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.

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
November 7, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 6:30 p.m., on Monday, November 7, 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 – (9)	ABSENT – (0)
Chair Bopp	
Commissioner Lee	
Commissioner Renner	
Commissioner Archeski	
Commissioner Gragnani	
Commissioner Bartoni	
Commissioner Kohn	
Council Member Manton	
Mayor Bowlin	

Other City officials present: Director of Planning Vujnich, 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 September 19, 2016 Meeting

A motion was made by Council Member Manton, seconded by Commissioner Gragnani, to approve the minutes from the October 17, 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 – One (1) Item for Consideration

a) **P.Z. 12-16 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** - A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by either the addition of proposed requirements to Section 415.380 Miscellaneous Regulations or the inclusion of a new Section 415.600 Live Performance and Outdoor Entertainment Regulations, which would establish parameters to ensure consistency in the

allowance of live performances and outdoor entertainment, as well as other sound that is projected outdoors through speakers, public address systems, and other such amplification equipment. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich explained this item is being considered at the request of the Planning and Zoning Commission itself, which is in response to a question raised by the owner of the Big Chief Roadhouse regarding the requirement that of outdoor live music performances be reviewed on an annual basis, which is not reqired of other similar establishments in the City. Director Vujnich noted the Department of Planning conducted a survey of existing businesses that might be impacted by this matter and outlined the results of it. He also noted the businesses that were asked to participate in the survey were also notified of tonight's public hearing and invited to participate in it. He noted the possible need to address existing site-specific ordinances that may or may not include regulations regarding outdoor music. Director Vujnich also explained this type of activity is encouraged in the Town Center Area. He referenced a draft ordinance prepared by City Attorney Young, which has been provided to Commission Members.

Chair Bopp invited members of the public to comment on the item. No members of the public wished to comment on the item.

Discussion was held among Commission Members regarding the draft ordinance provided by City Attorney Young; the need to address the broadcasting of music outdoors through speakers; and the possible regulation of gasoline pumps that project music or other noise.

City Attorney Young explained certain components of the draft ordinance provided to Commission Members and explained this approach would give the City an additional means to enforce noise concerns.

A motion by Commissioner Gragnani, seconded by Commissioner Archeski, to close the public hearing. A voice vote was taken regarding the motion to close the Public Hearing. Hearing no objections, Chair Bopp declared the motion approved.

VI. Old Business – Three (3) Items for Consideration

Letters of Recommendation – One (1) Item for Consideration

a) **P.Z. 15-15 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** - A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by adding new requirements to Section 415.380 Miscellaneous Regulations to ensure the use of drones in all zoning district designations complies with air space rights associated with public and privately-owned properties in the City of Wildwood. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich outlined the changes to the draft Letter of Recommendation, based on the action of the Planning and Zoning Commission at its October 17, 2016 meeting. These changes include the addition of a "Definitions" Section and additional components to address privacy and trespass considerations.

A motion by Commissioner Lee, seconded by Commissioner Bartoni, to open the discussion on the item. A voice vote was taken regarding the motion for discussion. Hearing no objections, Chair Bopp declared the motion approved.

Chair Bopp invited members of the public to comment on the item. No members of the public wished to comment on the item.

Discussion was held among Commission Members regarding the extent of the privacy protection resulting from the changes that had been made.

A motion by Mayor Bowlin, seconded by Commissioner Bartoni, to accept the Letter of Recommendation and forward it to City Council.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Lee, Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Bartoni, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp
Nays: None
Absent: None
Abstain: None
Whereupon, Chair Bopp declared the motion passed by a vote of 9-0.

Information Reports – 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)**

Planner Newberry read the request into the record.

Director Vujnich outlined the changes made to the proposal, which included a reduction in lots from twenty-four (24) to twenty-two (22); all lots being a minimum of three (3) acres in size; and a slight change to the street network to accommodate such. He explained the two (2) phases of grading that are being required. Director Vujnich addressed concerns raised regarding the management of stormwater. He stated the Department of Planning is recommending approval of this proposed Planned Residential Development Overlay District (PRD), as presented.

Chair Bopp invited representatives of the petitioner to address the Commission.

Mike Doster, petitioner's legal counsel, stated it was his belief the petitioner has responded to the concerns expressed by citizens and the Planning and Zoning Commission. He stated it was also his belief that this proposal is an appropriate application of the Planned Residential Development Overlay District (PRD).

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

Ralph Bicknese, 1133 Ridge Road, stated his concerns regarding the side yard setback areas and stormwater management.

Richard Schneider, 1511 Windwood Hills Drive, expressed his concerns regarding the side yard setback areas and tree preservation. He stated it was his belief the proposal is not consistent with the surrounding area.

Sarah Bracken, 1430 Bald Eagle Road, stated her concerns regarding the impact this proposal would have on her viewscape and the impact on tree preservation upon the site.

Tom Huge, 1529 Lack Ridge Road, stated his concern regarding the impact this proposal would have on his viewscape.

Tom Eisenbeis, 16304 Meadowside Ridge Lane, thanked the petitioner for responding to the concerns expressed by surrounding residents. He expressed his concerns regarding the impact this proposal would have on his viewscape

Harry Billiot, 1529 Lookout Mountain Drive, was unable to attend tonight's meeting, but wished to submit his comments for the record. Those comments are attached to these minutes.

Discussion was held among Commission Members regarding the side yard setback areas; the placement of the homes on the individual lots; concerns regarding stormwater management; and the two (2) phase grading requirements.

Chris DeGuentz, Fisher and Frichtel Homes, explained the slight change to the street network was made to increase the buildable area, which allows for the least amount of disturbance.

A motion by Council Member Manton, seconded by Commissioner Gragnani, to accept the Department's report and recommendation to approve the proposed application of the Planned Residential Development Overlay District (PRD), as presented.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Lee, Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Bartoni, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp
Nays: None
Absent: None
Abstain: None
Whereupon, Chair Bopp declared the motion passed by a vote of 9-0.

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)**

Planner Newberry read the request into the record.

Director Vujnich outlined the history of this matter. He stated the Department is not recommending the regulations regarding Large Water Features be changed at this time. He noted the amount of research and consideration that was given to composing the existing regulations and the Department's position that one (1) application of the new requirements would not represent its success or failure.

No discussion was held among Commission Members.

A motion by Commissioner Archeski, seconded by Mayor Bowlin, to accept the Department's report and recommendation not to amend the City of Wildwood's Zoning Ordinance regarding the regulation of 'Large Water Features'.

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

Council Member DeHart, Ward One, asked the Commission to reconsider the motion on the floor and amend the Zoning Ordinance to allow 'Large Water Features' without a permit or increase the acreage threshold of them, so a permit would only be applicable for larger types.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Lee, Commissioner Renner, Commissioner Archeski, Commissioner Gragnani, Commissioner Bartoni, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp
Nays: None
Absent: None
Abstain: None
Whereupon, Chair Bopp declared the motion passed by a vote of 9-0.

Correspondence Items – No Items for Consideration

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

X. Closing Remarks and Adjournment

Motion by Mayor Bowlin, seconded by Commissioner Lee, 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

I will not be able to attend the meeting this evening however there were 2 items which I feel are of concern and it would be great if any of you who are attending would like to bring them up for discussion.

1. On page 3 of the Auburn Ridge proposal, item #3 states....."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."

My questions: How does this benefit anyone other than the new residents of the proposed subdivision? Why would the City of Wildwood accept this trail (public space) and the maintenance responsibilities & expenses that go along with it?

2. On page 3 of the Auburn Ridge proposal, item #5 states....."The development's design concept indicates the use of twenty (20) foot front yard setback areas".

The City of Wildwood Zoning Regulations, Section 415.090 "NU" Non-Urban Residence District Regulations (G. 3. Minimum yard requirements - general, line a.) states: "Front yard. No structure shall be allowed within fifty (50) feet of any roadway right-of-way line or large lot roadway easement."

How does the Auburn Ridge proposal's 20 foot setback fit within those guidelines?

Thanks in advance to anyone willing to present these questions to the board.

Sincerely,
Harry Billiot
1529 Lookout Mountain Dr.

WILDWOOD®

November 21, 2016

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

The Planning and Zoning Commission has completed its review of the requested application of a Planned Residential Development Overlay District (PRD) on an undeveloped eighty-one (81) acre property located in the City's Non-Urban Residential Area, and prepared the following recommendation report in this regard. This recommendation report reflects the Planning and Zoning Commission's vote to recommend the associated special procedure permit be supported and granted, which is now being forwarded for consideration by the City Council. 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. 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-two (22) ~~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:	November 7, 2016 – Approval of a Planned Residential Development Overlay District (PRD) by a vote of 9 to 0 (Voting Aye – Renner, Lee, Archeski, Gragnani, Bartoni, Kohn, Manton, Bowling, and Bopp)
Letter of Recommendation Decision Date and Vote:	November 21, 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

Copies of the City of Wildwood's Master Plan, Charter, and Zoning Ordinance 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
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner

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 3rd ~~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-two (22)*** ~~(24)~~ ~~twenty-five (25)~~ ~~twenty-seven (27)~~ single family residences on individual lots. The lots would range in size from approximately ***three (3)*** ~~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 percent (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 thirty-four (34) 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 ***no longer being requested, given all of the proposed building sites are now three (3) acres or greater in size.*** ~~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 Overly 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 Planning and Zoning Commission 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 Commission 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 Commission 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
Auburn Ridge	***Non-Urban Areas***	***Twenty-two (22) lots on eighty-one (81) acres***	***5 lots less than allowed by the 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 Planning and Zoning Commission that petitioner's proposal does comply with the Master Plan and can be supported in its current form. Accordingly, the Commission would support the approval of the Planned Residential Development Overlay District (PRD) for the subject site to allow no more than twenty-two (22) 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 and preserve a three (3) acre minimum area for all future homesites. This two hundred (200) foot standard is required on any three (3) acre lot created in the City of Wildwood and now matches the surrounding minimum frontages of other properties in its general vicinity, of which were approved by St. Louis County many years ago.

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)~~ ***twenty-two (22)*** 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-two (22)*** ~~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 ***three (3)*** ~~one (1)~~ acres 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 Planning and Zoning Commission. 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 necessary to assist with lot dimensions, setbacks, and grading designs. 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.

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 Commission 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 Commission 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 Commission 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 Planning and Zoning Commission 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 Commission 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, all of the lots are three (3) acres or greater in size. 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 Commission 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 disturbance[i]."

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 facilities[ii]."

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 Commission, 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 Commission 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 nine (9) 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 38,332.8 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 Commission would note a two (2) cul-de-sac street design is to be built, which will serve the twenty-two (22) recommended lots. This street will be placed in a standard right-of-way dimension (thirty-four (34) 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 Commission 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 Commission's opinion, is acceptable.

The Commission 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 well over sixty (60) feet. Additional tree preservation within the side yard setback areas between the respective dwellings is anticipated by the Planning and Zoning Commission 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 Commission 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 Commission, 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 Commission 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; 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 Planning and Zoning Commission 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 City Council 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 22-lot plan are indicated by bolded, black, and italicized type.

ATTACHMENT B - CONDITIONS

1. PERMITTED USES

This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **twenty-two (22)** ~~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.

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*, unless designated as flag lot types, thereby having a minimum distance of forty (40) feet.**

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 **nine (9)** 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, **unless otherwise reviewed and acted upon by the Planning and Zoning Commission.**

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 fifteen (15) 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 thirty-four (34) 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 thirty-four (34) 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 38,332.8 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.

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.

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

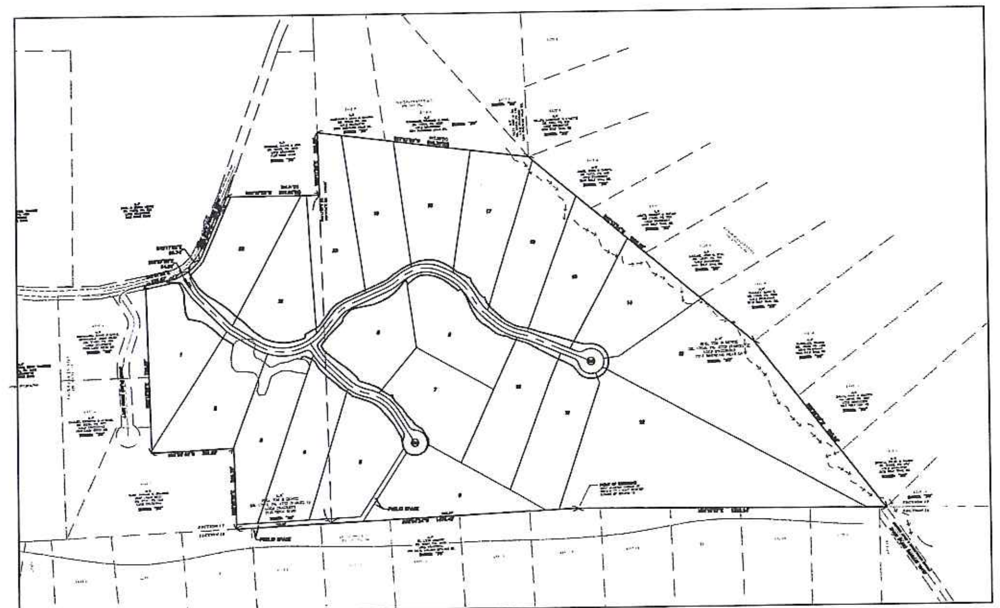
[ii] * - Excerpted from City of Wildwood Master Plan (2016), Page 80.

ATTACHMENT C
Preliminary Development Plan

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



KEY MAP
N.T.S.

GENERAL NOTES:

1. 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 R-6 SCHOOL DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
   METROPOLITAN ST. LOUIS SEWER DISTRICT
2. 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.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND MSD REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. 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.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARDS. SOURCE OF TOPOGRAPHY– LIDAR.
6. 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).
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. 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.
9. 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.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD.
11. BUILDING HEIGHT SHALL NOT EXCEED 60 FEET.
12. THE NEAREST MAJOR INTERSECTION IS MANCHESTER RD AND OLD STATE RD APPROXIMATELY 2.3 MILES TO THE NORTH NORTHEAST.
13. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 25U330010, 25U310023

1. SITE ADDRESS: 1115 RIDGE RD. WILDWOOD, MO 63021 — 1513 WINDWOOD HILLS DR WILDWOOD, MO 63021

   CURRENT OWNER: TOM & DENISE REID 4073 MONTGOMERY LN PACIFIC, MO 63021 — TOM & DENISE REID 4073 MONTGOMERY LN PACIFIC, MO 63021
2. EXISTING ZONING: NU – NON-URBAN RESIDENCE DISTRICT
3. PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT ("PRD") OVERLAY DISTRICT
4. GROSS AREA OF SITE: 81.36 ACRES
5. DENSITY = 81.36 AC. x 43,560 S.F./AC. / 130,680 SQ.FT. = 27 LOTS ALLOWABLE
6. NUMBER OF LOTS PROPOSED: 22
7. PARKING REQUIREMENTS:
   2 EA. X 22 LOTS = 44 SPACES
   PROVIDED = 44 SPACES
8. EXISTING TREE AREA = 80.7 AC.
   TREES TO REMAIN = 75.5 AC. (93.55%)
9. COMMON GROUND = 1,881 SQ.FT. (0.03 AC.)

LOT SPECIFICATIONS:

MINIMUM AREA – 3 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 29189C0290k DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

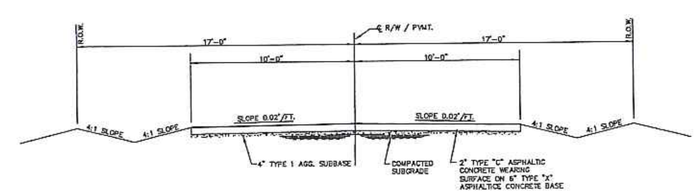
PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 81.36 Acres; 22 Lots x 1,742.4 s.f. = 38,332.8 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)	
Amount of Required Public Space	38,322	Square Feet
Amount of Provided Public Space	180,464	Square Feet
~ Multiple Use Trail		Square Feet
~ Underground Detention Area		Square Feet
~ Public Land Dedication	63,160	Square Feet
~ Privately-Held Common Ground	0,000	Square Feet
List of Installed Improvements	Total Number (list below on lines)	
~ Picnic Tables		
~ Benches		
~ Trash Receptacles		
~ Bicycle Racks		
~ Other Street Right-of-Way	117,304	
Other Public Space Items (If provided)		
Fee 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:

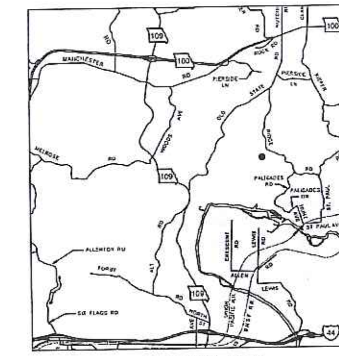
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17, SAID POINT ALSO BEING ON THE EAST LINE OF QUAIL HOLLOW, A SUBDIVISION RECORDED IN PLAT BOOK 197, PAGE 48 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF SAID SECTION 17, NORTH 02° 04' 24" WEST, 1470.49 FEET TO THE SOUTHWEST 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 LAST 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 26° 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 19495, 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' 26" 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 6 THROUGH 9 OF SAID RIDGE ROAD FARMS, SOUTH 40° 43' 54" WEST, 1250.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 OF RIDGE ROAD FARMS; 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 THE EAST LINE OF QUAIL HOLLOW, NORTH 01° 16' 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.



TYPICAL PVMT. SECTION
(20' PAVEMENT/34' R.O.W)
N.T.S.

SHEET INDEX

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



LOCATION MAP
N.T.S.

LEGEND

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
x 536	SPOT ELEVATIONS	XXX.X
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
X X	FENCE	x x
	SILTATION CONTROL FENCE	X X X
	STORM SEWERS	
	SANITARY SEWERS	
EX. CB	CATCH BASIN	CI NO.
EX AI	AREA INLET	AI NO.
EX. GI	GRATED INLET	GI NO.
EX. DCI	DOUBLE CURB INLET	DCI NO.
EX. MH	STORM MANHOLE	MH NO.
EX. MH	SANITARY MANHOLE	MH NO.
EX. FE	FLARED END SECTION	FE NO.
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
	GAS MAIN & SIZE	(G) (G)
	WATER MAIN & SIZE	(W) (W)
T	TELEPHONE	(T) (T)
UE	ELECTRIC (U) UNDERGROUND	(UE)
OE	ELECTRIC (O) OVERHEAD	(OE)
FO	FIBER OPTIC	(FO) (FO)
	FLOW LINE	
	TO BE REMOVED	
	TO BE REMOVED & RELOCATED/REPLACED	
	TOP OF CURB	
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
	PARKING STALLS	
	YARD LIGHT	

REVISED PLAN 11/3/2016

CITY OF WILDWOOD
NOV 03 2016
DEPT OF PLANNING & PARKS

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH, 2016, AT THE REQUEST OF FISCHER & FRICHTEL 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

11/3/16

JAMEY HENSON
MO. REG. L.S. – #2007017963

STATE OF MISSOURI — JAMEY A. HENSON — NUMBER PLS-2007017963 — PROFESSIONAL LAND SURVEYOR

MSD Base Map - 25U, 26U

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

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ISSUE	REMARKS/DATE
1	3-25-2016, INITIAL SUBMITTAL
2	6-10-2016, CITY COMMENTS
3	6-20-2016, CITY COMMENTS
4	7-28-2016, RESUBMITTAL
5	9-16-2016, REVISED PLAN
6	9-28-2016, CITY COMMENTS
7	11-2-2016, CITY & CLIENT COMMENTS

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Corporate Certificate of Authority #001348

Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Cover Sheet

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and this engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI — MICHAEL G. BOERDING — PROFESSIONAL ENGINEER

Date: 11-2-2016
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number: 15-10-329
Date: Nov. 2, 2016
Designed: MF
Drawn: LG
Checked:
Sheet: 1.1
PRE

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

ISSUE	REMARKS	DATE
1	3-29-2016, INITIAL SUBMITTAL	
2	5-12-2016, CITY COMMENTS	
3	6-23-2016, CITY COMMENTS	
4	7-28-2016, RESUBMITTAL	
5	9-16-2016, REVISED PLAN	
6	9-28-2016, CITY COMMENTS	
7	11-2-2016, CITY & SLBWW COMMENTS	

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Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan

Date: 11-2-2016
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number	
15-10-329	
Date	
Nov. 2, 2016	
Designed: MF	Sheet
Drawn: SL	2.1
Checked:	PRE

REVISED PLAN 11/3/2016

REVISED PLAN 11/3/2016

ISSUE	REMARKS/DATE
1	3-25-2016, INITIAL SUBMITTAL
2	6-10-2016, CITY COMMENTS
3	6-30-2016, CITY COMMENTS
4	7-28-2016, REISSUED PLAN
5	8-15-2016, REVISED PLAN
6	9-28-2016, CITY COMMENTS
7	11-2-2016, CITY & CLIENT COMMENTS

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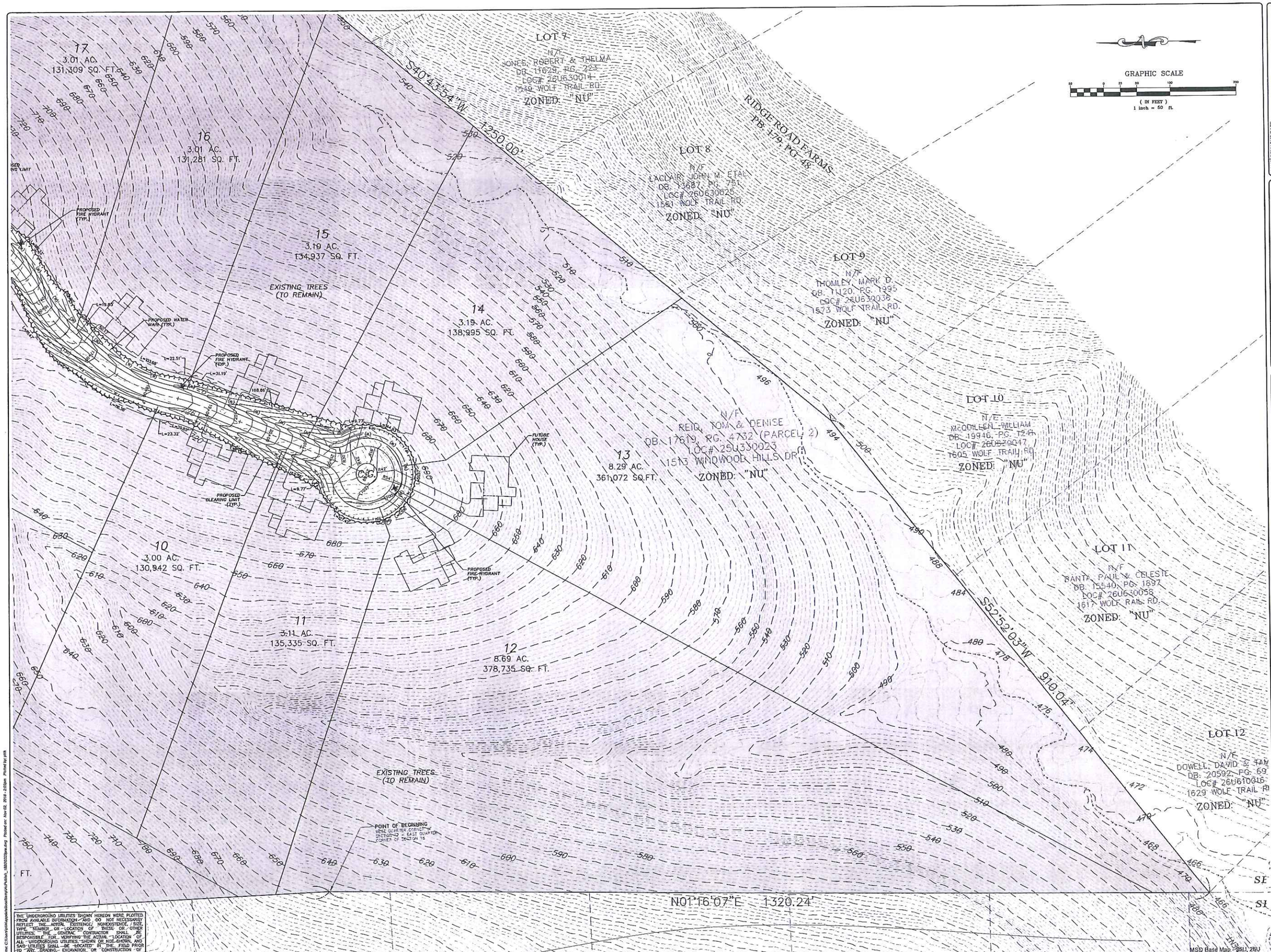
Auburn Ridge

Wildwood, Missouri

Preliminary Development Plan

Date: 11-2-2016
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number	
15-10-329	
Date	
Nov. 2, 2016	
Designed: MF	Sheet
Drawn: LG	2.2
Checked:	PRE



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Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan

The Professional Engineer's seal and signature affixed to the drawing signifies only to the material and items shown on this sheet, but drawing instruments or other documents not considered the work and signature of the Professional Engineer, the engineer, and the engineer assumes disclaims any and all responsibility for such plans, drawings or documents not satisfying the seal and signature.

MICHAEL G. BOERDING
LICENSE NO. MO E-28643
Civil Engineer

Date: 11-2-2016
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number: 15-10-329
Date: Nov. 2, 2016
Designed: MF
Drawn: LG
Sheet: 2.3

REVISED PLAN 11/3/2016

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

MSD Base Map - 25U, 26U

REVISED PLAN 11/3/2016

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Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Offsite Sanitary Sewer

Date: 11-2-2016
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number	
15-10-329	
Date	
Nov. 2, 2016	
Designed: MF	Sheet
Drawn. LG	2.4
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
A6PL	2.14	0	0	0.13	6	1.41	66	2.14
B6VE	1.58	30	20,647/0.47	0.64	41	0.56	33	1.11
B6VEr	3.80	50	82,764/1.90	1.00	26	1.78	47	1.90
C6VEr	6.09	70	185,696/4.26	4.67	77	0.52	9	1.83
C6CAr	5.39	100	234,788/5.39	3.31	61	0.63	12	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	48.26	99	0.15	0.3	0.00
D	1.46	100	63,597/1.46	1.46	100	0.00	0	0.00
B6PLr(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	5.05	6	7.02

NOTES:

TOTAL AREA OF	81.36 AC.
AREA REQUIRED TO BE PRESERVED	74.34 AC.
TOTAL USABLE AREA	7.02 AC.
TOTAL AREA DISTURBED	<5.05> AC.
VARIANCE REQUIRED FOR GRADING	<0.78> AC.
DIRECTOR OF PLANNING VARIANCE 5%	3.72 AC.
TOTAL	4.50 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 WE 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 420.200, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDWOOD, MISSOURI.

SOIL SCIENTIST DATE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

MSD Base Map - 25U, 26U

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1	3-5-2016, INITIAL SUBMITTAL	
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Auburn Ridge

Wildwood, Missouri

Preliminary Development Plan
Natural Resource Protection Plan

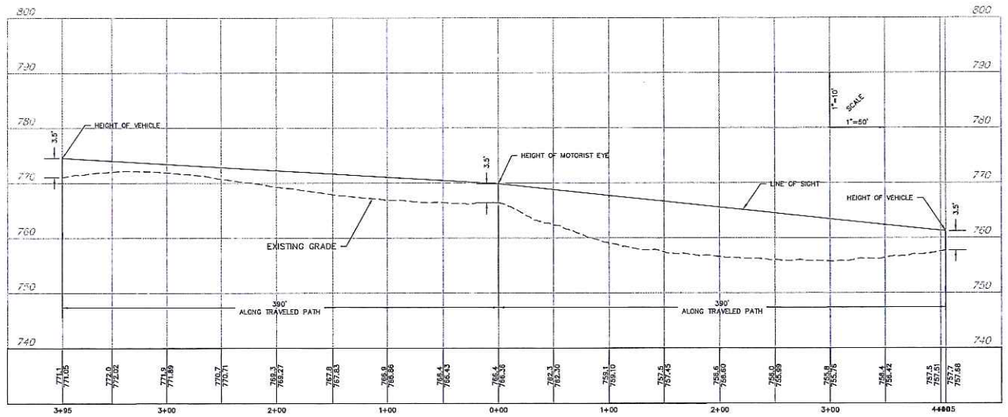
The Professional Engineer's seal and signature affixed to this document is a certification that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Missouri. Any copy of this document that does not have an original seal and signature shall not be reproduced or used for any purpose whatsoever, except by written agreement with the undersigned professional engineer, and any and all unauthorized reproduction, change, or alteration will be prohibited by law and litigation.

STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 11-2-2016
MICHAEL G BOERDING
License No. MO E-28643
Civil Engineer

Job Number	15-10-329
Date	Nov. 2, 2016
Designed MF	Sheet 3.1
Drawn: LG	
Checked	PRE

REVISED PLAN 11/3/2016



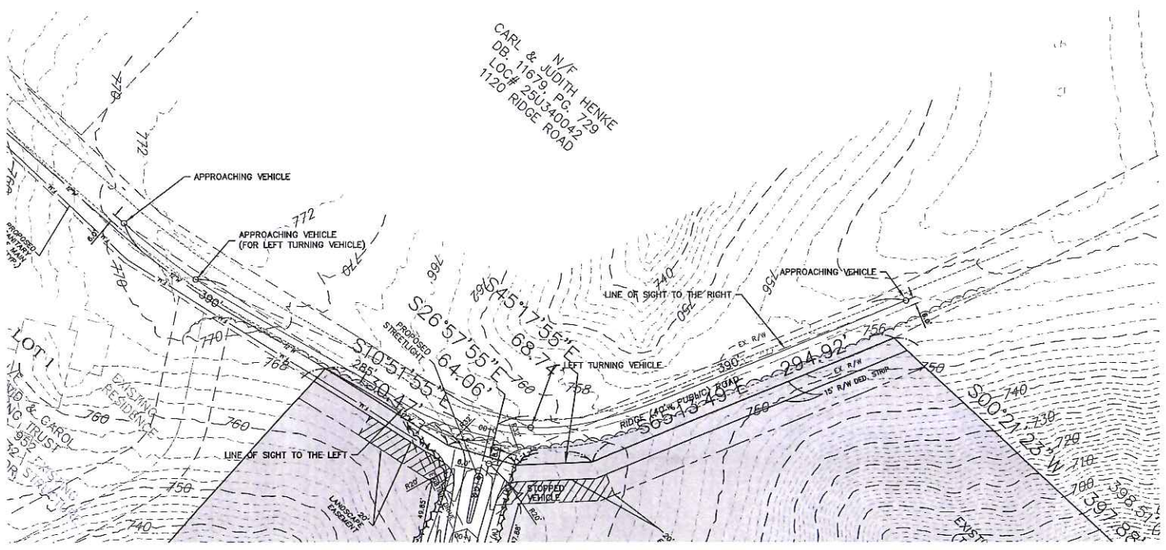
SIGHT DISTANCE TO THE LEFT

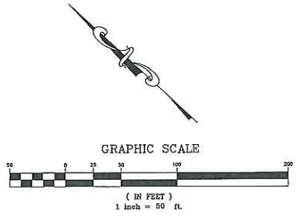
SIGHT DISTANCE TO THE RIGHT

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





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MSD Base Map - 25U, 26U

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Corporate Certificate of Authority #001348

Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Sight Distance Study

Date: 11-2-2016
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number 15-10-329
Date Nov. 2, 2016
Designed: MF
Drawn: LG
Checked: MF
Sheet 4.1
PRE

REVISED PLAN 11/3/2016

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:

1. 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 R-6 SCHOOL DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
   METROPOLITAN ST. LOUIS SEWER DISTRICT
2. 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.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND MSD REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. 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.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARDS. SOURCE OF TOPOGRAPHY– LIDAR.
6. 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).
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. 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.
9. 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.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD.
11. BUILDING HEIGHT SHALL NOT EXCEED 60 FEET.
12. THE NEAREST MAJOR INTERSECTION IS MANCHESTER RD AND OLD STATE RD APPROXIMATELY 2.3 MILES TO THE NORTH NORTHEAST.
13. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 25U330010, 25U310023

1. SITE ADDRESS: 1115 RIDGE RD. WILDWOOD, MO 63021 — 1513 WINDWOOD HILLS DR WILDWOOD, MO 63021

   CURRENT OWNER: TOM & DENISE REID 4073 MONTGOMERY LN PACIFIC, MO 63021 — TOM & DENISE REID 4073 MONTGOMERY LN PACIFIC, MO 63021
2. EXISTING ZONING: NU – NON-URBAN RESIDENCE DISTRICT
3. PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT ("PRD") OVERLAY DISTRICT
4. GROSS AREA OF SITE: 81.36 ACRES
5. DENSITY = 81.36 AC. x 43,560 S.F./AC. / 130,680 SQ.FT. = 27 LOTS ALLOWABLE
6. NUMBER OF LOTS PROPOSED: 24
7. PARKING REQUIREMENTS:
   2 EA. X 24 LOTS = 48 SPACES
   PROVIDED = 48 SPACES
8. EXISTING TREE AREA = 80.7 AC.
   TREES TO REMAIN = 71.2 AC. (88%)
9. COMMON GROUND = 1,881 SQ.FT. (0.03 AC.)

LOT SPECIFICATIONS:

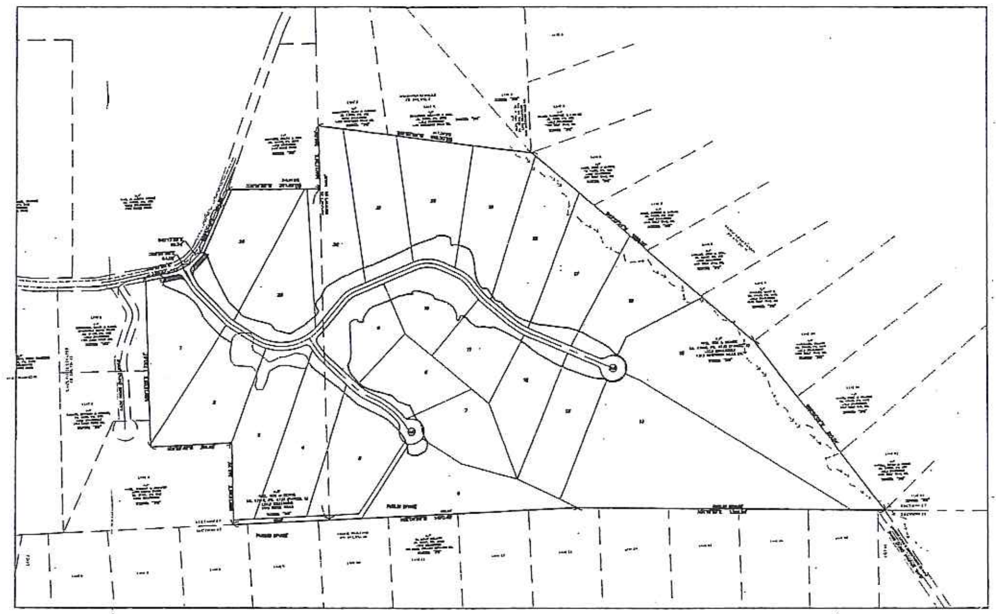
MINIMUM AREA – 2 AC.
FRONT SETBACK – 20'
SIDE YARD SETBACK – 15'
REAR YARD SETBACK – 30'

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0290k DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 81.36 Acres; 24 Lots x 1,742.4 s.f. = 41,818 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)
Amount of Required Public Space	41,818 Square Feet
Amount of Provided Public Space	53,160 Square Feet
~ Multiple Use Trail	Square Feet
~ Underground Detention Area	Square Feet
~ Public Land Dedication	18,185 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 Street Right-of-Way	117,139
Other Public Space Items (if provided)	
Fee in Lieu	

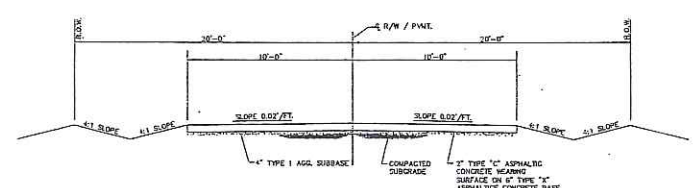


KEY MAP
N.T.S.

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 LAST 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 26° 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 19495, 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' 26" 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 6 THROUGH 9 OF SAID RIDGE ROAD FARMS, SOUTH 40° 43' 54" WEST, 1250.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 OF RIDGE ROAD FARMS; 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 THE EAST LINE OF QUAIL HOLLOW, NORTH 01° 16' 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.

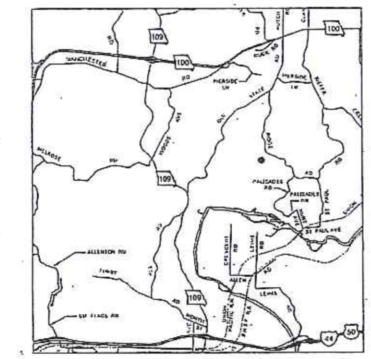


TYPICAL PVMT. SECTION
(20' PAVEMENT, 40' R.O.W.)
N.T.S.

SHEET INDEX

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

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



LOCATION MAP
N.T.S.

LEGEND

EXISTING / PROPOSED

CONTOURS (542)
SPOT ELEVATIONS (X 536 / XXX.X)
CENTER LINE
BUILDINGS, ETC.
TREE LINE
FENCE
SILTATION CONTROL FENCE
STORM SEWERS
SANITARY SEWERS
CATCH BASIN
AREA INLET
GRATED INLET
DOUBLE CURB INLET
STORM MANHOLE
SANITARY MANHOLE
FLARED END SECTION
CLEANOUT
LATERAL CONNECTION
UTILITY OR POWER POLE
FIRE HYDRANT
TEST HOLE
PAVEMENT
GAS MAIN & SIZE (G)
WATER MAIN & SIZE (W)
TELEPHONE (T)
ELECTRIC (U) UNDERGROUND
ELECTRIC (O) OVERHEAD
FIBER OPTIC (FO)
FLOW LINE
TO BE REMOVED
TO BE REMOVED & RELOCATED/REPLACED
TOP OF CURB
SWALE
LIGHT STANDARD
STREET SIGN
PARKING STALLS
YARD LIGHT

Revised Plan 9/28/2016

CITY OF WILDWOOD
SEP 28 2016
DEPT OF PLANNING & PARKS

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH, 2016, AT THE REQUEST OF FISCHER & FRICHTEL 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

STATE OF MISSOURI — JAMEY A. BENSON — NUMBER

ISSUE	REMARKS/DATE
1	3-25-2016, INITIAL SUBMITTAL
2	6-10-2016, CITY COMMENTS
3	6-20-2016, CITY COMMENTS
4	7-28-2016, RESUBMITTAL
5	9-16-2016, REVISED PLAN
6	9-28-2016, CITY COMMENTS

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

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001340

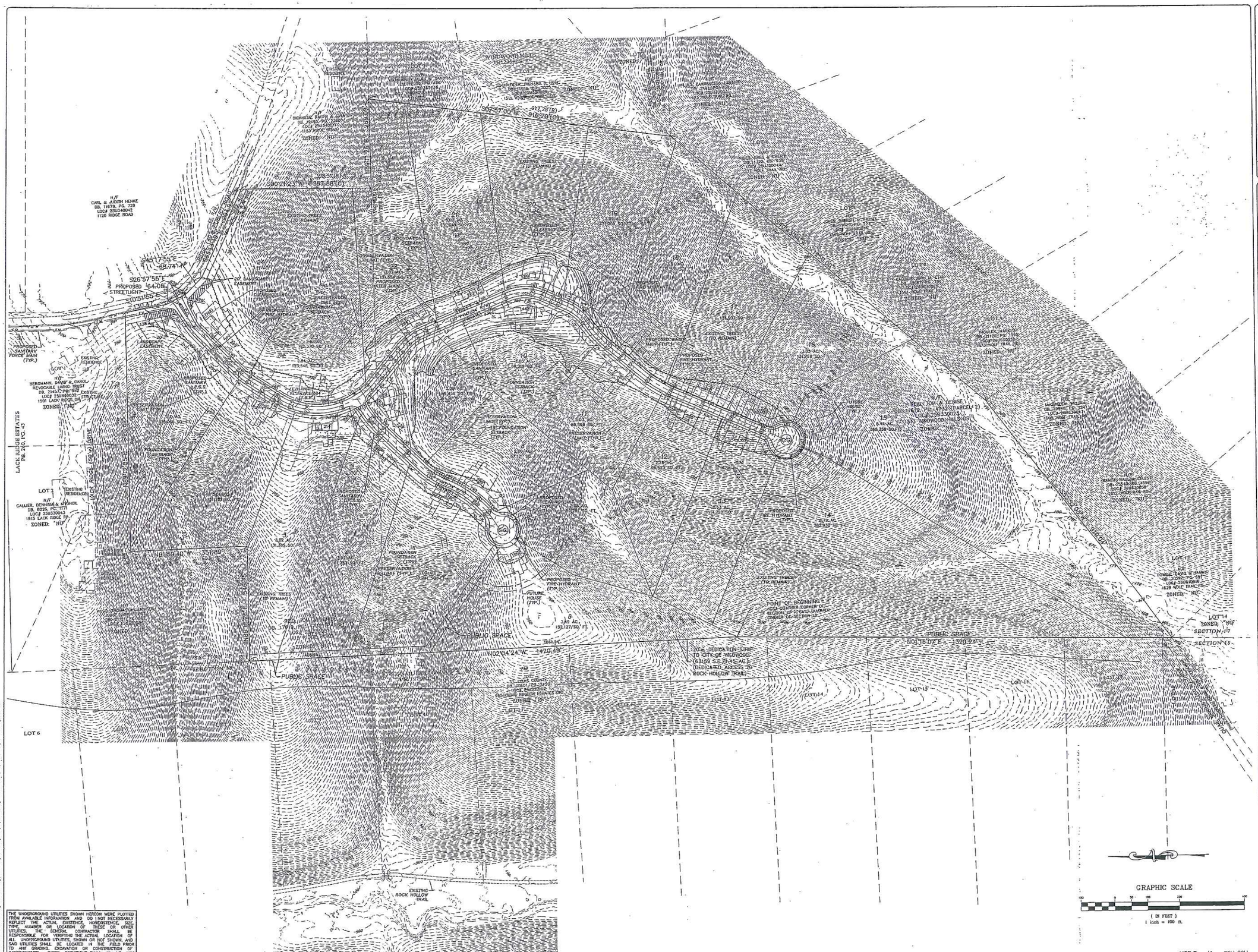
Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Cover Sheet

Date: 9-28-2016
MICHAEL G. BOERDING
License No. MO E-28543
Civil Engineer

Job Number
15-10-329

Date
Sept. 28, 2016

V:\15100\20 1115 Ridge Road\Drawings\Preliminary\Preliminary\0328\pre(revised).dwg Plotted on: Sep 28, 2016 - 1:20pm Plotted by: sAvelass



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Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan

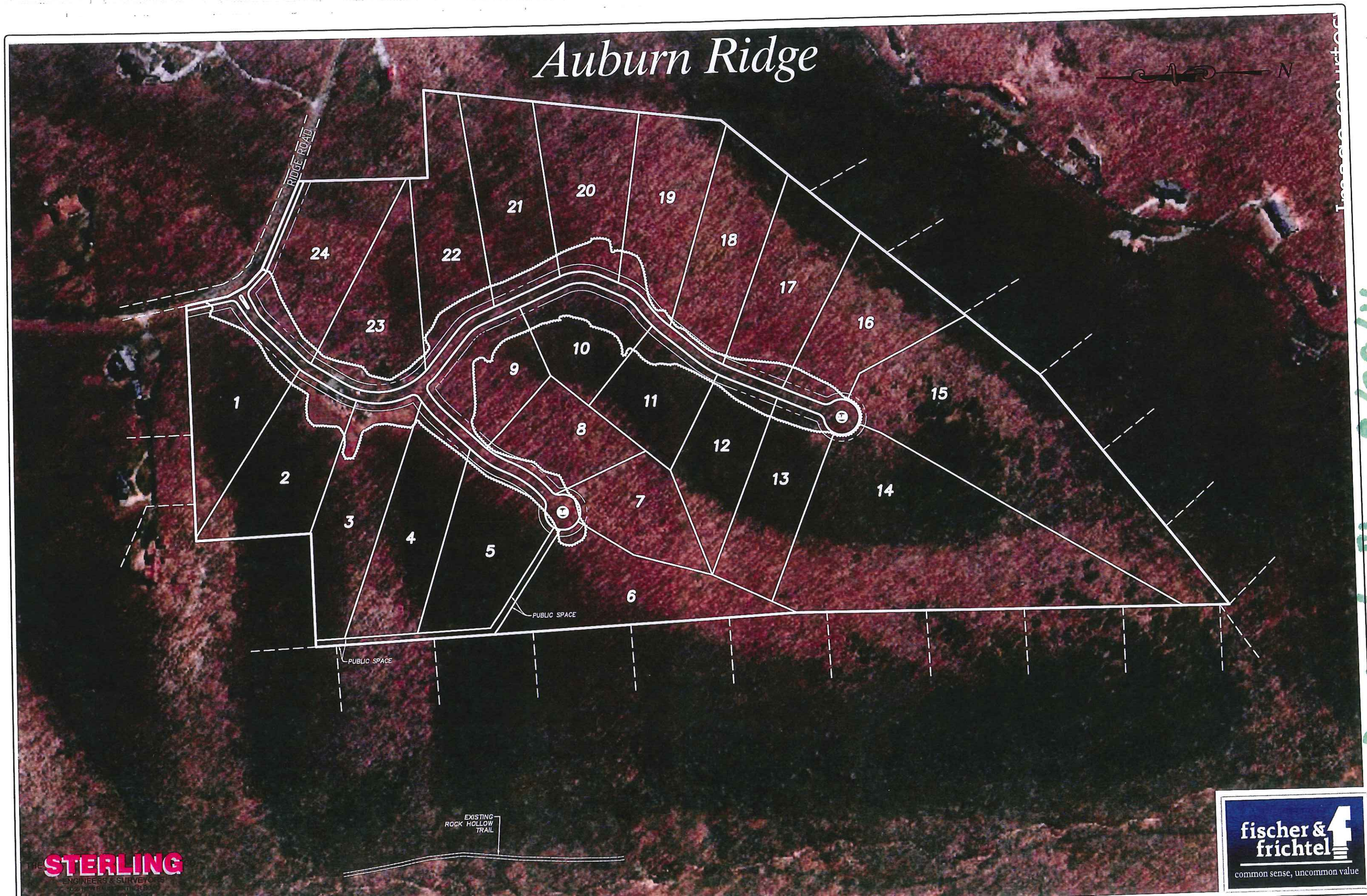
Date: 9-28-2016
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number
15-10-329

Date
Sept. 28, 2016

Designed: MF | Sheet

Auburn Ridge



Revised Plan 9/28/16

THE STERLING ENGINEERS & SURVEYORS

fischer & frichtel
common sense, uncommon value

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:

1. 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 R-6 SCHOOL DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
   METROPOLITAN ST. LOUIS SEWER DISTRICT
2. 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.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND MSD REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. 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.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARDS. SOURCE OF TOPOGRAPHY– LIDAR.
6. 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).
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. 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.
9. 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.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD.
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13. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 25U330010, 25U310023

1. SITE ADDRESS: 1115 RIDGE RD. WILDWOOD, MO 63021 — 1513 WINDWOOD HILLS DR WILDWOOD, MO 63021
   CURRENT OWNER: TOM & DENISE REID 4073 MONTGOMERY LN PACIFIC, MO 63021 — TOM & DENISE REID 4073 MONTGOMERY LN PACIFIC, MO 63021
2. EXISTING ZONING: NU – NON-URBAN RESIDENCE DISTRICT
3. PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT ("PRD") OVERLAY DISTRICT
4. GROSS AREA OF SITE: 81.36 ACRES
5. DENSITY = 81.36 AC. x 43,560 S.F./AC. / 130,680 SQ.FT. = 27 LOTS ALLOWABLE
6. NUMBER OF LOTS PROPOSED: 25
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   2 EA. X 25 LOTS = 50 SPACES
   PROVIDED = 50 SPACES
8. EXISTING TREE AREA = 80.7 AC.
   TREES TO REMAIN = 71.2 AC. (88%)
9. COMMON GROUND = 1,881 SQ.FT. (0.03 AC.)

LOT SPECIFICATIONS:

MINIMUM AREA – 2 AC.
FRONT SETBACK – 20'
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ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0290K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

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~ Picnic Tables		
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~ Other		
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Fee in Lieu		

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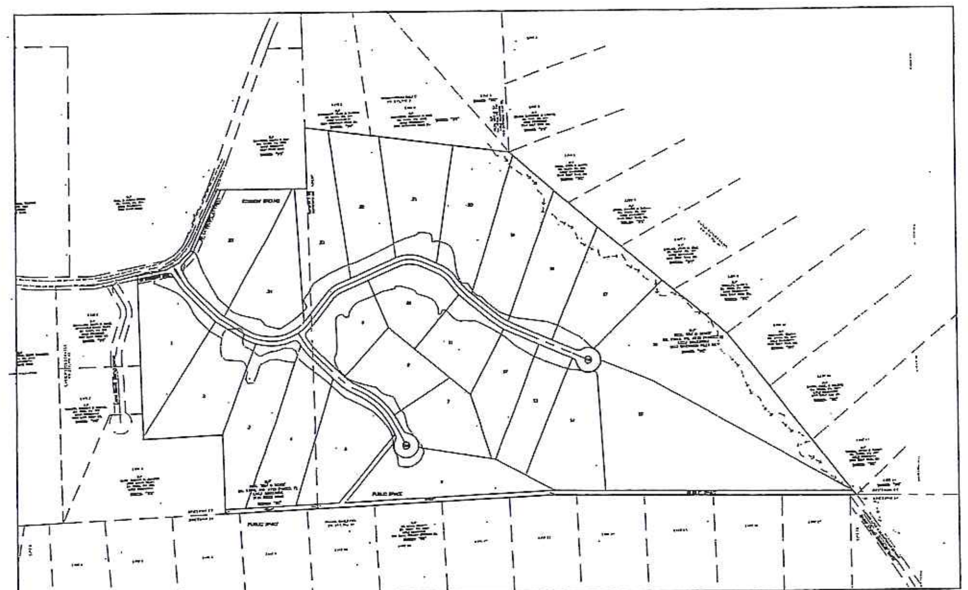

KEY MAP
N.T.S.

PROPERTY DESCRIPTION:

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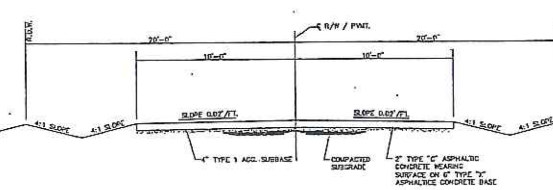

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(20' PAVEMENT/40' R.O.W.)
N.T.S.

SHEET INDEX

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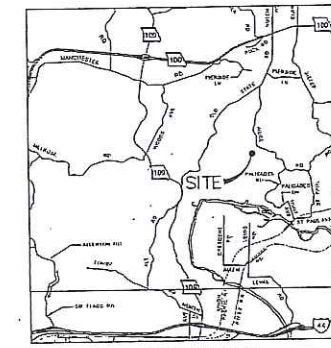

LOCATION MAP
N.T.S.

LEGEND

EXISTING — PROPOSED

CONTOURS; SPOT ELEVATIONS; CENTER LINE; BUILDINGS, ETC.; TREE LINE; FENCE; SILTATION CONTROL FENCE; STORM SEWERS; SANITARY SEWERS; CATCH BASIN; AREA INLET; GRATED INLET; DOUBLE CURB INLET; STORM MANHOLE; SANITARY MANHOLE; FLARED END SECTION; CLEANOUT; LATERAL CONNECTION; UTILITY OR POWER POLE; FIRE HYDRANT; TEST HOLE; PAVEMENT; GAS MAIN & SIZE; WATER MAIN & SIZE; TELEPHONE; ELECTRIC (U) UNDERGROUND; ELECTRIC (O) OVERHEAD; FIBER OPTIC; FLOW LINE; TO BE REMOVED; TO BE REMOVED & RELOCATED/REPLACED; TOP OF CURB; SWALE; LIGHT STANDARD; STREET SIGN; PARKING STALLS; YARD LIGHT

CITY OF WILDWOOD
SEP 16 2016
DEPT. OF PLANNING & PARKS

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH, 2016, AT THE REQUEST OF FISCHER & FRICHTEL 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

GEORGE J. COWER – VICE PRESIDENT 9/16/16
NO. REG./L.S. – #2336

STATE OF MISSOURI — GEORGE J. COWER — NO. LS 2336 — LAND SURVEYOR

MSD Base Map - 25U, 26U

ISSUE	REMARKS/DATE
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2	6-10-2016, CITY COMMENTS
3	6-20-2016, CITY COMMENTS
4	7-28-2016, RESUBMITTAL
5	9-16-2016, REVISED PLAN

Fischer & Frichtel Custom Homes, LLC
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Corporate Certificate of Authority #001348

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: MF Drawn: LG Sheet 1.1

Revised Submittal 9/16/16

Revised Submittal 9/16/16

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

MSD Base Map - 25U, 28U

ISSUE	REMARKS/DATE
1	2-23-2016, INITIAL SUBMITTAL
2	5-10-2016, CITY COMMENTS
3	6-30-2016, MSD COMMENTS
4	7-29-2016, RESUBMITTAL
5	9-16-2016, REVISED PLAN

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Auburn Ridge

Wildwood, Missouri

Preliminary Development Plan

Date: 9-16-2016
MICHAEL G. BOERDING
License No. MO E-20543
Civil Engineer

Job Number	15-10-329
Date	Sept. 16, 2016
Designed: MF	Sheet 2.1
Drawn: LG	

ISSUE	REMARKS	DATE
1	3-25-2016, INITIAL SUBMITTAL	
2	6-16-2016, CITY COMMENTS	
3	6-28-2016, CITY COMMENTS	
4	7-8-2016, REVISED PLAN	
5	9-16-2016, REVISED PLAN	

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Corporate Certificate of Authority 001318

Auburn Ridge

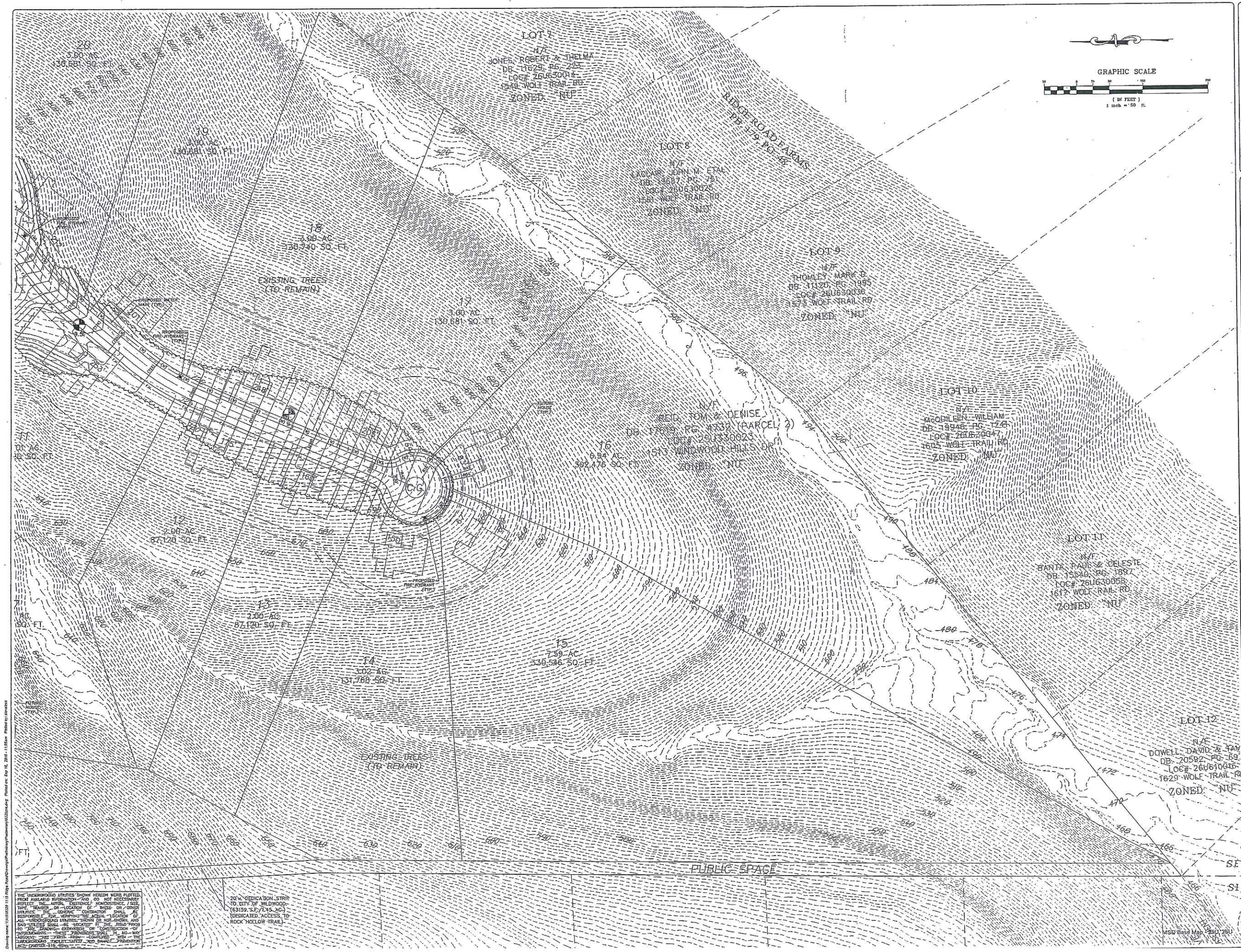
Wildwood, Missouri

Preliminary Development Plan

Date: 9-16-2016
MICHAEL G. BOERDING
License No. MO E-28543
Civil Engineer

Job Number	15-10-329
Date	Sept. 16, 2016
Designed: MF	Sheet 2.2
Drawn: LG	

Revised Submittal 9/16/16



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ISSUE	REVISION	DATE
1	3-25-2016, INITIAL SUBMITTAL	
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Corporate Certificate of Authority 2001248

Auburn Ridge

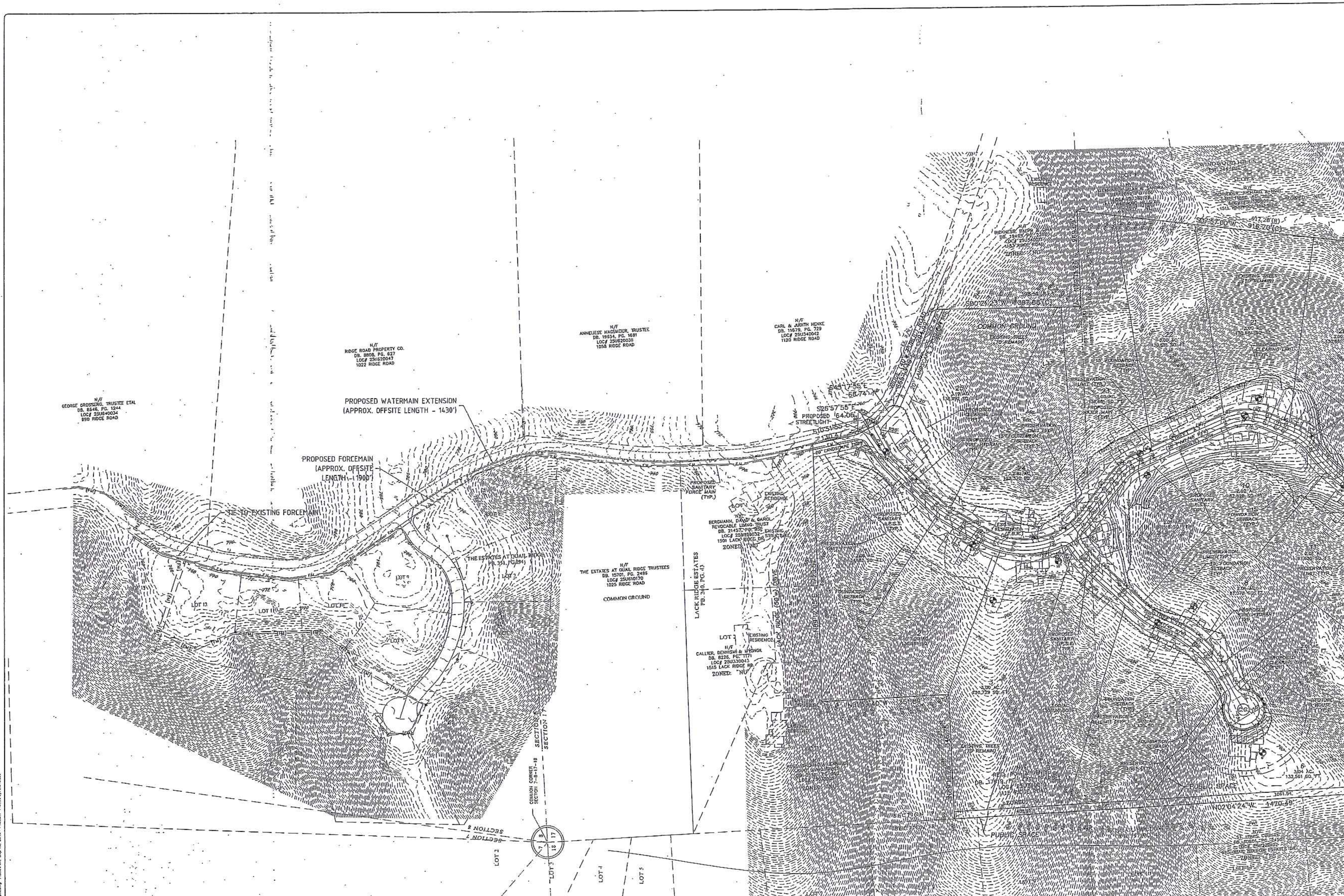
Wildwood, Missouri

Preliminary Development Plan

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

Job Number	15-10-329
Date	Sept. 16, 2016
Designed: MF	Sheet 2.3
Drawn: LG	
Checked:	PRE

Revised Submittal 9/16/16



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

MSD Base Map - 25U; 26U

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

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www.sterling-eng-sur.com
Corporate Certificate of Authority #000148

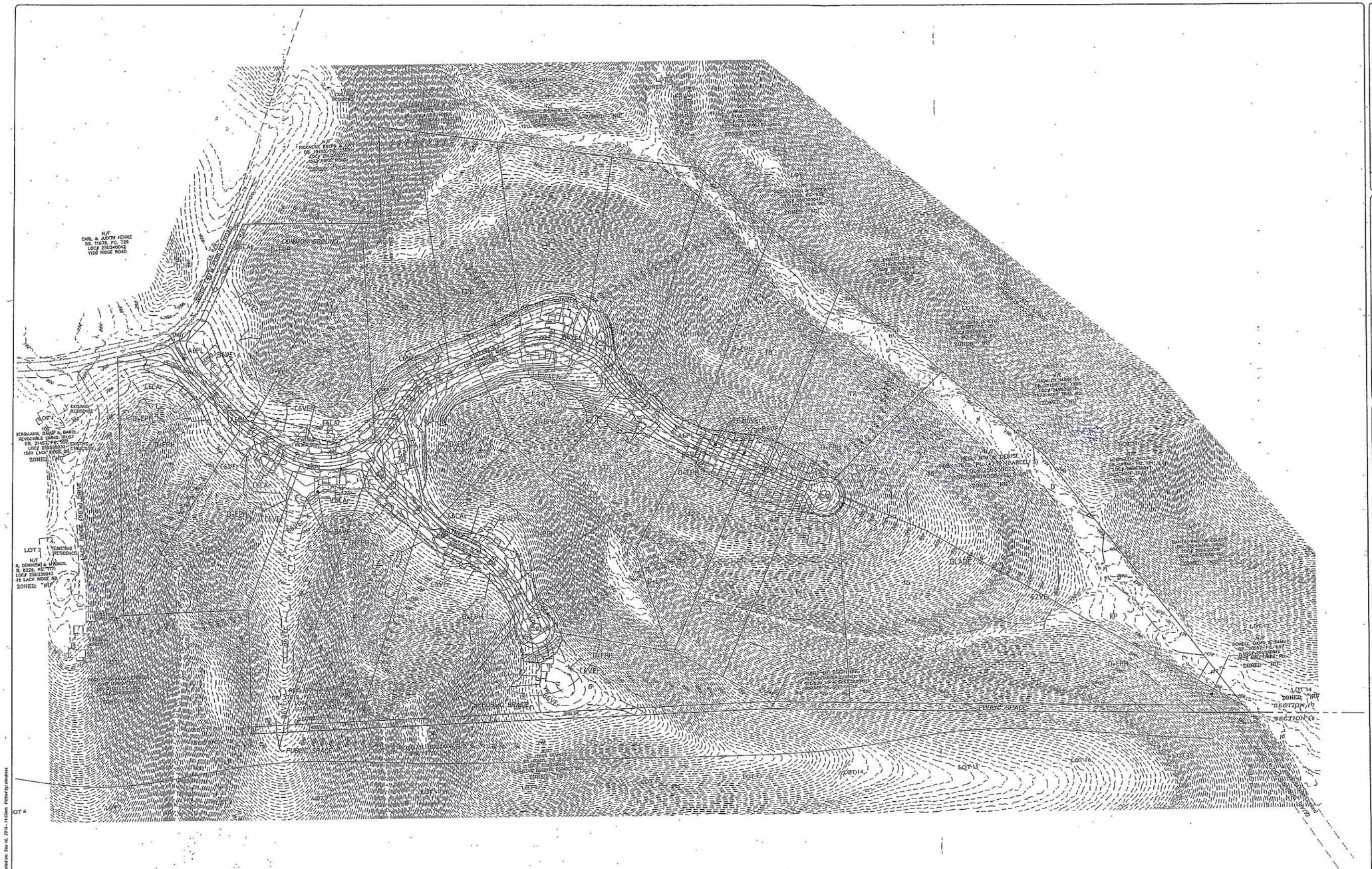
Auburn Ridge
Wildwood, Missouri

Preliminary Development Plan
Offsite Sanitary Sewer

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

Job Number 15-10-329
Date Sept. 16, 2016
Designed: MF
Drawn: LG
Checked:
Sheet 2.4
PRE

Revised Submittal 9/16/16



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
A6PL	2.14	0	0	0.13	6	2.01	94	2.14
B8VE	1.58	30	20,647/0.47	0.64	41	0.94	59	1.11
B6VEr	3.80	50	82,764/1.90	1.00	26	2.80	74	1.90
C6VEr	6.09	70	185,696/4.26	4.67	77	1.42	23	1.83
C6CAr	5.39	100	234,788/5.39	3.31	61	2.08	39	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	48.26	99	0.41	1	0.00
D	1.46	100	63,597/1.46	1.46	100	0.00	0	0.00
B8PL(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	81.36 AC.
AREA REQUIRED TO BE PRESERVED	74.34 AC.
TOTAL USABLE AREA	7.02 AC.
TOTAL AREA DISTURBED	43.66± AC.
VARIANCE REQUIRED FOR GRADING	<-2.543 AC.
DIRECTOR OF PLANNING VARIANCE 5%	3.72 AC.
TOTAL	1.68 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 WE 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 420.200, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDWOOD, MISSOURI.

SOIL SCIENTIST _____ DATE _____

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

MSD Base Map - 25U, 26U

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Corporate Certificate of Authority #001348

Auburn Ridge

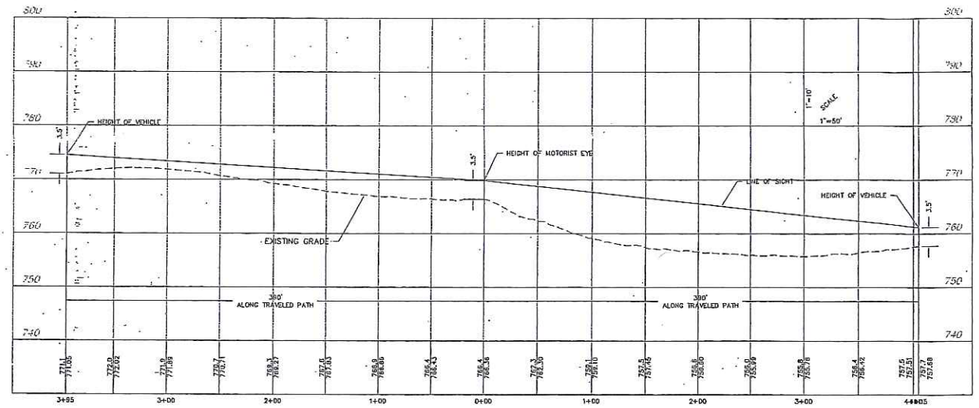
Wildwood, Missouri

Preliminary Development Plan
Natural Resource Protection Plan

Date: 9-16-2016
MICHAEL G BOERDING
License No. MO E-28543
Civil Engineer

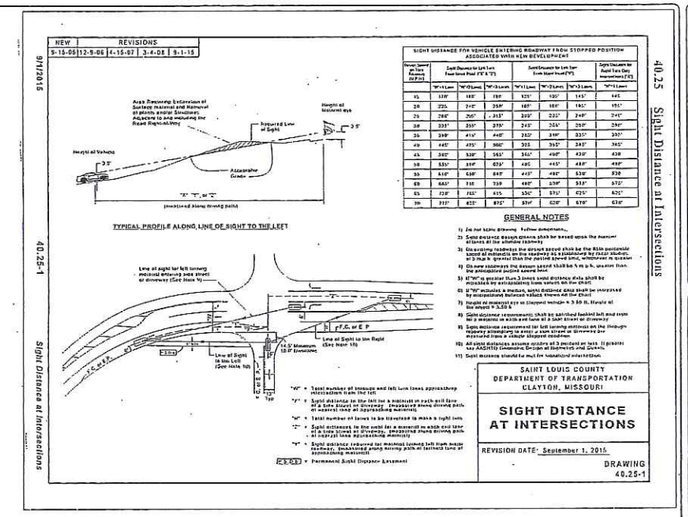
Job Number: 15-10-329
Date: Sept. 16, 2016
Designed: MF
Drawn: LG
Checked: MV
Sheet: 3.1
PRE

Revised Submittal 9/16/16



SIGHT DISTANCE TO THE LEFT

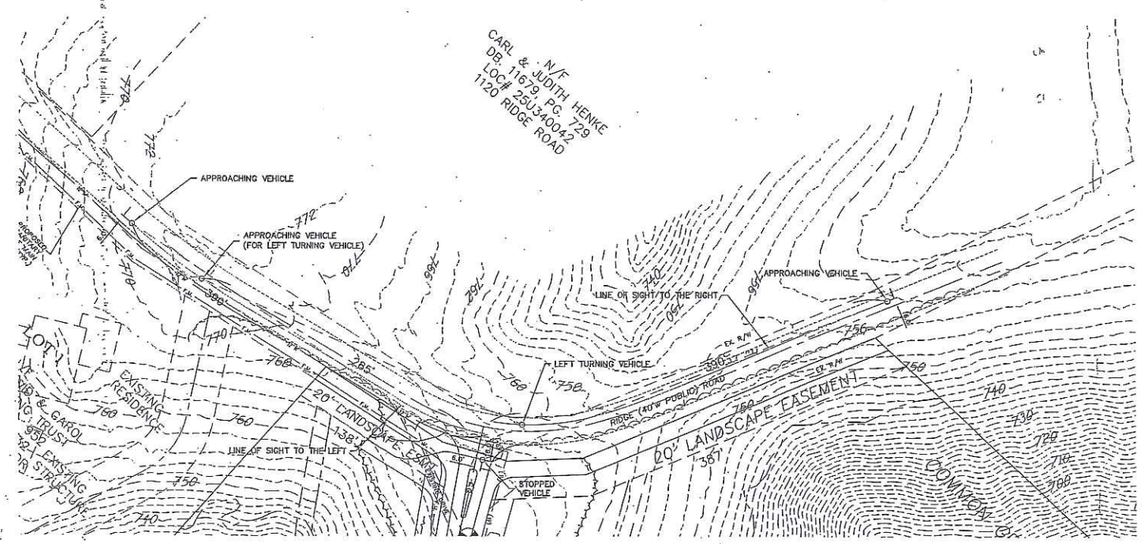
SIGHT DISTANCE TO THE RIGHT

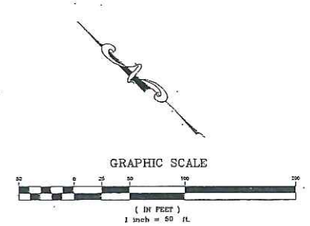


POSTED SPEED LIMIT: 30 MPH
DESIGN SPEED: 35

SIGHT DISTANCE FOR LEFT TURN FROM MINOR ROAD (X & Z) - 390'

PER ST. LOUIS COUNTY 'SIGHT DISTANCE AT INTERSECTIONS' DWG. 40.25-1





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Corporate Certificate of Authority #001346

Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Sight Distance Study

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

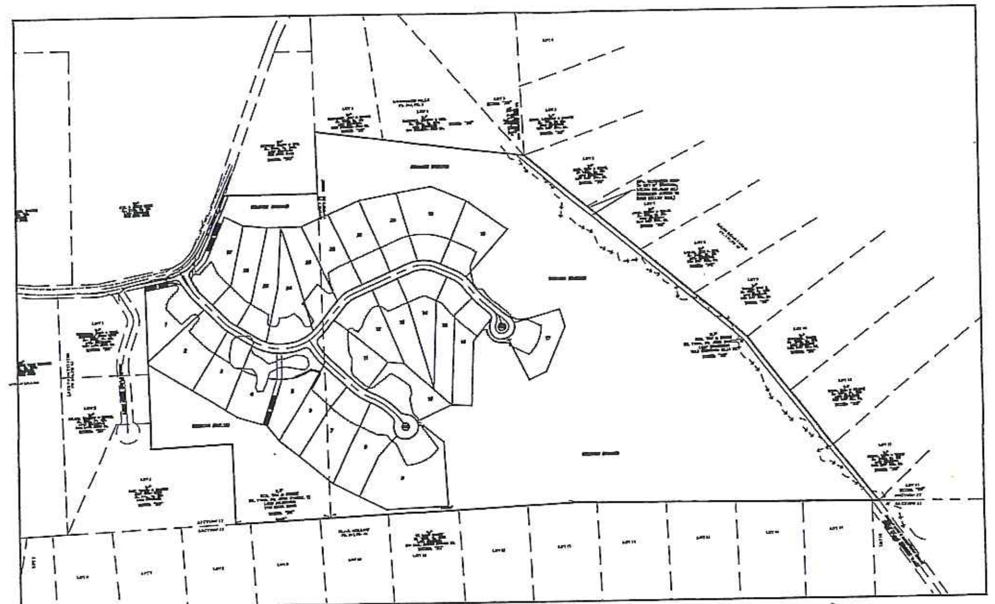
Job Number: 15-10-329
Date: Sept. 16, 2016
Designed: MF
Drawn: LG
Sheet: 4.1

Revised Submittal 9/16/16

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



KEY MAP
N.T.S.

GENERAL NOTES:

1. 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 R-6 SCHOOL DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
   METROPOLITAN ST. LOUIS SEWER DISTRICT
2. 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.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND MSD REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. 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.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARDS. SOURCE OF TOPOGRAPHY– LIDAR.
6. 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).
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. 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.
9. 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.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD.
11. BUILDING HEIGHT SHALL NOT EXCEED 60 FEET.
12. THE NEAREST MAJOR INTERSECTION IS MANCHESTER RD AND OLD STATE RD APPROXIMATELY 2.3 MILES TO THE NORTH NORTHEAST.
13. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 25U330010, 25U310023

1. SITE ADDRESS: 1115 RIDGE RD. WILDWOOD, MO 63021 — 1513 WINDWOOD HILLS DR WILDWOOD, MO 63021

   CURRENT OWNER: TOM & DENISE REID 4073 MONTGOMERY LN PACIFIC, MO 63021 — TOM & DENISE REID 4073 MONTGOMERY LN PACIFIC, MO 63021
2. EXISTING ZONING: NU – NON-URBAN RESIDENCE DISTRICT
3. PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT ("PRD") OVERLAY DISTRICT
4. GROSS AREA OF SITE: 81.36 ACRES
5. DENSITY = 81.36 AC. x 43,560 S.F./AC. / 130,680 SQ.FT. = 27 LOTS ALLOWABLE
6. NUMBER OF LOTS PROPOSED: 27
7. PARKING REQUIREMENTS:
   2 EA. X 27 LOTS = 54 SPACES
   PROVIDED = 54 SPACES
8. EXISTING TREE AREA = 80.7 AC.
   TREES TO REMAIN = 68.8 AC. (85.2%)
9. COMMON GROUND = 42.09 AC.

LOT SPECIFICATIONS:

MINIMUM AREA – 1 AC.
MINIMUM FRONTAGE – 125'
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 29189C0290k DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

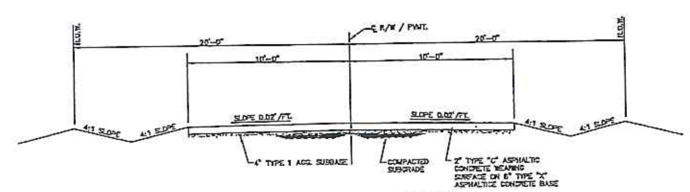
PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 81.36 Acres; 27 Lots x 1,742.4 s.f. = 47,045 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)	
Amount of Required Public Space	47,045	Square Feet
Amount of Provided Public Space	66,833	Square Feet
~ Multiple Use Trail	0.000	Square Feet
~ Underground Detention Area	0.000	Square Feet
~ Public Land Dedication	43,310	Square Feet
~ Privately-Held Common Ground	23,523	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)		
Fee 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:

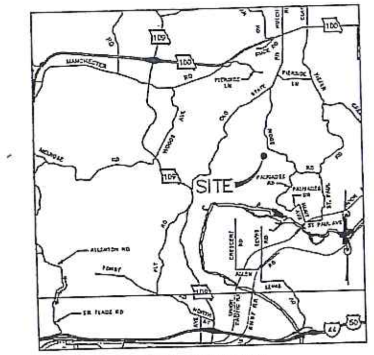
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17, SAID POINT ALSO BEING ON THE EAST LINE OF QUAIL HOLLOW, A SUBDIVISION RECORDED IN PLAT BOOK 197, PAGE 48 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF SAID SECTION 17, NORTH 02° 04' 24" WEST, 1470.49 FEET TO THE SOUTHWEST 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 LAST 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 26° 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 19495, 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' 26" 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 6 THROUGH 9 OF SAID RIDGE ROAD FARMS, SOUTH 40° 43' 54" WEST, 1250.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 OF RIDGE ROAD FARMS; 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 THE EAST LINE OF QUAIL HOLLOW, NORTH 01° 16' 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.



TYPICAL PVMT. SECTION
(20' PAVEMENT/40' R.O.W.)
N.T.S.

SHEET INDEX

1.1	COVER SHEET
2.1-2.3	PRELIMINARY DEVELOPMENT PLAN
3.1	NATURAL RESOURCE PROTECTION PLAN
4.1	SIGHT DISTANCE STUDY



LOCATION MAP
N.T.S.

LEGEND

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X 535	SPOT ELEVATIONS	XXX.X
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
X X	FENCE	x x
	SILTATION CONTROL FENCE	X X X
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	
	AREA INLET	
	GRATED INLET	
	DOUBLE CURB INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
	GAS MAIN & SIZE	(G) (G)
	WATER MAIN & SIZE	(W) (W)
T	TELEPHONE	(T) (T)
UE	ELECTRIC (U) UNDERGROUND	
	ELECTRIC (O) OVERHEAD	
FO	FIBER OPTIC	(FO) (FO)
	FLOW LINE	
	TO BE REMOVED	TBR
	TO BE REMOVED & RELOCATED/REPLACED	TBRR
	TOP OF CURB	
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
	PARKING STALLS	P.S.
	YARD LIGHT	

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH, 2016, AT THE REQUEST OF FISCHER & FRICHTEL 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

GEORGE J. GOWER – VICE PRESIDENT
MO. REG. L.S. – #2336

STATE OF MISSOURI — GEORGE J. GOWER — NO. LS. 2336 — LAND SURVEYOR

CITY OF WILDWOOD
JUL 28 2016
DEPT. OF PLANNING & PARKS

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

V:\15\0329 1115 Ridge Road\Drawings\Preliminary\Preliminary\0329 PRE.dwg Plotted on: Jul 28, 2016 - 7:34am Plotted by: lgreen

MSD Base Map - 25U, 26U

ISSUE	REMARKS/DATE
1	3-25-2016, INITIAL SUBMITTAL
2	CITY COMMENTS/06-10-16
3	CITY COMMENTS/06-20-16
4	RESUBMITTAL/07-20-16

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

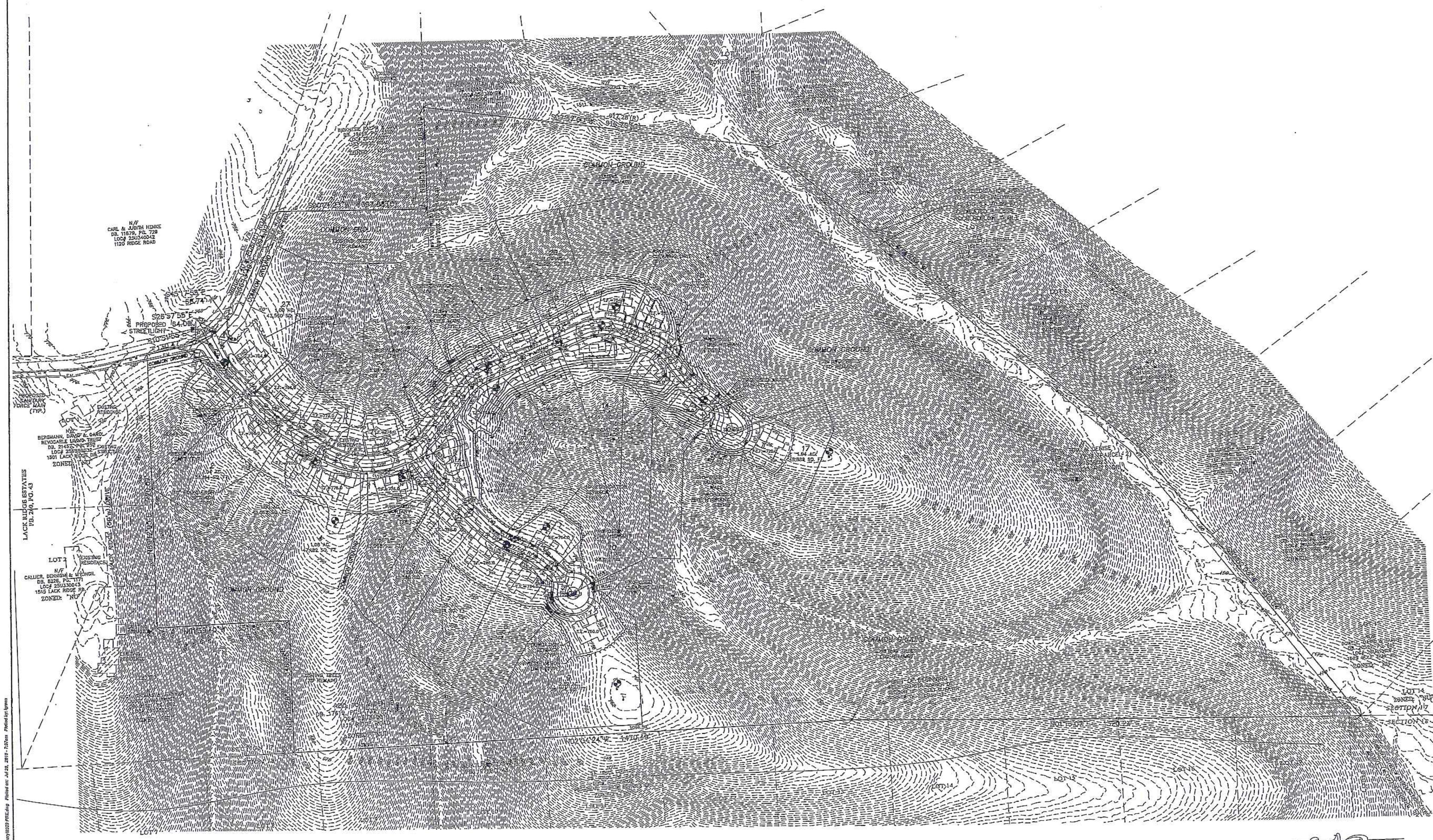
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001346

Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Cover Sheet

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	Sheet
Drawn: LG	1.1

Original Submittal 7/20/16



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

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

ISSUE	REMARKS/DATE
1	3-25-2016, INITIAL SUBMITTAL
2	CITY COMMENTS/06-10-16
3	CITY COMMENTS/06-20-16
4	RESUBMITTAL/07-20-16

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

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-0944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001346

Auburn Ridge
Wildwood, Missouri

Preliminary Development Plan

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

Job Number 15-10-329
Date 07-28-16

Original Submittal 7/20/16

ISSUE	REMARKS	DATE
1	PRELIMINARY	12-28-2015
2	CITY COMMENTS	03-16-16
3	CITY COMMENTS	06-20-16
4	RESUBMITTAL	07-28-16

Fischer & Frickhof Custom Homes, LLC
695 Trade Center Blvd.
Chesterfield, Missouri 63005
Ph. (314) 576-0520
Fax (314) 576-0522
www.fischerandfrickhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0400 Fax 314-487-0444
www.sterlingco.com
Corporate Certificate of Authority #001340

Auburn Ridge

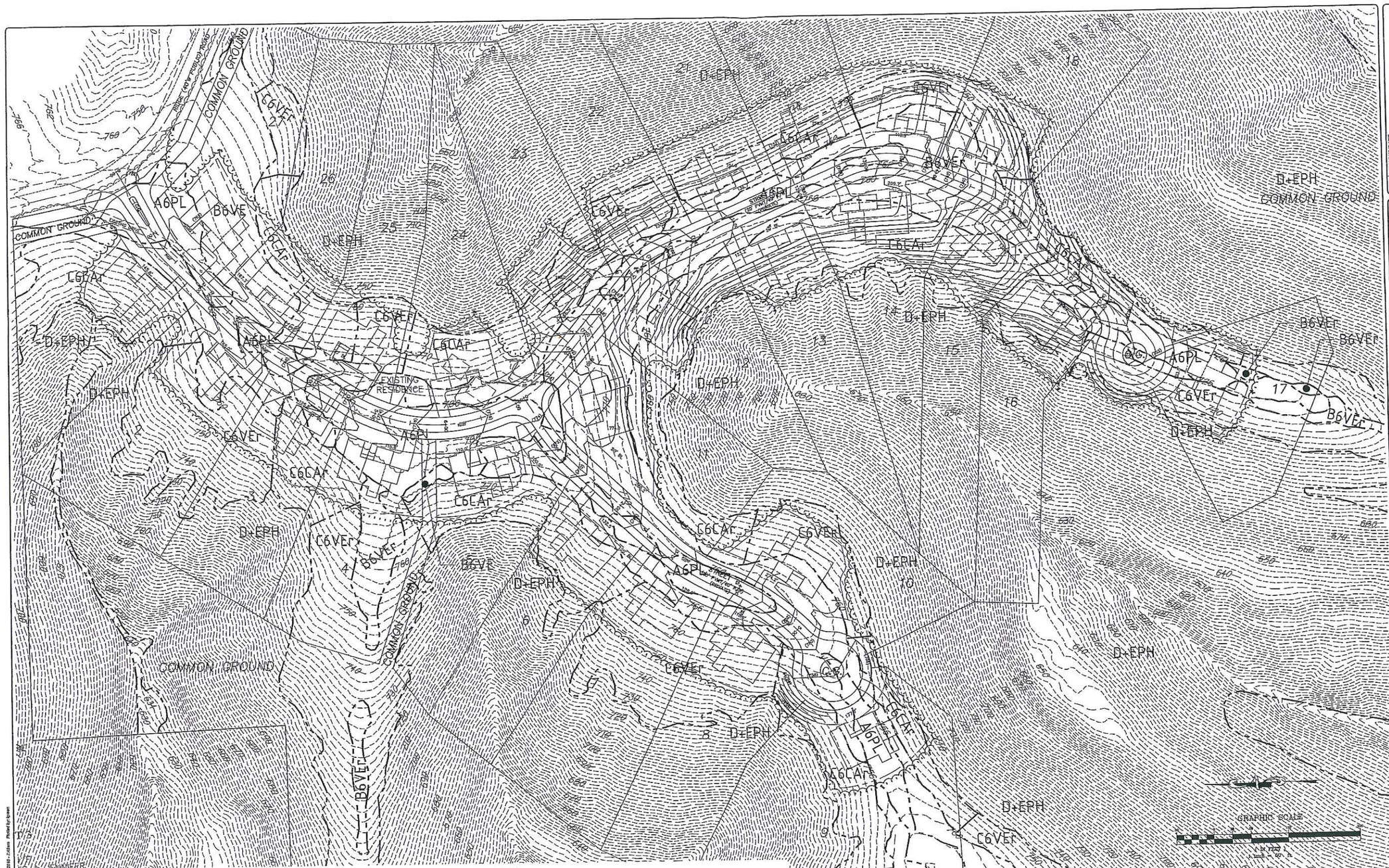
Wildwood, Missouri

Preliminary Development Plan

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	Sheet
Drawn: LG	2.2

Original Submittal 7/20/16



ISSUE	REMARKS/DATE
1	3-25-2016, INITIAL SUBMITTAL
2	CITY COMMENTS 06-10-16
3	CITY COMMENTS 07-28-16
4	RESUBMITTAL 07-28-16

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

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63123
Ph 314-544-9472 Fax 314-544-9864
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Auburn Ridge

Wildwood, Missouri

Preliminary Development Plan
Natural Resource Protection Plan

The Professional Engineer's seal and signature affixed to this plan, specifications, report or document indicates that the plan, specifications, report or document was prepared by or under the direct supervision of the Missouri Professional Engineer whose name and license number appear on the seal and certifying that such seal and signature are his/her own.

Date: 07-28-16
MICHAEL G. BOERDING
License No. MO E-25543
Civil Engineer

Job Number 15-10-329
Date 07-28-16
Designed MF | Sheet

Original Submittal 7/28/16

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. (2.2% 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, 1.53)
   - 11.89 AC.

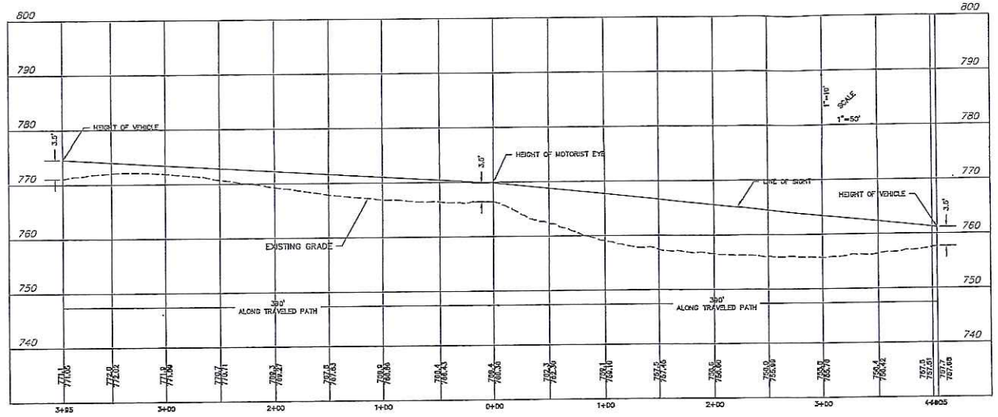
NATURAL RESOURCE PROTECTION STANDARD ANALYSIS – PREPARED BY ON-SITE SOILS, INC.

MAP UNIT	AREA (ACRES)	% REQUIRED TO BE PRESERVED	AREA REQUIRED TO BE PRESERVED (SQ. FT./AC)	ACRES PRESERVED	% PRESERVED	ACRES DISTURBED	% DISTURBED	ACRES USABLE
AGPL	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
B6VEr	3.80	50	82,764/1.90	0.95	25	2.85	75	1.90
C6VEr	6.09	70	185,696/4.26	4.11	67	1.98	33	1.83
C6CAr	5.39	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
B6PLr(AF)	0.23	80	8015/0.18	0.23	100	0.00	0	0.05

SOIL LANDFORM	MAP SYMBOL
SLOPE CLASSES (PERCENT)	SYMBOL
0–6	A
7–15	B
16–25	C

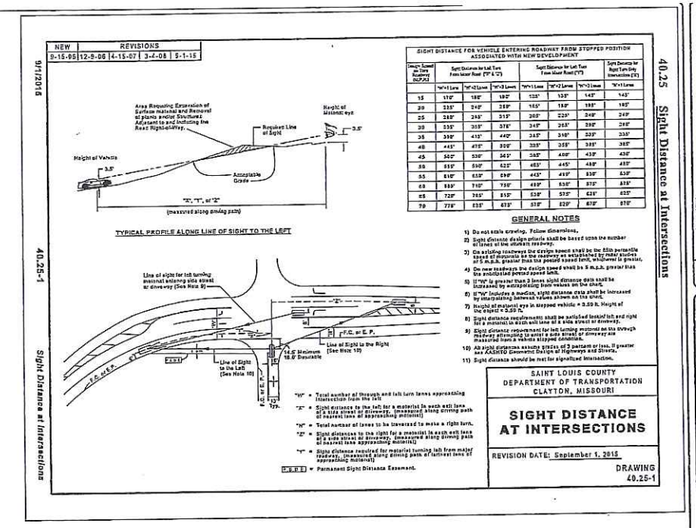
SOIL SCIENTIST CERTIFICATION:

THIS IS TO CERTIFY THAT WE 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 430.200, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDWOOD, MISSOURI.



SIGHT DISTANCE TO THE LEFT

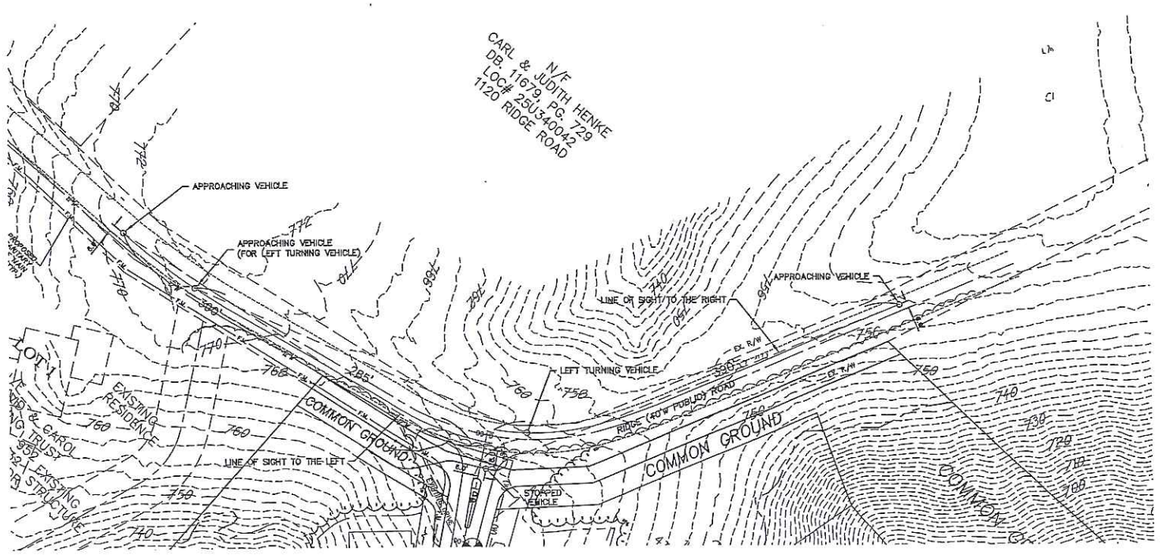
SIGHT DISTANCE TO THE RIGHT



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



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION, AND HAVE NOT BEEN FIELD EXPOSED (POTHOLED), 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

MSD Base Map - 25U, 26U

ISSUE REMARK/DATE
1 SIGHT DISTANCE INITIAL SUBMITTAL
2 CITY COMMENTS/06-10-15
3 CITY COMMENTS/06-20-16
4 RESUBMITTAL/07-28-16

Fischer & Frichtel Custom Homes, LLC
695 Trade Center Blvd.
Chesterfield, Missouri 63005
Ph. (314) 576-0600
Fax (314) 576-0622
www.fischerhomes.com

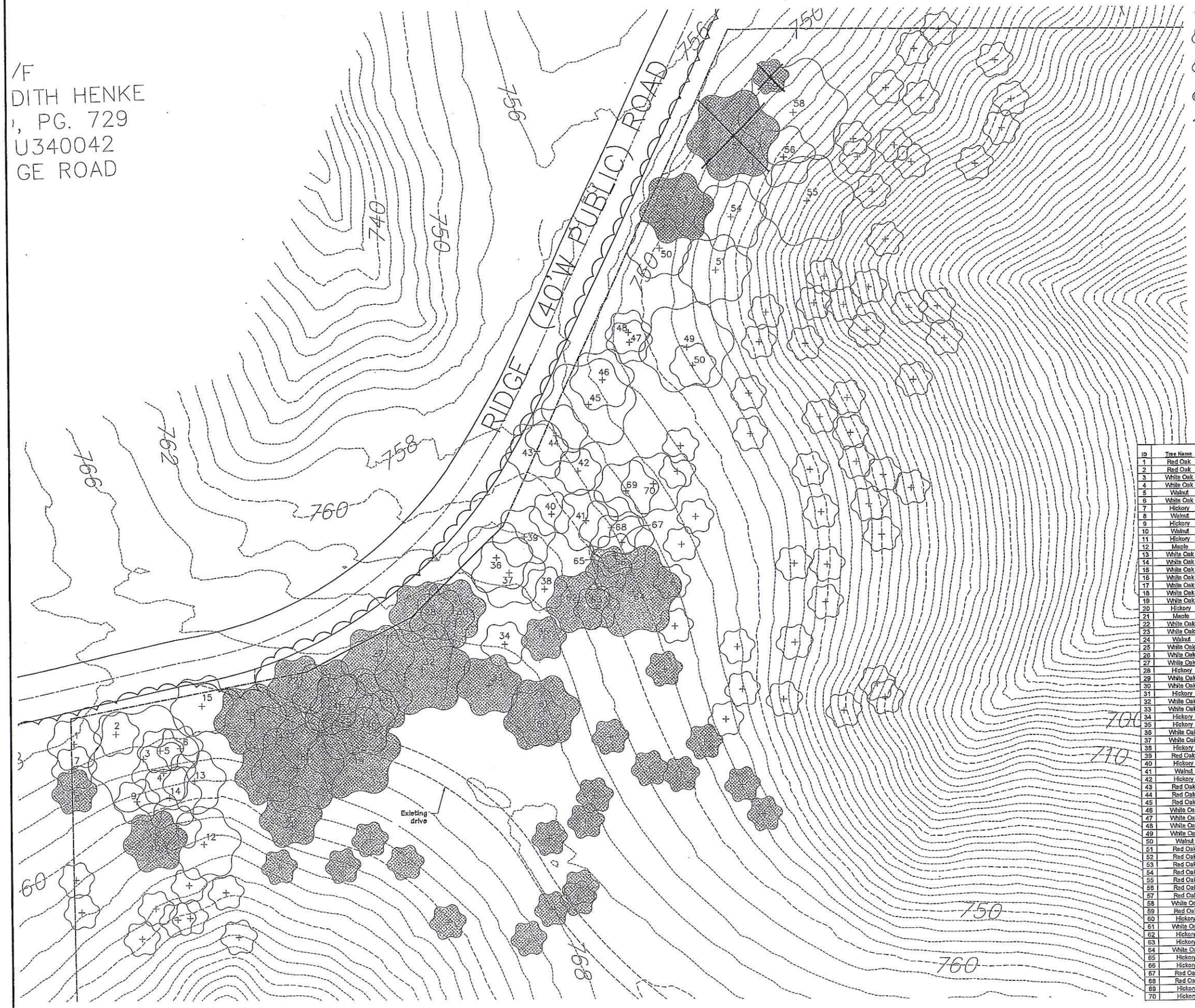
THE STERLING CO.
ENGINEERS & SURVEYORS
6055 New Baumgartner Road
St. Louis, Missouri 63123
Ph 314-487-1580 Fax 314-487-0944
sterling@sterling-sur.com
Corporate Certificate of Authority #001348

Auburn Ridge
Wildwood, 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	Sheet 4.1
Drawn: LG	
Checked: MF	PPE

Original Submittal 7/20/16



PARTIAL EXISTING TREE PLAN
SCALE 1"=20'

0 20 40 80

KEY

- Existing tree
- Existing tree - dead
- Existing tree to be removed
- Existing canopy

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Red Oak	24	30	2	UTIL
2	Red Oak	24	25	2	UTIL
3	White Oak	24	60	3	some deadwood
4	White Oak	14	30	3	
5	Walnut	10	25	2	
6	White Oak	10	20	3	
7	Hickory	8	20	3	
8	Walnut	10	25	1	
9	Hickory	14	25	2	
10	Walnut	14	35	1	
11	Hickory	10	25	2	
12	Maple	14	40	2	
13	White Oak	14	35	3	
14	White Oak	14	35	3	
15	White Oak	16	35	3	UTIL
16	White Oak	20	40	2	
17	White Oak	12	40	3	
18	White Oak	14	50	3	
19	White Oak	20	50	3	
20	Hickory	10	35	3	
21	Maple	12	35	3	
22	White Oak	14	30	2	
23	White Oak	24	40	2	
24	Walnut	10	30	3	
25	White Oak	24	50	2	
26	White Oak	10	30	2	
27	White Oak	8	40	3	clump
28	Hickory	10	25	3	
29	White Oak	8	30	2	
30	White Oak	12	35	2	
31	Hickory	12	30	3	
32	White Oak	24	50	1	
33	White Oak	14	35	2	
34	Hickory	6	20	4	
35	Hickory	6	20	3	
36	White Oak	16	40	2	
37	White Oak	14	40	2	
38	Hickory	6	20	3	
39	Red Oak	15	35	3	
40	Hickory	6	20	3	
41	Walnut	10	30	2	
42	Hickory	6	20	3	
43	Red Oak	16	30	3	UTIL
44	Red Oak	16	30	3	UTIL
45	Red Oak	28	50	1	split trunk
46	White Oak	12	30	2	UTIL, trunk damage
47	White Oak	12	30	2	UTIL
48	White Oak	12	30	2	UTIL
49	White Oak	24	50	3	
50	Walnut	10	25	2	
51	Red Oak	24	45	3	
52	Red Oak	20	40	2	
53	Red Oak	20	30	1	
54	Red Oak	14	35	2	multistem
55	Red Oak	24	40	3	
56	Red Oak	12	-		
57	Red Oak	14	-	0	dead
58	White Oak	26	60	2	
59	Red Oak	6	-	0	dead
60	Hickory	12	30	3	
61	White Oak	18	45	2	
62	Hickory	8	30	4	
63	Hickory	6	20	3	
64	White Oak	24	50	2	
65	Hickory	8	25	2	
66	Hickory	6	25	3	
67	Red Oak	18	45	2	
68	Red Oak	14	35	2	
69	Hickory	8	25	2	
70	Hickory	8	25	3	

CITY OF WILDWOOD
JUL 29 2016

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
7/20/16

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Auburn Ridge

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BB
Checked: RS

loomisAssociates

landscapeArchitectsplanners
707 Spirit 40 Park Drive, Suite 115
Chesterfield, Missouri 63005-1194
(636)519-0660 Fax (636)519-0797
e-mail: info@loomisassociates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

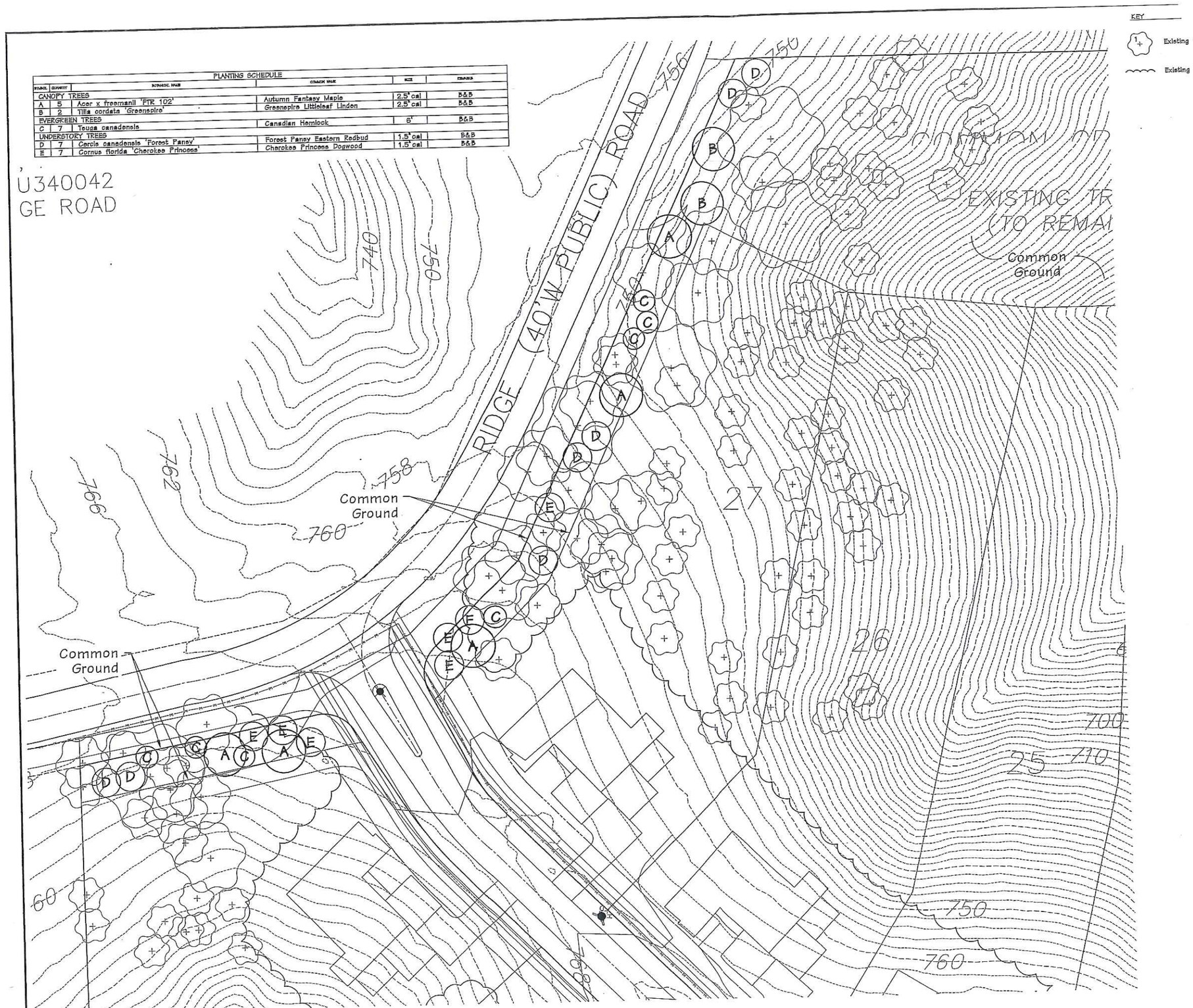
Sheet Title: Partial Existing Tree Plan

Sheet No: L-1

Date: 07/26/16

Original Submittal 7/20/16

PLANTING SCHEDULE					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY TREES					
A	5	Acer x freemanii 'FTR 102'	Autumn Fantasy Maple	2.5" cal	B&B
B	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal	B&B
EVERGREEN TREES					
C	7	Tsuga canadensis	Canadian Hemlock	6'	B&B
UNDERSTORY TREES					
D	7	Cercis 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



KEY

Existing tree to remain

Existing canopy to remain

PARTIAL LANDSCAPE PLAN
SCALE 1"=20'

0 20 40 80

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
7/26/16
Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Original Submittal
7/26/16

Auburn Ridge
Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BB
Checked: RS

loomisAssociates
landscape architects/planners
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-2

Date: 07/26/16
Job #: 955.004

ATTACHMENT D
Background Information

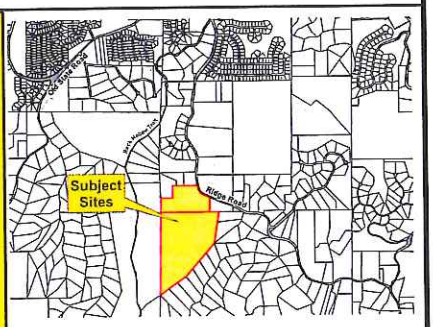
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, November 7, 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!

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, November 7, 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). **The petitioner has made additional revisions to the Preliminary Development Plan and the subdivision's overall design, based on comments expressed at the October 3, 2016 Planning and Zoning Commission meeting. The revisions will be discussed at this meeting. (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.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, October 30, 2016 4:16 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	Allowing another developement like Quail Hollow of high density housing lookng subdivision
Position on Request	Do Not Support
General Comments	As a Wildwood resident since 1988, and having lived off Ridge Rd on Palisades Rd for those 28 years, I've had to endure various mayors and councils with varying views. I moved to Wildwood to get away from tightly built subdivisions. Developements like Quail Hollow were allowed because the council was loaded with developers and a stoneless mayor. I say "HELL NO" to allowing any more of these types of developments. Where will it all end? I believe city hall has to take a stand and see that our town will be ruined if it keeps allowing builders to push into areas that have to this point been out of bounds. Keep Wildwood wild!
Suggestions	Keep the high density housing in the areas where there are existing utilities. Pushing the utilities further and further down Ridge Rd will only bring more developers to breach our unfettered surroundings.
	(Section Break)
Name	Jim Armbruster
Address	1449 Palisades Rd

City	Wildwood
State	Missouri
Zip	63021
Phone Number	3142671697
Email	armbldgco@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, October 13, 2016 8:31 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	*Field not completed.*
Position on Request	Do Not Support
General Comments	Terrible idea to build tract homes
Suggestions	Build less homes with at least 100 feet between homes and insist on a tree preservation plan
	(Section Break)
Name	Phil dario
Address	1500
City	Wildwood
State	MO
Zip	63021
Phone Number	3149545720
Email	Phil@showcaseremodelingstl.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: Dennis Church <denochu@gmail.com>
Sent: Thursday, October 13, 2016 1:32 PM
To: Travis Newberry
Subject: Re: P.Z. 6-16 Auburn Ridge

Thank you Travis. Those of us who live close to this proposed development feel very strongly that a 3 acre minimum lot size should be required. We also hope that the Dept will request clarification from F&F about home styles/price points as they've been rather vague in prior meetings ....saying only that they'd be similar to other subdivisions (i.e. Wakefield Forest) being built. We do not want cookie cutter tract homes in this special part of Wildwood.
Respectfully,
Dennis Church

On Thursday, October 13, 2016, Travis Newberry <travis@cityofwildwood.com> wrote:

Good Afternoon,

Over the course of the last several months, you have participated in many of the meetings relating to **P.Z. 6-16 Auburn Ridge c/o Fischer and Frichtel**. This petition was scheduled for further discussion at the Commission's upcoming meeting on October 17, 2016. The petitioner has requested more time and is seeking a postponement of the matter from this upcoming Monday night. Given this request for postponement was received prior to the end of business day on the Thursday, before the scheduled meeting date, Commission policy is to grant the request. Therefore, this matter will be discussed at the October 17, 2016, but only to consider continuing the postponement to November 7, 2016. Please forward this e-mail on to any other neighbors who might have been planning on attending this meeting. The Department would appreciate it very much.

If you should have any questions regarding this postponement, please contact the Department of Planning at (636) 458-0440. Thank you again.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Friday, October 07, 2016 8:28 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	3 acre minimum means 3 acre minimum per lot period. Clustet homes are out of character for the area. The 3 acre minimum lot size assumes that in addition to the minimum lot size there will also be undeveloped land as an additional buffer. If the parcel of land is 40% unbuildable that is the builders issue not the surrounding resident's concern.
Suggestions	Reject all higher density housing requests And cluster home projects
	(Section Break)
Name	Bart collida
Address	828 st paul rd
City	Wildwood
State	Mo
Zip	63021
Phone Number	636 391 0220

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Friday, October 07, 2016 10:48 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	*Field not completed.*
Suggestions	3 acre home sites only. Preserve the values & principles upon which our city was conceived.
	(Section Break)
Name	Theresa Strong
Address	1412 Mayapple Trail
City	Glencoe
State	MO
Zip	63038
Phone Number	314-496-1104
Email	theresa.a.strong@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, October 06, 2016 5:11 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	*Field not completed.*
Position on Request	Do Not Support
General Comments	Do not allow less than three acre lots outside of Town Center. We moved to Wildwood for the larger acreages and elbow room. Do not allow this development.
Suggestions	Make sure lots are 3 acres or more.
	(Section Break)
Name	Dan Daugherty
Address	1448 Palisades Rd.
City	Wildwood
State	Missouri
Zip	63021
Phone Number	6365273456
Email	daughertydj@yahoo.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: Church, Dennis O. <Dennis.Church3@va.gov>
Sent: Tuesday, October 04, 2016 3:15 PM
To: Joe Vujnich
Cc: Travis Newberry
Subject: RE: auburn ridge

Thanks much for the prompt response. Those of us who live in the area feel very strongly that lots should be a minimum of 3 acres in this proposed development.
Dennis

From: Joe Vujnich [mailto:JVujnich@cityofwildwood.com]
Sent: Tuesday, October 04, 2016 1:04 PM
To: Church, Dennis O.
Cc: Travis Newberry
Subject: [EXTERNAL] Re: auburn ridge

Mr. Church:

The matter was postponed to the October 17, 2016 meeting, after significant discussion upon it.

It is important to note a motion was made and seconded to approved the PRD for 24 lots, but the postponement request ensued, which closed discussion.

Thank you for your inquiry.

Joe Vujnich

On Oct 4, 2016, at 3:01 PM, Church, Dennis O. <Dennis.Church3@va.gov> wrote:

HI Joe and Travis--
I'm wondering if you have any information on the status of the Auburn Ridge proposal. I believe the P&Z committee was voting on it last night but I wasn't able to attend the meeting.
Regards-
Dennis Church
1453 Ridge Rd
636-399-2500

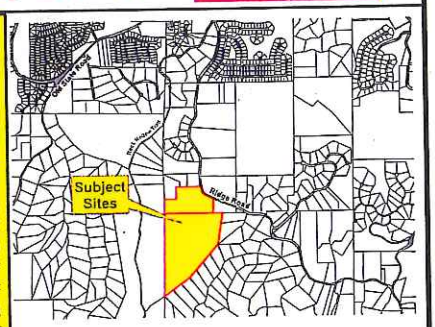
WILDWOOD

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 McQullen'; 'Ashley Krueger'; 'Dave Helfrich'; 'Susan Prosperi'; 'Ben Bracken'; 'Berryl 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:

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?
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> 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?
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> 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..
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> 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?
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> 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 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 is 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.

John P. Miller, PE, SE
KPFF
16202 Thornberry Ridge Lane

On Sep 25, 2016, at 1:07 PM, Jerry Porter <JPorter@cityofwildwood.com> wrote:

> Don, thanks for your coming out verbally with your comments to the "powers to be"

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.

Hopefully over the next few years changes will come about, from the top down all the way to municipal government, and we move back to where citizens speak and elected officials listen. Going on being around for soon to be 80 years, I know old habits die hard, but if the likes of you and many others in Western Wildwood will continue your efforts, we will prevail.

Jerry W Porter
Ward 6 Councilman

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:
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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.
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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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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 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: Jerry Porter
Sent: Sunday, September 25, 2016 1:08 PM
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; Berryl 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
Subject: Re: Auburn Ridge P.Z. 6- 16 Proposal

Don, thanks for your coming out verbally with your comments to the "powers to be" 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.

Hopefully over the next few years changes will come about, from the top down all the way to municipal government, and we move back to where citizens speak and elected officials listen. Going on being around for soon to be 80 years, I know old habits die hard, but if the likes of you and many others in Western Wildwood will continue your efforts, we will prevail.

Jerry W Porter
Ward 6 Councilman

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 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?

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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

ATTACHMENT C
Background Information

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)

CITY OF WILDWOOD
SEP 27 2016
DEPT OF PLANNING & PARKS

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

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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.

(Sec or Bresh)

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

Email not displaying correctly? View it in your browser.

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

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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	*Field not completed.*
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 Wilwood 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
State	Mo
Zip	63038
Phone Number	636-230-8158
Email	Tjlindhorst@hotmail.com

Email not displaying correctly? View it in your browser.

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

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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	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 sixes 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

Email not displaying correctly? View it in your browser.

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

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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 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 noie 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

Email not displaying correctly? View it in your browser.

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	*Field not completed.*
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

Email not displaying correctly? View it in your browser.

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	*Field not completed.*
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 wouild 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.hat 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

Email not displaying correctly? View it in your browser.

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	*Field not completed.*
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 on ever follows it.
	(Section Break)
Name	Mark Thomley
Address	1573 Wolf Trail Road
City	Wildwood
State	MO
Zip	63021
Phone Number	6362273860
Email	MarkThomley@computrolllc.com

Email not displaying correctly? View it in your browser.

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	*Field not completed.*
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

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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	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

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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	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 Prosperi
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

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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

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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 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.
Zip	63021
Phone Number	636-386-0051

Email gerald2527@sbcglobal.net

Email not displaying correctly? View it in your browser.

WILDWOOD

16860 Main Street
Wildwood, MO 63040

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.

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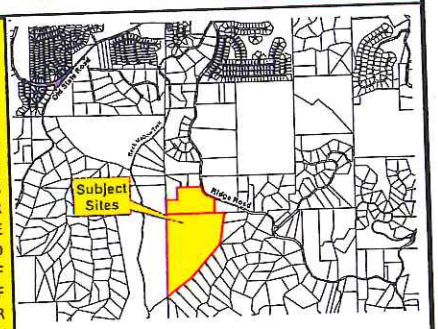

Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

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

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.

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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.

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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!

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

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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:**

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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.

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WILDWOOD

16860 Main Street
Wildwood, MO 63040

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:**

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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@fandfhomes.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:

81.4

Current Zoning District Designation: NU - Non-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: Sterling 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@sterling-eng-surv.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
DEP

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 & FRICHTEL CUSTOM HOMES LLC
695 TRADE CENTER BLVD. SUITE 200
CHESTERFIELD MO. 63005

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.

SEAL: MARIA C. MADDEN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: May 18, 2018
Commission # 14434713

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 ... & PARK...

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

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Council Members Alexander and Porter, Ward Six

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	*Field not completed.*
Position on Request	Do Not Support
General Comments	*Field not completed.*
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	*Field not completed.*
Position on Request	Do Not Support
General Comments	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.
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 McQullen; 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 McQullen; 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 & Re-zoning of 81 acres off of Ridge Road.

None of us are naive enough to think the 81 Acre tract will Alway Remain (Mature Forest) 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 aesthitic beauty of the "WILDWOOD" way of life.

The open airy ridges diving into the steep

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 ~~preservati~~ 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 wildwoods 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 tax payers in the Ridge Road Area.

This is our front yard, our backyard and Retirement Account!!

RAY AMann

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	*Field not completed.*
Position on Request	Do Not Support
General Comments	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

	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

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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

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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

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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 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

	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 anyones 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

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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	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	*Field not completed.*
	(Section Break)
Name	Susan Prosperi
Address	1428 bald eagle road
City	Wildwood
State	MO
Zip	63038
Phone Number	636-236-8155

Email Svprosperi@gmail.com

Email not displaying correctly? View it in your browser.

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

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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 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	*Field not completed.*
Position on Request	Do Not Support
General Comments	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.
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

Email not displaying correctly? View it in your browser.

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

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 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

Email not displaying correctly? View it in your browser.

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

Email not displaying correctly? View it in your browser.

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

Email not displaying correctly? View it in your browser.

1400 Ridgetree Trail Dr
Wildwood, Mo 63021
July 23, 2016

Planning and Zoning,

I am writing in regards to the proposed development at 1115 Ridge Rd and 1513 Hardwood Hills Dr.

We feel the planned number of homes for the area would be too many, due to the traffic increase on Ridge Rd and also the increase in traffic at the intersection of Old State and Ridge Rd. The road is windy and hilly without any shoulders or side walks. Plus bicyclists frequent the road which leads to an increase risk of accidents.

hence: more homes more traffic possible fatalities.

another concern is the development would remove trees and take away from the beauty of this area. This is not what Wildwood stands for.

If this development does go thru it needs to be less homes and the road would need to have sidewalks and possibly widened

My husband and I have lived here for 23 years and we feel strongly about making this development so populous. We will be out of town for the meeting but please consider the proposal very carefully.

Thanks
Don & Kathy Julian

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

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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

Email not displaying correctly? View it in your browser.

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	*Field not completed.*
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 ordnances 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@computrolllc.com

Email not displaying correctly? View it in your browser.

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
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Less dwellings and more landscaping.
Suggestions	*Field not completed.*

(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 winderness, 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

Email not displaying correctly? View it in your browser.

WILDWOOD®

November 21, 2016

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

Council Members:

The Planning and Zoning Commission has completed its review of this posted request regarding its proposed consideration of the existing regulations that govern large water features, with the intent to determine their necessity for continued application within the Wildwood community. Accordingly, the members have prepared the following recommendation regarding this subject for City Council's consideration. This recommendation was completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes and those regulations of the City relating to public notice, publications, and amendments to the City's codes (Chapter 415.560 of the City of Wildwood Zoning Ordinance). This recommendation and associated action are as follows:

Petition Number:	**P.Z. 13-16**
Petitioner:	**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
Location:	Citywide
Public Hearing Date:	October 3, 2016
Vote and Date of Action On Information Report:	November 7, 2016 – **Recommending No Changes to the Current Regulations by a Vote of 9 to 0** (voting aye – Renner, Lee, Archeski, Gragnani, Bartoni, Kohn, Manton, Bowlin, and Bopp)
Letter of Recommendation Decision Date and Vote:	November 21, 2016 - **TBD**
Attachment A:	Report

Attachment B:	Flow Chart, Map, and Background Information
Fire District:	Eureka, Monarch, and Metro West
School District:	Rockwood
Police:	St. Louis County Police Department – Wildwood Precinct #6

Copies of the City of Wildwood's Master Plan, Charter, and Zoning Ordinance 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
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner

ATTACHMENT A - Report

INTRODUCTION - As the members of the City Council may recall, its members approved changes to the Zoning Ordinance to address concerns that were raised about large water features and their impacts on the environment of Wildwood and other considerations relating to public safety aspects relative to downstream properties. This action, and the discussion that led to the changes in the Zoning Ordinance's residential districts, were 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 the City may not have had in place the necessary protections to address a situation such as this type, 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.

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 these new regulations were adopted by the City Council. 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 one (1) acre or greater 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 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 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 one (1) acre or greater 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 (one (1) acre), the City could ensure that larger water features were fully studied and all potential impacts or concerns identified as part of the planned process.

BACKGROUND – Again, the impetus for the current legislation now again under consideration was a proposal that was submitted to the City by a resident for the development of a large water feature on an approximately eighty (80) acre tract of land located on the north side of Melrose Road, west of State Route 100. This submittal identified a lake that would be thirteen (13) acres in size, have a dam height of approximately thirty-five (35) feet, and be placed in the main channel of Wild Horse Creek. The placement of this water feature in the main channel of Wild Horse Creek created an issue for many in the community, including the City Council, which was further compounded by expected, and negative, impacts on downstream properties. The factors, and the limited amount of engineered information required by the permitting process of the City in place at that time, led its officials to place a Stay on all permits or zoning actions relating to these types of large water features. With the Stay in place, City staff was given the responsibility to review the permitting process of these features and, if found deficient, make recommendations for improvements.

The conclusion of this review was the process was deficient and changes should be implemented to improve all aspects of it that are associated with the permitting of large water features. The conclusions identified by this review included the following:

1. The allowance for these water features to be placed in the main channel of named watersheds was contrary to the environmental regulations of the City, but not necessarily prohibited by the same.
2. The process at that time did not include public notification about these types of requests.
3. The process at that time did not take into account high-risk dams and their impact on downstream properties.
4. The process at that time did not include the filing of an Emergency Action Plan for problems that may arise with large water features and on-going stability of their respective dams, after construction is completed.
5. The process at that time did not include regular inspections and reporting to the City of Wildwood.

Inevitably, with so many major issues associated with that process, the City's Planning/Economic Development/Parks Committee, and then the City Council, agreed changes were needed and more protections should be established for all parties. Both the City Council Committee and the City Council supported these changes unanimously.

It is important to note that, when the legislation was developed and ultimately adopted, the Departments of Public Works and Planning used a multitude of resources to create the process that is depicted in the attached flow chart. Of those resources, the provision of comments from the series of meetings with the Planning/Economic Development/Parks Committee, input from the participating public, and insights from a Wildwood resident - Bill Kennedy - were all important to the development of this process. Additionally, other communities were contacted and the internet was utilized to develop background information. Collectively, these resources were employed for the development purposes of this legislation.

CURRENT REQUEST - The City Council has 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 has 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 that is 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 Planning and Zoning Commission has completed the steps to bring this matter to the City Council for its consideration and action.

Some of the options the City Council is being asked to consider in terms of changes to the current legislation governing large water features is the requirement for a Conditional Use Permit (CUP) for any such impoundment over one (1) acre in overall size. The discussion has also focused on the one (1) acre size being too small for the extensive process associated with obtaining a Conditional Use Permit (CUP). Some of the comments suggested the threshold of a large water feature for such a permit be increased to three (3) acres, five (5) acres, or more, while a suggestion was made for it to be eliminated in its entirety.

ANALYSIS - The Planning and Zoning Commission would note the current legislation is a product of many meetings of this body, the Planning/Economic Development/Parks Committee of the City Council, and the City Council, where those collective members considered a proposal from the Departments of Public Works and Planning relating to a revised permitting process for large water features. The development of this process was interactive, in that, comments were provided from a number of sources, changes were made to the process, and the logic of it improved as well. Importantly, after almost a year of study, all of the aforementioned parties supported these changes to the Zoning Ordinance for large water features. It is important to identify the level of support associated with such a thorough and comprehensive process, given concerns about its reasonableness at that time.

Through this process and the accompanying legislation that followed, the many identified shortcomings of the past permitting system were addressed, while providing an improved oversight structure for all parties over the life of the large water feature. These improvements to the permitting process included the following items:

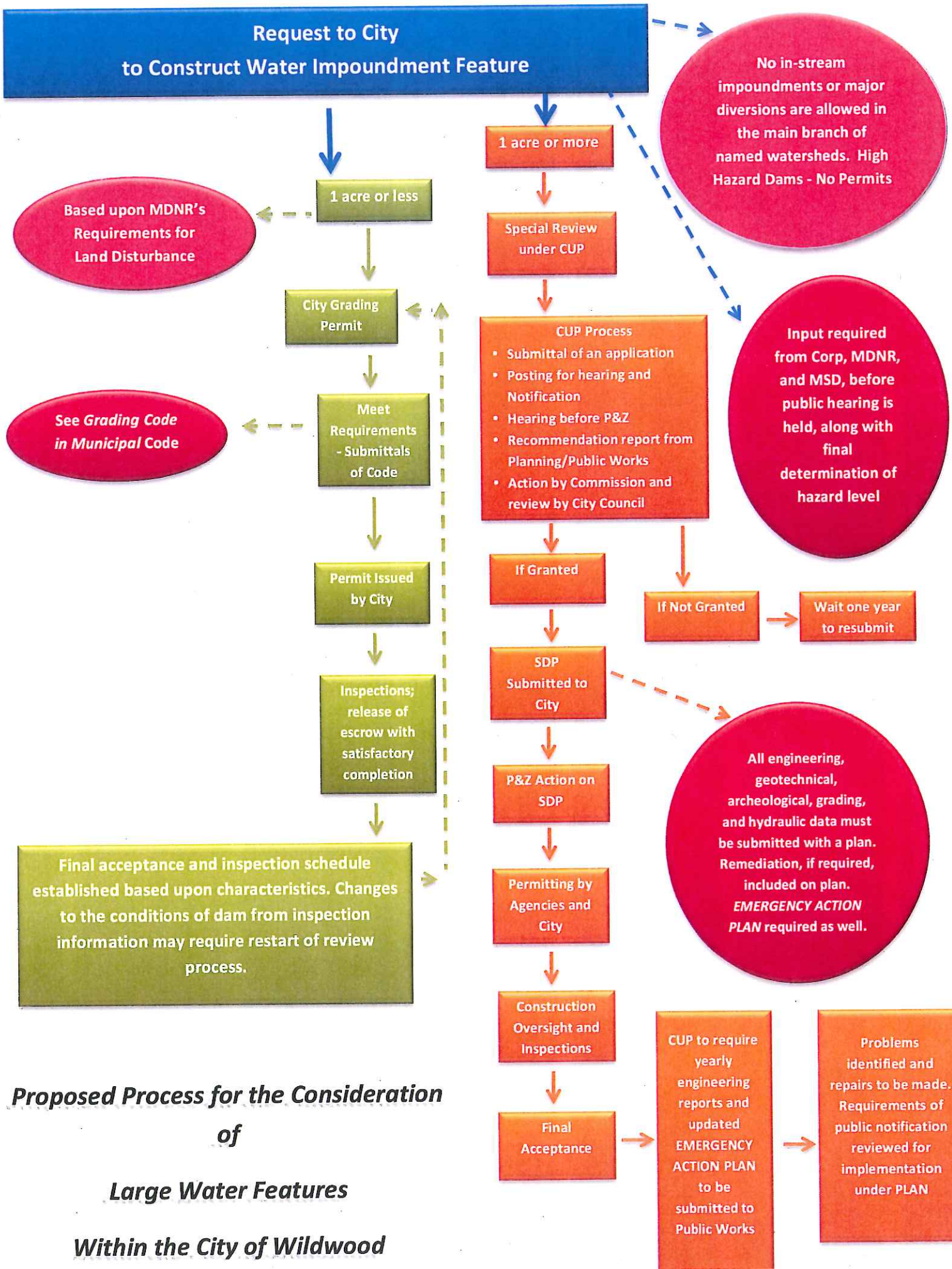
1. The process eliminated all high hazard dams from being constructed in the City.
2. The process does not allow for water features to be placed in the main channel of a steam or creek of a named watershed in the City of Wildwood.
3. The process provides for notification of surrounding property owners about the proposal, before any decisions are made in its regard.
4. The process requires greater amounts of information at its start, thereby allowing all parties have better data to make determinations relating to the consideration of these water features.
5. The process allows certain smaller features, those presenting less of a risk, to have an expedited review under the requirements of the Grading Code.
6. The process requires Planning and Zoning Commission action and City Council review for all water features one (1) acre or greater in size, but not considered high-risk or in the main channel of a named watershed located in the City.
7. The process requires the preparation of an Emergency Action Plan for protection of the lot owner, as well as downstream property owners.
8. The process, for water features one (1) acre or greater in size, guarantees an escrow for maintenance and other actions, if the property owner fails to comply with on-going requirements of the City's Conditional Use Permit (CUP).
9. The process requires inspections of these water features to occur on regular intervals, so as they receive appropriate maintenance over their existence.
10. The process places the responsibility on the property owner to be a good steward of the land.

Again, all of these components were determined to define a process that was appropriate for the City and would ensure the public's health, safety, and welfare would be protected. Conversely, any changes at this time would lead to less oversight of proposed large water features and is not justified in the opinion of the Planning and Zoning Commission, given only one (1) application has been processed and, even that, achieved the considerations identified in the list above, despite the statements of the single property owner. In fact, the current regulations create a partnership between the property owner and the City regarding maintenance and upkeep of large water features, and related dams, to the benefit of them, and

the owners of parcels of ground that are downstream from these impoundments. This maintenance component, in many regards, is as important, if not more, than permitting the initial water feature itself.

SUMMARY AND RECOMMENDATION – The Planning and Zoning Commission is not supporting any changes to the current legislation relating to large water features. The current legislation does add time and certain requirements that might be considered onerous by some, but certainly protects the environment and the neighborhoods that are located near these types of large water features. The current legislation eliminated the shortcomings of the past review, permitting, and inspection process, as it relates to these features. The Commission believes the current regulations lessen the impact of large water features and ensure, when permitted, the effects of them are primarily limited to the lot, where it is located, and not onto abutting properties or the main channel of the creek or stream providing the source of water for it.

Background Information

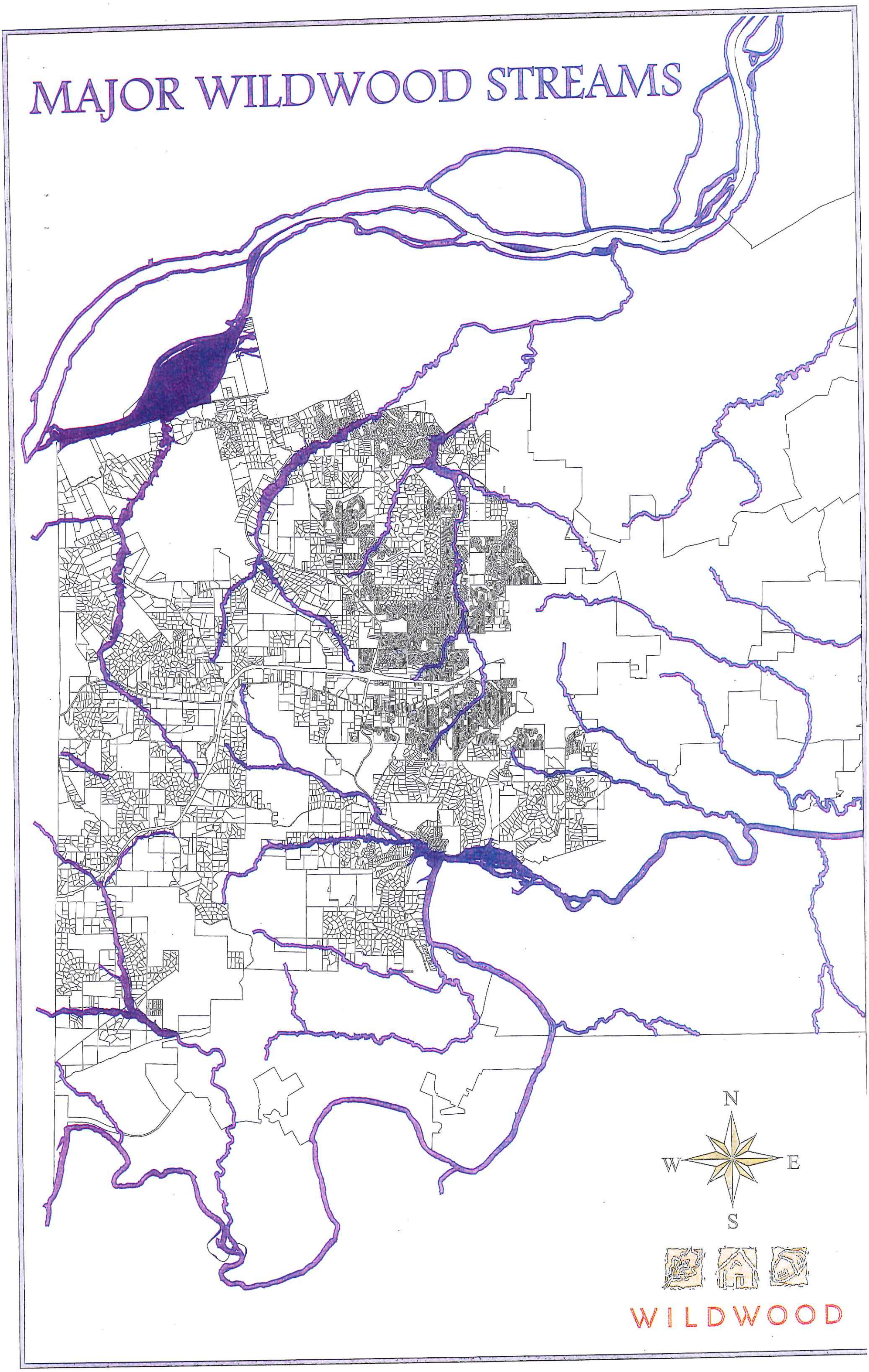


Proposed Process for the Consideration of

Large Water Features

Within the City of Wildwood

MAJOR WILDWOOD STREAMS



3-12

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 183 PLAZA DRIVE, WILDWOOD, MISSOURI
JULY 2, 2012

The Planning and Zoning Commission meeting was called to order by Chair Bopp at 7:30 p.m. on Monday, July 2, 2012, at Wildwood City Hall, 183 Plaza Drive, 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 – (9)	ABSENT – (1)
Chair Bopp	Commissioner Finnegan
Commissioner Archeski	
Commissioner Gragnani	
Commissioner Taylor	
Commissioner Hayek	
Commissioner Peasley	
Commissioner Topik	
Council Member Geile	
Mayor Woerther	

Other City Officials present: Director of Planning Vujnich, City Attorney Golterman, and Planner Montalbano.

II. Review Tonight's Agenda / Questions or Comments

Chair Bopp reviewed the items to be discussed on tonight's agenda.

III. Approval of Minutes from the Meeting of June 18, 2012

A motion was made by Commissioner Topik, seconded by Commissioner Peasley, to approve the minutes from the June 18, 2012 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

V. Public Hearings – No Items

VI. Old Business – One (1) Item

Letter of Recommendation – One (1) Item

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Hayek, Commissioner Peasley, Commissioner Topik, Commissioner Gragnani, Commissioner Archeski, Commissioner Taylor, Council Member Geile, Mayor Woerther, and Chair Bopp
Nays: None
Absent: Commissioner Finnegan
Abstain: None
Whereupon, Chair Bopp declared the motion approved 9 to 0.

VII. New Business – One (1) Item

Correspondences – One (1) Item

1.) A request to the Tree Advisory Board of the City of Wildwood by Joshua Stevenson, 209 Bountiful Court, Wildwood, Missouri 63040 regarding the removal of several existing trees from the Natural Resource Protection Area of the lot; R-1A 22,000 square foot Residence District with a Planned Residential Development Overlay District (PRD); Enclaves at Cherry Hills Subdivision; including a report on the matter from the Department of Planning. **(Ward Eight)**

Planner Montalbano read the request into the record.

Director of Planning Vujnich explained the nature of the request to the Planning and Zoning Commission, which is also the City's Tree Advisory Board. He noted a lot owner in the Enclaves at Cherry Hills Subdivision is seeking the right to remove three (3) trees that are located in a protected area of the property. He went on to note the trees were inspected by Department of Planning Staff, Ray's Tree Service, and the City's Landscape Architect, who contacted the Missouri Botanical Garden to learn more about their condition. It was determined by Ray's Tree Service that the three (3) persimmon trees have "basal rot", which is the reason for their current condition and identified them as a hazard.

Director of Planning Vujnich stated that, if the owner agrees to the replanting of these removed trees, the Department would support the removal of the existing trees. He went on to note in telephone conversations earlier in the day, the owner, Mr. Stevenson, agreed to the replanting of three (3) trees in the protected area of the property and comply with the Natural Resource Protection Standards and Procedures.

Discussion was held among Commission Members regarding the following items: what type of trees would be planted; if a size and location requirement has been determined; and if the owner is required to water said trees.

Director of Planning Vujnich noted the owner would be provided a copy of the City's Sustainable Plantings Guide for tree types and that a size of 3 to 3.5 inches or 8 to 10 feet in height would be required. He also noted, the Department would recommend the trees be planted in the fall to avoid the heat of summer and they are allowed to be placed anywhere within the protected area of the property.

Commissioner Archeski made a motion to remove the Christopher Burrows' request from the agenda's 'Items Not Ready for Action'. Commissioner Gragnani seconded the motion. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

Commissioner Archeski made a motion to remove S.O.I Outdoor, c/o Sherwood Sachtleben, regarding signage for the Wildwood Hotel (P.Z. 2 and 3-04 Koman Properties) from the agenda's 'Items Not Ready for Action'. Commissioner Topik seconded the motion. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

X. Closing Remarks and Adjournment

A motion made by Commissioner Topik, seconded by Commissioner Peasley, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:12 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.

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 183 PLAZA DRIVE, WILDWOOD, MISSOURI
JUNE 4, 2012

The Planning and Zoning Commission meeting was called to order by Chair Bopp at 7:30 p.m. on Monday, June 4, 2012, at Wildwood City Hall, 183 Plaza Drive, 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 – (10)	ABSENT – (0)
Chair Bopp	
Commissioner Archeski	
Commissioner Gragnani	
Commissioner Finnegan	
Commissioner Hayek	
Commissioner Peasley	
Commissioner Taylor	
Commissioner Topik	
Council Member Geile	
Mayor Woerther	

Other City Officials present: Director of Planning Vujnich, City Attorney Golterman, and Planner Montalbano.

II. Review Tonight's Agenda / Questions or Comments

Chair Bopp reviewed the items to be discussed on tonight's agenda.

III. Approval of Minutes from the Meeting of May 21, 2012

A motion was made by Commissioner Peasley, seconded by Commissioner Archeski, to approve the minutes from the May 21, 2012 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

Mayor Woerther noted he attended the St. Louis County Municipal League's first "Muni Awards" Event at the Kemp Auto Museum and the City of Wildwood was awarded the "Muni" for Parks and Trails Development. He went on to thank the Commission and City staff for their vision and making the City's parks and trails a reality, along with all their efforts in this regard.

Director of Planning Vujnich concluded by noting that due to the fact amendments are being recommended to the City's Zoning Ordinance by the Planning/Economic Development/Parks Committee of the City Council, this requires the Planning and Zoning Commission's review and consideration. He also noted, once the review of the Commission is completed, a report will be prepared, acted upon, and then sent to City Council for final consideration and action. He then asked the Commission for their input and any questions on the information prepared and presented and also noted Director of Public Works, Ryan Thomas, is attendance to address comments as well.

Discussion was held among Commission Members regarding the following items: if any construction has occurred on the thirteen (13) acre lake that would impound water within the main channel of Wild Horse Creek and caused this review and Stay; changes that may occur to potential residential properties; what would occur if a Conditional Use Permit (CUP) was revoked for a large water feature and how would this impact surrounding properties; if permitted large water features would cause a reduction in property values surrounding them; clarification regarding where main channel areas begin; if potential large water features could be filled by tapping into existing aquifers, thus potentially depleting them; clarification regarding high hazard dams; the importance of creating an inventory of existing lakes and water features; if water features located in subdivisions are inspected by MDNR (Missouri Department of Natural Resources); and how these regulations may affect residents' homeowners insurance.

Director of Planning Vujnich responded by noting the following: an escrow would be required, if a Conditional Use Permit (CUP) were to be granted for a large water feature, which would ensure monies for maintenance or possible removal; a reduction in property values could occur, since the downstream areas could be treated as inundation areas; and, due to the Commission's comments, it brings up the fact that the City's Grading Permit regulations would be reviewed, as part of this process as well.

Director of Public Works Thomas noted that City staff will be creating an inventory of existing lakes that are one (1) acre or larger in size and implement the proposed process of review described by Director Vujnich, if approved.

A motion was made by Commissioner Archeski, seconded by Commissioner Hayek, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

VI. Old Business – One (1) Item

1.) An Information Report for the Site Development Plan (SDP) that is being submitted by the **City of Wildwood c/o Department of Planning and Parks and Department of Public Works, 183 Plaza Drive, Wildwood Missouri 63040** for the proposed salt storage facility to be located within the City of Wildwood's community park property; NU Non-Urban Residence District (under review for PS Park and Scenic District); north side of State Route 100, west of State Route 109 (Locator Number 23V410423/Street Address: 2153 Highway 109); said submittal is required under Chapter 89 of the Missouri Revised Statutes, as it relates to public projects within a municipality that has an adopted Master Plan. **(Ward One)**

Planner Montalbano read the request into the record.

harmful to the environment.

Ron James, Council Member Ward 6, stated the need for the salt storage facility within the City of Wildwood in order to cut costs in the long run by avoiding storing salt at several contractors' yards throughout the City. He also noted the issues surrounding the design of this facility, which have been discussed for several years by the Administration/Public Works Committee of City Council and that he endorses the current design of the site and building.

Director of Planning Vujnich suggested the Planning and Zoning Commission postpone action on this request in order for the Departments to further review and investigate options concerning the comments made by the Commission.

A motion was made by Commissioner Archeski, seconded by Commissioner Gragnani, to postpone the request. A voice vote was taken regarding the motion to postpone. Hearing no objections, Chair Bopp declared the motion approved

VII. **New Business – No Items**

VIII. **Site Development Plans – One (1) Item**

1.) A recommendation on an Amended Site Development Plan (SDP) for the Wildwood Historical Society, c/o Jim Martin, President, P.O. Box 125, Wildwood, Missouri 63040 regarding **P.Z. 4-10 Wildwood Historical Society**; a Conditional Use Permit (CUP) in the NU Non-Urban Residence District; south side of State Route 100, west of Hencken Road (Locator Number 26Y630111/Street Address: 18750 Highway 100); that would allow an approximately 1,200 square foot building addition at this 5.4 acre site, which will provide new meeting space for this community facility. **(Ward Six)**

Director of Planning Vujnich read the request into the record.

Planner Montalbano gave an overview of the Wildwood Historical Society's property and a description of the request for the approval of an Amended Site Development Plan to allow for the construction of a building addition onto the existing 'chicken coop' structure. She went on to note the property is zoned NU Non-Urban Residence District, with a Conditional Use Permit (CUP), 5.4 acres in size, and located on the south side of State Route 100, west of Hencken Road.

She noted the Conditional Use Permit (CUP) for this facility was granted by the Planning and Zoning Commission on May 3, 2010 and, shortly thereafter, the society submitted the required Site Development Plan (SDP) to the Commission for consideration and action. She noted with this approval, the petitioner began completing the required improvements on the site that were indicated on the plan. However, she noted, the petitioner is required to submit an Amended Site Development Plan to the Commission, when new improvements are planned in the area governed by the permit. She stated the current request is to construct a thirty-six (36) by thirty-two (32) foot meeting room addition onto the existing chicken coop structure, which would provide seating for approximately seventy (70) people, while the existing structure would be used for restroom facilities, a refreshment area, and an entry foyer.

Planner Montalbano read the update item into the record.

Director of Planning Vujnich gave an overview of the Action Plan 2007 that was completed and intended to better focus the community's decision-makers on a short list of goals that were to be achieved in no more than ten (10) years from its adoption. He then reviewed the goals and key components of this Action Plan and gave a five (5) year update on the progress and success of its application.

Discussion was held among Commission Members regarding the following items: the belief the City has done a great job implementing the goals of this plan and if a sales tax funding increase for such projects has been discussed for the future.

2.) Establish Nominating Committee for Officers of the Planning and Zoning Commission for 2012-2013 Year (Ward – All)

Chair Bopp requested this item be tabled until the Planning and Zoning Commission Meeting on June 18, 2012 due to the fact two (2) of the Commission Members terms are due to expire at the end of the month and the City Council is scheduled to review their re-appointments.

X. **Closing Remarks and Adjournment**

A motion made by Commissioner Archeski, seconded by Commissioner Hayek, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:36 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.

3-12

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 183 PLAZA DRIVE, WILDWOOD, MISSOURI
JUNE 18, 2012

The Planning and Zoning Commission meeting was called to order by Chair Bopp at 7:30 p.m. on Monday, June 18, 2012, at Wildwood City Hall, 183 Plaza Drive, 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 – (9)
Chair Bopp
Commissioner Archeski
Commissioner Gragnani
Commissioner Finnegan
Commissioner Hayek
Commissioner Peasley
Commissioner Topik
Council Member Geile
Mayor Woerther

ABSENT – (1)
Commissioner Taylor

Other City Officials present: Director of Planning Vujnich, Assistant City Attorney Byram, and Planner Montalbano.

II. Review Tonight's Agenda / Questions or Comments

Chair Bopp reviewed the items to be discussed on tonight's agenda.

III. Approval of Minutes from the Meeting of June 4, 2012

A motion was made by Commissioner Topik, seconded by Commissioner Peasley, to approve the minutes from the June 4, 2012 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

Director of Planning Vujnich welcomed Attorney Marisa Byram, who he noted will be substituting in for City Attorney Golterman at this evening's meeting. He also noted the Council Chamber's audio system has been serviced in order to avoid previous on-going issues with the microphones' sound quality.

V. Public Hearings – One (1) Item

1.) **P.Z. 4 and 5-12 Karim Abdian, 300 State Route 109, Wildwood, Missouri 63005** – A request to modify the City's Master Plan and Comprehensive Zoning Map of the Wildwood Charter to accommodate a change in use of this property, given its current Conceptual Land Use Category is 'Non-Urban Residential Area'. With this current Master Plan designation, it requires an amendment to accommodate a requested change in zoning from the Amended C-8 Planned Commercial District to an Amended C-8 Planned Commercial District (Second Amendment) for a 1.6 acre tract of land located on the southeast corner of State Route 109 and Wild Horse Creek Road (Locator Number 19W420224/300 State Route 109). **Proposed Use: To add alcohol sales of beer and wine to the existing convenience store and gas pump facility. (Ward One)**

Planner Montalbano read the request into the record.

Director of Planning Vujnich, before beginning of the Department's presentation, introduced the following items into the official record: the City of Wildwood's Charter; Master Plan; Municipal Code; Chapter 415 of the Zoning Ordinance; and the file created for this request.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to accept the aforementioned items into the official record. A voice vote was taken regarding the motion for approval. Hearing no objections, Chair Bopp declared the motion approved.

Director of Planning gave an overview and background regarding this request. He noted the Department prepared a summary of the proposals by the petitioner to assist in tonight's discussion, which have occurred on multiple occasions and there exists a long history of discussion within the nearby community.

Chair Bopp called the petitioner, Karim Abdian, to the podium.

Karim Abdian, 1219 Willow View Drive, Kirkwood, thanked the Commission for their consideration of his request. He went on to note the following in support of his request to allow the sale of beer and wine at the BP Amaco Station, which he and his brother operate: the economic downturn has caused a decrease in gasoline sales and liquor sales would increase profits; their customers would like more convenience items provided, such as liquor; and every gas station in Wildwood sells liquor and they would like to be able to compete in this market. Mr. Abdian went on to give examples of the declining financial situation of their facility and stated it was his belief the prohibition of liquor sales puts it at a disadvantage. He also stated, although they were aware of the prohibition of liquor sales at this location, when they purchased it, they believed the market place was evolving and that amendments are sometimes necessary. Mr. Abdian concluded by stating the importance of business development within the City and helping such that are failing.

Discussion was held among Commission Members regarding the following items: at what point would this location be closed by the Wallis Corporation due to decreased profit margins; the fact that a car wash is permitted, but cannot be accommodated at this time due to the lack of a connection to public water supply; if food sales at this location have declined, along with gasoline sales over the past few years; if enlarging the retail building has been considered and if there is ample cooler space

to accommodate beer and wine; who would the liquor license be issued to, if approved; and what is the average age of Mr. Abdian's clientele.

Larry McGowen, Council Member Ward One, provided a transcript of his statements to the Department of Planning and a copy of the results of his canvasing efforts of the surrounding community to determine their feelings toward the request (these two (2) items are attached to this document). In conclusion, he noted it was his belief that Mr. Abdian should be allowed to sell beer and wine at this location, but he would like the City to find a way to accommodate this allowance, without amending the Master Plan.

Debbie Strobl, 2260 Crimson View Drive, stated it was her belief that Mr. Abdian's business has a positive impact on the City of Wildwood and that the sale of beer and wine should be accommodated to allow equality and support of small businesses within the City.

Chad Wallis, Wallis Oil Company, 16775 Eagle Bluff Court, noted overall gasoline sales have decreased over the last few years. However, he stated, beer sales account for the third most profitable item at their locations and would benefit Mr. Abdian. He also noted that Wallis Oil Company has plans to re-build this facility in the next three (3) years, but would not consider this investment, if liquor sales are not allowed. He also added that Wallis Oil Company would like to construct a car wash facility at this site and that they are more profitable than liquor sales in the long-term.

Stuart Morse, 401 Laurey Lane, stated it was his belief that his family values the Abdian's as members of the community and their business. He also stated they should be able to compete equally with other gas stations.

Bill Kennedy, 48 Rockwood Forest Ridge, stated he was speaking on behalf of several Wildwood residents (Rhonda Loggia, Sue Cullinane, Judy Sahm, and Patricia Thibeault) that could not attend tonight's meeting. He went on to note his concern with changing the Master Plan in order to accommodate this request and the belief that gasoline sale trends coincide with the decline in the use of automobile transportation by younger generations because they are finding other alternatives. He added it was his belief that it is not the City's responsibly to guarantee profits for businesses. Mr. Kennedy also raised questions pertaining to the posting of the public hearing sign on the property. He noted the sign was facing towards the building and not visible to cars on the roadway.

Sandy Reiner, 739 Windy Path Lane, stated she is not a Wildwood resident and has also decided to boycott Wildwood business because of her belief the City is unfair in its business practices. She went on to note it would be to the City's advantage to ensure this business remains opened and believed the sign was placed in an appropriate location to allow people to read it.

Max Huber, 1703 Shiloh Ridge Road, stated it was his belief the BP Amaco Station should be given a fair chance to compete with other gas station facilities in the area. He also noted that the Constitution of the United States has been amended and, therefore, a change to the City's Master Plan should be approved in this instance.

Edward Thibeault, 19300 Deer Point Estates Drive, stated it was his belief this issue is not about the sale of beer and wine, but upholding the integrity of the City's Master Plan. He went on to note the

City is not responsible for guaranteeing economic success of an individual business, but to be responsive to all citizens by upholding the Master Plan. He inquired, if a solution could be accommodated to allow beer and wine sales without changing the Master Plan, such as a Conditional Use Permit (CUP).

John Gragnani, 1510 Scofield Valley Lane, stated he does not have any objections to the sale of beer and wine at this business, but believes in upholding the Master Plan. He inquired, if there is another mechanism to allow this change, such as a variance from the Board of Adjustment.

Discussion was held among Commission Members regarding the following items: the public hearing sign placement and if a postponement of this request should be considered; if there is a way to accommodate this request for beer and wine sales without an amendment to the Master Plan; and if Mr. Abdian is required to be a Wildwood resident to obtain a liquor license.

Director of Planning Vujnich stated that public hearing signs are required to be placed facing an adjoining right-of-way and he would inquire with members of staff as to where the sign was placed and provide an explanation to the Commission. He also noted the Commission could chose to continue or postpone the public hearing to ensure the sign placement is corrected for an upcoming meeting. Director Vujnich went on to state that, over the years, the Department has reviewed several options and contacted experts with regards to the inquiries by Commission Members that if this request could be accommodated without a change to the Master Plan.

A motion was made by Commissioner Hayek, seconded by Commissioner Topik, to close the public hearing.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Hayek, Commissioner Finnegan, and Commissioner Topik
Nays: Commissioner Peasley, Commissioner Archeski, Commissioner Gragnani, Council Member Geile, Mayor Woerther, and Chair Bopp
Absent: Commissioner Taylor
Abstain: None
Whereupon, Chair Bopp declared the motion failed 3 to 6.

A motion was made by Mayor Woerther, seconded by Commissioner Gragnani, to continue the public hearing in order for Director of Planning Vujnich to inquire about the placement of the sign and review alternatives that do not require an amendment to the Master Plan.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Hayek, Commissioner Peasley, Commissioner Topik, Commissioner Gragnani, Commissioner Archeski, Commissioner Finnegan, Council Member Geile, Mayor Woerther, and Chair Bopp
Nays: None
Absent: Commissioner Taylor

Abstain: None
Whereupon, Chair Bopp declared the motion approved 9 to 0.

VI. Old Business – Two (2) Items

1.) **P.Z. 3-12 City of Wildwood Planning and Zoning Commission c/o Department of Planning and Parks, 183 Plaza Drive, Wildwood, Missouri 63040** – A request for modifications to the City of Wildwood's Zoning Ordinance, specifically Chapter 415.090 NU Non-Urban Residence District and Chapters 415.110 through 415.160 all "R" Residence Districts which would authorize the inclusion of 'Large Water Features' as a *Conditional Land Use And Development Permit Issued By The Planning and Zoning Commission* for the purposes of protecting streams and creeks, the preserving of flood-prone areas, and ensuring the logical development of property relative to the sequencing of permitted and accessory activities relating to large water features in terms of public safety considerations. **(Wards – All)**

Planner Montalbano read the request into the record.

Director of Planning Vujnich reviewed the background regarding this request. Director Vujnich noted that, due to the fact amendments are being recommended to the City's Zoning Ordinance by the Planning/Economic Development/Parks Committee of the City Council, such action requires the Planning and Zoning Commission's review and consideration. Therefore, he noted a report has been prepared for the Commission's consideration with input from Ryan Thomas, Director of Public Works and City Engineer, and Bill Kennedy, consulting engineer. Director of Planning Vujnich also noted that City Attorney Golterman provided an e-mail with recommended changes to the recommendation the Department believes are warranted and would be incorporated into the report, before any action is taken upon it.

Director Vujnich noted a City Council Committee has been working on this issue and developed the following components: the permitting process would not allow any impoundments in the main channel of a named watershed in the City; the permitting process would not allow any high hazard water impoundments to be permitted; the permitting process for water features is premised on the size threshold of one (1) acre in area; the permitting process for large water features, those types over one (1) acre is size, would be reviewed under the conditions and requirements of the Conditional Use Permit (CUP) Regulations of the Zoning Ordinance; 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; the permitting process includes the submittal of pertinent information on a timely basis; the permitting process requires the submittal of an Emergency Action Plan (EAP); the permitting process allows for ample public notification and participation, when the one (1) acre or greater sized water features are proposed on the lot; the permit process will ensure that water features approved under either permit requirement are subject to inspections and regular reporting; and the permitting process encourages 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.

Director Vujnich noted, to this end, the Council Committee heard from a number of different parties and the public in creating the attached, endorsed flow chart that describes the two (2) proposed processes for permitting or related zoning actions for large water features. He also noted the City's

Grading Code would be reviewed separately, since it was not posted and advertised for consideration with these amendments.

Director of Planning Vujnich concluded by noting that, due to the fact amendments are being recommended to the City's Zoning Ordinance by the Planning/Economic Development/Parks Committee of the City Council, these changes require the Planning and Zoning Commission's review and recommendation. Therefore, he noted, the Department is available to answer any questions or comments the Commission may have regarding this Information Report, after a motion and second is made.

A motion was made by Commissioner Archeski, seconded by Commissioner Topik, to approve the recommendation, including the additional items recommended by City Attorney Golterman.

Discussion was held among Commission Members regarding the following items: the belief the prohibition of the use of groundwater from aquifers should be prohibited in all districts.

Director of Planning Vujnich responded by noting that, in some cases, such as a lake being less than one (1) acre in size, the use of groundwater could be appropriate. He also noted the Conditional Use Permit (CUP) process is rigorous and gives the Planning and Zoning Commission the authority to review each lake on a case-by-case basis and would allow them to prohibit the use of groundwater in certain cases.

A motion was made by Commissioner Peasley, seconded by Commissioner Gragnani, to prohibit the use of groundwater in all large water features for the purposes of preserving aquifers.

Bill Kennedy, 48 Rockwood Forest Ridge, consulting engineer, stated that he believed in some instances the use of groundwater may be acceptable for lakes less than one (1) acre in size.

Discussion was held among Commission Members regarding the following: the lack of State regulations with regards to utilizing groundwater and the request the Commission visit the thirteen (13) acre lake that would impound water within the main channel of Wild Horse Creek and caused this review and stay.

Chair Bopp called the question on the motion to prohibit the use of groundwater for large water features in all zoning districts.

A roll call vote was taken, with the following results:
Ayes: Commissioner Peasley, Commissioner Topik, Commissioner Gragnani, Commissioner Archeski, Commissioner Finnegan, Council Member Geile, and Chair Bopp
Nays: Commissioner Hayek and Mayor Woerther
Absent: Commissioner Taylor
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 7 to 2.

Chair Bopp called the question on the original motion, as amended, to approve the recommendation.

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

Ayes: Commissioner Peasley, Commissioner Topik, Commissioner Gragnani, Commissioner Archeski, Commissioner Finnegan, Council Member Geile, Mayor Woerther, and Chair Bopp
Nays: Commissioner Hayek
Absent: Commissioner Taylor
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 8 to 1.

2.) An **UPDATE** on **STORMWATER AND SALT RUNOFF ISSUES** identified in the Information Report on the Site Development Plan (SDP) that is being submitted by the **City of Wildwood c/o Department of Planning and Parks and Department of Public Works, 183 Plaza Drive, Wildwood Missouri 63040** for the proposed salt storage facility to be located within the City of Wildwood's community park property; NU Non-Urban Residence District (under review for PS Park and Scenic District); north side of State Route 100, west of State Route 109 (Locator Number 23V410423/Street Address: 2153 Highway 109); said submittal is required under Chapter 89 of the Missouri Revised Statutes, as it relates to public projects within a municipality that has an adopted Master Plan. **(Ward One)**

Planner Montalbano read the request into the record.

Director of Planning Vujnich provided an update relating to information the Departments of Planning and Public Works have been obtaining relating to design issues associated with the spillage of salt through the operations of this planned facility and the impact on the bio-detention basin and surrounding environment associated with Bonhomme Creek. He noted the Departments have received revised comments from the Metropolitan St. Louis Sewer District (MSD) that were attached to the update for the Commission's review. He also noted Commissioner Archeski and Dr. John Gragnani provided information relating to efforts of other local governments in this regard and information was provided by Director of Public Works Thomas as how the City of Ellisville handles their salt storage facility with regards to stormwater runoff. Director of Planning Vujnich concluded by noting it is the City's collective desire to improve the design of the stormwater management facility and not create any environmental issues, before action is taken upon this item at an upcoming meeting.

Discussion was held among Commission Members regarding the following items: thanking the Department, Commissioner Archeski, and Dr. Gragnani for the additional information; and if the Metropolitan St. Louis Sewer District (MSD) accepts the solutions being proposed.

VII. New Business – No Items

VIII. Site Development Plans – No Items

IX. Other – One (1) Item

1.) Establish Nominating Committee for Officers of the Planning and Zoning Commission for 2012-2013 Year (Ward – All)

Chair Bopp suggested the following Planning and Zoning Commission Members to form and serve on the Nominating Committee: Commissioner Peasley – Chair; Commissioner Topik; Commissioner

Archeski; and Commissioner Gragnani. He noted this Committee is anticipated to provide a recommendation to the Planning and Zoning Commission at its July 16, 2012 meeting.

Director of Planning Vujnich noted the Department will send an e-mail with an available meeting date and time and make the conference room available for the Nominating Committee.

X. Closing Remarks and Adjournment

A motion made by Mayor Woerther, seconded by Commissioner Archeski, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:45 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.

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

CITY OF WILDWOOD
MAY 20 2016
DEPT OF PLANNING & PARKS

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 Kelpe, 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.

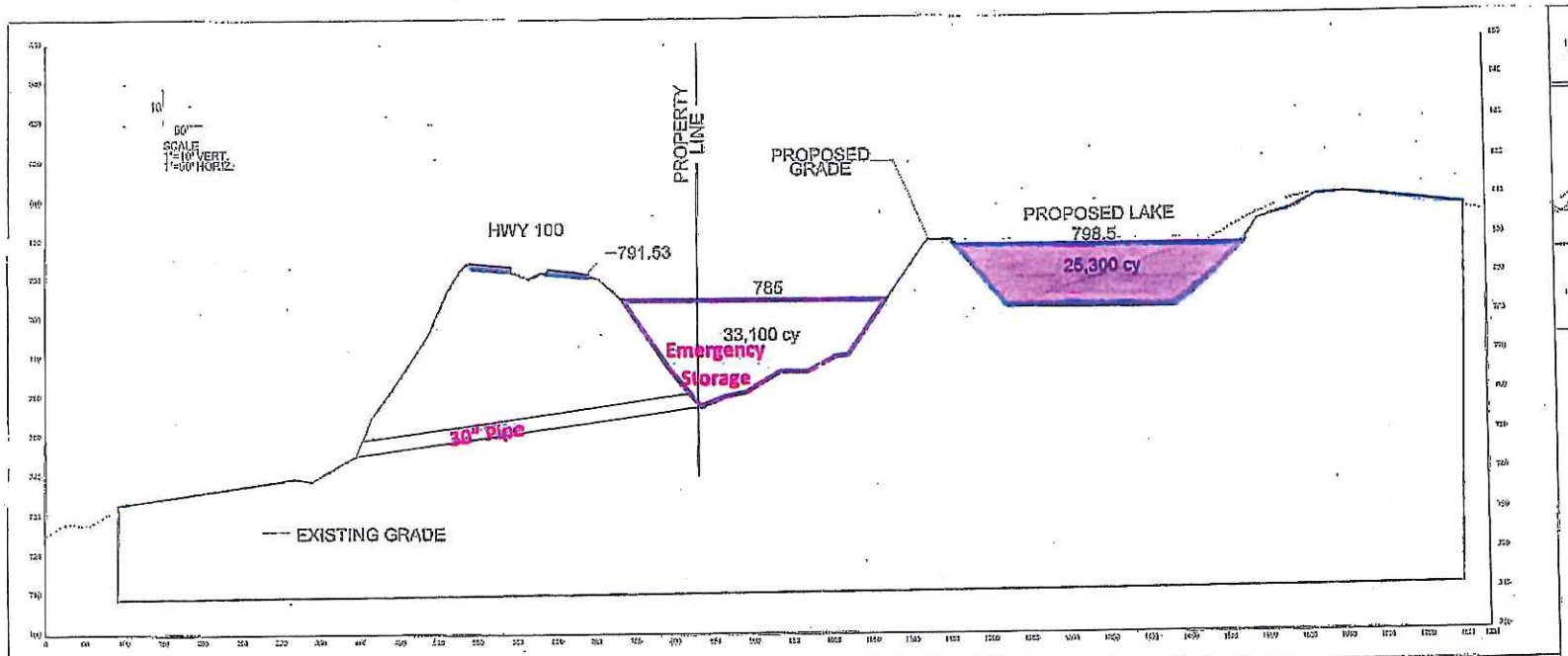
g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the Planning and Zoning Commission and the Department of Planning. The owner/operator must acknowledge in writing that access to this 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.

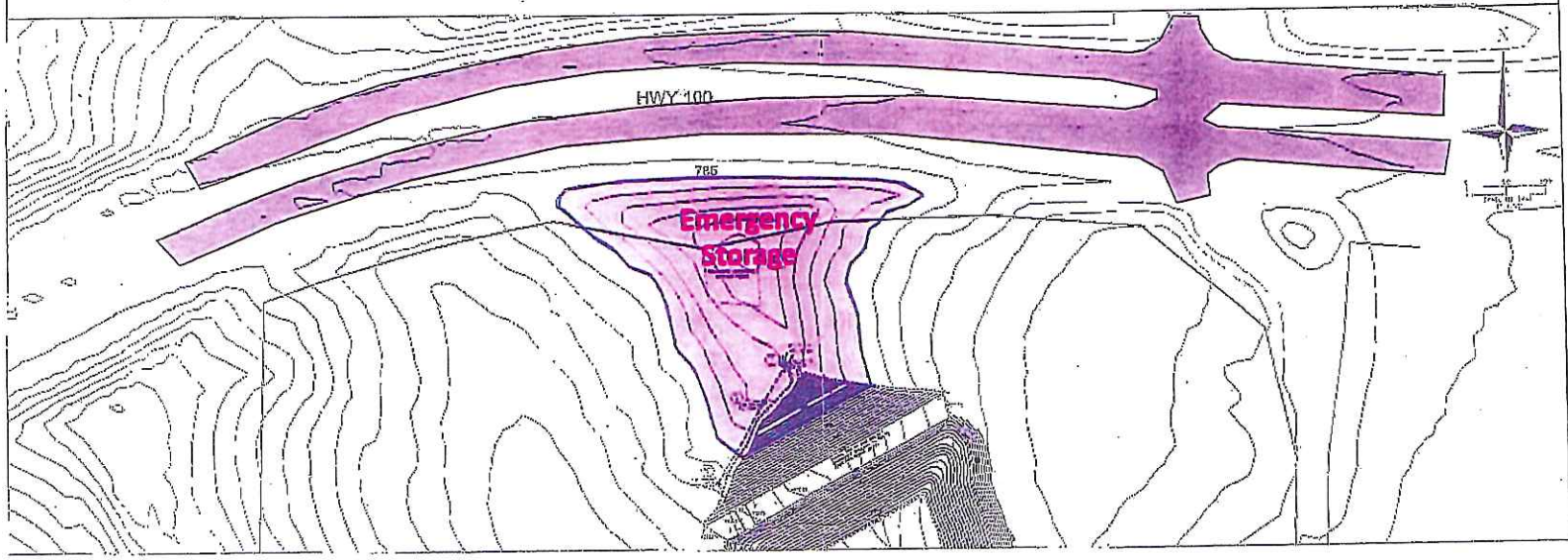
h. Any other applicable zoning, subdivision, or other regulations or requirements of the City shall further apply to the development of this property, as authorized by this Conditional Use Permit (CUP), except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning, 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





VOLZ Incorporated

17715 MANCHESTER ROAD

WILDWOOD, MO 63038

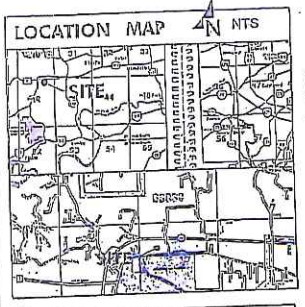
DAM EXHIBIT

APRIL 14, 2016

SHEET 1

PRELIMINARY DEVELOPMENT PLAN
17715 MANCHESTER ROAD

LOCATION MAP N NTS



LEGEND

CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
E.M.	ELECTRIC METER
F.F.	FINISHED FLOOR
FH	FIRE HYDRANT
GRATE INLET	
GM	GAS METER
GV	GAS VALVE
O.H.	OUT LINE
LS	LIGHT STANDARD
MH	MANHOLE
T.P.	TELEPHONE PEDESTAL
U.B.X.	UTILITY BUNDLE
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
W.V.	WATER VALVE
LP	GAS LINE
-D-	DRAINAGE MANHOLES
-SS-	SANITARY SEWER
-T-	TELEPHONE LINE
-W-	WATER LINE
-X-	FENCE
TBR	TO BE REMOVED
TBRAR	TO BE REMOVED AND REPLACED
UIP	USE IN PLACE

BENCHMARKS:

SITE BENCHMARK #1 LARGE IRN. EL 814.60

TIE #1 84" FROM 24" TREE
TIE #2 113" FROM 30" TREE

BOTH TREES ARE IMMEDIATELY WEST OF PROPOSED HOUSE

SHEET INDEX

C1 COVER
C2 SITE GRADING PLAN
C3 EXISTING DRAINAGE AREA MAP
C4 DRAINAGE AREA MAP
C5 STORM SEWER PROFILES & DETAILS
C6 SWPPP
C7 SWPPP DETAILS & NOTES
C0 TREE PRESERVATION PLAN

N

100 0 100 200
Scale in Feet
1" = 100'

BEFORE YOU DIG, CALL 1-800-344-7483 TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK

1-800-DIG-RITE (1-800-344-7483)

CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

CONSTRUCTION DISCLAIMER

VOLZ 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. VOLZ INC. HAS NO RESPONSIBILITY TO VERIFY THE FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

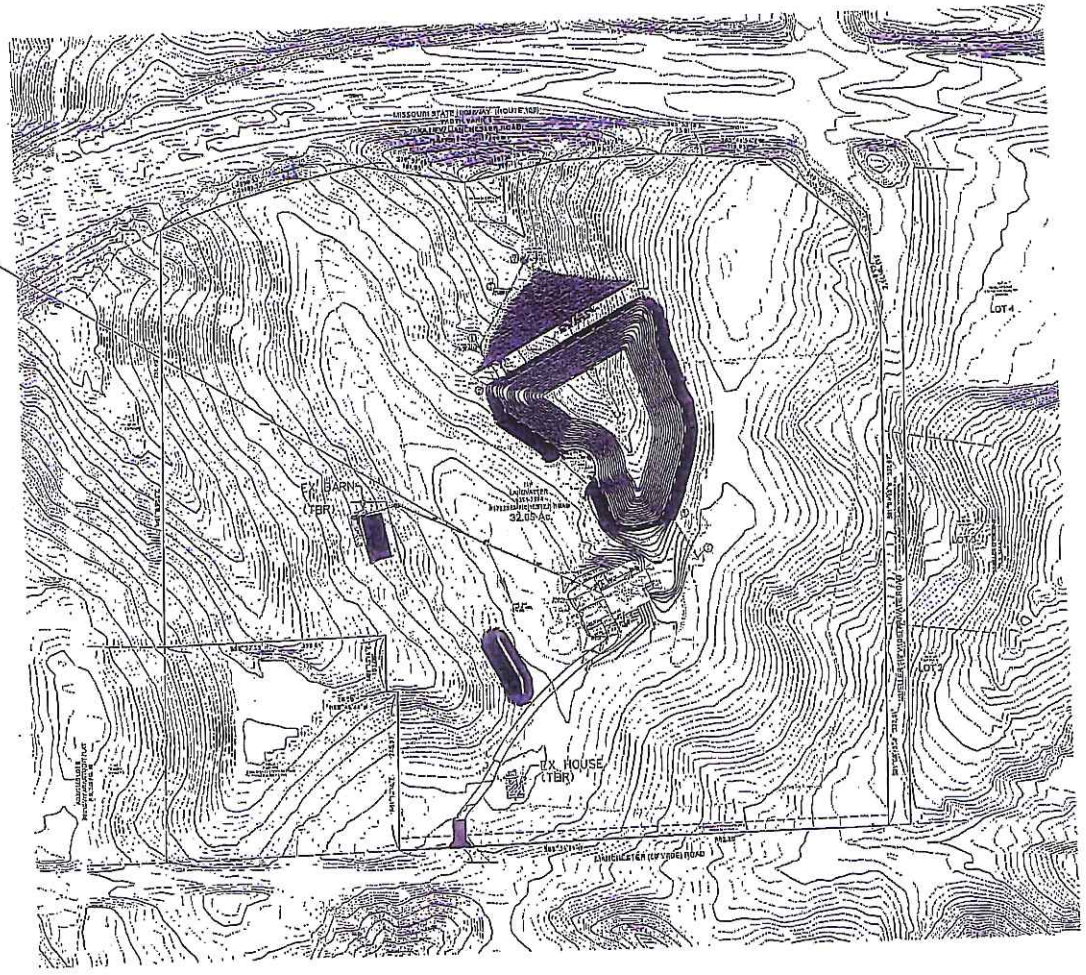
STORM WATER MANAGEMENT AND LAND DISTURBANCE NOTE:

PROPOSED AREA OF LAND DISTURBANCE = 4.2 ACRES.
A LAND DISTURBANCE PERMIT FROM MDDNR SHALL BE OBTAINED.

ANY FUTURE LAND DISTURBANCE OR IMPERVIOUS AREA INCREASE ON THIS SITE, BEYOND THESE ACTIVITIES, MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER CITY OF WILDWOOD REGULATIONS. SAID IMPOSITION OF THESE ADDITIONAL MANAGEMENT REQUIREMENTS SHALL BE AT THE DISCRETION OF THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS.

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR 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 IN THE AREA OF ANY EXCAVATION OR NOT CLOSER THAN 10 FEET TO ANY EXISTING BUILDING, 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.



NOTE: THIS VIEW IS AN OVERALL VIEW. FOR MORE DETAIL SEE OTHER SHEETS.

CITY OF WILDWOOD
MAR 31 2016
DEPT OF PLANNING & PARKS

REVISED
02-01-2016
02-15-2016
3-30-2016

VOLZ Incorporated
CONSULTING ENGINEERS
LAND SURVEYORS
ENVIRONMENTAL
TRANSPORTATION
Professional Engineers
Professional Land Surveyors
Environmental Consultants
Transportation Planners
Traffic Engineers
Land Development
Site Design
Water Resources
Sewer Systems
Roadway Design
Bridge Design
Structural Design
Traffic Signal Design
Lighting Design
Signing Design
Pavement Design
Geotechnical Services
Environmental Services
Construction Services
Construction Inspection
Construction Materials Testing
Construction Management
Authority Assist
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MARK R. MOORE
Professional Engineer
E-29668 MISSOURI

CLIENT
MS. LAURIE TAYLOR
17713 MANCHESTER
WILDWOOD, MO 63038
314-966-1921

PROJECT ADDRESS:
17715 MANCHESTER ROAD
WILDWOOD, MO 63038

COVER

Drawn By: DK
Chkd By: MR
Date: 11-05-2015
Field Book:

11-05-2015
C1

1.75 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 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 60% SHALL WEIGH NO LESS THAN 100 POUNDS, ON TOP OF WF200 BLACK WOVEN POLYPROPYLENE STABILIZATION FILTER FABRIC.

SEE PLAN VIEW
HEAVY STONE REVETMENT
FILTER FABRIC

EMERGENCY SPILLWAY CHANNEL
NOT TO SCALE

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

POND
MAX WSEL: 798.52
1.74 AC @
NORMAL WSEL: 797.50
BOTTOM: 783.00

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

GRADING LIMITS (TYP)

NOT PART OF THE CUP REQUEST

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'x LINE W/ FILTER FABRIC & BACKFILL W/ TYPE 5 AGG TO INCREASE FLOW TO POND.

PER CITY ZONING ORDINANCE: LARGE 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.

REVISED
02-04-2016
3-30-2016

CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

CONSTRUCTION DISCLAIMER
VOLZ 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 METHODS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. VOLZ INC. HAS NO RESPONSIBILITY TO VERIFY THE FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY DISCLAIMER
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CITY OF WILDWOOD
MAR 31 2016
DEPT OF PLANNING & PARKS

CLIENT:
MS. LAURIE TAYLOR
17715 MANCHESTER RD
ST. LOUIS, MO 63038
314-805-1331

VOLZ INCORPORATED
ENGINEERS
LAND SURVEYORS
TRANSPORTATION
CONSULTANTS
GEOTECHNICAL
LANDSCAPE ARCHITECTS
ENVIRONMENTAL
314.835.1000 FAX 314.835.1099
AUGUSTINE VOLZ

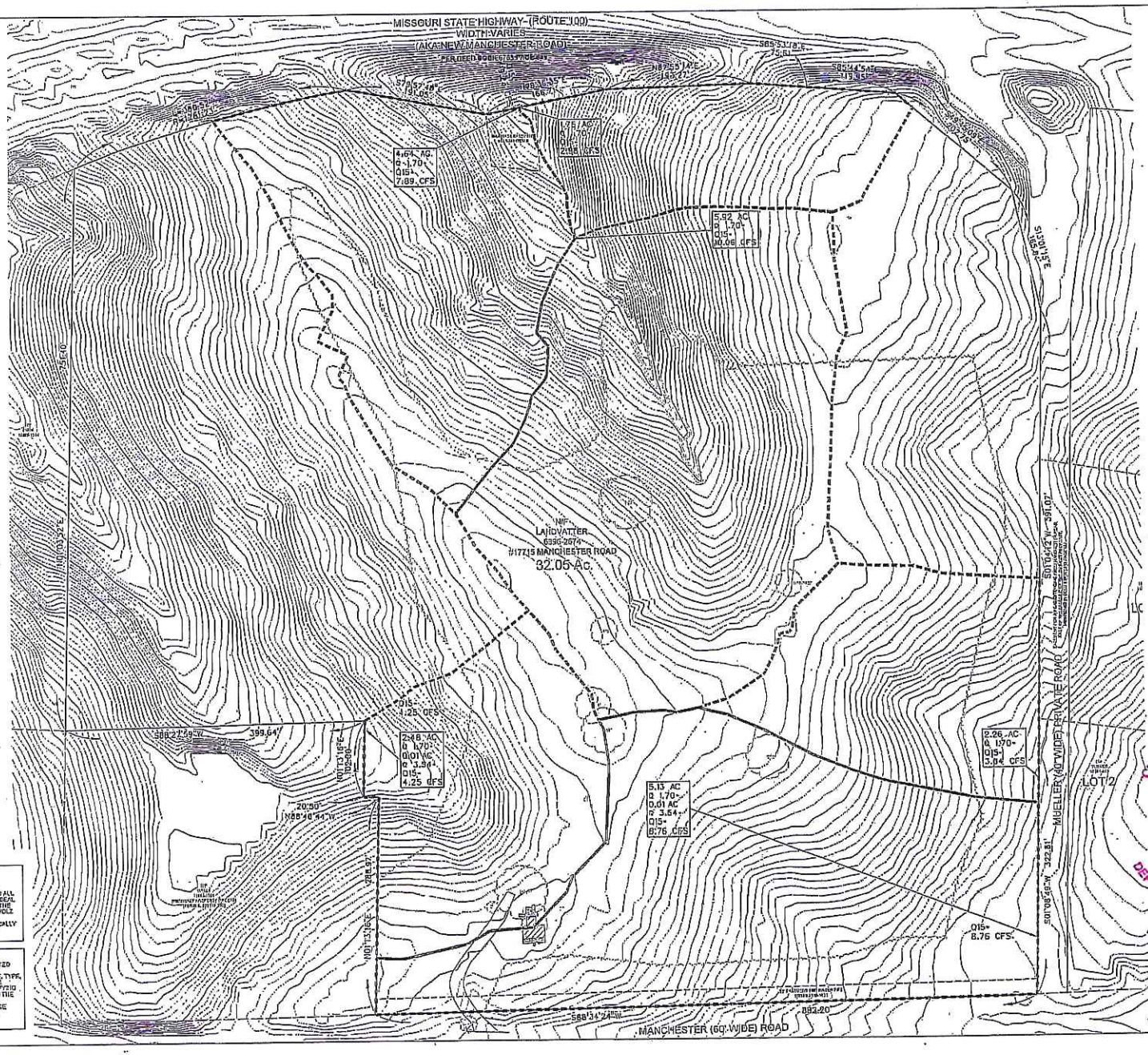
MARK VOLZ
Professional Engineer
E-24093-0016

PROJECT ADDRESS:
17715 MANCHESTER ROAD
WILDWOOD, MO 63038

SITE GRADING PLAN

Date: 11-03-2015
Drawn By: MS
Checked By: MS
Project # 2318

C2



LEGEND

EG	ELEV. EVE
CMP	CORRUGATED METAL PIPE
E.M.	ELECTRIC METER
F.H.	FINISHED HEIGHT
F.P.	FINISHED PERIOD
H	FIRE HYDRANT
	GRATE INLET
G	GAS METER
GV	GAS VALVE
G.W.	GUY WIRE
EL	LIGHT STANDARD
M.H.	MANHOLE
T.P.	TELEPHONE PEDESTAL
W.M.	UTILITY MANHOLE
P	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
RCP	REINFORCED CONCRETE PIPE
W	WATER METER
W.V.	WATER VALVE
	YARD LIGHT
-G-	GAS LINE
-OH-	OVERHEAD UTILITIES
-SS-	SANITARY SEWER
-T-	TELEPHONE LINE
-W-	WATER LINE
-F-	FENCE
TOR	TO BE REMOVED
TRAR	TO BE REMOVED AND REPLACED
UP	USE #4 PLACE

CALL BEFORE YOU DIG!
CALL DIGGERS HOTLINE 800-344-7483
TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK
DIGGERS HOTLINE CALL 1-800-344-7483

CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

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CITY OF WILDWOOD
MAR 31 2016
DEPT OF PLANNING & PARKS

REVISED

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Authority #000

STATE OF MISSOURI
MARK E. MCGOWAN
Professional Engineer
E-24035
12-15-2015

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EXISTING DRAINAGE AREA MAP

Drawn By: LJC
Checked By: LJC
Reviewed By: LJC
Project # 2015

11-05-2015
C3

LEGEND

CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
E.M.	ELECTRIC METER
F.P.	FINISHED FLOOR
G	FIRE HYDRANT
	GATE VALVE
G	GAS METER
GV	GAS VALVE
G.M.	GUY WIRE
H	LIGHT STANDARD
H.H.	MANHOLE
T.P.	TELEPHONE PEDESTAL
U.U.L	UTILITY MARKER
U	UTILITY POLE
VCP	VARIFIED CLAY PIPE
RCP	REINFORCED CONCRETE PIPE
W	WATER METER
W.V.	WATER VALVE
W	YARD LIGHT
-G-	GAS LINE
-OE-	OVERHEAD WIRING
-SS-	SANITARY SEWER
-T-	TELEPHONE LINE
-W-	WATER LINE
-X-	FENCE
TBR	TO BE REMOVED
TBRR	TO BE REMOVED AND REPLACED
WIP	WIP IN PLACE

NOTE: FLOWS SHOWN ARE RATIONAL METHOD CALCULATIONS & DO NOT TAKE INTO ACCOUNT THE FLOW REDUCTION DUE TO RETENTION / DETENTION

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF EXCAVATING

1-800-DIG-RITE (1-800-344-7483)

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314.993.0927 FAX 314.993.1583
CALL 2 WEEKS PRIOR TO DIGGING FOR AUTHORIZED MARKING

MARCEL HOLCOMB
Professional Engineer
E-29901/30906

PROJECT ADDRESS:
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CITY OF WILDWOOD
MAR 31 2016
DEPT. OF PLANNING & PARKS

REVISED
02-19-2016
3-31-2016

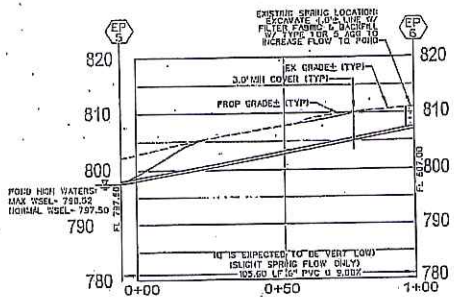
PROPOSED DRAINAGE AREA MAP

Design By: MC	
Dwn By: MC	
Checked By: MC	
Project Date:	

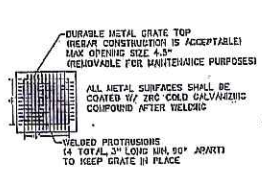
11-05-2015

C4

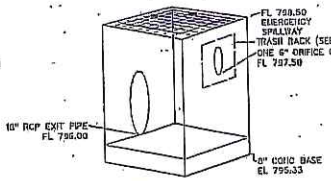
REFERENCE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)
STANDARD CONSTRUCTION SPECIFICATIONS FOR
SEWERS AND DRAINAGE FACILITIES
FOR ALL STORM SEWER CONSTRUCTION



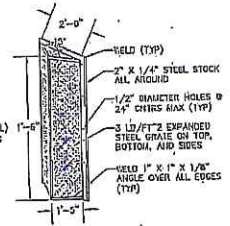
STORM SEWER PROFILE
SCALE: 1"= 20' HOR, 1"= 10' VERT



GRATED TOP PLAN
SCALE: 1"= 5' HOR & VERT



OPENINGS & EXIT
NO SCALE

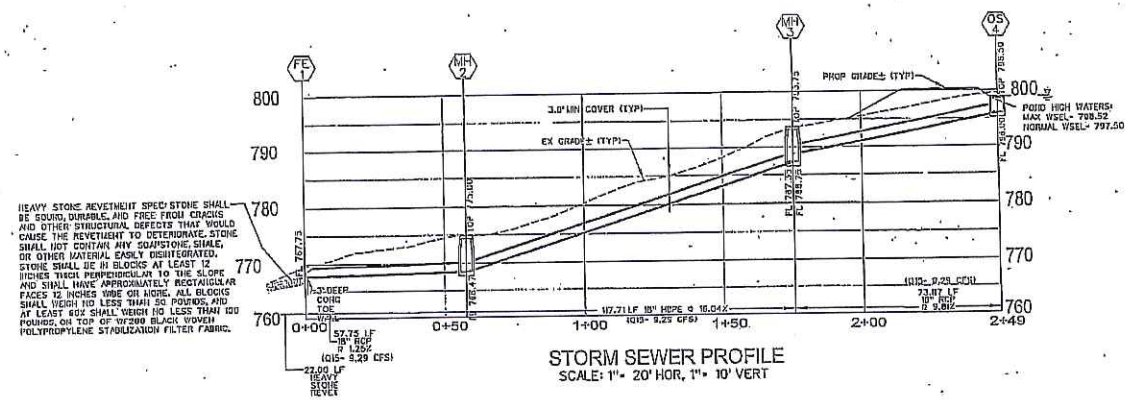


NOTES FOR TRASH RACK

1. TRASH RACK SHALL BE CENTERED OVER OPENING.
2. STEEL TO CONFORM TO ASTM A-36.
3. ALL SURFACES SHALL BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.
4. TRASH RACK SHALL BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK SHALL BE REMOVABLE.

TRASH RACK DETAIL
NO SCALE

OUTLET STRUCTURE
REINFORCEMENT NOT SHOWN FOR CLARITY
BASE, WALLS & REINFORCEMENT SHALL BE PER TYPICAL MSD AREA INLET



STORM SEWER PROFILE
SCALE: 1"= 20' HOR, 1"= 10' VERT

CALL 811 BEFORE YOU DIG, STAY CLEAR OF THE FULL WIDTH OF THE RIGHT-OF-WAY OF STATE HIGHWAYS

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CITY OF WILDWOOD
MAR 31 2016
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MARK E. KILGORE
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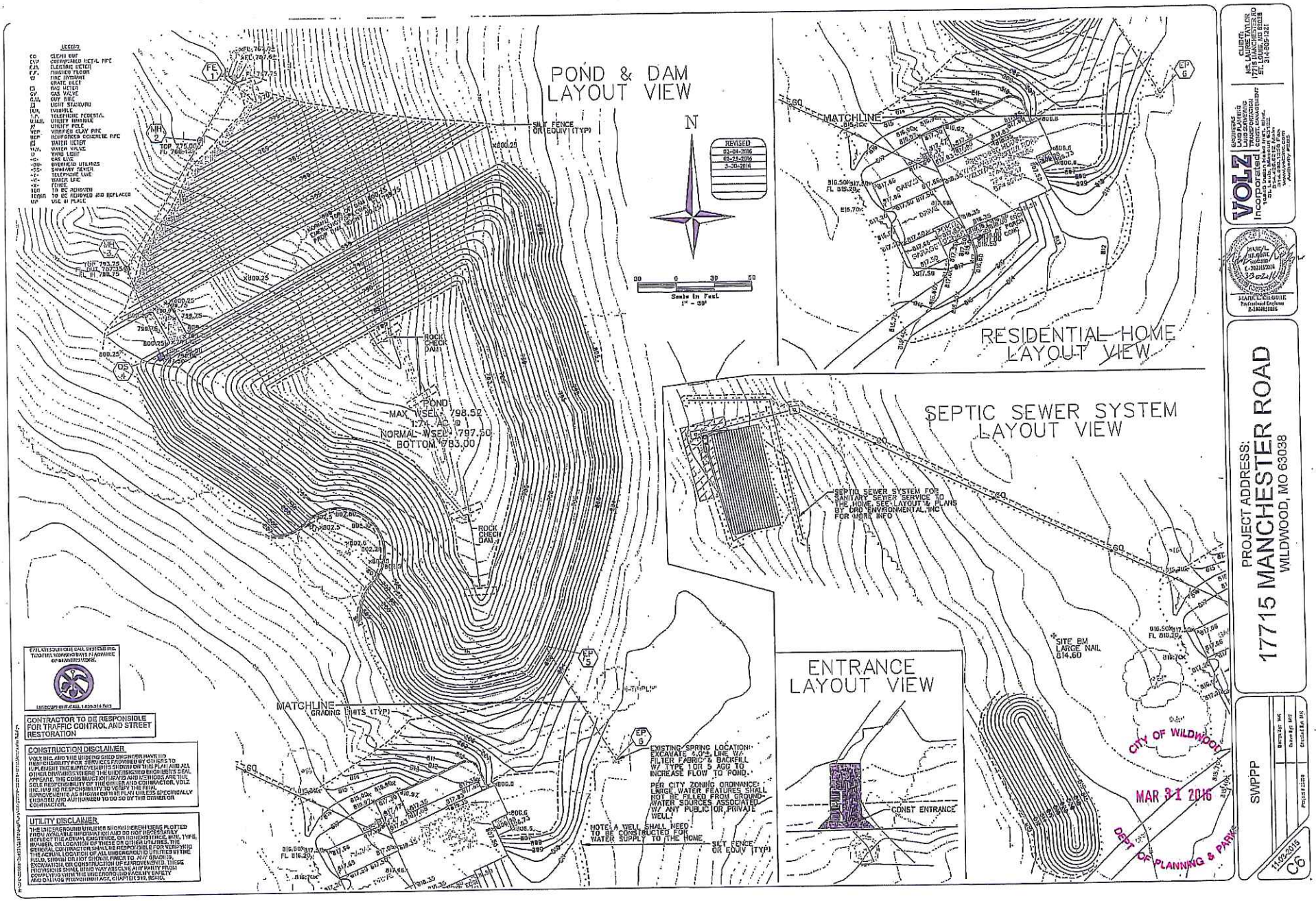
STORM SEWER PROFILES & DETAILS

11-03-2015
C5

Design By: STK
Drawn By: SAC
Checked By: MK
Revised 3-31-2016



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SWPPP

11-03-2015
C6

SEEDING

PHYSICAL DESCRIPTION - Establishment of vegetation by spreading grass seed designed to protect exposed soil from erosion by minimizing direct impact of precipitation and slowing overland flow rates. Once established, the vegetative cover will also filter pollutants from the runoff. Use only perennial vegetation for final stabilization.

WHERE BMP IS TO BE INSTALLED - To exposed soil after a phase of rough or finish grading has been completed, or areas where no activity will occur for 30 days.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow:	Sheet flow
Contributing Slope Length:	50 feet maximum for 2:1 slopes [illegible] feet maximum for slopes between 3:1 and [illegible] 100 feet maximum for slopes under [illegible]
Minimum Dates:	See attached chart
Acceptable Dates:	See attached chart

WHEN BMP IS TO BE INSTALLED - Immediately after rough or finished grading is completed.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Install upslope BMPs to protect area to be seeded.
- ✓ Rough grade area and remove all debris larger than 1-inch in diameter and concentrated areas of smaller debris.
- ✓ Install stabilization grids, if needed.
- ✓ Work soil amendments (lime, fertilizer, etc.) into top 3 to 6 inches of soil as needed.
- ✓ Plant seed [illegible] inch deep.
- ✓ Roll lightly to firm surface.
- ✓ Cover seeded area with mulch unless seeding completed during optimum spring and summer dates.
- ✓ Install additional stabilization (netting, Land Fill Defensible, etc.) as required.
- ✓ Water immediately - enough to soak 4 inches into soil without causing runoff.
- ✓ If contract / permit allows seeding to be used for final stabilization, only perennial vegetation seeds shall be used.
- ✓ For additional information see Sections 805 and 806 of St. Louis County's Standard Specification for Road and Bridge Construction.

O&M PROCEDURES:

- ✓ Inspect every week and after every storm.
- ✓ Protect area from vehicular and foot traffic.
- ✓ Reseed areas that have not sprouted within 21 days of planting.
- ✓ Repair damaged or eroded areas and reseed and stabilize as needed.
- ✓ Do not mow until 4 inches of growth occurs.
- ✓ During the first 4 months, mow no more than [illegible] the grass height.
- ✓ Re-fertilize during 2nd growing season.

SITE CONDITIONS FOR REMOVAL - Does not require removal, but temporary seeding can be removed immediately prior to work returning to an area.

SEEDING REQUIREMENTS

Permanent Seeding	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
[illegible]			[illegible]	[illegible]	[illegible]			[illegible]	[illegible]			
[illegible]			[illegible]	[illegible]	[illegible]			[illegible]	[illegible]			
[illegible]			[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]			
[illegible]	A	A	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Temporary Seeding	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
[illegible]	A	A	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	A	A
[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]			

O = Optimum seeding dates
A = Acceptable seeding dates
P = [illegible]

Minimum Fertilizer and Seeding Rates		
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

Fertilizer	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

TYPICAL DETAILS - Minimum seeding rates and acceptable dates for work attached.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Excavate diversion area except for area of upstream excavation.
- ✓ Compact as required to place diversion properly.
- ✓ Install pipe bedding or channel lining as required.

CHECK DAM

PHYSICAL DESCRIPTION - A small dam built within a drainage swale or temporary diversion channel designed to pond water and cause sediment to settle out. Dams can be constructed of rock, sand bags, filter rolls / wattles, triangular dikes, or gravel bags. Silt fence shall not be used to construct check dams.

WHERE BMP IS TO BE INSTALLED - At intervals along drainage swales or channels. The top of the downstream check dam should be level with the base of the upstream check dam.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow:	Moderate concentrated flow
Contributing Area:	Maximum of 2 acres
Channel Slopes:	Maximum of [illegible]

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation in contributing drainage area or immediately after construction of drainage way.

For additional information see Section 806.30 of St. Louis County's Standard Specification for Road and Bridge Construction.

INSTALLATION / CONSTRUCTION PROCEDURES

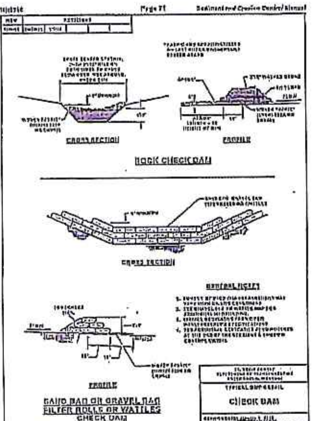
- ✓ Grade drainage way and compact area of check dam.
- ✓ Place rock, sand bags, filter rolls / wattles or gravel bags in required configuration perpendicular to flow.

O&M PROCEDURES*

- ✓ Inspect every week and after every storm.
- ✓ Remove trash and leaf accumulation.
- ✓ Remove sediment buildup once it reaches [illegible] depth of check dam or 12" depth, whichever is less.
- ✓ Restore dam structure to original configuration in critical areas.
- ✓ Replace rock when upstream face of dam is plugged and does not drain in reasonable timeframe.

SITE CONDITIONS FOR REMOVAL - Remove after contributing drainage areas have been adequately stabilized and vegetation is adequately established in drainage way. Re-grade and vegetate area of check dam.

TYPICAL DETAIL - 080-35.00



WASHDOWN STATION

PHYSICAL DESCRIPTION - An area located at construction entrances designed to wash sediment from the tires and undercarriage of exiting vehicles and prevent sediment from being tracked onto existing roadways.

WHERE BMP IS TO BE INSTALLED - Across or immediately adjacent to exit paths from unpaved construction sites.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Drainage: Downstream BMPs sized to treat dirty runoff from washdown station

WHEN BMP IS TO BE INSTALLED - First order of work, along with construction entrance, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION/CONSTRUCTION PROCEDURES

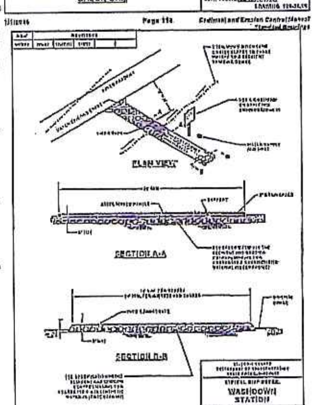
- ✓ Grade and compact area for drainage under washdown pad.
- ✓ Install steel ribbed plate on frame or other support to allow a 2" ditch space.
- ✓ Grade and vegetate downstream BMPs (V-ditch shown on detail).
- ✓ Install water supply and hose.
- ✓ Post sign in advance of station indicating that all exiting vehicles and equipment must use station prior to exiting site.

O&M PROCEDURES:

- ✓ Remove sediment daily.
- ✓ Repair eroded areas.
- ✓ Replace rock if necessary to maintain clean surface.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 805-43.00



SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at toe and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fences can be an effective barrier to silt leaving the site in sheet water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply in construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 c.f.s. The drainage area for silt fences should not exceed 0.25 acre per 100-feet fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (USEPA, 1993). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMPs - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow:	Sheet flow only.
Contributing Slope Length:	25 feet maximum for 2:1 slopes. 50 feet maximum for slopes between 3:1 and [illegible]. 100 feet maximum for slopes under 10%.

For additional information see Section 806.10 of St. Louis County's Standard Specification for Road and Bridge Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stockpiles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench in required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench.
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is should be [illegible], depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.00 pounds/foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be at least 5 feet long and driven or placed at a slight upstream angle into the ground to a minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are stapled or wired to the upslope side of the post. Staples should be a 17-gauge wire and 1 inch long. Excavate a trench to bury the bottom of the fabric fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent caps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 30 inches (18-inch embedment) to 42 inches. (18-inch embedment) above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 8 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

Alternate Construction: Install fence by slicing fabric into ground with specialized equipment. Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent toe from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can strain the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Gordon et al., 1998).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Siting and design of the silt fence should account for this. Take care to avoid unnecessary diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as needed.

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove sediment buildup deposition [illegible] the fence height or 12", whichever is less.
- ✓ Replace torn or clogged fabric, repair loose fabric.
- ✓ Recut unstable or broken posts.
- ✓ Stabilize any areas susceptible to undermining.
- ✓ Extend fence or add additional row(s) of fence if necessary to provide adequate protection.

SIZING AND DESIGN CONSIDERATIONS - The material for silt fences should be a pervious sheet of synthetic fabric such as polypropylene, nylon, and polyester or polyethylene yarn. Choose the material based on the minimum synthetic fabric requirements shown in Table 1 below.

Table 1 - Temporary Silt Fence Property Requirements

Physical Property	Test Method	Units	Supported Silt Fence[2]	Unsupported Silt Fence: Woven, Elongation [illegible][1]	Unsupported Silt Fence: Non-Woven, Elongation [illegible][1]
Post Spacing (Maximum)		feet	4	4	[illegible]
Length of Wire / Polymer Fence (Minimum)		inches	36	—	—
Grab Strength (Minimum): Machine Direction / Cross Machine Direction	ASTM D 4632	pounds	[illegible]	[illegible]	[illegible]
Permittivity (Minimum)	ASTM D 4491	sec[-1]	[illegible]	[illegible]	[illegible]
Apparent Opening Size (AOS)[3]	ASTM D 4751	Sieve Number	30	30	30
Ultraviolet Stability (Minimum) (Retained strength)	ASTM D 4355		70% after 500 hrs of exposure		

Notes:

MARV[*] Minimum Average Roll Value

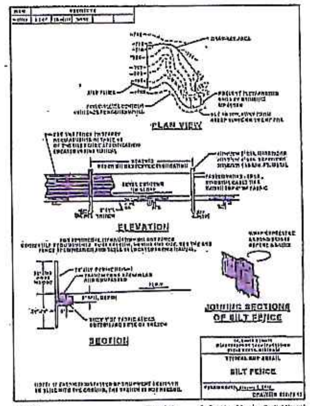
[1] Elongation measured in accordance with ASTM D 4632

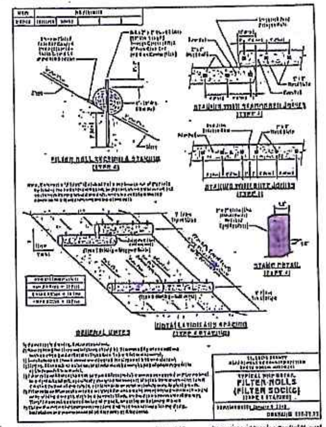
[2] Silt Fence Support - 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength)

[3] Maximum Average Roll Value

SITE CONDITIONS FOR REMOVAL - After permanent vegetation of slope is established. Remove fence and post, re-grade trench area and vegetate.

TYPICAL DETAIL - 803-70.0





CONSTRUCTION ENTRANCE

PHYSICAL DESCRIPTION - A stabilized entrance to a construction site designed to minimize the amount of sediment tracked from the site on vehicles and equipment. Stabilization generally consists of aggregate over geogrid and geosynthetic material. Mud and sediment fall off of tires as they travel along the stabilized entrance; however, additional measures in the form of a washdown area should also be included on site. The stabilized entrance also distributes the axle load of vehicles over a larger area thereby mitigating the ability impact vehicles normally have on unpaved areas. See additional information in the "Construction Site Access Requirements" section of this manual.

WHERE BMP IS TO BE INSTALLED - At locations where it is safe for construction vehicles and equipment to access existing streets - preferably at location of future streets or drives.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Drainage: Ditches or pipes, if needed, sized for 15 year, 20 minute storm (HGL 6" below surface of entrance)

WHEN BMP IS TO BE INSTALLED - First order of work, along with washdown area, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION / CONSTRUCTION PROCEDURES

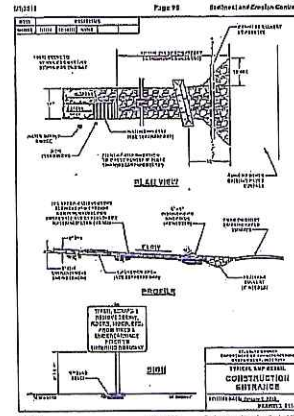
- ✓ Grade and compact area of construction entrance.
- ✓ Install culvert under entrance if needed to maintain positive drainage.
- ✓ Place geosynthetic material next to compacted soil, lay geogrid on top of this, and cover with aggregate, forming diversion across entrance if needed to divert runoff away from roadway.
- ✓ See Washdown Station BMP for additional steps.

O&M PROCEDURES

- ✓ Immediately remove any mud or debris tracked onto paved surfaces.
- ✓ Remove sediment and debris of dirt from construction entrance continuously.
- ✓ Replace rock if necessary to maintain clean surface.
- ✓ Repair rutted areas.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 805-48.01



REVISED
02-04-2016

CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

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CITY OF WILDWOOD
MAR 31 2016
DEPT OF PLANNING & PARKS

CLIENT:
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314-805-1321

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Authority #262

MARK L. KILGORE
Professional Engineer
E-2000150030

PROJECT ADDRESS:
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WILDWOOD, MO 63038

SWPPP DETAILS & NOTES

Designed By: MK
Drawn By: MK
Checked By: MK
Project #: [illegible]

11-03-2015

C7

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.

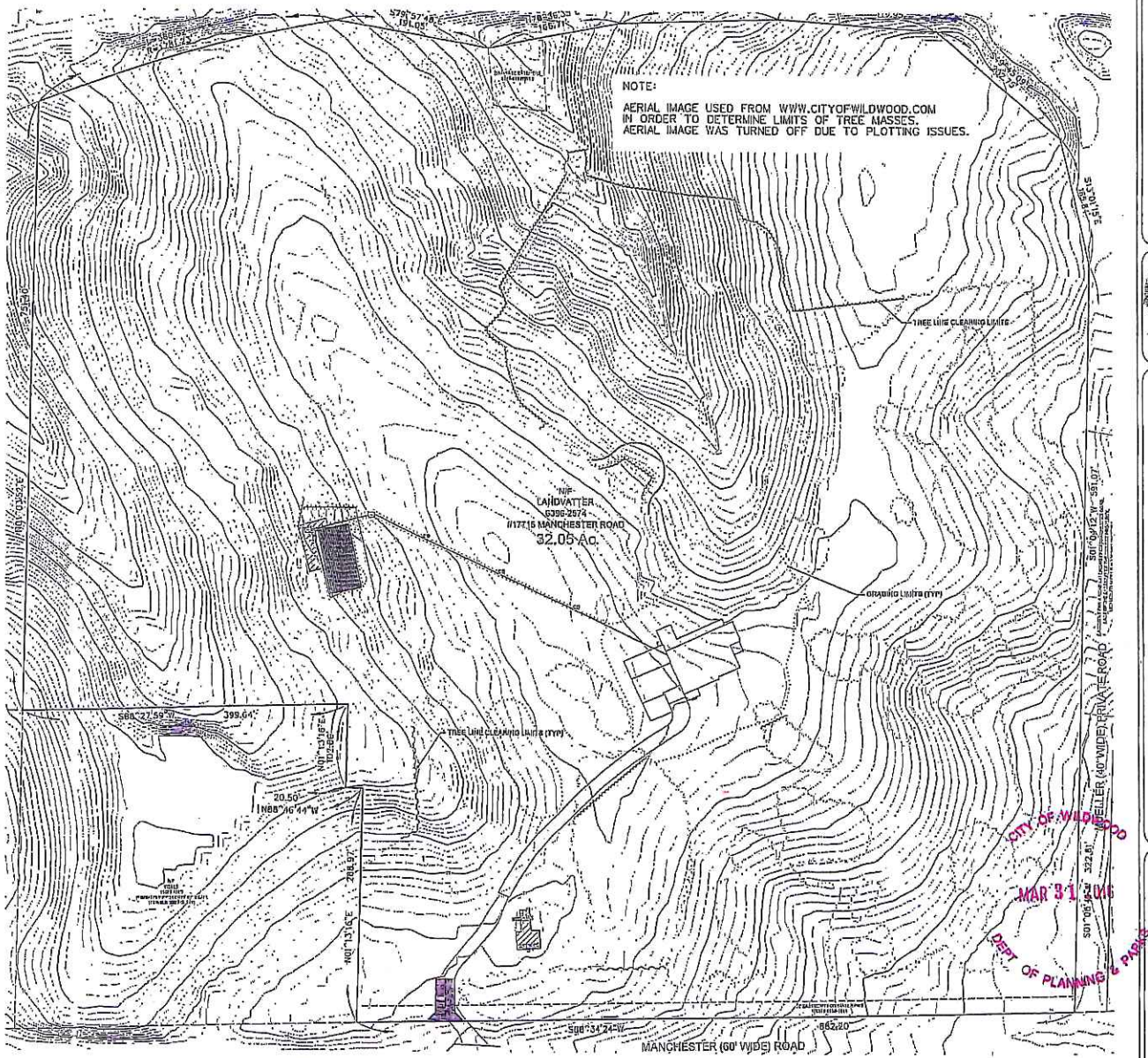
4. THE SEQUENCE OF TREE TREATMENT & PRESERVATION MEASURES SHALL BE:
   A. ROOT PRUNING TRENCHING
   B. TREE PROTECTION FENCING
   C. TREE PRUNING & CHEMICAL TREATMENT
   D. AERATION SYSTEMS INSTALLED
   E. SIGN INSTALLATION

*NRP 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 23±, 2015. CALCULATION IS FOR ULTIMATE MAX DISTURBANCE IN EXPECTED 2016 CONSTRUCTION

N

60 0 60 120 180
Scale In Feet
1" = 60'



CALL 811 OVER ONE CALL SYSTEM FOR INFO TWO FULL WORKING DAYS IN ADVANCE OF START OF WORK

REVISIONS
02-01-2016
02-29-2016
3-30-2016

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Professional Engineer
E-29991 28054
3-31-16

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314-805-1821

PROJECT ADDRESS:
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WILDWOOD, MO 63038

TREE PRESERVATION PLAN

11-23-2015

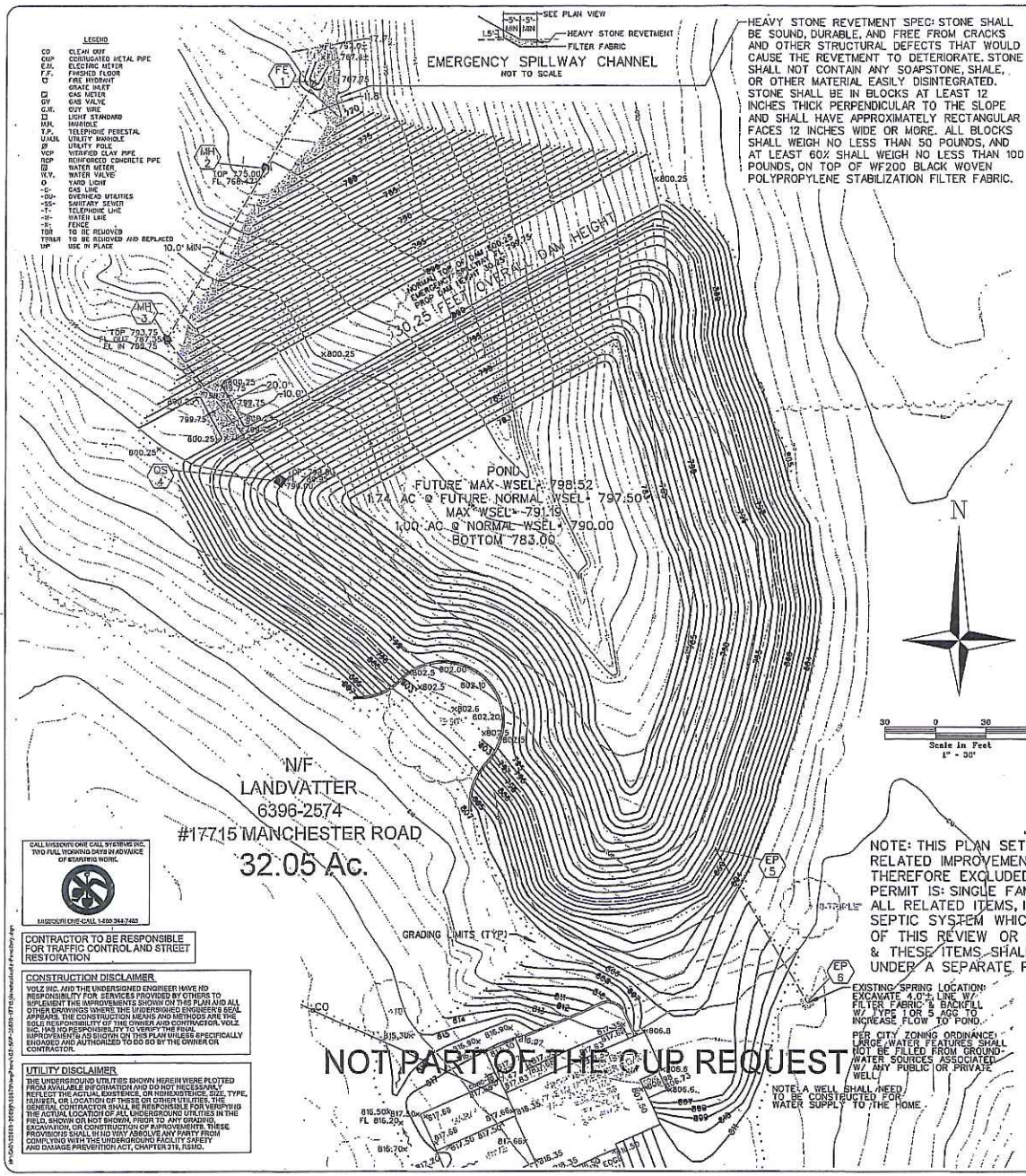
C8

Design By: MK
Drawn By: MK
Checked By: MK

ONE ACRE PLAN FOR LAKE.

LEGEND

CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
E.M.	ELECTRIC METER
F.F.	FINISHED FLOOR
	FIRE HYDRANT
	GRATE INLET
	GAS METER
GV	GAS VALVE
G.W.	GUY WIRE
	LIGHT STANDARD
M.H.	MANHOLE
T.P.	TELEPHONE PEDESTAL
U.M.H.	UTILITY MANHOLE
	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
RCP	REINFORCED CONCRETE PIPE
	WATER METER
W.V.	WATER VALVE
O	YARD LIGHT
-G-	GAS LINE
-OU-	OVERHEAD UTILITIES
-SS-	SANITARY SEWER
-T-	TELEPHONE LINE
-W-	WATER LINE
-X-	FENCE
TBR	TO BE REMOVED
TBR&R	TO BE REMOVED AND REPLACED
UIP	USE IN PLACE



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 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 4.0'± LINE W/ FILTER FABRIC & BACKFILL W/ TYPE 1 OR 5 AGG TO INCREASE FLOW TO POND.

PER CITY ZONING ORDINANCE: LARGE 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.

REVISED
02-04-2016
3-30-2016
7-11-2016

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.

MISSOURI ONE CALL 1-800-344-7483

CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

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MARK L. KILGORE
Professional Engineer
E-2000150018

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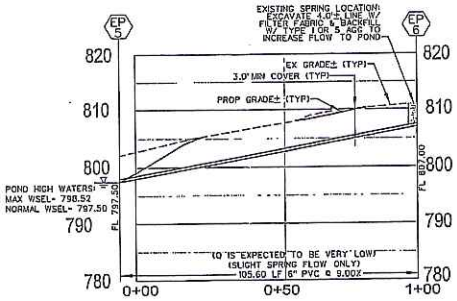
WILDWOOD, MO 63038

SITE GRADING PLAN

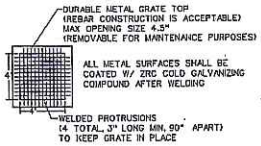
Design By: MK
Drawn By: MK
Checked By: MK
Project # 3475

11-03-2015
C2

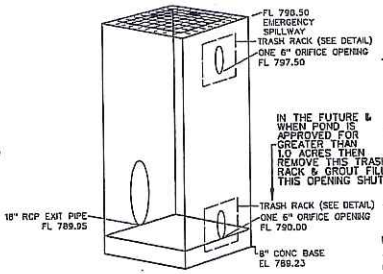
REFERENCE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)
STANDARD CONSTRUCTION SPECIFICATIONS FOR
SEWERS AND DRAINAGE FACILITIES
FOR ALL STORM SEWER CONSTRUCTION



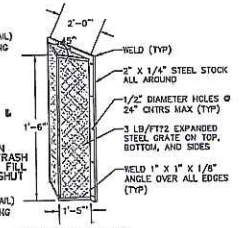
STORM SEWER PROFILE
SCALE: 1"= 20' HOR, 1"= 10' VERT



GRATED TOP PLAN
SCALE: 1"= 5' HOR & VERT



OPENINGS & EXIT
NO SCALE

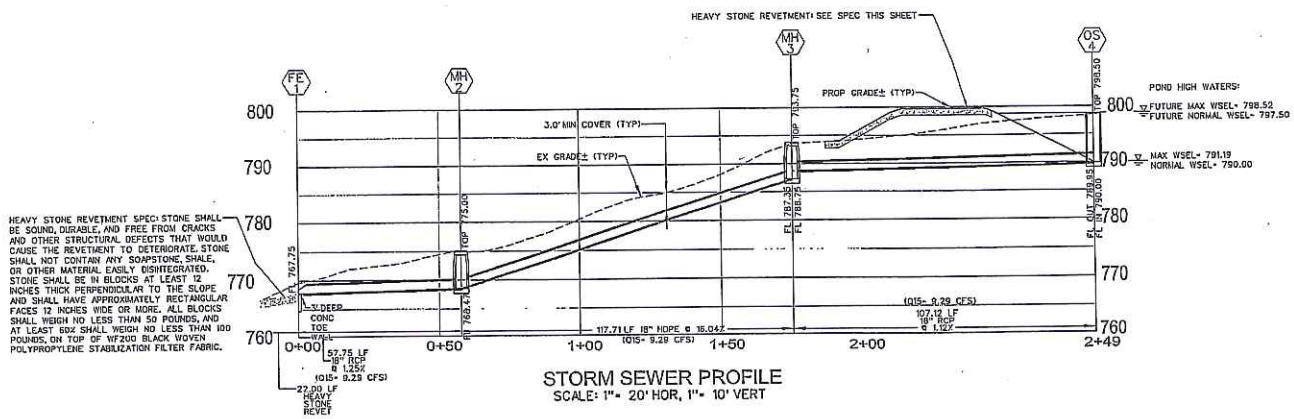


NOTES FOR TRASH RACK

1. TRASH RACK SHALL BE CENTERED OVER OPENING.
2. STEEL TO CONFORM TO ASTM A-36.
3. ALL SURFACES SHALL BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.
4. TRASH RACK SHALL BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK SHALL BE REMOVABLE.

TRASH RACK DETAIL
NO SCALE

OUTLET STRUCTURE
REINFORCEMENT NOT SHOWN FOR CLARITY
BASE, WALLS & REINFORCEMENT SHALL BE
PER TYPICAL MSD AREA INLET



STORM SEWER PROFILE
SCALE: 1"= 20' HOR, 1"= 10' VERT

St Charles County Government
Hydraflo Rational Output Data

H:\CADD\2020-2029\2067\DWG\MN2067G-17715Manchester Rd-Q100Yr.d-7-11-2016.bd
7/11/2016

Calculations Under Full Flow

Upw Sp	Low Sp	FL	S	Upw FLOW	Low FLOW	PS	Upw STEL	Depth Inv Grd	Upw Inv El	Low Inv El	Hydr Grade	Hydr Head	VEL	VEL Head	Jump Loss	Turn Loss	Curve Loss	Str Loss	Inl Grate	Inl Cap	Qr Area	Qr Inl	Q	TQ	Pipe Dia	Pipe Cap	Remarks
1 OS4	MH3	107	18	789.95	789.25	1.12	790.30	0.95	791.32	790.25	0.00000	0.94	5.28	0.43	0.43	0.00	0.00				8.28	1.36	9.29	9.29	15.42	42.15	Q15
2 MH3	MH2	118	18	790.33	789.47	10.04	790.76	0.97	791.97	789.97	0.00000	0.92	5.26	0.43	0.00	0.00	0.00						0.00	9.29	42.07	42.15	Q15
3 MH2	FE1	58	18	790.47	787.75	1.25	791.00	0.96	792.04	789.25	0.00000	0.45	5.26	0.43	0.03	0.24	0.00						0.00	9.29	11.74	42.15	Q15

St Charles County Government
Hydraflo Rational Output Data

H:\CADD\2020-2029\2067\DWG\MN2067G-17715Manchester Rd-Q100Yr.d-7-11-2016.bd
7/11/2016

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1 OS4	MH3	107	18	789.95	789.25	1.12	790.30	0.25	792.05	790.25	0.01420	1.53	7.08	0.78	0.78	0.03	0.00				8.28	2.27	10.57	12.53	11.12	Q100	
2 MH3	MH2	118	18	790.33	789.47	10.04	790.76	0.24	792.97	790.25	0.01420	1.57	7.08	0.78	0.00	0.03	0.00						0.00	12.53	42.07	Q100	
3 MH2	FE1	58	18	790.47	787.75	1.25	791.00	0.29	793.04	790.25	0.01420	0.82	7.08	0.78	0.03	0.43	0.00						0.00	12.53	15.24	Q100	

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REVISED
7-11-2016

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MARK L. KILGORE
Professional Engineer
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PROJECT ADDRESS:
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WILDWOOD, MO 63038

STORM SEWER PROFILES & DETAILS

Design By: MK
Drawn By: MK
Checked By: MK
Project # 20672

11-03-2015
C5

OLD BUSINESS **AGENDA ITEM**

WILDWOOD

INFORMATION REPORT

City of Wildwood, Missouri
Prepared by the Department of Planning
Draft Date: November 21, 2016
"Planning Tomorrow Today"

Petition Nos.:	**P.Z. 27, 28, and 29-15**
Petitioner:	**Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017**
Request:	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.**
Tract Size:	124 acres
Location:	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)
Hearing Date:	May 2, 2016 and October 3, 2016
Date and Vote on Information Report:	November 21, 2016 - TBD
Report:	Attachment A
Plan Sheets:	Attachment B
Background Information:	Attachment C

Fire District:	Metro West and Monarch
School District:	Rockwood
Police:	St. Louis County Police Department – Wildwood Precinct
Ward:	Two
Recommendation:	The Department recommends the Master Plan change be granted for a lesser amount of the site, per its past recommendation on this set of properties from 2006.

ATTACHMENT A - REPORT

Area Synopsis (includes land use and zoning history) –

The site of this request is one (1) of the largest, remaining contiguous parcels of ground located within the City of Wildwood. This parcel of ground is one hundred twenty-four (124) acres in overall size and consists of three (3) separate lots of record. Access to these three (3) lots is via Valley Road, with two (2) stub streets along its southern boundary, which originate from the Brentmoor Place Subdivision. These two (2) stub streets include Peppermill Drive and Peppermill Ridge Drive. The three (3) lots, when combined, being that all are approximately rectangular or square in shape, form a L-shaped tract of land.

The principal access to this large parcel of ground has always been from Valley Road, along a single lane width driveway. This driveway trends west from Valley Road, climbs a hill, and follows the southern boundary of the site to the area where the former residence used to be situated, until its removal many years ago. This driveway has restricted access at this time and is in poor condition. No other paved surfaces exist on the property, other than what appears to have been the driveway apron at the former location of the garage that was in association with the dwelling.

Valley Road is a City-maintained roadway that is two (2) lanes in width. This roadway has an asphalt surface, with no sidewalks, but limited shoulders, which includes earthen swales for stormwater runoff and its management. The right-of-way width varies, depending on development proposals that have been authorized along it over time, which were required to provide dedications of land toward increasing it in width. The roadway has a north/south alignment along petitioner's frontage and traffic volumes are moderate. The surrounding land use pattern that is served by this roadway is all-residential in nature at this time. This roadway is maintained by the City of Wildwood.

The two (2) stub streets were platted at the time of the development of the Brentmoor Place Subdivision. These stub streets are Peppermill Drive and Peppermill Ridge Drive and were designed and constructed according to St. Louis County Standards, which given their age, includes fifty (50) foot wide rights-of-way areas. The roadways are two (2) lanes in width, with rolled curbs, and sidewalks on both sides of the street, improved stormwater management facilities, and mature street trees, being located in the respective tree lawn areas on both sides of the public right--of-way. Traffic is light and all residential in nature. These streets are maintained by the City of Wildwood.

The site is located in the Caulks Creek Watershed, one (1) of the largest in size within the City of Wildwood. This watershed has also experienced the greatest amount of growth in the last thirty-five (35) years and the creek itself has been significantly degraded. A major tributary of Caulks Creek meanders through the subject site in a north/south direction toward Valley Road. This subject site is also very diverse in terms of its physical characteristics. The site has rolling topography, with some slopes exceeding thirty (30) percent. Overall relief of the site is 156 feet. The soils are generally clay, with silty loam, and include chert nodules appearing in many of the soil profiles. Despite some unfavorable soils, the property has many large expanses of woodlands, which led to a permitted timber harvest in 2010, which the property is still recovering from at this time. At least two (2) of the site's major ridgelines are overgrown fields, which would indicate at one time, they were areas of lawn and/or pasture.

The property is currently vacant and has been for a number of years. As noted earlier in his report, it appears to have had a number of buildings and structures upon it over the years, with remnants of them apparent on the site. Beside the aforementioned residence near the southern boundary of the site, a small outbuilding foundation is just to the west of it. Along with these two (2) former structures/buildings, the property has the old driveway.

The current zoning district designation of this property is NU Non-Urban Residence District, which has been in place on these lots since 1995. Prior to 1995, St. Louis County designated these lots NU Non-Urban District, which was a holding category for future land use changes. However, despite being a holding category for future land use determinations, it did establish the three (3) acre minimum lot size that now defines much of the City of Wildwood in 2016. The area around the subject site is a mix of zoning district designations and reflected in the summary of land use patterns provided below:

To the North: Abutting in this direction are two (2), large NU Non-Urban Residence District zoned parcels of ground, being twenty-five (25) and forty (40) acres in size. Beyond these properties is the Strecker/Valley Roads intersection and Caulks Creek, at its confluence with a major tributary (Shotwell Creek).

To the East: Located in this direction is the Pleasant Valley Meadows Subdivision, a thirty (30) lot development, with common ground, zoned R-1 One Acre Residence District and R-1A 22,000 square foot Residence District, with a Planned Environment Unit approved by St. Louis County in 1984. Directly east is a sixteen (16) lot development, zoned NU Non-Urban Residence District, also approved by St. Louis County in the late 1970's, a few three (3) acre tracts of land, and Valley Road. Across Valley Road is the Forest Hills Golf & Country Club, in the City of Clarkson Valley, and Powders Mill Subdivision, a twenty-eight (28) lot residential development, with common ground, which is zoned R-1 One Acre Residence District, with a Residential Design Development Procedure approved by St. Louis County in 1978. This subdivision is located in the City of Wildwood.

To the South: Adjoining in this direction is the Brentmoor Place Subdivision, zoned R-1 One Acre Residence District and R-1A 22,000 square foot Residence District, with a Planned Environment Unit, by St. Louis County in 1978 for one hundred ten (110) lots, with common ground, which has been

amended by the City of Wildwood to allow for one (1) additional lot. Further south is the Wynncrest Subdivision and Addition, seventy-two (72) and fifty-nine (59) lots respectively. These residential developments are zoned R-1A 22,000 square foot Residence District, with Planned Residential Development Overlay Districts. Levinson Homes and Fischer and Fritchel completed the original three (3) plats of this residential subdivision. Wynncrest Addition has an additional two (2) plats.

To the West: Adjacent in this direction are a number of private properties, including lots within the Forest Gate and Quaethem Farm Estates Subdivisions, both containing nine (9) lots, and all zoned NU Non-Urban Residence District. These lots are three (3) acres or greater in size. Further west is Wildwood Meadows Estates, a twenty-seven (27) lot residential subdivision, zoned R-1A 22,000 square foot Residence District and FPR-1A Floodplain 22,000 square foot Residence District, with a Planned Residential Development Overlay District. Beyond these tracts of land is Strecker Road, paralleling Caulks Creek.

Current Request - Revised October 3, 2016 -

The petitioner is seeking to develop this approximately one hundred twenty-four (124) acre site with at least eighty-one (81) single family dwellings on individual lots. This number of dwellings and lots have changed since the first public hearing was held on this matter (May 2016) and been reduced by a total of thirty-six (36). Along with the dwellings and lots that are planned on this parcel of ground, the developer is proposing to provide common ground and public space for the purposes of compliance to the City's requirements in this regard. The amount of common ground is approximately 85 acres in size, with public space planned at a minimum of thirty-seven (37) acres of the overall area. The site would be served by a system of internal roadways that would access via Valley Road, under the current design. The petitioner is indicating the extension of two (2) stub streets, but designed as secondary emergency access and for pedestrian/bicycle movements only.

The petitioner noted at the first public hearing the following highlights of this proposed project and the units to be constructed in conjunction with the development of this site:

1. The units would be divided into two (2) villages – east and west - one of which would be intended to have full maintenance of the grounds, despite the dwellings being located on individual lots. This approach would be focused on empty nesters, which would like to stay in Wildwood, but no longer have the desire to maintain a large lot.
2. The lots will all exceed 15,000 square feet in size. These lots will generally be placed on two (2) well-defined ridgelines that are located on the site.
3. The widths of the lots appear to be approximately ninety (90) feet at the front building lines, which will allow the individual properties to accommodate three (3) car garages, if chosen. Not all of the lots can accommodate three (3) car garages, given the planned grades in the immediate vicinity.
4. The design preserves approximately 90 acres of the site's existing tree canopy, which is also part of the protected area, via the application of the City's Natural Resource Protection Standards.

5. The application of the Natural Resource Protection Standards onto this site requires a minimum of forty-one (41) acres of it to be preserved in perpetuity, with no disturbance.
6. The amount of creditable public space exceeds 28 acres and is the area of the site that is north of the Ameren Missouri high voltage transmission towers and lines. This transmission line easement is significant in size, with a width of two hundred fifty (250) feet. The towers located therein exceed one hundred (100) feet in height.
7. The management of stormwater is planned through a system of basins and bio-retention facilities. The bio-retention facilities include plantings suitable for these wet types of environments.
8. The terrain of the property requires the installation of some retaining walls, including near the entry into the development, along with other locations on the site, specifically in conjunction with some of the stormwater facilities.
9. 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 (½) acre in size and separated from the abutting subdivision by a thirty-eight (38) foot wide common ground strip.
10. 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.
11. 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.

As part of the revised application for the Master Plan change to the current land use designation (Non-Urban Residential Area to Sub-Urban Residential Area for now one (1) of the three (3) subject properties, since the smallest lot is designated Sub-Urban Residential Area at this current time), and the accompanying rezoning and application of the Planned Residential Development Overlay District (PRD), a Preliminary Development Plan must be provided. This plan details other information about the project, which, in this case, includes the following items:

1. The street grades range up to twelve (12) to fifteen (15) percent in certain locations due to the desire of the petitioner to limit grading on the site.
2. The revised plan indicates that buffer distances between the rear of proposed lots and the nearby three (3) acre subdivisions have been increased along the northern, southern, and eastern boundaries of the site.
3. The petitioner proposes extensive landscaping in association with this project, which includes the City's required street tree plantings, along with the plantings required in the bio-retention areas that are set forth by the Metropolitan St. Louis Sewer District (MSD).
4. The area of proposed public space, north of the Ameren Missouri transmission easement area includes a natural surface trail system, with one (1) trailhead to be established in association with it.

5. The systems of internal roadways/streets, which are to be public in nature, are defined within a forty (40) foot right-of-way area, with the pavement width at twenty-six (26) feet. Sidewalks are indicated on both sides of these proposed streets. Easements are indicated on both sides of the rights-of-way edges for utility and other purposes.
6. The petitioner has provided both a Traffic Analysis for access and use of Valley Road and a Stormwater Management Study for the overall project and, according to the petitioner's engineer, both indicate the planned improvements and systems will accommodate the increase in use of the subject property via the existing, and proposed, infrastructure and utility networks.

Analysis -

MASTER PLAN UPDATE PROCESS - 2016 >>> The development of the site for the requested residential use requires a Master Plan change, which has been the major focus of the comments during the public hearing processes (two (2) of them have been held) and from the Commission members' inquiries as well. This change that is requested to the Master Plan is a major consideration onto itself, but complicated by the City's recently completed update process concluded in May 2016. This update process, as the Commission is aware, included a discussion of land use and changes to properties within the City. This set of properties was considered, as part of the update process, but was filed late and had very little discussion associated with it, which was negative by the volunteer committee and the Planning and Zoning Commission.

The discussion of this set of properties during the update of the Master Plan was about a similar residential project of this nature, but with a greater number of lots. The petitioner of the request described the appropriateness of the site for a suburban type of development of residential uses, but not at a three (3) acre density. The appropriateness of a suburban type of project on the set of properties was based upon the petitioner's belief the surrounding development pattern of land use supported it, the topography of the site was favorable for it, and the planned infrastructure, including existing roads, and utilities could accommodate the increased demand created by the new dwellings associated with the property. Also, the petitioner noted the development would address some negative issues associated with the current condition of the property, including stormwater runoff.

The volunteer committee charged with the update of the Master Plan did not agree and recommended against a change. The Committee stated the change came too late in its process for full review and noted that, if the proposal is appropriate, it should be submitted to the Planning and Zoning Commission for its consideration, at its convenience, regardless of its decision in this regard. With this action by the Committee completed, and the Planning and Zoning Commission concurring with it, no change to the Master Plan was granted. This action was then endorsed by the City Council.

APPLICATION PROCESS - EARLY 2016 >>> The petitioner did proceed forward with a submittal to the Planning and Zoning Commission of a plan for the development of this set of properties for 116 single family dwellings on individuals lots, with a minimum size of 15,000 square

feet or more. This proposal would require the Master Plan's Conceptual Land Use Classification of the property to be changed from Non-Urban Residential Area to Sub-Urban Residential Area. This Master Plan change was the same as sought by the same petitioner during the update of the document in 2015 and 2016. Besides the Master Plan change, the petitioner also sought a modification in the site's zoning district designation and then the use of the Planned Residential Development Overlay District (PRD) on the property as well. Collectively, the three (3) referenced land use and zoning components were needed to allow for this type of project to proceed to development, if supported by the Planning and Zoning Commission and City Council.

In reviewing the formal requests submitted by the petitioner to the City of Wildwood in early 2016, the Planning and Zoning Commission denied all three (3) of them due to considerations relating to the Master Plan process that had been recently completed and concerns about the density of the site creating increased traffic, more stormwater runoff, and other issues for the surrounding neighborhoods and nearby lots. Additionally, in the Department's Information Report, it was noted that many components of the planned design of the site for development purposes created disturbance in many of the more environmentally sensitive areas of the property, particularly within the defined system of ephemeral drainageways, while also having limited buffer distances between the proposed new homesites and existing three (3) acre or greater properties abutting the boundaries of the subject site. Specifically, these concerns were identified as following:

1. Land disturbance is planned within fifty (50) feet of a major creek tributary located on the property (Grading Code).
2. Portions of the creek are further disturbed by the installation of dry detention basins (Natural Resource Protection Standards).
3. Ephemeral drainageways are disturbed and utilized for the purposes of constructing improvements, utilities, infrastructure, and homesites (Natural Resource Protection Standards).
4. Sloped areas, greater than thirty (30) percent, which are one hundred percent (100%) protected under the Natural Resource Protection Standards of the City's Subdivision and Development Regulations, are disturbed.
5. Tree preservation characteristics suffer on a number of lots due to planned grading (Tree Preservation and Restoration Standards).
6. Stormwater improvements are placed in the perimeter setback areas of the parcel of ground, which leads to disturbance in protected locations (Grading Code).

With these concerns and others, the Planning and Zoning Commission agreed to allow the petitioner to postpone action on this matter and have it undertake a review of the considerations for potential changes. The summary of this discussion can be described as follows:

1. The Department of Planning has determined the requested change to the Master Plan Conceptual Land Use Category for these properties is not appropriate and not supported by the environmental characteristics of the properties or the City's most recent review of this same request by the Master Plan Advisory Committee during the update of this planning

document in 2016. The group of twenty-three (23) volunteers denied the request, as did the Planning and Zoning Commission and the City Council.

2. The petitioner has premised the design of this property on considerations not authorized by the Master Plan.
3. The City's Charter precludes the approval of a zoning change request that is not consistent with the Comprehensive Zoning Plan, which is the Conceptual Land Use Categories Map of the Master Plan.
4. The nature of these requests, if approved, would create an unwanted precedence for the City in the future.

APPLICATION PROCESS - LATE 2016 >>> Given the postponement in this regard, the petitioner respond with a revised plan that reduced the lot count substantially, from 116 to 81 in total, while attempting to address all of the environmental considerations that had been identified in the Department's Information Report from the July 2016 meeting of the Planning and Zoning Commission. This revised proposal was submitted to the Planning and Zoning Commission at a second public hearing held on October 3, 2016, given the major modifications that had been offered by the revised design. This revised plan also eliminated approximately 37 acres of the site from the request to change the tract of land's Master Plan's Conceptual Land Use Classification from Non-Urban Residential Area to Sub-Urban Residential Area, which, for all intents and purposes, reduced the request to one (1) lot, and a small portion of another property forming the overall site (the largest of them though, at eighty (80) acres). This revised proposal is the subject of this review provided within this Information Report (see 'Current Request' Section of this report for a more detailed description of all of the changes).

BACKGROUND INFORMATION FOR RECOMMENDATION ON REQUESTED MASTER PLAN CHANGE >>> Since 2005, the Department has been asked by different development interests to consider changes to two (2) of the three (3) properties that form the overall tract of land that is the subject of these requests and currently designated Non-Urban Residential Area. The first request for such a Master Plan change to the Conceptual Land Use Classifications was as part of the first of the Master Plan Update processes that was undertaken by the City. Between the 2006 adoption date and the more recent update of the Master Plan in 2016, the Department has not been asked by any development interests for the use of these properties for three (3) acre lots developed under 'Large Lot Subdivision' provisions of the City's *Subdivision and Development Regulations*.

In 2005, during the update process associated with the Master Plan, the volunteer committee and the Department offered an opportunity for any property owner in the City to request or comment on current land use designations of their respective property. At that time, Levinson Building and Realty Corporation submitted a request for the change of the current subject site from Non-Urban Residential Area to Sub-Urban Residential Area to accommodate the use of it for one hundred thirty (130) homesites. This particular plan was very disruptive to the site and, for all intents and purposes, caused significant alterations to all parts of its landscape.

The volunteer committee and the Department of Planning considered this request, as part of the 2006 update of the Master Plan, and neither supported the proposal submitted by Levinson

Building and Realty Corporation. In recommending denial of the requested land use change to this tract of land, the Department of Planning noted in its recommendation the following observation in this regard:

> *"The Department believes the current designation of the Master Plan is appropriate for the properties under consideration, except that a Sub-Urban Residential Area component be considered favorably along the northern boundary of the Brentmoor Place Subdivision and the southern section of the overall tract of land under consideration. The Department noted that access to Valley Road and two (2) stub streets, along with the availability of all utilities, are main factors in this recommendation. Additionally, the Department believes the site's physical characteristics accommodate a slightly greater density in the southern section of the site, where several major ridgelines trend out of the Brentmoor Place Subdivision onto the property. The extent of Sub-Urban Area would be approximately 1,000 feet from the southern boundary of the subject site (northwardly into it). The remainder of the property would remain Non-Urban Residential Area."*

The volunteer committee in place and charged with making the recommendations on these matters at that time rejected the request and the Department's partial recommendation for a change to the land use designation upon a portion of this site. Therefore, the tract of land retained the Non-Urban Residential Area designation upon its entirety for the next ten (10) years.

As noted earlier in this report, under the heading "Master Plan Update Process - 2016," another volunteer committee rejected a similar request. In the minutes from the land use meeting held by the volunteer committee (November 3, 2016), the Department noted the following regarding this site: "The property may offer an opportunity for a mixed land use designation under the Master Plan, but such a decision would have to be based upon a defined concept for its use and greater understanding of the site's physical characteristics." Although the Department did not recommend a change, it again noted, as in 2006, a mixed land use designation might be appropriate under the applicable parameters. The petitioner, in this current case, has noted, as part of its presentations on its proposal for the development of these properties, the Department's past support for such a possible change, under the appropriate design of the site, relative to its characteristics and surrounding land use.

RECOMMENDATION ON REQUESTED MASTER PLAN CHANGE >>> In reviewing this past information and the recommendations in this regard, the Department remains supportive of a mixed land use designation on this site. In this case, a specific and improved plan for its use has been presented by the petitioner, which currently limits the number of lots to eighty-one (81) in total. In 2006 and 2016, the design of the site and its ultimate use were key characteristics in both volunteer committees not supporting such a change to the Master Plan for this land use designation of the properties. However, the Department believes it needs to be consistent in its actions and is recommending the following in terms of the mixed designation - ***"The extent of Sub-Urban Area would be approximately 1,000 feet from the southern boundary of the subject site (northwardly into it). The remain of the property would remain Non-Urban Residential Area."*** This

recommendation is identical to the 2006 discussion on this site and the Department's position on the same.

This recommendation would ensure the development of this site, via a one (1) acre maximum density under the Sub-Urban Residential Area designation, be limited and allow a true transitional type of use of the property, one (1) and three (3) acre densities of residential lots and land uses. The Department believes the rationales provided in 2006 regarding surrounding land use, topography, utilities, and other factors remain unchanged after ten (10) plus years.

The lack of change in the area, and its characteristics, were key factors in the Department's 2006 recommendation on this property to the Master Plan volunteer committee, and have not changed, and include the following:

1. The surrounding zoning pattern remains unchanged.
2. The surrounding land use pattern of residential uses remains unchanged.
3. The surrounding network of streets and roadways remain unchanged.
4. The utility network is still available to the site.
5. The topography of the site has not been altered by land disturbance activities.

It is important to note this recommendation relating to the extent of Sub-Urban Residential Area designation is not identical to the plan that has been submitted by the petitioner for the zoning change of the property and the application of the Planned Residential Development Overlay District (PRD). The extent of the Sub-Urban Residential Area does not extend as far north into the site as the petitioner is requesting with this submitted design proposal. This difference would require the plan to be revised and submitted for review and preparation of the final recommendation on the rezoning and special procedures requests. Therefore, the Department has not prepared a recommendation in this regard, given the anticipated changes to the plan. However, if the Planning and Zoning Commission supports the Master Plan change recommended by the Department, the next step in this process would be for it to complete the recommendation process for the zoning and special procedures permit and provide conditions for its development. Conversely, if the Planning and Zoning Commission does not support the Master Plan recommendation, the zoning change and special procedures permit application become moot.

As part of this recommendation relating to the Master Plan, the Department would also state that approximately sixty-four (64) acres of the site would be designated Sub-Urban Residential Area, with the remaining sixty (60) acres retaining the Non-Urban Residential Area designation. The sixty-four (64) acre area of Sub-Urban Residential could yield up to sixty (60) lots (approximation), while the remaining sixty (60) acres of Non-Urban Residential Area could yield up to twenty (20), three (3) acre lots (or, alternatively, twenty (20), one (1) acre lots, with the use of the Planned Residential Development Overlay District procedure, if considered appropriate in this instance). These larger lots would abut the similar development pattern to the east and west of the subject site. Collectively, the two (2) land use designations could yield eighty (80) total lots, or one (1) less lot that currently requested as part of this proposal, but would represent a more precise definition of a transitional land use pattern. Much of this consideration relative to the three (3) acre pattern being

retained on half of the site relates to the recent discussions held by the Planning and Zoning Commission on 1971 Pond Road and Auburn Ridge, where it was apparent that common ground and clustering of lots to create contiguous open space and undisturbed areas is not as preferred as the large lots themselves.

Summary and Recommendation -

For all of the reasons set forth herein, the Department is recommending a change to the Conceptual Land Use Classification of the Master Plan for a portion of the eighty (80) acre tract of land to allow for its development under the requirements of the Sub-Urban Residential Area definition, or no more than one (1) lot for every acre of ground. This portion of this eighty (80) acre tract of land would be as defined by the following description: *the extent of Sub-Urban Residential Area would be approximately 1,000 feet from the southern boundary of the subject site (northwardly into it).* Again, if the Planning and Zoning Commission supports the Master Plan change recommended by the Department, the next step in this process would be for it to complete the recommendation process for the zoning and special procedures permit and provide conditions for its development[i]. Conversely, if the Planning and Zoning Commission does not support the Master Plan recommendation, the zoning change and special procedures permit application become moot.

---

[i] The Department would note that, if the Master Plan land use designation is changed, the rezoning and application of the Planned Residential Development Overlay District (PRD) would be reasonable and consistent with other Sub-Urban Residential Area subdivisions approved by the City since 1996.

ATTACHMENT B
Plan Sheets

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

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

2016-06-08 Plan Comparison:

	Concept: Plan dated 12-03-2015	Start: Submission Meeting on 1-11-2016 Plan dated 12-31-2015	Step1: Revised per Meeting at Lindsay's Plan dated 2-9-2016	Step2: Revised per City letter dated 3-29-2016 Plan dated 4-5-2016	Step3: Revised per City letter dated 5-30-2016 Plan dated 6-8-2016	Step4: Revised per Public meeting on 6-2-2016 Also with low Yields on lots 5,7,10 Plan dated 6-30-2016	Revised per Staff Report "draft" dated 7-5-2016 (minus 4 lots) Plan dated 8-2016
Acres =	118	118	118	118	118	118	118
Developed Ac =	19.27	19.21	19.27	19.75	19.75	19.75	19.75
Dev Lots/Ac =							
Lots/124.313 ac	3.85	3.53	3.1	3.23	3.15	3.21	3.42

Items turned for continuing revisions:
1. Site Header
2. Problem
3. Tr.10W/Density

Design Comparison Comments:
1. Land Disturbance within 50' of major creek minimized. Achieved
2. Percent of creek disturbed by development. Achieved
3. Enhanced drainageway disturbed. Not achieved. 1 of 2
4. <30% slope areas disturbed. Achieved
5. Tree preservation buffers. Achieved 20% required plus enhancement, approximately 52% preservation/restoration.
6. Drainageway re-naturalized without hardscape

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636)
530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

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

CITY OF WILDWOOD
SEP 29 2016
DEPT. OF PLANNING & PARKS

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
PROFESSIONAL ENGINEER
9-29-2016
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000806

REVISIONS:
1 - 1-12-2016 CITY MEETING
2 - 2-4-2016 PRESENTATION
3 - 3-7-2016 CITY SUBMITTAL
4 - 3-11-2016 ESTIMATE
5 - 4-8-2016 CITY SUBMITTAL
6 - 5-25-2016 LOT LAYOUT
7 - 6-30-2016 CITY SUBMITTAL
8 - 7-13-2016 DRAFT
9 - 8-8-2016 LOT CHANGES
10 - 8-25-2016 ESTIMATE
11 - 9-29-2016 CITY SUBMITTAL

DRAWN BY: C.A.M.	CHECKED BY: G.M.S.
DATE: 12/11/2015	JOB NO. 214-5466
H.S.D. F.F.	BASE MAP # 203, 27U
S.L.C. MAT. #	MAT. SWP. #
M.D.N.R. #	

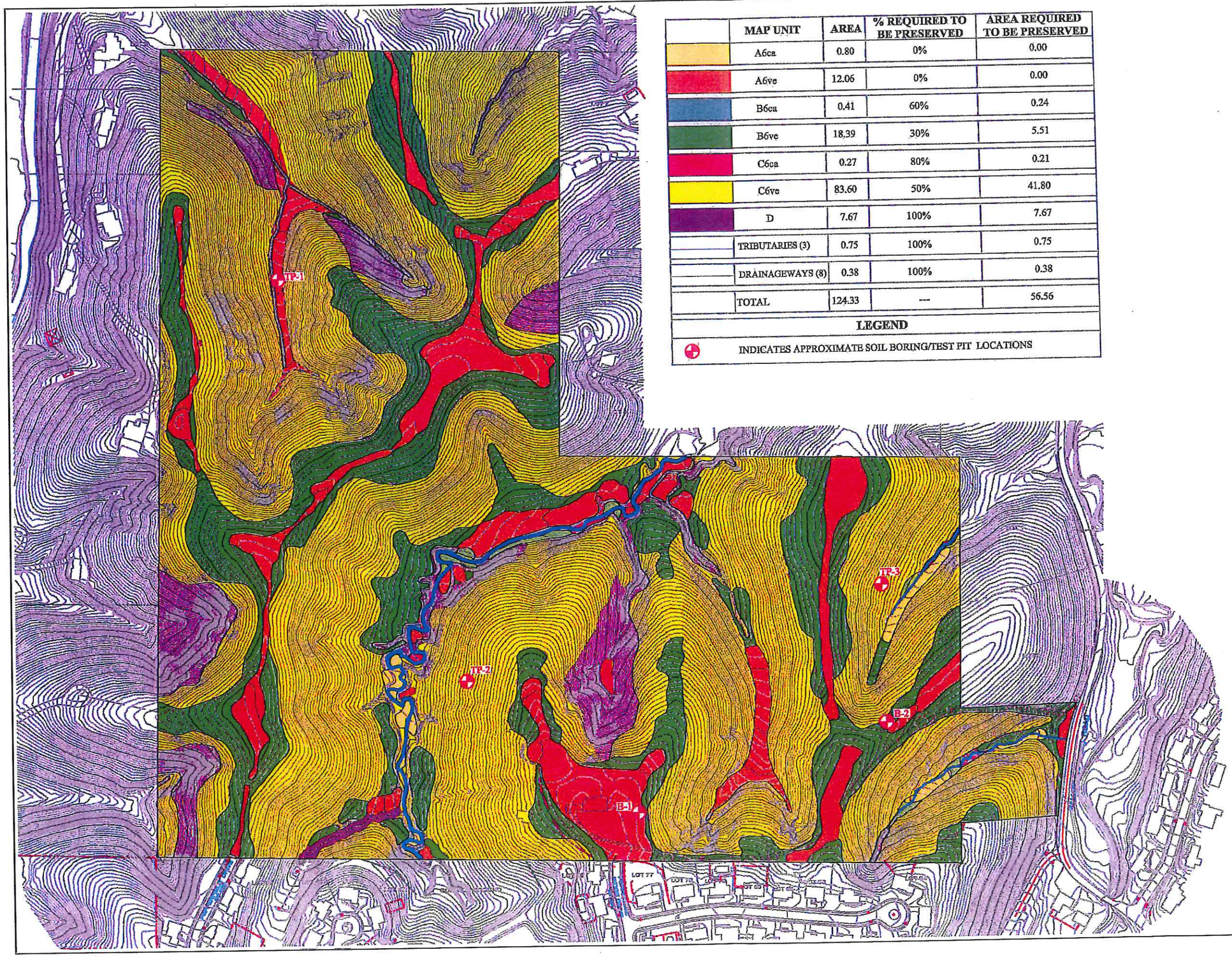
SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN

SHEET NO.: C3

9/29/2016

REVISED PLAN

DRAWING FILE: O:\DRAWS\4002\14546\PRELIMINARY-PLAN\5466ENG-BASE.dwg LAYOUT: C03Plan PLOTTED: Sep 29, 2016 - 8:33am PLOTTED BY: chris mueller



	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

SCI ENGINEERING, INC.
WWW.SCIENGINEERING.COM
CONSTRUCTION
GEOTECHNICAL
ENVIRONMENTAL
NATURAL RESOURCES
CULTURAL RESOURCES

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

N W E S

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 LOOMIS (6-30-2016)
FIG. 1	NATURAL RESOURCE PLAN (DISTURBED) BY SCI (6/2016)
FIG. 3	NATURAL RESOURCE MAP BY SCI (11/2015)

7

LEGEND

ELECTRIC MANHOLE	(E)
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	12"
EXISTING BUILDING	
EXISTING CONTOUR	533
EXISTING SPOT ELEVATION	+533.25
EXISTING UTILITIES	G — W — T — E
PROPOSED CONTOUR	530
PROPOSED SPOT	x 530.50
PROPOSED STORM SEWER	
PROPOSED SANITARY SEWER	SS
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	(16)
GUY WIRE	
POWER POLE	
WATER MANHOLE	(W)
WATER VALVE	
DENOTES RECORD INFORMATION	( )
HANDICAPPED PARKING	
PHONE MANHOLE	(P)
OVERHEAD ELECTRIC	OE
UNDERGROUND TELEPHONE	UT
CONCRETE	CONC
ASPHALT	ASPH
POLYVINYL CHLORIDE	PVC
DENOTES WITH	W/
TRANSFORMER	T
SANITARY	SAN
SWALE	
CHAIN-LINK FENCE	
TRAFFIC FLOW	
SAWCUT	

ABBREVIATIONS

W	- WATER	DB	- DEED BOOK
E	- ELECTRIC	PB	- PLAT BOOK
OE	- OVERHEAD ELECTRIC	PG	- PAGE
UE	- UNDERGROUND ELECTRIC	(_'W)	- RIGHT-OF-WAY WIDTH
G	- GAS	(REC)	- RECORD INFORMATION
T	- TELEPHONE	FT	- FEET
TBR	- TO BE REMOVED	N/F	- NOW OR FORMERLY
TBR & R	- TO BE REMOVED AND REPLACED	FND	- FOUND
UIP	- USE IN PLACE	SQ	- SQUARE
ATG	- ADJUST TO GRADE	CO	- CLEANOUT
BC	- BACK OF CURB	MH	- MANHOLE
FC	- FACE OF CURB	AI	- AREA INLET
TW	- TOP OF WALL	CI	- CURB INLET
BW	- BOTTOM OF WALL	GI	- GRATE INLET
PVMT	- PAVEMENT	YD	- YARD DRAIN
ASPH	- ASPHALT	PVC	- POLYVINYL CHLORIDE PIPE
CONC	- CONCRETE	RCP	- REINFORCED CONCRETE PIPE
GRND	- GROUND	CMP	- CORRUGATED METAL PIPE
FG	- FINISHED GRADE	VCP	- CLAY PIPE
FF	- FINISHED FLOOR	FL	- FLOWLINE
LL	- LOWER LEVEL	TS	- TAILSTAKE
TT	- TOP OF TURF	ELEV, EL	- ELEVATION
TC	- TOP OF CURB	PROP, PR	- PROPOSED
SG	- SUBGRADE	EXIST, EX	- EXISTING
MG	- METHANE GAS	TYP	- TYPICAL
		BMP	- BEST MANAGEMENT PRACTICES
		SWPPP	

LEGEND

	BENCH MARK		FIRE HYDRANT
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION
	FOUND IRON PIPE		WATER MANHOLE
	RIGHT OF WAY MARKER		WATER METER
	UTILITY POLE		WATER VALVE
	SUPPORT POLE		POST INDICATOR VALVE
	UTILITY POLE WITH LIGHT		CLEAN OUT
	LIGHT STANDARD		STORM MANHOLE
	ELECTRIC METER		GRATED MANHOLE
	ELECTRIC MANHOLE		STORMWATER INLET
	ELECTRIC PEDESTAL		GRATED STORMWATER INLET
	ELECTRIC SPLICE BOX		SANITARY MANHOLE
	GAS DRIP		TREE
	GAS METER		BUSH
	GAS VALVE		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		PARKING METER
	TELEPHONE PEDESTAL		STREET SIGN
	TELEPHONE SPLICE BOX		SPRINKLER
	CABLE TV PEDESTAL		

ABBREVIATIONS

C.O	- CLEANOUT
DB	- DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
P.B.	- PLAT BOOK
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SQ	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W	- WATER
(UG'W)	- RIGHT-OF-WAY WIDTH
M.B.	- MAIL BOX

PERTINENT DATA

OWNER	= PWM PROPERTIES
OWNER UNDER CONTRACT	= PULTE HOMES OF ST. LOUIS LLC
SITE LOCATOR, ADDRESS	= 21U520284 (2443 VALLEY RD) = 21U610242 (2485 VALLEY RD) = 20U210014 (2121 QUAETHEM DR) = WILDWOOD, MO 63005
EXISTING ZONING	= "NU" NON URBAN
PROPOSED ZONING	= "R-1" RESIDENCE DISTRICT WITH = PLANNED RESIDENTIAL DEVELOPMENT (PRD) OVERLAY DISTRICT = + EXISTING "NU" FOR PRESERVATION EASEMENT AREA
WARD	= 2 = 21U520284 (2443 VALLEY RD) = 21U610242 (2485 VALLEY RD) = 20U210014 (2121 QUATHEM DR)
WATER SHED	= CAULKS CREEK
WUNNENBERG'S	= PG. 31, GRID HH22, GG22
FIRE DISTRICT	= MONARCH FIRE (212 QUANTHEM) = METRO WEST (2443, 2485 VALLEY RD)
SCHOOL DISTRICT	= ROCKWOOD
WATER SERVICE	= MISSOURI AMERICAN WATER CO
ELECTRIC SERVICE	= AMEREN MISSOURI
GAS SERVICE	= LACLEDE GAS COMPANY
SEWER SERVICE	= METROPOLITAN ST. LOUIS SEWER DISTRICT
CABLE	= CHARTER COMMUNICATIONS
POLICE	= ST. LOUIS COUNTY - WILDWOOD PRECINCT

7

PROPERTY DESCRIPTION

A tract of land being part of Sections 19, 29 and 30 in Township 45 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 an Iron pipe marking the common corner of Sections 19, 20, 29 and 30 in Township 45 North, Range 4 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 58 minutes 15 seconds West, a chord distance of 62.71 feet to a point; thence continuing along a cure 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 150.66 feet to a point; thence South 05 degrees 37 minutes 27 seconds West, 163.90 feet to an Iron Pipe; the..ce leaving said Western right-of-way line South 86 degrees 24 minutes 52 seconds West, 316.00 feet to a point on the aforesaid 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 lien of the Northeast Quarter of the Northeast Quarter and the Southern lien 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, being the South Quarter Corner of Section 19; thence along the Wester 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 South 89 degrees 17 minutes 27 seconds East, 1326.94 feet to an Iron pipe marking the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 19; thence along the Eastern 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 Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 19, said corner being on the common line between Sections 19 and 30; thence along said common line South 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 & Associat3es Consulting Engineers, Inc. during January, 2016.

NOTES:

1. EXISTING SURVEY INFORMATION FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO AN ACTUAL TOPOGRAPHIC AND BOUNDARY SURVEY.
2. 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.
3. 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.
4. 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.
5. ALL IMPROVEMENTS SHOWN ARE SUBJECT TO CHANGE PENDING FINAL ENGINEERING AND APPROVALS OF GOVERNING AGENCIES AND UTILITY COMPANIES.
6. STORMWATER BASINS AND SANITARY LIFT STATION LOCATIONS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN AND ENGINEERING REVIEWS
7. NO GRADE SHALL EXCEED 3:1 SLOPE UNLESS OTHERWISE NOTED AND APPROVED BY THE CITY OF WILDWOOD, AND SUPPORTED BY THE APPROVED GEOTECHNICAL REPORT
8. SIGNAGE AND STREET LIGHTING PER THE CITY OF WILDWOOD REQUIREMENTS.
9. STORMWATER POLLUTION PREVENTION MEASURES TO BE IN ACCORDANCE WITH CITY OF WILDWOOD AND MSD REQUIREMENTS
10. 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 29189C0276K WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015
11. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN EASEMENTS
12. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF WILDWOOD AND MSD REQUIREMENTS
13. ALL CONSTRUCTION MATERIALS, MEANS AND METHODS SHALL BE IN ACCORDANCE WITH CITY OF WILDWOOD REQUIREMENTS.
14. SITE LIGHTING SHALL COMPLY WITH SECTIONS 415.450 "OUTDOOR LIGHTING" AND 420.320 "STREET LIGHTING". DEVELOPER SHALL PROVIDE AMEREN PLANS TO CITY.
15. ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH CITY OF WILDWOOD, AND ADA STANDARDS.
16. MAXIMUM BUILDING HEIGHT IS 3 STORIES, OR 45 FEET (415.120.F.1.).
17. ENTRANCE, STREET INTERSECTION, CUL-DE-SAC SHALL BE CONSTRUCTED TO CITY OF WILDWOOD
18. STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
19. PROPOSED STREETS SHALL BE PUBLIC, WITH 26' WIDE PAVEMENT, WITHIN A 40' RIGHT-OF-WAY.
20. NO PLANTS, TREES, SIGNS, ETC. SHALL BE PLACED IN THE SITE TRIANGLE AT THE STREET INTERSECTIONS TO RESTRICT SIGHT DISTANCE
21. NO PLANTS, TREES, SIGNS, ETC. SHALL BE PLACED IN THE INTERSECTION SIGHT TRIANGLES AS TO RESTRICT SIGHT DISTANCE.

7

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:
BRENTMOOR 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.c., "PRD" 415.510.I.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/DWELLING UNIT IS EXPECTED, AS A MINIMUM IN THE GARAGES.
98 DWELLING UNITS x 2 SPACE/DWELLING 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: [signature] 6/30/16
DANIEL EHLMANN, MISSOURI L.S. NO. 2215

STATE OF MISSOURI — DANIEL EHLMANN — NUMBER PLS-2215 — PROFESSIONAL LAND SURVEYOR

7

City Public Space Requirements Chart
Date: 6-29-2016 (98 HOMES)

Number of Parking Spaces Provided	196	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	170.755	Square feet
Maximum Public Space allowed from		
Common Ground = 50%	85.378	Square feet
Amount of Provided Public Space	1,303,486	Square feet
- Multiple Use Trail		Square feet
- Underground Detention Area		Square feet
- Public Land Dedication		Square feet
- Privately-Held Common Ground		Square feet
(Northwest Preservation Easement)	1,179,283	Square feet
- Other (Bioretention Areas)	124,203	Square feet
- Other (Culdesac Islands x 50%)	2,010	Square feet
Total Provided Public Space	1,303,486	Square feet
List Installed Improvements	Total Number (list below on lines)	
- Picnic Tables		
- Benches (at Overlooks/Trailheads)	8	Each
- Trash Receptacles		
- Bicycle Racks		
- Other (Signage at Overlooks)	2	Each
Other Public Space Items (if provided)		
Fee in Lieu (if applicable)		

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

MISSOURI ONE CALL SYSTEM — CALL BEFORE YOU DIG

DRAWING FILE: O:\DRAWS400\21-5466\PRELIMINARY-PLANS\5466ENG-BASE.dwg LAYOUT: C01Title PLOTTED: Jun 30, 2016 - 9:47am PLOTTED BY: chris.mueller

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

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

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER PE-25116 — PROFESSIONAL ENGINEER
JUN 30 2016
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000995

REVISIONS:
1. 1-12-2016 CITY MEETING
2. 2-4-2016 PRESENTATION
3. 3-7-2016 CITY SUBMITTAL
4. 3-11-2016 ESTIMATE
5. 4-8-2016 CITY SUBMITTAL
6. 5-25-2016 LOT LAYOUT
7. 6-30-2016 CITY SUBMITTAL

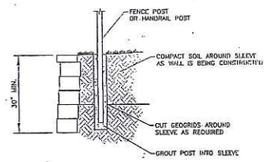
DRAWN BY: C.A.M	CHECKED BY: G.M.S
DATE: 12/31/2015	JOB NO.: 214-5466
M.S.D. P #: -	BASE MAP #: 20U, 21U
S.L.C. HAT #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE: TITLE SHEET

SHEET NO.: C1

CITY OF WILDWOOD
JUN 30 2016
DEPT OF PLANNING & PARKS

Original Plan



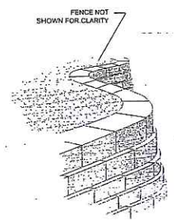
-PLACE SONOTUBE IN FILL AS BACKFILL IS BEING COMPACTED.
-THE FENCE DESIGN AND SUITABILITY IS THE RESPONSIBILITY OF OTHERS & SHALL BE PART OF WALL SHOP DRAWINGS.

FENCE DETAIL

NOT TO SCALE

DETAIL COURTESY OF "ASPEN CONSULTANTS, 12/05/2003, 636-349-2225".

CONTRACTOR SHALL VERIFY IF FENCE WILL BE REQUIRED WITH CITY.



THE ABOVE INFORMATION IS A CONCEPT ONLY. ACTUAL DESIGN OF RETAINING WALL SHALL BE BY A LICENSED PROFESSIONAL ENGINEER & SUBMITTED TO STOCK AND ASSOCIATES FOR GENERAL COMPLIANCE W/ GRADING PLAN.

RETAINING WALL NOTES:

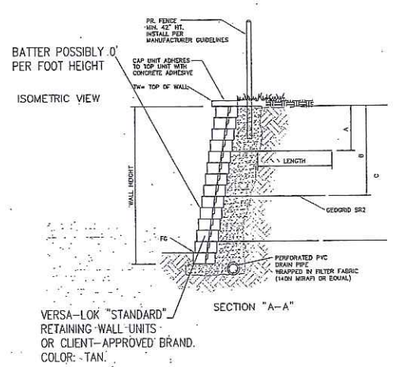
1.) ALL CONSTRUCTION SHALL BE PER THE MANUFACTURERS RECOMMENDATION. GLOBAL & FOUNDATION STABILITY SHALL BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER & SUBMITTED TO STOCK & ASSOCIATES PRIOR TO INSTALLATION. FOOTING & COMPACTION TESTING SHALL BE PERFORMED BY PROJECT GEOTECHNICAL ENGINEER.

2.) THE WALL PROFILE INFORMATION IS FOR CONCEPT ONLY. DETAILED SHOP DRAWINGS FOR THE PROPOSED RETAINING WALL SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI SPECIALIZING IN RETAINING WALL DESIGN. DRAWINGS SHALL BE SUBMITTED TO STOCK & ASSOCIATES FOR GENERAL COMPLIANCE WITH GRADING PLAN PRIOR TO WALL CONSTRUCTION.

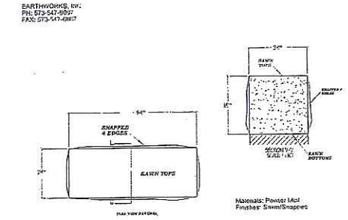
3.) VERIFY ALTERNATE WALL SYSTEMS WITH OWNER.

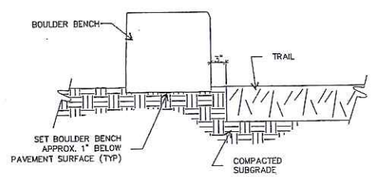
4.) SHOP DRAWINGS & STABILITY ANALYSES SHALL BE SUBMITTED BY WALL DESIGNER TO COUNTY PRIOR TO WALL CONSTRUCTION.

5.) GEOTECHNICAL ENGINEER SHALL DESIGN RETAINING WALL IN RELATION TO LOADS AND FOOTINGS OF BUILDINGS. DEPTH OF RETAINING WALL FOOTINGS SHALL BE DESIGNED TO PREVENT NO STEEPER THAN 1:1 ZONE OF INFLUENCE FROM BOTTOM OF ADJACENT SEWERS AND WATERLINES (UTILITIES).

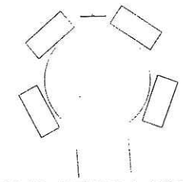


SEGMENTAL BLOCK RETAINING WALL DETAILS

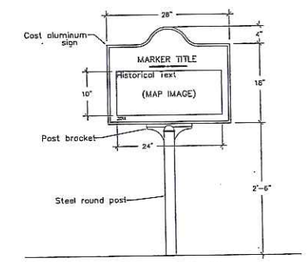




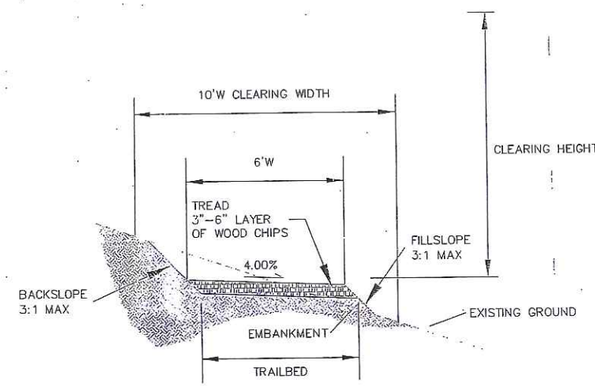
BOULDER BENCH (AT TRAIL LOOKOUTS)



TYPICAL BENCH LAYOUT



SIGNAGE (AT TRAIL LOOKOUTS)

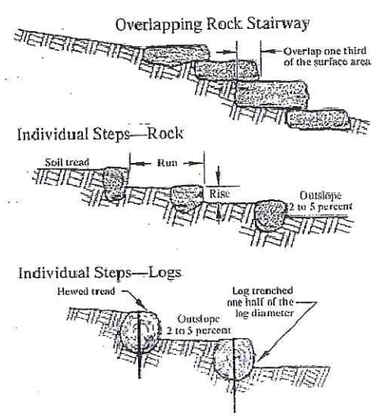


TRAIL GRADE GUIDELINES:

1. LIMIT SUSTAINED GRADE (1000' OR MORE) TO 10% OR LESS.
2. LIMIT STEEP GRADES UP TO 25% TO 50 YARDS.
3. PREFFERED GRADE IS 2 TO 6%.
4. RULE OF THUMB: 1/3 LEVEL, 1/3 UPHILL AND 1/3 DOWNHILL.
5. LOG STEPS MAY BE USED FOR SHORT, STEEP SLOPES.

CLEARING NOTES:

1. PICK ROUTE WHICH REQUIRES THE MINIMUM AMOUNT OF CLEARING.
2. REMOVE FALLEN TREES, BRUSH AND ROCK FROM THE TREAD.
3. ESTABLISH THE TRAIL CLEARENCE WIDTH AND HEIGHT.
4. CUT SHRUBS AND SMALL TREES FLUSH WITH THE GROUND TO PREVENT TRIPPING AND TO REDUCE STUMP SPROUTING.
5. LIMIT VEGETATION REMOVAL TO 2" DIAMETER OR LESS.
6. PRUNE OVERHANGING BRANCHES CLEANLY AT THE BRANCH COLLAR ON THE TREE TRUNK OR WHERE A BRANCH FORKS.
7. REMOVE LARGE ROCKS AND FALLEN LOGS FROM THE TRAIL.



STEP DETAILS COURTESY OF UNITED STATES DEPARTMENT OF AGRICULTURE, UNITED STATES FOREST SERVICE, T&D PUBLICATIONS, TRAIL CONSTRUCTION AND MAINTENANCE NOTEBOOK; ADDITIONAL TRAIL ELEMENTS.
http://www.fs.fed.us/t-d/pubs/htmlpubs/htm07232806/page12.htm

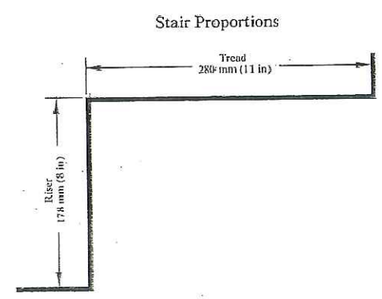


Figure 81—A general rule of thumb for stairs: twice the riser plus the tread should equal 635 to 686 millimeters (25 to 27 inches).

HIKING TRAIL DETAILS

PREPARED BY:

STOCK & ASSOCIATES Consulting Engineers, Inc.

537 Chesterfield Business Parkway
Chesterfield, Missouri 63005
(636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

2443, 2485 VALLEY ROAD, 2121 GUATHEM DRIVE, WILDWOOD, MO 63005

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER: VE-25116
JUN 30 2016
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000992

REVISIONS:

1 1-12-2016 CITY MEETING
2 2-4-2016 PRESENTATION
3 3-7-2016 CITY SUBMITTAL
4 3-11-2016 ESTIMATE
5 4-8-2016 CITY SUBMITTAL
6 5-25-2016 LOT LAYOUT
7 6-30-2016 CITY SUBMITTAL

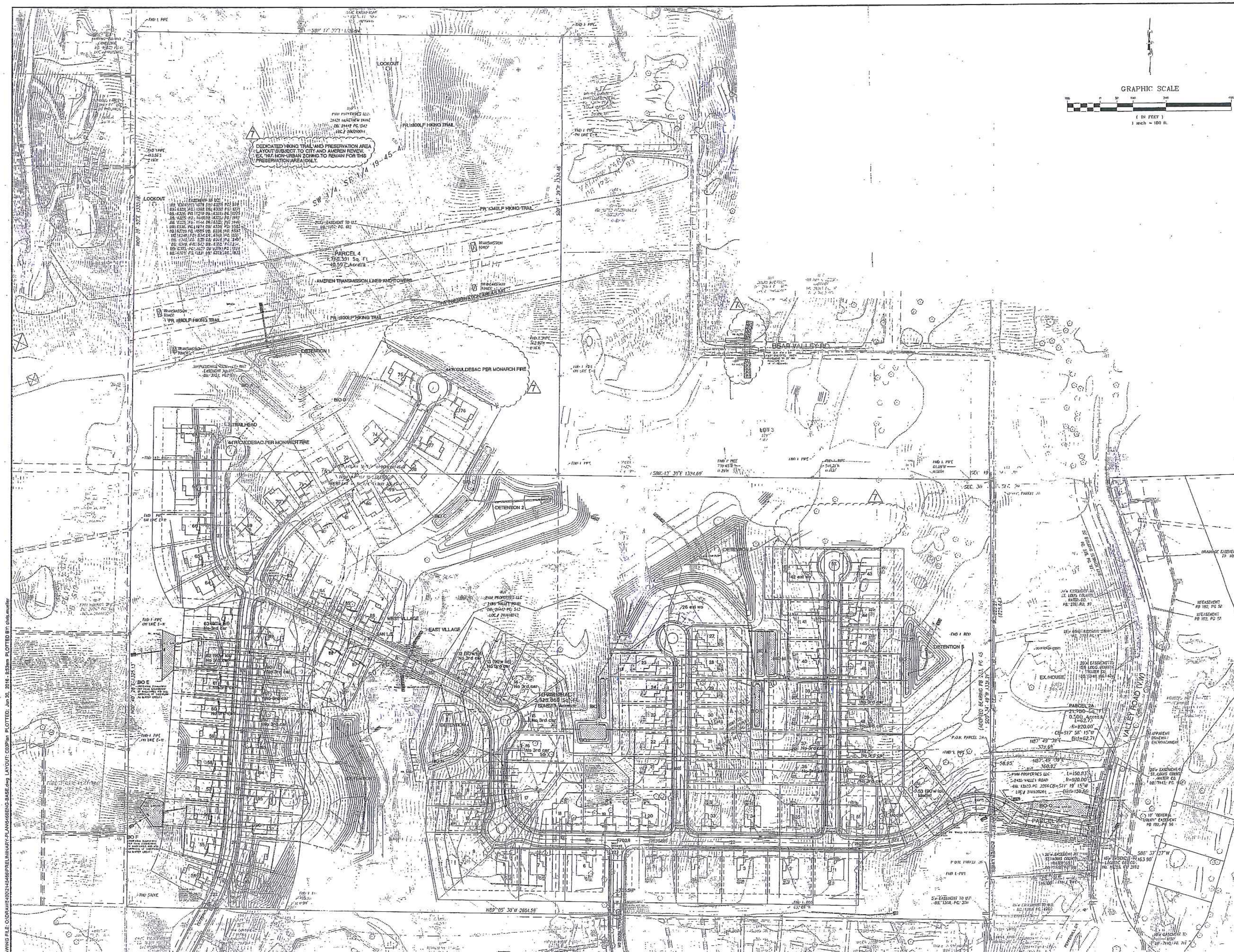
DRAWN BY: C.A.M	CHECKED BY: G.M.S
DATE: 12/21/2015	JOB NO: 214-5456
M.S.D. P. #:	BASE MAP #: 26U, 27U
S.L.C. HIST #:	HIST SURV. #:
M.B.N. #:	

SHEET TITLE: 5 DETAILS

SHEET NO: C2

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

DRAWING FILE: C:\DRAWS\4002\14546\PRELIMINARY-PLANS\4546ENG-BASE.dwg LAYOUT: C\2DETAILS PLOTTED: Jun 30, 2016 - 9:48am PLOTTED BY: chris.mueller



PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
JUN 3 0 2016

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000062

REVISIONS

1. 1-12-2016 CITY MEETING
2. 2-4-2016 PRESENTATION
3. 3-7-2016 CITY SUBMITTAL
4. 3-11-2016 ESTIMATE
5. 4-8-2016 CITY SUBMITTAL
6. 5-25-2016 LOT LAYOUT
7. 6-30-2016 CITY SUBMITTAL

DRAWN BY: C.A.M.	CHECKED BY: G.M.S.
DATE: 12/31/2015	JOB NO: 214-5466
	BASE MAP #: 20U, 21U

SHEET TITLE
PRELIMINARY DEVELOPMENT PLAN

SHEET NO.
C3

CITY OF WILDWOOD
JUN 30 2016
DEPT OF PLANNING & PARKS

Original Plan

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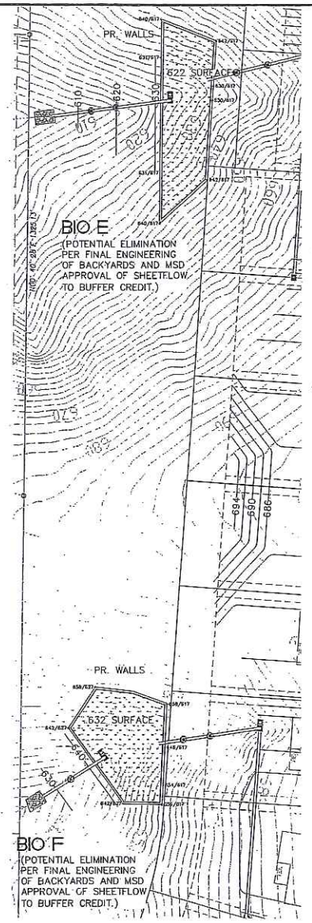
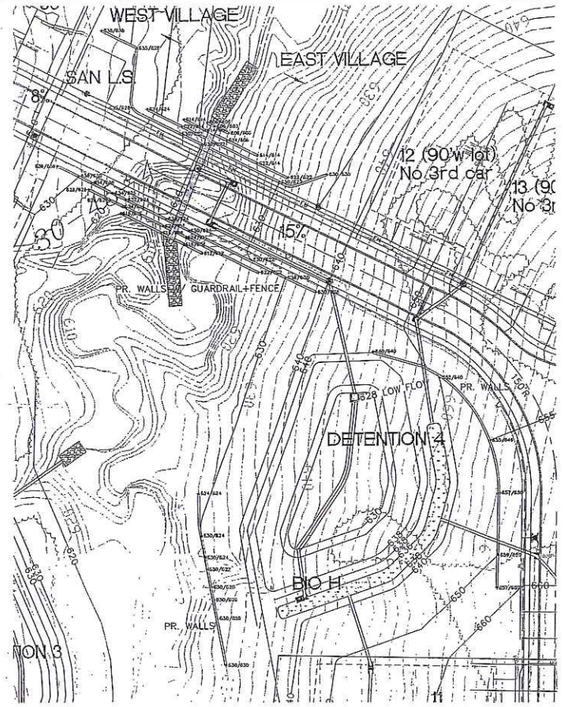
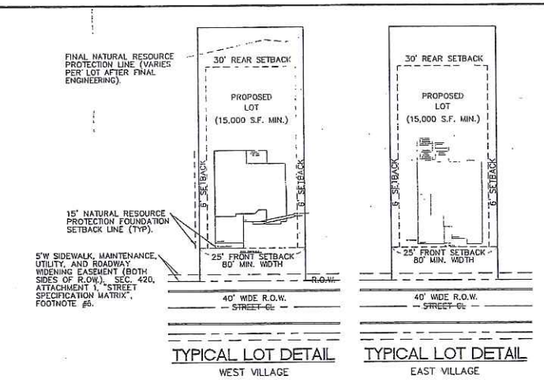
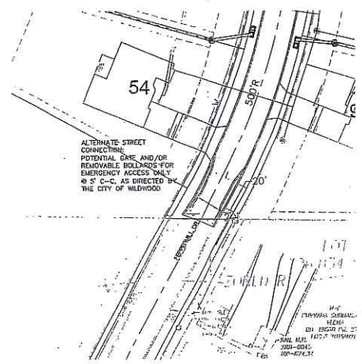


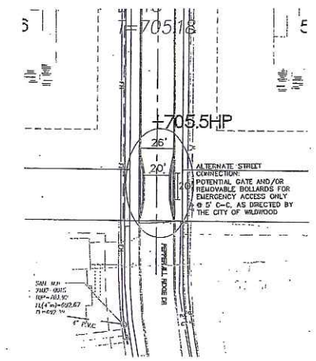
WEST RETAINING WALLS



MIDDLE RETAINING WALLS

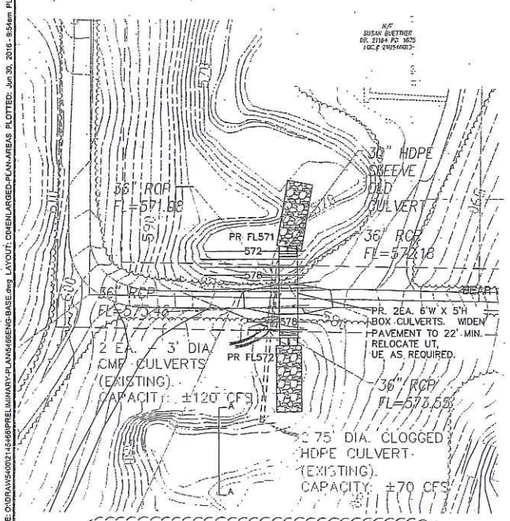




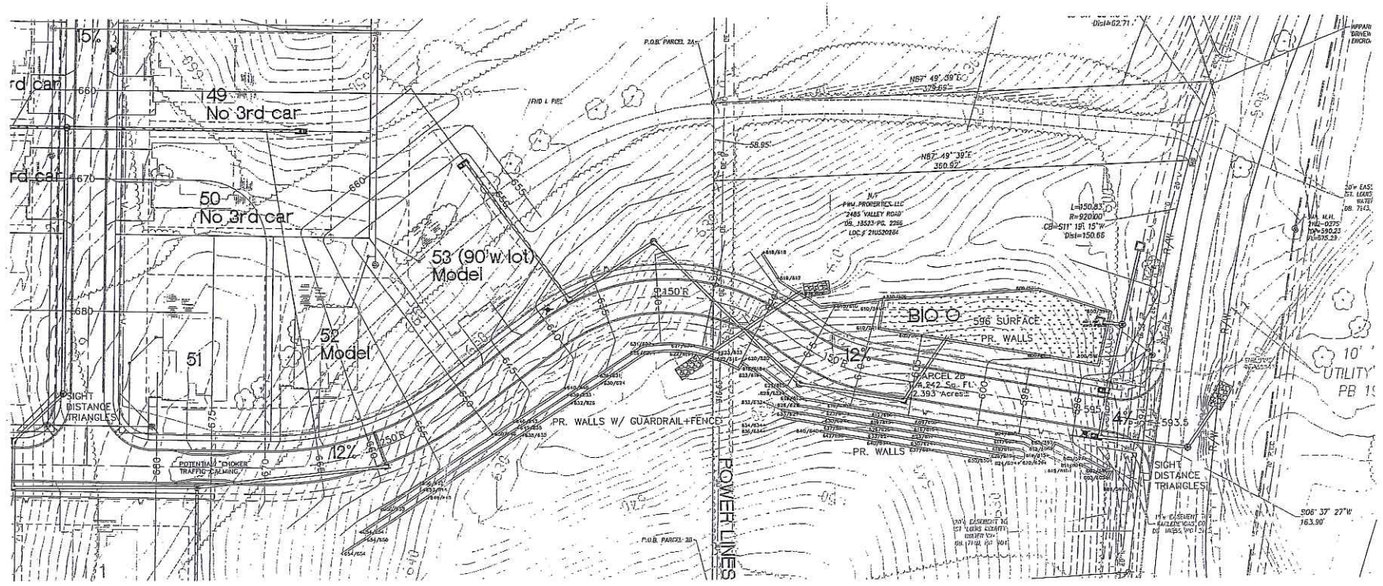


ALTERNATE BRENTMOOR SUBDIVISION CONNECTIONS

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



OFFSITE CULVERT REPLACEMENT



PROPOSED VALLEY ROAD ENTRANCE AND EAST WALLS

EXAMPLE KEY: 611/605 = TOP OF WALL/FINISH GRADE AT TOE OF WALL
(IN BIORETENTIONS, FINISH GRADE IS PRIOR TO ADDING SPECIAL SOILS)

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
237 Chesterfield Business Parkway
Chesterfield, MO 63005
Tel: (636) 514-0900 Fax: (636) 530-8030
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER: PE-2011...
JUN 30 2016
GEORGE M. STOCK E-2010
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000906

REVISIONS:
1 1-12-2015 CITY MEETING
2 2-4-2015 PRESENTATION
3 3-7-2016 CITY SUBMITTAL
4 3-11-2016 ESTIMATE
5 4-8-2016 CITY SUBMITTAL
6 5-25-2016 LOT LAYOUT
7 6-30-2016 CITY SUBMITTAL

DRAWN BY: C.A.M.	ENGINEER BY: G.M.S.
DATE: 12/31/2015	JOB NO.: 214-5400
H.S.D. F. #:	BASE MAP #: 20U, 21U
S.E.C. INST #:	INST SUP. #:
M.D.N.R. #:	

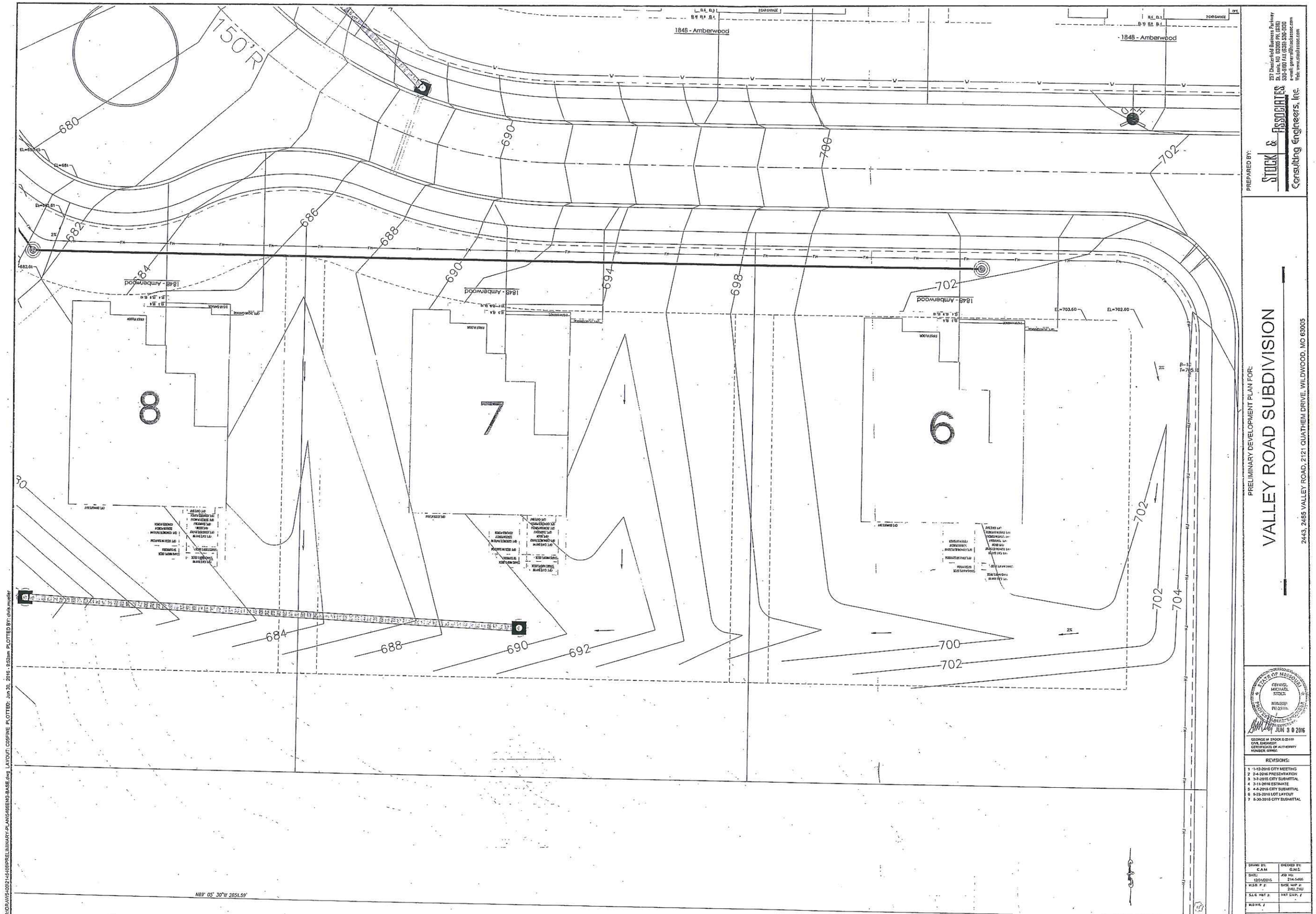
SHEET TITLE: ENLARGED PLAN AREAS

SHEET NO.: C4

CITY OF WILDWOOD
JUN 30 2016
DEPT OF PLANNING & PARKS

Original Plan

DRAWING FILE: O:\DRAWINGS\2012-14\2400\PRELIMINARY-PLANS\2400-BASE.dwg LAYOUT: C4ENLARGED-PLAN-AREAS PLOTTED: Jun 30, 2016 - 8:34am PLOTTED BY: chris.moffitt



EXAMPLE OF FINE GRADING AFTER HOMES ARE CONSTRUCTED

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

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

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St. Louis, MO 63005 PH. (636) 530-9100
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e-mail: general@stockassoc.com
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PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

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

STATE OF MISSOURI
GEORGE M. STOCK
NUMBER: PE-25111
PROFESSIONAL ENGINEER
JUN 30 2016

GEORGE M. STOCK E-25111
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000905

REVISIONS:

1 1-12-2016 CITY MEETING
2 2-4-2016 PRESENTATION
3 3-7-2016 CITY SUBMITTAL
4 3-11-2016 ESTIMATE
5 4-8-2016 CITY SUBMITTAL
6 5-25-2016 LOT LAYOUT
7 6-30-2016 CITY SUBMITTAL

DRAWN BY: C.A.M.	CHECKED BY: G.M.S.
DATE: 12/01/2015	JOB NO: 214-5466
M.S.B. P.#: -	BASE MAP #: 2NEL21U
S.L.C. HAT #: -	HAT SUP. #: -
M.D.N.R. #: -	

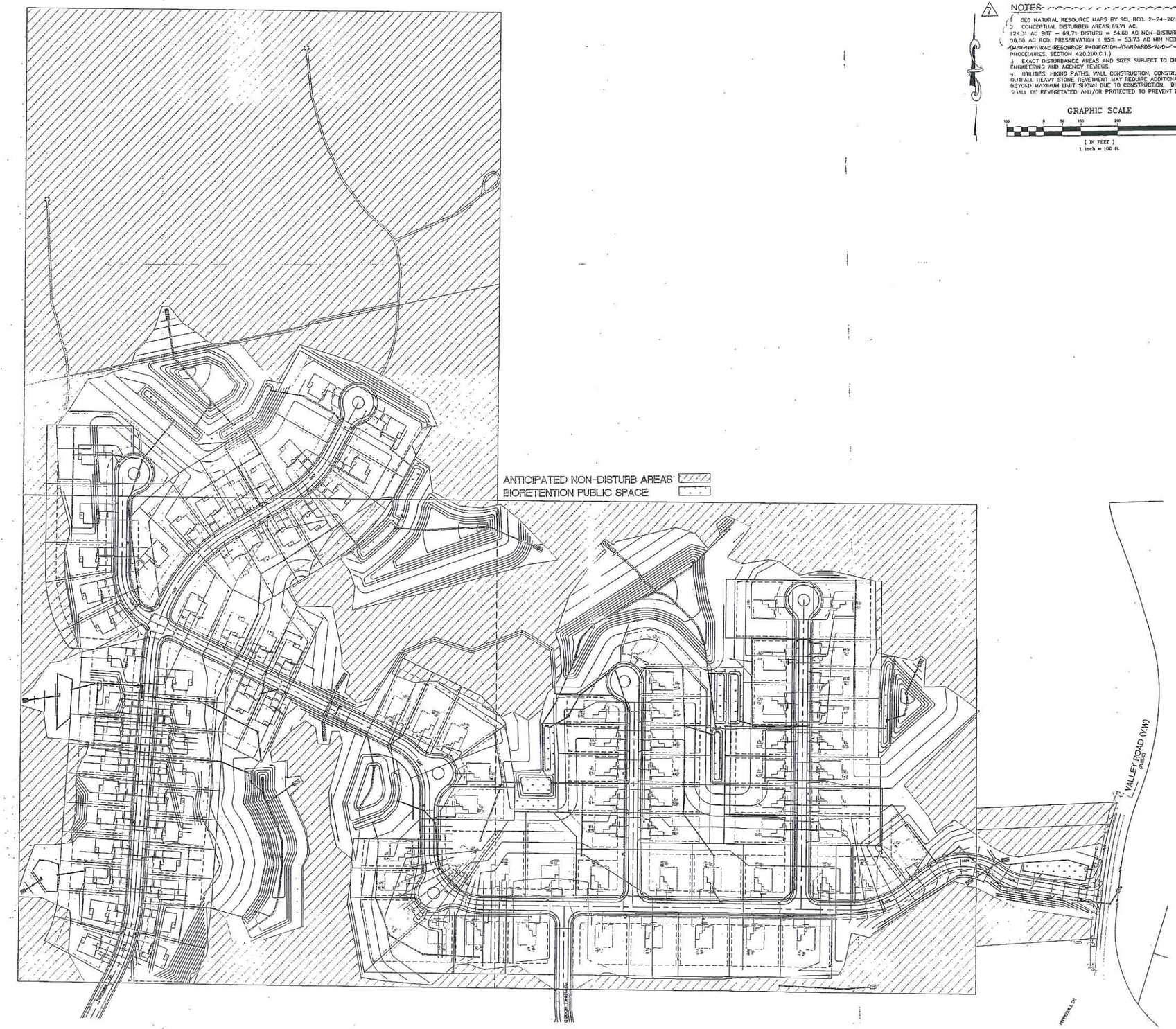
SHEET TITLE:
FINE GRADING EXAMPLE PLAN

SHEET NO.: C5

CITY OF WILDWOOD
JUN 30 2016
DEPT OF PLANNING & PARKS

Original Plan

DRAWING FILE: O:\DRAW\5400\214-5466\PRELIMINARY-PLAN\5466ENG-BASE.dwg LAYOUT: C05FINE PLOTTED: Jun 30, 2016 - 9:52am PLOTTED BY: chris.mueller



NOTES

1. SEE NATURAL RESOURCE MAPS BY SCI, RCD. 2-24-2016.
2. CONCEPTUAL DISTURBED AREAS: 69.71 AC.
124.31 AC SITE − 69.71 DISTURB = 54.60 AC NON-DISTURB
56.56 AC RCD. PRESERVATION X 95% = 53.73 AC MIN NEEDED. O.K.
~~(NPA-NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES, SECTION 420.200.C.1.)~~
3. EXACT DISTURBANCE AREAS AND SIZES SUBJECT TO CHANGE DURING FINAL ENGINEERING AND AGENCY REVIEWS.
4. UTILITIES, HIKING PATHS, WALL CONSTRUCTION, CONSTRUCTION ACCESS, PIPE OUTFALL, HEAVY STONE REVETMENT MAY REQUIRE ADDITIONAL DISTURBANCE BEYOND MAXIMUM LIMIT SHOWN DUE TO CONSTRUCTION. DISTURBED AREAS SHALL BE REVEGETATED AND/OR PROTECTED TO PREVENT EROSION.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PREPARED BY:

STOCK & ASSOCIATES Consulting Engineers, Inc.

2121 Chesterfield Business Parkway
Chesterfield, MO 63005-1310
636.900.9110 FAX: (636) 530-8030
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER: E-25116
PROFESSIONAL ENGINEER
JUN 30 2016

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000005

REVISIONS:

1 1-12-2016 CITY MEETING
2 2-4-2016 PRESENTATION
3 3-7-2016 CITY SUBMITTAL
4 3-11-2016 ESTIMATE
5 4-8-2016 CITY SUBMITTAL
6 5-25-2016 LOT LAYOUT
7 6-30-2016 CITY SUBMITTAL

DRAWN BY: C.A.M.	DESIGNED BY: G.M.S.
DATE: 12/10/2015	JOB NO: 214-5455
H.S.R. # #	BASE MAP # 2011, 2110
S.L.C. MAP #	MAP SUP #
M.S.R. #	

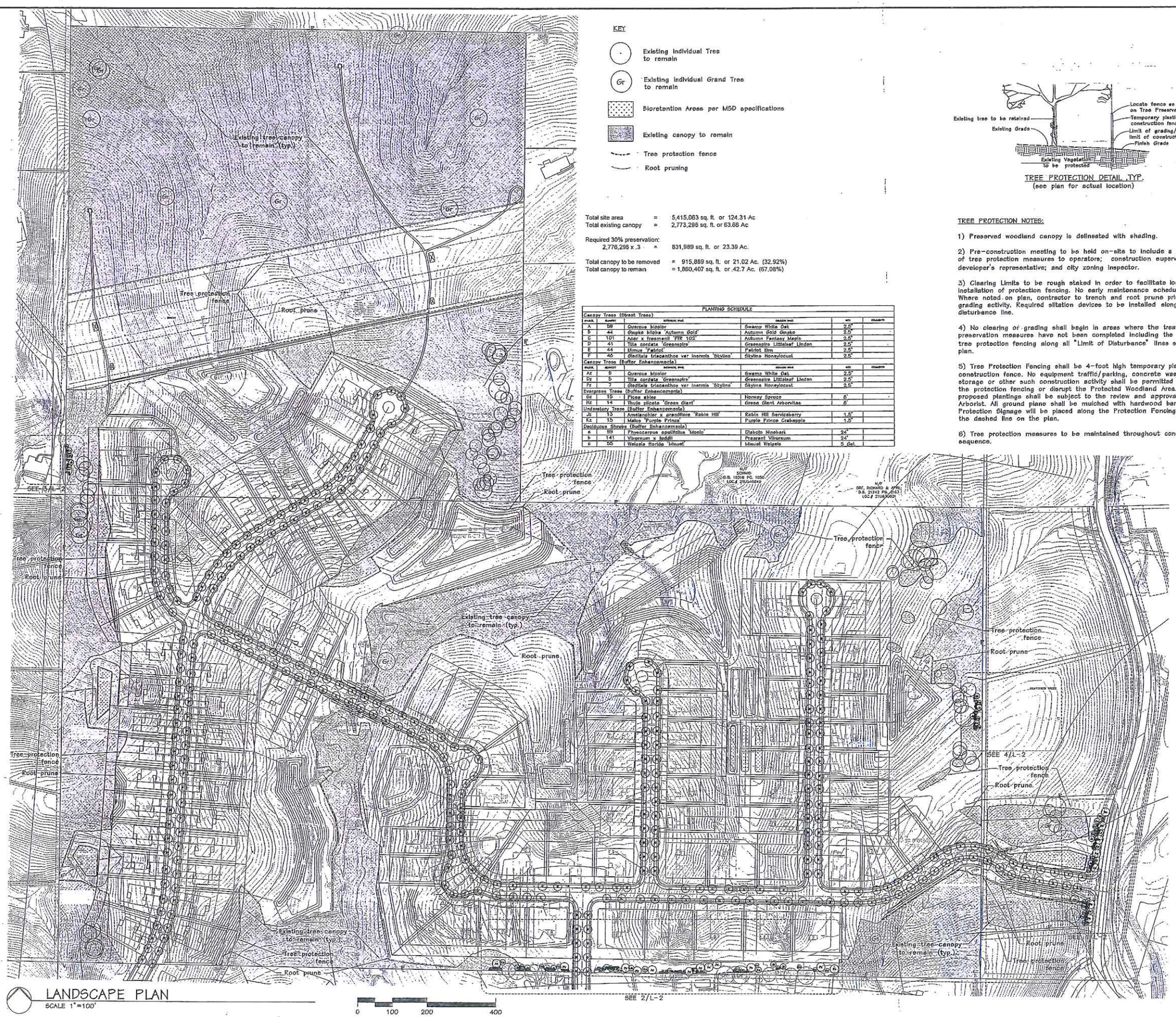
SHEET TITLE:
DISTURBANCE PLAN

SHEET NO
C6

CITY OF WILDWOOD
JUN 30 2016
DEPT OF PLANNING & PARKS

Original Plan

DRAWING FILE: C:\DRAWS\60021145\6PRELIMINARY-PLANS\6BENS-BASE.dwg LAYOUT: C06DISTURB PLOTTED: Jun 30, 2016 - 9:53am PLOTTED BY: chris.mueller



LANDSCAPE PLAN
SCALE 1"=100'

0 100 200 400

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 pruning

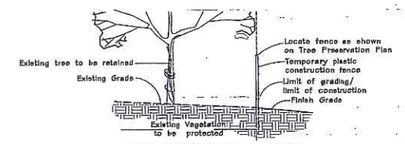
Total site area = 5,415,063 sq. ft. or 124.31 Ac
Total existing canopy = 2,773,296 sq. ft. or 63.66 Ac

Required 30% preservation:
2,776,296 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

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
Canopy Trees (Street Trees)					
A	59	Quercus bicolor	Swamp White Oak	2.5"	
B	44	Ginpko biloba 'Autumn Gold'	Autumn Gold Ginpko	2.5"	
C	101	Acer x freemanii 'FTR 102'	Autumn Fantasy Maple	2.5"	
D	41	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5"	
E	44	Ulmus 'Patriot'	Patriot Elm	2.5"	
F	40	Gleditsia triacanthos var inermis 'Skyline'	Skyline Honeylocust	2.5"	
Canopy Trees (Buffer Enhancements)					
AZ	9	Quercus bicolor	Swamp White Oak	2.5"	
DZ	5	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5"	
FZ	7	Gleditsia triacanthos var inermis 'Skyline'	Skyline Honeylocust	2.5"	
Evergreen Trees (Buffer Enhancements)					
Gz	15	Picea abies	Norway Spruce	8'	
Hz	14	Thuja plicata 'Green Giant'	Green Giant Arborvitae	8'	
Understory Trees (Buffer Enhancements)					
Jz	13	Amelanchier x grandflora 'Robin Hill'	Robin Hill Serviceberry	1.5"	
Kz	15	Malus 'Purple Prince'	Purple Prince Crabapple	1.5"	
Deciduous Shrubs (Buffer Enhancements)					
a	99	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	24"	
b	141	Viburnum x luddii	Pregrant Viburnum	24"	
c	55	Weigela florida 'Minuet'	Minuet Weigela	5 Gal.	



TREE PROTECTION DETAIL, TYP.
(see plan for actual location)

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 staked 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.

STATE OF MISSOURI
SERGIO A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
6/30/16

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	

Drawn: KP
Checked: JS

loomisAssociates

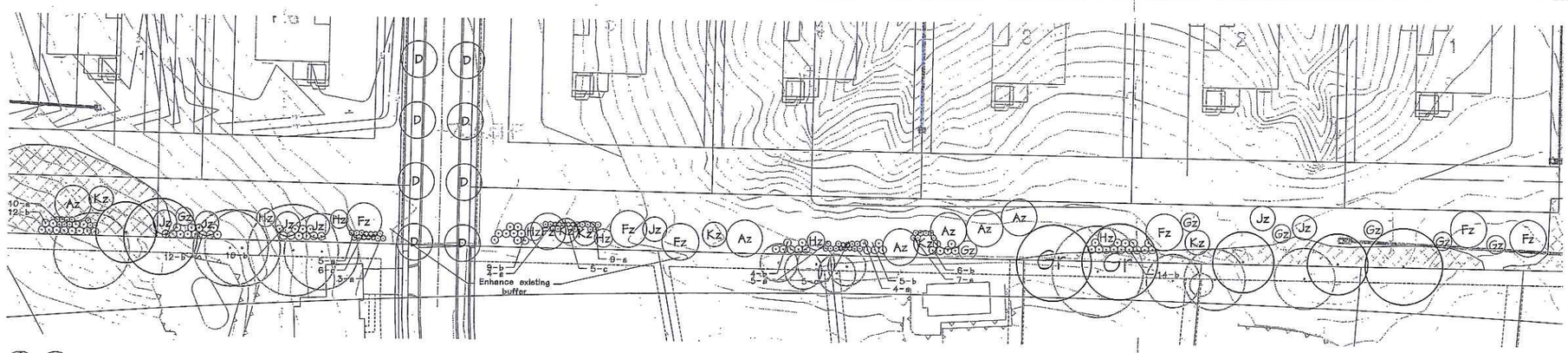
landscapeArchitectsplanners
707 Spirit 40 Park Drive, Suite 155
Chesterfield, Missouri 63005-1194
(636) 519-4850 fax: (636) 519-0797
e-mail: lai@loomisassociates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 5/5/16
Job #: 935.016

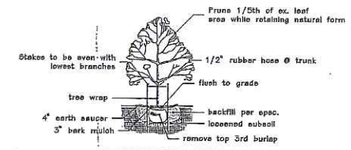


2 L-2 BUFFERYARD B
SCALE 1"=30'

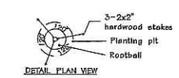
0 30 60 120

KEY

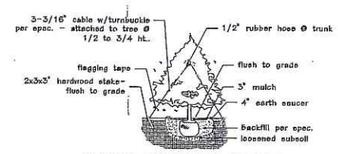
- Existing Individual Tree to remain
- Existing Individual Grand Tree to remain
- Bioretention Areas per MSD specifications
- Existing canopy to remain



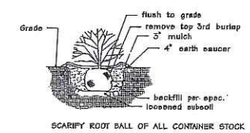
CANOPY TREE PLANTING



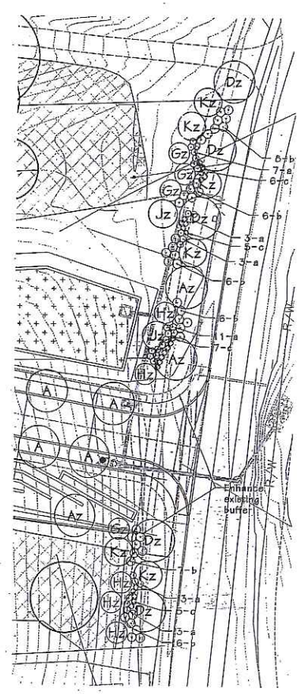
DETAIL PLAN VIEW



TYPICAL EVERGREEN PLANTING

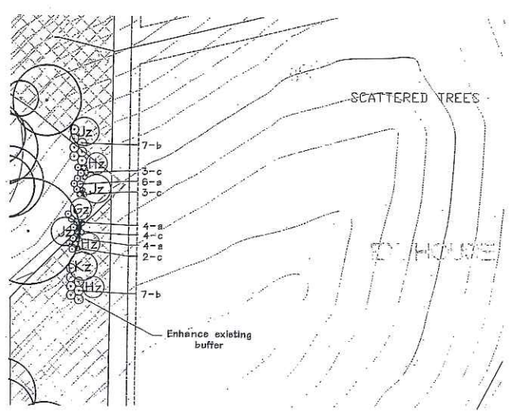


TYPICAL SHRUB PLANTING



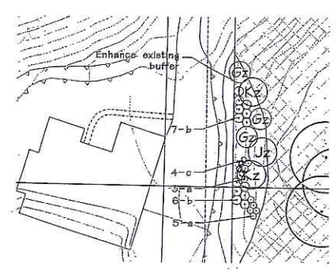
1 L-2 BUFFERYARD A
SCALE 1"=30'

0 30 60 120



4 L-2 BUFFERYARD D
SCALE 1"=30'

0 30 60 120



3 L-2 BUFFERYARD C
SCALE 1"=30'

0 30 60 120

STATE OF MISSOURI JERALD SAUNDERS NUMBER LA-7 LANDSCAPE ARCHITECT

Jerald Saunders - Landscape Architect
MO License # LA-007
6/30/16

Consultants:

Valley Road Subdivision
Wildwood, Missouri

Pulte Homes

Revisions:

Date	Description	No.
6/29/16	Plan revision	

Drawn: KP
Checked: JS

loomisAssociates
landscape architects/planners
127 Spring St. Park Ctr. Suite 113
Chesterfield, Missouri 63005-1361
Office 636.530.9000 Fax 636.530.9001
e-mail: info@loomisassociates.com
Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000319

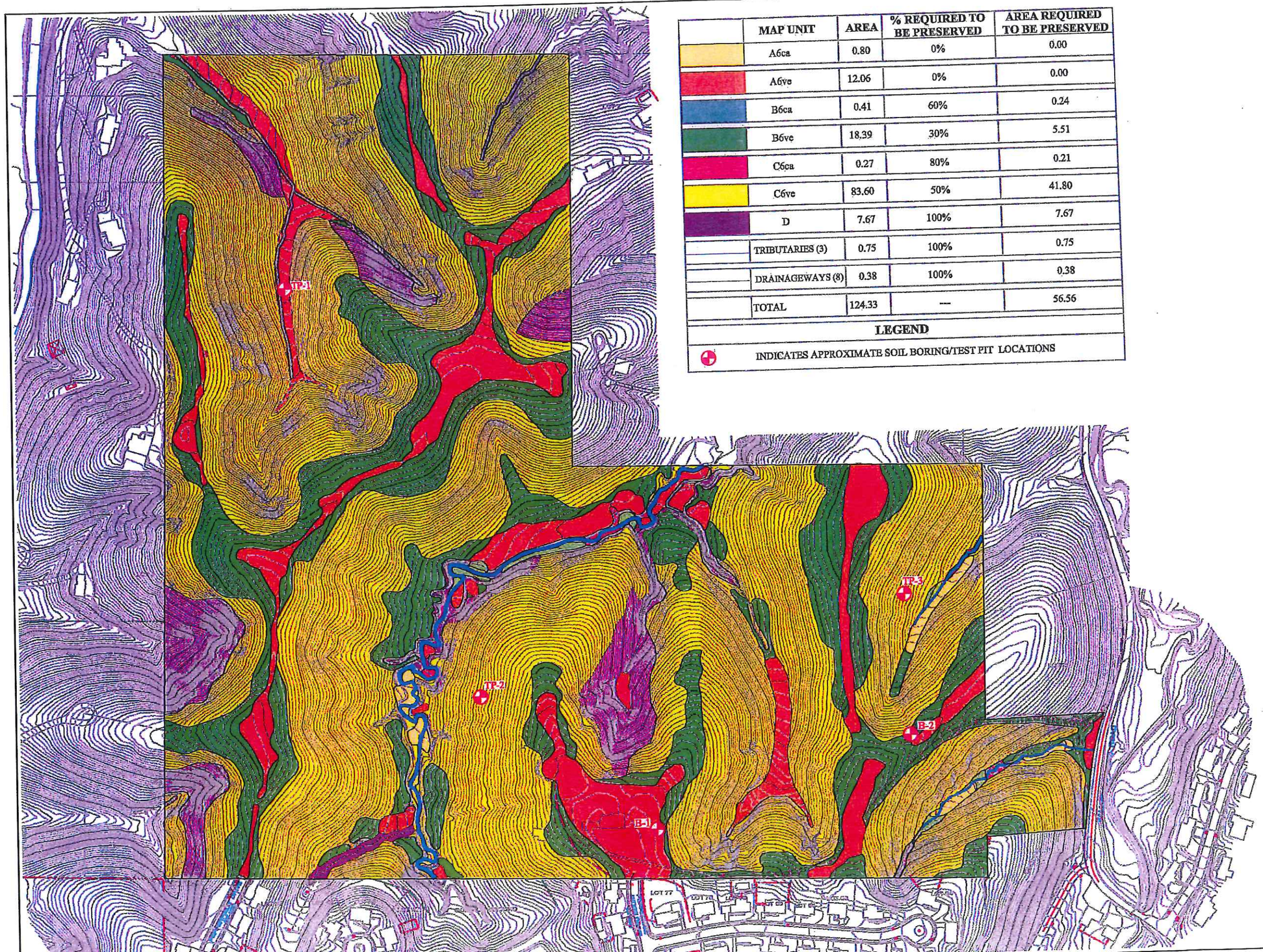
Sheet Title: Landscape Plan

Sheet No. L-2

Date: 5/5/16
Job #: 935.016

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

Original Plan



	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

SCI ENGINEERING, INC.
WWW.SCIENGINEERING.COM
CONSTRUCTION
GEOTECHNICAL
ENVIRONMENTAL
NATURAL RESOURCES
CULTURAL RESOURCES

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

N W E S

SCALE	1" = 300'
JOB NUMBER	2015-0339.39
DATE	11/2015
DRAWN BY	LAP
CHECKED BY	SDH
FIGURE	3

Original Plan

ATTACHMENT C
Background Information

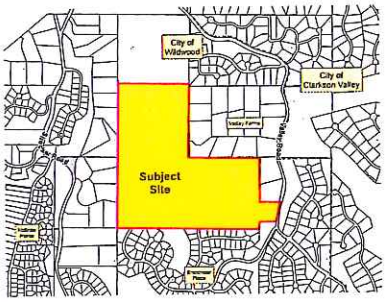
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, November 21, 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:
2443 and 2485 Valley Road &
2121 Quantham Drive

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

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on October 3, 2016. You and many of your neighbors may have expressed interest in its outcome and the Commission is scheduled to take action upon this item at their upcoming meeting. If inclined, the Commission encourages you to attend this meeting and hear the Department of Planning's recommendation on this matter and participate in its discussion. 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 meeting will be held on **Monday, November 21, 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:

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

***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

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, November 16, 2016 8:18 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	I do not support the revised plans because they still do not comply with the existing zoning regulations. I have 7 1/2 acres that backs up to this project. My wife and I voted for the incorporation of Wildwood because we did not want to be surrounded by developments such as this. We also think the additional traffic on Valley Rd would be disastrous. Please do not allow this to happen.
Suggestions	2467 Valley Rd
	(Section Break)
Name	Wayne Copple
Address	2467 Valley Rd
City	Wildwood
State	Missouri
Zip	63005
Phone Number	6363910141
Email	wcopps52@yahoo.com

WILDWOOD

16860 Main Street
Wildwood, MO 63040

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.

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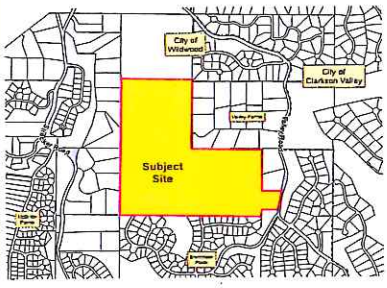
REVISED



Street Addresses of Subject Site:
2443 and 2485 Valley Road &
2121 Quantham 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 Quantham 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.**
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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.

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

CITY OF WILDWOOD
SEP 26 2016
DEPT OF PLANNING & PARKS

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.

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16279 Peppermill Drive		
16275 Peppermill Drive		
16263 Peppermill Drive	Dave Hodges	WD Hodges
16251 Peppermill Drive	Julie Beers	Julie Beers
16237 Peppermill Drive	Barb Edgecomb	Barb Edgecomb
16225 Peppermill Drive	Kathy Gervascio	Kathy R. Gervascio

PLB

Petition

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16306 Peppermill Drive	KELLY MILLER	Kelly Miller
16310 Peppermill Drive	BILL LISTER	[illegible]
16314 Peppermill Drive	BRIAN MURRAY	[illegible]
16318 Peppermill Drive	PAUL BERNACHE	Paul Bernache
16322 Peppermill Drive	IRINA Vaynman	[illegible]
16326 Peppermill Drive	Rob Rooney	[illegible]
16330 Peppermill Drive	Steven J. Link	[illegible]
16334 Peppermill Drive	Jaime Correa	[illegible]
16338 Peppermill Drive	Don Barker	[illegible]
16342 Peppermill Drive	Jane Martin	[illegible]

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Address	Printed Name	Signature
16346 Peppermill Drive	Denny Eisenmann	[illegible]

H

Petition

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

M

Petition

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Address	Printed Name	Signature
~~16337~~ 16317 Peppermill Drive	MELISSA WAGNER	Melissa A. Wagner
2511 Silvermill Court	PATRICK DAVID	Patrick David
2505 Silvermill Court	Suzanne Reuman	S Reuman
2500 Silvermill Court	JACK AMEIS	Jack Ameis
2506 Silvermill Court	DAN FINNEGAN	Dan G Finn
~~16317~~ 16337 Peppermill Drive	ROBERT FLEMING	Robert Fleming
16309 Peppermill Drive	PATRICIA M. O'MEARA	Patricia M. O'Meara

D

Petition

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Address	Printed Name	Signature
2521 Peppermill Lake Court	John Kelly	
2515 Peppermill Lake Court	JOHN ALBERT	
2507 Peppermill Lake Court	Judith Ludwig	
2502 Peppermill Lake Court	Peter KW. Harris	
2508 Peppermill Lake Court	Johan Gerber	
2514 Peppermill Lake Court	Ainsel Jenkins	
2520 Peppermill Lake Court	DIAN ROWTON	
2526 Peppermill Lake Court	NITIN TANEJA	

N

Petition

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Address	Printed Name	Signature
2517 Pepperfield Court	MARK Phillips Kelsey Phillips	
2511 Pepperfield Court	CAROl Smith	Carol Smith
2505 Pepperfield Court	SpencER Cotterell Faith Cotterell	
2500 Pepperfield Court	Neil BURNS CONNIC BURNS	
2506 Pepperfield Court	Ming Lei CHARlotte FANG	
2512 Pepperfield Court	Anastasia (Stacey) Hoffman	
2518 Pepperfield Court	MARY KERWIN	Mary Kerwin
2524 Pepperfield Court	DOUG DOSTER SHERRY DOSTER	
[illegible]	[illegible]	

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	Dan Hayden	Dan Hayden
2531 Peppermill Ridge Drive	[illegible]	[illegible]
2525 Peppermill Ridge Drive	TIMOTHY FOSTER	[illegible]
2519 Peppermill Ridge Drive	Patty Yang	[illegible]
2513 Peppermill Ridge Drive	SCOTT MEYER	Scott A Meyer
2507 Peppermill Ridge Drive	Mark Jovcevski	Mark V. Jovcevski
2501 Peppermill Ridge Drive	Janet Pajiel	Janet Pajiel
2485 Peppermill Ridge Drive	DAVID BEERBOWER	[illegible]
2479 Peppermill Ridge Drive	Robert Kipp	[illegible]

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 V
2524 Peppermill Ridge Drive	Jon Baumgart	Jon B
2518 Peppermill Ridge Drive	Amy Koch	Amy Koch
6 Peppermill Ridge Court	DEBORAH COTNER	Deborah Cotner
10 Peppermill Ridge Court	Lauren Dominicci	Lauren Dominicci
9 Peppermill Ridge Court	Erin Urdi	Erin Urdi
1 Peppermill Ridge Court	Marco Boscolo	Marco Boscolo

Petition

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Address	Printed Name	Signature
16373 Peppermill Drive	Jayne Sawyer	Jayne Sawyer
N/A 16365 Peppermill Drive		
2523 Pepperfield Court	DONNA Walker	Donna Walker
2536 PEPPERMILL RIDGE DR	DAVE MUNTEAN	[illegible]

JOE

Petition

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Address	Printed Name	Signature
16238 Pepperview Court		
16234 Pepperview Court	Bill McKeown	[illegible]
16230 Pepperview Court	Lorie Santel	Lorie Santel
16224 Pepperview Court	Sara Masterson	Sara C. Masterson
16200 Pepperview Court	CHRISTINE NESKAR	Christine Neskar
16216 Pepperview Court		
16212 Pepperview Court	Bernie Ferrari	[illegible]
16208 Pepperview Court	Cindy Hails	Cindy Hails
Mavein 16204 Pepperview Court		
16200 Pepperview Court		
16201 Pepperview Court	DALE WATSON	Dale Watson

Petition

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Address	Printed Name	Signature
16209 Pepperview Court	Maureen Miletti	Maureen Miletti
16217 Pepperview Court	LAWRENCE STEIN	Lawrence Stein
16223 Pepperview Court	James Reusch	
16227 Pepperview Court	Aeisa Prapaisilp	
16231 Pepperview Court		
16235 Pepperview Court	Susan M SUSAN M Stohr	Susan M Stohr
16239 Pepperview Court	Ronald L Moore	

C

Petition

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Address	Printed Name	Signature
16282 Peppermill Drive	Jim Brown	[signature]
16278 Peppermill Drive	Pamela Jaeger	[signature]
4 Peppermill Court	Elizabeth Morningstar	[signature]
12 ~~X~~ Peppermill Court	ZACK RODGERS	[signature]
8 ~~X~~ Peppermill Court	Steven Sprenger	Steven A. Sprenger
16 Peppermill Court	Deborah Savage	[signature]
20 Peppermill Court	Marcia Coulter	Marcia Coulter
26 Peppermill Court	Antamaria Nahstoll	[signature]
32 Peppermill Court	KATHERINE DEERING	Katherine Deering
33 Peppermill Court	not occupied	
29 Peppermill Court	WILBERT TOOLE	[signature]

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Address	Printed Name	Signature
25 Peppermill Court	Kathryn Stelly	Kathryn Stelly
21 Peppermill Court	Tom Botkin	
15 Peppermill Court		Jennifer Gwin
7 Peppermill Court		
16268 Peppermill Drive	LARRY MUSBACH	

BARBARA

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

PLB

Petition

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16306 Peppermill Drive	KELLY MILLER	Kelly Miller
16310 Peppermill Drive	BILL LISTER	[illegible]
16314 Peppermill Drive	BRIAN MURRAY	[illegible]
16318 Peppermill Drive	PAUL BERNACHE	Paul Bernache
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16326 Peppermill Drive	Rob Rooney	[illegible]
16330 Peppermill Drive	Steven J. Link	[illegible]
16334 Peppermill Drive	Jaime Correa	[illegible]
16338 Peppermill Drive	Don Barker	[illegible]
16342 Peppermill Drive	Jane Martin	[illegible]

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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	Denny Eisenhauer	[illegible]

H

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
	16350 Peppermill Drive	Kelly Wylie	
	16354 Peppermill Drive	Eugenia Hugill	Eugenia Hugill
	16358 Peppermill Drive	Melinda Maxson	
NA	16362 Peppermill Drive		
	16366 Peppermill Drive	Keith DeBold	
NA	16370 Peppermill Drive		
	16374 Peppermill Drive	Marvin Raymond Diana Raymond	
	16380 Peppermill Drive	Heather G. Dawn	
	16385 Peppermill Drive	Chris Woehle	
	16381 Peppermill Drive	Karen Zeiser	
	16377 Peppermill Drive	Kim Hock	

M

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~~ 16317 Peppermill Drive	MELISSA WAGNER	Melissa A. Wagner
2511 Silvermill Court	PATRICK DAVID	Patrick David
2505 Silvermill Court	SUZANNE REUZEAU	S Reuzeau
2500 Silvermill Court	JACK AMEIS	Jack Ameis
2506 Silvermill Court	DAN FINNEGAN	Dan Finnegan
~~16317~~ 16337 Peppermill Drive	ROBERT FLEMING	Robert Fleming
16309 Peppermill Drive	PATRICIA M. O'MEARA	Patricia M. O'Meara

D

Petition

Enforce the Wildwood Master Plan and Deny the Valley Road Subdivision

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Address	Printed Name	Signature
2521 Peppermill Lake Court	John Kelly	
2515 Peppermill Lake Court	JOHN ALBERT	
2507 Peppermill Lake Court	Judith Ludwig	
2502 Peppermill Lake Court	Peter-Kw. Harras	
2508 Peppermill Lake Court	Johan Gerber	
2514 Peppermill Lake Court	Ginsel Jenkins	
2520 Peppermill Lake Court	DAN ROUTON	
2526 Peppermill Lake Court	NITIN TANEJA	

N

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	Carol Smith
2505 Pepperfield Court	Spencer Cottenell Faith Cottenell	
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	Mary Kerwin
2524 Pepperfield Court	Doug Doster Sherry Doster	
[redacted]	[redacted]	

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
2547 Peppermill Ridge Drive	Ashley Kurkiewicz	[illegible]
2541 Peppermill Ridge Drive	Georgiana Kniffin	Georgiana Kniffin
2537 Peppermill Ridge Drive	Dan Hayden	Dan Hayden
2531 Peppermill Ridge Drive	[illegible]	[illegible]
2525 Peppermill Ridge Drive	Jue H Foster	[illegible]
2519 Peppermill Ridge Drive	Patty Yang	[illegible]
2513 Peppermill Ridge Drive	SCOTT MEYER	Scott A Meyer
2507 Peppermill Ridge Drive	Mark Jovcevski	[illegible]
2501 Peppermill Ridge Drive	Janet Pejiel	[illegible]
2485 Peppermill Ridge Drive	DAVID BEERBOWER	[illegible]
2479 Peppermill Ridge Drive	Robert Kipp	[illegible]

Petition

Enforce the Wildwood Master Plan and Deny the Valley Road Subdivision

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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 V
2524 Peppermill Ridge Drive	Jon Baumgart	Jon B
2518 Peppermill Ridge Drive	Amy Koch	Amy Koch
6 Peppermill Ridge Court	DEBORAH COTNER	Deborah Cotner
10 Peppermill Ridge Court	Lauren Dominicci	Lauren Dominicci
9 Peppermill Ridge Court	Erin Urdi	Erin Urdi
1 Peppermill Ridge Court	Marco Boscolo	Marco Boscolo

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
16373 Peppermill Drive	Jayne Sawyer	Jayne Sawyer
N/A 16365 Peppermill Drive		
2523 Pepperfield Court	DONNA Walker	Donna Walker
2536 PEPPERMILL RIDGE DR	DAVE MUNTEAN	[illegible]

JOE

Petition

Enforce the Wildwood Master Plan and Deny the Valley Road Subdivision

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Address	Printed Name	Signature
16238 Pepperview Court		
16234 Pepperview Court	Bill McKeown	[illegible]
16230 Pepperview Court	Lorie Santel	Lorie Santel
16224 Pepperview Court	Sara Masterson	Sara C. Masterson
16220 Pepperview Court	CHRISTINE NESKAP	Christine Neskap
16216 Pepperview Court		[illegible]
16212 Pepperview Court	Bernie Ferrari	[illegible]
16208 Pepperview Court	Cindy Hails	Cindy Hails
16204 Pepperview Court		
16200 Pepperview Court		
16201 Pepperview Court	DALE WATSON	[illegible]

Petition

Enforce the Wildwood Master Plan and Deny the Valley Road Subdivision

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Address	Printed Name	Signature
16209 Pepperview Court	Maureen Miletti	Maureen Miletti
16217 Pepperview Court	LAWRENCE STEIN	Lawrence Stein
16223 Pepperview Court	James Reusch	
16227 Pepperview Court	Aeisa Prapaisilp	
16231 Pepperview Court		
16235 Pepperview Court	Susan M SUSAN M Stohr	Susan M Stohr
16239 Pepperview Court	Ronald L Moore	

C

Petition

Enforce the Wildwood Master Plan and Deny the Valley Road Subdivision

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Address	Printed Name	Signature
16282 Peppermill Drive	Jim Brown	
16278 Peppermill Drive	Pamela Jaeger	
4 Peppermill Court	Elizabeth Morrisette	
12 Peppermill Court	ZACK ROGERS	
8 Peppermill Court	Steven Sprenger	Steven 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 DEERING	Katherine Deering
33 Peppermill Court	not occupied	
29 Peppermill Court	WILBERT TOOLE	Wilbert Toole

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
25 Peppermill Court	Kathryn Stelly	Kathryn Stelly
21 Peppermill Court	Tom Botkin	
15 Peppermill Court		Jennifer Gwin
7 Peppermill Court		
16268 Peppermill Drive	LARRY MUSBACH	

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	*Field not completed.*
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	*Field not completed.*
	(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

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	*Field not completed.*
Position on Request	Do Not Support
General Comments	*Field not completed.*
Suggestions	*Field not completed.*
(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

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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

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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

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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	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.
Suggestions	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.

(Section 50-38)

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.

Travis Newberry

From: Jim Bowlin
Sent: Tuesday, October 04, 2016 4:12 PM
To: Elizabeth Weiss
Cc: Ryan Thomas; Joe Vujnich; Travis Newberry
Subject: FW: P.Z. 27, 28, and 29-15 Valley Road Subdivision as proposed by Pulte Homes

Liz:

Please see the email and included request below.

Thanks,
Jim

James R. Bowlin
Mayor
City of Wildwood
636-458-0440, ext. 300
www.cityofwildwood.com

From: Neil Burns [neil.burns@charter.net]
Sent: Tuesday, October 04, 2016 4:09 PM
To: Jim Bowlin
Cc: plbernache@aol.com; hngd22@gmail.com; mwagner90@yahoo.com
Subject: P.Z. 27, 28, and 29-15 Valley Road Subdivision as proposed by Pulte Homes

Mayor Bowlin,

I'd like to extend my thanks and appreciation for the opportunity to express my views during the meeting of Oct 3. As such, please share this letter with all current members of our City Council, Planning & Zoning Commission and participants of the advisory committee involved with the review process per Pulte Homes proposal.

During our meeting it was stated the final decision would be rendered by Nov 7, 2016. I'd like you to consider 3 final thoughts I neglected to express.

~ During the July 5 meeting, George Stock of Stock & Associates requested and was granted a withdrawal (postponing the council's decision) to review the findings as submitted by the Planning & Zoning advisory committee in order to formulate an amended proposal. Mr. Stock and the Pulte team were able to prepare the latest plan over a 3 month period (approx., two days short), and present same in a detailed written and visually produced format last evening. We the Wildwood residents were allowed 5 minutes (if that) to respond. I'll restate, the new plan is virtually the same proportionately to the original (116 homes vs 81 = 30.2%; 124 acres vs 87 = 29.8%). The primary ground eliminated from the original proposal was that adjoining the power line right of way. The removal of hundreds of trees, disruption of wildlife, its ecosystem's natural drainage compromised, etc. remain. I have to ask, if there won't be possible issues regarding runoff damage to the Caulks Creek system, why the pledge of $250.0 K to build a more able water duct in our neighbors area?

~ If this proposal is approved, it will set a precedent for other developers to reference when challenging Wildwood's Master Plan, especially in light of our Planning & Zoning report's recommendation to oppose. This precedent will become the cornerstone of any/all legal litigation challenging our Master Plan which may arise in the future.

~ If Stock Associates/Pulte Homes request another withdrawal prior to a final decision being rendered, I ask the Council to render same with prejudice (as the proposal has been previously reviewed and judged by advisory committee), thus establishing a one year moratorium on any further proposals submitted for rezoning of this property.

Thanks again for your service to our community and commitment to its established Master Plan.

Sincerely,

Neil J. Burns
2500 Pepperfield Ct.
Wildwood, MO 63005

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, October 02, 2016 8:08 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	*REVISED* P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	As I have commented on previous opportunities on this proposed project, I do not support the rezoning of the non urban residential area. My family and I live inValley Farms, immediately north of the subject area, with our home abutting the property. In purchasing our home two years ago I discussed the subject land with the seller and also reviewed Wildwood's Master Plan. In so doing it was very apparent that the City put extensive time, money and resources into researching the effects how such a development would have on the area and its natural habitat. It was at that time I purchased my home with the belief that any development would be limited to approximately 40 homes on roughly 3 acre lots. Then, when the Master Plan was just revised and approved again this year it was comforting to know Wildwood put even more time and resources in their research. Coming from St Charles and looking at different areas for quite some time, my family could have lived in any number of subdivisions in St Charles, Chesterfield, Ballwin and Ellisville. But we chose Wildwood for the very reason I am against this new development. Many times we have had friends and family over who comment on the beauty of the area. This would not be true with this type of development being introduced in non urban residential areas. From the flyer it now appears the project has been revised to 81 homes. Without understanding the revised

	layout it would be difficult to comment, except knowing that this is still double the homes the land is zoned. Then as the developer proposed earlier, it is disingenuous to concentrate these homes in one location (directly behind my house) on 12,000-14,000 feet lot sizes, which is 10% of the size lots I believe the zoning intended. It is not understood by me any revised buffer that will exist other than the 100 feet (30 steps) from my backyard that was originally proposed. So not only would the lot size not be consistent with current zoning, the new lots plus the 100 foot buffer would still not be equal to the 3 acres intended. The developer noted the existing subdivision to the south of the subject, believing this justified the development. However these subdivisions preexisted the City of Wildwood and more than likely created the need for our city's Master Plan. The subject area has steep grades, creeks, and existing homes (with wells and septic systems) all in the path of rain and storm water runoff that would be in danger. Not to mention the narrow roads (Valley Rd) and the Crestview Middle School intersection, at Valley and Clayton, that is already on the verge of being overcrowded. The development remains a bad decision if it requires any rezoning efforts. A question I do ask, is if the rezoning is passed, what regulations are in place to limit the development to 81 homes. Once rezoned to sub urban residential would any developer, this one or any future project, (if this fails to move forward) have the benefit of the higher density lots. And, what happens if the residential bubble bursts. What guarantee is there that this project gets finished. Being in St Charles in the late 2000's I saw many undeveloped projects sit for years after the last real estate collapse. Will history repeat itself, only this time 30 steps from my backyard.
Suggestions	Approximately 40 homes Minimum 2-3 acre lot sizes (not density based on total land area) Restrictions on clearance of existing vegetation Large existing vegetation buffer areas to existing homes (250 ft) Sidewalks along Valley Rd Public sewer and water to Valley Farms New intersection at Valley and Clayton, specifically dealing with school drop off and pick up Guarantee for completion of development Minimum home prices at $600k+
	(Section Break)
Name	Rick Orf
Address	16216 Bear Valley Rd
City	Wildwood
State	MO

Zip	63005
Phone Number	3143022215
Email	Rick.orf@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, October 03, 2016 1:28 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	*REVISED* P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Valley Place (Pleasant Valley) subdivision which includes Lone Cabin Dr. is located downhill from the proposed development. The current run off from heavy rains overflows the dry creek that winds through the neighborhood. The underground drainage system is not wide enough for any extra water to flow through without flooding the existing homes on both Lone Cabin Dr., and Centennial Farm Dr. The development would increase the water run off and cause the flooding of homes.
Suggestions	Suggest not changing the master plan or zoning for this development.
	(Section Break)
Name	Ron Faulbaum
Address	16238 Lone Cabin Dr.
City	Wildwood
State	MO
Zip	63005
Phone Number	6365372581

Email gayle@faulbaum.com

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 (MC 700)
St. Louis, MO 63103
www.ameren.com

Please consider the environment before printing this e-mail.

CITY OF WILDWOOD
MAR 08 2016
DEPT OF PLANNING & PARKS

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

CITY OF WILDWOOD
MAR 08 2016
DEPT OF PLANNING & PARKS

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,

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.

CITY OF WILDWOOD
MAR 08 2016
DEPT OF PLANNING & PARKS

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

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 voicemessage, 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
516-0024-0TE

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

411 North 10th Street, Suite 200
St. Louis, Missouri 63101
PHONE: 314.621.3395

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.

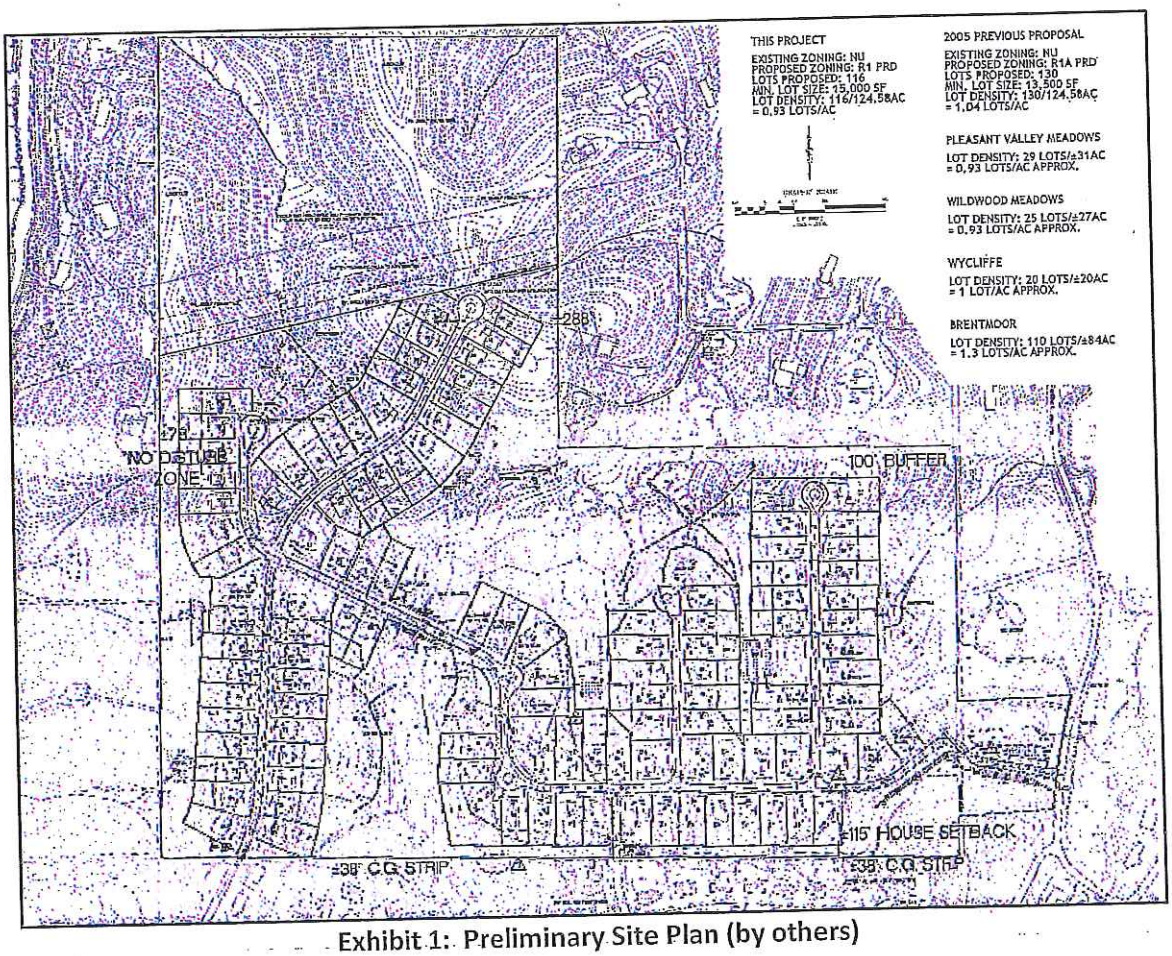


Exhibit 1: Preliminary Site Plan (by others)

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.**

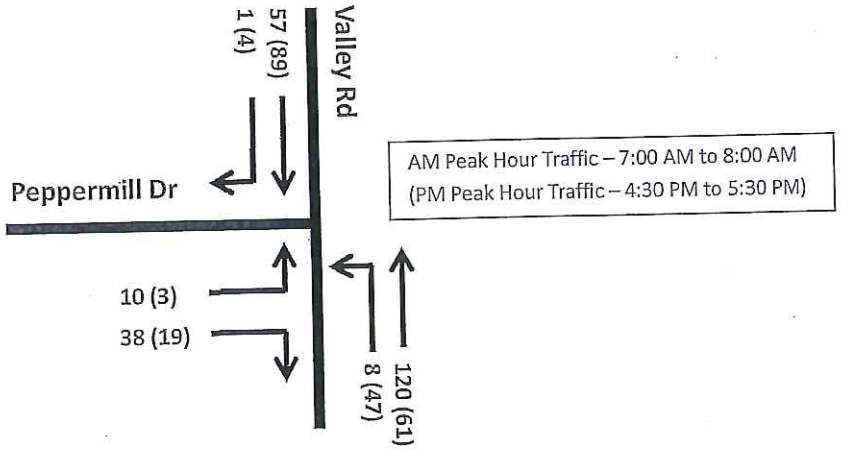


Exhibit 2: Existing Traffic Volumes

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 <u>not</u> 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.

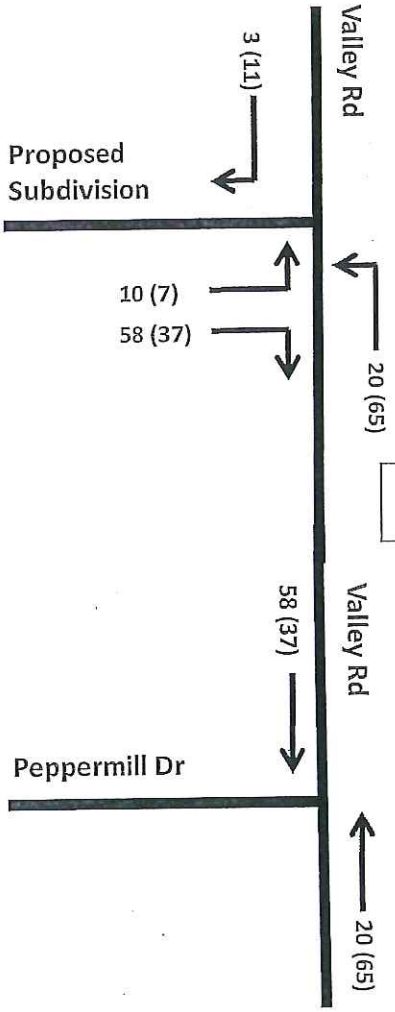


Exhibit 3: Site-Generated Traffic Volumes

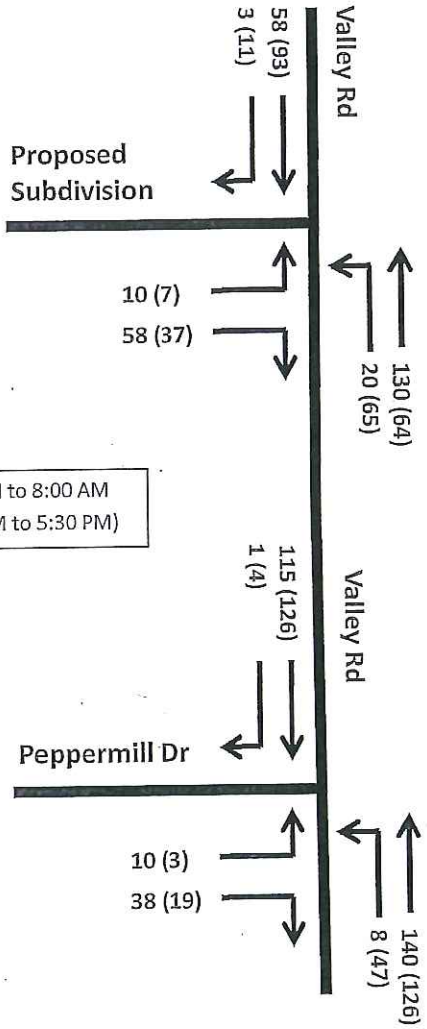


Exhibit 4: Forecasted Traffic Volumes

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

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.

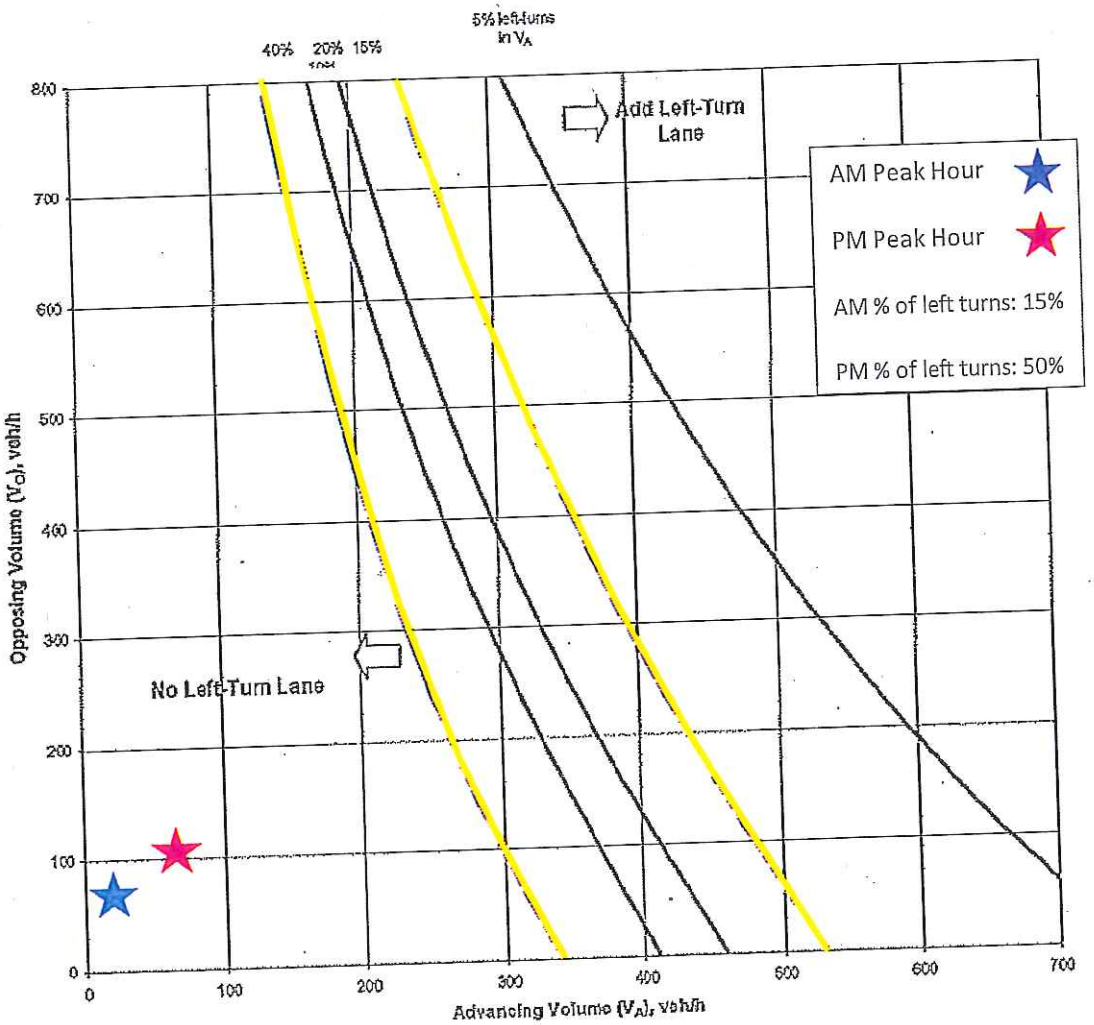


Exhibit 5: Left-Turn Lane Warrant Analysis for Valley Road

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 <u>not</u> 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.

Sincerely,
Lochmueller Group, Inc.

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

DEPT OF PLANNING & PARKS

REAL ESTATE SALE CONTRACT

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 Quaethem 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:

1. <u>Purchase and Sale</u>. 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**").

2. <u>Purchase Price</u>. At Closing (as hereinafter defined), Buyer will pay, in immediately available funds, a purchase price of [redacted] (the "**Purchase Price**").

3. <u>Earnest Money Deposit</u>. 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.

4. <u>Seller's Delivery of Documents</u>. 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] e "**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 that 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 Guze-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 Guze-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: _____

CITY OF WILDWOOD
MAR 08 2016
DEPT OF PLANNING & PARKS

STOCK & ASSOCIATES
Consulting Engineers, Inc.

STORMWATER MANAGEMENT FACILITY:
CONCEPTUAL CALCULATIONS REPORT

Valley Road Subdivision
2443, 2485 Valley Road, 2121 Quaethem 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

STATE OF MISSOURI
GEORGE MICHAEL STOCK
MAR 2 2016
PE-25116

Report prepared by:

Chris Mueller E-29788
Associate

Under the direct supervision of:

George M. Stock E-25116
President

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.

- Predeveloped runoff: +/-124 acres x 1.70 cfs/ac (5% imperviousness) = 211 cfs
- Postdeveloped runoff: 51 acres x 2.39 cfs/ac (40% imperviousness) = 122 cfs
- Postdeveloped runoff: 73 acres x 1.70 cfs/ac (5% imperviousness) = 124 cfs
- Total Postdeveloped runoff = 246 cfs
- 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 x D = HW
HW/D x 2.75 = 9
HW/D = 3.3
Capacity = 70 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 =
HW/D x D = HW
HW/D x 3 = 6
HW/D = 2
Capacity = 60 cfs/pipe x 2 pipes = 120 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 =
HW/D x D = HW
HW/D x 5 = 6
HW/D = 1.2
Capacity = 36 cfs/ft x 8'W x 2 culverts = 576 cfs > 533 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 =
HW/D x D = HW
HW/D x 5 = 6
HW/D = 1.2
Capacity = 36 cfs/ft x 6'W x 2 culverts = 432 cfs > 408 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. Competed.
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 dedications must be added. C1, C6. 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

CITY OF WILDWOOD
MAR 08 2016
DEPT OF PLANNING & PARKS

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)	

2006 Master Plan Land Use Component
Summary of Sites

Property #	Property Name	General Location	Master Plan Category	Size	Group Consensus	Department's Recommendation
1	Wardenburg	Wild Horse Creek Road	Non-Urban to Suburban	33.5 acres	Voted not to approve change to Master Plan Conceptual Land Use Category.	**Action - No change to Master Plan**. The Department agrees with the group's action, given the potential impact of isolated pockets of 'Suburban' Area residential development in locations intended for low-density housing on larger lots. This recommendation is made despite the surrounding development pattern that was approved by St. Louis County.
2	Evers	State Route 109	Non-Urban to Suburban	2.5 acres	Required further review of access issues.	**Action - No change to Master Plan**. The Department has reviewed access and the right-of-way options for this property and determined the public street does not abut petitioner's site. Therefore, primary access to the property is State Route 109. The Department does not support a change to the Master Plan for this property due to access concerns to the site, topography, and impact on surrounding properties.
3	Manche A	Strecker and Valley Roads	Non-Urban to Suburban	273 acres	Voted not to approve change to Master Plan Conceptual Land Use Category.	**Action - No change to Master Plan**. The collective size of the lots would radically alter the character of one (1) of the more aesthetic valleys in the City. Therefore, the Department does not support the change in the Master Plan Conceptual Land Use Category at this time. Such a substantial proposal must include a more detailed plan.
4	Levinson	Valley Road	Non-Urban to Suburban	124 acres	No action was taken; consideration of multiple designations to the property.	**Action - Partial Change to Master Plan**. The Department believes the current designation of the Master Plan is appropriate for the properties under consideration, except that a 'Suburban' Area component be considered favorably along the northern boundary of the Brentmoor Place Subdivision and southern section of the overall tract of land under consideration. The Department notes that access to Valley Road and two (2) stub streets, along with the availability of the all utilities, are main factors in this recommendation. Additionally, the Department believes the site's physical characteristics accommodate a slightly greater density in the southern section of the site, where several major ridgelines trend out of the Brentmoor Place Subdivision onto the property. The extent of this 'Suburban' Area would be approximately 1,000 feet from the southern boundary of the subject site (northwardly into it). The remainder of the property would remain 'Non-Urban' Area.
5	Rolwes	Old Eatherton Road	Non-Urban to Suburban	3.7 acres	No action was taken.	**Action - No change to Master Plan**. The Department does not support the requested change. Any modification in this general area should take into account the entire wedge of properties formed by State Route 109 and Old Eatherton Road, which if done, would have an major impact on this area.
6	Manche B	Clayton Road and State Route 109	Suburban to Town Center	10 acres	Voted not to approve change to Master Plan.	**Action - No change to Master Plan.** The Department supports the action of the group in this regard. Any change to the Conceptual Land Use Category at this intersection (Clayton Road and State Route 109) would create an unwanted precedence, which would naturally expand to the other corners of it. Additionally, any increase to commercial zoning allowances outside the Town Center Area would be contrary to a key component of the overall planning policies the City was founded upon over ten (10) years ago. Given the proximity of three (3) schools and a child care center, a residential use is clearly most logical and appropriate at this location.
7	Bethesda	State Route 109	Non-Urban to Suburban	54 acres	No action was taken. Reference was made to the Planning and Zoning Commission's Letter of Recommendation regarding this property and several other parcels of ground in its vicinity on potential changes to their land use designations to address land use. The group questioned Bethesda's intent for the property.	**Action - No change to Master Plan.** Although a previous Information Report from the Department of Planning and a Letter of Recommendation from the Planning and Zoning Commission exist encouraging the change in the Conceptual Land Use Category of the Master Plan for this site, the Department, after hearing form the public, including with the Ward's elected officials, believes any action on such a modification must be accompanied by a site-specific plan for the use of the property and commitments on how the entire fifty (50) acre tract of land will ultimately be used. Therefore, the Department is not supporting this requested change at this time.

2006 Master Plan Land Use Component
Summary of Sites

Property #	Property Name	General Location	Master Plan Category	Size	Group Consensus	Department's Recommendation
8	Shipman/Byrne	State Route 109	Non-Urban to Suburban	18 acres	No action was taken; information was provided from the Planning and Zoning Commission's previous report on this matter.	**Action - Change to Master Plan**. These five (5) properties form an island along State Route 109 and are currently orientated in that direction. The requested change would allow a greater residential density, but provide an opportunity for new investment in this area and redevelopment of these specific properties. The Department supports this change due to its limited impact. The Department would note the need for public sanitary sewers to the site, which would require the properties annexation by the Metropolitan St. Louis Sewer District.
9	Schneider	West of Lafayette Trails Subdivision	Non-Urban to Suburban	20+ acres	No action taken; discussion followed about circumstances relating to Bonhomme Creek, Pond-Grover Loop Road, and future connection of stub streets from Lafayette Trails and Windsor Crest Subdivisions.	**Action - Partial change to Master Plan**. The Department is supportive of this request, given only the eastern one-third of the site is being considered for a change to the Master Plan Conceptual Land Use Categories. This proposal, as submitted by the petitioner, includes preserving a major portion of Bonhomme Creek and property in its vicinity as either a public park or common ground. This preservation offsets the increase use of the eastern portion of the site. Additionally, the modification would accommodate the extension of the Pond-Grover Loop Road to the west to connect to the Lafayette Trails and Windsor Crest Subdivisions. This connection would improve access and provide safe ingress/egress onto State Route 109. The amount of the change, to the Suburban Category, would be premised on providing an adequate buffer along the developed properties to the east sharing a common boundary line.
10	Kelpe	Old Manchester Road	Industrial	8.3 acres	No action was taken, although certain members of the group sought some type of permanent solution to this non-conforming land use situation.	**Action - No change to Master Plan**. The Department believes the action of the Board of Adjustment did allow a substantial expansion of the use, contrary to the City's Master Plan, and included the full utilization of the overall site based upon a plan.
11	Martin	Christy Lane	Non-Urban to Suburban	66 acres	No action was taken.	**Action - No change to Master Plan.** The Department does not support the requested change to the Master Plan Conceptual Land Use Category. The dependence of this development concept on access through the community college site is not appropriate. The development of this property at a Suburban Category density would not be similar or compatible with any surrounding land uses to the north, west, and south. The impact of the community college's development is substantially reduced due to twenty (20) acres of that site being preserved under the City's Natural Resource Protection Standards, with the majority of these protected areas located along the western and southern boundaries of the site, common to the subject site. These protection zones preserves an appropriate transition between the community college property and petitioner's site.
12	Community College	State Route 109	Non-Urban to Town Center	61 acres	Voted to approve change to add property to the City's Town Center Area.	**Action - Change to Master Plan.** The Department supports this requested addition to the Town Center Area of the remainder of the community college property. This modification will have little change on the development of the site, since the useable area has been defined by the Natural Resource Protection Standards. Additionally, the architecture of the Phase I building has been approved by the City's Architectural Review Board and will be the template for the remaining buildings in other phases to follow. The need for this modification is premised on completing the Cultural/Institutional Overlay District process that began in 2001, with the development of the Wildwood Family YMCA and congregate care center (Meadows at Wildwood).
13	Brown	West Avenue	Non-Urban to Town Center	6 acres	No action was taken; see below.	**Action - Change to Master Plan.** See below.

2006 Master Plan Land Use Component
Summary of Sites

Property #	Property Name	General Location	Master Plan Category	Size	Group Consensus	Department's Recommendation
14	Baker	Center Avenue	Non-Urban to Town Center	1.5 acres	No action was taken; see below.	**Action - Change to Master Plan.** See below.
15	Whittenberg	Rodgers Avenue	Non-Urban to Town Center	4.5 acres	This tract of land, including the two (2) others noted above, are part of an area located next to the eastern and western boundaries of the Town Center Area and Westridge Oaks Subdivision, which has a very diverse land use pattern. This pattern may justify some consideration of a change to the Conceptual Land Use Category for these properties and others around them.	**Action - Change to Master Plan**. These three (3) parcels of ground (Brown, Baker, and Whittenberg) are systemic of an area where development changes and current land uses promote a change to the Master Plan. Specifically, the Department would note that a number of properties from the western edge of Town Center to Woods Road are in a transition zone created by St. Louis County zoning decisions, Town Center growth, and land uses that were established from many years ago. The area has rental housing, industrial uses, and single family dwellings. A change to the Suburban Category would provide the impetus, in the Department's opinion, to promote reinvestment in this area and encourage the extension of infrastructure and utilities into it as well. The impact is limited, given natural and man-made boundaries exist that would effectively preclude further expansion in the future. The Department supports the inclusion of the aforementioned properties and a limited number of others in their vicinity into the Suburban Area and noted a similar change is being looked upon favorably by the Planning and Zoning Commission at this has characteristics which support the change to the Master Plan Conceptual Land Use Category, such as access, topography, and proximity to Town Center. Utilizing a planned zoning district procedure, the more difficult area of this site can be appropriately protected and allow for better use of the remaining property. The other three (3) properties between this tract of land and Woods Road do not exhibit all of these characteristics and are not supported for inclusion as part of this consideration at this time.
16	Cherry Hills	Old Manchester Road	Suburban to Town Center	15.5 acres	No action taken; reference was made to the recent rezoning of the property and its compliance with the current land use category of the Master Plan, which was the R-1A 22,000 square foot Residence District.	**Action - No change to Master Plan.** The current zoning of this property is R-1A 22,000 square foot Residence District, which was approved at the time of the development of the former Cherry Hills Golf Course. The City, in approving this zoning within the last few years, was requested to consider a boundary change to accommodate Town Center type development on this property. The Department of Planning, the Planning and Zoning Commission, and the City Council all concurred that such a change was unacceptable and did not authorize it. Manchester Road has, and is intended to have residential development along it to ensure the mixed-use character of the Town Center Area. The conditions in this area have not changed, since this action, therefore, no modification is supported at this time.
17	Zahn	Old State Road	Non-Urban to Suburban	3 acres	No action taken; reference was made about an abutting cluster of properties, which form a small island of Non-Urban Area sites, according to the City's Master Plan, that are surrounded by more traditional residential subdivisions.	**Action - No change to Master Plan.** The Department recognizes the unusual circumstance this property exhibits, but would note that Old State Road has always been the boundary between a higher density residential pattern on the north side of it and a much lower type to its south. This pattern was in place with St. Louis County and memorialized by the City of Wildwood in its Master Plan. Accordingly, the Department cannot support any change in this long-standing pattern where Old State Road has been used as major boundary change relative to residential land use densities.
18	Strupel	Forby Road	Non-Urban to Suburban	42 acres	No action was taken.	**Action - No change to Master Plan.** Although the land use policies of the City of Eureka are different than the City of Wildwood, changing the Master Plan to accommodate others' decisions is not sound planning practice. Developments at higher densities in this area have indicated the inappropriateness of this policy, as witnessed by mass grading, alteration of the overall character of the area, impacts of drainage systems, and inadequate infrastructure levels. The Department recognizes the issues this property is facing, but does not support the requested change, given the potential precedence other land owners along the perimeter of the City might use in future land use discussions relative to their properties.

General Description:

2 Properties

East side of Strecker Road, west of Valley Road, north of Brentmoor Place Subdivision

APPLICANT:

PWM Properties

REQUEST:

CURRENTLY-

Non-Urban

REQUESTED-

Suburban

NUMBER OF LETTERS SUBMITTED BY NEIGHBORS:

1 in Opposition

Details of Request

Size of Property(ies) - 121.69 Acres

Current Zoning - NU Non-Urban Residence District

Surrounding Land Use Pattern -

Mix of residential uses in the NU Non-Urban Residence District, the R-1 One-Acre Resident District and the R-1A 22,000 square foot Residence District, with the use of the County's Planned Environment Unit (PEU) with the 'R' District zonings.

Main Access -

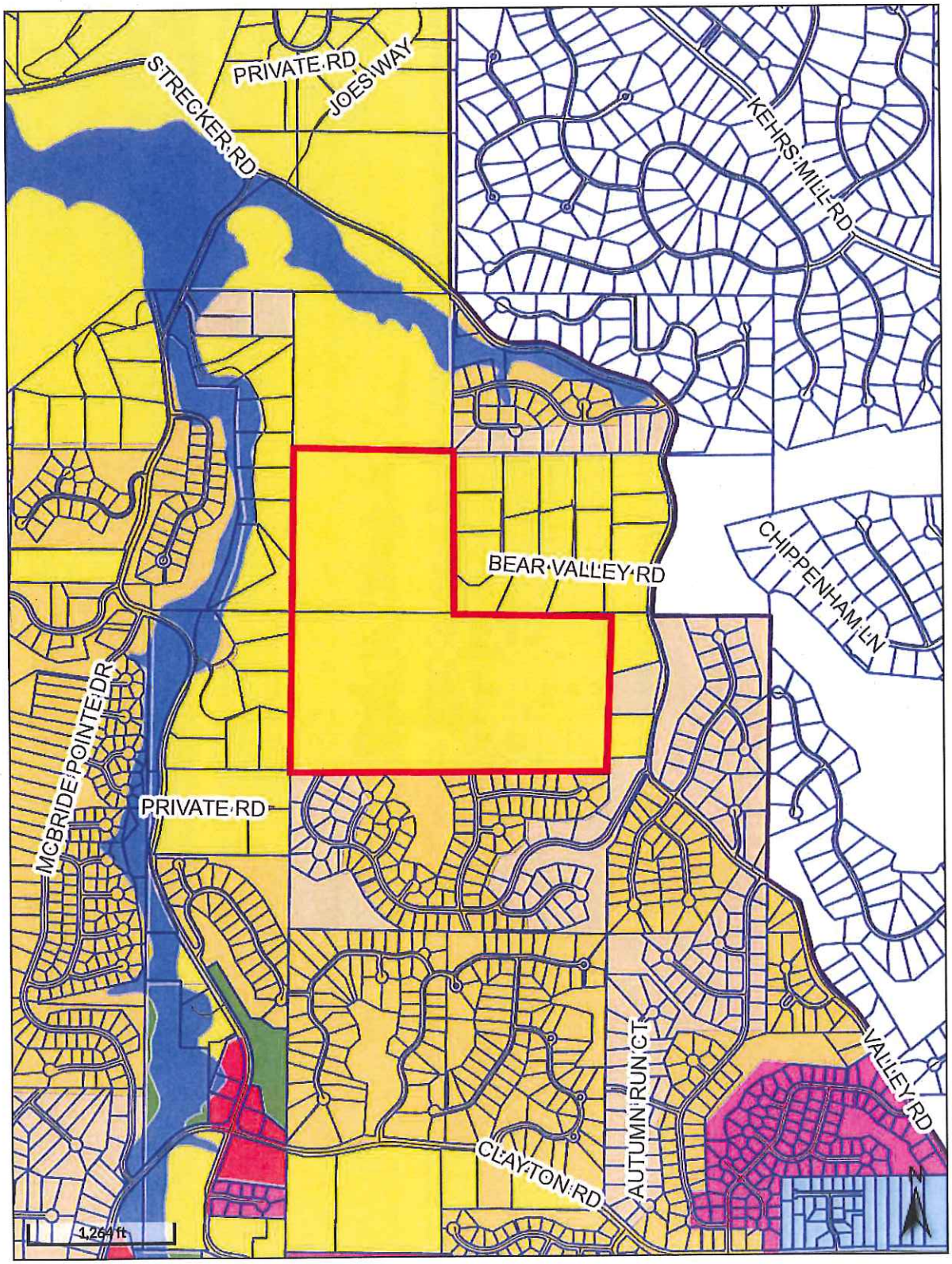
Access via public roadways - Quaethem Drive and Valley Road - City maintained; and two (2) stub streets from the Brentmoor Place Subdivision.

Most Recent Wildwood Zoning Action

These sites were considered for changes in their Master Plan Conceptual Land Use Classifications in 2006. Neither changed in 2006.

CITY OF WILDWOOD

2121 Quaethem Dr & 2443 Valley Rd



Overview

Legend

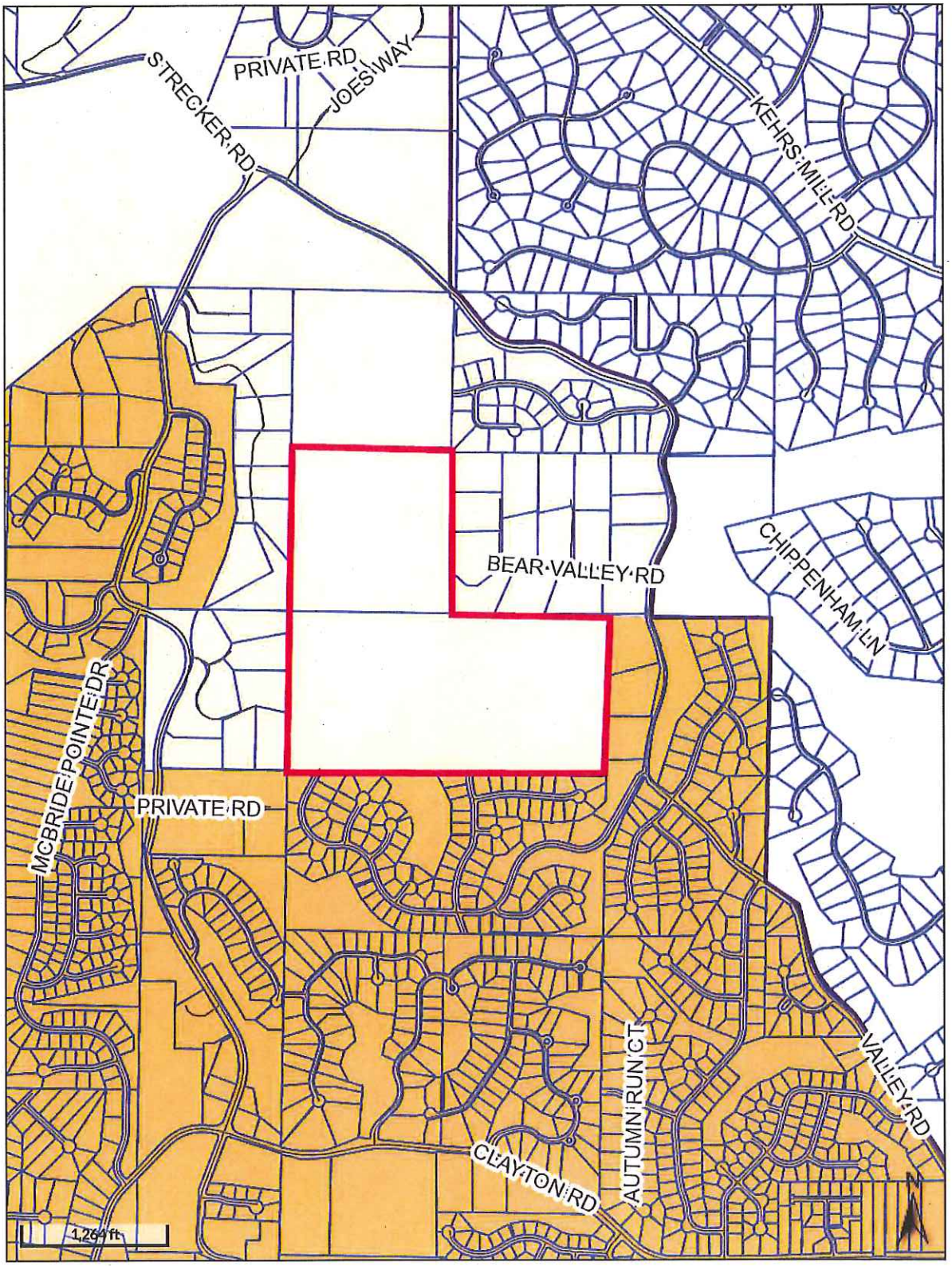
- City Limits
- Street Centerlines
- Parcels

Zoning Districts

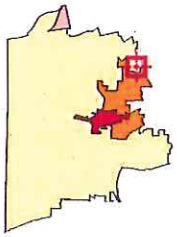
- C1
- C2
- C8
- FPC8
- FPM3
- FPNU
- FPPS
- FPR1
- FPR1A
- FPR3
- M3
- MXD
- NU
- PS
- R1
- R1A
- R2
- R3
- R4
- R6
- R6A

CITY OF WILDWOOD

2121 Quaethem Dr & 2443 Valley Rd



Overview



Legend

- City Limits
- Street Centerlines
- Parcels

Master Plan

- Industrial
- Non-Urban Residential
- Sub-Urban Residential
- Town Center

September 18, 2015

Kathy Arnett
Dept. of Planning
City of Wildwood
1680 Main Street,
Wildwood, MO 63040

Kathy Arnett:

In response to the letter sent to the residents of Wildwood concerning the city's Master Plan, I have a comment/concern. Since I could not find my property on the map, I will try to explain my concern.

Several years ago, a developer (Edward Levinson?) tried to get the zoning changed of a parcel of land adjacent to the Brentmoor Place subdivision, one of the older neighborhoods in the city. Fortunately, the city would not change the zoning from 3 acre lots to 1 acre lots. As a side note, I believe this developer was subsequently put in jail for unrelated issues.

As a resident of Brentmoor Place (2502 Peppermill Lake Ct.), my property lies just south (southwest) of this property. I had heard that the owners of the land had torn down a house and now this parcel is called "farmland". Nevertheless, my concern is that the city of Wildwood will allow another developer to change the zoning of this parcel, so that many houses will be erected. While I am not opposed to development, I hope that the city will take into consideration the various problems that will occur by building on this property. Several problems come to mind. 1. The wildlife that this property and others like it afford will be adversely affected, 2. Another development in this vicinity will put an unnecessary traffic burden on Valley Road. 3. The water runoff affecting Caulks Creek.

Thank you for your consideration.

Peter Harris
2502 Peppermill Lake Ct.
Wildwood, MO 63005

CITY OF WILDWOOD
SEP 18 2015
DEPT OF PLANNING & PARKS

WILDWOOD

2015 MASTER PLAN ADVISORY COMMITTEE (MPAC)

TEN (10) YEAR UPDATE PROCESS

RECORD OF PROCEEDINGS

TUESDAY, OCTOBER 13, 2015 - 7:00 P.M. TO 9:30 P.M.

City Hall Council Chambers – 16860 Main Street

I. Welcome to Group Members and Opening Remarks by Mayor Woerther and the Department of Planning

The Committee's Chair, Michele Bauer, opened the meeting at 7:00 p.m. and welcomed all in attendance. She then requested a roll call of attendees, which was completed with the following results:

Master Plan Advisory Committee Members present: David Geile, Harry LeMay, Jane Wright, David Beattie, Larry Feuerstein, Dennis Welker, Ed Kohn, Fran Gragnani, Ron Peasley, Michael Lee, Alan Renner, Jon Bopp, Rick Archeski, Michele Bauer, Debra Smith McCutchen (Council Member Ward 5), and Mayor Woerther.

Staff Members present: Director of Planning and Parks Joe Vujnich, City Administrator Ryan Thomas, Director of Public Works Rick Brown, and Senior Planner Kathy Arnett.

Mayor Woerther thanked everyone for coming to the meeting and noted tonight's meeting was a hearing and the Committee was here to listen to the petitioners.

II. Review and Action on the Minutes from the September 29, 2015 Meeting

A motion was made by Committee Member Bopp, seconded by Mayor Woerther, to approve the minutes from the September 29, 2015 meeting. A voice vote was taken regarding the motion. Hearing no objections, Chair Bauer declared the motion approved.

III. Discussion of Topics and Consideration of Information by the Committee

a. Review of Meeting Process by Committee Chair

Chair Bauer requested the Director of Planning provide an overview of the process for this evening's meeting. Director Vujnich reviewed the meeting process, which would be conducted as follows: the Department would introduce each property, which were grouped in geographic areas and numbered in order of their submittal; the petitioners will be provided five (5) minutes to present their request; and the Committee can then ask questions of the Department or the petitioner and request additional information, if desired. No decisions would be made by the Committee this evening, and public

comment would be allowed at the next meeting, prior to any votes being taken. He noted that, prior to this next meeting, Department staff would send notification to neighboring property owners. Finally, the Director noted that each Committee Member had been provided, at their chairs this evening, information submitted since packets were sent out last week, including letters from adjacent property owners, a letter from St. Albans Properties (Area 8) noting they would not be in attendance this evening, and the withdrawal of the request by Manlin Development (Area 10).

Discussion was held on the appropriateness of the Committee endorsing, or opposing, any requests and the background reports included in the packet. Director Vujnich noted the Committee should wait until the petitioners, and the public, had a chance to provide their input on each request, before they determined their opinions on the requests. Additionally, he noted the additional information provided in the packets were simply relevant histories and not recommendations on the current requests.

b. **Presentation and Discussion on the Requested modifications to the Conceptual Land Use Categories of the Master Plan**

1. **Kevin & Noreen McCann – 18124 Wild Horse Creek Road – Area 1**

Director Vujnich provided the specifics on this petition, including that it is a request for a modification to the Conceptual Land Use Category Map from the Non-Urban Residential Area to the Suburban Residential Area. He also provided information on the site's location, size, topography, and lack of previous requests to the City.

Noreen McCann, 18124 Wild Horse Creek Road, noted she and her husband were requesting the modification to the Suburban Residential District to allow for an increased density, in an effort to address erosion issues on their property from both Wild Horse Creek Road and the Pine Creek Subdivision. It is their belief, that if the property could be developed into more lots, and provide a bigger return on investment, the money would be available to correct the property damage that continues to occur from stormwater runoff.

Discussion was held by the Committee regarding the following: St. Louis County's approval of the zoning, which created the Pine Creek Subdivision, prior to the City's incorporation; the visits to the property by the Department of Public Works in the past to evaluate the erosion problems; and the lack of assistance from the Missouri Department of Transportation to address the stormwater damage from Wild Horse Creek Road, which is its right-of-way.

Additional information: the Committee requested the Department of Public Works revisit the property to evaluate the erosion near Wild Horse Creek Road.

2. **Hassan Abdiannia – 300 Wild Horse Creek Road (BP Amoco) – Area 2**

Director Vujnich provided the specifics on this petition, including that it is a request for a modification to the Conceptual Land Use Category Map from the Non-Urban Residential Area to the Town Center Area, or a modification to the text of the Non-Urban Residential District Land Use Category to allow for the sale of alcoholic beverages. He also provided information on the site's location, size, topography, original zoning action by St. Louis County, and previous requests to the City.

Hassan Abdiannia, 300 Wild Horse Creek Road, noted he is the owner of the BP Amoco Station and thanked the Committee for the opportunity to present his request. He then asked Larry McGowen to speak as his representative.

Larry McGowen, 18538 Wild Horse Creek Road, spoke on behalf of Mr. Abdiannia and noted the convenience store wishes to offer alcoholic products for sale. He outlined his rationales for this request, including the following: the convenience to customers; the current competitive disadvantage of this business, when compared to similar types; the long term viability, which is dependent upon financial stability; and the uniqueness of this property.

Discussion was then held regarding the following: the question of if an estimate, or business plan, has ever been completed that provides an analysis of the impact of alcohol sales; the support of this modification by the Ward representatives on the City Council; the lack of utility service to the site; and the survey conducted of neighboring residents in June 2012 regarding their opinions on this type of activity being permitted *[This survey is made a part of these minutes and available, upon request, from the City Clerk's Office.].*

Additional information requested: an estimate of the financial impact, if alcohol sales were permitted, and a copy of the 2012 survey.

3. Mary McCarthy & Jim Dierberg – 311 & 312 Cys Lane and 324 Highway 109 – Area 2

Director Vujnich provided the specifics on this petition, including that it is a request for a modification to the Conceptual Land Use Category Map from the Non-Urban Residential Area to the Town Center Area for three (3) properties. He also provided information on the sites' location, size, topography, and lack of previous requests to the City.

Mary McCarthy, 311 and 312 Cys Lane, noted she has owned this property for some time and it was supposed to be zoned commercial by St. Louis County. She believes this area should be commercial, because of traffic issues, potential changes to the lower valley area, and potential changes by Missouri Department of Transportation to widen the overall configuration of State Route 109.

Additional information: MoDOT's future plans for this area.

4. Jean Callahan – 162 & 210 Strecker Road – Area 3

Director Vujnich provided the specifics on this petition, including that it is a request for a modification to the Conceptual Land Use Category Text of the Suburban Residential Area to allow for an increased density to two (2) dwelling units per acre. He also provided information on the site's location, size, topography, original zoning action by St. Louis County, and previous request to the City.

Jean Callahan, 162 Strecker Road, noted her properties are surrounded by lots approximately one-third (1/3) of an acre in size, which she believes has set a precedent for her property to be one-half (1/2) acre lot sizes.

5. Angie Burtelow – 17055 Clayton Road – Area 4

Director Vujnich provided the specifics on this petition, including that it is a request for a modification to the Conceptual Land Use Category Map from the Non-Urban Residential Area to the Town Center Area. He also provided information on the site's location, size, topography, and previous request to the City for a Master Plan amendment, as part of the 2006 update process.

Angie Burtelow, 1107 Ridgeway Meadow Drive, noted this property has been in her family for many years and her husband still farms the acreage. She is concerned with the practicality of continuing to farm this location and believes its location is more suited for commercial uses.

Discussion was held regarding the future plans of State Route 109, at its intersection with Clayton Road, which does include a roundabout.

6. Pete & Chris Passiglia – 1821, 1845, & 1855 Highway 109 – Area 4

Director Vujnich provided the specifics on this petition, including that it is a request for a modification to the Conceptual Land Use Category Map from the Non-Urban Residential Area to the Town Center Area for three (3) properties. He also provided information on the site's location, size, topography, previous Conditional Use Permit granted by St. Louis County, and the lack of previous requests to the City.

Chris Passiglia noted he has owned and operated Passiglia's Garden Center on these properties, since 1990, with his two (2) brothers. While they are not planning any changes in the near future, they are looking long term and believe the property has more potential as a commercial use, than a low-density residential subdivision, due to its location along the four (4) lane roadway, with the convergence of another major arterial.

Discussion was then held regarding the zoning of the Lafayette Crossing Subdivision, immediately to the south, which is NU Non-Urban Residence District.

7. John & Mary Ann Virant – 1401 & 1402 Sleigh Run Drive and 1451 Shepard Road – Area 5

Director Vujnich provided the specifics on this petition, including that it is a request for a modification to the Conceptual Land Use Category Map from the Non-Urban Residential Area to the Suburban Residential Area for three (3) properties. He also provided information on the site's location, size, topography, and lack of previous requests to the City.

John Virant, 1402 Sleigh Run, noted that he has lived in this area since 1972 and, due to his properties' access to utilities, and the lack of new developments in Wildwood between a three (3) acre density and high density in the Town Center Area, the Conceptual Land Use Category Map should be changed.

8. Payne Family Homes & Kenn and Linda Von Gruben - 17801, 17820, & 17895 Blum Farm Road, and 1130, 1136, & 1140 Highway 109 – Area 6

Director Vujnich provided the specifics on this petition, including that it is a request for a modification to the Conceptual Land Use Category Map from the Non-Urban Residential Area to the Suburban Residential Area for a number of properties. He also provided information on the site's location, size, topography, and previous request to the City.

Tom Cummings, Payne Family Homes, noted he would be speaking on the requested modification of these six (6) tracts of lands and the other two (2) requests in Area 6 (Blechle and Eckman). He noted the rationales for this request were based upon the surrounding land use, all of which are more intense than the Suburban Residential Area allows, the topography, access, and proximity to utilities.

9. Bryan and Beth Blechle – 1122 Highway 109 – Area 6
See Item 8.

10. Jarrod Eckman – 1128 Highway 109 – Area 6
See Item 8.

11. Payne Family Homes – 17305 & 17343 Manchester Road – Area 7

Director Vujnich provided the specifics on this petition, including that it is a request for a modification to the Conceptual Land Use Category Map from the Non-Urban Residential Area to the Suburban Residential Area for two (2) properties. He also provided information on the site's location, size, topography, and lack of previous requests to the City.

Tom Cummings, Payne Family Homes, noted the property adjacent to this site to the east and north is in the Town Center Area and he believes amending these properties to be located within the Suburban Residential Area would be an appropriate transition to the Non-Urban Residential Area properties to the west. He also noted the topography and access to utilities would support this request.

Discussion was then held regarding the current proposal submitted on the property to the east.

12. St. Albans Properties LLC - 18340, 18410, & 18505 St. Albans Road, 18560 Booness Lane – Area 8

Director Vujnich provided the specifics on this petition, including that it is a request for a modification to the Conceptual Land Use Category Map from the Non-Urban Residential Area to the Town Center Area for four (4) properties. He also provided information on the sites' location, size, topography, and lack of previous requests to the City. Finally, he noted there was not a representative in attendance to speak on this request.

13. James Brown - 2623 & 2631 West Avenue – Area 9

Director Vujnich provided the specifics on this petition, including that it is a request for a modification to the Conceptual Land Use Category Text of the Suburban Residential Area to allow for an increased density to 1.75 dwelling units per acre.

James Brown, 2623 West Avenue, noted he is requesting a change in density consistent with what the City granted for the Stone Mill Subdivision and what is found within Westridge Oaks Subdivision. He also has Town Center commercial zonings to the west and north of his properties.

Discussion was held regarding previous requests on this property and the approved density of the Stone Mill Subdivision.

14. Manlin Development - 2615 & 2617 East Avenue – Area 10

Director Vujnich noted that, prior to tonight's meeting, this petitioner withdrew their request.

15. Bethesda Health Group – 2051 Highway 109 – Area 11

Director Vujnich provided the specifics on this petition, including that it is a request for a modification to the Conceptual Land Use Category Map from the Non-Urban Residential Area to the Suburban Residential Area. He also provided information on the site's location, size, topography, and lack of previous requests to the City.

John King, speaking on behalf of Bethesda Health Group, noted it has had the property for sale for a number of years, and have had minimal interest because of its low density residential designation. He stated they do not wish to develop the property for senior or health care use and are requesting the increased density, based on the variety of uses surrounding this property.

Discussion was then held regarding the options for access from both the Pond-Grover Loop Road and State Route 109 and the right-of-way dedication provided to the City from Bethesda Health Group, at no charge, for access to the Community Park.

Additional information: aerials of the property indicating where utilities exist.

16. PWM Properties - 2121 Quaethem Drive & 2443 Valley Road – Area 12

Director Vujnich provided the specifics on this petition, including that it is a request for a modification to the Conceptual Land Use Category Map from the Non-Urban Residential Area to the Suburban Residential Area for two (2) properties. He also provided information on the site's location, size, topography, and previous request to the City for a Master Plan amendment, as part of the 2006 update process.

Director Vujnich noted this request was from an inquiry the Department received and no one was in attendance this evening to speak on this request.

Discussion was held regarding the points of access to this property, including two (2) stub streets within the Brentmoor Place Subdivision and Valley Road.

c. **Next Steps in Land Use Process – Tour of Selected Properties**

Director Vujnich requested feedback from the Committee on how many of the fifteen (15) sites it wanted to visit in person. By show of hands, the majority requested to visit all subject sites.

Department staff noted the Committee would be invited to tour all of the properties on Saturday, October 24th. A bus would be arranged and breakfast provided. Members were asked to meet at City Hall around 8:15 a.m. and dress appropriately for the weather. The tour should end by 1:00 p.m.

d. **Comments and Questions from Committee Members**

Committee Member Feuerstein questioned if a second meeting would be held in November, to prepare for scheduling. Director Vujnich noted, if a meeting is necessary, it would be scheduled for Monday, November 30, 2015.

IV. Next Meeting Date of the Committee – November 3, 2015 – Tuesday (7:00 p.m.)

V. Closing Remarks and Adjournment

A motion was made by Committee Member Bopp, seconded by Committee Member LeMay, to adjourn. There being no objections, or further items, the meeting was adjourned at 9:07 p.m.

WILDWOOD

2015 MASTER PLAN ADVISORY COMMITTEE (MPAC)

TEN (10) YEAR UPDATE PROCESS

RECORD OF PROCEEDINGS

TUESDAY, NOVEMBER 3, 2015 - 7:00 P.M. TO 9:30 P.M.

City Hall Council Chambers – 16860 Main Street

I. Welcome to Group Members and Opening Remarks by Mayor Woerther and the Department of Planning

The Committee's Chair, Michele Bauer, opened the meeting at 7:00 p.m. and welcomed all in attendance. She then requested a roll call of attendees, which was completed with the following results:

Master Plan Advisory Committee Members present: David Geile, Sam Visintine, Harry LeMay, David Beattie, Larry Feuerstein, Dennis Welker, Ed Kohn, Fran Gragnani, Kevin Liddy (arrived at 7:38 p.m.) Ron Peasley, Michael Lee, Alan Renner, Jon Bopp, Rick Archeski, Michele Bauer, Debra Smith McCutchen (Council Member Ward 5), and Mayor Woerther. Dr. Terry Jones, the Committee's facilitator, was also in attendance.

Staff Members present: Director of Planning and Parks Joe Vujnich, City Administrator Ryan Thomas, Director of Public Works Rick Brown, City Attorney Rob Golterman, and Senior Planner Kathy Arnett.

II. Review and Action on the Minutes from the October 13, 2015 Meeting

A motion was made by Committee Member Bopp, seconded by Mayor Woerther, to approve the minutes from the October 13, 2015 meeting. A voice vote was taken regarding the motion. Hearing no objections, Chair Bauer declared the motion approved.

III. Public Comment

There were no public comments at this time, since all comments were deferred to the individual requests on tonight's agenda.

IV. Discussion of Topics and Consideration of Information by the Committee

a. Review of Recommendation Process by Committee Chair

Chair Bauer requested the Director of Planning provide an overview of the process for this evening's meeting. Director Vujnich reviewed the meeting process, which would be conducted as follows: the Department would first provide its recommendation on each property, which were grouped in geographic areas and numbered in order of their submittal; the petitioners, and then public wishing to

speak on each request, will be provided three (3) minutes to address the Committee; and then the Committee would have the opportunity to ask questions of the Department or the petitioner. The Committee will then be asked to take action on each request. Additionally, he noted the land use discussion began three (3) weeks ago at a meeting, where the petitioners presented their requests. Following that meeting, the Committee participated in a tour of each of the subject sites, and prior to the Department providing its recommendations. Once the Department's recommendations were prepared, the notifications were sent to the nearby property owners. He also noted there are additional opportunities to discuss these items, as the Master Plan revisions proceed through the remainder of the process. Finally, the Director noted that each Committee Member had been provided, at their chairs this evening, information submitted to the City, since packets were sent out last week, including letters from adjacent property owners.

b. **Presentation and Discussion on the Requested Modifications to the Conceptual Land Use Categories of the Master Plan**

1. **Kevin & Noreen McCann – 18124 Wild Horse Creek Road –Map Area 1**

Director Vujnich provided the Department's recommendation on this request, which was for denial of the change. He outlined the Department's rationales for not supporting this request, which included the following:

1. Notwithstanding the impacts from the adjoining development, i.e. stormwater runoff and erosion, allowing an increased density of housing to address these specified issues does not typically lead to their correction.
2. The property's topography favors less density in lieu of more.
3. The site lacks any contiguous boundary with already designated Suburban Residential Area properties. This request would lead to potential precedence issues.

Noreen McCann, 18124 Wild Horse Creek Road, noted she and her husband had Pulte Homes visit their property to look at their acreage and see if they would be interested in developing it for a subdivision. The developer noted they would be interested, but only if they could do a higher density than what is currently allowed. They cited the need for a density of two (2) dwelling units per acre to correct the stormwater issues. Ms. McCann also noted the following relative to their property and in regards to her request: it has all utilities available; it borders a high density subdivision (Pine Creek Subdivision); it is located east of State Route 109, across from the City of Chesterfield; it has frontage on Wild Horse Creek Road; and gently rolling topography, which they believe is suitable for Suburban Residential Area.

A motion was made by Mayor Woerther, seconded by Committee Member Gragnani, to support the Department's recommendation and deny the requested modification.

Chair Bauer called the question.

A roll call vote was taken with the following results:
Ayes: Committee Members Geile, LeMay, Beattie, Feuerstein, Welker, Kohn, Gragnani, Peasley, Lee, Renner, Bopp, Archeski, and Bauer, Council Member McCutchen, and Mayor Woerther.
Nays: None
Abstain: Committee Member Visintine

Whereby, Chair Bauer declared the motion approved by a vote of 15-0, with 1 abstention.

2. Hassan Abdiannia – 300 Wild Horse Creek Road (BP Amoco) – Map Area 2

Director Vujnich provided the Department's recommendation on this request, which was in support of a text change to the Non-Urban Residential Area. He outlined the Department's rationales for supporting this request, which included the following:

1. The potential precedence associated with this change is limited to one (1) additional property in the City of Wildwood, the Glencoe Post Office.
2. The alteration would allow for the future growth of the facility, ensuring its viability and avoiding a vacant, limited–use building type from creating other issues in the future.
3. The previous land use jurisdiction, St. Louis County, established this prohibition on alcohol sales at this location in 1987, while the types and numbers of businesses providing alcohol for sale have changed radically, since then. Therefore, accommodating this change at this location for the sale of alcohol has a limited geographic impact.

Discussion was then held regarding the following: the financial analysis provided by the petitioner; the C-1 District zoning governing the Glencoe Post Office; the lack of a precedence on other properties throughout the City this modification would have, if allowed; and the number of letters submitted on this request.

Hassan Abdiannia, 300 Wild Horse Creek Road, noted he is the owner of the BP Amoco Station and that a contract is signed each year with soft drink vendors establishing how much space they will be given in the store. He stated he has the space within the store to provide alcohol sales. He noted the financials provided were generalized over the industry, given he can't evaluate specifically to his business since, he is unsure how much business he is losing because of the inability to sell alcohol.

Committee Member Liddy arrived. (7:38 pm)

Larry McGowen, 18538 Wild Horse Creek Road, noted he lives near the station and is the Council Member for Ward One. He assisted the owner with the financial projections, which was completed by consulting a number of appraisers and other experts. The analysis is from an industry standard, and can't be location specific, given the factors such as location, traffic, size, etc. He outlined his rationales for supporting this request, including the desire for business retention and the long term economic viability of it as well.

Jerry Jeter, 749 Babler Park Drive, noted he supports the text amendment to allow for the sale of alcoholic beverages at this location. He also noted a number of businesses in the immediate area that sell alcoholic beverages. He did research noting that twenty percent (20%) of the revenue in these types of businesses comes from the sale of alcoholic beverages and convenience foods, such as chips and candy. Finally, he stated that traveling further to purchase alcoholic products is inconvenient and he enjoys having the station close to his home.

Glen DeHart, 2347 Ossenfort Road, Council Member in Ward One, noted that he is in support of the text amendment and has spoken with a number of residents from his ward who are also in support.

Dr. Jones read a letter into the record submitted by Mr. and Mrs. Kummer. *This letter is made a part of the minutes.*

A motion was made by Committee Member Feuerstein, seconded by Committee Member Beattie, to support the Department's recommendation and approve the requested modification.

Chair Bauer called the question.

A roll call vote was taken with the following results:
Ayes: Committee Members Geile, Visintine, LeMay, Beattie, Feuerstein, Welker, Kohn, Peasley, Lee, Renner, Bopp, Archeski, and Bauer, and Council Member McCutchen.
Nays: Committee Members Gragnani and Liddy, and Mayor Woerther.
Abstain: None

Whereby, Chair Bauer declared the motion approved by a vote of 14-3.

3. Mary McCarthy & Jim Dierberg – 311 & 312 Cys Lane and 324 Highway 109 –Map Area 2

Director Vujnich provided the Department's recommendation on this request, which was for denial of the change. He outlined the Department's rationales for not supporting this request, which included the following:

1. The Town Center Area designation is a land use designation, but also is a geographic representation that was intended to be located in the core of the City, not at isolated nodes.
2. The precedence established by such would lead to isolated nodes of commercial development at all of the City's major intersections.
3. The immediate area, as well as the majority of the northwest quadrant of the City, is residential and at a low density of residential development.
4. The area does not have the supporting infrastructure or utilities to accommodate a substantial increase in the intensity of land use.
5. The site lacks any contiguous boundary with already designated Town Center Area properties. This request would lead to potential precedence issues.

The petitioner, nor any members of the public, wished to speak on this request.

A motion was made by Committee Member LeMay, seconded by Committee Member Gragnani, to support the Department's recommendation and deny the requested modification.

Chair Bauer called the question.

A roll call vote was taken with the following results:
Ayes: Committee Members Geile, Visintine, LeMay, Beattie, Feuerstein, Welker, Kohn, Gragnani, Liddy, Peasley, Lee, Renner, Bopp, Archeski, and Bauer, Council Member McCutchen, and Mayor Woerther.

Nays: None
Abstain: None

Whereby, Chair Bauer declared the motion approved by a vote of 17-0.

4. Jean Callahan – 162 & 210 Strecker Road – Map Area 3

Director Vujnich provided the Department's recommendation on this request, which was for denial of the change. He outlined the Department's rationales for not supporting this request, which included the following:

1. The development pattern in the immediate area is mixed, with a range of residential densities, but the site is located in Caulks Creek Watershed, which has on-going deterioration leading to the need to continue to mange growth within it, which offsets past overuse.
2. The property has a lengthy environmental history that encourages a cautious approach to its future use, i.e. less lots equates to reduced site disturbance.

The petitioner, nor any members of the public, wished to speak on this request.

A motion was made by Committee Member Renner, seconded by Committee Member LeMay, to support the Department's recommendation and deny the requested modification.

Chair Bauer called the question.

A roll call vote was taken with the following results:
Ayes: Committee Members Geile, Visintine, LeMay, Beattie, Feuerstein, Welker, Kohn, Gragnani, Liddy, Peasley, Lee, Renner, Bopp, Archeski, and Bauer, Council Member McCutchen, and Mayor Woerther.
Nays: None
Abstain: None

Whereby, Chair Bauer declared the motion approved by a vote of 17-0.

5. Angie Burtelow – 17055 Clayton Road – Map Area 4

Director Vujnich provided the Department's recommendation, which was not in support of this requested change. He cited the following rationales for this recommendation:

1. The Town Center Area designation is a land use designation, but also is a geographic representation that was intended to be located in the core of the City, not at isolated nodes.
2. The site lacks any contiguous boundary with already designated Town Center Area properties. This request would lead to potential precedence issues.
3. The precedence established by such would lead to isolated nodes of commercial development at all of the City's major intersections.

Discussion was then held on the specifics of this location.

Angie Burtelow, 17055 Clayton Road, noted she was hopeful this change could be considered for an upscale retail development. She questioned if this property is part of a future roundabout and, if that were to happen, could a request be made for commercial development at that time.

Director Vujnich noted that requests for change to the Master Plan are encouraged during the ten (10) year review process, but applications can be made at any other time.

City Administrator Thomas noted there are future plans for a roundabout at the State Route 109 and Clayton Road intersection, but there is no funding in place at this time.

A motion was made by Council Member McCutchen, seconded by Committee Member Visintine, to support the Department's recommendation and deny the requested modification.

Chair Bauer called the question.

A roll call vote was taken with the following results:
Ayes: Committee Members Geile, Visintine, LeMay, Beattie, Feuerstein, Welker, Kohn, Gragnani, Liddy, Peasley, Lee, Renner, Bopp, Archeski, and Bauer, Council Member McCutchen, and Mayor Woerther.
Nays: None
Abstain: None

Whereby, Chair Bauer declared the motion approved by a vote of 17-0.

6. Pete & Chris Passiglia – 1821, 1845, & 1855 Highway 109 – Map Area 4

Director Vujnich provided the Department's recommendation on this request, which was for denial of the change. He outlined the Department's rationales for not supporting this request, which included the following:

1. The Town Center Area designation is a land use designation, but also is a geographic representation that was intended to be located in the core of the City, not at isolated nodes.
2. The site lacks any contiguous boundary with already designated Town Center Area properties. This request would lead to potential precedence issues.
3. The precedence established by such would lead to isolated nodes of commercial development at all of the City's major intersections.

The petitioner, nor any members of the public, wished to speak on this request.

A motion was made by Mayor Woerther, seconded by Committee Member Bopp, to support the Department's recommendation and deny the requested modification.

Chair Bauer called the question.

A roll call vote was taken with the following results:
Ayes: Committee Members Geile, Visintine, LeMay, Beattie, Feuerstein, Welker, Kohn, Gragnani, Liddy, Peasley, Lee, Renner, Bopp, Archeski, and Bauer, Council Member McCutchen, and Mayor Woerther.

Nays: None
Abstain: None

Whereby, Chair Bauer declared the motion approved by a vote of 17-0.

7. John & Mary Ann Virant – 1401 & 1402 Sleigh Run Drive and 1451 Shepard Road – Map Area 5

Director Vujnich provided the Department's recommendation, which was not in support of this requested change. He cited the following rationales for this recommendation:

1. The subject properties are located in a core area of Non-Urban Residential Area development and would be an intrusion into this well-established pattern, which easily predates the incorporation of Wildwood.
2. The availability of certain utilities, including wastewater treatment, is an integral part of a more intense residential development pattern, but not the only determinant, in this case, butt would also include infrastructure levels and physical characteristics of the properties and area that could accommodate it as well.

Discussion was then held regarding the existence of utilities on this property.

John Virant, 1402 Sleigh Run, noted his belief that areas east of State Route 109, which have utilities, should be allowed a higher density. He believes it could be developed in keeping with the area, and that Wildwood should be able to offer properties that are between small lots in the Town Center Area and three (3) acre properties that are throughout the majority of the remainder of the City. He noted he believed there should be some flexibility.

Discussion was then held regarding the lack of past attempts to try and sell this property by the owner over the past forty (40) years and that he had no immediate plans to develop at this time.

Gary Elliott, 1263 Christmas Valley Road, noted the subdivision he lives in, Christmas Valley Subdivision, has repeated expenses along Caulks Creek, especially at their low water bridges. He is concerned if these properties are developed that it will increase stormwater damage on their bridges and roads. He also noted his concerns with the current ten (10) foot width of their subdivision roads, which, he believes, would have difficulty accommodating additional traffic. He requested the Committee preserve the designation on this property and honor Wildwood's purpose and original intent.

A motion was made by Committee Member Welker, seconded by Mayor Woerther, to support the Department's recommendation and deny the requested modification.

Chair Bauer called the question.

A roll call vote was taken with the following results:
Ayes: Committee Members Geile, Visintine, LeMay, Beattie, Feuerstein, Welker, Gragnani, Liddy, Peasley, Lee, Renner, Bopp, Archeski, and Bauer, Council Member McCutchen, and Mayor Woerther.
Nays: None

Abstain: Committee Member Kohn

Whereby, Chair Bauer declared the motion approved by a vote of 16-0, with 1 abstention.

8. Payne Family Homes & Kenn and Linda Von Gruben - 17801, 17820, & 17895 Blum Farm Road, and 1130, 1136, & 1140 Highway 109 – Map Area 6
9. Bryan and Beth Blechle – 1122 Highway 109 – Map Area 6
10. Jarrod Eckman – 1128 Highway 109 – Area 6

Requests 8., 9., and 10. were addressed together due to proximity and one (1) representative speaking on behalf of all of these applicants.

Director Vujnich provided the Department's recommendation, which was in support of this requested change. He then cited the Department's rationales for this recommendation, including:

1. The property is surrounded on three (3) of its sides by comparable or greater residential densities of development.
2. The site has access to needed utility services.
3. An existing stub street serves the property from the Oak Ridge Trails Subdivision.
4. The allowance for this change will potentially lead to other properties located on the east side of State Route 109, between it and the Ameren Missouri Transmission Substation, to request the same density of use.

Discussion was then held regarding the following: the previous request for a Master Plan change on six (6) of these eight (8) properties, which included a rezoning, with Planned Residential Development Overlay District (PRD) for thirty-eight (38) homes; the withdrawal of that request by the petitioner, prior to any decision being made, after the public hearing included a significant amount of opposition; the Department's recommendation on the previous request, which included concerns with the site layout and other design items; the concern that a precedent would be set on both sides of State Route 109, if such was approved; the topography of the properties, which has some challenges and the opinion of some that it may not be suitable for a one-acre density; the potential of correcting some stormwater issues in the adjacent Garden Valley Farms Subdivision by retaining sheet flow from these properties, before it is released from the site; the topographic contours of this property, versus the adjacent properties, which have more relief; the density within the Suburban Residential Area of one-acre density, which does not include a recommendation for change that would affect these properties; the zonings of the adjacent subdivisions; and the surrounding development pattern.

Tom Cummings, Payne Family Homes, noted the previous application was withdrawn, so they could wait and request the change at the appropriate time, which is now during the Master Plan update process. Tonight is not the time to design a land plan, but to discuss the merits of the appropriate land use, which he believed should be the Suburban Residential Area.

Discussion was held regarding the previous plan to preserve twenty-one (21) acres of the site.

Sue Cullinane, 2446 Indian Tree Run, Council Member Ward 3, noted she was accompanied by Jim Baugus, the other Council Member representing Ward 3, and they are both opposed to this change. She stated her support of the existing designation in the Master Plan for the Non-Urban

Residential Area and believes it has worked for twenty (20) years, and is still appropriate today. Finally, she noted that surrounding land use should not be used as a consideration for density and that two (2) out of the three (3) most hazardous miles in the City in 2014 were along State Route 109 in terms of traffic accidents.

Pete Foley, 1513 Garden Valley Drive, noted his opposition to this request. He spoke a year ago representing his neighborhood on the requests on these parcels of ground and had over five hundred (500) residents sign a petition opposing them. Their neighborhood is opposed due to safety concerns because of traffic on State Route 109 and stormwater runoff, as well as other concerns with it as well.

Brian Youngberg, 17845 Suzanne Ridge Drive, noted he is a fifteen (15) year resident of Wildwood, a twelve (12) year trustee of Oak Ridge Trails Subdivision, and he is opposed to this development because of traffic concerns, and the principle of the matter, the Master Plan should not be changed.

John Keimeier, 1647 Garden Valley Drive, noted his opposition to this requested change. He is not against building houses there, but they should be built in accordance with what is currently allowed. He noted that he built his home, after reviewing what surrounding land use would be allowed. He also believes this change would set a precedent.

Patrick Crocker, 17764 Vintage Oak Drive, noted he lives adjacent to the property and is a trustee of the Oak Ridge Trails Subdivision and opposed to this request. He purchased his property after researching the Master Plan and understanding the land could only be developed at a three (3) acre density. His hope is the builder would work with the neighboring property owners and the community to develop a plan that everyone could support.

Tammy Shea, Ward 3, noted her opposition of this change. She commented that she appreciates the notification that was sent to residents, but thinks a number of the requests made are not appropriate. She also noted her belief that this request is pivotal and could set a dangerous precedent.

Paul Brown, 1137 and 1143 Highway 109, noted he lives in the Garden Valley Farms Subdivision, owns additional property across State Route 109 from this development, and is opposed to this requested change. He also noted that, if this change is granted, he will request for a change to the Suburban Residential Area to allow a one (1) acre density on his property across State Route 109.

Jim Baugus, 1324 Westhampton Woods Court, Council Member Ward 3, noted his opposition to this request, based upon the site's topography, the existing traffic in the area, the potential precedent, and the neighbor opposition.

Jim Frueh, 1623 Garden Valley Drive, did not wish to speak, but wanted his comments included in part of the official record. His comments were, "Opposed! Do your job and keep Wildwood wild."

A motion was made by Committee Member Gragnani, seconded by Committee Member Archeski, to deny the requested modification.

Chair Bauer called the question.

A roll call vote was taken with the following results:
Ayes: Committee Members Geile, Visintine, LeMay, Feuerstein, Gragnani, Liddy, Peasley, Lee, Renner, Bopp, Archeski, and Bauer, Council Member McCutchen, and Mayor Woerther.
Nays: Committee Members Welker and Kohn.
Abstain: Committee Member Beattie

Whereby, Chair Bauer declared the motion approved by a vote of 14-2, with 1 abstention.

11. Payne Family Homes – 17305 & 17343 Manchester Road – Map Area 7

Director Vujnich provided the Department's recommendation, which was not in support of this requested change. He cited the following rationales for this recommendation:

1. The argument the property acts as a transition location between Town Center Area and Non-Urban Residential Area, if accommodated by the City, would lead to further requests for the same by the next tier of property owners. Accordingly, this transition could then extend further and further into formerly Non-Urban Residential Areas of the City.
2. The site's eastern boundary does abut Town Center Area, but any necessary transition can occur upon that property, as part of its development, not the subject site.

Tom Cummings, Payne Family Homes, noted the surrounding land use pattern, which includes a mix of institutional and commercial activities, and, his belief that, with the ongoing changes in the area, they support the change to Suburban Residential Area. He noted his belief that sound planning principles would support this property to be used as a transition between the Town Center Area to the east and the Non-Urban Residential Area to the west.

Discussion was then held regarding the following: the size of these properties; the rationale for why this area was not included within the Town Center Area; the existing development pattern on first-tier properties along Manchester Road and their historical pattern; the opportunities for transition within the Town Center Area's Boundary; and the use of the Planned Residential Development Overlay District (PRD) procedure to transition at this location.

A motion was made by Committee Member LeMay, seconded by Committee Member Archeski, to deny the requested modification.

Chair Bauer called the question.

A roll call vote was taken with the following results:
Ayes: Committee Members Geile, Visintine, LeMay, Feuerstein, Welker, Gragnani, Liddy, Peasley, Lee, Renner, Bopp, Archeski, and Bauer, Council Member McCutchen, and Mayor Woerther.
Nays: Committee Members Beattie and Kohn.
Abstain: None

Whereby, Chair Bauer declared the motion approved by a vote of 15-2.

12. St. Albans Properties LLC - 18340, 18410, & 18505 St. Albans Road, 18560 Booness Lane – Map Area 8

Director Vujnich provided the Department's recommendation on this request, which was for denial of the change. He outlined the Department's rationales for not supporting this request, which included the following:

1. The Town Center Area designation is a land use designation, but also is a geographic representation that was intended to be located in the core of the City, not at isolated nodes.
2. The site lacks any contiguous boundary with already designated Town Center Area properties. This request would lead to potential precedence issues.
3. The precedence established by such would lead to isolated nodes of commercial development at all of the City's major intersections.

The petitioner, nor any members of the public, wished to speak on this request.

A motion was made by Committee Member Archeski, seconded by Committee Member Feuerstein, to support the Department's recommendation and deny the requested modification.

Chair Bauer called the question.

A roll call vote was taken with the following results:
Ayes: Committee Members Geile, Visintine, LeMay, Beattie, Feuerstein, Welker, Kohn, Gragnani, Liddy, Peasley, Lee, Renner, Bopp, Archeski, and Bauer, Council Member McCutchen, and Mayor Woerther.
Nays: None
Abstain: None

Whereby, Chair Bauer declared the motion approved by a vote of 17-0.

13. James Brown - 2623 & 2631 West Avenue – Area 9

Director Vujnich provided the Department's recommendation, which was to support an increase in density to allow 1.75 dwelling units per acre, in lieu of the one (1) dwelling unit per acre that is currently permitted. He then cited the rationales for this recommendation, including:

1. The Department has supported this requested change in the past.
2. The property abuts the Town Center Area on two (2) of its four (4) sides, a recently approved residential subdivision at the requested density of 1.75 units per acre, and an existing subdivision that has a mix of R-3 10,000 square foot Residence District and R-1 Once Acre Residence District zoning designations. This allowance on the subject property would be consistent with such.
3. The site has access to an improved street and all utility services are available.

Discussion was then held regarding the following: the isolation of this location making it one of only three (3) properties that have similar characteristics; the lack of a development plan in association with this request; and the previous requests on this property.

James Brown, 2623 West Avenue, noted he has lived on this property for over forty (40) years and is requesting a change in density consistent with what the City granted for the Stone Mill Subdivision, located just to the east of his properties, and what is found within the Westridge Oaks Subdivision.

Mary Beth Morff, 17073 Westridge Oaks Drive, noted her opposition for the increased density on these properties. She stated she believes this request should only be made in conjunction with a specific plan.

Discussion was held regarding the zoning and density of the Westridge Oaks Subdivision.

A motion was made by Committee Member Peasley, seconded by Committee Member Beattie, to support the requested modification in the text of the Suburban Residential Area.

Chair Bauer called the question.

A roll call vote was taken with the following results:
Ayes: Committee Members Geile, Visintine, LeMay, Beattie, Feuerstein, Peasley, Lee, Renner, Bopp, and Archeski.
Nays: Committee Members Welker, Kohn, Gragnani, Liddy, and Bauer, Council Member McCutchen, and Mayor Woerther.
Abstain: None

Whereby, Chair Bauer declared the motion approved by a vote of 10-7.

14. Bethesda Health Group – 2051 Highway 109 – Map Area 11

Director Vujnich provided the Department's recommendation on this request, which was for denial of the change. He outlined the Department's rationales for not supporting this request, which included the following:

1. The development pattern in the immediate vicinity of the site is mixed, but includes a well-established low-density residential pattern along its entire western boundary and a portion of its northern boundary.
2. The development of the Lafayette Crossing Subdivision on the abutting property to the north indicates that low-density residential uses can be successful along the State Route 109 Corridor.
3. The current designation would allow the existing owner to develop a major health care facility on the property, if it were to request such in the future.
4. The property may offer an opportunity for a mixed land use designation under the Master Plan, but such a decision would have to be based upon a defined concept for its use and a greater understanding of the site's physical characteristics.

John King, speaking on behalf of Bethesda Health Group, noted the request was resubmitted because they believe more rooftops are necessary in Wildwood to ensure its vitality, along with they do not believe one (1) acre density zoning to be great. He also noted that Bethesda Health Group does not intend to develop the site for elderly housing and he questioned that, if the State restructures the pool tax, will the City survive.

A motion was made by Committee Member Gragnani, seconded by Committee Member LeMay, to deny the requested modification.

Chair Bauer called the question.

A roll call vote was taken with the following results:
Ayes: Committee Members Geile, Visintine, LeMay, Beattie, Feuerstein, Welker, Gragnani, Liddy, Peasley, Lee, Renner, Bopp, Archeski, and Bauer, Council Member McCutchen, and Mayor Woerther.
Nays: Committee Member Renner
Abstain: Committee Member Kohn

Whereby, Chair Bauer declared the motion approved by a vote of 15-1, with 1 abstention.

15. PWM Properties - 2121 Quaethem Drive & 2443 Valley Road – Map Area 12

Director Vujnich provided the Department's recommendation on this request, which was for denial of the change. He outlined the Department's rationales for not supporting this request, which included the following:

1. The lack of a property owner or developer's input relative to this change to the Master Plan Conceptual Land Use Designation provides limited guidance on the community benefit to such.
2. The surrounding area's development pattern is mixed, but includes many low-density residential areas and active agricultural lands. Therefore, retaining the low-density pattern is not inconsistent with the surrounding land use and zoning patterns located therein.
3. The property may offer an opportunity for a mixed land use designation under the Master Plan, but such a decision would have to be based upon a defined concept for its use and a greater understanding of the site's physical characteristics.

A motion was made by Committee Member Lee, seconded by Committee Member Bopp, to deny the requested modification.

Chair Bauer called the question.

A roll call vote was taken with the following results:
Ayes: Committee Members Geile, Visintine, LeMay, Beattie, Feuerstein, Welker, Kohn, Gragnani, Liddy, Peasley, Lee, Renner, Bopp, Archeski, and Bauer, Council Member McCutchen, and Mayor Woerther.
Nays: None
Abstain: None

Whereby, Chair Bauer declared the motion approved by a vote of 17-0.

c. **Comments and Questions from Committee Members**

None

V. Next Meeting Date of the Committee – November 30, 2015 – Monday (7:00 p.m.)

VI. Closing Remarks and Adjournment

A motion was made by Mayor Woerther, seconded by Committee Member Bopp, to adjourn. There being no objections, or further items, the meeting was adjourned at 10:00 p.m.

WILDWOOD

2015/2016 MASTER PLAN ADVISORY COMMITTEE (MPAC)

TEN (10) YEAR UPDATE PROCESS

RECORD OF PROCEEDINGS

TUESDAY, JANUARY 12, 2016 - 7:00 P.M. TO 9:00 P.M.

City Hall Community Room – 16860 Main Street

I. Welcome to Group Members and Opening Remarks by Mayor Woerther and the Department of Planning

The Committee's facilitator, Dr. Terry Jones, opened the meeting at 7:00 p.m. and welcomed all in attendance. He then requested a roll call of attendees, which was completed with the following results:

Master Plan Advisory Committee Members present: David Geile, Sam Visintine, Gary Bohn, Harry LeMay, Jane Wright, David Beattie, Larry Feuerstein, Dennis Welker, Ed Kohn, Fran Gragnani, Ron Peasley, Michael Lee, Alan Renner, Jon Bopp, Rick Archeski, Michele Bauer, Debra Smith McCutchen (Council Member Ward 5), Greg Stine (Council Member Ward 7), and Mayor Woerther.

Staff Members present: City Administrator Ryan Thomas, Director of Planning and Parks Joe Vujnich, Director of Public Works Rick Brown, and Assistant Director of Planning and Parks Kathy Arnett.

Mayor Woerther and Director Vujnich thanked everyone for their attendance at the meeting and their work over the past year.

II. Review and Action on the Minutes from the November 30, 2015 Meeting

Dr. Jones questioned if any Committee Members wished to propose changes to the minutes. Hearing no modifications, the minutes were approved.

III. Public Comment

a. Request from Pulte Homes/Stock & Associates Conceptual Land Use Classification Change – 2121 Quaethem Drive, 2443 and 2485 Valley Road

Director of Planning Vujnich noted there was an item on the agenda, under public comment, from Pulte Homes of St. Louis, along with their engineer Stock & Associates, relative to a requested change to the Conceptual Land Use Classification Map for three (3) properties in the northeast quadrant of the City. He explained the developer was unable to attend the land use meetings held in October and November, but subsequently, had met with the Department regarding this request. Department staff encouraged them to attend a meeting of the Master Plan Advisory Committee and speak on the request.

George Stock, Stock & Associates, noted he was speaking on behalf of Pulte Homes of St. Louis, who also had a representative in attendance at the meeting. He distributed a packet of information on the proposal

for one hundred sixteen (116) homes on one hundred twenty-five (125) acres west of Valley Road. Pulte Homes of St. Louis is requesting a Master Plan change from Non-Urban Residential Area to the Suburban Residential Area and a rezoning of the properties to the R-1A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD). The proposal includes a two (2) village development, with passive park area in the northern portion. The proposed homes would average 2,300 square feet and would be priced from the low $400,000s.

Discussion was then held among the Committee Members regarding the following: the process on this request; the lack of expectation the Committee would take action this evening on this request; the previous proposal on this property in 2006 by a different developer; and the proposed connection of stub streets from the Brentmoor Place Subdivision.

Mary Beth Morff asked if properties that have changes to the Master Plan recommended by this Committee could be discussed at the Planning and Zoning Commission level during their review of the Master Plan amendments (the Director of Planning responded yes).

IV. Discussion of Topics and Consideration of Information by the Committee

a. Presentation and Discussion of First Draft of the 2016 Master Plan

Director of Planning Vujnich provided an overview of the draft plan, noting the Appendices still needed to be completed. Any modifications provided from Committee Members, which are spelling or grammatical in nature, will be made by Department staff. Any proposed changes that amend the content of the Master Plan would need to be reviewed by the full Committee. Each section of the plan was then discussed:

Plan Section	Explanation	Committee Member Comments
Acknowledgments	No legal standing, but a list of who helped and how the process functioned.	None
Table of Contents	Will be updated, once plan is completed and page numbers are set.	None
Introduction	A fair amount of updates were made to this section, compared to 2006 revision. The section discusses the new element, reviews the public participation process, and shows the relationship between the Master Plan and other City documents.	None
Synopsis of Planning History	Only additions to this section are items that have occurred within the last ten (10) years.	• Page 12 – Item 8 • Page 12 – Item 10 • Page 13 – Item 15

Modifications to Synopsis of Planning History:

- Page 12, Item 8 – Add text 'area of the region that would become' between 'the' and 'City' in the second line. A voice vote was taken, with no opposition, and Dr. Jones declared the modification approved.

- Page 12, Item 10 – Change 'Pool Sales Tax' to 'Pooled Sales Tax.' A voice vote was taken, with no

Plan Section	Explanation	Committee Member Comments
opposition, and Dr. Jones declared the modification approved. • Page 13, Item 15 – Change 'have' to 'has' and delete 'desired.' A voice vote was taken, with no opposition, and Dr. Jones declared the modification approved. • Page 13, Item 15 – Capitalize 'Community Park.' A voice vote was taken, with no opposition, and Dr. Jones declared the modification approved.		
History of Planning	Minimal changes were made to this section, since it is historical information.	None
Population Description	This section begins at the time of incorporation, covers the 2010 Census, and includes the changes in growth in the last few years. The tables will be completed in the next draft.	• Page 25 – 3rd paragraph • Page 26 – last paragraph • Page 27 – last sentence
Modifications to Population Description: • Page 25, 3rd paragraph – Verify that 'the Great Recession' is the correct term for this time period. • Page 26 – last paragraph – Modify rate to show 'one (1) percent growth each year' instead of two. • Page 26 – last paragraph – Identify the years that 'more recently' refers to in the text. • Page 27 – last sentence – Modify 'this point' to 'that' and 'will' to 'would.' With no objections to these modifications, Dr. Jones declared these changes approved.		
Environmental Element	Much of the introductory text has been retained from the first two (2) versions of the plan.	• Page 28 – last sentence in The Ecology of Wildwood Section • Page 32 – last heading • Page 33 – heading • Page 33 – last paragraph • Page 34 – Goal #5 • Page 37 – Policy #15 • Page 39 - Table
Modifications to Environmental Element: • Page 28, last sentence in Ecology Section – Change 'Wildwood property' to 'Wildwood environment.' Motion by Committee Member Bohn, seconded by Mayor Woerther. A voice vote was taken, with no opposition, and Dr. Jones declared the motion approved. • Page 28, last sentence in Ecology Section – remove the first part of the sentence from 'Although' through 'years'. A voice vote was taken, with no opposition, and Dr. Jones declared the modification approved. • Page 32, last heading – Change years to 1995-2015. • Page 33, heading – Remove double heading. • Page 33, last paragraph – Change 'this 2006' to 'the 2006;' remove 'be' in third line from bottom; and break up into two (2) sentences. A voice vote was taken, with no opposition, and Dr. Jones declared the modification approved. • Page 34, Goal #5 – Thought previous discussion had changed 'eliminated' to 'mitigated.' Action was tabled for Department staff to review previous action on this Goal. • Page 37, Policy #15 – Change beginning of Policy statement to read, 'Where feasible, extend public potable water to all areas of the City currently without this service to reduce...' Motion by Committee Member Feuerstein, seconded by Committee Member Gragnani. A voice vote was taken, with no opposition, and Dr. Jones declared the motion approved.		

Plan Section	Explanation	Committee Member Comments
• Page 39, table – Include an explanation of what the cross-reference table is achieving. All non-substantive changes, were approved by voice vote, and declared passed by Dr. Jones.		
Planning Element	Timeframes were added to this section, as well as text referencing the caveat of public benefit, before modifications to the Master Plan can be considered.	• Page 41 – last sentence • Page 42 – last paragraph before Goals • Page 44 – Policy #5
Modifications to Planning Element: • Page 41, last sentence – Identify which years the 'last two (2) years' refers to in the text. • Page 42, last paragraph – Remove bold emphasis and reduce length of sentence. Motion by Committee Member Bohn, seconded by Council Member McCutchen, to remove the bold emphasis. A voice vote was taken and, hearing more ayes than nays, Dr. Jones declared the motion approved. • Page 44, Policy #5 – Change 'landmarks' to 'historic registry.' All non-substantive changes were approved by voice vote, and declared passed by Dr. Jones.		
Community Service Element	Updated section with changes over the last ten (10) years.	• Page 47 – first paragraph • Page 47 – Major Initiatives Section • Page 48 – Item 6 & 14 • Page 49 – Item 15, 18, & 19 • Page 50 – first paragraph • Page 51 – last paragraph before Goals
Modifications to Community Service Element: • Page 47, first paragraph – Remove apostrophe at the end of communities; change to 'employ a small group of staff.' • Page 47, Major Initiatives Section - Move 'Major Initiatives' Section to an Appendix and change years in heading to 1995-2015. Motion made by Committee Member Bohn, seconded by Committee Member Lee, to make this section an Appendix. A voice vote was taken, with seven (7) ayes and ten (10) nays, and Dr. Jones declared the motion failed. • Page 48, Item 6 – Remove 'while.' • Page 48, Item 14 – Remove 'meetings.' • Page 49, Item 15 – Remove 'including senior citizens.' • Page 49, Item 18 – Capitalize 'community park'; remove one of the 'City's'; and change to 'children of all abilities.' • Page 49, Item 19 – Remove 'a' before and separate 'Bluff View.' • Page 50, first paragraph – Change 'pool' to 'pooled sales tax' and change 'City's sales tax' to 'City's share of the sales tax.' • Page 51, last paragraph before Goals – Change second sentence to read, '...having to make difficult decisions...character of these services.' All non-substantive changes were approved by voice vote, and declared passed by Dr. Jones.		
Transportation Element	Only changes made to the introduction were in the final paragraph.	• Page 57 – heading • Page 58 – paragraph before Goals

Plan Section	Explanation	Committee Member Comments
Modifications to Transportation Element: • Page 57, heading – Change dates to 1995-2015 • Page 58, paragraph before Goals – Change 'its residents and visitors' to 'users other than vehicles;' and change 'interconnect' to 'interconnected.' All non-substantive changes were approved by voice vote, and declared passed by Dr. Jones.		
Open Space and Recreation Element	The major change in this section is the discussion regarding the 2007 Parks Action Plan and its creation of four (4) specific goals.	• Page 68 – Item 4
Modifications to Open Space and Recreation Element: • Page 68, Item 4 before Goals – Modify the text that says, 'no later than the November 2008 General Election' so it is relative to 2016. All non-substantive changes were approved by voice vote, and declared passed by Dr. Jones		
Economic Development Element	All new text.	• Page 72 – paragraphs 1-3 • Page 73 – second paragraph • Page 74 –paragraphs 1 and 2; and Goal #3 • Page 76 – Policy #6
Modifications to Economic Development Element: • Page 72, first paragraph – Second sentence from end – Change to 'All types of residential development have continued to occur throughout the community, from three (3) acre lots rural in nature, to the higher density projects in the Town Center Area.' • Page 72, second and third paragraph – Identify what years 'more recently' refers to; add 'by' before 'the development of more rooftops'; and insert goals and action items reference on this page. • Page 73, second paragraph – Change 'receptive' to 'respective.' • Page 74, first paragraph – Change 'needs to be respective' to 'must be respective.' A motion was made by Committee Member Gragnani, seconded by Council Member Stine. A voice vote was taken, with no opposition, and Dr. Jones declared the motion approved and the text modified. • Page 74, second paragraph – change 'pool tax' to 'pooled sales tax.' • Page 74, Goal #3 – Remove 'the necessary' so reads as follows, 'Provide resources to promote the Town Center Area, as the City's core commercial and business location. Motion made by Committee Member Welker, seconded by Mayor Woerther, to change the text. A voice vote was taken, with no opposition, and Dr. Jones declared the motion approved and the text of Goal #3 was modified. • Page 74, Goal #3 – A motion was made by Committee Member Bauer, seconded by Council Member Stine, to remove Goal #3 and amend the wording of Goal #1 to read as follows, 'Continue to designate and promote...' A voice vote was taken on the motion and hearing more ayes (nine (9)) than nays (eight (8)), Dr. Jones declared the motion approved. • Page 76, Policy #6 – Change 'has identified' to 'identifies'; and remove reference to Houseal Lavigne, so it reads as follows, 'Implement the City of Wildwood's Economic Development Plan.' Motion by Council Member Stine, seconded by Council Member McCutchen, to modify the wording of the policy. A voice vote was taken, and hearing no opposition, Dr. Jones declared the motion approved. All non-substantive changes were approved by voice vote, and declared passed by Dr. Jones.		
Conclusions	Changes made applicable to this update.	• Page 79-82 – Introductory sentences for each category.

Plan Section	Explanation	Committee Member Comments
Modifications to the Conclusions and Conceptual Land Use Classifications: • A motion was made by Mayor Woerther, seconded by Committee Member Bauer, to amend the wording of the introductory sentences in each category, per Committee Member Bohn's written suggestions. A voice vote was taken, with no opposition, and Dr. Jones declared the motion approved.		

At this time the Committee's meeting had reached its two (2) hour time limit and it was noted that discussion on the draft plan would resume on Page 78 at the next meeting.

b. Discussion of Format and Assignments for Final Public Input Session on Wednesday, January 20, 2016

Director Vujnich asked the Committee Members to identify if they were going to attend the public input session. All Committee Members in attendance indicated their intention of attending the session. Director Vujnich then noted that assignments would be provided the night of the public input session for group moderators and scribes to manage the small group sessions.

c. Comments and Questions from Committee Members

None

V. Next Meeting Date of the Committee – January 20, 2016 – (Wednesday at 7:00 p.m.) at the St. Louis Community College – Wildwood Campus

VI. Closing Remarks and Adjournment

There being nothing else for discussion, Dr. Jones adjourned the meeting at 9:30 p.m.

WILDWOOD

November 21, 2016

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

Re:	A response to an e-mail communication from September 20, 2016, of West County Feed and Supply, which provides background information, and an accompanying recommendation, regarding a request not to require landscaping in the building and parking setback area to screen the addition of a new, above-ground propane storage tank at this location.
Street Address:	2603 West Avenue
Location:	Southwest corner of Manchester Road and West Avenue
Zoning District:	Amended C-8 Planned Commercial District
Town Center Plan Designations:	'Workplace' District
Ward:	Eight

Council Members:

INTRODUCTION - The Planning and Zoning Commission is in receipt of an e-mail from West County Feed and Supply, which is part of the Town Center Area, and dated September 20, 2016. This property is located on the southwest corner of Manchester Road and West Avenue, and zoned Amended C-8 Planned Commercial District, with 'Workplace' District uses permitted there by the City's Town Center Plan. The intent of this e-mail is to seek relief to the requirement of the governing ordinance that stipulates the building and parking setbacks be landscaped for screening and aesthetic purposes. The Planning and Zoning Commission has reviewed the files and materials associated with the original action on the zoning change request from 1989 (later amended in 1993) and developed a recommendation in this regard. Accordingly, acting at its November 21, 2016, Executive Session and, by a vote of -- to --, the Planning and Zoning Commission hereby submits the following report, with recommendation, to the City Council for its consideration and action in this regard.

BACKGROUND AND HISTORY - For the purpose of review, **St. Louis County P.C. 249-88 and 118-92 St. Louis Nursery Partnership,** were requests for the original change in zoning of the property from the NU Non-Urban District to the C-8 Planned Commercial District to allow for its development as a retail lawn and garden center, then amended in 1993, to include the sale of feed grain, which would serve the rural areas of this portion of unincorporated St. Louis County, that already had a large

equestrian presence at that time. The property was located in the Grover Community, an area with a long history of commercial uses and activities, leading the St. Louis County Planning Commission, to support both the original rezoning in 1989 and the additional uses and activities in 1993. The County Council concurred and the site-specific ordinances were approved in 1989 and 1993 respectively.

The Site Development Plan (SDP) process followed the approval of the zoning change request with the St. Louis County Planning Commission. The St. Louis County Planning Commission approved the plan, which was completed in 1989. The plan indicated the current arrangement of improvements and the placement of the buildings relative to the site, along with its access point from West Avenue. Since the approval of that Site Development Plan by St. Louis County, only the one (1) other action amending the C-8 Planned Commercial District has been processed (1993).

CURRENT REQUEST - The Planning and Zoning Commission is in receipt of an e-mail from West County Feed and Supply, which is dated September 20, 2016, which seeks relief to a requirement of the governing site-specific ordinance relating to the required installation of landscaping in any of the parking and building setback areas of the lot. The necessity for the requested landscaping relates to the owners of the business installing a new, above-ground propound storage tank in the front yard setback area of the lot, now being visible from Manchester Road and the adjoining residential communities on the north side of the same street. With the site-specific ordinance requiring such and the propane tank's visibility, the request for the installation of landscaping by the Department of Planning is consistent with the City requirements. The tank was installed without the benefit of any authorization from the City of Wildwood and St. Louis County.

ANALYSIS - In considering this request, the Commission would note that landscaping is required in almost all instances by the City in parking and building setback areas and the standards for such are established in the City's Landscape Manual and defined as 'buffer yard plantings.' This landscaping requirement is intended to complement the aesthetics of the building, but also to screen components of parking areas and building improvements from abutting or adjoining land uses and nearby roadways. The intent is to create an appealing environment for surrounding land uses, along the City's major and minor roadways by the addition of this landscaping. Therefore, this request for landscaping, premised on the addition of a large, above ground storage tank, is not unique, but based upon ordinance requirements and past actions of the City.

The owners of the facility have noted they would prefer not to provide landscaping at this location, since part of the rationale for the tank's placement is its prominent location and visibility to Manchester Road, so potential customers are aware propane is available at this location. Certainly, the location of this tank is allowed by the site-specific ordinance, but does not take into account the surrounding residential land use pattern that has been established to the north of the subject site and the impact of its appearance on the City's recently completed streetscape on Manchester Road. From the Commission's perspective the installation of required landscaping can be accomplished here to address the intent of the site-specific ordinance, the City's Landscape Manual, and past practices in this regard.

The extent of this landscaping and the design of it relative to its placement can be accomplished, so as to provide a degree of the desired visibility sought by the owners of the business, but screen the majority of the base of the propane tank and the support structure associated with it. The design of this landscaping in this parking and building setback can be tailored to achieve both outcomes and, therefore, does not need to be eliminated. If eliminated, the impact would be to both localized and community-wide and create a precedence for the future the City would have to address each time it sought landscaping in setback areas for the purposes of screening and aesthetics.

SUMMARY AND RECOMMENDATION - Given the above-noted rationales in the Analysis of this report, the Planning and Zoning Commission is recommending the ordinance not be amended to eliminate the landscaping requirement relative to the parking and building setback areas associated with this lot and maintain the character of the roadway relative to aesthetics and screening, while protecting adjoining residential areas from undue impacts. Given this recommendation, no change has been made to the current governing ordinance.

All 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
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Travis Newberry, Planner
Daniel Diehl, Property Owner

BILL NO. 41, 1993

ORDINANCE NO. 16,342, 1993

Introduced By Councilman Quinn

AN ORDINANCE

APPROVING THE APPLICATION AND PRELIMINARY PLANS FOR AN AMENDED PLANNED COMMERCIAL DEVELOPMENT IN THE "C-8" PLANNED COMMERCIAL DISTRICT OF A TRACT OF LAND, SUBJECT TO CONDITIONS. (P.C. 118-92 ST. LOUIS NURSERY PARTNERSHIP).

BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. Approval of the application and preliminary plans for an Amended Planned Commercial Development is granted for a certain tract of land located in the "C-8" Planned Commercial District in St. Louis County, Missouri, as described as follows:

A tract of land in Section 11, Township 44 North, Range 3 East, St. Louis County, Missouri and being known as Lot 1 of "Turkey Tract Corner", a subdivision recorded in Plat Book 202, pages 50 and 51 and being more particularly described, as follows, to wit:

Beginning at an iron pipe at the northwestern corner of said Lot 1 of Turkey Tract Corner, being also the northeast corner of Lot 2; thence along the north line of said Lot 1, being also the north line of Section 11, Township 44 North, Range 3 East, South 89 degrees 08 minutes East, 328.43 feet to a concrete monument set on the southwestern line of Manchester Road, as widened; thence along said southwestern line, eastwardly, along an arc of a curve to the left, having a radius of 608.69 feet, a distance of 84.00 feet to a concrete monument, on the west line of Section 12, Township 44 North, Range 3 East, being also the west line of West Avenue; thence along said west line, South 0 degrees 30 minutes 34 seconds West, 382.78 feet to an old stone; thence along the southwestern line of said Lot 1, being also the northeastern line of property now or formerly, of Boyer by deed recorded in Deed Book 4813, page 433 of the St. Louis County Records, North 74 degrees 31 minutes 32 seconds West, 421.60 feet to an iron pipe, thence along the common line between Lots 1 and 2, North 0 degrees 30 minutes 34 seconds East, 304.62 feet to the point of beginning and containing 3.319 acres.

SECTION 2. The authority and approval embodied in this ordinance is granted subject to all ordinances, rules and regulations and on condition that said development and plan be carried out in accordance with the preliminary plans filed with the St. Louis County Planning Commission and forwarded by said Planning Commission to the County Council, with a communication

dated December 15, 1992, which preliminary plans are hereby approved, adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance and subject to the following conditions:

1. PERMITTED USES

This C-8 Planned Commercial District shall authorize a nursery, a retail lawn and garden center and the sale of feed and grain. Items for sale may include nursery products and related items for use in preserving the life and health of such products, hand tools, and plant containers. The preceding items shall not include power-driven equipment. Outdoor storage and display of items for sale shall be permitted.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

One building with a greenhouse area not to exceed a total of 4,000 square feet gross floor area shall be permitted.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within three (3) months of the date of approval of the preliminary development plan by the County Council and prior to any site preparation or construction, the developer shall submit to the Department of Planning for its review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended through appeal to and approval by the Planning Commission. Said Site Development Plan shall include, but not be limited to, the following:

a. A general development plan, including basic arrangement of building locations, setback lines from all internal streets, roadways on or adjacent to the property in question including roadway right-of-way dimensions.
b. The location and size of all parking areas.
c. Parking calculations.
d. Existing and proposed contours at two (2) foot intervals.
e. The design, location, and size of all proposed freestanding signs, fences, and other above ground structures, excluding retaining walls.
f. A landscape plan, including, but not limited to, the location, size, and general type of all plant materials to be used.
g. Location of all outdoor storage and display areas.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Structure and Parking Setbacks

a. No building or parking stall shall be located within fifty (50) feet of the existing right-of-way of Manchester Road or West Avenue.

b. No building, parking space or outdoor display area shall be located within thirty (30) feet of any residential or NU Non-Urban zoned property.

c. Outdoor storage and display areas shall be as approved by the Planning Commission on the Site Development Plan.

Access and Road Improvements, including Sidewalks

d. Improve Manchester Road to one-half of an eighty-two (82) foot right-of-way and a sixty-three (63) foot pavement including all storm drainage facilities as directed by the Department of Highways and Traffic. Due to the lack of road frontage, the Department of Highways and Traffic may require the developer to provide an alternate roadway improvement or escrow for improvements. In that case, the developer shall be required to dedicate any easements and license necessary to accommodate the ultimate improvements to Manchester Road and to grade and construct his on-site improvements to be compatible with the improvements to Manchester Road as directed by the Department of Highways and Traffic.

e. Improve West Avenue (private) to one-half of a seventy (70) foot right-of-way and a twenty-seven (27) foot pavement including all storm drainage facilities between Manchester Road and the south rounding at the entrance to the subject tract as directed by the Department of Highways and Traffic. However, the total pavement width shall not be less than twenty-two (22) feet.

f. Improve the remainder of the frontage along West Avenue to one-half of a seventy (70) foot right-of-way as directed by the Department of Highways and Traffic.

g. Provide a street approach intersection on West Avenue at Manchester Road, constructed to St. Louis County Standards.

h. Provide a sidewalk adjacent to Manchester Road or provide the finished grading therefor and required cash escrow as directed by the Department of Highways and Traffic.

i. Provide a sidewalk adjacent to West Avenue as directed by the Department of Highways and Traffic.

j. Access to the development from West Avenue shall be limited to one (1) driveway located a minimum of 125 feet south of Manchester Road and constructed to St. Louis County Standards.

k. No driveway access to Manchester shall be permitted as part of this development.

Landscape Requirements

l. Building, display area, and parking area setbacks shall be adequately landscaped and/or screened as approved on the Site Development Plan.

m. All new deciduous trees shall be a minimum of one and one-half (1 1/2) inches in caliper. All new evergreen trees shall be a minimum of four (4) feet in height and all shrubs shall have a minimum diameter of eighteen (18) inches.

Miscellaneous Conditions

n. Sign regulations for this development shall be the same as those specified in Section 1003.168 Sign Regulations of the St. Louis County Zoning Ordinance and applying to C-2 zoning.

o. All exterior trash areas shall be surrounded by a six foot high sight-proof fence.

p. The height and location of all light standards shall be as approved by the Department of Planning. No source of illumination shall be so situated that light is cast on any public right-of-way or adjoining property.

5. POND/GROVER TRUST FUND CONTRIBUTION

The developer shall contribute to the Pond/Grover Traffic Generation Assessment Trust Fund established by Ordinance No. 12,625 based upon the following rate schedule:

Type of Development	Required Contribution
Retail	$ 963.96/Parking Space

(Parking space as required by Section 1003.165 of the St. Louis County Zoning Ordinance.)

The amount of this required contribution, if not submitted by January 1, 1989, shall be increased 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 St. Louis County Department of Highways and Traffic.

6. VERIFICATIONS PRIOR TO APPROVAL

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

Stormwater

a. Submit to the Department of Planning a preliminary engineering plan approved by the Department of Highways and Traffic showing that adequate handling of stormwater drainage is provided.

(1) The developer is required to provide adequate stormwater systems in accordance with St. Louis County Standards.
(2) All stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate natural discharge points.
(3) Detention of differential runoff of stormwater is required by providing permanent detention facilities, such as: dry reservoirs, ponds or other acceptable alternative. The detention facilities shall be completed and in operation prior to paving of any driveways or parking areas.

Curb Cut Approval

b. Provide verification of approval by the St. Louis County Department of Highways and Traffic of the location of proposed curb cuts, areas of new dedication, and roadway improvements.

7. RECORDING

Prior to the issuance of a building permit, the developer shall record a copy of the approved permit and legal

description for the tract with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of Site Development Plan, and prior to issuance of any foundation or building permit the following requirements shall be met:

Notification of Public Works

a. Prior to the issuance of foundation or building permits, all approvals from the Department of Planning, the Department of Highways and Traffic, and the Metropolitan St. Louis Sewer District must be received by the Department of Public Works.

Trust Fund Contribution

b. Trust fund contributions shall be deposited with St. Louis County through standard escrow procedure prior to the issuance of building permits. The trust fund contribution shall be deposited with St. Louis County in the form of a cash escrow.

9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. The delays due to utility relocation and adjustment will not constitute a cause to allow occupancy prior to completion of road improvements.

10. GENERAL DEVELOPMENT CONDITIONS

a. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.

b. 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.

c. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required.

d. 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 grasses or sudan grasses shall be utilized to retard erosion.

e. If roadways in this petition are to be private roadways, these roadways shall remain private forever. Maintenance of private roadways shall be the responsibility of the property owner(s) or trustees forever.

The existence of private roadways within the development requires disclosure by the developer of responsibility for street maintenance in accordance

with the provisions of Section 1005.265 of St. Louis County's Subdivision Ordinance.

f. The Zoning Enforcement Officer of St. Louis County, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the Department of Planning.

SECTION 3. The application and preliminary plans are returned to the St. Louis County Planning Commission for consideration of a final development plan, pursuant to Section 1003.145 SLCRO 1974, as amended.

SECTION 4. The St. Louis County Council, pursuant to the petition of St. Louis Nursery Partnership requesting the approval embodied in this ordinance, and pursuant to the recommendation of the St. Louis County Planning Commission that said petition be granted and the preliminary plans be approved, after a public hearing held by the said Commission on November 16, 1992, does adopt this ordinance pursuant to the St. Louis County Charter authorizing the Council to exercise legislative power pertaining to planning and zoning.

ADOPTED: February 11, 1993

JAMES E. O'MARA
CHAIRMAN, COUNTY COUNCIL

APPROVED: February 11, 1993

BUZZ WESTFALL
COUNTY EXECUTIVE

ATTEST: JEANETTE O. HOOK
DEPUTY ADMINISTRATIVE DIRECTOR

LIST OF DRAWINGS

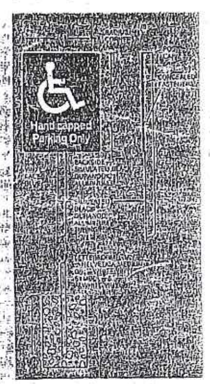
C1 Site Plan and Site Details
C1.1 Sanitary Site Plan
C2 Plan/Profile of West Road Improvements and Details
C3 Site Cross Sections

A1 Floor Plan and Foundation Plan
A2 Sections, Details and General Notes
A3 Elevations

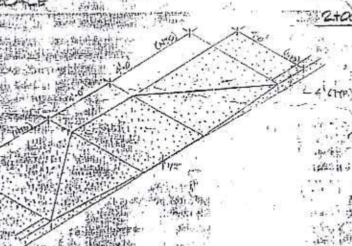
M1 Mechanical Plan

PLANTING SCHEDULE

QTY.	TYPE	SIZE	HEIGHT
38	WHITE PINES	1½"⌀	4'



HANDICAPPED SIGN DETAIL
NO SCALE



HANDICAP RAMP
NO SCALE

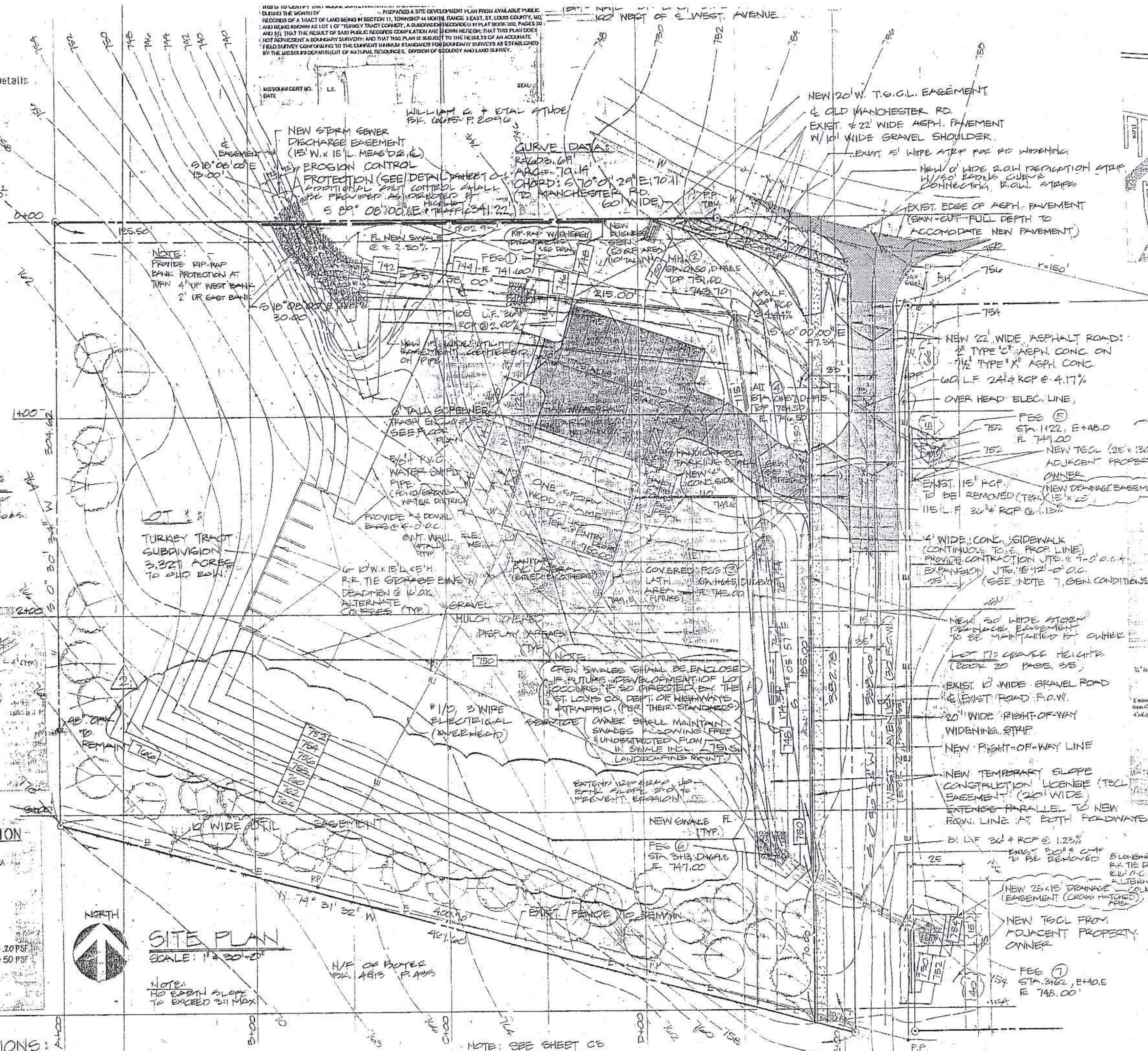
BUILDING CODE INFORMATION

St. Louis County, Missouri Building Code: 1987 BOCA

Building Code Use Group:	B
Construction Type:	5B
Building Area:	1,972 sq. ft.
Building Height:	17'-0"
Building Structural Loading:	
Roof:	LL = 20 PSF, DL = 20 PSF
1st Floor:	LL = 50 PSF, DL = 50 PSF
Seismic Zone:	No. 2.0
Wind Load:	16 PSF

PARKING CALCULATIONS:

USE	QTY. REQ'D.	NO. STALLS
EMPLOYEE	2 STALLS / 3 EMPLOYEE'S (3 MAX.)	2
GATE VEHICLES	1 PER VEHICLE (1 MAX.)	1
SALES ROOM	5 PER 1000 S.F. (2000 S.F.)	10
TOTAL NO. OF STALLS		= 13
(14 STALLS PROVIDED)		



FINAL DEVELOPMENT PLAN
OR REVISED FINAL DEVELOPMENT PLAN

St. Louis Nursery Partnership
Name of Owner

In connection with a change of zoning for the following described property from NU (prior zoning) to C-8 (present zoning)

DESCRIPTION OF LOT 1 TURKEY TRACT CORNER

A tract of land in Section 11, T.44N., R.3E., St. Louis County, Missouri and being known as Lot 1 of "Turkey Tract Corner", a subdivision recorded in Plat Book 202, pages 50 and 51 and being more particularly described, as follows, to wit:

Beginning at an iron pipe at the northwestern corner of said Lot 1 of Turkey Tract Corner, being also the northeast corner of Lot 2; thence along the north line of said Lot 1, being also the north line of Section 11, T.44N., R.3E., S.89°08'E., 328.43 feet to a concrete monument set on the southwestern line of Manchester Road, as widened; thence along said southwestern line, eastwardly, along an arc of a curve to the left, having a radius of 608.69 feet, a distance of 84.00 feet to a concrete monument, on the west line of Section 12, T.44N., R.3E., being also the west line of West Avenue; thence along said west line, S.0°30'34"W., 382.78 feet to an old stone; thence along the southwestern line of said Lot 1, being also the northeastern line of property now or formerly, of Boyer by deed recorded in Deed Book 4813, page 433 of the St. Louis County Records, N.74°31'32"W., 421.60 feet to an iron pipe; thence along the common line between Lots 1 and 2, N.0°30'34"E., 304.62 feet to the point of beginning and containing 3.319 acres.

Thomas Mansfield & Kevin Kiely, the owner(s) of the property shown on this plan for and (Name of owner(s)) in consideration of being granted a permit to develop said property under the provisions of Section 1003. 145 (applicable subsection) S.L.C.R.O., C-8 (present zoning) of the St. Louis County Zoning Ordinance, do(es) hereby agree, declare and covenant that from the date of recording of this plan, the property shall be developed only as shown herein. This covenant shall run with the land, and shall be enforceable pursuant to Sections 67.570-.900 R.S.Mo. by St. Louis County or its successor as a plan of development adopted by the St. Louis County Planning Commission to promote orderly development. This plan may be amended or superseded by the Planning Commission or modified by the Department of Planning or voided by order or ordinance of the St. Louis County Council, each as more particularly authorized by the St. Louis County Zoning Ordinance now or hereafter in effect.

Thomas Mansfield

Kevin Kiely

State of Missouri) SS.
County of St. Louis)

On this 28 day of Feb, A.D., 19 89, before me personally appeared Thom. Mansfield, and Kevin Kiely, Partners to me known to be the person(s) (individual) described in, and who executed the foregoing instrument, and acknowledge that he, she or they executed the same as his, hers or their free act and deed.

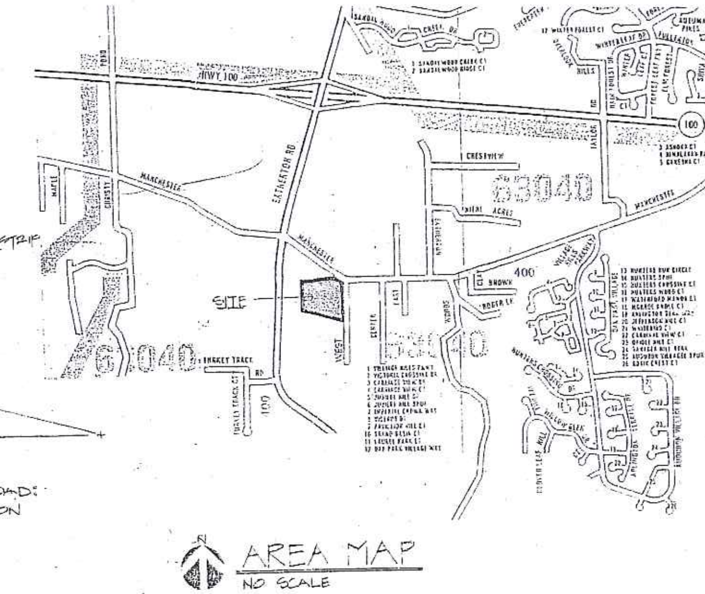
In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in St. Louis Co. (County & State) the day and year last above written. My term expires

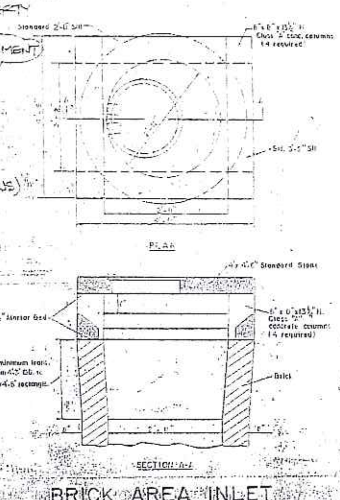
Notary Public

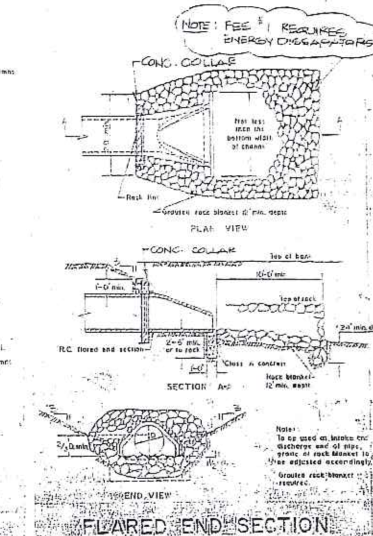
This plan was approved by the St. Louis County Planning Commission in accordance with the provisions of Section 1003. 145 (applicable subsection), of the S.L.C.R.O. This plan shall be developed under conditions prescribed by Ordinance ______, 19___ approved by the St. Louis County Council on ______.

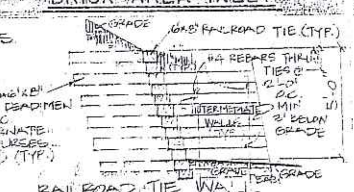
Planning Director

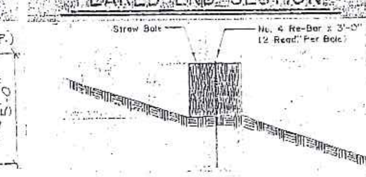
Date











GENERAL NOTES:

Relative to this rezoning, we request that the following special conditions be met:

1. Improve Manchester Road to one-half of an eighty-two (82) foot right-of-way and a sixty-three (63) foot pavement including all storm drainage facilities as directed by the Department of Highways and Traffic.

   Due to the lack of road frontage, the Department of Highways and Traffic may require the developer to provide an alternate roadway improvement or escrow for improvements. In that case, the developer shall be required to dedicate any easements and licenses necessary the accommodate the ultimate improvements to Manchester Road and to grade and construct his on-site improvements to be compatible with the improvements to Manchester Road as directed by the Department of Highways and Traffic.

2. Improve West Avenue (private) to one-half of a seventy (70) foot right-of-way and a twenty-seven (27) foot pavement including all storm drainage facilities between Manchester Road and the south rounding at the entrance to the subject tract as directed by the Department of Highways and Traffic. However, the total pavement width shall not be less than twenty-two (22) feet.

3. Improve the remainder of the frontage along West Avenue to one-half of a seventy (70) foot right-of-way as directed by the Department of Highways and Traffic.

4. Provide a street approach intersection on West Avenue at Manchester Road, constructed to St. Louis County Standards.

5. Provide a sidewalk adjacent to Manchester Road or provide the finish grading therefor and required cash escrow as directed by the Department of Highways and Traffic.

6. Provide a sidewalk adjacent to West Avenue as directed by the Department of Highways and Traffic.

7. Access to this development from West Avenue shall be limited to one (1) driveway located a minimum of 125 feet south of Manchester Road and constructed to St. Louis County Standards.

8. No driveway access to Manchester shall be permitted as part of this development.

10. The developer shall contribute to the Pond/Grover & Traffic Generation Assessment Trust Fund established by Ordinance No. 12,623 based upon the following rate schedule:

Type of Development	Required Contribution
Retail	$[illegible]/Parking Space

(Parking space as required by Section 1003.165 of the St. Louis County Zoning Ordinance.)

The amount of this required contribution, if not submitted by January 1, 1990, shall be increased 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 St. Louis County Department of Highways and Traffic.

Relative to this petition, we request that the following grading conditions and stormwater control requirements be met:

1. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted.

2. Interim stormwater drainage control in the form of siltation control measures are required.

3. Submit to the Planning Commission an engineering plan approved by the Department of Highways and Traffic showing that adequate handling of the stormwater drainage of the site is provided.

4. a. The developer is required to provide adequate stormwater systems in accordance with St. Louis County Standards.

   b. All stormwater shall be discharged at an adequate natural discharge point.

   c. Detention of differential runoff of stormwater is required by providing permanent detention facilities, such as, dry reservoirs, ponds or other acceptable alternatives. The detention basin shall be completed and in operation prior to paving of any driveways or parking areas.

5. Prior to issuance of foundation or building permits, all approvals from the Department of Planning, the Department of Highways and Traffic and the Metropolitan St. Louis Sewer District must be received by the Department of Public Works.

The above mentioned comments are as determined by the Director of the Department of Highways and Traffic.

In addition, we request the following general conditions be met:

1. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.

2. Trust Fund contribution shall be deposited with St. Louis County through standard escrow procedure prior to the issuance of building permits. The Trust Fund contribution shall be deposited with St. Louis County in the form of a cash escrow.

3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

4. 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.

5. If roadways in this petition are to be private roadways, these roadways shall remain private forever. Maintenance of private roadways shall be the responsibility of the property owner(s) or trustees forever.

   The existence of private roadways within the development requires disclosure by the developer of responsibility for street maintenance in accordance with the provisions of Section 1005.265 of St. Louis County's Subdivision Ordinance.

6. Add the following notes: "Erosion control protection or enclosing ditches may be required, based on review of hydraulic calculations, during construction plan review." "Grading shall be completed per St. Louis County standards."

7. ALL CONCRETE SIDEWALKS TO BE CONSTRUCTED AT A FUTURE DATE WITH FUNDS ESTABLISHED BY OWNER IN AN ESCROW ACCOUNT.

St. Louis Nursery Partnership
1200 East Mexico Road
St. Peters, Missouri 63370

Lawn and Garden Center
Grover, Missouri

The Manhattan Group
Architecture
Engineering

STATE OF MISSOURI — JOSEPH H. CRAWFORD — NUMBER E-24485 — PROFESSIONAL ENGINEER

REV. 2 ONLY

Sheet Title
SITE PLAN
SITE DETAILS

Issue Date
2/16/89
REV. 11/12/[illegible]
3/13/92

Project Number
1690

Sheet Number
C1

WILDWOOD

November 21, 2016

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

Re: Renewal of the Conditional Use Permit (CUP) for **P.Z. 25-97 Sprint Spectrum, L.P.** (Marianist Retreat and Conference Facility)

Commission Members:

In November 1998, the City Council, after action by the Planning and Zoning Commission, authorized a Conditional Use Permit (CUP) by Resolution for a telecommunications tower located at the Marianist Retreat Center, which is located on State Route 109, across from Alt Road. Subsequently, a one hundred fifteen (115) foot monopole tower was constructed there, within a 2,500 square foot lease area that is situated on this larger one hundred fifteen (115) acre parcel of ground. As part of this approval, a number of conditions were established to regulate this tower and ensure its impacts would be minimized on the surrounding community.

One (1) of the conditions established within the permit was a five (5) year time limit from its initial effective date to allow the City to review its success in meeting the conditions established for it and modify them, if new technology became available and justified such action. Given the changing technology in regards to the telecommunications industry, the five (5) year timeframe seemed reasonable to address potential changes needed at this site. Along with this initial five (5) year period, the permit required annual renewals thereafter. Given the approval of this Conditional Use Permit (CUP) occurred in November 1998, the expiration of the first five (5) year time limit occurred in November 2003, and the Commission has been considering one (1) year renewals for this tower since that date. The petitioner is now seeking the required annual renewal in order to allow the tower's continued use through the timeframe of November 2016 to November 2017.

In considering the renewal of this Conditional Use Permit (CUP), the Department would note a great deal of time was spent on the original review and action upon this tower. After much discussion between parties, and additional information provided by the petitioner, the City Council supported the erection of this tower for the following reasons: the need to provide cellular coverage along this main transportation corridor in the City – State Route 109; the tower's capability to accommodate future co-location of other service providers (five (5) total providers are currently located at this facility); the minimal intrusiveness of the tower onto the area due to the use of a monopole and its painting to blend into the horizon; and the request was consistent with the intent and purpose of the City's Model Telecommunications Ordinance. All of these reasons still remain valid today, now eighteen (18) years after the tower's original approval. Additionally, the Department would add that a permit was issued this year to AT&T for the replacement and upgrade of their equipment on this tower. This continued use and investment in newer technology is evidence of the ongoing importance of this tower.

The Department would note that, during its recent site visit to this facility on November 16, 2016, as part of this annual renewal, it was found to be in excellent condition. Overall, the site meets the minimum conditions necessary to be considered acceptable from the standpoint of appearances and compliance to the permit. Issues that had existed at the site in the past have been addressed and remain in good order, i.e. (1.) the replacement or repair of the wooden gate doors and lock, which appeared not to have been stained for some

time and damaged by on-going use, including a missing vertical panel causing a gap; and (2.) the repair of the access driveway leading to the aforementioned gate doors.

Acknowledging the results of the site visit, along with the overall compliance of the petitioner to the requirements of the Conditional Use Permit (CUP), the limited impact of the tower on the surrounding area, the needed service it provides along this major transportation corridor within the City, and the overall condition of the lease area, the Department of Planning is recommending the Conditional Use Permit (CUP) be renewed for this facility for an additional year, with no conditions associated with this action. The Department would note the Conditional Use Permit (CUP) will continue to require annual reviews to occur; the next such consideration scheduled for November 2017.

If there are any questions or comments regarding this information or the recommendation of the Department regarding this Conditional Use Permit (CUP) and its renewal, please feel free to contact the Department of Planning at (636) 458-0440. Additionally, the Department of Planning will provide a presentation on this request at tonight's meeting and respond to any questions or comments at that time as well. Thank you for the opportunity to present this information to the Planning and Zoning Commission and your review and consideration of it.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable City Council of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Jeff Barnett, Crown Castle International, Owner of Tower Facility

Figure *One*. – Gate (2016)

Figure *Two*. – Drive Aisle and Landscaping (2016)

Figure *Three.* – Wiring and Antennas Painted to Match (2016)