



AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

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

November 21, 2016 - Monday

6:30 P.M.

Action Items on Tonight's Agenda -----> Two (2) Letters of Recommendation, One (1) Information Report, and Two (2) Correspondence Items

- 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, November 7, 2016

Documents:

[III. NOVEMBER 7, 2016 DRAFT MINUTES.PDF](#)

- IV. Department Of Planning's Opening Remarks/Updates
- V. Public Hearings – No Items For Consideration
- VI. Old Business – Three (3) Items For Consideration
 - 1. Letters Of Recommendation – Two (2) Items 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

b. 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:

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

b.1. Public Comments On Recommendation

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

a. *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 Quathem Drive). **Proposed Use: A total of eighty-one (81) individual lots, with common ground, and required public space areas. (Ward Two)**

Documents:

[VI.C. VALLEY ROAD.PDF](#)

a.1. Public Comments On Recommendation

VII. New Business – Two (2) Items For Consideration

1. A Response To A Communication From Daniel Diehl, Which Is Dated September 20, 2016, Regarding P.C. 118-92 St. Louis Nursery Partnership

C-8 Planned Commercial District; which seeks the Planning and Zoning Commission's review and recommendation on a requested change to the existing site-specific governing ordinance for this three point one four (3.14) acre tract of land that is located on the southwest corner of West Avenue and Manchester Road (Locator Number 24V420175/ Street Address 2603 West Avenue); thereby, if granted, would remove the condition requiring adequate landscaping of the building, display area, and parking area setbacks. **(Ward . Eight)**

Documents:

[VII.A. WEST COUNTY FEED.PDF](#)

a. Public Comments On Recommendation

2. A Request For The On-Going Operation Of An Existing Telecommunications Tower And Facility Authorized By P.Z. 25-97 Sprint Spectrum, L.P. (Marianist Retreat Center); Conditional Use Permit (CUP) In The NU Non-Urban Residence District; East Side Of State Route 109, South Of Old State Road; Under A One (1) Year Renewal Allowed By The Existing Conditions Of This Site-Specific Permit. (Ward Six)

Documents:

[VII.B. SPRINT \(MARIANIST\).PDF](#)

a. Public Comments On Recommendation

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

IX. Other – No Items For Consideration

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](#).