the Metro West Fire Protection District.
19. Please provide a lighting plan. Please note, only one (1) street light is required by the City of Wildwood's Subdivision and Development Regulations, which is at the intersection of a private street and, in this case, Ridge Road.
20. Please provide a landscaping plan for this proposed development. Of particular interest is the landscaping design that is planned for the entrance to the subdivision off Ridge Road.

If you should have any questions or comments regarding this review process, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your patience during this review and your anticipated cooperation in this regard.

Respectfully submitted,
CITY OF WILDWOOD


Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Council Members Alexander and Porter, Ward Six
Ryan S. Thomas, P.E., City Administrator

Rick Brown, P.E. and P.T.O.E., Director of Public Works
Rob Golterman, City Attorney
Kathy Arnett, Assistance Director of Planning and Parks
Travis Newberry, Planner

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, September 15, 2016 5:58 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|------------------------|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
|--------------------------|------------------------|

| | |
|------------------|----------------------|
| Item Description | Field not completed. |
|------------------|----------------------|

| | |
|---------------------|----------------|
| Position on Request | Do Not Support |
|---------------------|----------------|

| | |
|------------------|--|
| General Comments | As I said at the last meeting, I am really upset that you are even considering this proposal. The subdivision that was put in just southeast of this one is horribly loud and has ruined our quit area and lives. We were told this would not happen and we said it would and now you want to do it again. If this goes through we are going to form our own committee and hire a lawyer. Our lives are being totally assaulted so Wildwood can have some more revenue. Really, What a travesty. Follow the guidelines we have now and do not warp them into something that was not intended. I cannot make the meeting because I have to work and earn a living. Just do what is right. |
|------------------|--|

| | |
|-------------|---|
| Suggestions | Follow the guidelines we now have and make the developer put one house per three acres. Not a bunch of houses all together on the same amount of land. I really do not wish to pursue a legal avenue, however what we worked hard for is being destroyed. My wife and I have already contacted our lawyer and discussed our recourses. We are asking that you do the right thing. Thank you |
|-------------|---|

(Section Break)

| | |
|--------------|--|
| Name | Berryl F. Bader Sr. |
| Address | 16113 Canyon Ridge Court |
| City | Wildwood |
| State | Missouri |
| Zip | 63021 |
| Phone Number | 314-258-2881 |
| Email | redab1102@sbcglobal.net |

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, August 30, 2016 12:14 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|---|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | <i>Field not completed.</i> |
| Position on Request | Do Not Support |
| General Comments | <i>Field not completed.</i> |
| Suggestions | Keep to the Wildwood promise of 3 acre homesites and not put an eysore on Ridge Road viewable by long term residents all around the site. |

(Section Break)

| | |
|--------------|--|
| Name | Cynthia LaClair |
| Address | 1561 Wolf Trail |
| City | Wildwood |
| State | Mo |
| Zip | 63021 |
| Phone Number | 314-960-2507 |
| Email | cyn@bavarianstl.com |

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, August 25, 2016 11:39 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|------------------------|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
|--------------------------|------------------------|

| | |
|------------------|-----------------------------|
| Item Description | <i>Field not completed.</i> |
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| | |
|---------------------|----------------|
| Position on Request | Do Not Support |
|---------------------|----------------|

| | |
|------------------|---|
| General Comments | <p>I spoke my opposition to this PRD on AUG1. I will be on vacation SEP 6, and will not be able to attend, so I would like to amplify here my concerns about this proposed development on Ridge Road. The main reasons I am adamantly opposed to this development are: This development will cluster homes much much too close together. This development will NOT look like it belongs in Wildwood. This development will look more like Quail Ridge down the road, which is not well received by anyone that I know of, and could have the same environmental mudslide potential during construction due to the nature of the bulldoze mentality. This development will mar the views of all other Wildwood residents on all the surrounding ridges since the plan is to bulldoze off the top of the ridges in a 200-foot wide swath exposing all proposed big-box homes for all to see. The use of PRD for this development stretches all intentions of the PRD concept in favor of the developer and to the detriment of all surrounding residents. This development does not work with the existing view corridors, solar orientations, land forms, environmental responsibility, or monarch trees. This development indiscriminately places the importance of packing in as many houses as possible above all other criteria.</p> |
|------------------|---|

| | |
|-------------|--|
| Suggestions | Reject this development outright and immediately and wait for a responsible plan to come forward. This piece of property is so |
|-------------|--|

important and special, there will be another plan brought forward that fits the aesthetic of Wildwood.

(Section Break)

| | |
|--------------|--|
| Name | John Miller |
| Address | 16202 Thornberry Ridge Lane |
| City | Wildwood |
| State | MO |
| Zip | 63038 |
| Phone Number | 6362562596 |
| Email | john.miller@kpff.com |

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: Jim Bowlin
Sent: Wednesday, August 17, 2016 4:49 PM
To: Dean Klohr
Cc: Greg Alexander; Jerry Porter; Becker, Bob & Carol; Bill & Karin Stawiarski; Bob & Marilyn Snyders; Brubach, Dave & Renee; David E & Tammy Y Dowell; Eric J & Lisa M LaBarge; Gerald & Linda Halbrook Sexauer; Gray, Wendy; Halley, Geoffrey & Sylvia; Hockenbury, Don & Barb; James A & Paulette R Winkelmann; Jones, Robert & Thelma; Kiger, Greg & Cheryl; Kris & Patricia Sachtleben; LaClair, John & Cynthia; Majeski, Deanna; Mark & Bonnie Stevenson Duitsman; Mark & Mary Gebhart; Michael J Gudeman; Milles, Larry & Lynette; Miner, Larry & Debbie; Moll, Jane Klein; Mutrux, Max & Jill Wagenknecht; Nuetzel, Bill & Judy; Paul & Celeste Banta; Reuben Rigel; Sites, Randy & Jane; Smith, Jerry & Lois; Stapf, Julia A; Thomley, Mark; Veth, John & Jackie; William & Ann Stremme McQuillen; Price, Larry & Joan; rbopp@cityofwildwood.com; Nedra Klohr, I. C. E.; Joe Vujnich; Travis Newberry
Subject: RE: Auburn Ridge PRD Ward Six

Mr. Klohr:

Thank you for your email and excellent input, and I'm glad you liked my Mayor's Message.

There is another point I would like to mention. We have three types of residential areas (non-urban, suburban, and Town Center). Auburn Ridge is designated non-urban. The *Master Plan* specifically references PRD's as an option in both suburban and Town Center areas. However, there is no such reference as to non-urban areas, and in fact, the *Plan* states that less than three-acre lots in the non-urban areas is "strongly weighed against."

Thanks again, and thanks for being part of Wildwood.

Jim

James R. Bowlin

Mayor
City of Wildwood
636-458-0440, ext. 300
www.cityofwildwood.com

From: Dean Klohr [deanklohr@gmail.com]
Sent: Wednesday, August 17, 2016 4:28 PM
To: Jim Bowlin
Cc: Greg Alexander; Jerry Porter; Becker, Bob & Carol; Bill & Karin Stawiarski; Bob & Marilyn Snyders; Brubach, Dave & Renee; David E & Tammy Y Dowell; Eric J & Lisa M LaBarge; Gerald & Linda Halbrook Sexauer; Gray, Wendy; Halley, Geoffrey & Sylvia; Hockenbury, Don & Barb; James A & Paulette R Winkelmann; Jones, Robert & Thelma; Kiger, Greg & Cheryl; Kris & Patricia Sachtleben; LaClair, John & Cynthia; Majeski, Deanna; Mark & Bonnie Stevenson Duitsman; Mark & Mary Gebhart; Michael J Gudeman; Milles, Larry & Lynette; Miner, Larry & Debbie; Moll, Jane Klein; Mutrux, Max & Jill Wagenknecht; Nuetzel, Bill & Judy; Paul & Celeste Banta; Reuben Rigel; Sites, Randy & Jane; Smith, Jerry & Lois; Stapf, Julia A; Thomley, Mark; Veth, John & Jackie; William & Ann Stremme McQuillen; Price, Larry & Joan; rbopp@cityofwildwood.com; Nedra Klohr, I. C. E.; Joe Vujnich; Travis Newberry
Subject: Auburn Ridge PRD Ward Six

Jim,

I was pleased to read in the current issue of the "Wildwood Gazette" in your "Mayor's Message" about your commitment to "preserving our surroundings and responsible development" among other items and your top priorities of, "1. Adherence to the Master Plan, particularly in the area of rules relating to minimum lot sizes."

As I stated at the August 1, 2016 Planning and Zoning Commission meeting, my wife and I have lived in our home on Wolf Trail Road in the Ridge Road Farms subdivision for 37 years since we built it in 1978-1979.

At that time our area was in unincorporated St. Louis County with some pretty loose zoning rules, but we felt Ed Holthaus Realty had put together a sound "Restriction Agreement For Ridge Road Farms" dated 1 February, 1978 in Book 7829 page 290 of the St. Louis County Recorder of Deeds for our development. We had to have a minimum of 3 acres, a minimum of 1,500 square feet of living space. A 75 foot set back from our roads amendment was added in 1987.

Again as I stated on August 1, 2016 my wife and I had to have a 90 foot long, 20 foot high poured concrete retaining wall constructed along the back of our home to meet the requirements of Ridge Road Farms Restriction Agreement. Most of our neighbors had to do the same to build homes on our heavily sloped lots. We incurred the extra expense to be able to live in our private wooded surroundings.

After Wildwood was incorporated our Ridge Road Farms subdivision president partitioned Wildwood to include our subdivision in the Wildwood City limits to obtain what we believed to be stronger Zoning restrictions than those of St. Louis County.

We had just earlier successfully fought the plan of a developer to locate a financial institution's commercial satellite dish farm on the acreage that is now the Ridge Tree subdivision on Ridge Road.

I feel at some point a line has to be drawn to stop developments like Quail Ridge or this whole area will look like Ellisville or Ballwin.

I also feel Greg Kiger's statement on August 1 about "brands" or "city brands or images" was right on. Do we want Wildwood to remain as the founders of it wanted, a City to be admired like Kirkwood or Webster Groves or should we just become another Ellisville or Ballwin?

--

Dean H. Klohr, P.E.

**cc Greg Alexander and Jerry Porter, Ward 6,
Jon Bopp P&Z Chair,
Joe Vujnich, Travis Newberry City of Wildwood**

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, August 09, 2016 10:38 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments Do not take away the charm of this area of Wildwood by allowing homes on less than 3 acre lots. By clustering homes and using common ground, it still looks like a subdivision. This practice is opening up a lot of other possible cluster home sites, as there are several large tracts of property along Ridge and Saint Paul. Everyone who has built out here followed the rules, don't change them now.

Suggestions Build on lots of 3 acres or more.

(Section Break)

Name Pat McManemy

Address 1314 Forest Splendor Trail

City Wildwood

State MO

Zip 63021

Phone Number 314-606-2881

Email

patmcmanemy@gmail.com

Email not displaying correctly? [View it in your browser.](#)

1508 Windwood Hills Drive

RAY AMANN

First of all I would like to thank the Board of Wildwood, the land owners, & concerned citizens for a few minutes of your time.

Some of us property owners would like to voice our concerns for the development & rezoning of 81 acres off of Ridge Road.

None of us are naive enough to think the 81 acre tract will always remain ^{EMATURE Forests} virgin wood. On the other hand, how it is developed is our utmost concern.

I know of no-one in the vicinity of the proposed 81 acre tract, who is in favor of a typical suburbia like subdivision.

Most, if not all, people who invest in Wildwood for their residence do it for several reasons

People build in Wildwood for the natural aesthetic beauty of the "WILDWOOD" way of life.

The open airy ridges, diving into the steep mini canyons with pristine wet weather creeks &

MOST FOLKS HAVE HAD to & IN the future
need to follow all the guide lines set up by Wildwood,

The zoning of this property is a minimum of
3 acres per residence,

There ARE MANY GOOD! Rules & Reqs. We who
HAVE built & INVESTED HAVE HAD TO ADHERE TO!

There are set back Rules. There ARE tree ^{preservatio.} preservatio.
Rules, All of which we have had to follow.

It is quite expensive FOR ANY OF US, who have
BUILT, TO conform to all the rules

Again we do it for the beauty, "the wild woods
experience & the investment.

We all love where we live or we would have
moved into a condo or a typical subdivision. After all that
would be cheaper & certainly easier.

We have all had to follow the WILDWOOD GUIDE LINES
Following the Wildwood zone restrictions is expensive
but to most of us, is worth it.

We just ask the board to respect all of the
present homeowners & wildwood property taxpayers
in the Ridge Road Area.

This is our FRONT YARD, OUR BACKYARD
& OUR RETIREMENT ACCOUNT!! RAY A MAFF
THE END B.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, August 02, 2016 10:24 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|------------------------|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
|--------------------------|------------------------|

| | |
|------------------|-----------------------------|
| Item Description | <i>Field not completed.</i> |
|------------------|-----------------------------|

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|---------------------|----------------|
| Position on Request | Do Not Support |
|---------------------|----------------|

| | |
|------------------|---|
| General Comments | <p>I attended the August 1 meeting. There was a lot of opposition to Auburn Ridge and for good reason. I have lived in this area for nine years, so I can relate to this opposition 100%, even though I don't live all that close to the proposed Auburn Ridge. My biggest opposition comes from two areas: 1) Ridge Road was not designed for a lot of traffic and has no shoulders. It already has a lot of traffic from residents, commercial vehicles of all kinds, frequent EMS vehicles and during warmer weather a number of cyclists, sometimes in large groups. The other route out of this area is St. Paul, which is much worse than Ridge Road. Also, it is currently very difficult and somewhat dangerous to turn left from Ridge Road to Old State Road. Another problem affecting Ridge Road is high speed traffic from reckless young drivers of cars and motorcycles. The speed limit is 30 MPH but they drive way, way beyond this. I believe that in the past nine years, three or four light poles have been hit, knocking out power for about seven or more hours. Also, there have been at least a couple of vehicles that have hit trees instead of poles. 2) At the August 1 meeting, no one mentioned the impact of Auburn Ridge on wildlife. In this area, we have a lot of wildlife (turkey, deer, raccoons, owls, hawks, Eagles, Pileated woodpeckers, etc. etc.) that depend on sufficient habitat and food for survival. Clear cutting for</p> |
|------------------|---|

twenty-seven homes on these two ridge tops (and other similar developments in the future) will only hurt wildlife. With the 3 acre minimum, it gives wildlife room to thrive. Nine years ago my wife and I moved from Chesterfield to Wildwood to escape the noise, heavy traffic and development. I lived in Chesterfield for ten years and witnessed continual destruction of large stands of trees in the name of progress; all the while, city hall was telling us to grow trees and wildlife habitat in our yards. What a joke. I love the peace and quiet that our area provides due to the spacious lots. I see Auburn Ridge as a turning point for the area of south Ridge Road and for Wildwood. You can go down the path of Chesterfield with their "progress" or stay true to "wild wood." Thank you for taking the time to listen to my opinion.

Suggestions

Stay true to the three acre minimum lot size. Improve Ridge Road with shoulders and sight lines near curves Control excessive speeding. Work with Ellisville and St. Louis County/State: Add street side parking near Ridge Meadows Elementary school, since cars routinely block one lane of Ridge Road. Add round-about or traffic light at Old State and Ridge Road.

(Section Break)

| | |
|--------------|--|
| Name | Jerry Q. Smith |
| Address | 1514 Hawk Forest Rd |
| City | Wildwood |
| State | Missouri |
| Zip | 63021-8607 |
| Phone Number | 636-346-4796 |
| Email | jerry.q.smith@charter.net |

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 2:06 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|---|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | new home developments |
| Position on Request | Do Not Support |
| General Comments | My wife and I are adamantly opposed to this development for too many reasons to state here. |
| Suggestions | Have Fischer and Frichtel look elsewhere. Not in my back yard. |
| (Section Break) | |
| Name | Dave Helfrich |
| Address | 1438 Bald Eagle Rd |
| City | Wildwood |
| State | MO |
| Zip | 63038 |
| Phone Number | 3146237883 |
| Email | davestuff1@gmail.com |

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 3:37 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|------------------------|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
|--------------------------|------------------------|

| | |
|------------------|-----------------------------|
| Item Description | <i>Field not completed.</i> |
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| | |
|---------------------|----------------|
| Position on Request | Do Not Support |
|---------------------|----------------|

| | |
|------------------|--|
| General Comments | <p>I live on Bald Eagle Road and my house backs to the proposed development on Ridge Rd. I am very concerned about the development for several reasons, firstly I do not want to view an ugly new subdivision. One was allowed on Ridge Rd. a while back that I feel affected my view and therefore the value of our property here. I grew up in Ohio in a small town called Moreland Hills that very strictly held to its rule of allowing only homes on 2 acres or more of land, and only homes that fit into the landscape. The community stayed high in value and stayed safe relative to crime. I ended up buying a home there as a result. Thus I ask you to please consider making sure that the proposed development does not end up as a scar on the hill with ugly McMansions. Right now the homes I can see for more than a mile from my property are mostly brown and nestled on big tracts of land with an abundance. They are not noticeable and I do not feel affect my property value. But if you allow that development to clear cut the lots it will be a scar on the hill like the one closer to Old State is. When it was put in our neighborhood was in an uproar just horrified at the noise ringing through the valley as they banged out foundations and the ugliness of the clear cutting that really does not fit into the</p> |
|------------------|--|

community as a whole. Please consider limiting the size of the lots to at least 3 acres and strictly controlling the number of trees that can be removed. My husband and I bought in Wildwood and recently put a very large amount of money into our home putting in a pool and adding on to our home. We were very judicious about the trees that were removed and were very considerate of what the people across the valley would be looking at. We did not want to affect anyone's property values adversely and ask the same respect for our. I also am concerned about the increase in traffic on Old State Rd. That stop at Ridge and Old State is already extremely congested With Ridge Meadows traffic and people leaving for work. It can and has already backed up Old State Rd. My last request with making the lots large is also a concern I have relative to crime. I know often when subdivisions are allowed that are crammed together the population can end up having more likelihood of robbery and I have not been pleased to see several smaller lot developments allowed in Wildwood. It was very tempting to sell our home and move out of Wildwood rather than invest in our addition, but we stayed hoping our vision of this area is shared by our representatives in the City of Wildwood. Thank you for your time.

Suggestions

I would like to suggest the development be very clearly and strictly limited in how many trees they can remove in addition to placing a limit on the number of homes allowed on the land. I would suggest no less than three acres per lot.

(Section Break)

| | |
|--------------|--|
| Name | Sarah Bracken |
| Address | 1430 Bald Eagle Rd. |
| City | Wildwood |
| State | MO |
| Zip | 63038 |
| Phone Number | 636-527-3320 |
| Email | sbowess@aol.com |

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 4:20 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|--|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | <i>Field not completed.</i> |
| Position on Request | Do Not Support |
| General Comments | My fear with a project of this magnitude is the destruction of trees and the possibility of ruining the beauty and integrity of the area. Please limit the size of the lots to no less than 3 acres and greatly limit the destruction of trees to preserve the whole area. |
| Suggestions | <i>Field not completed.</i> |
| (Section Break) | |
| Name | Susan Proseri |
| Address | 1428 bald eagle road |
| City | Wildwood |
| State | MO |
| Zip | 63038 |
| Phone Number | 636-236-8155 |

Email

Svprosperi@gmail.com

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 4:44 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments I would like to know the acreage per lot, as well as the cost and square footage of each model home. Also the acreage of the common ground. I have a real concern about the additional traffic expected on Ridge Rd., as well as the the long duration power outages caused when vehicles hit the utility poles in close proximity to the curved sections along Ridge Road

Suggestions Less dwellings would be helpful. At least three of the utility poles in close proximity to the curved sections of Ridge Road should have a greater setback or crash barriers installed in front of them to avoid long duration power outages. In addition, a three way traffic light should be installed at the intersection of Ridge Road and Old State Road. It would also be helpful to have arrows marked in the outside lane of southbound Old State Road to encourage drivers to move to the inside lane well before it reduces from 4 lanes to 2.

(Section Break)

Name Charles T. Koenig

| | |
|--------------|--|
| Address | 1530 Quail Hollow Ct. |
| City | Wildwood |
| State | MO |
| Zip | 63021 |
| Phone Number | 636-227-5390 |
| Email | c.koenig@sbcglobal.net |

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 6:59 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|------------------------|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
|--------------------------|------------------------|

| | |
|------------------|-----------------------------|
| Item Description | <i>Field not completed.</i> |
|------------------|-----------------------------|

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|---------------------|----------------|
| Position on Request | Do Not Support |
|---------------------|----------------|

| | |
|------------------|---|
| General Comments | <p>My wife and I have lived in Wildwood for over 16 years. We ought our home because of the woods and trees and the lovely view of the valley. We feel the views are what make some of the homes in this area exceptional and that is what we have felt our home has been. As we have lived here Old State road has become more and more busy and we have been very disappointed to see some subdivisions allowed that didn't reflect the character of the area like the ones across from Larry's Tavern on Old Manchester and the ones currently being built behind the BP station off 109 between 100 and Old Manchester. We believe the best way yo keep value to homes in Wildwood is to limit traffic problems, create acreage rules, and be much more strict when it comes to the removal of trees from properties. We have a heavily wooded property and have spent hundred to replace trees killed by lightening because we care about our property values and they views of our neighbors.</p> |
|------------------|---|

| | |
|-------------|---|
| Suggestions | Limit number of traffic being added to Old State Rd., have acreage be at least 3 acres per lot and do not allow the removal of many trees |
|-------------|---|

(Section Break)

| | |
|--------------|--|
| Name | Ben Bracken |
| Address | 1430 Bald Eagle Rd. |
| City | Wildwood |
| State | MO |
| Zip | 63038 |
| Phone Number | 636-527-3320 |
| Email | cayhab@aol.com |

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 12:59 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

Public Hearing Comment Form

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| | |
|--------------------------|---|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | <i>Field not completed.</i> |
| Position on Request | Do Not Support |
| General Comments | I request that the Planning and Zoning Commission support the current zoning of this area as Non-Urban by rejecting the "Auburn Ridge" planned development. |
| Suggestions | Find a more suitable area that doesn't require zoning law changes. |
| (Section Break) | |
| Name | Harry Billiot |
| Address | 1529 Lookout Mountain Drive |
| City | Wildwood |
| State | Missouri |
| Zip | 63021 |
| Phone Number | 6365272424 |
| Email | gamecock_alum@yahoo.com |

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, July 31, 2016 11:16 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|--|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | planned distruction of forest between our house above subdivision |
| Position on Request | Do Not Support |
| General Comments | We bought and built our house on two tracks of land in 1995 for the purpose of having a quit place to live and reitire in. We were under the impression that the land surrounding us was to belong to the conservation department or for park purposes. Sound from the existing subdivisions carries down the valley already. A new subdivision this close would defeat the purpose that we built our home for in the first place. |
| Suggestions | Do not really have a suggestion other than not to put in new subdivision. If they have to put it in than the only two pieces of property that it affects will be mine and our neighbor Kaleb Krueger. We would like for Fischer and Frichtel to connect both our homes to the existing county septic and water lines. This way I can sell our home and move to a more quiet area. |

(Section Break)

| | |
|---------|--------------------------|
| Name | Berryl F. Bader Sr. |
| Address | 16113 Canyon Ridge Court |

| | |
|--------------|--|
| City | Wildwood |
| State | Missouri |
| Zip | 63021 |
| Phone Number | 314-258-2881 |
| Email | redab1102@sbcglobal.net |

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, July 31, 2016 4:24 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments We are a young couple who recently purchased a home off Ridge Ridge to start our family. What drew us to the area is the privacy and seclusion, so we are very disappointed to hear of the possibility of this development. We share the concerns of our neighbors about impact to roads, cutting down trees, etc. and wonder steps can be taken moving forward.

Suggestions Fewer dwellings

(Section Break)

Name Kaleb and Ashley Krueger

Address 16102 Canyon Ridge Court

City Wildwood

State MO

Zip 63021

Phone Number 3144797259

Email

ashley.krueger50@gmail.com

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1400 Ridgeview Trail Dr
Willwood, No. 63021

July 23, 2016

Planning and Zoning,

I am writing in regards to
the proposed road's placement at
1115 Ridge Rd and 1513 Willwood
Hill Dr.

We feel the planned member
of homes for this area would be too
many, due to the traffic increase
on Ridge Rd and also the increase
in traffic at the intersection of
Ridge Rd and Ridge Rd. The road
is winding and fully width out any
shoulder on side curbs. Plus
largest frequent they would have
leads to an increase risk of accidents.

hence, more homes more traffic's
possible fatalities.

Another concern is the
development would remove
trees and take away from the
beauty of this area. This is
not what Willwood stands for.

If this development does
go then it needs to be less homes
and the road would need to
have sidewalks and possibly
curbs.

My husband and I have
lived here for 23 years and we
feel strongly about making the
area more so popular. We
will be out of town for the meeting
but please consider the proposal
very carefully.

Thank you
Don & Kathy Johnson

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, July 17, 2016 12:52 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Other

General Comments This is a very special property...Ridge Road has some of the best views in West County. I would hope that the price point would reflect that. I would like to see the developer offer their Signature series style of home ..quality should be at least as high as the Miceli development (Quail Run) up the road. Unlike that development, I would like to see the homes spaced out to preserve the rural nature of this part of Wildwood.

Suggestions *Field not completed.*

(Section Break)

Name Dennis Church

Address 1453 Ridge Road

City Wildwood

State MO

Zip 63021

Phone Number 636-399-2500

Email

denochu@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, July 20, 2016 2:37 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|--|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | Field not completed. |
| Position on Request | Do Not Support |
| General Comments | In keeping with City Charter's "... to preserve adequate open space, protect public parks and green space, conserve soil and reduce erosion, protect water quality, preserve trees and natural areas, and conserve and protect natural resources..." no residential development should be allowed to substantively modify the natural pre-existing grade or elevation, other than that in the immediate footprint of the dwelling which is required to construct basements or foundations. Area-wide elevation changes must NOT be permitted just to allow higher dwelling density or higher developer revenues. This area of Wildwood is a naturally steep, hilly terrain that should NOT be compromised for the sake of a subdivision. |
| Suggestions | Require the developer to modify the plan proposal so as to not change any of the existing terrain's elevation by more than 10 feet, and not in any areas more than 40 feet of any proposed dwelling. Wildwood does not need another 'stripped-flat' subdivision. |
| (Section Break) | |
| Name | Robert E Jones |

| | |
|--------------|--|
| Address | 1549 Wolf Trail Rd |
| City | Wildwood |
| State | MO |
| Zip | 63021 |
| Phone Number | 6362309223 |
| Email | robertejones@juno.com |

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, July 25, 2016 5:59 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|---|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
| Item Description | <i>Field not completed.</i> |
| Position on Request | Do Not Support |
| General Comments | I do not support the zoning change as requested by the builder. The zoning change does not conform to the original intent of the zoning codes and should not be allowed. |
| Suggestions | Build on the land the same way others have. 200-300 feet road frontage per home and each home residing on no less than 3 acres. Just like the original zone ordinances define it. |

(Section Break)

| | |
|--------------|--|
| Name | Mark Thomley |
| Address | 1573 Wolf Trail Road |
| City | Wildwood |
| State | MO |
| Zip | 63021 |
| Phone Number | 314-401-4902 |
| Email | MarkThomley@computrollc.com |

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, July 27, 2016 6:52 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

| | |
|--------------------------|------------------------|
| Request Being Considered | P.Z. 6-16 Auburn Ridge |
|--------------------------|------------------------|

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|------------------|-----------------------------|
| Item Description | <i>Field not completed.</i> |
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| Position on Request | Do Not Support |
|---------------------|----------------|

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| General Comments | Less dwellings and more landscaping. |
|------------------|--------------------------------------|

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| Suggestions | <i>Field not completed.</i> |
|-------------|-----------------------------|

(Section Break)

| | |
|------|---------------------|
| Name | Paulette Winkelmann |
|------|---------------------|

| | |
|---------|----------------------|
| Address | 1504 Wolf Trail Road |
|---------|----------------------|

| | |
|------|----------|
| City | Wildwood |
|------|----------|

| | |
|-------|----|
| State | MO |
|-------|----|

| | |
|-----|-------|
| Zip | 63021 |
|-----|-------|

| | |
|--------------|--------------|
| Phone Number | 314-503-4805 |
|--------------|--------------|

| | |
|-------|--|
| Email | winkwoods@charter.net |
|-------|--|

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, July 27, 2016 7:02 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments As a resident of Wildwood before it was incorporated, one of the key principles was the establishment of minimum 3 acre lot size to preserve the wilderness, the wildlife and "country-like" settings for each home. I do not support the request for variance for the following reasons: a) the average lot size is 1.44 acres, less than half of code requirements. b) it would appear from the building plans that the entire building site would be clear-cut of all trees to facilitate construction. c) the result will be homes tightly grouped like a typical maximum build subdivision. Averaging the acreage does not meet code, nor does it meet the spirit and principle of why the code was adopted in the first place - to keep Wildwood country-like. I strongly urge the Planning Committee to reject this variance request.

Suggestions Bulid less dwelling in order to meet the 3 acre/per home building code.

(Section Break)

Name Larry Miner

Address 1556 Wolf Trail Rd

| | |
|--------------|--|
| City | Wildwood |
| State | MO |
| Zip | 63021 |
| Phone Number | 636-346-3321 |
| Email | bubbaqminer@yahoo.com |

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WILDWOOD

October 3, 2016

Planning and Zoning Commission
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: **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.**

Commission Members:

The Planning and Zoning Commission has requested that matters that are shown as "not ready for action" on its agenda be addressed at this time, where possible, which has led to this item being placed on tonight's agenda for withdrawal. The withdrawal action can be undertaken with or without prejudice. An action to withdraw, with prejudice, would mean no similar proposal could be submitted on the property, or portion thereof, within the next twelve (12) months. Therefore, the action does have some long-lasting impacts for the future.

The original proposal was to develop a portion of the Pointe Clayton Subdivision's common ground with a small building to be used by Ameren Missouri personnel for the storage of radio equipment in the furtherance of the utility's provision of reliable electrical service. On the Preliminary Development Plan for this request, the building was situated at the base of a high-voltage transmission tower that is located in a large right-of-way area dedicated to this utility. The building was to be approximately 192 square feet in overall size and located within a fenced compound that was planned at an approximate size of one thousand (1,000) square feet.

The matter was heard at a public hearing conducted on September 12, 2012 and the Department of Planning ultimately prepared a report for the Planning and Zoning Commission consideration that recommended it be denied. The petitioner then requested a postponement and has not proceeded forward with any action since that time, or approximately four (4) years ago. The matter has been on hold since that time.

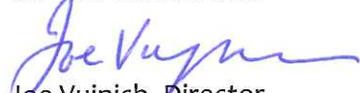
The Department does not believe there is any reason not to remove this matter from the active agenda of the Planning and Zoning Commission. The action should be taken with prejudice, so as no further submittals

can occur for the next twelve (12) months. This action ensures the common ground associated with this residential subdivision is preserved for the use of its residents, not a for-profit business.

If any of the Commission members should have comments or questions on this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation is planned on this matter at tonight's meeting. Thank you for your consideration of this information and discussion of the same.

Respectfully submitted,

CITY OF WILDWOOD



Joe Vujnich, Director

Department of Planning and Parks

Cc: The Honorable James R. Bowlin, Mayor
The Honorable City Council of the City of Wildwood, Missouri
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Rick C. Brown, P.E. and P.T.O.E., Director of Public Works
Travis Newberry, Planner