



PUBLIC HEARINGS
BOARD OF ADJUSTMENT OF THE CITY OF WILDWOOD,
MISSOURI
Thursday, October 20, 2016

The Board of Adjustment of the City of Wildwood will hold a public hearing at **7:00 p.m. on Thursday, October 20, 2016** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The purpose of this hearing is to consider requests for variances to certain Zoning Ordinance regulations or interpretations of their intent made by the Director of Planning relating to the individual properties identified below. Please review the individual notice of publication pertaining to your petition of interest for information relating to it. To report any inaccuracies in the text or seek further information about these requests, please contact the Department of Planning and Parks at (636) 458-0440, prior to the hearing date. At this hearing, the following requests will be considered by the Board of Adjustment for action:

I. B.A. 20-16 David And Stacy Rolfe, 18222 Wild Horse Creek Road, Wildwood, Missouri 63005

request an exception to the Specific Yard Requirements and Exceptions for the purpose of constructing a boundary wall in association with an entrance gate at 18222 Wild Horse Creek Road (Locator Number 19W520104; Rolfe Farm Subdivision), which would thereby authorize a portion of the boundary wall to be seven point three (7.3) feet in height in lieu of the required six (6) foot standard. This request is contrary to the requirements of Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance. (Ward One)

Documents:

[BA 20-16 DAVID AND STACY ROLFE RECOMMENDATION REPORT.PDF](#)

II. B.A. 21-16 David And Kelly Brown, 438 Blackwolf Run Drive, Wildwood, Missouri 63040

request an exception to the Natural Resource Protection Standards for the purpose of constructing a fence at 438 Blackwolf Run Drive (Locator Number 24U110608, Enclaves at Cherry Hills Subdivision – Plat 8, Lot 152), which would thereby authorize this improvement to be placed within the Natural Resource Protection Area, where it is not allowed. The extent of encroachment into this one hundred (100) percent protected area is approximately two thousand five hundred (2,500) square feet. This request is contrary to the requirements of Chapter 420.200 Natural Resource Protection Standards and Procedures of the City of Wildwood Subdivision and Development Regulations, Chapter 415.120 R-1A 22,000 square foot Residence District of the City of Wildwood Zoning Ordinance, and Planned Residential Development Overlay District Ordinance #865, which was approved by the City of Wildwood in 2002, and governs this property. (Ward Eight)

Documents:

III. **(Postponed) B.A. 22-16 Colonial Bank, 12230 Manchester Road, St. Louis, Missouri 63131, C/O Dale Sign Service, Inc., Dennis Caldwell, 13652 Manchester Road, St. Louis, Missouri 63131**

requests an exception to the Business Signs – Attached to Wall and the Sign Regulations (Particular) for the purpose of installing a second sign attached to the drive-through canopy and facing a roadway on a commercial property located at 16415 Village Plaza View Drive (Locator Number 23U140657, The Village Plaza Subdivision, Part of Lot 1), which would thereby authorize a second wall sign facing the same roadway on a single business, in lieu of the required one (1) business sign attached to wall facing a roadway standard. Additionally, the petitioner is requesting this additional sign be illuminated by halo lighting in lieu of the required externally illuminated sources. This request is contrary to the requirements of Chapter 415.420 Sign Regulations for All “C” and “M” Districts of the City of Wildwood Zoning Ordinance and C-8 Planned Commercial District Ordinance #1404, which was approved by the City of Wildwood in 2007, and governs this property. (Ward Four)

IV. **B.A. 23-16 Deborah Rowland, 500 Dartmouth Crossing Drive, Wildwood, Missouri 63011**

requests an exception to the Business Signs – Monument and the Sign Regulations (Particular) for the purpose of enlarging an existing monument type sign at 513 Strecker Road (Locator Number 21U120170, Mallard Park Estates Subdivision, Adjusted Lot 1 and Lot 3), which would thereby authorize the total square footage of it to be thirty-nine point six (39.6) square feet in lieu of the required thirty (30) square foot standard. This request is contrary to the requirements of Chapter 415.420 Sign Regulations for All “C” and “M” Districts of the City of wildwood Zoning Ordinance and C-8 Planned Commercial District Ordinance #335, which was approved by the City of Wildwood in 1997, and governs this property. (Ward Four)

Documents:

[BA 23-16 DEBORAH ROWLAND - SIGN FOR ELEGANT CHILD RECOMMENDATION REPORT.PDF](#)

V. **B.A. 24-16 St. Louis Bread Company, C/O Brian Barnard, 3630 South Geyer Road, Suite 100, St. Louis, Missouri 63127, C/O Jon Krone, Warren Sign Company, 2955 Arnold Tenbrook Road, Arnold, Missouri 63010**

requests an exception to the Business Signs – Attached to Wall and the Sign Regulations (Particular) for the purpose of installing two (2) signs on the north elevation of a building that is located at 2400 Taylor Road (Locator Number 23V320195, Dierbergs Wildwood Subdivision, Lot 1A), which would thereby authorize the total square footage of the two (2) representations to be fifty-three point two eight (53.28) square feet in lieu of the required fifty (50) square foot standard. This request is contrary to the requirements of Chapter 415.420 Sign Regulations for All “C” and “M” Districts of the City of Wildwood Zoning Ordinance and C-8 Planned Commercial District Ordinance #2157, which was approved by the City of Wildwood in 2016, and governs this property. **(Ward Eight)**

Documents:

[BA 24-16 ST. LOUIS BREAD CO. - SIGN RECOMMENDATION REPORT.PDF](#)

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

The City of Wildwood Is Working to Comply with the Americans with Disabilities Act Mandates. Individuals Who Require an Accommodation to Attend a Meeting Should Contact City Hall, 636-458-0440 at Least 48 Hours in Advance.



WILDWOOD®

Determination of Issues and Findings of Facts
regarding
Board of Adjustment Case B. A. #20-16
City of Wildwood's Board of Adjustment
Public Hearing of October 20, 2016
City Hall Council Chambers
16860 Main Street

Nature of Request:

B.A. 20-16 David and Stacy Rolfe, 18222 Wild Horse Creek Road, Wildwood, Missouri 63005 - request an exception to the *Specific Yard Requirements and Exceptions* for the purpose of constructing a boundary wall in association with an entrance gate at 18222 Wild Horse Creek Road (Locator Number 19W520104; Rolfe Farm Subdivision), which would thereby authorize a portion of the boundary wall to be seven point three (7.3) feet in height in lieu of the required six (6) foot standard. This request is contrary to the requirements of Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance. **(Ward One)**

Determination of Issues:

Principle to this request is the identification of its issues. This identification process is intended to determine whether the variance is reasonable and appropriate under the criteria that the property's site specific characteristics create a unique hardship or practical difficulty with the application of individual ordinance requirements and, if granted, its impacts are contained to the tract of land under consideration or negligible enough upon adjoining properties to be considered acceptable. In the instance of **B.A. 20-16**, the issues relating to the variance's reasonableness and appropriateness are as follows:

Area and Site Characteristics

1. The subject site of this request is an 18.3 acre parcel of ground that is part of the Rolfe Farm Subdivision and has over eight hundred eighty (880) feet of frontage along Wild Horse Creek Road, which is a public roadway, under the maintenance of the Missouri Department of Transportation.
2. The subject property is zoned NU Non-Urban Residence District and has a single family residence and other accessory structures located upon it, including a detached garage, private stable, and feed building, all of which are new structures. This zoning district designation establishes certain areas on the lot, where building and structures of certain heights cannot be located (setbacks).
3. This tract of land is generally square in shape, with the improvements on the northern half of the property, near Wild Horse Creek Road, while the southern half is wooded.

4. The property has a fair amount of relief, with its high point being along Wild Horse Creek Road, where the buildings are located, then sloping in a southerly direction a total of ninety-four (94) feet to a tributary that trends through the south-central portion of the property. The dwelling and accessory structures are located within a cleared, grassy area, much of which is used for pasture.
5. Wild Horse Creek Road, along this site's frontage, is the municipal boundary between the City of Wildwood and the City of Chesterfield, and is a State of Missouri maintained public right-of-way.
6. The surrounding zoning pattern, on the three (3) sides of the property within the City of Wildwood, is all zoned NU Non-Urban Residence District and generally contains low-density residential uses. A short distance to the east, is the Pine Creek Subdivision, which was zoned R-1 One-Acre Residence District, with a Planned Environment Unit by St. Louis County prior to Wildwood's incorporation.

Current Request

10. The intent of this request is to allow a boundary wall to be seven (7) feet in height, within the front yard structure setback, in lieu of the required six (6) foot height.
11. The request relates to the fifty (50) foot front yard setback requirement within the NU Non-Urban Residence District and the six (6) foot maximum height of boundary walls or fences within this defined area.
12. The application submitted by the petitioner indicates the boundary wall is to be constructed along the property's frontage of Wild Horse Creek Road.
13. The majority of the wall will be three (3) feet in height; however, the two (2) end columns of the wall, which flank the driveway access, are proposed at a seven (7) foot height to accommodate the petitioner's entrance gate, which is six (6) feet in height.

Correspondences and Previous Actions

14. The site was duly posted in accordance with City code requirements, including the placement of a sign on the property, an advertisement in a newspaper, and a posting at City Hall. Along with these notifications, a direct mailing was sent to surrounding properties advertising the request.
15. The Department of Planning has received four (4) letters and/or comments, two (2) in opposition and two (2) in support, at the time this report was written and completed for distribution in this regard.
16. The review of the City's files indicates the City of Wildwood's Board of Adjustment has granted two (2) previous variances on this lot. The first (B.A. 17-14), in advance of a lot consolidation, authorized a reduction in setback for the private stable from one hundred (100) feet to thirty (30) feet and to allow for its construction before the principal use was established. A second variance (B.A. 22-15) was authorized to allow disturbance in the front yard setback area for a driveway to the accessory detached garage.

Findings of Fact:

The Department of Planning has reviewed this request with regard to the criteria established for its

approval or denial; i.e. site's characteristics, which render a unique hardship or a practical difficulty and impacts on adjoining properties, and believes it **does meet** the requirements set forth to be considered reasonable and appropriate. This position is premised upon a number of site-specific characteristics. These factors are as follows:

1. The installed gates, and the vast majority of the boundary wall, are in compliance with the height requirements of the NU Non-Urban Residence District of the City's Zoning Code.
2. The variance request for the additional height is specific to the two (2) pillars, which are each two and one-half (2 ½) feet by two and one-half (2 ½) feet, making the visual impact of the excepted area minimal.
3. The impact on adjacent properties and the visual effect on passersby and neighboring property owners will be minimal, since only the end columns will exceed six (6) feet in height.

Recommendation:

Based upon the above-listed Findings of Fact, the Department recommends the requested variance be approved.

Respectfully submitted,
CITY OF WILDWOOD
Department of Planning

Kathy Arnett

From: noreply@cityofwildwood.com
Sent: Thursday, October 06, 2016 2:41 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Kathy Arnett
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	B.A. 20-16 David and Stacy Rolfe - 18222 Wild Horse Creek Road
Item Description	<i>Field not completed.</i>
Position on Request	Support
General Comments	i drive by daily and find the entire property to be beautiful and very tastefully done. i dont understand why this would require a public hearing for what amounts to as an additional 15" of column. This property adds to the beauty of Wildwood unlike the monster retaining wall that was built to support the house in Wardenburg that I see daily.
Suggestions	1101 wilderness bluff ct
	(Section Break)
Name	steve buhr
Address	1101 wilderness bluff ct
City	wildwood
State	Missouri
Zip	63005
Phone Number	3147402008
Email	sbuhr@sbcglobal.net

Kathy Arnett

From: noreply@cityofwildwood.com
Sent: Friday, October 07, 2016 4:40 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Kathy Arnett
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	B.A. 20-16 David and Stacy Rolfe - 18222 Wild Horse Creek Road
Item Description	Exception to specific yard requirements& exceptions
Position on Request	Do Not Support
General Comments	NO, building a higher wall then already authorized by Wildwood,.this lot has already bulldozed down dozens of trees, bulldozed the property contour ,bulldozed a local farmhouse on the property. Enough!
Suggestions	<i>Field not completed.</i>
(Section Break)	
Name	Susan McCracken
Address	428 Eatherton Valley Rd.
City	Wildwood
State	Mo
Zip	63005
Phone Number	6365325190
Email	Smccota@gmail.com

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

Kathy Arnett

From: noreply@cityofwildwood.com
Sent: Wednesday, October 12, 2016 8:01 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Kathy Arnett
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	B.A. 20-16 David and Stacy Rolfe - 18222 Wild Horse Creek Road
Item Description	<i>Field not completed.</i>
Position on Request	Do Not Support
General Comments	I do not feel a 7.3 ft boundary wall will fit into the serene and pasture-like feel of our community. That goes against all Mrs Rolfe petitioned for several years ago re: the bow-tie project. She as all the neighbors wanted to keep our street/city/community representing a country, rolling hills, graceful feel. This wall is not what is fitting our neighborhood. The rise of her property is already 2-4 feet above street. Adding 7.3 feet would be a sight suitable for interstate or major highway not our peaceful country road. This would set a precedent which does not belong in Wildwood. In conversation with quite a few of my neighbors, most feel the same as do I, however do not wish to complete this form as it is not anonymous
Suggestions	Suggestion of continuing her split rail fence from stable/paddock area throughout her property. It could tie into her ornate monogrammed gate very elegantly without a "boundary wall".

(Section Break)

Name	Rebecca Robinson
Address	1192 Keystone Trail Drive

City	Wildwood
State	Mo
Zip	63005
Phone Number	636-530-0222
Email	Robins1192@gmail.com

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

LARRY W. MCGOWEN

18538 WILD HORSE CREEK ROAD
WILDWOOD, MISSOURI 63005-4011
CELL 314-495-1847

October 15, 2016

Members of the Wildwood Board of Adjustment
16860 Main Street
Wildwood, Missouri 63040

Re: B.A. 20-16, David and Stacy Rolfe

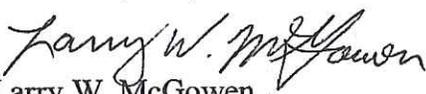
Board of Adjustment Members:

I am writing on behalf of a resident whose property is located in Ward One which I represent on the City Council. Due to a conflicting meeting I am unable to present these remarks personally. It is my understanding that the Wildwood zoning regulations limit the height of pillars to be installed on either side of the entrance gate for the Rolfe property to 6 feet. The Rolfes are requesting a height of 7 feet be allowed. Their property fronts directly on Wild Horse Creek Road and is not set back into a subdivision. To enhance the visual appearance of the Rolfe property, it is important the height of the proposed pillars and adjoining wall be built to a scale appropriate for both their property and that of a subdivision known as The Estates at Wild Horse Canyon, the entrance to which is directly across Wild Horse Creek Road from the Rolfe's.

The subdivision entrance across Wild Horse Creek Road includes two sets of black metal electrically operated entrance / exit gates that are identical in height to the gates at the entry to the Rolfe place. To illustrate the importance of scale I mentioned earlier, the subdivision entrance has two black electrically operated gates which at the center high point are 7'6" from the pavement. The pillars on either side of the entrance gates are 4'1" wide x 4'1" deep x 8'6" tall from the ground. The monument sign at the entrance to the subdivision is 7'6" wide x 7' tall from the ground. The monument sign is surrounded on either side by decorative walls which are 5' high. The overall length of the monument sign and flanking walls on each side is 21'6". A decorative wall between the two sets of subdivision gates is 10'3" wide x 4'9" high. Decorative walls on the exterior sides of each entrance pillar are 10' wide x 3'3" tall.

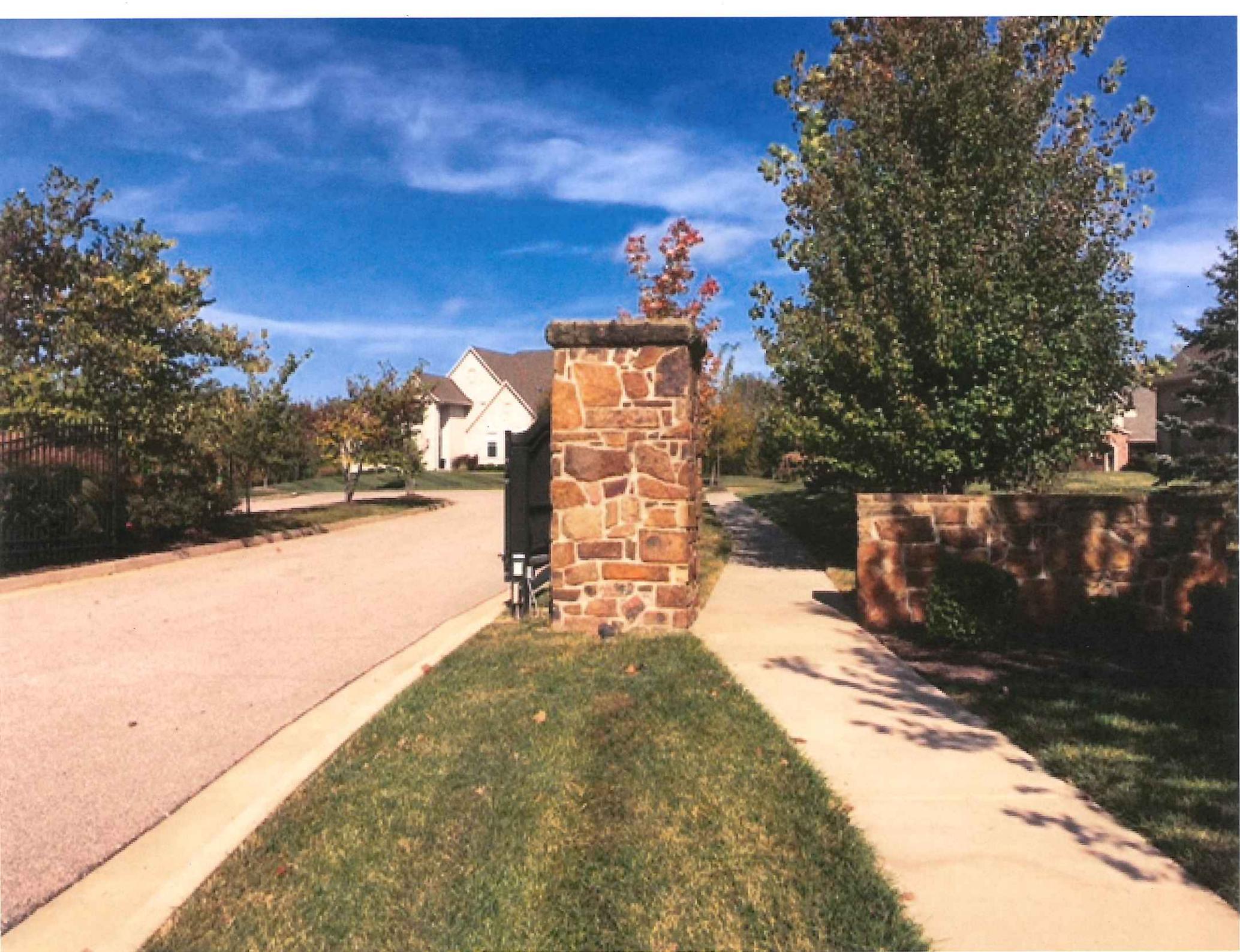
The Rolfe's request to allow seven foot tall pillars on either side of their entrance gate results in their pillars being 18 inches shorter than the pillars directly across the street from their property, while the overall size and scale of the Rolfe property is significantly greater than the size of the lots and residences directly across from their place. Please approve their request.

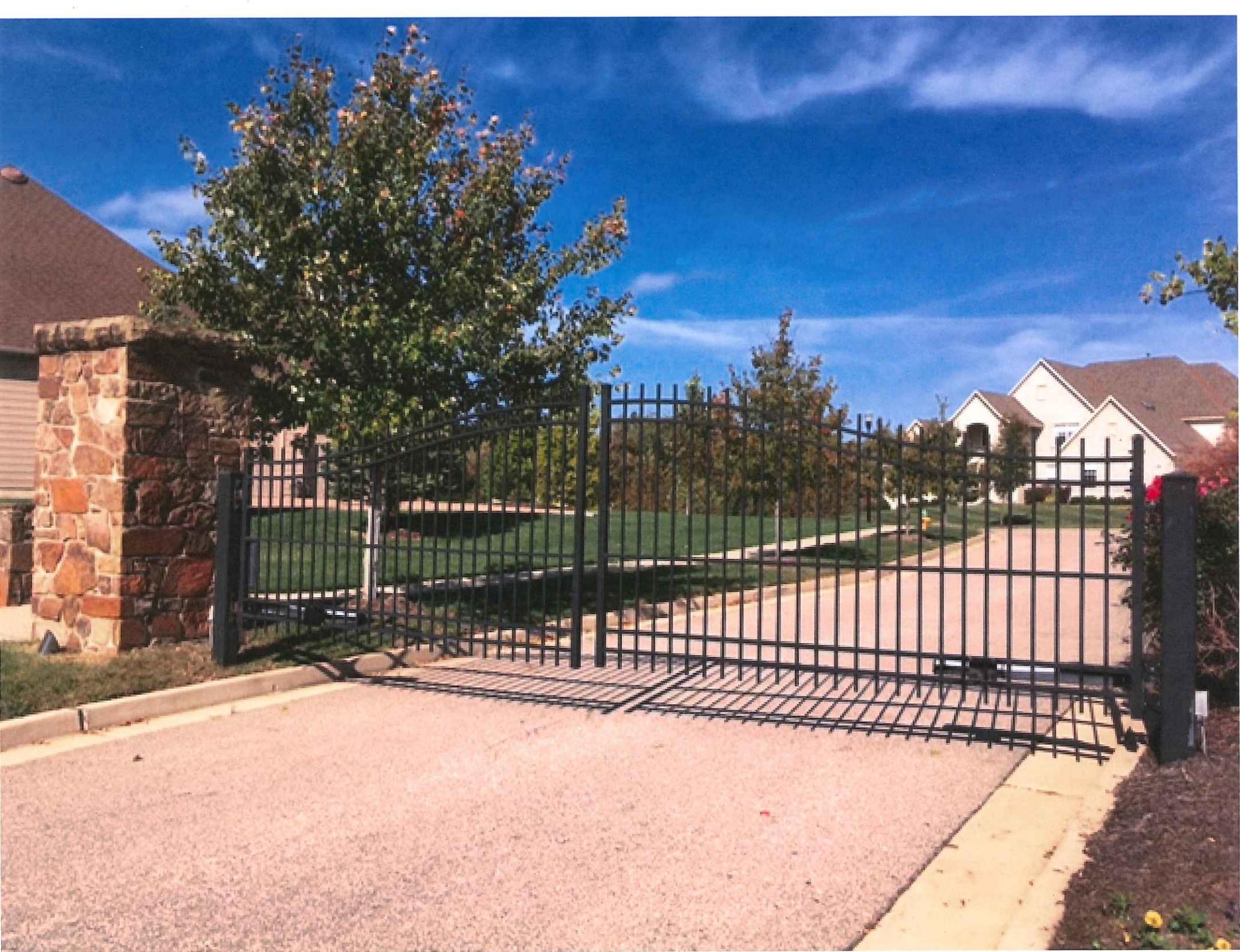
Yours very truly,


Larry W. McGowen
Council Member, Ward One

CC: Mr. & Mrs. Dave Rolfe













WILDWOOD

Determination of Issues and Findings of Facts

Board of Adjustment Case B.A. 21-16

City of Wildwood's Board of Adjustment

Public Hearing of October 20, 2016

City Hall Council Chambers

16860 Main Street, Wildwood, Missouri

Nature of Request:

B.A. 21-16 David And Kelly Brown, 438 Blackwolf Run Drive, Wildwood, Missouri 63040 request an exception to the Natural Resource Protection Standards for the purpose of constructing a fence at 438 Blackwolf Run Drive (Locator Number 24U110608, Enclaves at Cherry Hills Subdivision – Plat 8, Lot 152), which would thereby authorize this improvement to be placed within the Natural Resource Protection Area, where it is not allowed. The extent of encroachment into this one hundred (100) percent protected area is approximately two thousand five hundred (2,500) square feet. This request is contrary to the requirements of Chapter 420.200 Natural Resource Protection Standards and Procedures of the City of Wildwood Subdivision and Development Regulations, Chapter 415.120 R-1A 22,000 square foot Residence District of the City of Wildwood Zoning Ordinance, and Planned Residential Development Overlay District Ordinance #865, which was approved by the City of Wildwood in 2002, and governs this property. **(Ward Eight)**

Determination of Issues:

Principle to this request is the identification of its issues. This identification process is intended to determine whether the variance is reasonable and appropriate under the criteria that the property's site-specific characteristics create a unique hardship or practical difficulty with the application of individual ordinance requirements and, if granted, its impacts are contained to the tract of land under consideration or negligible enough upon adjoining properties to be considered acceptable. In the instance of **B.A. 21-16**, the issues relating to the variance's reasonableness and appropriateness are as follows:

Area and Site Characteristics

1. The location of this requested variance is a 13,504 square foot lot in the Enclaves at Cherry Hills Subdivision, it being in the southeast quadrant of the City of Wildwood, which is a Sub-Urban Residential Area of the City under the Master Plan's Conceptual Land Use Categories Map. This residential subdivision was approved by the City of Wildwood in September 2002 and consists of one hundred eighty-five (185) lots, all of which are over 13,500 square feet in size.

2. The lot is served by Blackwolf Run Drive, which is a public street that is maintained by the City of Wildwood. The street eventually terminates into two (2) cul-de-sacs south of the subject lot. The right-of-way width of this street is forty (40) feet, which allows two (2) lanes of roadway surface, tree lawn areas, and sidewalks. In the tree lawn area, street trees have been planted.
3. The zoning district designation of the property is R-1A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), which was approved by the City Council in 2003. This zoning district and special procedures permit were designated and approved on the former location of the Cherry Hills Golf Course site.
4. The site has an existing single family dwelling located upon it. This dwelling is two (2) stories in height and has over 3,313 square feet of total living area.
5. The property is primarily lawn area, with landscaping placed along the rear property line. The property is level and has very limited relief. In association with the property, there are a number of accessory structures in association with the lot, including an outdoor game court, a large patio area, and raised landscaping beds.
6. The surrounding area is entirely residential in nature, with other lots that are part of the Enclaves at Cherry Hills Subdivision and the Meadows at Cherry Hills Subdivision. To the east, and at least two (2) streets removed from the subject site is Fairway Elementary School.
7. The R-1A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), contains a number of parameters for the development and use of this property, while the Subdivision and Development Regulations were applied to it as well, which imposed the requirements relating to the Natural Resource Protection Standards.
8. The intent of the Natural Resource Protection Standards is to protect those areas of the site that are most susceptible to erosion due to development practices and preserve those locations on the property where stormwater runoff naturally drains to avoid potential problems with their alteration, while allowing use of appropriate portions of the tract of land due to their soil depth, shape, content (attributes and restrictive layers), and slope.
9. The development of these regulations were prompted by conditions that existed at the time of the City's incorporation, and verified by an imminent soil scientist from the University of Missouri – Columbia, that were causing degradation of watersheds and related ecosystems, loss of private property, and damage to public infrastructure.
10. The Natural Resource Protection Standards have been applied to a number of residential subdivisions, like the Enclaves at Cherry Hills Subdivision, since their adoption in 1996.
11. The City of Wildwood requires the regulations relating to the Natural Resource Protection Standards be included on the Record Plat and within the Trust Indentures, before any lot can be sold. Additionally, the City's Department of Planning provided a letter to the developers of this

residential subdivision, to provide to potential buyers, regarding the regulations governing the use of lots, where preservation is required.

Current Request

12. The nature of the current request is for an exception to the Natural Resource Protection Standards for the purpose of installing a fence within the protected area of the property, which would thereby authorize the encroachment of it beyond the platted 'Disturbance Limits' [i.e. natural resource protection area]. This request for disturbance in the protected area of the site is contrary to Chapter 415.120 R-1A 22,000 square foot Residence District Regulations of the City of Wildwood Zoning Ordinance, Chapter 420.200 Natural Resource Protection Standards and Procedures of the City of Wildwood *Subdivision and Development Regulations*, and Planned Residential Development Overlay District Ordinance #865.
13. The petitioners' note in the submitted application states the fence is needed to ensure their dog is not allowed to run from their yard.

Correspondences and Previous Actions

14. The site was duly posted in accordance with City code requirements, including the placement of a sign on the property, an advertisement in a newspaper, and a posting at City Hall. Along with these notifications, a direct mailing was sent to surrounding properties advertising the request.
15. At the time of the writing of this report, the Department of Planning has received three (3) comments in opposition to this request, which are attached hereto.
16. The Department of Planning's review of City records indicates the Board of Adjustment has approved requests for fencing at 108 Elderberry Lane (Lot 3), 508 Roaring Fork Drive (Lot 184), and 503 Roaring Fork Drive (Lot 170) due to trespass issues on these lots (near Schnucks - Wildwood Crossing and Fairway Elementary School). The Board of Adjustment denied two (2) requests on the same lot to allow a fence. This lot is located at 7 Bally Bunion Court (Lot 112) and these requests were heard in June 2009 and July 2009. A variance was also granted at 218 Bountiful Pointe Circle (Lot 30) to allow disturbance within in the 'Final Natural Resource Protection Area' to accommodate a small landscape wall and french drain. In 2015, the Board of Adjustment denied a fence request for a single family lot, where the owners noted issues with trespass by children through their yard, leading to safety concerns for them (ultimately, these property owners installed a fence that followed the Final Resource Protection Line and did not encroach into the protected area of the lot). The most recent request relates to a fence application on a lot in the vicinity of Fairway Elementary School, which students used as a cut-through for access. The Board granted this variance based upon property rights and public safety considerations (B.A. 17-15 William and Joanna Keller, 504 Roaring Fork Drive).

Findings of Fact:

The Department of Planning has reviewed this request with regard to the criteria established for its approval or denial, i.e. site characteristics, which render a unique hardship or a practical difficulty and impacts on adjoining properties, and believes this request **does not meet** the requirements set forth to be considered reasonable and appropriate. This position is premised upon a number of site-specific findings. These findings are as follows:

1. The request for the variance fails to meet the test of court precedence to be considered a unique circumstance relating to the physical characteristics of this lot, since other properties in this general vicinity have the same condition, nor does the imposition of the Natural Resource Protection Standard requirements preclude the full utilization of the property for its intended principle activity – a single family dwelling.
2. The imposition of the requirements relating to the Natural Resource Protection Standards for this lot was in place prior to the petitioner's purchase of the dwelling. Therefore, any potential claimed hardship is self-imposed.
3. The request is contrary to the City's intended rationale for adopting the Natural Resource Protection Standards of the Subdivision and Development Regulations, which is to protect sensitive land areas, regardless of specific individual need, from disturbance. Although this lot is part of a traditional residential subdivision, and previously used as part of the active golf course area, before its conversion to homesites, collectively all these designated protected areas situated throughout the overall site form the total acreage preserved from disturbance, which created an improved stormwater management plan for this project and the areas downstream from it.
4. The petitioners have other alternatives to fencing into the Natural Resource Protection Area, which would include securing a smaller area of the rear yard area.

Recommendation:

Based upon the above-listed Findings of Fact, the Department recommends the Board of Adjustment not approve the requested variance, as submitted.

Respectfully submitted,
CITY OF WILDWOOD
Department of Planning

Kathy Arnett

From: noreply@cityofwildwood.com
Sent: Thursday, October 06, 2016 8:34 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Kathy Arnett
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	B.A. 21-16 David and Kelly Brown - 438 Blackwolf Run Drive
Item Description	Request for an exception to the Natural Resource Protection Standards
Position on Request	Do Not Support
General Comments	To the Board of Adjustment of the City of Wildwood, I am writing to express my family's opposition to the request for an exception by the owners of 438 Blackwolf Run Drive. Our house is close by and we would be directly impacted by a visible fence. My primary reasons for opposing their exception request are: (1) because it would adversely impact our neighborhood's desire to preserve trees (2) because it would be a negative to the visual and functional aspects of the this section of backyards and (3) I feel strongly that any fence would reduce home value in this area. Sincerely, Matthew, Rebecca, Bailey, Sydney, Emma and Abby Holt mholt@dotfoods.com 636-358-1477
Suggestions	If a fence is desired to contain dogs or pets, we recommend using the existing invisible fence instead installed by the previous owners.
(Section Break)	
Name	Matthew Holt
Address	426 Blackwolf Run Drive

City	Wildwood
State	Missouri
Zip	63040
Phone Number	6363581477
Email	mholt@dotfoods.com

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

Kathy Arnett

From: noreply@cityofwildwood.com
Sent: Monday, October 17, 2016 2:11 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Kathy Arnett
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	B.A. 21-16 David and Kelly Brown - 438 Blackwolf Run Drive
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Item Description	Field not completed.
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Position on Request	Do Not Support
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General Comments	As a homeowner on Blackwolf Run Drive living 2 houses down from this address on the same side of the street I oppose the request for a fence to go onto the above owner's property and into natural/common ground for our subdivision. The above home is not on a corner, does not have a pool and is between 2 other homes. It is great to be out in our backyard and see trees, shrubs, kids playing in their yards and no visible fences. Some of the home owners on our street who do own pets have invisible fences. Thank You!
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Suggestions	If these owners have a pet, an invisible fence is an option. If they want more privacy they can plant trees or shrubs like many of the other homeowners on our street have done. Thank You!
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(Section Break)

Name	Renee Rozman
------	--------------

Address	446 Blackwolf Run Drive
---------	-------------------------

City	Wildwood
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State	Missouri
-------	----------

Zip 63040

Phone Number 6189750469

Email prt_rozman@yahoo.com

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Kathy Arnett

From: noreply@cityofwildwood.com
Sent: Monday, October 17, 2016 4:02 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Kathy Arnett
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	B.A. 21-16 David and Kelly Brown - 438 Blackwolf Run Drive
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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	The home already has an electric fence (previous owners installed) - The new owners have just installed white gates on the patio that are supported by wood attached to the concrete. These are gates that are normally used inside someone's home.
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Suggestions	<i>Field not completed.</i>
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(Section Break)

Name	Worley
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Address	442 Blackwolf Run Dr
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City	Wildwood
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State	MO
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Zip	63040
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Phone Number	314 583 5118
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Email	sheriworley@gmail.com
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WILDWOOD

Determination of Issues and Findings of Facts

Board of Adjustment Case **B.A. 23-16**

City of Wildwood's Board of Adjustment

Public Hearing of October 20, 2016

City Hall Council Chambers

16860 Main Street, Wildwood, Missouri

Nature of Request:

B.A. 23-16 Deborah Rowland, 500 Dartmouth Crossing Drive, Wildwood, Missouri 63011 requests an exception to the Business Signs – Monument and the Sign Regulations (Particular) for the purpose of enlarging an existing monument type sign at 513 Strecker Road (Locator Number 21U120170, Mallard Park Estates Subdivision, Adjusted Lot 1 and Lot 3), which would thereby authorize the total square footage of it to be thirty-nine point six (39.6) square feet in lieu of the required thirty (30) square foot standard. This request is contrary to the requirements of Chapter 415.420 Sign Regulations for All “C” and “M” Districts of the City of wildwood Zoning Ordinance and C-8 Planned Commercial District Ordinance #335, which was approved by the City of Wildwood in 1997, and governs this property. (**Ward Four**)

Determination of Issues:

Principle to this request is the identification of its issues. This identification process is intended to determine whether the variance is reasonable and appropriate under the criteria that the property's site-specific characteristics create a unique hardship or practical difficulty with the application of individual ordinance requirements and, if granted, its impacts are contained to the tract of land under consideration or negligible enough upon adjoining properties to be considered acceptable. In the instance of **B.A. 23-16**, the issues relating to the variance's reasonableness and appropriateness are as follows:

Area and Site Characteristics

1. The location of this requested variance is one (1) of four (4) lots that are located on the northwest corner of Strecker Road and Clayton Road in Ward Four of the City. The City of Wildwood and St. Louis County, Missouri publicly maintain these two (2) roadways respectively. Both of these roadways are considered arterial types, given the connections they make to other streets and the amount of traffic that utilizes them on a daily basis.
2. The access to the overall property, known as the Elegant Child Campus and part of the Mallard Park Estates Subdivision, is from both Strecker Road and Clayton Road. The Clayton Road access point is via a cross-access easement that was established on the abutting property to the west, which is owned by the City of Wildwood and is used for its Anniversary Park facility.
3. The overall property, containing the subject lot, is rectangular in shape, with its axis being north/south along Strecker Road, and has a total acreage of 4.03 acres (combining the three (3) lots and common ground area on the west side of Strecker Road). Upon the overall property, three (3) buildings are used

for a child care center and a restaurant. The facilities are the aforementioned Elegant Child Campus and the Parkside Grille.

4. The property is zoned Amended C-8 Planned Commercial District and has been this designation since 1997, when the City of Wildwood rezoned all of the properties in the vicinity of this intersection to address concerns about the intensity and the types of uses that had been allowed by St. Louis County at this location, since 1991. This planned zoning district contains a number of conditions to ensure the development complements the area and improvements are commensurate with demand.
5. The site is authorized one (1) freestanding monument-type business sign, which was integrated into the required garden wall that was constructed facing toward the intersection of Clayton and Strecker Roads. This sign is limited to no more than thirty (30) square feet in size and advertises the name of the school/child care facility only.
6. The existing garden wall is designed and constructed in multiple sections to address the curve in the roadway at this location and screen the parking lot from view from them. The current signage is located in the second section from the garden wall's western end, while the proposed additional representation would be placed on the section of it abutting to the east.
7. The businesses that occupy the two (2) buildings are also authorized wall and related signage under the governing ordinance. The Elegant Child's wall signage is orientated toward Strecker Road, while the Parkside Grille is orientated more towards Clayton Road, given it occupies the space at the southern end of that building. Wall signage is limited in size to no more than thirty square (30) square feet and a maximum of twenty-four (24) inches in total height. The Parkside Grille has chosen to utilize its signage as a function of its new awning. This signage is limited in scope and size, with its lettering at a maximum of six (6) inches in height and no more than five (5) square feet.
8. The area around the subject site is a mix of zoning district designations. Two (2) of the remaining three (3) corners of the intersection are zoned Amended C-8 Planned Commercial District and have the same site-specific ordinance that governs them as the subject property, while the third is zoned NU Non-Urban Residence District. This NU Non-Urban Residence District zoned property is used for a church and has a freestanding monument-type sign on its Clayton Road frontage. The other two (2) commercially zoned corners of this intersection also have freestanding types of monument signs, along with wall signage for the respective tenants that are located upon the properties. Beyond this first tier of properties, all other parcels of ground are zoned for residential purposes.
9. The design of the buildings, which houses the school/child care and restaurant uses, is residential in nature and a single story, with a pitched roof. Therefore, the placement of wall signage must accommodate less elevation (wall) space than other typical commercial buildings.

Current Request

10. The nature of this request by the petitioner is to obtain approval of an additional 9.6 square feet of signage area to allow the phrase to be added to the monument sign – “A NAEYC and Missouri Accredited School.” This additional signage would be installed on a section of the garden wall located immediately to the east of the current signage.

11. The need for the variance relates to the limited amount of signage allowed by the governing site-specific ordinance, which is premised on the C-1 Neighborhood Shopping District requirements of thirty (30) square feet, thereby preventing this acknowledgement of this special distinction relating to the school to be placed upon the existing garden wall.
12. The sign's additional square footage will match the font type, height of lettering, color, and other characteristics, as the current "*Elegant Child Campus*" representation that has been in place for many years.

Correspondences and Previous Actions

13. The site was duly posted in accordance with City code requirements, including the placement of a sign on the property, an advertisement in a newspaper, and a posting at City Hall. Along with these notifications, a direct mailing was sent to surrounding properties advertising the request.
14. At the time of the writing of this report, the Department of Planning has received one (1) comment in opposition to this request, which is attached hereto.
15. The Department's review of the City of Wildwood Board of Adjustment's records indicates a total four (4) variances have been approved at this facility. These requests include the height of a retaining wall, the allowance for rooftop equipment on the southern building, and the placement of a splash pad in the front and side yard setback areas of Lot 1 at its northernmost extent. In June 2015, the owner of Parkside Grille requested a similar variance for a freestanding sign and was denied by the Board of Adjustment, which was then followed by another request by the same petitioner for a post-and-arm sign to be placed along Clayton Road advertising the restaurant. This request was granted by the Board of Adjustment, but at a different location and for smaller sign size.

Findings of Fact:

The Department of Planning has reviewed this request with regard to the criteria established for its approval or denial, i.e. site characteristics, which render a unique hardship or a practical difficulty and impacts on adjoining properties, and believes this request **does meet** the requirements set forth to be considered reasonable and appropriate. This position is premised upon a number of site-specific findings. These findings are as follows:

1. The addition of this square footage would equate to an overall size of less than forty (40) square feet, which, for the extent of the development (over four (4) acres in area), number of buildings, proximity to arterial roadways, and amount of traffic, is reasonable at this location.
2. The impact of this additional square footage would be limited in the area, since other representations exist at the other three (3) corners, i.e. Zick's Great Outdoors Nursery, Woodlawn Chapel, and Winding Trails Center.
3. The physical characteristics of the subject lot are not severe, but mature plantings exist at the base of the section of the garden wall, where the current sign is located, and blocks the requested additional square footage from view. The Department does not support the removal of this vegetation to address the placement or size of the requested additional square footage.

Recommendation:

Based upon the above-listed Findings of Fact, the Department recommends the Board of Adjustment grant the requested variance, as submitted.

Respectfully submitted,
CITY OF WILDWOOD
Department of Planning

Kathy Arnett

From: noreply@cityofwildwood.com
Sent: Wednesday, October 19, 2016 10:12 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Kathy Arnett
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	B.A. 23-16 Deborah Rowland - 513 Strecker Road
Item Description	request for sign variance comment
Position on Request	Do Not Support
General Comments	I have driven by the property at 513 Strecker Road and looked for the need for an exception to the existing requirements. I see no unusual circumstance where the existing zoning code needs to be changed for this business. There is already a large sign on the retaining wall of the same business on the adjacent property, giving this business a larger sign advantage.
Suggestions	Suggest a different type of sign with lettering that is more visible or a change of landscaping to make sign more visible.
(Section Break)	
Name	Gail Ross
Address	563 McBride Pointe Drive
City	Wildwood
State	MO
Zip	63011
Phone Number	636- 458-0655
Email	gailjross@hotmail.com



WILDWOOD

Determination of Issues and Findings of Facts

Board of Adjustment Case **B.A. #24-16**

City of Wildwood's Board of Adjustment

Public Hearing of October 20, 2016

City Hall Council Chambers

16860 Main Street, Wildwood, Missouri

Nature of Request:

B.A. 24-16 St. Louis Bread Company, c/o Brian Barnard, 3630 South Geyer Road, Suite 100, St. Louis, Missouri 63127, c/o Jon Krone, Warren Sign Company, 2955 Arnold Tenbrook Road, Arnold, Missouri 63010 – requests an exception to the Business Signs – Attached to Wall and the Sign Regulations (Particular) for the purpose of installing two (2) signs on the north elevation of a building that is located at 2400 Taylor Road (Locator Number 23V320195, Dierbergs Wildwood Subdivision, Lot 1A), which would thereby authorize the total square footage of the two (2) representations to be fifty-three point two eight (53.28) square feet in lieu of the required fifty (50) square foot standard. This request is contrary to the requirements of Chapter 415.420 Sign Regulations for All “C” and “M” Districts of the City of Wildwood Zoning Ordinance and C-8 Planned Commercial District Ordinance #2157, which was approved by the City of Wildwood in 2016, and governs this property. (**Ward Eight**)

Determination of Issues:

Principle to this request is the identification of its issues. This identification process is intended to determine whether the variance is reasonable and appropriate under the criteria that the property's site specific characteristics create a unique hardship or practical difficulty with the application of individual ordinance requirements and, if granted, its impacts are contained to the tract of land under consideration or negligible enough upon adjoining properties to be considered acceptable. In the instance of **B.A. 24-16**, the issues relating to the variance's reasonableness and appropriateness are as follows:

<<< BACKGROUND INFORMATION >>>

1. The site of this request is a lot that is part of a large "Downtown" District development in the City's Town Center Area. This lot is approximately eighteen (18) acres in size and occupied by a total of six (6) buildings that are collectively 144,000 square feet in size. One (1) of these buildings is the Dierbergs' Supermarket and related in-line tenant spaces. The subject building of this request is one (1) of the four (4) liner buildings located along the project's Taylor Road frontage.
2. This building is a single story in height and has frontage on two (2) Town Center Area streets, which are Taylor Road and State Route 100. This building has a prominent location at this major intersection of State and City-maintained arterial roadways, which is also signalized.

3. This area of the project, and the subject building, is served by a parking lot located to its east, which is shared by other tenants in this structure, including an eye care center and another restaurant. An authorized drive-through facility is under construction at this time and intended to serve the petitioner of this variance request. This allowance for the drive-through facility was approved by the City Council in 2016.
4. The development is zoned Amended C-8 Planned Commercial District. This zoning district designation allows for a range of uses under the Town Center Plan's Regulating Plan, including restaurants, with drive-through facilities, retail, and service type activities and contains a number of conditions and requirements relating to architecture, design, and development standards, including signage.
5. The area around the building is a mix of land uses, other activities located in the same project boundaries, vacant commercially designated land area, an institutional site - church, and residential subdivisions to the south and north.

<<< CURRENT REQUEST AND ASSOCIATED REGULATIONS >>>

6. The nature of this request is to allow the erection of permanent signage that would authorize two (2) signs, collectively in excess of the allowable square footage by 3.28 square feet. This small band sign would be limited to the wording "Drive-Thru" and be located on the north elevation of the building, facing toward State Route 100.
7. The site-specific ordinance for the overall project authorizes just two (2), wall-type signs per tenant space, regardless if it occupies the entire building or a portion of it. Other installed signage associated with the three (3) other liner buildings have complied with these requirements, except where noted below in the summary of variance activity within this project. The other aspects of the proposed signage appear to be in compliance with the requirements of the site-specific ordinance and the Town Center Plan.
8. The Town Center Plan's Architectural Guidelines, and this site-specific ordinance, require all signage to be externally illuminated or back-lit, not to exceed two (2) square foot of area for every liner foot of building facade where it is to be erected (building has frontage on a City-arterial roadway - maximum sign size along these types of streets is fifty (50) square feet), no more than two (2) signs on any corner lot, have a height of no greater than twenty-four (24) inches, and letters to be individually pin-mounted and raised at least one (1) inch from the facade where it is to be placed. The intent of these requirements is to provide ample signage for visibility, but not detract from the architecture of the buildings and pedestrian environment in this special area of the City.
9. The Town Center Plan's Architectural Guidelines, along with the site-specific ordinance for the overall project, are intended to provide ample signage for visibility, but not detract from the architecture of the buildings and pedestrian environment in this special area of the City.
10. The need for these sign variances, as described by the petitioner, is to achieve better visibility of the restaurant's new drive-through facility along this arterial roadway, where speeds and traffic volumes are high, and provide greater information about it to the travelling public.

<<< CORRESPONDENCES AND PREVIOUS ACTIONS OF THE BOARD OF ADJUSTMENT >>>

11. The review of the City's Board of Adjustment records by the Department of Planning indicates a total of eight (8) variances have been submitted and acted upon within this commercial development. These submitted variances to the City's Board of Adjustment include the following: (1.) authorized the Dierbergs' supermarket sign sizes to be increased beyond the one hundred (100) square foot limit for wall types, as prescribed by code; (2.) allowed a temporary sign to remain on the overall property during the supermarket's development as a 'countdown timer;' (3.) granted Sunny Street Café an increase in its respective sign height to accommodate their wording due to the west facing tower element on this southernmost end-cap unit of the in-line retail buildings; (4.) did not approve a sign height of twenty-nine (29) inches in lieu of the twenty-four (24) inch requirement for the Applebee's Restaurant in 2005; (5.) authorized Stonewolf Grill an allowance for taller west facing sign in 2008; (6.) denied El Maguey, a tenant in one (1) of the liner buildings, an illegally installed second band to their allowable signage, which increased the collective height to greater than twenty-four (24) inches, in 2009; (7.) approved variances in the sizes and heights of two (2) of the permitted signs for the Stonewolf Restaurant users on the subject building in December 2012; and (8.) denied a request for another sign for the Stonewolf Restaurant user noting the location was a "Place for Steaks."
12. The site was duly posted in accordance with City code requirements, including the placement of a sign on the property, an advertisement in a newspaper, and a posting at City Hall. Along with these notifications, a direct mailing was sent to surrounding properties advertising the request.
13. The Department of Planning has received one (1) comment in opposition and one (1) in support to this particular request from nearby property owners, which are attached to this report.

Findings of Fact:

The Department of Planning has reviewed this request with regard to the criteria established for its approval or denial, i.e. site characteristics, which render a unique hardship or a practical difficulty and impacts on adjoining properties, and believes it does meet the requirements set forth to be considered reasonable and appropriate. This position is premised upon a number of site-specific findings. These findings are as follows:

1. The request for the increase in the allowable size of the sign is minimal and would have no appreciable impact on the overall area. The additional band for the sign is less than twenty-four (24) inches in height and meets all other City requirements in this regard.
2. The nature of the request is to provide drivers on State Route 100, which is a limited-access, arterial roadway designed and constructed to interstate standards, an opportunity to determine the location of the restaurant and the major service it provides to its customers. This allowance improves traffic safety on a busy arterial roadway.
3. The required landscaping and screening of the drive-through area, which was required by the City, does limit its visibility from State Route 100, to a degree, and supports having the additional signage for identification purposes.
4. The petitioner, despite the tenant space adjoining a public plaza, which typically has the allowance for a third sign on a third elevation, is not authorized for such by the site-specific ordinance, while proposing overall less signage for this tenant space than currently allowed for the collective north and east

elevations of the structure. Therefore, despite this increase in square footage on the north elevation of the building, the overall signage is less than the overall permitted one hundred (100) square feet for all allowable wall signs.

Recommendation:

Considering the above-listed Findings of Fact, the Department recommends the Board of Adjustment approve the requested variance, as submitted.

Respectfully submitted,
CITY OF WILDWOOD

Department of Planning

Kathy Arnett

From: noreply@cityofwildwood.com
Sent: Friday, October 07, 2016 6:10 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Kathy Arnett
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	B.A. 24-16 St. Louis Bread Company
Item Description	Signs
Position on Request	Support
General Comments	Please help encourage more businesses in Wildwood. We are a young community that would like to have amenities in our city instead of driving to Ellisville and Chesterfield.
Suggestions	<i>Field not completed.</i>
(Section Break)	
Name	Brad Shelton
Address	16369 Cherry Orchard Dr
City	Wildwood
State	MO
Zip	63040
Phone Number	6364051637
Email	Shelton8799@charter.net

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Kathy Arnett

From: noreply@cityofwildwood.com
Sent: Monday, October 10, 2016 10:12 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Kathy Arnett
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	B.A. 24-16 St. Louis Bread Company
Item Description	Bread Company Sign
Position on Request	Do Not Support
General Comments	Absolutely NO; this company has already demeaned our drive through ordinance, enough. Look at all the other requests for additional signs, illuminated signs, etc. What happened to cause this, exception after exception.
Suggestions	Stick to the plan and protect residents property values; when the trees north of 100 are removed with only a 20 ft "buffer" more lighted signs will add to the pending light intrusion about to affect existing neighbors. A light and noise study has been requested by residents for years here; never done....do not make exception in particular for a business that Knew the ordinances well, already had exception now wants more. When does it stop.

(Section Break)

Name	Jane Finnegan
Address	2517 Rain Forest Drive
City	Wildwood
State	Missouri
Zip	63011

Phone Number 6364585354

Email jlacassefinnegan@gmail.com

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