WILDWOOD

AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

City Hall Council Chambers - 16860 Main Street

March 20, 2017 - Monday

6:30 P.M.

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

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, March 6, 2017

Documents:

III. MARCH 6, 2017 DRAFT MINUTES.PDF

IV. Department Of Planning's Opening Remarks/Updates

V. Public Hearings – No Items For Consideration

VI. Old Business – Two (2) Items For Consideration

1. Letters Of Recommendation – One (1) Item For Consideration

a. P.Z. 17-15 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040 – A Request For Review And Consideration Of Modifications To The Zoning Performance Standard Regulations – Noise Code Section (Section 415.250) Of The City Of Wildwood Zoning Ordinance That Would Address Noise Emissions From Equipment That Occurs For Extended Periods Of Time, Over Any Timeframe, Including All Day, Week, Month, Or Year, In All Appropriate Zoning District Designations, Including The "NU", "R", "C", And "M" District Categories. (Wards – All)

Documents:

VI.A. P.Z. 17-15 NOISE CODE.PDF

a.1. Public Comments On Recommendation

Vote	Bartoni	Lee	Archeski	Kohn	Gragnani	Beattie	Renner	Manton	Bowlin	Bopp
Aye										
Nay										

a.2. Information Reports – One (1) Item For Consideration

b. A Request For Conditional Use Permits (CUP) From Missouri American Water (MOAW) To Allow The Placement Of Data Collection Units (DCU) Upon Existing Emergency Alert Siren Poles Within Rights-Of-Way Throughout The City Of Wildwood In Order To Facilitate The Collection Of Water Meter Usage. The Data Collection Units (DCU) Are Proposed At The Following Locations:

Documents:

VI.B. P.Z. 15-24-16 MO AMERICAN WATER.PDF

b.1. P.Z. 15-16 MOAW DCU 43 – Unit To Be Placed Upon The Existing Emergency Alert Siren Pole Located Within The Northern Right-Of-Way Of Ridge Road (Generally Located Adjacent To 1120 Ridge Road); At The Following Latitude And Longitude: LAT 38.557795/LONG -90.600937 (Ward Six)

b.2. P.Z. 16-16 MOAW DCU 57 – Unit To Be Placed Upon The Existing Emergency Alert Siren Pole Located Within The Southern Right-Of-Way Of Alt Road, At State Route 109 (Generally Located Adjacent To 4000 Alt Road); At The Following Latitude And Longitude: LAT 38.541/LONG -90.63235 (Ward Six)

b.3. P.Z. 17-16 MOAW DCU 58 – Unit To Be Placed Upon The Existing Emergency Alert Siren Pole Located Within The Western Right-Of-Way Of Village Hills Parkway (Generally Located Adjacent To 16505 Willow Glen Drive); At The Following Latitude And Longitude: LAT 38.568697/LONG -90.627732 (Ward Eight)

b.4. P.Z. 18-16 MOAW DCU 64 – Unit To Be Placed Upon The Existing Emergency Alert Siren Pole Located Within The Eastern Right-Of-Way Of Ossenfort Road (Generally Located Adjacent To 19159 Melrose Road); At The Following Latitude And Longitude: LAT 38.574013/LONG -90.720703 (Ward Six)

b.5. P.Z. 19-16 MOAW DCU 103 – Unit To Be Placed Upon The Existing Emergency Alert Siren Pole Located Within The Western Right-Of-Way Of Valley Road (Generally Located Adjacent To 2611 Chatham Place Court); At The Following Latitude And Longitude: LAT 38.610852/LONG -90.597849 (Ward Two)

b.6. P.Z. 20-16 MOAW DCU 110 – Unit To Be Placed Upon The Existing Emergency Alert Siren Pole Located Within The Western Right-Of-Way Of Shepard Road (Generally Located Adjacent To 1339 Shepard Road); At The Following Latitude And Longitude: LAT 38.622574/LONG -90.632279 (Ward Three)

b.7. P.Z. 21-16 MOAW DCU 111 – Unit To Be Placed Upon The Existing Emergency Alert Siren Pole Located Within The Eastern Right-Of-Way Of Wildhorse Parkway Drive (Generally Located Adjacent To 17699 Wildridge Drive); At The Following Latitude And Longitude: LAT 38.641849/LONG -90.632613 (Ward Two)

b.8. P.Z. 22-16 MOAW DCU 118 – Unit To Be Placed Upon The Existing Emergency Alert Siren Pole Located Within The Northern Right-Of-Way Of Manchester Road (Generally Located Adjacent To 17367 Manchester Road); At The Following Latitude And Longitude: LAT 38.580517/LONG -90.65506 (Ward One)

b.9. P.Z. 23-16 MOAW DCU 123 – Unit To Be Placed Upon The Existing Emergency Alert Siren Pole Located Within The Western Right-Of-Way Of Wild Horse Creek Road, At State Route 100 (Generally Located Adjacent To 2300 Wild Horse Creek Road); At The Following Latitude And Longitude: LAT 38.583961/LONG -90.683589 (Ward One)

b.10. P.Z. 24-16 MOAW DCU 114 – Unit To Be Placed Upon The Existing Emergency Alert Siren Pole Located Within The Southern Right-Of-Way Of Wild Horse Creek Road (Generally Located Adjacent To 18440 Wild Horse Creek Road); At The Following Latitude And Longitude: LAT 38.642967/LONG -90.673854 (Ward One)

b.10.1. Public Comments On Recommendation

Vote	Bartoni	Lee	Archeski	Kohn	Gragnani	Beattie	Renner	Manton	Bowlin	Bopp
Aye										
Nay										

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

1. A Response To A Communication From Jeff Barnett, Real Estate Specialist, Crown Castle, Which Is Dated February 13, 2017, Regarding P.Z. 16-99 Sprint PCS, That Seeks The Planning And Zoning Commission's Review And Action On A Requested Change To The Existing Conditional Use Permit (CUP) Governing A One Hundred (100) Foot Telecommunications Tower And Related Equipment Shelter.

This tower and shelter is located on the north side of Clayton Road, east of Strecker Road (Locator Number: 21U120318/Street Address: 16499 Clayton Road); Amended C-8 Commercial District, with a Conditional Use Permit (CUP); thereby allowing for the installation of antennas that are not a flush-mounted type inside the tower's canister, but rather attached onto its exterior. Accompanying this request, a recommendation is being provided on a retroactive renewal of the Conditional Use Permit (CUP) for the period of May 26, 2016 to May 26, 2017 and the subsequent renewal of the same for an additional one (1) year period of time. **(Ward**

Two)

Documents:

VII.A. P.Z. 16-99 SPRINT PCS (CROWN CASTLE).PDF

a. Public Comments On Recommendation

Vote	Bartoni	Lee	Archeski	Kohn	Gragnani	Beattie	Renner	Manton	Bowlin	Bopp
Aye										
Nay										

2. A Response To A Communication From Bill Biermann, Northpoint Senior Living Development, LLC, Which Is Dated January 23, 2017, Regarding P.Z. 5 And 5(A)-16 Stonecrest Of Wildwood; Amended C-8 Planned Commercial District (Downtown District Designation Under The Town Center Plan); South Side Of State Route 100, North Of Plaza Drive, And West Of Fountain Place (Locator Numbers: 23V220242 And 23V220233/Street Addresses: 251 And 261 Plaza Drive); That Seeks Modifications To The Existing Site-Specific Ordinance (Ordinance #2200) That Governs The Site To Allow For The Placement Of Additional Monument Type Signage, I.e. Ground-Mounted In Lieu Of Only Wall Types. (Ward Eight)

Documents:

VII.B. P.Z. 5 AND 5(A) STONECREST - MONUMENT SIGN.PDF

a. Public Comments On Recommendation

Vote	Bartoni	Lee	Archeski	Kohn	Gragnani	Beattie	Renner	Manton	Bowlin	Bopp
Aye										
Nay										

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

IX. Other – One (1) Item For Consideration

1. Development And Zoning Review Committee – By Mayor Bowlin

Documents:

IX.A. MAYORS MEMO RE-DEVELOPMENT AND ZONING REVIEW COMMITTEE.PDF

X. Closing Remarks And Adjournment By Chair Of Commission

***Note**: The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.*

"Planning Tomorrow Today"

Not Ready for Action Items (03-20-17 Executive Session)

1. Public Hearing Items – One (1) Item

a. P.Z. 7-10 Whispering Oaks Health Care Facility – Naren Chaganti (Registered Agent) C/O City Of Wildwood, Department Of Planning, 183 Plaza Drive, Wildwood, Missouri

A compliance review of an Amended Conditional Use Permit (CUP) in the NU Non-Urban Residence District (P.C. 95-94 St. Louis County Zoning), which authorizes a one hundred eighty-three (183) bed skilled nursing facility upon a 10.93 acre tract of land located on the north side of Ridge Road, west of St.

Paul Road (Locator Number 25T210089/Street Address: 1450 Ridge Road), to determine if the facility has been operating in violation of the Conditional Use Permit and, if so, to consider appropriate sanctions, up to and including revocation of the permit. **(Ward Eight)** - **Open from July 19, 2010 Executive Session of the Planning and Zoning Commission**

2. Letters Of Recommendation Items – No Items

3. Information Report Items – Four (4) Items

   a. P.Z. 14-06 City Of Wildwood Department Of Planning And Neichter-Throckmorton Development
   A request to terminate a Planned Residential Development Overlay District (PRD) authorized by Ordinance # 1946, which allowed up to fifty-five (55) lots on a one hundred ninety-three (193) acre property; NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD); east side of Ossenfort Road, north of Brook Hollow Drive (Locator Number 22Y240055/Street Address 2136 Ossenfort Road); due to the timeframe for the commencement of construction, which was to occur by May 27, 2016, has not been met by the petitioner, and the City Council did not support further extensions of time. **(Ward One)**

   b. P.Z. 14-14 Carohaven Farm, L.L.C. C/O Dr. Caroline Morgan, 18318 Melrose Road, Wildwood, Missouri 63069
   A request to terminate a Conditional Use Permit (CUP) for a horse boarding and training facility that was to be located upon a ten (10) acre tract of land; NU Non-Urban Residence District, with a Conditional Use Permit (CUP); south side of Melrose Road, east of State Route 100 (Locator Number 25X240071/Street Address: 18318 Melrose Road); due to the timeframe to submit the required Site Development Plan for review, which was to occur by October 20, 2016, has not been met by the petitioner. **(Ward Six)**

   c. P.Z. 50, 51, And 52-16 The Arbors Of Wildwood, McBride Turkey Track, LLC, C/O Katherine Moore, 16091 Swingley Ridge Road, Chesterfield, Missouri 63017
   A request for a Conditional Use Permit (CUP), which would authorize the use of the subject site for detached single family dwellings on individual lots, which is a requirement of the Town Center Plan's Regulating Plan for the "Cultural/Institutional District." If the Conditional Use Permit (CUP) is granted by the Planning and Zoning Commission, the petitioner is also requesting for a change in zoning from the NU Non-Urban Residence District to the R-2 15,000 square foot Residence District for a 15.1 acre tract of land, being located on the west side of State Route 109, south of Turkey Track Road (Locator Number: 24V130072/Street Address: 2705 State Route 109). For this same 15.1 acre tract of land, the petitioner is also seeking the application of a Planned Residential Development Overlay District (PRD) to accommodate the proposed use. Proposed Use: A total of thirty-five (35) detached single-family dwellings on individual lots, with common ground, and required public space areas. **(Ward One)**

   d. P.Z. 20, 21, And 22-15 Ackerley Place, Payne Family Homes L.L.C., C/O Thomas Cummings, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132
   A request for the modification of the Street Network Map of the Town Center Plan upon a property that totals 50.65 acres of area, which is located on the west side of State Route 109, north of Manchester Road. The requested modification to the Street Network Map reflects the petitioner's intent to modify the location of the proposed Main Street extension through the site. Accompanying the aforementioned Town Center Plan modification is a request for a change in zoning from the C-8 Planned Commercial District and R-6A 3,000 square foot Residence District, with a Planned Environment Unit (PEU), to the Amended C-8 Planned Commercial District (Town Center "Workplace District") and R-3 10,000 square foot Residence District (Town Center "Neighborhood Edge District" and "Neighborhood General District"), with a Planned Residential Development Overlay District (PRD), for the same tract of land, again being located on the west side of State Route 109, north of Manchester Road (Locator Numbers: 23V110022 and 23W320013/Street Addresses: 2431 State Route 109 and 17225 Manchester Road).
   Proposed Use: A total of one hundred fifty eight (158) detached single-family dwellings on individual lots, with common ground, required public space areas, and a minimum of two (2) commercial outlots fronting State Route 109. (Ward One)

4. Correspondence Items – Two (2) Items

   a. P.Z. 1 And 1a-99 W.J. Byrne Builders, Inc., 3112 Shady Glen Estates Drive, Wildwood, Missouri 63038
   A request to amend existing Planned Residential Development Overlay District Ordinance #1189 to accommodate changes associated with a redesign of this residential subdivision that was originally approved for twenty-three (23) total units, on individual lots, to be located on a 18.33 acre tract of land, which is located on the north side of Strecker Road, east of Englebrook Drive (Locator Numbers 22U240024, 22U330031, and 22U330062 /Street Addresses 177 Strecker Road, 165 Strecker Road, and 173 Strecker Road). The modifications reflect changes to the site due to environmental considerations relating to a restrictive covenant approved and signed between the property owner and the United States Environmental Protection Agency (EPA), which has necessitated changes to its previously

approved design. **(Ward Two)**

b. A Response To A Communication From Jenny Mitchell, Director Of Property Management For The Desco Group, Which Is Dated October 20, 2015, That Seeks A Change To The Amended MXD Mixed-Use Development District Ordinance That Governs The Schnucks Wildwood Crossing Center To Allow For A Third Freestanding Monument Sign Along The Property's Manchester Road Frontage - St. Louis County's P.C. 219-85 Alfred L. Hicks And J.L. Mason Of Missouri, Inc. (Ward Seven)

5. Record Plats/Site Development Plans – No Items

6. Other Items – No Items

The City of Wildwood will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. Requests for reasonable accommodations should be made by contacting Amanda Foster, City Clerk, at 636-458-0440, or email at afoster@cityofwildwood.com, at least 48 hours prior to the start of the meeting.

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