



PUBLIC HEARINGS
BOARD OF ADJUSTMENT OF THE CITY OF WILDWOOD,
MISSOURI
City Hall Council Chambers
16860 Main Street
Thursday, February 16, 2017, 7:00 PM

The Board of Adjustment of the City of Wildwood will hold public hearings that will begin at 7:00 p.m., on Thursday, February 16, 2017, in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The purpose of these hearings is to consider requests for variances to certain Zoning Ordinance regulations or interpretations of their intent made by the Director of Planning relating to the individual properties identified below. Please review the individual notice of publication pertaining to your petition of interest for information relating to it. To report any inaccuracies in the text or seek further information about these requests, please feel free to contact the Department of Planning and Parks at (636) 458-0440, prior to the hearings' date. At these hearings, the following requests will be considered by the Board of Adjustment for action:

- I. **B.A. 3-17 NP Wildwood, LLC/NP Senior Living Development, C/O Bill Biermann, 4825 Northwest 41st Street, Suite 500, Riverside, Missouri 64150** requests an exception to the Miscellaneous Regulations (Temporary Structures) for the purpose of placing a construction trailer on a property where the development is not planned, along with material staging and equipment/employee parking areas, at 2850 Market Avenue (Locator Number 23V220215, Wildwood Town Center Subdivision, Lot 5), which would be utilized during the construction of a senior living facility that is to be located at 251 and 261 Plaza Drive (on an adjacent site to the subject location). This request is contrary to the requirements of Chapter 415.380 Miscellaneous Regulations of the City of Wildwood Zoning Ordinance and the Amended C-8 Planned Commercial District Regulations, per Ordinance #2200, which was approved by the Wildwood City Council on July 25, 2016. **(Ward Eight)**

Documents:

[BA 3-17 NP WILDWOOD REPORT - MARKET \(STONECREST\).PDF](#)

- II. **B.A. 4-17 Carl W. And Georganne D. Uffman, 260 Sunset Drive, Ballwin, Missouri 63011** request an exception to the Natural Resource Protection Standards for the purposes of constructing a one (1) story, single-family dwelling, with a 3-car garage, at 2028 Meadow Forest Drive (Locator Number 27Z330105; Meadow Forest Manors Subdivision, Lot 1), which would thereby authorize the planned individual household treatment system to encroach into the Natural Resource Protection Area to accommodate its placement. This extent of encroachment of this system into this one hundred percent (100%) protected area of the overall lot is approximately

9,920 square feet. This request is contrary to the requirements of Chapter 420.200 Natural Resource Protection Standards and Procedures of the City of Wildwood *Subdivision and Development Regulations* and Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance. **(Ward Six)**

Documents:

[BA 4-17 UFFMAN REPORT - MEADOW FOREST.PDF](#)

III. B.A. 5-17 Gene J. And Patricia O'Dell, 56 Lakefield Place Court, Apartment D, Wildwood, Missouri 63040, C/O Chris DeGuentz, Fischer And Frichtel Custom Homes, LLC, 695 Trade Center Boulevard, Chesterfield, Missouri 63005

request an exception to the *Natural Resource Protection Standards* for the purpose of constructing a single-family dwelling upon the property located at 18644 Windy Hollow Lane (Locator Number 26Y320074; Estates at Deer Hollow Subdivision, Lot 14), which would thereby authorize the relocation of the Natural Resource Protection Line, and accompanying twenty-five (25) foot building setback upon it, while maintaining the existing amount of preserved land relative to the current totals indicated on the Record Plat. These requirements and conditions associated with the protected areas of the lot, and the related disturbance setbacks, are specified by Chapter 420.200 Natural Resource Protection Standards and Procedures of the City of Wildwood's *Subdivision and Development Regulations*, Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood's Zoning Ordinance, and the Record Plat, per Ordinance #1344, approved by the Wildwood City Council on October 9, 2006. **(Ward Six)**

Documents:

[BA 5-17 O DELL REPORT - WINDY HOLLOW.PDF](#)

IV. B.A. 6-17 Kelly J. Bain, 17127 Cambury Lane, Wildwood, Missouri 63040, C/O The Clayton Engineering Company, 2268 Welsch Industrial Court, St. Louis, Missouri 63146

requests an exception to the *Natural Resource Protection Standards* for the purpose of constructing a single-family dwelling upon the property located at 18442 Hencken Valley Estates Drive (Locator Number 26X140093; Hencken Valley Estates Re-Subdivision, Lot 7), which would thereby authorize the relocation of the Natural Resource Protection Line, and accompanying twenty-five (25) foot building setback upon it, while maintaining the existing amount of preserved land relative to the current totals indicated on the Record Plat. These requirements and conditions associated with the protected areas of the lot, and the related disturbance setbacks, are specified by Chapter 420.200 Natural Resource Protection Standards and Procedures of the City of Wildwood's *Subdivision and Development Regulations*, Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood's Zoning Ordinance, and the Record Plat, per Ordinance #1238 approved by the Wildwood City Council on November 14, 2005. **(Ward Six)**

Documents:

[BA 6-17 BAIN REPORT - HENCKEN VALLEY.PDF](#)

V. B.A. 7-17 Geeta Ramayan Group Of Greater St. Louis, 1303 Magnolia Manor Court, St. Peters, Missouri 63303, C/O Bhugol Chandel, 1303 Magnolia Manor Court, St.

Peters, Missouri 63303

requests an exception to the Supplementary Off-Street Parking and Loading Requirements (General) for the purpose of constructing a place of worship, with associated parking area, at 1431 State Route 109 (Locator Number 22W640123), which would thereby authorize a front yard setback of two (2) feet, in lieu of the required twenty-five (25) foot standard, from both Old Eatherton Road and State Route 109, for the required parking spaces in association with this permitted use. This request is contrary to the requirements of Chapter 415.280 Off-Street Parking and Loading Requirements – General Regulations and Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance. **(Ward Three)**

Documents:

[BA 7-17 GEETA RAMAYAN GROUP REPORT - STATE ROUTE 109.PDF](#)

- VI. **B.A. 8-17 Gary And Aurora Saddler, 24039 Shooting Star Drive, Golden, Colorado, 80401, C/O Eric Brandt, 7530 Cromwell Drive, Apartment 15, Clayton, Missouri 63105** request an exception to the Minimum Yard Requirements (General) for the purpose of constructing a single family dwelling, with detached garage, at 18312 Woodland Meadows Drive (Locator Number 25X610133, Woodland Meadow Addition Subdivision, Lot 42), which would thereby authorize a front yard setback of thirty (30) feet, in lieu of the required fifty (50) foot standard. This request is contrary to the requirements of Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance. **(Ward Six)**

Documents:

[BA 8-17 SADDLER REPORT - WOODLAND MEADOWS.PDF](#)

- VII. **B.A. 9-17 Missouri-American Water Company, 727 Craig Road, St. Louis, Missouri 63141**

Stay on proceeding filed by the **Missouri American Water Company** on the matter relating to its elevated water storage tank that is located at 1777 Old Eatherton Road (Locator Number 22V140145); NU Non-Urban Residence District, with a Conditional Use Permit (CUP); the petitioner has appealed a determination of a violation of the conditions of a Conditional Use Permit, or, in the alternative, requested a variance from those conditions, but is now seeking a delay of the same (stay). **(Ward One)**

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

The City of Wildwood will provide reasonable accommodations for persons attending Board of Adjustment meetings. Requests for reasonable accommodations should be made by contacting Laura Rehtin, Deputy City Clerk at 636-458-0440 or email at laura@cityofwildwood.com at least 48 hours prior to the start of the meeting.