WILDWOOD

CITY COUNCIL AGENDA

COUNCIL CHAMBERS
7:30 P.M.
04/11/16

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES – March 28, 2016 Work Session & Regular Agenda Minutes

Documents: MARCH 28, 2016 MEETING DRAFT MINUTES.PDF

V. MAYOR APPOINTMENTS/ANNOUNCEMENTS

V.I. April 5, 2016 Municipal Election Unofficial Results

V.II. Introduction Of Missouri House 101st District Candidates

V.III. Appointment

V.III.A. Planning And Zoning Commission Appointment ~ Ed Kohn, Ward 3 – Filling Unexpired Term Ending June 2016

Documents: APPOINTMENT TO PLANNING AND ZONING COMMISSION.PDF

VI. PUBLIC PARTICIPATION

VII. PUBLIC HEARING(S)

VII.I. (Postponed At The January 11, 2016 City Council Meeting – To Remain Postponed) 1. A Response To A Communication From Jenny Mitchell, Director Of Property Management For The Desco Group, Which Is Dated October 20, 2015, Regarding St. Louis County's P.C. 219-85 Alfred L. Hicks And J.L. Mason Of Missouri, Inc.;

Amended MXD Mixed-Use Development District; south side of Manchester Road, east of Old Fairway Drive (Street Address: 16506 Manchester Road/Locator Number: 23U120480); seeking modifications to an existing site-specific ordinance that governs the Schnucks Wildwood Crossing Center to allow for a third freestanding monument sign along the property's Manchester Road frontage. (Ward – Seven)

VII.II. P.Z. 3-16 City Of Wildwood Planning And Zoning Commission C/O Department Of

Planning, 16860 Main Street, Wildwood, Missouri

A request to endorse and ratify the Planning and Zoning Commission's action upon the 2016 update of the City of Wildwood's Master Plan. The City's Charter requires this plan to be updated every ten (10) years, and was last updated in 2006. The updated Master Plan was reviewed by the Master Plan Advisory Committee (MPAC) from January 2015 to February 2016 and its members acted favorably upon it and submitted its recommendation to the Planning and Zoning Commission for its consideration. The Planning and Zoning Commission reviewed the updated Master Plan and acted favorably to adopt this draft. The Master Plan establishes goals, objectives, and policies for the protection of the environment, application of planning techniques for land use and development purposes, allocation of resources and services, prioritization of transportation and infrastructure improvements, provision of public space and recreational amenities within the community, and economic development. Along with these goals, objectives, and policies, the Master Plan establishes types and densities/intensities of land use for every parcel of ground within the boundaries of the City of Wildwood. Additionally, the City's Charter requires the conceptual land use changes in the Master Plan to be reviewed and adopted by City Council, which serves as Wildwood's Comprehensive Zoning Plan. **(Wards – All)**

Documents: PUBLIC HEARING PZ 3-16 PART 1.PDF, PUBLIC HEARING PZ 3-16 PART 2.PDF

VII.III. P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 C/O Department Of Planning, City Of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040

A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014, and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward – One)**

Documents: PUBLIC HEARING PZ 24-14 CENTAUR STATION MICHAEL PHELAN PART 1.PDF, PUBLIC HEARING PZ 24-14 CENTAUR STATION MICHAEL PHELAN PART 2.PDF

VIII. LEGISLATION

VIII.I. UNFINISHED BUSINESS

VIII.I.A. BILL #2166

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A CHANGE TO PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2042, WHICH WOULD TRANSFER THE RESPONSIBILITY OF MAINTAINING AN ELEVEN (11) FOOT WIDE LANDSCAPE EASEMENT AREA THAT IS LOCATED IN THE WILDWOOD TRAIL SUBDIVISION FROM THAT HOMEOWNERS ASSOCIATION TO THE TOWNS AT WINDRUSH SUBDIVISION'S HOMEOWNERS ASSOCIATION, ALL BEING CONSISTENT WITH THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION ON THIS MATTER DATED MARCH 7, 2016. *Recommended by the Planning and Zoning Commission* (Second Reading) (Ward – Eight)

Documents: 2166 PZ 3,4,5, AND 6-14 WILDWOOD TRAIL SUBDIVISION.PDF

VIII.I.B. BILL #2167

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE ANY AND ALL AGREEMENTS WHICH ARE NECESSARY FOR THE MIGRATION OF THE EMPLOYEE RETIREMENT PLAN TO AMERICAN UNITED LIFE INSURANCE COMPANY, INCLUDING ASSOCIATED ADVISORY AGREEMENTS WITH R. T. JONES CAPITAL EQUITIES MANAGEMENT, INC., MESIROW FINANCIAL INVESTMENT MANAGEMENT, INC., AND CUTTER

& COMPANY. *Recommended by the Administration/Public Works Committee Meeting* (Second Reading) (Wards – All)

Documents: 2167 EMPLOYEE RETIREMENT PLAN.PDF

VIII.I.C. AMENDED BILL #2168

AN ORDINANCE AMENDING TWO SECTIONS OF CHAPTER 110 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE. *Recommended by the City Attorney* (Second Reading) (Wards – All)

Documents: AMENDED BILL 2168.PDF

VIII.I.D. BILL #2169

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, TITLE II. PUBLIC HEALTH, SAFETY AND WELFARE, BY ADDING A WET WEATHER TRAIL POLICY IN CHAPTER 235: Parks and Recreation Regulations. *Recommended by the Planning/Economic Development/Parks Committee* (Second Reading) (Wards – All)

Documents: 2169 WET WEATHER TRAIL POLICY.PDF

VIII.II. NEW BUSINESS

VIII.II.A. BILL #2170

AN ORDINANCE AMENDING CHAPTER 210, ARTICLE VI, OF THE WILDWOOD MUNICIPAL CODE RELATING TO HUNTING AND FIREARMS REGULATIONS. *Recommended by the Board of Public Safety* (First Reading) (Wards – All)

Documents: 2170 AMENDED HUNTING AND FIREARMS REGULATIONS.PDF

VIII.II.B. BILL #2171

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO AN AGREEMENT WITH GEORGE AND RENE' SACKETT FOR THE MANAGEMENT AND OVERSIGHT OF A CITY-SPONSORED FARMERS MARKET FACILITY, OF WHICH SAID ENTITIES SHALL ACT AS ITS MANAGERS IN ALL ASPECTS OF ITS OPERATION AND RECORD-KEEPING, SO AS ENABLING THIS COMMUNITY TO OFFER ANOTHER SERVICE THAT HAS BEEN IDENTIFIED BY RESIDENTS AS A PRIORITY. *Recommended by the Department of Planning and Parks* (First Reading) (Wards – All)

Documents: 2171 FARMERS MARKET 2016.PDF

VIII.II.C. BILL #2172

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO A CONTRACT WITH IDEAL LANDSCAPING FOR THE INSTALLATION OF APPROVED UPGRADES AT THE AL FOSTER MEMORIAL TRAILHEAD, AS INDICATED IN THE BID DOCUMENTS AND SPECIFICATIONS, ALL IN KEEPING WITH THE DOCUMENTATION SUBMITTED BY SUCH IN RESPONSE TO THE CITY'S ADVERTISEMENT IN THIS REGARD, AND THE RECOMMENDATION OF THE PLANNING/ECONOMIC DEVELOPMENT/PARKS COMMITTEE OF CITY COUNCIL REGARDING THIS PROJECT'S COMPONENTS. *Recommended by the Planning/Economic Development/Parks Committee* (First Reading) (Ward – Six)

Documents: 2172 IDEAL LANDSCAPING FOR AL FOSTER TRAILHEAD.PDF

VIII.II.D. BILL #2173

AN ORDINANCE APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND, ALL WITHIN THE "CHRISTMAS VALLEY SUBDIVISION", KNOWN AS PARCELS 1 AND 2 [ST. LOUIS COUNTY LOCATOR NUMBERS: 20V210071 AND 20V210107, RESPECTIVELY]; EACH BEING LOCATED IN PART OF SECTION 24, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED WEST OF CHRISTMAS VALLEY ROAD AND NORTH OF YULETIDE TRAIL, FOR THE PURPOSES OF TRANSFERRING APPROXIMATELY 1.4 ACRES BETWEEN THE

TWO (2) PROPERTIES. *Recommended by the Department of Planning and Parks* (First Reading) (Ward – Three)

Documents: 2173 BOUNDARY ADJUSTMENT CHRISTMAS VALLEY.PDF

VIII.II.E. BILL #2174

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD TO EXECUTE A SUCCESSOR DEVELOPER AGREEMENT WITH *THE OAKS AT WILDWOOD OWNERS ASSOCIATION* FOR COMPLETION OF REQUIRED IMPROVEMENTS FOR WILDWOOD FOREST DRIVE, A PRIVATE ROADWAY, IN ACCORDANCE WITH APPROVED PLANS, AND ALLOW FOR THE RELEASE OF FUNDS FROM DEFAULTED ESCROW, NOW HELD BY THE CITY, PER TWO (2) LETTERS OF CREDIT, WHICH WERE CALLED, AFTER THE ORIGINAL DEVELOPER COULD NO LONGER MEET SAID OBLIGATIONS CONTAINED THEREIN. *Recommended by the Department of Planning and Parks* (First Reading) (Ward – One)

Documents: 2174 SUCCESSOR DEVELOPER AGREEMENT OAKS AT WILDWOOD.PDF

VIII.II.F. BILL #2175

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REQUESTING MONTHLY SUCCESSOR CONNECTION REPORTS FROM AMEREN MISSOURI. *Recommended by the Department of Administration* (First Reading) (Wards – All)

Documents: 2175 AMEREN MISSOURI CONNECTION REPORTS.PDF

VIII.III. RESOLUTIONS

VIII.III.A. RESOLUTION #2016-09

A RESOLUTION AUTHORIZING AN INCREASE TO AN AGREEMENT WITH ENVIRONMENTAL STEWARDSHIP CONCEPTS, LLC FOR ENVIRONMENTAL CONSULTING SERVICES RELATIVE TO THE ELLISVILLE SUPERFUND SITE WITHIN THE CITY OF WILDWOOD. *Recommended by the Department of Administration* (Wards – Two and Four)

Documents: 2016-09 ESC CONTRACT INCREASE.PDF

IX. OTHER

IX.I. Receive And File – Gardner Capital Development – Removed From Planning And Zoning Commission's Agenda (Ward – Eight)

Documents: RECEIVE AND FILE - GARDNER CAPITAL DEVELOPMENT.PDF

X. ADJOURNMENT

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

City Council Will Consider and Act upon the Matters Listed above and Such Others as May Be Presented at the Meeting and Determined to Be Appropriate for Discussion at That Time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City's Representatives and its Attorneys [RSMO 610.021(1) 1994]; Lease, Purchase or Sale of Real Estate [RSMO 610.021 (2) 1994]; hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994]; bidding specification [RSMO 610.021 (11) 1994]; sealed bids and related documents, until the bids are opened' and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected [RSMO 610.021

(12) 1994]; and/or individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMO 610.021 (13) 1994]

The City of Wildwood Is Working to Comply with the Americans with Disabilities Act Mandates. Individuals Who Require an Accommodation to Attend a Meeting Should Contact City Hall, (636)

WILDWOOD

CITY OF WILDWOOD

MARCH 28, 2016 RECORD OF PROCEEDINGS

CITY OF WILDWOOD
MEETING OF CITY COUNCIL
WILDWOOD CITY HALL
16860 MAIN STREET
WILDWOOD, MO 63040

The meeting was called to order at 7:40 P.M.

A roll call was taken, with the following results:

Present at Roll Call:

Mayor Tim Woerther
Council Member Greg Stine
Council Member Debra McCutchen
Council Member Dave Bertolino
Council Member Sue Cullinane
Council Member Jim Baugus
Council Member Larry McGowen
Council Member Larry Goodson
Council Member Joe Garritano
Council Member Jim Bowlin
Council Member Jerry Porter
Council Member Marc Cox
Council Member Katie Dodwell
Council Member Ed Marshall
Council Member Ray Manton

Absent:

Council Member Jeff Levitt
Council Member Glen DeHart

A quorum was present

Also present:

Mr. Ryan Thomas, City Administrator
Mr. Rob Golterman, City Attorney
Mr. Joe Vujnich, Director of Planning and Parks
Mr. Rick Brown, Director of Public Works
Ms. Laura Rechtin, Deputy City Clerk

DRAFT

PLEDGE OF ALLEGIANCE

Mayor Woerther led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the March 14, 2016, City Council meeting were submitted for approval. A motion was made by Council Member Cox, seconded by Council Member McGowen, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

PUBLIC PARTICIPATION

Ms. Joy Krieger, 534 Triton Way, introduced herself as a candidate for State Representative for District 101.

Mr. Adam Paul, Mayor of Ellisville, 1194 Oak Hill Court, made comments regarding the Environmental Stewardship Concepts (ESC) report. Mr. Paul thanked the city for taking the leadership role. Mr. Paul stated he was opposed to residential development on the site at this point and stated that in the event of legal action or litigation, the City of Ellisville would be there to support Wildwood.

Ms. Barbara Sprenger, 84 Strecker Road, spoke in opposition of delisting the Callahan site.

Ms. Tammy Shea, Ward 3, stated she appreciated Dr. deFur's report and the Council's inquiries. Ms. Shea spoke regarding her concerns about the five year review, incomplete data, distrust of the EPA and other concerns. Ms. Shea asked what the next step was.

Ms. Jean Vedvig, 16709 Clayton Road, spoke regarding her concerns about the site. Ms. Vedvig stated if the city would not have worked so hard with the EPA and DNR, then we wouldn't be here today. Ms. Vedvig encouraged everyone to be involved and to have our own experts.

Mr. Dan Topik, 1576 Englebrook Drive, thanked the city for the effort in bringing back Dr. deFur to help answer questions. Mr. Topik stated they just learned that trenches were dug and chemicals poured in on the Bliss site and then a barn was built on top of it. Mr. Topik thanked City Administrator Thomas on the proposed amendment to the Hunting and Gun Regulations. Mr. Topik also spoke of the overpopulation of deer and stated he felt the city should work with the Department of Conservation on the issue.

Mr. Carl Altman, 236 Strecker Farms Ct., stated he was frustrated after an EPA meeting a few years ago. Mr. Altman stated everyone at the meeting knew it was flawed and it was obvious they had no intention of cleaning the property to residential standards. Mr. Altman stated he would prefer if they are not going to clean it, that they just leave it alone. Mr. Altman thanked the city for not giving up and stated we should make the EPA be accountable for this.

Ms. Mary Morton, 211 Strecker Farms Ct., thanked the Council for asking great questions and thanked Dr. deFur. Ms. Morton spoke about her concerns regarding water flow and the barn. Ms. Morton wonders what we can do to encourage folks around there to protect their homes and families.

DRAFT

Mr. Joe Pirrello, 276 Strecker Farms, spoke regarding accusations that were going around about him and his campaign. Mr. Pirrello stated he had nothing but respect for Mr. Manton. Mr. Pirrello stated someone cut the sign in his own front yard. Mr. Pirrello stated he hoped everyone understood he has run a clean campaign.

Ms. Julie Furtwengler, 252 Strecker Farms Ct., spoke about her concerns that there is no sidewalk along Strecker and asked if there was any discussion on placing sidewalks there.

PUBLIC HEARING(S)

(Postponed at the January 11, 2016 City Council Meeting – to remain postponed)

A response to a communication from Jenny Mitchell, Director of Property Management for the Desco Group, which is dated October 20, 2015, regarding St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc.; Amended MXD Mixed-Use Development District; south side of Manchester Road, east of Old Fairway Drive (Street Address: 16506 Manchester Road/Locator Number: 23U120480); seeking modifications to an existing site-specific ordinance that governs the Schnucks Wildwood Crossing Center to allow for a third freestanding monument sign along the property's Manchester Road frontage. (Ward - Seven)

UNFINISHED BUSINESS

BILL #2162 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI ADOPTING THE RECOMMENDATION OF THE HISTORIC PRESERVATION COMMISSION REGARDING THE 'SECOND JOHN E. SCHNARR HOUSE' THAT IS LOCATED ON MANCHESTER ROAD (FORMERLY ROUTE 66) WITHIN THE COMMUNITY OF GROVER, THEREBY ALLOWING ITS PLACEMENT ON THE CITY'S HISTORIC REGISTRY AND PROVIDING CERTAIN INCENTIVES FOR SUCH RELATIVE TO REQUIRED PUBLIC SPACE AND ROADWAY IMPROVEMENTS. *Recommended by the Historic Preservation Commission* (Second Reading) (Ward – Eight)**

A motion was made by Council Member Goodson, seconded by Council Member Manton, for the second reading of Bill #2162. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2162 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2162 with the following results:
Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt and DeHart
Abstain – None
Whereupon Mayor Woerther declared Bill #2162 approved, passed and it became ORDINANCE #2162.

BILL #2163 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT WITH THE MISSOURI AMERICAN WATER COMPANY FOR THE RELOCATION OF A WATER MAIN TO ACCOMMODATE PHASE TWO CONSTRUCTION WITHIN WILDWOOD COMMUNITY PARK. *Recommended by the Department of Planning and Parks* (Second Reading) (Ward – One)**

A motion was made by Council Member McGowen, seconded by Council Member Baugus, for the second reading of Bill #2163. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2163 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2163 with the following results:

Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt and DeHart
Abstain – None
Whereupon Mayor Woerther declared Bill #2163 approved, passed and it became ORDINANCE #2163.

BILL #2164 **AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE CERTAIN AGREEMENTS AND DOCUMENTS IN ORDER TO PROCEED WITH OBTAINING FEDERAL FUNDING FOR THE MISSOURI ROUTE 109 PEDESTRIAN TUNNEL PROJECT, UNDER THE TRANSPORTATION ALTERNATIVES PROGRAM (TAP), AS AUTHORIZED BY THE FEDERAL TRANSPORTATION FUNDING ACT, MAP-21 (MOVING AHEAD FOR PROGRESS IN THE 21ST CENTURY)** ***Recommended by the Department of Public Works*** **(Second Reading) (Wards – One and Eight)**

A motion was made by Council Member Garritano, seconded by Council Member McGowen, for the second reading of Bill #2164. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2164 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2164 with the following results:
Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt and DeHart
Abstain – None
Whereupon Mayor Woerther declared Bill #2164 approved, passed and it became ORDINANCE #2164.

BILL #2165 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE AN AMENDED CONTRACT ON BEHALF OF IT WITH OATES ASSOCIATES FOR ITS ON-GOING DEVELOPMENT OF ENGINEERED DRAWINGS/PLANS, ALONG WITH CONSTRUCTION MANAGEMENT AND ADMINISTRATION, FOR THE EXTENSION OF THE PARK'S INTERNAL ROADWAY, TO THE WESTERN TERMINUS OF POND-GROVER LOOP ROAD, IN ASSOCIATION WITH THE COMMUNITY PARK PROJECT – PHASE 2, CONSISTENT WITH THE ATTACHED CONTRACT AND EXHIBITS, WHICH ARE BEING RECOMMENDED BY THE PLANNING/ECONOMIC DEVELOPMENT/PARKS COMMITTEE OF CITY COUNCIL.** ***Recommended by the Planning/Economic Development/Parks Committee*** **(Second Reading) (Wards – All)**

A motion was made by Council Member Baugus, seconded by Council Member Dodwell, for the second reading of Bill #2165. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2165 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2165 with the following results:
Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt and DeHart
Abstain – None
Whereupon Mayor Woerther declared Bill #2165 approved, passed and it became ORDINANCE #2165.

NEW BUSINESS

BILL #2166 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A CHANGE TO PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2042, WHICH WOULD**

TRANSFER THE RESPONSIBILITY OF MAINTAINING AN ELEVEN (11) FOOT WIDE LANDSCAPE EASEMENT AREA THAT IS LOCATED IN THE WILDWOOD TRAIL SUBDIVISION FROM THAT HOMEOWNERS ASSOCIATION TO THE TOWNS AT WINDRUSH SUBDIVISION'S HOMEOWNERS ASSOCIATION, ALL BEING CONSISTENT WITH THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION ON THIS MATTER DATED MARCH 7, 2016. ***Recommended by the Planning and Zoning Commission*** **(First Reading) (Ward – Eight)**

A motion was made by Council Member Garritano, seconded by Council Member Goodson, for the first reading of Bill #2166. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2166 was read for the first time by title only.

BILL #2167 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE ANY AND ALL AGREEMENTS WHICH ARE NECESSARY FOR THE MIGRATION OF THE EMPLOYEE RETIREMENT PLAN TO AMERICAN UNITED LIFE INSURANCE COMPANY, INCLUDING ASSOCIATED ADVISORY AGREEMENTS WITH R. T. JONES CAPITAL EQUITIES MANAGEMENT, INC., MESIROW FINANCIAL INVESTMENT MANAGEMENT, INC., AND CUTTER & COMPANY.** ***Recommended by the Administration/Public Works Committee Meeting*** **(First Reading) (Wards – All)**

A motion was made by Council Member Dodwell, seconded by Council Member Bowlin, for the first reading of Bill #2167. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2167 was read for the first time by title only.

BILL #2168 **AN ORDINANCE AMENDING TWO SECTIONS OF CHAPTER 110 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE.** ***Recommended by the City Attorney*** **(First Reading) (Wards – All)**

A motion was made by Council Member Cullinane, seconded by Council Member McGowen, for the first reading of Bill #2168. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2168 was read for the first time by title only.

BILL #2169 **AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, TITLE II. PUBLIC HEALTH, SAFETY AND WELFARE, BY ADDING A WET WEATHER TRAIL POLICY IN CHAPTER 235: Parks and Recreation Regulations.** ***Recommended by the Planning/Economic Development/Parks Committee*** **(First Reading) (Wards – All)**

A motion was made by Council Member Dodwell, seconded by Council Member Marshall, for the first reading of Bill #2169. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2169 was read for the first time by title only.

RESOLUTION(S)

RESOLUTION #2016-08 **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A PURCHASE ORDER FOR A NEW GATE STRUCTURE, WITH KEYPADS, FOR THE CITY'S DOG PARK FACILITY IN COMMUNITY PARK.** ***Recommended by the Planning/Economic Development/Parks Committee*** **(Wards – All)**

A motion was made by Council Member Marshall, for the reading of Resolution #2016-08, which motion was seconded by Council Member Cullinane. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen voted Nay). Resolution #2016-08 was read into the record. A voice vote was taken for the approval of Resolution #2016-08 with an affirmative result (McCutchen voted Nay).

OTHER

APPROVAL OF EXPENDITURES (Wards – All)

A motion was made by Council Member Cullinane, seconded by Council Member Bertolino, to approve the expenditures. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Receipt and File – A Recommendation Report of the Planning and Zoning Commission on Phase II of the Community Park; Approving the Site Development Plan. (Wards – All)

Director of Planning Vujnich stated the Planning and Zoning Commission members reviewed the Site Development Plan (SDP) that was submitted for its review and action. Director of Planning Vujnich stated the Commission is supportive of the approximately 3,200 foot long access roadway and companion trail, which includes the preparation of the Great Meadow Area as well. Director of Planning Vujnich stated the Planning and Zoning Commission completed its review of the Site Development Plan (SDP) and related items and determined them to be in compliance with the requirements for the development of them in the City's community park area. Director of Planning Vujnich stated based upon the analysis provided in the report, the Planning and Zoning Commission granted its approval of the Site Development Plan for the proposed trail project.

Receipt and File – A Recommendation Report of the Planning and Zoning Commission for P.Z. 21, 22, and 23-14 Stone Mill; approving the Site Development Plan package for a twelve (12) lot residential subdivision located at the terminus of Center Avenue. (Ward – Eight)

Director of Planning Vujnich stated the Site Plan Subcommittee of the Planning and Zoning Commission considered the submitted plans, which includes the Site Development Plan (SDP) and related items and believes them to be in compliance with the site-specific ordinance governing this property and the City's Zoning Ordinance and Subdivision and Development Regulations. Director of Planning Vujnich stated this compliance leads the members of the Site Plan Subcommittee to support approval of this complement of plans, thereby allowing the Department of Planning to sign and release them.

CONTINUED FROM WORK SESSION

CITY ADMINISTRATOR DISCUSSION ITEMS

Request for Building Permit Authorization – 18634 Hawks Trail Drive (Ward – Six)

Director of Planning Vujnich stated the owner of a vacant lot wants to sell it and wants to make sure the buyer will be able to get a building permit. Director of Planning Vujnich briefly reviewed the background of Hawks Trail Drive. Director of Planning Vujnich stated the Department was asking for direction from the City Council. Director of Planning Vujnich presented a few options for the City Council to consider.

Discussion was held regarding the following: what is the approximate cost to bring the road up to city standard; bids in 2012 were approximately $22,000; who maintains the road going forward; who would repair it in the future; eventually it would be the Homeowners Association; what is the Department's recommendation; the Department feels we should issue a building permit (item 5) and have the owners provide a prorated share of the cost; think item 6 should be applied in the form of an escrow; can't see doing liens; I think we should rule out item 1; can issue permits and state the road is in 'as is' condition.

A motion was made by Council Member Marshall, seconded by Council Member Bowlin, to support the Department of Planning's recommendation in implementing what they find is the best solution and to include a catch-all to address items

that have not been thought of or addressed regarding the city's responsibility. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMITTEE ACTION ITEM(S)/RECOMMENDATION(S)

Update on Rural Internet Access Project (Wards – All)

Director of Planning and Parks Vujnich noted a memorandum had been provided for the City Council's review and that he was available to answer any questions they may have regarding the Rural Internet Access Project.

Administration/Public Works Committee
Salary Plan Update (Wards – All)

City Administrator Thomas stated an Employee Compensation & Benefits Study was completed by CBIZ Human Capital Services. City Administrator Thomas stated based on the study, a 2016 Salary Plan was prepared for inclusion in the 2016 Municipal Budget document. City Administrator Thomas stated the Administration/Public Works Committee recommended adopting the 2016 Salary Plan and to complete another update at the beginning of the 2017 Budget Review process.

Discussion was held regarding the following: what is the time frame between the starting, middle and end point of a salary range; an individual can get hired at any point in the range; will review during the upcoming budget review process.

Board of Public Safety
Proposed Update to Hunting and Firearms Regulations (Wards – All)

City Administrator Thomas stated the prepared segregated code was reviewed, which provided for a single code section specific to hunting and a separate section specific to firearms. City Administrator Thomas stated the new firearms section was updated to comply with current State Statutes. City Administrator Thomas stated the Board of Public Safety was recommending that legislation be prepared to adopt the proposed amended code, as written, except that "(including in excess of twenty-two (.22) caliber)" be removed from Section 6g of the Hunting Regulations, as it is not necessary due to all air guns being permitted east of Missouri Route 109.

Discussion was held regarding the following: would like to make a recommendation that the Board of Public Safety look at firearms being discharged in Town Center; citywide there is a three acre minimum lot size for hunting.

A motion was made by Council Member Goodson, seconded by Council Member Garritano, to have the Board of Public Safety review the firearms regulations for areas immediately in the Town Center area east of Route 109. A voice vote was taken with a negative result and the motion failed (Goodson and Garritano voted Aye).

A motion was made by Council Member Marshall, seconded by Council Member Dodwell, to prepare legislation to adopt the proposed amended code. A voice vote was taken with an affirmative result and the motion was declared passed (Goodson Abstained).

Planning/Economic Development/Parks Committee
Special Event Liquor License for the Wildwood Farmers Market – 2016 (Ward – Eight)

Director of Planning Vujnich stated the Committee believed the request of the managers can be authorized for the 2016 Season, thereby allowing the market and its customers another option for enjoying this venue over its season, and the City of Wildwood. Director of Planning Vujnich stated that at its March 15, 2016 meeting, and by a vote of 6 to 0, the Committee recommended the City Council approve this additional allowance for beer and wine sales at certain special events held in conjunction with the weekly farmers market.

Discussion was held regarding the following: wine and beer at 8:30 a.m. or would they extend the Farmers Market hours for those special events; define special events; cooking demonstrations; wine tasting; and the city has to approve the special event; each time they have one of these events, it has to be approved.

A motion was made by Council Member Baugus, seconded by Council Member Manton, to authorize the Department of Planning to prepare legislation and to incorporate what the Committee has come up with. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen voted Nay.)

Al Foster Memorial Trailhead Bid Results for Project's Construction (Ward – Six)

Director of Planning Vujnich reviewed the recommendation from the Planning/Economic Development/Parks Committee. Director of Planning Vujnich stated the Committee, acting at its March 15, 2016 meeting, and by a vote of 6 to 0, is recommending Ideal Landscaping for this construction project. Director of Planning Vujnich stated that with City Council's endorsement, the contract for this project could be established by the end of April, with construction starting in late spring/early summer.

A motion was made by Council Member Cullinane, seconded by Council Member Manton, to prepare legislation to enter into a contract with Ideal Landscaping. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

On-Going and Long-Term Maintenance Costs for Parks and Trail Facilities (Wards – All)

Director of Planning and Parks Vujnich noted a memorandum had been provided for the City Council's review and that he was available to answer any questions they may have regarding the On-Going and Long-Term Maintenance Costs for Parks and Trail Facilities.

EXECUTIVE [CLOSED] SESSION with regard to legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys [RSMO 610.021(1) 1994]; lease, purchase or sale of real estate [RSMO 610.021 (2) 1994]; hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994]; bidding specification [RSMO 610.021 (11) 1994]; sealed bids and related documents, until the bids are opened and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected [RSMO 610.021 (12) 1994]; and/or individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMO 610.021 (13) 1994]

A motion was made by Council Member Stine, seconded by Council Member Baugus, to go into Executive Session at 9:30 p.m. with regard to lease, purchase or sale of real estate [RSMO 610.021 (2) 1994].

Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt and DeHart
Abstain – None
Whereupon Mayor Woerther declared the motion passed.

A motion was made by Council Member Marshall, seconded by Council Member Garritano, to go out of Executive Session at 9:55 p.m. with regard to lease, purchase or sale of real estate [RSMO 610.021 (2) 1994].

Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton

Nays – None
Absent – Levitt and DeHart
Abstain – None
Whereupon Mayor Woerther declared the motion passed.

ADJOURNMENT

A motion was made by Council Member Marshall, seconded by Council Member Cox, to adjourn the meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. There being no further business to come before the City Council; the meeting was adjourned at 9:58 p.m.

Approved this _____ day of _____, 2016.

_____
Timothy Woerther, Mayor

ATTEST:

_____
City Clerk

DRAFT

COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS

WILDWOOD CITY HALL
16860 Main Street
City of Wildwood, Missouri 63040

MONDAY, MARCH 28, 2016
6:00 P.M.

Present	Absent
Stine	Levitt
McCutchen	DeHart
Bertolino	
Cullinane	
Baugus	
McGowen	
Goodson	
Garritano	
Bowlin	
Porter	
Cox	
Dodwell	
Marshall	
Manton	

MAYOR'S COMMENTS/ANNOUNCEMENTS/APPOINTMENTS - None

CITY ADMINISTRATOR DISCUSSION ITEMS

Presentation of the Final Report from Environmental Stewardship Concepts (ESC) regarding the Ellisville Superfund Site by Dr. Peter deFur (Ward – Two)

Dr. Peter deFur, Environmental Stewardship Concepts (ESC), gave background on ESC and himself. Dr. deFur presented the report from ESC regarding the Ellisville Superfund Site. Dr. deFur pointed out the major observations, concerns and conclusions and new things discovered since the cleanup. Dr. deFur reviewed their recommendations.

Discussion was held regarding the following: encountered soil with color, odor and debris; found contamination at six feet; anything occurring at Callahan could run down to the creek; EPA found evidence that other chemicals were present; concern is the samples that had concentrations of dioxin higher than the cleanup criteria and they left them there; my concern is when you build houses that dirt eight feet below now becomes the yard; how would you do a five year review with houses in place; have only addressed dioxin, what about all of the other stuff; want EPA to do their job;

have the standards changed since the original clean up thirty-five years ago, (yes); want to make certain the EPA does what it needs to do here, we need to present good evidence; there are things to address in the report; were you able to contact EPA before compiling this report, or can you do that before the final report; what EPA has suggested was a deed restriction that would give forewarning but from what you have said, that is not effective; could focus on the part of the problem we know exists: contamination in the corner is more than the cleanup standard; also focus on the five year review; that can be addressed with elected officials; we haven't really disturbed the soil, if houses were being built, there is potential for dust to migrate, the construction crews aren't going to know to be careful with that; they have a requirement that construction crews have training so they know what discolored or disturbed soil looks like; can this site ever be clean to a safe standard, especially since contamination has spread; don't know, don't know how deep contamination is with the ground water; recommend against delisting the Callahan site; regarding the monitoring wells, would you suggest waiting on groundwater monitoring wells removal; yes, it is premature to remove the monitoring wells.

Work Session was adjourned at 7:30 p.m.

DRAFT

WILDWOOD

MEMORANDUM

To: City Council Members

From: Tim Woerther, Mayor

Date: April 8, 2016

Subject: **Appointments to Various Positions/Boards and Committees**

At the April 11, 2016 City Council meeting, I will be looking for support from the City Council to appoint Mr. Ed Kohn (Ward Three) to the Planning and Zoning Commission to fill an unexpired term ending June 2016.

Please do not hesitate to contact me at (314) 235-7600 or twoerther@cityofwildwood.com should you have any questions or comments with regard to this appointment scheduled for Monday's City Council meeting.

Again, I ask for your support of this nomination at Monday's City Council meeting.

Thank you.

Print

Apply to Serve on Boards and Commissions - Submission #1637

Date Submitted: 12/5/2014

Name:*

Edward Kohn

Address:*

1632 Shepard Road

City, state, and zip code:*

Wildwood, Missouri 63038

Phone number:*

314-706-1990

Work phone number:

636-227-9801 ext 22

Email address:*

ed@gdc-stl.com

Ward:*

3

Occupation:*

commercial real estate development

Education:*

3.5 years college

Volunteer experience:*

film committee, master plan committe, art fesival committee

Select the board or commission you are applying for:*

- ○ Architectural Review Board
- ● Board of Adjustment
- ○ Board of Ethics
- ○ Board of Public Safety
- ○ Historic Preservation Committee
- ○ Planning and Zoning Commission
- ○ Other

If the board or commission you want is not listed, please tell us what you are interested in apply for:

List any questions or comments you may have:

Nominating city official:

WILDWOOD

April 4, 2016

The Honorable City Council
The City of Wildwood, Missouri
16962 Manchester Road
Wildwood, Missouri 63040

Council Members:

The Planning and Zoning Commission has completed its review and consideration of the revisions to the Master Plan 2016. This review was also undertaken in accordance with the City's approved Charter for its Comprehensive Zoning Plan. As a result of this review, the Planning and Zoning Commission has prepared a recommendation regarding its action upon this plan and is forwarding it to the City Council for endorsement and ratification. Additionally, as noted above and set forth by the City's Charter, the land use component of this plan acts as Wildwood's Comprehensive Zoning Plan, which must be formally acted upon by the City Council. This recommendation was also completed in accordance with Chapter 89 of the Missouri Revised Statutes. This action, to adopt the Master Plan 2016, reflects the following:

Petition No.:	P.Z. 3-16
Petitioner:	**City of Wildwood Planning and Zoning Commission c/o Department of Planning**
Request:	A request for the Planning and Zoning Commission's review and action on the 2016 update of the City of Wildwood's Master Plan. The updated Master Plan has been under review by the Master Plan Advisory Committee (MPAC) since January 2015 and its members have acted favorably on this draft and are submitting it for consideration herein. The Master Plan establishes goals, objectives, and policies for the protection of the environment, application of planning techniques for land use and development purposes, allocation of resources and services, prioritization of transportation and infrastructure improvements, provision of public space and recreational amenities within the community, and economic development. Along with these goals, objectives, and policies, the Master Plan establishes types and densities/intensities of land use for every parcel of ground within the boundaries of the City of Wildwood. The City's Charter requires this plan to be updated every ten (10) years, and was last updated in 2006.
Location:	Citywide
Public Hearing Date:	March 7, 2016
Date and Vote On Information Report:	March 21, 2016 – Approval of the Adoption of the Updated Plan by a Vote of 7 to 0 (Voting Aye – Renner, Lee, Archeski, Gragnani, Liddy, Woerther, and Bopp)
Date and Vote On Letter of Recommendation:	April 4, 2016 - Adoption of the Updated Plan by a Vote of 8 to 0 (Voting Aye – Lee, Archeski, Gragnani, Bauer, Liddy, Manton, Woerther, and Bopp)

Report:	Attachment A
Master Plan:	Attachment B
Comprehensive Zoning Plan:	Attachment C
Wards:	All
Recommendation:	The Department of Planning is recommending the adoption of the updated 2016 version of the City of Wildwood's Master Plan.

A copy of the City of Wildwood's Master Plan 2006 is on file in 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 Timothy Woerther, 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
Kathy Arnett, Assistant Director of Planning and Parks

ATTACHMENT A - Report

History of Planning Process and Plan – 1995 to 2015

The City of Wildwood, Missouri began the development of its Master Plan shortly after its incorporation on September 1, 1995. The first step in the development of the Master Plan was the selection of a consultant to begin the data collection and analysis process towards formulating a plan to achieve the goals of the "Plan of Intent" and the individual ward studies completed after the February 1995 election. Once the consultant had been selected, parameters were set to ensure consistency in the development of land, expenditures on infrastructure, and the delivery of services between the plan and the desires of residents of the City of Wildwood. Jonathan Barnett, a nationally recognized urban planner from Washington, D.C., was selected to guide this process. The City committed over $250,000.00 in public funds to complete this fundamental land use planning process.

The basis of the adopted 1996 version of the Master Plan for the City of Wildwood were those referenced individual ward studies that had been created by interested parties from the different areas of the community, which was accomplished after the February 1995 election, but before the actual incorporation. These ward studies were intended to provide a more detailed direction about future land use, roadway modifications, and other issues of concern for those areas of Wildwood and refine the general information contained in the 'Plan of Intent.' Many of the recommendations of the ward studies were made based upon two (2) studies conducted by St. Louis County, prior to the incorporation of the City: **the Pond-Grover Community Area Study and the Wild Horse Valley Community Area Study**. These recommendations revised many of the principle considerations of these studies for future land use, infrastructure, and development within those areas that St. Louis County had supported.

Along with these ward studies, and the two (2) community area studies authored by St. Louis County, the writers of the City's first Master Plan utilized other reports created by the former jurisdiction to assist in creating this document. These other reports included the County's General Plan, the General Plan updates, and the landmark document "Guide for Growth." With this information, the writers of this plan were able to understand the patterns of development and land use policies that had been created for this area over a span of several decades and draw conclusions about their successes (the Non-Urban District) and failures (the Planned Environment Unit - PEU). Additionally, these reports offered insights into the desires of planners overseeing this area for thirty plus (30+) years. Availing such information to the process of creating a document of this magnitude eliminated many potential pitfalls in terms of misunderstanding the character of this area soon to be the City of Wildwood.

Over the next several months, additional data was collected and analyzed relative to the City and its residents. Numerous citizens provided support and input into this process, creating a sounding board for the preliminary findings of the community profile and analysis. Additionally, numerous focus group discussions were held with interested parties and residents to further identify concerns and desires. Ultimately, this process yielded the following conclusions, which not surprisingly, supported the tenets of the Plan of Intent, as well as the findings of each of the individual ward studies:

- The community did not accept, nor support, scattered high-density residential developments throughout the entire community. In fact, the community supported a low-density development pattern that promoted residential densities at no greater than one (1) unit per every three (3) acres of land area. Along with a low-density residential development pattern, the system of rural roadways should be retained, with topical safety improvements only.

- The community did support the creation of a land use category, which acknowledged an existing development pattern in certain areas of the City that was more intensive than site conditions, topography, and infrastructure would normally accommodate, but at a lesser density to compensate for these areas of previous over-development. This new pattern would allow a range of residential densities between one (1) unit for every three (3) acres to two (2) lots per acre.
- The community did support the location of higher density residential land uses in the wedge of properties located between State Route 100, State Route 109, and Manchester Road based on the following assets: access, reasonable anticipation of such uses, existing zonings for similar type of activities, infrastructure, utilities, and favorable environmental characteristics of the land. This higher density area was designed to allow a full range of uses and units in the City, but plan their location more reasonably, so the placement of any given development was not haphazard. This development area would be based upon "New Urbanist" planning principles, concurrency with infrastructure and services, and other principles voiced by the community.

With 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 four (4) general land use classifications for the entire sixty-seven (67) square miles comprising this community. These classifications included the **Industrial Category, the Town Center Category, the Suburban Category, and the Non-Urban Category**. Each of these categories includes a list of requirements for the future development of properties. The categories were clearly designated on a map of the City, as dictated by the planning principles noted above and within the Master Plan.

The **Industrial Category** is applied to properties located in the Chesterfield Valley Area of the City and either already designated under an industrial zoning district classification or being utilized for a similar type of activity. These properties, given their proximity to the Spirit of St. Louis Airport and that accompanying land use pattern, mandated such a designation.

The **Town Center Area Category** is applied to properties in the traditional hub of the area, which became the City of Wildwood. Unlike other areas where high-density development had been attempted, these properties can accommodate higher densities and anticipated mixed-use development patterns. The Town Center Area designation was premised on the existing zoning patterns, topographic conditions, historic assets, infrastructure development, and the availability of utilities. Given these factors, the designation of this area for higher density residential development and commercial land use was, and continues to be, logical and appropriate.

The **Non-Urban Residential Category** is applied to properties throughout the community where infrastructure and public utilities are lacking and topography is difficult, or so restrictive in nature that a low-density residential development pattern is appropriate. The existing development pattern in this area is also low-density residential in nature and consistent with the proposed land use classification.

The **Sub-Urban Residential Category** is applied to properties that were designated as in-fill locations due to the level and extent of development surrounding them. The City utilized the work of its environmental consultant to assist in the determination of density, given the majority of these properties are located within the Caulks Creek Watershed, which has been determined to be the most degraded in the City of

Wildwood. After much analysis of the condition of the creek, the over-development of certain areas within the watershed, and the difficult terrain of the remaining properties located in this area, the City chose to limit the allowable density to no more than two (2) lots per acre, which is an appropriate mid-range designation when all existing development densities are considered in the areas termed Suburban Category (R-1 One Acre Residence District to R-4 7,500 square foot Residence District).

With the establishment of these categories, along with the objectives and policies of the Master Plan, development patterns in the City could be considered not only based upon surrounding zoning and current land use, but on the environmental characteristics of the land, the level of existing infrastructure, the availability of the public utilities, and the preservation of the character of the area that makes this City unique and desirable. These land use classifications balance the previous land use decisions of St. Louis County in this area, against a thorough analysis of the area's physical, social, and economic environment.

Subsequently, 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.

Since the initial adoption of the Master Plan in 1996, the City has approved a number of other supporting documents, which have been incorporated into this latest updated version. These documents include the Town Center Plan (and Development Manual), the Parks and Recreation Plan, Action Plan for Parks and Recreation 2007, Access and Mobility Plan, and Capital Improvement 5-Year Plan. These documents are referenced in the updated plan and provide the progression of the planning processes in the City and the direction of this community in these specific areas of governance. Along with these plans, the City has created numerous ordinances to promote the goals, objectives, and policies of the Master Plan and ensure it is appropriately applied in the context of its five (5) elements – Environmental, Planning, Urban Services, Transportation, and Open Space and Recreation. These legislative items include the Grading Code, Tree Preservation and Restoration Code, the Historic Preservation and Restoration Ordinance, the Architectural Review Ordinance, the Outdoor Lighting Requirements, and the Natural Resource Protection Standards.

Overview of the Master Plan's Application – 1995 to 2015

The Planning and Zoning Commission has been applying the Master Plan for almost two (2) decades in the City and enjoyed success in implementing its requirements to achieve its stated goals, objectives and policies. The Master Plan remains the City's most important document, since its creation and continues to provide guidance in terms of Wildwood's planning processes each day. This plan decides every land use and zoning decision in the City, along with protecting the environment, prioritizing transportation initiatives, improving community service considerations, promoting economic development, and creating open spaces and recreation programs for the future. No City follows its Master Plan like the community of Wildwood, nor has created the other tools to protect the character and provide a level of services consistent with the desires of its residents.

The by-product of this adherence to the plan has been a well-planned community, with significant improvements over the last twenty (20) years in almost all aspects of its government. In the updated Master Plan document, many of these successes are referenced, and summarized below:

1. Resurfaced over 246 miles of rural roadways in the City.
2. Replaced over 22,000 slabs of concrete street sections.
3. Replaced over twenty-seven (27) deficient or deteriorating bridges.
4. Promoted household recycling efforts in the City, while managing a sole-source single-family residential solid waste collection contract with a single provider.
5. Participated, and partially funded, three (3) major safety improvements on State Route 109; the last of which added two (2) roundabouts at major street intersections to facilitate safer and more efficient travel along one (1) of the more congested lengths of roadway located in the City.
6. Established and upgraded the City's website, in addition to publishing the Wildwood Gazette and weekly e-newsletter.
7. Installed over sixteen (16) linear miles of multiple-use trails.
8. Restored Old Pond School and created a neighborhood-sized park in association with it.
9. Constructed Anniversary Park.
10. Established recreational programs, including nineteen (19) major events.
11. Directed annexation of additional Town Center Area into the Metropolitan St. Louis Sewer District's boundaries, via a Neighborhood Improvement District (NID).
12. Adopted codes, ordinances, and regulations to improve efficiency of City's financial management.
13. Established sound investment policies.
14. Created and updated policies and procedures to comply with Missouri Sunshine Laws and requirements and allow residents to have open access to all government activities.
15. Partnered with other local governments to provide services and programs to all residents.
16. Established the Board of Ethics, Board of Public Safety, Architectural Review Board, Historic Preservation Commission, Administrative Review Board, and ad-hoc committees to assist in major initiatives, since the incorporation of the City in 1995.
17. Added twenty-three (23) police officers to the City's force, thereby allowing for a minimum of four (4) beats to be offered at all times within Wildwood by the St. Louis County Police Department.
18. Designed and constructed Community Park - phase one - project, which included the City's first dog park component and an all-inclusive playground for children of all abilities.
19. Partnered with St. Louis County's Department of Parks and Recreation to open Bluff View Park, with its 2.3 mile long trail system, while beginning a long-term lease for Belleview Farms site - a historically significant one hundred (100) acre open space located in the Meramec River Valley.
20. Assisted in the provision of high-speed internet service to over four hundred (400) households in the rural areas of the community, which still have no other options than the two (2) providers engaged by Wildwood through its eight (8) year effort in this regard.
21. Completed two (2) segments of the Manchester Road Streetscape Project, while finishing the design and engineering for the third, and final, segment of this Town Center improvement effort slated for construction in 2017.

The 2016 update of the existing Master Plan was undertaken in the context of improving on this document and maintaining the five (5) principal goals from the incorporation. These five (5) goals were, and remain, the following:

1. Preservation and conservation of the natural environment.
2. Accountability to the people of the area.
3. Residential and commercial development consistent with long-range planning and prudent land utilization.

4. Protection of the greenbelt formed by Babler, Rockwoods Range and Reservation, and Greensfelder Parks.
5. Creation of a model community that serves its constituents but minimizes bureaucracy.

The City of Wildwood continues to be a leader in creating a community that is based upon the application of its Master Plan and related ordinances and one that has recognized both nationally and locally as a great place to live, work, and play. Over the last twenty (20) years, the City has attempted to take a leadership position in local government in terms of environmental protection, planning, urban services, transportation, and open space and recreation. Examples of this leadership role can be provided for each of these areas, such as:

- Environmental – Creation of the Natural Resources Protection Standards, the Model Telecommunications Code, Outdoor Lighting Requirements, Stormwater Management Standards for Areas not in the Boundaries of the Metropolitan St. Louis Sewer District (MSD).
- Planning – Commitment to New Urbanism development concepts in the Town Center Area.
- Urban Services – Retention of the Privatization of Governmental Services.
- Transportation –Regular and Systematic Safety Improvements to the City's System of Roadways and Bridges.
- Open Space and Recreation – Development of a Multiple-Use Trail System throughout the City.
- Economic Development (New) – Addition of new element to promote business retention and expansion activities and encourage eco-tourism in Wildwood.

Many other examples can be provided in this regard, but it is clear this City, through its elected and appointed officials, is like no other in the St. Louis Metropolitan Area. This distinguished track record is a function of its Master Plan and planning/decision-making processes associated with it.

Context of Previous Changes - 1995 to 2015

In considering changes to the Master Plan, the protocol, which must be employed, is established by State Statute and the City's Charter. Chapter 89 of the Missouri Revised Statutes authorizes the Planning and Zoning Commission of a City to adopt the Master Plan for the purposes of its application and implementation. Until the passage of the City Charter, the City Council only ratified decisions of the Planning and Zoning Commission in this regard, but could not elevate that action to law. When the voters in Wildwood approved the Charter, the Conceptual Land Use Categories of the Master Plan became the community's Comprehensive Zoning Map. Therefore, changes to the Conceptual Land Use Categories requires the City Council to approve, by super-majority, any change to the Comprehensive Zoning Map, before any zonings contrary to the current plan may lawfully be adopted. If a super-majority cannot be obtained at City Council, the modification to the Comprehensive Zoning Map, as reflected in the Master Plan, cannot become effective. All changes to the Master Plan with regard to land use are therefore a two-step process.

Along with these efforts, the City has maintained the integrity of the plan over the course of this same period of time. This adherence is reflected by the very limited number of changes that have occurred to this document between its adoption in February 1996 and the anticipated approval of the updated version in April 2016. In fact, in this approximate twenty (20) year timeframe only a dozen changes have been made to the document. These changes have included the addition of the 5th Land Use Category – Historic.

The greatest level of activity for these requested Master Plan changes has been within the Town Center Area of the City and its immediate vicinity.

This type of reluctance to alter the City's Master Plan is reflective of the desire to provide a high level of expectation to all parties, whether a property owner, business entity, developer, or resident, about what can be expected to happen in the community and plan accordingly for their future as well. This expectation was a major goal of the adoption of the original plan and has been emphasized in all applications since that time.

Update Process for Master Plan – 2015/2016

The City of Wildwood, Missouri has been updating its Master Plan over the last year with a group of twenty-three (23) volunteers, including the Mayor, two (2) City Council members, eight (8) citizen members of the Planning and Zoning Commission, and twelve (12) residents selected from each of City's eight (8) wards, two (2) business representatives, and two (2) at-large. The selection of these individuals was intended to provide a representative cross-section of the community and offer all points of view. This committee was given the responsibility to oversee the update process that had been adopted by the City Council at the end of 2014. Every action of the City in regards to this Master Plan has been presented to the advisory committee for consideration and action.

This update is occurring on a ten (10) year cycle to correspond to the City's Charter requirement relating to the Comprehensive Zoning Map. The Master Plan must be reviewed and updated to reflect changing conditions within the community relating to numerous factors, such as emerging technologies, demographic alterations, or new preferences on the part of residents. The update of this document is very important and has been undertaken with a great deal of diligence and deliberation to ensure the process was open and fair to all participants.

During the past year, the advisory committee met over twenty-five (25) times and heard from over three hundred (300) residents, property owners, and businesses about potential changes to the main chapters, background information, and land use designations of properties of the Master Plan. Three (3) of these meetings were public input sessions held throughout the City for the collective eight (8) wards. Over two hundred (200) residents, property owners, and businesses attended one (1) of these three (3) sessions. The input received from these sessions was the basis for all discussions about potential changes to the Master Plan, after its first ten (10) years of application. The advisory committee strove to utilize this input as the guide and compare all changes to it, before considering alterations to the plan.

Along with these public input sessions, the advisory committee also directed the Department of Planning to send to each household in the City notices regarding these public meetings and the land use changes. In all, over forty thousand (40,000) mailings were sent in support of this Master Plan Update Process. These mailings allowed many residents, property owners, and businesses to follow the progress of the planning process over the course of this year. Additionally, the City utilized its website (www.cityofwildwood.com) to provide a forum for comments and the posting of information relating to every aspect of the process and plan, along with two (2) professionally-managed internet surveys; one (1) for residents and property owners and the other for businesses only. The intent of this overall process was to improve the communication between the City and its residents, property owners, and businesses.

Those residents and property owners that participated in this update process voiced support of the current Master Plan and wanted only limited changes to it, while supporting in some form the following fifteen (15) major modifications described below:

1. Addition of a Goal Statement in the Environmental Element regarding legacy sites in the City and the protection of public health, safety, and welfare (**ENVIRONMENTAL – GOAL #5**).

2. Implementation of the Phase II requirements of the Clean Water Act for stormwater management in the City of Wildwood (**ENVIRONMENTAL – POLICY #1**).

3. Protection of the City's groundwater resources for depletion or misuse (**ENVIRONMENTAL – POLICY #18**).

4. Maintenance of the Town Center Area as the focal point of the community for commercial activities and higher density residential uses (**PLANNING – OBJECTIVE #7**).

5. Requirement that all land use matters be reviewed first by the Planning and Zoning Commission (**PLANNING - POLICY #9**).

6. Continuation of private contracts for public services (**COMMUNITY SERVICES – OBJECTIVE #4**).

7. Addition of a new goal and associated policy to first ensure the City's housing stock is preserved and maintained, while creating a working group of residents to consider the development of a re-occupancy permit inspection program for Wildwood associated with the sale of existing dwellings. (**COMMUNITY SERVICES – GOAL #5 AND POLICY #11**)

8. Provision of increased options for senior citizens in terms of all types of programs and activities (**COMMUNITY SERVICES – POLICY #10**).

9. Addition of a new goal that restates the City's position of "Save the Greenbelt, Stop the Outerbelt" (**TRANSPORTATION – GOAL #4**).

10. Employment of new approaches to transportation and infrastructure design to ensure it is multi-modal in nature (**TRANSPORTATION – OBJECTIVE #4**).

11. Reaffirmation of the City's support for the State Route 109 Corridor Study completed by the Missouri Department of Transportation in 1999 (**TRANSPORTATION – POLICY #2**).

12. Maintenance of the City's arterial roadway systems and identification of those streets and roadways (**TRANSPORTATION – POLICY #9**).

13. Study and development of a funding source for parks, trails, facilities, and their maintenance and upkeep (**OPEN SPACE AND RECREATION – POLICY #3**).

14. Development of a new Economic Development Element for the plan, along with four (4) goals, eight (8) objectives, and seven (7) policies (**ECONOMIC DEVELOPMENT - MULTIPLE**).

15. Modification of the current Conceptual Land Use Classifications for two (2) tracts of land by amending the text descriptions of the Non-Urban Residential Area and the Sub-Urban Residential Area. These properties are the BP Amoco Service Station at Wild Horse Creek Road and State Route 109 and the Brown Properties at the terminus of West Avenue.

These changes are representative of the desire of the Master Plan Advisory Committee to limit the number of modifications to this document due to the feedback received from participants in the series of the public input sessions.

Master Plan Mapping Component

The Master Plan contains several maps relating to information contained within it. These maps include the following:

1. Conceptual Land Use Categories Map
2. Pedestrian and Trail Network Map
3. Zoning and Watershed Map

These maps are integral to the depiction of information associated with its goals, objectives, and policies.

Analysis

Necessary to the Commission's consideration of the updated plan is the definition of its respective components. These components are analyzed to determine the appropriateness of the process and product against several key factors. These factors are: (1.) the rationales for supporting the update process for the City's Master Plan; (2.) the reasonableness of the proposed revisions to the Master Plan; and (3.) the community benefits derived from the proposed revised Master Plan. Each of these factors must be favorable before the Commission can consider a recommendation and action, which supports the request.

Rationales Supporting Update Process

The need for the update of the Master Plan is premised on a number of reasons, some relating to appropriate planning practices associated with such an important document that guides decision making by the City's elected and appointed officials and others relating to the changing conditions over the past twenty (20) years of its application. Beyond these reasons is the requirement of the City's Charter to update a component of the Master Plan relating to its categories for land use. Additionally, the City Council and the Planning and Zoning Commission have always chosen to promote the need to maintain a plan that reflects the community and its desires.

In terms of legal requirements, the Commission would note that State Statute (Chapter 89 of Missouri Revised Statutes) authorizes it to adopt plans for the management of the City in terms of land use, transportation, and related areas. Additionally, the City's Charter requires an update of the Comprehensive Zoning Map, which is the Conceptual Land Use Category Map of the Master Plan, every ten (10) years, which leads to the Master Plan action as well. Finally, the City's Municipal Code empowers the Planning and Zoning Commission to adopt the Master Plan and any subsequent amendments to it by a formal and thorough process. In this case, all of the legal requirements have been met to guarantee its legality in the event of challenge.

One (1) of the main responsibilities of the Planning and Zoning Commission is to ensure the Master Plan continues to respond to changes in the economy and technology, along with the community itself in terms of its desires, needs, and demands. Therefore, updating the Master Plan is an outgrowth of this responsibility in that such an action ensures the community an opportunity to comment on its content and application, while allowing the City Council and the Planning and Zoning Commission to address changes that are occurring in Wildwood that may not have been foreseen at the time of its adoption. Along with these reasons, the update process protects the City from failing to keep pace with changes in technology or new legislative changes that may or may not affect the quality of life of its residents or property owners. The Planning and Zoning Commission continues to encourage the protection of the community by maintaining a strong Master Plan that always reflects current conditions, threats, and opportunities.

Based upon the information of the public input sessions and other comments submitted as part of this process, the Planning and Zoning Commission is convinced the community wants to retain a strong Master Plan that is adhered to by elected and appointed officials. The process for updating the Master Plan allows the community to comment on this plan and maintain its support. The Commission continues to support the update process on a ten (10) year increment due to several factors, primarily the need to allow it adequate time to achieve its objectives and policies. Shorter timeframes would limit its effectiveness and open it to potential problems, while greater than ten (10) years would reduce its effectiveness. The Commission knows the advantage of this strong plan and how it encourages appropriate development, resource management, and planning actions.

Reasonableness of the Proposed Revisions

The Master Plan Advisory Committee, which contained all of the existing members of the Planning and Zoning Commission, recommended a number of changes to the Master Plan that ranged from a change in the document's format. Additionally, the following revisions were recommended to the Master Plan in accordance with the update process adopted by the Master Plan Advisory Committee:

1. Updated the introduction to the document, along with explaining the Master Plan process, including a list identifying the City's major events in its history and retaining the comprehensive discussion of environmental policy and land use in this area.
2. Revised the population figures for the City of Wildwood, reflecting the growth trends of this area over the last ten (10) years.
3. Created a new, sixth element – Economic Development.
4. Added a cross-reference index to all of the six (6) elements of the Master Plan.
5. Changed the Master Plan five (5) elements (chapters).
    - **Environmental Element** – major additions relating to goals on wastewater treatment connections to the public system and identifying health risks associated with environmental legacy sites. A new policy includes protecting groundwater resources from contamination, waste, or overuse.
    - **Planning Element** – major additions or updates to the goals, objectives, and policies of this element included removing references to the Wildlife Species/Vegetation Corridor, institutionalizing the process to ensure adherence of development proposals to the Town Center Plan's standards and guidelines, and requiring any land use issue or request in the City to be first reviewed by the Planning and Zoning Commission, before any other board, commission, and City Council.

- **Community Services** – major additions or updates included defining that one (1) of the major challenges facing the City is possible changes to the pooled sales tax legislation. Additionally, the plan restates continuing with the privatization of services, implementing new processes to protect the existing housing stock of the City, expanding internet access and other utilities within the unserved portions of the City, and improving communication services between the City and its constituents.
- **Transportation** – major additions or updates to policies were to memorialize the vision of the original incorporators to "Save the Greenbelt, Stop the Outerbelt," while the plan includes the following considerations: encouraging a safe street initiative and designating new roadways as arterial streets.
- **Open Space and Recreation Element** – major additions or updates to the objectives and policies included identifying the goals of the Action Plan for Parks and Recreation 2007, while also noting the need to ensure the on-going maintenance of expenditures for facilities and programs and restating the need to create partnerships with other agencies to provide services to residents, so as not to duplicate them, if at all possible.
- **Economic Development** – major addition to the Master Plan and added goals, objectives, and policies for business retention, expansion, and recruitment. Also noted is the need to adhere to the vision of Wildwood and the other five (5) elements of the Master Plan in assuring their implementation does not impact the character of this community in a negative fashion and better promote the City as a destination for recreational and outdoor enthusiasts from all over the region, State, and country.

6. Considered and adopted a limited number of changes to the Conceptual Land Use Categories of the Master Plan for a total of three (3) tracts of land (or two (2) locations). Provided a comprehensive description of the process to address the land use changes.
7. Added the results of the two (2) internet-based surveys that were part of the public outreach process associated with this update effort, which focused on resident and business inputs and responses (Appendix II).

The Planning and Zoning Commission is fully supportive of these recommended changes to the updated Master Plan and believes these modifications continue to improve the function of this document, as a guide to governmental decisions effecting all actions of the City. The content of these changes were based upon the input of the residents, property owners, and businesses that participated in this process by attending one (1) or more of the public input sessions or other meetings. As noted above, these participants were clear the existing Master Plan was working well and should only be strengthened to further protect the environment or character of Wildwood.

Community Benefits of Proposed Revisions

The Master Plan Advisory Committee spent much of the update process listening to input from participants, whether it be from one (1) or more of the three (3) public input sessions, internet surveys of residents and businesses, letters and e-mails with comments, or the property owners' meetings and tour. In all, the committee wanted the revisions to be based upon public input and the residents/property owners and business input, not solely on recommendations from City staff or the development community. The desire of this committee to solicit this input is reflected by its endorsement to have four (4) City-wide mailings sent out by the Department of Planning to garner this participation. The outcome of this participation and input, as noted above, was not a major revision to the Master Plan, but a further fine-

tuning of a document that was believed by many to be satisfactorily achieving its goals, objectives, and policies.

Along with the benefit derived by soliciting public input into the update of the City's Master Plan, which creates support for its future application over the next ten (10) years, other benefits are derived to the community from this process. These benefits are equally tangible and further reinforce the desire of those voters supporting the incorporation in 1995, now twenty (20) years later, that Wildwood must retain its unique character. These other benefits from the proposed revisions to the plan are as follows:

1. Memorializes the history and successes of the last twenty (20) years as a community and recognizes the support of residents and property owners in this effort.
2. Reinforces the concept of the Town Center Area and the planning process associated with it.
3. Places greater responsibilities on developers of properties to protect groundwater resources for potable water purposes.
4. Requires the City to improve communication efforts with residents, property owners, and businesses about its regulations and laws, while improving current enforcement procedures associated with them.
5. Recognizes the need to provide a mix of housing types in the City for all age groups and income levels.
6. Encourages the more harmonic development of property with the surrounding natural and built environments.
7. Summarizes major challenges facing the City in the upcoming ten (10) year period.
8. Imports priority to providing Internet service to the whole community at a serviceable standard.
9. Supports the continued use of private contractors to provide public services.
10. Reinforces the current policies of the City in terms of addressing unsafe streets, roadways, and bridges by repair and replacement.
11. Demands more effort and resources be provided to improve open space and recreational opportunities in the City.
12. Reflects the desire of Wildwood residents to promote the area as a great place to have, expand, or open a business.
13. Maintains land use categories for the overwhelming majority of the City, thereby meeting the expectations of the community participating in this process.

Along with all these benefits, maintaining a strong Master Plan will further improve the quality of life in the City, while promoting property values as well. Accompanying these items are a better environment, managed and planned growth, safer streets, roadways, and bridges, and more future public space. This update, as led by the Master Plan Advisory Committee, should position the City well for the upcoming ten (10) year period of time.

Summary and Recommendation

The members of the Planning and Zoning Commission believe the updated Master Plan will continue to provide excellent guidance to the City's elected and appointed officials under the proposed revisions, but equally important, the document has now been changed to reflect the lessons of the last ten (10) years in terms of its successes and shortcomings. This update process followed a precise plan for public input and comment and meets all State and local requirements for this purpose. Along with the updated Master Plan, the Commission is submitting the Conceptual Land Use Categories Map and Comprehensive Zoning Map of the City's Charter for consideration and action as well. All of these maps are supporting

documentation for the Master Plan. The required public hearings at the Planning and Zoning Commission and City Council have been posted in the required timeframe and in accordance with the State and local laws. Therefore, the Planning and Zoning Commission hereby adopts the updated Master Plan for 2016, as attached.

In closing, the staff of the Planning and Zoning Commission would like to acknowledge the support, assistance, and efforts of the volunteer members of the Master Plan Advisory Committee in this process. Without their dedication to this process, many of its aspects would have suffered. Each of the residents working on this committee dedicated numerous hours to listening, debating, questioning, and finally acting on proposed revisions, which led to this final document attached to this report. Their diligence and desire to "ferret out" the best of the best in terms of recommendations, comments, and changes has produced this timely and far-thinking document. Additionally, City staff, particularly those professionals in the Department of Planning, would like to acknowledge a "job well done" to the volunteers.

Additionally, the Commission would like to thank those members of the City Council, residents, property owners, and businesses, along with its consultants, and service providers and utilities that provided input into this document. Although not all were satisfied with the outcome or their issues not addressed in the manner sought, their help is reflected in this document. Once again, when needed, the people of Wildwood step forward and continue to support their community and its way of life.

Along with these parties, the Commission would like to also acknowledge the original authors and participants of the Master Plan. In reviewing the updated version of the Master Plan, a reader will see much of the original statements, policies, and objectives remain unchanged. The retention of much of the original document is a major recognition of its accuracy and applicability then and now. It would be a mistake of the City not to once again recognize those individuals that worked on the original Master Plan and started a City on the right path, which all believe will continue with this updated version.

ATTACHMENT B

Updated Master Plan – 2016

Acknowledgments

The City of Wildwood began 2015 with a major effort in updating its Master Plan. It is a major effort, in that, this document, more so than in any other created and/or adopted by the City, guides the decision making process of Wildwood officials and staff in a range of areas. These areas include the environment, planning, community services, transportation, open space and recreation, and economic development. This Master Plan contains goals, objectives, and policies in each of these areas or elements. Accordingly, updating these important goals, objectives, and policies is essential for the City to maintain the values, character, and direction its original founders defined in 1995.

State Statute and the City's Charter mandate this ten (10) year update process for all of its long-range planning documents. This ten (10) year cycle began with the incorporation of the City in 1995, continued with the first of these updates in 2005 to 2006, and now 2015 to 2016. As a part of each update effort, the City's leaders sought public input and participation. Public participation came in many forms, but the consistent element has been the formation and use of a group of citizen volunteers that mange this process of updating the Master Plan. This year's process included a committee of twenty-three (23) residents, business owners, and others to oversee, address, and recommend changes, updates, and/or additions/deletions to the current Master Plan adopted by the Planning and Commission in 2006.

This committee began the update process in January 2015, conducted public input sessions in March and April (over two hundred (200) participants), reviewed all of the existing five (5) elements, created a new element (Economic Development), and held the necessary land use meetings, where over twenty (20) plus property owners presented requests for possible changes to their current land use designations. Collectively, this process took over one (1) year to complete and create the final document for consideration by the Planning and Zoning Commission and the City Council.

During the Master Plan update process, three (3) Citywide mailings were sent to all residents, information on the process was made available on the City's website (www.cityofwildwood.com), and all of its social media was integrated into this effort to promote and invite any interested party to comment, assist, and participate in all meetings. The committee of volunteers wanted to ensure that no interested party would be excluded from this process, or any component of it, could add input, comment, suggestion, and review. Therefore, via direction from the City Council and Planning and Zoning Commission, the committee worked to create an environment of participation in this process.

With the conclusion of the update process, the committee provided a document, which has been updated on this collective input of its participants. The Planning and Zoning Commission and City Council want to recognize the thoroughness of the committee's work and the process it employed to create this updated Master Plan 2016 and its related components. Additionally, the committee understood that changing conditions, not only here in Wildwood, but also across the St. Louis Region, State, and country, play a role in this update process. These changing conditions presented challenges and opportunities to the committee, but City officials are confident they have been addressed in an appropriate manner for the purposes of keeping Wildwood a great place to live, work, and play.

The individuals that formed this committee are listed on the next page.

Master Plan Advisory Committee Members

Timothy Woerther	Mayor
Fran Gragnani, Ward One	Planning & Zoning Commission
Kevin Liddy, Ward Two	Planning & Zoning Commission
Ron Peasley, Ward Three	Planning & Zoning Commission
Michael Lee, Ward Four	Planning & Zoning Commission
Alan Renner, Ward Five	Planning & Zoning Commission
R. Jon Bopp, Ward Six	Planning & Zoning Commission
Rick Archeski, Ward Seven	Planning & Zoning Commission
Michele Bauer, Ward Eight	Planning & Zoning Commission
David Geile, Ward One	Resident Member
Joe Frazzetta, Ward Two	Resident Member
Samuel Visintine, Ward Three	Resident Member
Gary Bohn, Ward Four	Resident Member
Harry LeMay, Ward Five	Resident Member
Jane Wright, Ward Six	Resident Member
Kristy Hull, Ward Seven	Resident Member
David Beattie, Ward Eight	Resident Member
Larry Feuerstein, At-Large	Resident Member
Dennis Welker, At-Large	Resident Member
Ed Kohn	Business/Development Entity
April Porter	Business/Development Entity
Debra Smith McCutchen, Ward Five	City Council Liaison
Greg Stine, Ward Seven	City Council Liaison

Along with these individuals, city staff members, specifically Kathy Arnett, Joe Vujnich, and Liz Weiss, were instrumental to this successful update process. Finally, providing needed and valuable input, was a group of service providers and utility companies that were asked to provide comments and other input on their service needs and changes that might have an impact, either positive or negative, on the City. To this group of participants, the City Council and Planning and Zoning Commission would like to extend its appreciation in this regard and acknowledge the integral and important role each played in this update process of the Master Plan.

Although the City of Wildwood is just twenty (20) years of age, much has happened in that period to further memorialize its commitment to "Planning Tomorrow Today." These happenings included the further development of refined plans to address a host of needs, priorities, and improvements to the community of Wildwood, which all originated from the desire to provide the best place in all of the country for its residents. These plans have led to wide community support for efforts and projects, none of which could have been accomplished without the work of many volunteers, like those individuals who spent the last year working on this update of the Master Plan. To them, the City and its residents owe a debt of gratitude and acknowledgement. Job well done.

Respectfully submitted,
CITY OF WILDWOOD, MISSOURI

The Honorable Timothy Woerther, Mayor

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Introduction

The City of Wildwood was incorporated on September 1, 1995. This City occupies a 68 square-mile area in western St. Louis County that is generally bounded on the west by the Franklin County line; on the south by Interstate 44, the City of Eureka, and the Meramec River; and on the east and north by the Cities of Ellisville, Clarkson Valley, and Chesterfield, and the Missouri River. The major focal point of the City is its Town Center Area, which includes many of the City's commercial land uses, institutional uses, and unique architecture and streetscapes. An integral part of the Town Center Area is the intersection of State Route 109 and State Route 100, the center of its four (4) recognized quadrants: northeast, northwest, southwest, and southeast, which includes the Town Center Area. These quadrants extend from this intersection outward to the corresponding City boundaries.

The Purpose of the Master Plan

This Master Plan is part of a continuous, on-going process to implement the *Plan of Intent for Wildwood* by outlining policies that conserve, preserve, and protect the natural environment; assure the integrity of the greenbelt created by the four (4) regional public parks in the western part of the City; provide safe and functional roads and bridges, and establish a framework for residential, institutional, and commercial development that is consistent with community-based, long-range planning goals and prudent land utilization practices.

The Master Plan addresses issues of environmental protection, planning, transportation, community services, public space and recreation, and, now, economic development. These elements form the core of the Master Plan, which is applied in all circumstances by City officials, when decisions must be made, funds allocated, and actions taken in these specific regards. As the community's vision is implemented and new conditions arise, the Master Plan may be reviewed and, if necessary, modified to reflect the City of Wildwood's response to new circumstances. The City of Wildwood's land use decision-making process and other public actions shall include careful consideration of the extent to which proposed actions are consistent with the Master Plan's goals, objectives, and policies.

Public Participation Process

The need to engage residents, property owners, and businesses in the activities of the City is important and always an on-going goal and challenge for elected officials and staff. One (1) of the forums to obtain this input has been the City's three (3) Master Plan efforts; the first being its initial

adoption, the second, the 2006 update, and the third in 2016. In these instances, City staff, the Planning and Zoning Commission, and the City Council employed a number of different techniques to obtain participation in establishing the direction of Wildwood for the next decade. Without public participation, the Master Plan would suffer, as well as lack the community's support for it, particularly those components of the document that affect each household on a day-to-day basis.

To achieve participation, as part of the Master Plan 2016 Update Process, the City employed a number of different approaches to obtain the comments and input from stakeholders within and around the community. These options included two (2) series of public input sessions totaling three (3) different meetings within Wildwood, which were attended by over three hundred (300) residents. Additionally, a mailing was sent to each home in Wildwood seeking input regarding future land use considerations. Along with those efforts, the City utilized its website significantly to allow for review and comments of work products and the efforts of the Committee relating to the Master Plan 2016 Update Process.

The culmination of this approach was the design and implementation of two (2) internet surveys that were posted on the City's website for review and comment by any resident and then any local business. These surveys were prepared by an outside consultant to the City who focused a number of questions and requested responses on the level and appropriateness of services, allocations of funds, attentiveness to residents' needs, and improvements necessary for the next ten (10) years of the City. These surveys, and the collated results, are contained in an appendix of this Master Plan for review and on-going reference in the future.

~~As part of the Public Input Sessions for the Master Plan 2006 Update, many residents noted the need for better communication with the City. Numerous responses indicated that residents and others were not up-to-date on the issues facing the City and how decisions on these items were being made. The Master Plan 2006 Update Process has made it clear that more needs to be done to help residents, property owners, and businesses access information and participate in the City's decision-making processes, as well as understand their role in keeping the City of Wildwood a great place to live, work, and play.~~

Interpretation and Revisions

The Planning and Zoning Commission and the City Council of Wildwood, in accordance with State Statute and local Charter, shall make interpretations and revisions regarding the Master Plan's goals, objectives, and policies, as well as undertake their implementation.

Relationship of the Master Plan to Other City Planning Documents and Development Regulations

Given the comprehensiveness and applicability of the City's Master Plan to all aspects of Wildwood's governance, it sets the direction that all other plans and processes that exist in the City of Wildwood must follow. As part of the work program for updating the Master Plan, other major City planning initiatives and documents were utilized in this process, including the Town Center Plan, the Town Center Development Manual, the Parks and Recreation Plan, the Action Plan for Parks and Recreation 2007, and the Five Year Capital Improvement Program. These major planning initiatives that occurred in the City's last twenty (20) years were often in direct response to objectives and policies contained in the 1996 and 2006 versions of the Master Plan and reflected in their implementations.

Additionally, the 2016 Master Plan update process considered amendments to the Zoning Code, the Subdivision and Development Regulations, the Grading Code, Tree Preservation and Restoration Code, Historic Preservation and Restoration Code, and Model Telecommunications Code that had been adopted and applied, either for the entirety of the last twenty (20) years or a portion thereof. Along with legislative considerations, the City completed a 5-Year Annexation Plan for the St. Louis County Boundary Commission, which did not anticipate any modifications to Wildwood's boundaries in that period and none were completed relative to any nearby-unincorporated area of St. Louis County.

All of these data resources were included in this update process for the Master Plan to guarantee its timeliness and prepare it for the upcoming decade, which will offer new challenges and opportunities. As a leader in implementing new initiatives, the City of Wildwood must always be cognizant of the need to review and update these plans, codes, and other documents to meet new demands or changing conditions, which may arise from all types of sources, i.e. the courts, the State legislature, resident organizations, and others. "Planning Tomorrow Today" demands staying ahead of circumstances that affect the overall quality of life in this City and meeting them with ideas, not delays.

Synopsis of Planning History

History of Planning in Wildwood

1. From its earliest settlers to today's newest residents, the area of Wildwood has been admired and valued for its unique natural beauty and character.

2. The first major planning initiative in the area, which would become the City of Wildwood, began in 1938 with the reservation of regional public parks to form a greenbelt.

3. All St. Louis County planning documents, from the first *County Plan* in 1962 to the incorporation of the City of Wildwood, described the area as primarily rural in character.

4. St. Louis County's first comprehensive zoning ordinance in 1965 designated much of what is now the City of Wildwood as *NU* - Non Urban District.

5. *The 1973 Land Element* of *St. Louis County's General Plan* showed that only a small portion of the land in the City of Wildwood would be suitable for urbanization. This finding was affirmed in subsequent *St. Louis County Plan Updates* in 1985 and 1993.

6. St. Louis County's first stated policies for the urbanization of the Wildwood area date from the *St. Louis County Plan Update of 1985*. In that plan, most of what is now the City of Wildwood continued to be shown as rural, but its northeast quadrant was designated as the western edge of an urbanizing area centered on the intersection of Highway 40/Interstate 64 and Clarkson/Olive Street Road.

7. St. Louis County planning documents acknowledged the potential conflict between urbanization policies and the ecology of the City of Wildwood, where the vast majority of the land area is not suitable for traditional development densities. County planning documents enumerated the necessary safeguards that should be used, as urbanization in the northeast quadrant took place.

8. These environmental safeguards were not incorporated sufficiently into developments approved in the area of the region that would become the City of Wildwood, with the result being increased erosion and incidences of localized flooding within the area's watersheds. These same St. Louis County planning documents predicted these impacts.

9. Dissatisfaction with State and County roadway plans and the latter's continuing disregard for citizen concerns regarding new development led to the incorporation of Wildwood on September 1, 1995. The *Plan of Intent for Wildwood* included the following five (5) objectives, which are also the basis for this Master Plan:

   - Preservation and conservation of the natural environment.
   - Accountability to the people of the area.
   - Residential and commercial development consistent with long-range planning and prudent land utilization.
   - Protection of the greenbelt formed by Babler, Rockwoods Reservation and Range, and Greensfelder Parks.
   - The creation of a model community that serves its constituents but minimizes bureaucracy.

10. After the approval of the City's incorporation in 1995, the voters of Wildwood approved two (2) taxes – readoption of an existing Gross Receipts Tax on utility consumption and a new Capital Improvements Pooled Sales Tax for road, bridge, and other public improvement projects.

11. To increase the standing of local governance, the voters of the City of Wildwood approved a Charter in 1997. The Charter was particularly significant to the Master Plan, since it created the needed mechanism to elevate its land use component to the standing of law.

12. With the approval of the Master Plan by the Planning and Zoning Commission in 1996, and subsequent ratification by the City Council one (1) month later, the Town Center concept was created. The Town Center concept, based on the principles of 'New Urbanism,' led to a plan for an area of the City where higher density residential and commercial development would be encouraged, which was approved in final form in 1998. Some seven (7) years later, the Town Center Development Manual was adopted by the Planning and Zoning Commission defining specific standards and guidelines for this area.

13. In response to growing demand from residents, a Parks and Recreation Plan was adopted in 2001, which identified the existing and future need to acquire property in the City for future active recreational facilities and endorsed the concept of requiring new residential and commercial developments to accommodate dedications as part of any future project(s).

14. Based upon its 5-Year Annexation Plan, the City of Wildwood annexed a four hundred seventy-five (475) acre area of unincorporated St. Louis County in 2006, after successful votes in the annexation area and within the City. This area is bounded by the City of Ellisville to the north, City of Wildwood to the west, the community of Sherman to the south, and generally by St. Paul Road to the east.

15. After the adoption of the *Parks and Recreation Plan* in 2001, a subset process was established by the City Council. This led to the *Action Plan for Parks and Recreation 2007*, which set four (4) major goals, along with 57 recommendations, for immediate action. Each of these four (4) goals has

been implemented to some level, including the action to purchase a large parcel of ground for the City's Community Park.

16. After ten (10) years of application, the Town Center Plan began an update process in 2008, with the creation of a citizen volunteer committee, which led an eighteen (18) month process, culminating in a recommendation by these volunteers for major changes to the plan. The Planning and Zoning Commission adopted this recommendation and accompanying updated plan in March 2010. The two (2) major changes were a simplification of the plan and the decrease in workplace/commercial designated properties and a corresponding increase in residential land use designations.

17. The City Council received the updated Town Center Plan in March 2010 and spent the next two (2) years debating the merits of four (4) proposed land use designation changes to four (4) properties, two (2) of these sites constituting over one hundred thirty (130) acres of the overall eight hundred (800) acre boundary. In 2012, the majority of the updated plan was endorsed and ratified by the City Council, with the four (4) properties remaining undecided.

18. The City's Historic Preservation Commission spent all of 2014 and the majority of 2015 updating its enabling ordinance to improve its function. During the same period it completed the survey of 350 historic properties located in Wildwood, and developed the histories of the original eleven (11) historic communities that predated the City's incorporation and are now a part of it.

19. In 2015, the City began its second major update of its Master Plan, led again by a group of twenty-three (23) resident and business volunteers from the community. New focuses of the Master Plan that were identified by community input are economic development and developing internet-based telecommunication options for residences and businesses.

A Brief History of Planning and Development Policies and Practices in Wildwood

Historic Character of Wildwood

St. Louis County was formed in 1812, while the area was still part of the Louisiana Territory. Missouri became a State in 1821. The western portions of St. Louis County, then called the Meramec Township, later divided into the Meramec and Chesterfield Townships, remained rural in character until the late 1970's, when the first of new residential subdivisions were approved and began construction. The area that was to become Wildwood contained a few small villages organized along roads, many of which were trails that had been used by Shawnee, Delaware, Osage, and other Native American tribes and then adopted by the early settlers.

Of these early trails, three (3) retain a relative level of significance today. These three trails are now the following roads:

> Old State Road follows one of these early trails from the days before the Spanish and the French came to the area. It runs southward from Manchester Road, just west of Ellisville, "past the Ninian Hamilton Place, now the Catholic Orphan Protectorate [and today the LaSalle Institute], north of Eureka, Allenton, and Dozier's, to Mary and Mac's...a very early and rare house of entertainment near the site of the present

town of Pacific and near the St. Louis County Line." (William Muir, 1893, quoted in *History of St. Louis City and County*, 1919).

Manchester Road, in the middle of the City, was designed in 1835 as part of the main link between St. Louis and Jefferson City. It runs westward from Ellisville through Grover and Pond, then dips south to Fox Creek, and continues westward across the Franklin County line. In general, this road follows the ridge line that separates the area's drainage networks into the Meramec River to the south and the Missouri River to the north. From about 1926 through 1932, a portion of this road was designated Route 66, while the permanent right-of-way for it was still under construction. The Big Chief Hotel in Pond dates from the days when this stretch of highway was part of the main route westward from the City of St. Louis.

Wild Horse Creek Road, near Wildwood's northern boundary, runs westward from what was originally the small village of Chesterfield past Westland Acres, an early black community, through Orrville, and then south towards Melrose; an area planned as a resort, which failed and was sold at a Sheriff's sale in 1879.

Two (2) major railroad rights-of-way follow the City's northern and southern boundaries. The St. Louis Southwestern Railroad (adjacent to the Chicago Pacific-Rock Island Railroad) right-of-way runs along the northern edge of Wildwood, just south of Howell Island and Steamboat Island, past the historic town of Centaur, once the center of limestone and stave manufacturing. The Missouri Pacific Railroad follows the gradient of the Meramec River through the western part of the County, going through St. Paul, Glencoe, Eureka, Allenton and on to Pacific, just over the Franklin County Line.

Most of these old place names are still used today, and many of the surviving historic buildings still exist in these early settlements.

First Initiatives to Protect Wildwood's Environment

The first major planning initiative in what is now the City of Wildwood, other than the building of roads and railroads and the platting of small towns, was the creation of the permanent park reservations. Rockwoods Reservation, originally part of an 1800 Spanish land grant to Ninian Hamilton, was purchased by the State of Missouri in 1938 from the bankrupt Cobb-Wright-Case Mining Company. The Reservation is currently managed by the Missouri Department of Conservation. The Dr. Edmund A. Babler Memorial State Park was dedicated on October 1, 1939. It was financed, developed, and donated to the State of Missouri by a private non-profit trust established by Jacob Babler in memory of his brother. The trust continues to manage the park. The Greensfelder family gave 1700 acres to St. Louis County to establish Greensfelder Park in 1963.

In 1946, St. Louis County adopted its first zoning ordinance, although accompanying maps were not prepared until 1955. Property was not zoned based upon its particular use at that time, but was either designated "A" small farm or "B" one-acre residential in this area.

Guide for Growth-The Land Use Plan, the first official County General Plan, was published in 1962. The plan showed two districts in the western part of St. Louis County, with District 11 essentially north of Manchester Road and District 12 to the south. In District 11, the area immediately around Chesterfield, was seen as appropriate for development; the rest of the district was designated an open-space reserve. In District 12, the area between Eureka and Allenton was designated for

urbanization, while the policy for the remaining part stated development should be discouraged in flood plains or areas of rugged topography.

St. Louis County's 1965 publication *The Challenge of Growth - A Study of Major County and Regional Park Needs* suggested extending the Rockwoods Reservation and Range, Babler, and Greensfelder Park properties to create a greenbelt that would link the Meramec and Missouri Rivers. In addition, the study suggested the greenbelt could be extended to Steamboat Island, Howell Island, and ultimately toward the northwest to the Busch Wildlife Preserve in St. Charles County. This concept has drawn strong support from ecologists, preservationists, and area residents but has never been actively implemented, except for the 34.4 acres St. Louis County added to Greensfelder Park between 1971 and 1980.

Historical Zoning Initiatives and Planning Policies to Protect Wildwood's Environment

In 1965, a new comprehensive zoning ordinance, reflecting for the first time land use designations based upon a planning document, was adopted by St. Louis County. In this 1965 report, much of what is now the City of Wildwood was zoned *NU* Non-Urban District; a new classification originally meant to be a conservation zone. St. Louis County planning officials suggested the NU District designation permit only one (1) residence for every twenty (20) acres, but the final version, which was approved, permitted one (1) residence for every three (3) acres. As a result, the NU District turned out not to be a conservation zone, but, in effect, a low-density residential development zone.

As growth pressures from the westward movement of development from the inner-ring communities of St. Louis County intensified, the *Land Element of the 1973 St. Louis County General Plan* was devised to create land suitability classifications based on soil type, topography, forest cover, hydrology, and geology. After subtracting out land that had already been urbanized or protected by park or other institutional controls, the 1973 Plan set the following categories of property in order of suitability for development:

Prime, Secondary, Marginal, Restrictive, Protection, and *Production* (vacant class 1 agricultural land located in flood plains). Only land in two (2) of the six (6) categories (*Prime and Secondary*) was considered suitable for urban or suburban type development densities. It further suggested that land in the *Secondary* category should generally be reserved for agricultural uses only. In addition, only a small proportion of the area that was to become the City of Wildwood was shown in the 1973 map as having *Prime and Secondary* land; these areas occurring mostly in the hilly uplands of the northeastern quadrant of the City or immediately adjacent to Manchester Road in the unincorporated communities of Grover and Pond. As the categories were derived from the ecosystem, the boundaries of the categories followed the natural systems and did not conform to the lot lines of individual pieces of property. Although the 1973 Plan was published and distributed to the public, these maps were never officially adopted by St. Louis County, but their existence shows that planning officials were very much aware that a high proportion of the land in the Wildwood area was not suitable for development at traditional urban densities.

The 1985 *St. Louis County General Plan Update* intensified this theme of growth by stating that land within the County was becoming an increasingly scarce resource.

> *"This presents a particular problem in areas where environmentally sensitive land is now being considered for urban uses. Although factors such as flood plains and steep slopes do not completely rule out urban uses in these areas, they do require special considerations and*

construction techniques." (*1985 General Plan Update*, Pg. 19, Italics added)

Urbanization Policies of St. Louis County within the Wildwood Area

St. Louis County's *1985 General Plan Update* was the first official planning document that showed substantial development anticipated for the area now known as the City of Wildwood. The southern and western areas of the City were shown as *Rural*, while an area slightly larger than the existing parkland was shown as *Preservation*. However, the northeast quadrant of the City of Wildwood was shown as *Urbanizing*. *Urbanizing* was defined by this plan as having a minimum population density of one thousand (1,000) persons per square mile.

An area around the intersection of State Routes 100 and 109 was also identified at this time as a future *activity center* - an *activity center* being defined in the 1985 Plan Update as having a scale of employment or daily trip attractions comparable to a regional shopping center (over 500,000 square feet in size). However, the principal activity center shown in this plan for the western part of St. Louis County is now the location of Chesterfield Mall and its surrounding office buildings, hotels, and high density housing. The activity center in Wildwood was shown as a satellite to this much larger counterpart. Urbanized development west of Chesterfield, according to the 1985 County Plan, was to stop within the northeast quadrant of what is now known as Wildwood, thereby forming the western edge of a larger urbanized region centered on the intersection of Highway 40/61 and Clarkson/Olive Street Road.

This change in St Louis County planning policies reflected changes already happening on the ground. Interstate 44 was connected to State Route 109 in 1971, thereby making the Wildwood area far more accessible from St. Louis and the eastern part of the County. Development was also moving westward from the area of Chesterfield with its direct access to Interstate 64/40 and the City of Ellisville on the State Route 100 corridor.

In 1977 alone, according to information assembled by the City of Wildwood, St. Louis County approved 1,521 suburban lots (one acre and denser lots), as distinguished from non-urban (three acre minimum lot) subdivisions, in Wildwood. Traditional suburban lots totaled 373 lots in 1978, 679 lots in 1979, and 159 lots in 1980. In 1981, 1982, and 1983, however, no suburban subdivisions were approved.

County policy makers expressed concern in their 1985 plan document that the boom development conditions which had prevailed in St. Louis County since World War II were coming to an end. The population growth in St. Louis County had leveled off and was now taking place elsewhere in the St. Louis Metropolitan Area, notably St. Charles and Jefferson Counties. St. Louis County's share of new housing construction in the metropolitan area had dropped from sixty percent (60%) in 1970 to twenty-nine percent (29%) in 1980. The reason for concern over these statistics is made clear in the *1985 Plan Update*:

> "A 1983 study of revenue and services revealed that while the unincorporated areas generated 37 percent of County Government revenues, they received slightly more than 27 percent of the service expenditures." (*1985 General Plan Update*, Pg. 15)

Revenue from new development taking place in unincorporated areas helped finance the delivery of services in older parts of St. Louis County. The County brought its regional share of new housing construction up to thirty-five percent (35%) in the mid 1980s. After the three-year lull in the

Wildwood area, the County approved 664 new suburban lots in 1984 and 710 lots in 1985.

Impact of County Urbanization Policies in Area of Wildwood

One set of special environmental considerations outlined in the *1985 General Plan Update* was the list of 10 planning principles for stormwater drainage that should be followed in the design and construction of new development described in detail in the next chapter of this Master Plan.

While these provisions are meant to apply to all of St. Louis County and do not take into account all of the special environmental conditions prevailing in the Wildwood area, an analysis completed in the preparation of this Master Plan indicates that, had the St. Louis County Planning Commission and County Council required the kinds of precautions outlined in their own planning document, much of the serious, irreversible environmental damage in the City of Wildwood that is described in the next chapter of this Master Plan could have been avoided. Instead, the St. Louis County Government continued to approve developments in the area of Wildwood that were re-graded and designed in ways that have proven inappropriate to the steep terrain and soils sensitive to erosion.

From 1965, when St. Louis County first adopted its current zoning categories, to September 1, 1995, it approved subdivisions totaling 5,565 residential lots in the City's northeast quadrant alone, and a total of 11,437 lots in residential subdivisions in the whole community. Of these lots, 4,878 were in urban residential subdivisions approved after 1985. From 1989 to September 1, 1995, the County issued 3,778 building permits in the City of Wildwood.

Following a surge in new development in the western reaches of the County, the connection of an improved State Route 100 to State Route 109 was completed in 1989. Subsequently, an improved State Highway 40 was connected to Clarkson Road in 1992 and the widening of Clarkson Road to Manchester Road was completed in 1994. These road improvements coincided with the increased pace in new development.

The 1993 St. Louis County Plan Update repeated the general statement that development in areas of flood plains and steep slopes required special considerations and construction techniques; it did not repeat the more detailed statements about stormwater drainage and other issues from the previous 1985 Plan. However, the 1993 Plan Update did include a map showing all of the area of what is now Wildwood as having different categories of environmentally sensitive land. (*The 1993 St. Louis County Plan Update*, Pg. 24)

The St. Louis County Department of Planning prepared two detailed Community Area Studies for districts within the area that became Wildwood: The Pond-Grover Study, published in December 1990, and the Wild Horse Valley Study, published in June 1993. These studies cover the areas within the City of Wildwood identified as urbanizing in the 1985 Plan Update. The process of producing these documents involved numerous meetings with residents of these areas to gain their input, although the St. Louis County Planning Commission and Council were given the authority for making the final decisions regarding land use policies as they applied to individual petitions for rezoning. These two studies went beyond the level of traditional master plan research and principles to suggest land use policies for individual subareas within each plan area.

By September 1995, a high proportion of the development anticipated in the 1985 General Plan Update had already been approved, including a large commercial site in the eastern end of the proposed Town Center Area. The pace of development was extraordinarily rapid. As will be

discussed in more detail later in this document, the population of the City of Wildwood virtually doubled between the 1990 and 2000 census.

The Incorporation of Wildwood

Wildwood was officially incorporated on September 1, 1995. The incorporation was the culmination of a large grassroots effort on the part of residents and a four (4) year legal battle to stop plans for a north-south, multiple-lane divided highway along a corridor that paralleled the existing State Route 109. The groups included the Babler/Rockwoods Preservation Association, the West Chesterfield Citizens for Responsible Development, the South Wild Horse Creek Homeowners Association, the Northwest Jefferson County Association, and the Wild Horse Creek Valley Association. The Wild Horse Valley and Pond-Grover Community Area Studies undertaken by St. Louis County were also a catalyst for incorporation as they provided a forum for discussing planning issues. Much of the continued support for incorporation came from the general dissatisfaction with fragmentary urbanization and degradation of the natural environment as a consequence of the way that the St. Louis County Government had been administering the rapid development of the Wildwood area.

The Plan of Intent for Wildwood was filed on December 18, 1992 with the St. Louis County Boundary Commission. The *Plan of Intent for Wildwood* listed five essential reasons for incorporation:

1. Preservation and conservation of the natural environment;
2. Accountability to the people of the area;
3. Residential and commercial development consistent with long-range planning and prudent land utilization;
4. Protection of the greenbelt formed by Babler, Rockwood and Greensfelder parks;
5. The creation of a model community that serves its constituents but minimizes bureaucracy.

The St. Louis County Boundary Commission voted 6 to 2 in 1993 not to place the issue of Wildwood's incorporation on the ballot. However, in May of 1994, the Missouri Supreme Court declared the Boundary Commission statute unconstitutional, thereby negating their previous actions. During the following summer, attempts to get the St. Louis County Council to put Wildwood's incorporation to a vote in the community were unsuccessful. However, by the beginning November 1994, Circuit Court Judge Kenneth Romines had ordered the issue of Wildwood's incorporation placed on the February 7, 1995 ballot.

On February 7, 1995, sixty-one percent (61%) of the registered voters of Wildwood voted yes to form the new City. On June 29, 1995, the St. Louis County Council dropped its efforts to continue opposing the issue of the incorporation in the courts. Under Missouri State statutes, the St. Louis County Council had the authority to appoint the City's first Council to act as its interim government until the April 1996 municipal election.

Population Description

At the time of the City's incorporation, information was provided from several competent resources estimating its population. Due to the City's size (it encompassed all or a portion of seven (7) postal zip codes and numerous census blocks and tracts), making an accurate population count was difficult to complete. Based upon the 1990 census tract information, and best available records from building permits issued by St. Louis County, the population at the time of the City's incorporation

was estimated at 24,000 residents. This area was in the middle of a housing boom that would continue unabated for several years after the incorporation.

Upon the City's incorporation, it gained a multitude of lots that had been recently approved by St. Louis County. The estimate completed at that time reflected approximately 2,650 vacant lots. Through 1998, the number of building permits issued each year maintained a steady pace. That year also reflected the first accurate population estimate provided by the U.S. Bureau of the Census. Following a population estimate of 18,123 being provided by the U.S. Bureau of the Census, the City challenged this figure based upon building permit information and was successful in convincing the federal government to revise their numbers. Their estimation, in support of City records, established Wildwood's population at 30,967 as of July 1, 1998 (accurate population information is critical to the City, given sales tax distribution is based on such).

Between July 1, 1998 and April 1, 2000, estimates of the City's population were again based upon the number of building permits issued. Department of Planning staff estimated the City's population at the time of the decennial census in 2000 to be approximately 32,700. This estimate was verified by the census, which revealed the 2000 population of the City to be 32,884. In 2010, however, growth in population slowed substantially, as reflected on the official census count that was provided by the federal government to the City. This ten (10) year period included the Great Recession, which virtually stopped all new residential projects abruptly. Despite the recession, the City of Wildwood was one (1) of a handful that did have an increase in population growth from 2000 to 2010, which was 2,186 people. Therefore, the U.S. Census Bureau estimated the population of the City of Wildwood in 2010 as 35,661.

This U.S. Census Bureau figure has been the baseline for subsequent projections in each year following 2010. These estimates use the census' calculation of 2.95 people per household (reduced from 2000, when the figure was 3.02 people per household) and are as follows:

Year	# of New Households Authorized	Estimated Population at Years' End
2010	49	35,661
2011	38	35,773
2012	38	35,885
2013	63	36,070
2014	60	36,247
2015	52	36,400

The growth in the area has slowed based upon a number of factors, including the City of Wildwood's land use policies, the aforementioned Great Recession, and banking trends. The area's population doubled in just ten (10) years, from 1990 to 2000, while over the next ten (10) years, grew a total of ten (10) percent, a one (1) percent growth each year. Not surprisingly, the number of vacant lots

available for new homes decreased since the incorporation of the City. However, more recently, in the last two (2) years (2014-2015), residential activity has accelerated, with the potential of over six hundred (600) new homesites being considered by the City. This number of new homesites does not take into account new multiple family units that are now also being considered in Wildwood's Town Center Area, which could increase the number of new households in the City by four hundred (400) units. ~~This estimate, as of December 2005, identifies 1,682 parcels as vacant, approximately one thousand (1,000) less than at the time of incorporation. Additionally, a significant area was annexed into the City on January 1, 2006 including about 75 residences. This area increased the City's population by approximately 226 people.~~

To calculate future population projections, the Department of Planning has considered a number of factors, including the amount of available land, the City's land use policies, and the number of new lots approved each year, to determine a conservative annual growth rate estimate of one-half of one percent (1/2%). Additionally, a large number of new residential homesites are proposed at this time (Early 2016), so a second projected population, utilizing a growth rate estimate of one percent (1%) has also been calculated, to consider a population including this anticipated growth. Eventually growth rates in the City may slow further, if land use policies remain unchanged. Currently, the projections for the next five (5) years are:

Year	Projected Population (Conservative)	Projected Population (With Anticipated Growth)
2016	36,582	36,582
2017	36,765	36,948
2018	36,949	37,317
2019	37,134	37,690
2020	37,320	38,067

The population projections provided in the above table indicate the City of Wildwood will continue its managed growth and will approach a total of almost forty thousand (40,000) residents near 2025, which, under the City's Charter, will require the establishment of a ninth ward, with two (2) additional ward representatives added to the current City Council. At that time, the City Council would be a total of eighteen (18) City Council members.

Environmental Element

Preservation and conservation of the natural environment is the first of the five (5) policies highlighted in the Plan of Intent as the reason for the incorporation of Wildwood.

The Ecology of Wildwood

The long steep hillsides, narrow convex summits, erodible soil surfaces, slowly permeable and restrictive subsoil layers, existing young and mature woodlands with abundant native

vegetation, and numerous creek beds of the City form an ecology substantially different from the more gentle and rolling topography and permeable soils of other nearby areas of the County. Compounding these sensitive physical attributes of the land, the St. Louis Metropolitan Area receives a substantial amount of its rainfall in the form of high-intensity thunderstorms, with large amounts of rain within a relatively short period of time. These kind of rainfall events lead to serious erosion problems given the aforementioned terrain and soils found in the City of Wildwood. Vigilance is needed in all aspects of the land use decision-making process to protect Wildwood's environment.

The Need for Watershed Management Practices in the City of Wildwood

Areas of the City that are still in their natural state do not suffer significant erosion even after unusually heavy and sudden rainstorms. The ecosystem, although fragile, has reached a state of equilibrium and protects itself. Downstream from more dense residential and commercial developments in other areas of the City, the landscape tells a different story: hundreds of tons of soil and rock have shifted, streams and hillsides have eroded severely, and the damage continues, despite the efforts of the City to curtail it.

There are two (2) very dramatic examples of these differences in the City: Wild Horse Creek and Caulks Creek. Wild Horse Creek currently exists in a state of natural equilibrium as a properly functioning streambed. Caulks Creek has sustained severe damage from stormwater runoff and is an unhealthy streambed due to this degradation. The first of these two (2) watersheds to be discussed is Wild Horse Creek.

The upper reaches of Wild Horse Creek Watershed, whose source-area remains largely forested, is an example of a properly functioning forest stream ecosystem. Even after the relatively long dry spell from the end of the summer of 2005 through the fall, this stream had flowing water. Banks were stable, the streambed was a mixture of rounded gravels and sands - indicating they had remained in place long enough to be smoothed by the action of the water - and the width-to-depth ratio was small. After a rain, the upper Wild Horse Creek ecosystem retains much of the water, thereby allowing it to filter slowly and gradually to the stream while maintaining an even, continuous flow.

In direct contrast, the second watershed to be discussed is Caulks Creek. Within Caulks Creek from Clayton and Prospector Ridge Roads to Kehrs' Mill Road, this stream has seriously deteriorated from its natural state. It has an extremely wide channel-to-depth ratio. Active erosion is taking place along all of its banks. The bottom of the streambed has an enormous load of angular chert fragments that exceed fifteen (15) feet in depth. When rain falls in the badly damaged Caulks Creek ecosystem, stormwater turns into a series of concentrated, high-energy flows, moving great quantities of soil into the creek and then pouring quickly down its bed, causing rapid, violent erosion as it goes. In many places, roads and bridges are being undermined. Underground power cables and sewer lines have also been exposed by erosion.

The Caulks Creek Watershed has had extensive clearing of vegetation and topsoil due to the re-grading practices of the many subdivisions previously constructed in its drainage area. This previous pattern of development practices have been curtailed in Wildwood, but damage persists from them due to the inadequate standards that were in place when many of these projects were constructed. In direct contrast, the Wild Horse Creek Watershed, which has not sustained the same level and type of development as the Caulks Creek Watershed, remains a properly functioning streambed.

After the adoption of the Master Plan, the City Council continued to prioritize the need to address the Caulks Creek situation. For a period of approximately seven (7) years, a scientific study was funded by the City to better understand how to arrest the on-going erosion problem. This study, yet completed, indicates the need to retrofit older detention/retention facilities upstream to hold the stormwater runoff in place for longer periods of time and capture smaller storm events as well. Until these retrofits are completed, on-going degradation of the Caulks Creek will continue, despite the City limiting the density of development on remaining infill properties located in this watershed.

~~As witness to the on-going need to be diligent in addressing the City's top priority relating to the environment, a recent problem experienced in a new development within the Caulks Creek Watershed provides an excellent example. With the development of the former Cherry Hills Golf Course site, the City, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District imposed all of the required regulations onto this residential subdivision. The goal was to manage stormwater from this site in a manner that would limit on-site and downstream impacts. With a large-sized site like this property, the need was clear to control runoff to protect the environment.~~

~~Since the initial grading began on this property, problems have been experienced both on the site and downstream. These problems, based upon weather, poor application of siltation control techniques, and ineffective standards, have created unwanted and negative impacts in the watershed. Therefore, the Master Plan 2006 Update recognizes the on-going need to maintain vigilance in protecting the environment of Wildwood through thoughtful regulations and improved land use policies.~~

The Treatment of Sewage Effluent in This Environmentally Sensitive Area

Developments in the Non-Urban Residence District zoned areas of the City, where the lot sizes are three acres or larger, have far fewer erosion problems, particularly where the access road and building sites are confined to the ridge lines. However, despite this fact, Non-Urban Residence District zoned properties and other development outside Metropolitan St. Louis Sewer District boundaries raise another serious environmental problem regarding sewage treatment.

> The soils in much of the City are unsuitable for individual septic systems, and lots in urban residential zones [R-1 District (43,560 square foot lots) to R-6A District (4,500 square foot lots)] are, in any case, too small for these systems. While a percolation test has been required, it is not clear these tests have been administered correctly, as their results can vary significantly depending upon the saturation of the soil and where on the property the test was made. Improper placement in the landscape, lack of required inspections, and sporadic maintenance of individual septic systems can adversely affect the quality of both the aquifer and the streams in the western part of the City. Newer State legislation allows for a soil morphology test to substitute for the previous percolation analysis, which would appear to be a better means to ascertain the suitability of locations on properties for wastewater treatment, given the soils conditions in the City of Wildwood.

The alternative to individual septic systems the City has employed in these unserved areas are small sewage treatment plants. These "package plants" can serve an entire residential subdivision. Several residential subdivisions in the City of Wildwood already have package plants. Package plants are also necessary for commercial development outside the Metropolitan St. Louis Sewer District boundaries. Package plants are required to be periodically inspected (monthly) by the Department of Natural

Resources (DNR). Therefore, the maintenance of the plant and evaluation of the effluent are more regulated than individual systems.

Although package plants are a better alternative than individual septic systems, they are not an effective substitute for a regional public sewer system. Their maintenance is variable and, at best, usually provides only secondary treatment, meaning the effluent can still pollute the local aquifer or stream where they are located. However, with certain permitting requirements by the State, the potential for discovering and correcting a plant that is not functioning well is greater than an individual septic system on a privately-owned property.

It is also important to note that many property owners west of State Route 109, and some to the east, are on well water. If an improperly functioning septic system exists on the property with a well, the potential exists for contamination. This contamination can also extend to other well sites downstream. One (1) alternative to protect the public's health and safety is to promote the extension of public water lines.

Given the Metropolitan St. Louis Sewer District's limitations, and the constraints of individual septic systems and package plants in this environment, there are difficulties in approving suburban densities for residential development or major commercial uses outside the Metropolitan St. Louis Sewer District's boundaries for the foreseeable future.

Application of Wildwood Codes and Policies (1995-2015)

On the first day of Wildwood's incorporation, and over the next seven (7) months, its City Council worked to create two (2) new codes and modify others to address the problems noted above relating to grading and tree removal in the City's nine (9) different watersheds. These two (2) new codes, the Grading and Excavation Code and Tree Preservation and Restoration Code, and the revised Zoning Code and Subdivision and Development Regulations were intended to stop the past practices of mass grading, tree removal, and poor land use decisions that led to increased stormwater runoff, erosion, and siltation of the natural drainage areas of the City. Each of these codes, whether new or revised, took into account the problems facing the City and focused on identifying steps to lessen grading on development sites, preserve more trees, reduce densities in sensitive environmental areas, and promote higher stormwater management standards.

Additionally, along with these actions, the City also took the bold step of creating a one-of-a-kind regulation called the Natural Resource Protection Standards. These standards were developed by Dr. David Hammer, a Professor of Soil Science at the University of Missouri-Columbia, to assist in understanding the relationship between the soil and the climate of Wildwood. Utilizing five (5) different variables of the soil, areas of development and non-development were to be determined on a site-specific basis. All of this work was to be completed on the property by a qualified Professional Soil Scientist. The City has been applying these standards for over nine (9) years and saved hundreds and hundreds of environmentally sensitive acres of land from disturbance.

The City also took into account that density is a major determinant on the extent of impact on the environment. In creating the three (3) residential land use categories for the City, the community noted that only one (1) should accommodate higher densities: the Town Center. The other two (2) categories, the Sub-Urban and Non-Urban Residential Areas, would have densities ranging from one (1) unit per every three (3) acres to no more than one (1) ~~two (2)~~ unit per acre. It was hoped these limited densities would further lessen impacts in the City's watersheds. Although partially successful,

the City discovered in its review of development data, as part of the 2006 update of the Master Plan, that Sub-Urban Residential Area density was still too substantial. As part of this revised Master Plan, the Advisory Group changed it, which led to the establishment of the aforementioned one (1) unit per acre density. This step was intended to provide further protections to Wildwood's unique and fragile environment.

ENVIRONMENTAL GOALS

1. Wildwood's unique environment is one of its greatest assets and needs to be preserved and protected. (2006)

2. Wildwood's topography and soils, part of nine different watersheds, make it unusually vulnerable to erosion, siltation, and flooding caused by storm events, which necessitates regulations to safeguard it. (2006)

3. Wildwood should promote, through its regulations and day-to-day activities, the prudent use of its natural resources looking to the needs of the community. (2006; Modified in 2016)

4. Connections to public sanitary sewer systems should be a priority of the City of Wildwood, whether for new development, redevelopment, or any other land use activities, to advance improved public health and environmental benefits of such service. (2016)

5. Environmental legacy sites, whether identified or discovered at some later date, should only be considered for future use, after health risks to users have been eliminated. (2016)

ENVIRONMENTAL OBJECTIVES

1. The environmental damage resulting from future development should be controlled to the greatest extent possible. (1996; Modified in 2016)

2. The wastewater effluent from systems, both individual and community, not managed by the Metropolitan St. Louis Sewer District, should be prevented from polluting streams and aquifers in the City.
3. The natural systems of the environment, particularly its soil layers and tree and vegetative covers, should be utilized to retain and absorb stormwater runoff.

4. The primacy of the watershed as a planning unit should be acknowledged in this community and a coordinated approach for stormwater and wastewater management should be fostered between the Metropolitan St. Louis Sewer District and neighboring municipalities in each of them.

ENVIRONMENTAL POLICIES

1. Adopt and apply all applicable standards and regulations [Phase II Stormwater Rule and Municipal Separate Storm Sewer Systems (MS4)] for the management of stormwater within the City of Wildwood, as promulgated by those responsible federal, state, or local jurisdictions (Metropolitan St. Louis Sewer District), with such being consistent with the Master Plan's goals,

objectives, and policies for protecting public and private properties from damage. (1996; Modified in 2016)

2. Recognize that terrain in the City of Wildwood varies from relatively flat land, with soils suitable for development, to landforms and soils highly unsuitable for development. These variations in terrain generally do not correspond to property boundaries and, while more environmentally sensitive land is located in the western and southern quadrants of the City, they exist throughout the community.

3. Require that natural drainageways remain undisturbed and the system of existing detention/retention basins and associated improvements within the boundaries of the Metropolitan St. Louis Sewer District (MSD) be accepted by MSD for their maintenance and eventually upgraded to reduce current deficiencies in terms of design and function, when funding resources are available.

4. Require that areas of steep slopes and highly erodible soils remain in their natural undisturbed state.

5. Continue to employ the current procedure that is part of the City's development regulations for mapping the landforms and soil conditions on individual pieces of property and then evaluating their suitability for development.

6. Maintain the current flexible procedure within the development regulations that allows an owner of a property to better utilize a site's natural characteristics through the application of innovative design and construction practices and the clustering of units, while offering community amenities and useable open space. The application of this procedure should be consistent with the environmental parameters of the site.

7. Require all developments to submit a site plan that includes the delineation of the property's natural drainageways and the location of all proposed retention and detention basins necessary to meet new stormwater standards to minimize runoff and control its downstream impacts.

8. Develop appropriate grading and soil reconstruction techniques to minimize site disturbance by the promulgation of new regulations that better reflect a greater level of stewardship and respect for the land.

9. Maintain and improve current grading and tree preservation ordinances that require the retention of natural vegetation and topsoil and an approved site plan or preliminary plat before land disturbance or grading can commence on a property. Coordinate regulations promulgated by State and federal agencies to better implement these laws and ensure compliance by the City and developers to such requirements and practices. (Modified 2006)

10. Stabilize Caulks Creek, either through remediation measures, or its rehabilitation to a more stable ecosystem by damming the creek at intervals and creating ponds and wetlands or other equally environmentally sound methods, on its periphery to reduce the volume and velocity of runoff entering the waterway. Avenues of federal, state, and local funding should be explored to assist the City of Wildwood in this project.

11. Require the installation of individual household wastewater treatment systems to meet environmental standards based upon the area's physical characteristics as defined by soil scientists and adopted by the City of Wildwood, as a means to protect the public's health, safety, and welfare.

12. Inspect individual septic systems periodically to ensure their operations meet minimum health standards and through a program of mandatory inspections upon any re-occupancy or sale of a single-family residence.

13. Establish an effective inspection system for package wastewater treatment plants. (1996; Modified in 2016)

14. Require the treatment of wastewater effluent from individual systems or packaged plants to meet current governmental standards, when changes are considered, adopted, and implemented via the City's applicable codes and regulations. (1996; Modified in 2016)

15. Where feasible, extend public potable water to all areas of the City currently without this service to reduce future health and safety problems relating to wastewater effluent from non-public systems, while providing fire hydrants for public safety purposes. (1996; Modified in 2016)

16. Enact new legislation that creates incentives for the recycling of surplus construction materials from commercial, residential, and institutional development projects, while expanding bulk pick-up services within all residential neighborhoods located in the City. (2006)

17. Complete the extension of the public sanitary sewer, public potable water, and stormwater management systems to the Town Center Area, particularly into the Pond Historic District, including the development of any studies necessary for support of these utilities extensions. (2006; Modified in 2016)

18. Protect groundwater resources, and the aquifer, which is its source, from contamination, waste, or overuse through the consistent application of federal, state and city laws, regulations, and standards that preserve the soil and vegetation layers, while ensuring new development does not exceed the carrying capacity of the land. (2016)

Environmental Element Cross-References

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
Obj. 1	X	X	X	X	X
Obj. 2	X		X	X	
Obj. 3	X	X	X		

Obj. 4	X	X		X	
Pol. 1	X	X	X	X	
Pol. 2	X	X	X		
Pol. 3	X	X	X		
Pol. 4	X	X	X		
Pol. 5	X	X	X		
Pol. 6	X		X		
Pol. 7	X	X	X		
Pol. 8	X		X		
Pol. 9	X		X		
Pol. 10	X	X			
Pol. 11	X		X		
Pol. 12	X		X		
Pol. 13	X		X		
Pol. 14	X		X		
Pol. 15	X		X		
Pol. 16	X		X		
Pol. 17	X			X	
Pol. 18	X		X		X

Planning Element

Three (3) of the five (5) objectives noted in the Wildwood's *Plan of Intent* were specific to land use policy:

> *Residential and commercial development consistent with long-range planning and prudent land utilization;*
>
> *Protection of the greenbelt formed by Babler, Rockwood Reservation and Range, and Greensfelder Parks; and*

- *Preservation and conservation of the natural environment.*

Protection of the natural environment was one (1) of the five (5) objectives outlined in the *Plan of Intent* and has already been discussed in the Environmental Element of this Master Plan.

Benefit (and Need) of the Non-Urban Residence District to the Larger St. Louis Metropolitan Area

The Non-Urban Residence District zoned land in the City serves an important regional function by preserving open space in some of the most complex ecology of the region and enhancing, by contrast, the character of more densely settled areas of the community and surrounding municipalities. By promoting a diverse character of development in St. Louis County, the rural areas of the City of Wildwood permit other parts of the region to "borrow" open space that has been preserved through its planning policies.

Major Initiatives in the City of Wildwood (1995-2015)

Over the last twenty (20) ~~ten (10)~~ years, the City has engaged in a number of major planning initiatives to achieve the adopted objectives and policies of the Master Plan. The efforts can be summarized as follows:

1. Completed Model Telecommunication Code in December, 1997.
2. Completed Town Center Process and Plan in February, 1998.
3. Completed Historic Preservation and Restoration Code in August, 1999.
4. Completed Outdoor Lighting Requirements in August, 1999.
5. Completed Architectural Review Board Ordinance and Standards in May, 1999 and June, 2001.
6. Completed Parks and Recreation Plan in June, 2001.
7. Completed Town Center Development Manual in June, 2004.
8. Completed Public Space Ordinance in January, 2006.
9. Completed the Action Plan for Parks and Recreation in 2007.
10. Completed the update of the Town Center Plan in March 2010 and October 2012 (City Council).

Along with these plans and associated efforts overseen by the Department of Planning, the Departments of Administration and Public Works have also undertaken extensive planning activities. These efforts have focused on the creation of transportation priorities in its Annual Capital Improvement Budget and its 5-Year Capital Improvements Program. In the past twenty (20) years, several of these planned major initiatives have improved the safety of the City's streets, rural roadways, and bridges. Additionally, the major upgrades have established appropriate stormwater management criteria and standards for areas located outside the Metropolitan St. Louis Sewer District's boundaries.

Since the incorporation of the City, and the passage of the City's Charter, planning efforts have led to improved developments in terms of their character, respect for the environment, and functionality. Development continues to be a major influence in the City, particularly as the Town Center Area continues to grow in popularity and interest. Although the relative number of single family dwelling permit issuances may have declined from their peak levels prior to the City's incorporation, the number of permits still being issued is significant, increasing in total, particularly over the last two (2) years (2014-2015), and continue to reflect the desirability of Wildwood as a place to locate a home or business.

Master Plan Processes and Updates

Under the City's Charter, the Comprehensive Zoning Plan must be updated every ten (10) years. The update process is intended to keep this important planning document germane to changing conditions and reflect residents' vision of their community. Additionally, the update of the entire Master Plan is also an excellent time to consider the progress and challenges that occurred within the City in the previous ten (10) year period. Along with these considerations, the Master Plan process is always necessary to keep pace with new technologies and other conditions that occur, which were not anticipated in the previous ten (10) year period.

Updates, however, must be respectful of maintaining a common consistency, so residents, property owners, and businesses have some level of expectation regarding future actions or changes within the community. This expectation, which is derived from a Master Plan that is supported by the elected and appointed officials, is critical to achieving support for new initiatives to meet the goals, objectives, and policies of the document. *Accordingly, changes to the Conceptual Land Use Classifications Map after its adoption, should only be considered in the most unique or pressing circumstances or when such provides a clearly definable community benefit meeting the goals, objectives, and policies of this document.*

PLANNING GOALS

1. Improve the quality of life in the City of Wildwood by implementing, updating, and maintaining land use regulations. (2006; Modified in 2016)

2. Planning efforts in Wildwood must be coordinated with other jurisdictions, service providers, and utilities. (2006; Modified in 2016)

3. Land use and planning decisions need to be related closely to environmental quality, community services, transportation systems, and open space/parks considerations. (2006)

PLANNING OBJECTIVES

1. The overall rural character and fragile ecology of the City of Wildwood should be preserved.

2. The greenbelt of regional parks should be protected by preserving existing zoning and land use patterns on their periphery, thereby ensuring a protective transitional landscape around each one. (1996; Modified in 2016)

3. The expansion of suburban-type densities within this community should be limited to those locations, and associated parcels of ground, identified as "Sub-Urban Residential Area" on the Conceptual Land Use Categories Map of the Master Plan. (1996; Modified in 2016)

4. Commercial and industrial development should be promoted within the City as a means to provide an adequate tax and service base for its citizens, but they should be strictly defined and limited to very specific locations in the community, i.e. the Town Center for commercial activities and the Chesterfield Valley Area of the City for industrial uses.

5. Programs to improve communication about, and enforcement of, planning and zoning regulations, should be implemented by the City. (2006; Modified in 2016)

6. The City of Wildwood should continue to encourage life-cycle housing opportunities to all age groups. (2006; Modified in 2016)

7. Within The Town Center Area of Wildwood, application of its required Neighborhood Design Standards and Architectural Guidelines, from the *Town Center Plan*, shall be met or exceeded by development interests. (2016)

PLANNING POLICIES

1. Consolidate future commercial development within the boundaries of the City of Wildwood's Town Center.

2. Relate changes in the mapped zoning density within the two suburban residential areas to the pattern on adjacent properties, but the densities of new developments should not be in excess of one (1) unit per acre. Higher residential densities may be appropriate within the Town Center Area, if part of that overall plan (see Conceptual Land Use Map). (Modified 2006)

3. Continue Non-Urban Residence District zoning designation as the major land use category in the City of Wildwood. The Non-Urban Residence District designation of land performs an important regional function for the more developed communities in St. Louis County. Through the preservation of this zoning designation around the regional parks, the protection of the regional greenbelt is furthered. In addition, maintaining an existing Non-Urban Residence District designation is especially appropriate in areas of steep topography and highly erodible soil profiles. (1996; Modified in 2016)

4. **Incorporate the Land Use Categories of the Regulating Plan in the Town Center Development Manual, as part of the City's Zoning Code, in accordance with the map contained therein.**

5. Maintain the policy of preserving historic buildings/sites and archaeological areas through their designation on the City's Historic Registry. (1996; Modified in 2016)

6. Maintain land use and environmental policies to protect the regional park system from erosion and pollution. (2006; Modified in 2016)

7. Promote the development of consistent regulations between other service providers (fire and school districts) and utilities and the City's land use standards and requirements, particularly for the Town Center and Non-Urban Areas of Wildwood. (2006)

8. Maintain design criteria and standards for the use of land and for the architecture of buildings and structures, so that new construction complements the surrounding natural and built environments and minimizes harm or damage to them. (2006; Modified in 2016)

9. Any land use related matter must be reviewed and acted upon by the Planning and Zoning Commission, before City Council Committee or City Council can take an action upon it. (2016)

Planning Element Cross-References

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3
Obj. 1			X
Obj. 2			X
Obj. 3	X		X
Obj. 4	X		
Obj. 5		X	X
Obj. 6	X		
Obj. 7	X		
Pol. 1	X		
Pol. 2	X		
Pol. 3	X		X
Pol. 4	X		
Pol. 5	X		
Pol. 6	X		X
Pol. 7	X	X	
Pol. 8	X		
Pol. 9	X		

Community Services Element

The City of Wildwood began on a premise of providing needed services in a different manner than other communities located within St. Louis County. This approach was to employ a small group of staff, which would be offset by utilizing the private sector to deliver all other services through a series of managed contracts. The quality of the services delivered to Wildwood residents and

businesses could then be annually reviewed to ensure on-going high quality and competitive low costs. City staff would manage these contracts for the community and make the necessary determinations of efficiency, cost, and need on an annual basis. Over the last twenty (20) years, community services have always been offered to residents and businesses utilizing this model, which has resulted in all necessary services being provided to them with assurances on quality, cost, and experience of the providers annually guaranteed. ~~In the original Master Plan adopted in 1996 by the Planning and Zoning Commission and ratified by the City Council, this element was named "Urban Services." In the Master Plan 2006 Update Process, the name of this element was changed to "Community Services" to better reflect the character of Wildwood. With the City of Wildwood maintaining its unique character and creating opportunities for residents to better identify with this area through a number of different initiatives and efforts, the term "community" is much more suitable, since creating ownership in this City is critical to its success well into the future.~~

Major Initiatives in the City of Wildwood (1995-2015)

This element represents the administration of government and the provision of important services to residents, property owners, and businesses living, working, or otherwise located in the City of Wildwood. These services add to the quality of life, maintain property values, and provide a safe and secure environment for everyone. Many of these services that are essential to a vibrant and safe City environment are provided by other entities or utilities not affiliated with Wildwood. These partnerships are key to the success of the City and its residents, property owners, and businesses benefit from the expertise of these other entities and providers.

Over the past twenty (20) years, the City has made many upgrades and improvements to the service levels residents, property owners, and businesses receive relative to the previous jurisdiction - St. Louis County. These upgrades and improvements were promised as part of the incorporation effort and integral to the *Plan of Intent's* stated direction. A summary of upgrades and improvements is as follows:

1. Resurfaced over 246 miles of rural roadways in the City.
2. Replaced over 22,000 slabs of concrete street sections.
3. Replaced over twenty-seven (27) deficient or deteriorating bridges.
4. Promoted household recycling efforts in the City, while managing a sole-source single-family residential solid waste collection contract with a single provider.
5. Participated, and partially funded, three (3) ~~two (2)~~ major safety improvements on State Route 109; the last of which added two (2) roundabouts at major street intersections to facilitate safer and more efficient travel along one (1) of the more congested lengths of roadway located in the City.
6. Established and upgraded the City's website, in addition to publishing the Wildwood Gazette and weekly e-newsletter.
7. Installed over sixteen (16) ~~fourteen (14)~~ linear miles of multiple-use trails.
8. Restored Old Pond School and created a neighborhood-sized park in association with it.
9. Constructed Anniversary Park.
10. Established recreational programs, including nineteen (19) ~~nine (9)~~ major events.
11. Directed annexation of additional Town Center Area into the Metropolitan St. Louis Sewer District's boundaries, via a Neighborhood Improvement District (NID).
12. Adopted codes, ordinances, and regulations to improve efficiency of City's financial management.
13. Established sound investment policies.
14. Created and updated policies and procedures to comply with Missouri Sunshine Laws and requirements and allow residents to have open access to all government activities.
15. Partnered with other local governments to provide services and programs to all residents.
16. Established the Board of Ethics, Board of Public Safety, Architectural Review Board, Historic

Preservation Commission, Administrative Review Board, and ad-hoc committees to assist in major initiatives, since the incorporation of the City in 1995.

17. Added twenty-three (23) police officers to the City's force, thereby allowing for a minimum of four (4) beats to be offered at all times within Wildwood by the St. Louis County Police Department.
18. Designed and constructed Community Park - phase one - project, which included the City's first dog park component and an all-inclusive playground for children of all abilities.
19. Partnered with St. Louis County's Department of Parks and Recreation to open Bluff View Park, with its 2.3 mile long trail system, while beginning a long-term lease for a Belleview Farms site - a historically significant one hundred (100) acre open space located in the Meramec River Valley.
20. Assisted in the provision of high-speed internet service to over four hundred (400) households in the rural areas of the community, which still have no other options than the two (2) providers engaged by Wildwood through its eight (8) year effort in this regard.
21. Completed two (2) segments of the Manchester Road Streetscape Project, while finishing the design and engineering for the third, and final, segment of this Town Center improvement effort slated for construction in 2017.

Meeting the needs of the City's constituents has been the primary goal of four (4) Mayors, numerous City Council Members, and staff over the past twenty (20) years. In the public input sessions, many of the participants noted the level and quality ~~improved~~ of services offered by the City, since it incorporated, and wanted them to continue into the future. Additionally, many of the service providers and utilities responding to the request for information from the Department of Planning for this update of the Master Plan noted improved service levels and expanded networks of utilities had been achieved in the area of Wildwood over the past twenty (20) years, with other improvements planned in the next decade (see Appendix V).

Major Challenges Facing the City of Wildwood (2005-2015)

The ability of the City to undertake and complete those major initiatives over the last twenty (20) years has been premised on the availability of funding from a number of dedicated and predictable sources. The primary source of funding has been the City's share of the sales tax received from its participation in St. Louis County's pooled distribution formula. The City receives this pooled sales tax revenue based upon a per capita formula of total residents in the community. Since the City of Wildwood experienced substantial growth between 1995 (its incorporation) to 2010, a marked increase occurred in revenues from the sales tax. The City has continued to grow since the 2010 Census was completed and is anticipating adding approximately two thousand (2,000) more residents by the end of this decade. Under the current sales and other formulas, the City would receive an increase in revenues from this growth in population.

Over the past several years, an on-going discussion has been held at the State Legislature among municipal and State leaders about the distribution of pooled sales tax revenues and how it might be changed to address what certain cities have claimed are inequities in its structure. These discussions have led to numerous bills and other legislative initiatives to be proposed and debated for possible consideration, introduction, and passage. The City of Wildwood has and must continue to address attempts to change this tax structure, since it is the major source of operating and capital improvement revenues. Any changes to this tax structure could impact the City in a negative manner, which might lead to reductions in community services. Therefore, the City needs to be prepared to participate in any discussions on this matter, while maintaining vigilance in monitoring any legislative initiatives on possible changes to the taxing formulas and encouraging equity to all parties, (if changed).

During the last ten (10) years, the City Council adopted a specific policy and associated procedures for the consideration of requests for development incentives. Development incentives, such as Neighborhood Improvement Districts (NID), Transportation Development Districts (TDD), Community Improvement Districts (CID), and Tax Increment Financing (TIF), may be appropriate planning strategies, when applied as a means to achieve community goals, objectives, and policies set forth in the Master Plan and policies established by the City Council consistent with the same. However, in evaluating such mechanisms, the inherent costs to federal and state taxpayers from tax-exempt financing or other public costs should be fully weighed against the private and public benefits sought in order to ensure that the City uses, such tools only to promote the overall public good for its residents, while adhering to the City's twenty (20) year commitment to regionalism.

As the City of Wildwood matures, challenges will also mount on maintaining the current level of services it provides to its residents, property owners, and businesses. These challenges could lead to the Mayor and City Council members having to make difficult decisions about the level of services, the providers of these services, and the character of these services. Since the City contracts with private providers for many of its services, costs are competitive due to the bidding processes associated with them. In the next ten (10) years, overarching all decisions must be the need to protect the public's health, safety, and general welfare, while maintaining the high level of services and their delivery.

COMMUNITY SERVICES GOALS

1. Appropriate police, fire, EMS, sanitation, and other municipal services need to be maintained. (2006)

2. Development levels, and accompanying service responsibilities, should not exceed available municipal service capabilities. (2006; Modified in 2016)

3. Internet-based communication services should be improved, as an essential part of daily living and working throughout Wildwood. (2006; Modified in 2016)

4. Residents and businesses need to be well informed about Wildwood's government activities and its fiscal condition. (2006)

5. Promote the preservation of City's housing stock by its careful monitoring through the application of appropriate, Wildwood-based codes. (2006; Modified in 2016)

COMMUNITY SERVICES OBJECTIVES

1. The allocation of future capital investments by the City should be planned and managed in such a way the established character of the community is maintained and improved.

2. The constraints on development imposed by the fiscal and geographic limitations of all service providers, i.e. utilities and other jurisdictions, must be accepted by the City and related parties. (1996; Modified in 2016)

3. The concept of concurrency for new developments in the City of Wildwood should always be considered, so the capacity of existing infrastructure or government services is not exceeded,

thereby ensuring they are commensurate with the level of population and physical growth.

4. The use of private contractors for services in the City should be continued, but premised on cost-effectiveness, performance and quality evaluations in terms of citizen satisfaction. (2006; Modified in 2016)

5. The City should preserve and enhance property values by implementing plans, regulations, and standards for maintenance of its housing stock and land areas. (2006)

6. The network of existing and future utilities should be constructed underground and coordinated with other providers and public infrastructure to the extent feasible by technology, type of service, and proximity to buildings, trees, or denser development. (2006)

COMMUNITY SERVICES POLICIES

1. Maintain a long-range capital improvements program for the City of Wildwood based upon its own fiscal resources, grants from the federal and state government, and other sources of outside funding. (Modified in 2016)

2. Follow a policy of fiscal prudence in considering major new development initiatives, while creating specific procedures governing the review and processing of development incentive requests submitted to the City.

3. Continue contractual arrangement for police services, while seeking improvements and better efficiencies whenever possible. (2006)

4. Infrastructure for new or upgraded telecommunication services should be consistent with the rural appearance of the community and combine the use of pre-existing structures and rights-of-way, as the preferred methods of providing these facilities. (2006; Modified in 2016)

5. Develop opportunities, foster partnerships with providers, and create incentives for the provision of internet-based communication services to all households and businesses in the City of Wildwood. (2006; Modified in 2016)

6. Seek a library facility in the Town Center Area of the City. (2006)

7. Submit all publicly-funded projects to the City's review processes to guarantee compliance with its regulations and requirements. (2006)

8. Residents and business owners need to be well informed about Wildwood's government and its activities and the City should utilize all available media forums in this effort, including, but not limited to, direct mail, internet-based communication opportunities, and local newspapers. (2006; Modified in 2016)

9. Complete 5-Year Annexation Plans that are required by the St. Louis County Boundary Commission in keeping with State Statute and their procedures, as adopted, for potential additions of land area to the City's current boundaries. Decisions relating to annexation proposals should consider a number of factors, including fiscal, service, and community of

interest benefits and/or costs. (2006)

10. Establish programs for senior citizens in the community, including partnerships with other local entities, with the resources to help support said efforts. (2016)

11. Establish a working group of residents, City officials, and building professionals to consider appropriate life/safety considerations associated with the City of Wildwood implementing a reoccupancy permit system for its housing stock, while acknowledging the need to avoid any duplication of services and additional costs. (2016)

Community Services Element Cross-Reference

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
Obj. 1		X			
Obj. 2	X	X			
Obj. 3	X	X			
Obj. 4	X	X			
Obj. 5		X			X
Obj. 6		X			
Pol. 1		X			
Pol. 2		X			
Pol. 3	X				
Pol. 4			X		
Pol. 5			X		
Pol. 6					
Pol. 7				X	
Pol. 8				X	
Pol. 9		X			

Pol. 10				X	
Pol. 11					X

Transportation Element

Major Transportation Issues – Then and Now

Proposals to create a major north-south highway paralleling State Route 109 helped convince area residents of the need to take control of their own future in the late 1980's and early 1990's. The current regional transportation plan of the East-West Council of Governments (the St. Louis Metropolitan Area's official coordinating body for transportation improvements) does not include a new north-south highway on or near State Route 109. It does, however, identify State Route 109 as part of a Major Transportation Investment Corridor requiring short-term safety improvements. Concerns remain in the community regarding the extension of State Route 109 into the Chesterfield Valley Area, along with the addition of traffic lanes and proposed interchanges, under the guise of a safety-improvement program, which could ultimately lead it to becoming a part of a third metropolitan by-pass with links south to Interstate 44, Highways 30 and 21, and Interstate 55, and a link north to Interstates 64 and 70.

State Route 109 is already connected to Interstate 44, but its northern end currently terminates at Wild Horse Creek Road; a two-lane, east-west arterial. There are no official plans for improving Wild Horse Creek Road. However, State Route 109 could become a regional highway if it were connected to a widened Eatherton Road in the City of Chesterfield and then extended northward to a new interchange with Interstate 64. This route appears to be part of the traffic improvement corridor shown in the East-West Gateway Council of Government's short-term plan. This major regional planning initiative should not be created in the guise of short-term traffic improvements. If a third-ring bypass is built, its regional planning consequences on the entire metropolitan area should be fully assessed and its route determined based on these considerations.

The effect of making this link would be to open up Jefferson, Franklin and St. Charles Counties to more intensive development, most of which is likely to be drawn from the inner areas of St. Louis County and the City of St. Louis. The benefits of taking this initiative are debatable. Spending money on this new infrastructure could well encourage people to stop using existing facilities. The third-ring bypass is likely to accelerate the process of drawing development out of the older parts of the region, in complete contradiction to policies of regional integration and of preserving the Cities of St. Louis and Clayton as the centers of the metropolitan area.

Even if a third-ring bypass is ultimately to be constructed, there are strong arguments against using the State Route 109 corridor for this purpose. The unusual soil conditions in the City, detailed in the Environmental Element of this Master Plan, make it an inappropriate area in which to create major new highways. The enemy of ecological stability in the City is rapid runoff. The more impervious surfaces, particularly continuous highway lanes in hilly areas, the more rapid runoff is generated. State Route 109 adjoins the regional parks and actually goes through one (1) of them. The City of Wildwood has an obligation to protect the regional parks located within it; building a major highway through part of these parks and subjecting them to accelerated surges of rainwater polluted by motor oil and petroleum combustion products is counter to all other efforts to protect the regional

park system.

Major Initiatives in the City of Wildwood (1995-2015)

In the past two (2) decades, the City's Departments of Administration, Public Works, and Planning have established a Capital Improvement Program for Wildwood. Along with an annual budget, a five (5) year program has also been established to guide the development of infrastructure in the City. These improvements are funded by a 1/2¢ Capital Improvement Sales Tax approved by the voters of Wildwood in 1998, federal and state grants, and general revenue funds. Overall goals of the Capital Improvement Program are to provide safe streets and bridges and reduce commuting time between local locations by offering logical connections of existing and proposed streets. Management of traffic by limiting curb cuts on major arterial streets has also been a policy of the City of Wildwood.

Since the update of the Master Plan in 2006, the City has created many opportunities for multi-modal transportation options to serve users other than vehicles. This approach includes making existing streets and roadways more accommodating to users other than vehicles, along with designing and constructing new infrastructure that promotes the same. Additionally, the availability of public transit to the Town Center, including the St. Louis Community College - Wildwood Campus, has been a priority and recently realized. Along with these efforts and programs, the City has continued in the last ten (10) years to construct trails and make connections to Town Center Area, public space areas, and residential communities located throughout Wildwood. More so, at any other point in the history of Wildwood, this community is interconnected, linked, and poised to be a recreational center for the entire metropolitan region and beyond.

TRANSPORTATION GOALS

1. Safe streets, sidewalks/trails, and bridges need to be maintained throughout Wildwood. (2006)
2. Roadway projects need to be appropriate to the character of Wildwood. (2006; Modified in 2016)
3. Wildwood should encourage multi-modal options for transportation for residents, visitors, and guests, and businesses. (2006; Modified in 2016)
4. Support the founding vision of 'Save the Greenbelt, Stop the Outerbelt.' (2016)

TRANSPORTATION OBJECTIVES

1. The existing and proposed roadway network in the City of Wildwood should be designed and maintained so that it is safe and efficient, but also consistent with the community's long-standing, historic rural character. Roadway modifications shall be commensurate with expected traffic volumes and City standards established for these specific land use categories. (1996; Modified in 2016)
2. Changes to the regional roadway network, if proposed, should proceed only after the land use and economic costs and benefits (including the effects on the St. Louis Region) are fully understood and evaluated. (1996; Modified in 2016)
3. The City's topography, its associated fragile and rocky soils, and the linked group of outstanding

regional parks located here, should be protected from the erosion and pollution caused by the construction and use of major roadway corridors.

4. The development of future alternatives to automobile transportation in the City of Wildwood should be explored. (1996; Modified in 2016)

5. The natural vegetation and scenic views located along the City's network of roadways should be preserved and enhanced for the benefit of both residents and visitors. (1996; Modified in 2016)

TRANSPORTATION POLICIES

1. Promote a policy for the City of Wildwood's traffic needs, which supports the primary creation of a network of safe and ecologically responsible, two-lane, local arterial roadways. Make only improvements required for traffic safety, such as adding shoulders, improving the configuration of intersections, replacing substandard bridges, installing traffic signals, and other topical measures.

2. The City of Wildwood should promote the State Route 109 Corridor Study (Missouri Department of Transportation – July 1999) as a guide for future modifications to this roadway, while prioritizing topical improvements to facilitate the safe movement of local traffic within the community. This policy is premised on the negative impacts an outerbelt would have upon this community, particularly with respect to the environmental degradation associated with its construction and increased traffic, the loss of parkland through direct acquisition for roadway right-of-ways, the promotion of greater inter-County traffic movements, and the division of this community into two parts. (1996; Modified in 2016)

3. Oppose construction of major new highways within the City of Wildwood.

4. Support the City's existing highway and street network by adopting and implementing land use policies that will promote a compact concentration of development in the Town Center and the two suburban residential areas. These policies should enable more people to walk to their destinations, while also encouraging the Town Center to be served by other forms of access besides the automobile.

5. Require local access streets within individual subdivisions to be built to City standards, but consider having such roadways remain private and maintained by the homeowners to further encourage greater control over their ultimate use and appearance, except in the two suburban residential areas and Town Center, where local access streets should be publicly maintained.

6. Identify safety improvements necessary to all City-maintained roadways, as part of Wildwood's Capital Improvement Program. Such improvements may include the following: replacing antiquated bridges that are too narrow and subject to flooding; improving road alignments in places where there have been repeated crashes; widening roads where necessary and feasible to provide shoulders; correcting unsafe intersections; and providing a network of multiple links, so there is always more than a single way of going from one destination to another. (1996; Modified in 2016)

7. Protect existing bridges by implementing such measures as the posting of weight limits to

protect them from excessive loads, identify potentially dangerous approaches with appropriate warning signs, and prohibit truck traffic on roadways where weight-restricted crossings are located.

8. Preserve and enhance the scenic environmental qualities, which exist along many of the City's roadways and their intersections, through the application of appropriate design standards reflecting a sensitivity toward the area's unique environmental characteristics. These standards should be applied in the planning, construction, and maintenance of all roadways.

9. Designate certain roadways (listed in the Transportation Element and shown on the Transportation Plan) for the City of Wildwood's arterial system and provide an improvement policy for each of them. Roadways necessary to support the City of Wildwood's Town Center will be identified in conjunction with its own detailed plan. (1996; Modified in 2016)

10. **Continue to promote safe roadways for pedestrians, bicyclists, and motorists (Safe Streets Initiative). (2006)**

<u>Roads</u>

East-West Arterials

Clayton Road (County). **A two to three-lane arterial road.** Improvements to Clayton Road have been completed from the eastern boundary of the City to Strecker Road. This roadway now accommodates three (3) lanes of traffic, with vertical curbs, stormwater management facilities, and sidewalks. Clayton Road, west of Strecker Road, remains a two-lane roadway.
Wild Horse Creek Road (State). **A two-lane arterial road.** There are no official plans for adding lanes. Topical safety improvements should be planned.

Manchester Road (Wildwood). City plans are for **a two-lane arterial,** with widenings for turn-lanes or other safety improvements, as required. The design of this road within the Wildwood Town Center has been studied in detail and these levels of improvement are included as part of that plan. West of the Town Center, this road should remain **two-lanes in width.**

State Route 100 (State). **A limited-access four-lane road** from the Westglen Farms Drive/Manchester Road intersection to State Highway T. There are long-term safety improvements proposed for the section west of State Highway T to Interstate 44 in the current East-West Gateway Council of Governments' plan.

State Highway T/St. Albans Road (State). This road should remain **a two-lane arterial,** with topical safety improvements, as needed.

Main Street (Wildwood). City plans are for a two-lane boulevard, with adjacent on-street parking, bicycle lanes, sidewalks, and streetscape enhancements in accordance with the Town Center Plan.

Melrose Road (from Allenton Road to State Route 100) (Wildwood). A two-lane arterial that should remain substantially unchanged, except for topical safety improvements.

North-South Arterials[1]

Allenton Road (Wildwood). **A two-lane arterial** that should remain substantially unchanged, except for topical safety improvements.

Fox Creek Road (Wildwood). **A two-lane arterial** that should remain substantially unchanged, except for topical safety improvements.

Old State Road (County). Built on a narrow ridge, this road should remain **a two-lane arterial.** Shoulders should be added, where possible, and other topical safety improvements made. A section of this roadway, located in the City of Wildwood, is to be improved to a three (3) lane arterial level, as part of a St. Louis County project (from Ridge Road on the north end to Old Fairway Drive on the south end).

Ossenfort/Wild Horse Creek Road (Wildwood). The north-south portion of Wild Horse Creek Road, west of State Route 109, is part of the City's roadway network. It should remain substantially unchanged as **a two-lane arterial** road, except for topical safety improvements.

State Route 109 (State)/*North Eatherton Road* (County). Currently, a two-lane arterial. Safety improvements should be made, but the **two-lane configuration should be retained.** No new connections should be made north to Interstate 64.

Strecker Road (Wildwood). **A two-lane arterial.** A portion of this roadway was rebuilt during the last ten (10) year period of time and now contains sidewalks, improved stormwater management facilities, planting and landscape islands, and improved lane surfaces. Limit any new improvements to topical safety enhancements.

Shepard Road (Wildwood). A two-lane arterial that should remain substantially unchanged, except for topical safety improvements.

Thunderhead Canyon Road and West Glen Farms Road (Wildwood). These roads are necessary traffic links, but their speed limits should be strictly enforced.

Valley Road (Wildwood). **A two-lane arterial** that should remain substantially unchanged, except for topical safety improvements.

Taylor Road (Wildwood). A two to four-lane boulevard, with adjacent on-street parking, sidewalks, and streetscape enhancements in accordance with the Town Center Plan.

[1]Arterial - For the purposes of this plan, an arterial designation does not infer the street or roadway is part of a regional system serving the larger metropolitan population, but more the immediate West County Area and Wildwood. This designation is intended to define these roadways as major transportation corridors within the City that provide logical connections from the hierarchy of collector and local streets, require access management practices, and receive priority in terms of revenue resources for maintenance, repair, and upkeep.

Transportation Element Cross-Reference

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3	Goal 4
Obj. 1	X	X		X
Obj. 2	X	X		X
Obj. 3	X	X		
Obj. 4			X	
Obj. 5	X	X		
Pol. 1	X	X		X
Pol. 2		X		X
Pol. 3				X
Pol. 4	X		X	
Pol. 5	X			
Pol. 6	X			
Pol. 7	X			
Pol. 8	X			
Pol. 9	X	X		
Pol. 10	X		X	

Open Space and Recreation Element

Major Initiatives in the City of Wildwood (1995-2005)

In 2001, the City Council approved a *Parks and Recreation Plan* for Wildwood. This plan was the beginning of a major effort on the part of the City to begin providing comprehensive recreational programming to its residents and visitors, while undertaking the development of park properties with facilities. Since that time, the growth in programs and facilities has been substantial. These programs include over sixty (60) annual events for the community, two (2) neighborhood style parks with facilities, and several other passive areas serving as open space, which have been acquired and

improved. Along with programs and park facilities, the City has installed over fourteen (14) miles of multiple use trails, while partnering with the Missouri Department of Natural Resources and St. Louis County in opening the *Al Foster Memorial Trail* along the Meramec River. Many other activities, facilities, and programs are planned in the years to come.

Along with these City efforts in the more traditional areas of parks and recreation planning and implementation, Wildwood has been applying the Master Plan land use categories and environmental regulations to protect existing parkland from degradation and harm. These types of policies and applications were key components of the incorporation effort and, from the standpoint of the City, have been achieved when the condition of the major public park holdings are reviewed. Similarly, the City has been receiving dedications of land area to further the connection of Babler State Park to Rockwoods Reservation through development proposals in the Non-Urban Residential Areas. New developments, beyond these dedications of land area, are also required to buffer and protect park properties from stormwater runoff, grading, and tree removal/damage. These buffers normally exceed one hundred fifty (150) feet in size.

Just before the adoption of the Master Plan 2006 Update, the City Council approved a new Public Space Ordinance, which formalizes the dedication processes of obtaining land area, fees, and improvements as part of the development or the division of land. This ordinance will create a fair and concise mechanism to gauge the impact of the new development on the need for public space and offer options to the developer to comply. When great communities are recognized or discussed, often heard is the abundance of public space, with improvements for residents to enjoy and use. The adoption of this ordinance begins the process of fulfilling many of the goals, objectives, and policies of the Master Plan and will ultimately lead to the need to create perpetual funding mechanisms within the community for the maintenance and upkeep of park properties and related facilities.

In 2006, the City Council, along with City staff, agreed to undertake a new approach to implement the goals of the 2001 plan, which led to the formation of a citizen committee to achieve this end. The approach was to identify a limited number of goals from the 2001 plan and implement them in an abbreviated time to achieve the intended outcome. This process led to the development of an Action Plan that had four (4) goals and fifty-seven (57) recommendations. These goals and recommendations were then implemented thereafter and led to the following actions:

1. **Programming** - Partner with the other providers to create the greatest range of programming opportunities possible for residents, beginning with the Wildwood Family YMCA, the Pond Athletic Association, the Rockwood School District, and the St. Louis Community College - Wildwood Campus.
2. **Facilities** - Expand current commitments to development of all types of trail systems (pedestrian, bicycle, equestrian) in the City of Wildwood, which are intended to link all public park spaces and population centers together, along with implementing the recently adopted "Access and Mobility Plan."
3. **Acquisition** - Identify and prioritize locations for future parkland acquisitions, with the first action to be the acquisition of a parcel of ground, of a size to accommodate a community park, within the central area of the City (proximity to State Route 100 and State Route 109 and environs).
4. **Funding** - Implement the necessary steps to promote the presentation of a park sales tax to the voters of Wildwood... for use in the development of parks facilities and recreation programs, to include staffing, maintenance, and other expenses.

OPEN SPACE AND RECREATION GOALS

1. **Wildwood's parks and recreation facilities should improve the quality of life within the City, enhance property values, promote a sense of community, and welcome and engage residents and the visiting public. (2006)**

2. **Wildwood facilities and park and recreation programs should meet residents' needs and preferences within prudent fiscal constraints. (2006; Modified in 2016)**

3. **Wildwood should have permanent funding sources for its park and recreation facilities/programs and their maintenance. (2006)**

OPEN SPACE AND RECREATION OBJECTIVES

1. The regional parks located within the City of Wildwood should be protected from adverse environmental consequences created by roadways, highways, and new developments located adjacent to or upstream from these publicly-held properties.

2. The connection of Babler, Rockwood Reservation and Range, and Greensfelder Parks should be encouraged, as part of a larger regional park system.

3. Protection of the diversity and health of vegetative and wildlife species within the City of Wildwood should be supported and adopted for application. (1996; Modified in 2016)

4. **Funding mechanisms, along with conservation easements, development incentives, and donation opportunities, for the active acquisition of properties and facilities to address the park and recreation needs of the City of Wildwood should be defined, established, created, and maintained. (2006)**

5. **Partnerships with federal, state, and local park and recreation agencies, other municipalities and public and private not-for-profit groups to implement the goals and objectives of this effort and regional actions of the greater community should be promoted and established. (2006)**

OPEN SPACE AND RECREATION POLICIES

1. Encourage the purchase or donation of additional land for the regional parks through a variety of traditional and innovative programs. (1996; Modified in 2016)

2. Create community/neighborhood parks throughout the more developed areas of Wildwood, with appropriate facilities to serve the surrounding areas, designed to accommodate residents, visitors, and guests to the City. (2006; Modified in 2016)

3. Pursue funding and financing options and mechanisms for the acquisition of park and recreational facilities for Wildwood residents, visitors, and guests. (2006; Modified in 2016)

4. Encourage diversity in the type of facilities to be funded and built, so that they complement other facilities in the City and within surrounding communities. The design of these facilities should allow for expansion, as growth occurs or user demands change. (2006)

5. Define, prioritize, and select potential locations for the acquisition, or protection by other means, of scenic vistas, pristine woodlands, diverse water features, prime agricultural lands, and properties whose acquisition will further such preservation within the City of Wildwood. (2006)

6. Ensure all efforts relating to parks and recreation planning in the City of Wildwood complement and adhere to the goals and objectives of the Master Plan, standards and guidelines of the Town Center Plan, requirements of the City Charter, and related municipal codes. (2006)

7. Initiate and implement partnerships with other entities to provide educational, and community outreach programs to residents, visitors, and guests of the City of Wildwood. (2006; Modified in 2016)

8. Develop opportunities for arts and cultural events for residents, visitors, and guests, as part of the City's public facilities and programs, and complement those provided by the public and private schools and regional institutions serving the St. Louis Metropolitan Area. (2006; Modified in 2016)

Open Space and Recreation Element Cross-Reference

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3
Obj. 1	X		
Obj. 2	X		
Obj. 3	X		
Obj. 4		X	X
Obj. 5	X	X	
Pol. 1	X		
Pol. 2	X	X	
Pol. 3			X
Pol. 4	X		
Pol. 5	X		
Pol. 6	X	X	

Pol. 7	X		
Pol. 8	X		

Economic Development Element

A New Element for the Plan (2016)

In the past twenty (20) years, the City has created a number of opportunities for development in Wildwood, whether in residential settings or commercial locations. The commercial locations have been focused in the Town Center Area, given the allowable types, densities, and intensities of land use activities allowed in this special part of the City. The intent of the Town Center was to create a unique environment that provided engaging building architecture, walkable, pedestrian-friendly areas, park once and shop designs for convenience and building placements, and public spaces for gathering and outdoor enjoyment. 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. Collectively, this growth, whether residential or commercial in nature, was viewed for many years as the City's economic development efforts and sufficient in this regard.

More recently, however, in the last few years, (2013-2015) concerns have been raised, particularly after the Great Recession, that more was needed from the City to spur commercial growth, which would be facilitated by the development of more rooftops. Accordingly, the City Council appointed a task force of its members to develop an approach to this matter. This task force, a group of five (5) City Council members and the Mayor, spent its first year defining the City's long and short-term goals, which are defined on the next page:

Economic Development Task Force - Long Term Goals (2013)
1. Commitment to sustainable and on-going implementation of all goals.
2. Assign staff coordinator/contact for outreach and information.
3. Develop marketing brochure.
4. Update City's website.
5. Coordinate effort with public relations or economic development consultant(s).
6. Use social networking to advance message of City.
7. Continue long-term strategic goals of the City (capital improvements projects).

Economic Development Task Force - Short Term Goals (2013)
1. Resolve the Town Center Plan Update.
2. Identify City's assets.
3. Develop and implement a branding message campaign.
4. Upgrade existing website to include economic development component.
5. Invite outside advisors (speakers, representatives of various entities or other communities), both local and nationally recognized experts.

The task force engaged an outside consultant to create an Economic Development Plan for the City and identify a group of tasks for implementation and action. With the consultant's work on-going during the development of the 2016 Master Plan update, the committee was able to review its products and also discuss whether or not a new element related to economic development should be included in the Master Plan. The committee agreed that, at this stage in the City's history, this new element would be beneficial and appropriate for inclusion into the Master Plan, given the need to foster new interest in Town Center, maintain the current successes within this area, and grow the overall community by expanding its population, developing necessary and desired services, and forming new utility networks and infrastructure connections. Collectively, the committee sought to ensure Wildwood, regardless of existing or future revenue sources, would be self-sustaining in terms of its budgetary needs for the immediate ten (10) year period covered by this updated Master Plan.

Balancing Development Needs and Wildwood's Character

Many pressures face communities in the new economy and competition for new development and retaining existing businesses increases each year. Communities have offered and provided public finance incentives, constructed infrastructure and utilities at no cost to the identified development interests, and competed against each other across the region to bring businesses to their respective locations, at the loss to the other governments in the region. This approach to economic development has been studied and criticized and, conversely, praised by different parties, depending on their perspectives and/or perceived benefits. Regardless of the perspective, economic development in this fashion has limited merits, risky and short-term benefits, and high impacts associated with the incumbent negative consequences on other service providers and neighboring communities.

The City of Wildwood has never placed its principles at stake for the short-term benefits of a possible outcome. Of late, certain parties within the City have stated that Wildwood does not have a favorable business environment and changes to its long time regulations and policies in this regard need to be considered and acted upon, so as to change this circumstance and grow the local economy. This growth in the economy is partially based upon the uncertainty that is now associated with the future of the pooled sales tax and the funds it generates for the City. The committee recognizes that it is important to have stable funding sources for the City and a business

environment that is positive and vibrant, but is clear in its belief that such must be respective of the goals, objectives, and policies of the City's other elements of its Master Plan.

With each State legislative session, this pooled sales tax issue continues to be debated and it is important for the City to be attentive in this regard, concurrently it must also work to implement the items adopted by the City Council from the consultant's report on economic development. Implementation of these action items identified in the consultant's report has been characterized as being a mix of short and long-term implementation timeframes. Therefore, progress in terms of their implementation should be measured in this regard, but always from the perspective of facilitating business retention and growth, consistent with the established direction of this community, since its incorporation, which has always been by measured and managed growth and quality, resident-based processes to verify successes.

ECONOMIC DEVELOPMENT GOALS

1. Continue to designate and promote the Town Center as the City's core commercial and business area for development (see Planning Element – Objective #4). (2016)

2. Retention of current businesses and the development of new enterprises should be a priority to all staff, boards, commissions, and elected officials of the City. (2016)

3. Allocate funding for capital improvement projects in Town Center Area, focusing on expansions or upgrades to the current street and utility networks, along with open space, park, and trail development there as well. (2016)

4. Develop strategies for the City, so tourists, recreational enthusiasts, and residents of the St. Louis Area will recognize it as a regional destination point. (2016)

ECONOMIC DEVELOPMENT OBJECTIVES

1. Undertake promotional efforts for the Town Center and Chesterfield Valley Industrial Areas. (2016)

2. Organize and participate in outreach efforts among applicable business groups to foster interest in the Town Center and Chesterfield Valley Industrial Areas. (2016)

3. Inventory and report on Town Center Area's and Chesterfield Valley Industrial Area's growth, investment, and business patterns on an annual basis to the City Council, business community, and public. (2016)

4. Use the City's 5-Year Capital Improvement Plan to identify and support projects in Town Center and Chesterfield Valley Industrial Areas to encourage new development within them. (2016)

5. Review on three (3) year cycles and modify, when needed, City land use regulations, permitting processes, and compliance efforts to determine and ensure effectiveness in their respective applications. (2016)

6. Establish a business development-retention coordinator for the City. (2016)

7. Make a recommendation to the City Council the Economic Development Task Force be made a standing committee of City Council. (2016)

8. Create and maintain a business development plan focused on the Town Center and Chesterfield Valley Industrial Areas. (2016)

ECONOMIC DEVELOPMENT POLICIES

1. Conduct research to determine what attracts people to Wildwood and develop a promotional campaign highlighting these features. (2016)

2. Identify key strategies for promoting and marketing Wildwood and then implement them. (2016)

3. Establish relationships with organizations/businesses that hold unique community assets, which helps in creating Wildwood's unique character. (2016)

4. Optimize the utilization of the City website, e-newsletter, and social media, including the possible development of new mobile applications. (2016)

5. Develop promotional materials, in conjunction with community representatives, which can be disseminated to desired businesses, restaurants, employers, development interests, and others to market Wildwood as a great place to live, work, and play. (2016)

6. Implement the City of Wildwood's Economic Development Plan. (2016)

7. Complete the third phase of the Manchester Road Streetscape Project and facilitate the development of Main Street from its current terminus, at Market Avenue, to State Route 109. (2016)

Economic Development Element Cross-Reference

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3	Goal 4
Obj. 1	X		X	X
Obj. 2	X		X	X
Obj. 3		X		
Obj. 4			X	
Obj. 5	X			X

Obj. 6		X		X
Obj. 7	X	X		
Obj. 8	X			X
Pol. 1		X		X
Pol. 2	X			X
Pol. 3	X	X		X
Pol. 4	X			X
Pol. 5	X			X
Pol. 6	X	X	X	X
Pol. 7			X	

Conclusions and Conceptual Land Use Classifications

The residents, business owners, and service providers who live and work in the City of Wildwood, Missouri, have participated in the development of this updated Master Plan through a series of meetings, public hearings, and written comments received by the Department of Planning and Parks. These meetings, hearings, and comments were intended to obtain all possible information and opinions from the community to begin defining its vision for the future. As one of St. Louis County's ninety-two (92) municipalities, and the largest in terms of geographic size, the City of Wildwood has always had a unique, but difficult task ahead of it, due to the amount of undeveloped land area located here. These circumstances create development pressures in an area, which has long been known for its rugged terrain and natural beauty and has drawn many of its residents here for these reasons. While responsible, sustainable development is acceptable, and encouraged within the Town Center and Industrial Areas of Wildwood, it must be noted the existing density of development in many of its watersheds ~~Caulks Creek Watershed~~ has produced environmental and fiscal situations that should not be repeated in the remaining quadrants' watershed areas located in the northwest, southwest and southern section of the southeast quadrant of the City.

This shared vision of the community began on February 7, 1995 at the polls and will be furthered through the adoption and implementation of this updated plan. The Master Plan addresses a number of areas relating to the City's policies on environmental protection, service provision, resource allocation, transportation analysis, public space, economic development, and land use development and control. The plan contains twenty-three (23) goal statements, thirty-five (35) statements of objectives, and an additional sixty-three (63) policy statements designed to achieve these objectives. The major highlights of these one hundred twenty-one (121) statements include the following:

ENVIRONMENTAL – ~~Of the five (5)~~ The goals and objectives in this element~~, the primary policy for the area is 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.

~~Of the twenty (20)~~ The policy statements in the Master Plan~~, the emphasis is on~~ emphasize 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.

PLANNING – ~~Of the six (6)~~ The focus of the goals and objectives in this element ~~the primary consensus in this area~~ is to continue to consolidate more traditional urban densities in certain areas of the City where environmental characteristics, access, existing development patterns, and availability of services are more favorable to this type of density. Additionally, the City should maintain its current five (5) land use categories called Non-Urban Residential, Sub-Urban Residential, Town Center, Industrial, and Historic.

~~Of the ten (10)~~ The policy statements in the Master Plan ~~the emphasis is on~~ emphasize limiting suburban development densities to the two (2) areas of the community, where this pattern already exists, while concentrating commercial and innovative higher density residential development to the Town Center. Furthermore, the Non-Urban District zoned areas of the City should continue to be considered a legitimate and permanent land use category. This designation will also further the effort to protect expectations of existing homeowners in those areas, promote the protection and linkage of the parks, ~~create a species/vegetation corridor between them,~~ and thus establish the concept of the greenbelt that the residents of this area have long supported.

COMMUNITY SERVICES – ~~Of the seven (7)~~ The goals and objectives in this element~~, the primary consensus is to~~ promote a level of development commensurate with the availability of support services. Where services are not available or severely hampered, development densities and intensities must be limited.

~~Of the eleven (11)~~ The policy statements ~~in the plan, the emphasis is on promoting~~ promote the concept of concurrency and managing the City's

growth and expenditures based upon its longstanding rural character.

TRANSPORTATION – ~~Of the five (5)~~ The goals and objectives in this element~~, the primary consensus is to~~ promote a network of safe and efficient roads in the community, which are designed to serve the needs of the City. The construction or improvement of the area's roadway system should be based upon the unique characteristics of its environment and level of development, while also cognizant of increasing traffic volumes in certain areas necessitating certain changes for safety of users and travelers.

~~Of the eleven (11)~~ The policy statements in the Master Plan~~, the emphasis is on~~ emphasize limiting the improvement of the area's roadway network to primarily two (2) lane arterial roads, including State Route 109. Additionally, the level of topical safety improvements should be based on specific plans developed for each of the roadways located in the City's eight (8) wards, including Town Center. Roads serving the Non-Urban Residential area should be built to City standards, but remain private, while those streets in the Sub-Urban Residential areas and the Town Center should be publicly maintained, except where specific circumstances dictate to the contrary.

OPEN SPACE AND RECREATION – ~~Of the seven (7)~~ The goals and objectives in this element~~, the primary consensus is to~~ protect the regional park system and encourage the eventual development of the greenbelt linkage between these publicly-held properties as noted in St. Louis County's first Parks Plan in 1965.

~~Of the ten (10)~~ The policy statements in the Master Plan ~~the emphasis is on creating policies~~ emphasize the creation of strategies and programs to encourage the dedication of land between these parks for inclusion in the greenbelt, thereby protecting these facilities from inappropriate development, and fostering the establishment of active park and trail facilities in Wildwood for the overall health of the community and region. ~~of the wildlife species/vegetation corridor.~~

ECONOMIC DEVELOPMENT – The goals and objectives in this element emphasize an environment that is conducive to retaining businesses already located in the City, through regular communication with them, strategic updates of regulations applicable to them, and better promotion of City programs for assistance in this regard. Along with business retention, this element's goals and objectives promote a targeted approach to economic development, which includes engaging an individual, who is responsible for this initiative, on a full to part-time basis, depending on need.

The policy statements in the Master Plan emphasize the creation of new approaches to promote Wildwood and its Town Center to area residents, and the overall region. Additionally, several of these policy statements seek for the City to provide certain benchmark activities to improve the business environment of Wildwood, including

completing Phase Three of the Manchester Road Streetscape Project.

Conceptual Land Use Categories

This Master Plan is unique and one which is used on a daily basis in making the City of Wildwood a better place to live, work and play indicative of the level of concern its residents hold regarding preservation of the City's natural attributes and rural character for future generations to enjoy. In attempting to accomplish this goal, the implementation of land use policies is paramount. As discussed in the preceding summary, the community has reached a consensus on this policy and it is as follows: there should be five (5) major land use designations in the City --- Non-Urban Residential, Sub-Urban Residential, Industrial, Town Center, and Historic [Fifth Land Use Category - Historic was added to Master Plan with Ordinance #883 on October 14, 2002]. Each of these designations are described in greater detail below:

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.**

~~This category contains the areas of the City currently zoned NU Non-Urban District. Principally, this area is 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 and/or package 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.~~

SUB-URBAN RESIDENTIAL - This category contains the areas of the City currently zoned for more intensive urban designations, such as the R-1 One Acre Residence District to the R-6A 4,000 square foot Residence District, including eight (8) commercially zoned properties (Amended C-8 Planned Commercial District). These two (2) areas are located east of the State Route 109 corridor and within the northeast and southeast quadrants of the City. Public sewer and water systems, along with a number of other services from additional utilities, generally serve these areas. The land's characteristics in these designations are more varied than the Non-Urban Residential areas of the City. Primarily, the land varies between steeply-sloping to rolling topography, forested to pasture, and to some extent has been disturbed by previous development, particularly in the Caulks Creek Watershed. Surrounding land use patterns are low to medium density residential, with limited commercial and institutional development as well. Access into these areas is principally from the State Route 100 or 109 corridors onto a system of formerly rural roads somewhat improved as development progressed into these areas. Given their proximity to existing development, a low-medium density residential development pattern would be compatible in this area, subject to the environmental limitations of any given site that may require lower densities or alternative designs. With the variability of site characteristics in these areas, the appropriate zoning designations in the range of the NU Non-Urban District to the R-1 One Acre Residence District, with a minimum lot size of 15,000 square feet as part of a Planned Residential Development (PRD), are appropriate, **excepting three (3) properties located at the terminuses of Center and West Avenues. These three (3) properties can be considered suitable for a greater residential land use density of one point seven five (1.75) units per acre, where appropriate, given their relative placements between high density land uses associated with St. Louis County's past actions and proximity to the Town Center Area's Boundary.** Regarding the eight (8) commercially-zoned properties located in and around the Clayton Road/Strecker Road intersection, their designation should be retained as part of an Amended C-8 Planned Commercial District classification within this land use area limiting the intensity of the commercial uses to C-1 authorized uses and requiring the neighborhood compatibility of the development. However, no

future commercial designations of properties located in either of these areas should be considered, thereby acknowledging all such previous zonings were part of St. Louis County's rejected land use policy and not the City of Wildwood's. The relative level of appropriateness for individual lot sizes within these zoning designations is premised on a number of variables, not withstanding surrounding development patterns and the extent of natural resource attribute restrictions exhibited by the individual sites. Therefore, the smallest minimum lot size of 15,000 square feet may not be appropriate on all sites and shall be viewed on a case-by-case basis to ensure its sensitivity to the objectives and policies of this Master Plan.

INDUSTRIAL - This category contains the areas of the City currently zoned M-3 Planned Industrial District and are primarily located in the Chesterfield Valley in the northwest quadrant of the City, which borders the Missouri River. This designation also includes one (1) isolated site along Ruck Road in the southeast quadrant of the City. This property is utilized for the St. Louis County Department of Highways and Traffic District garage/storage yard. Access to this property is by a County-maintained local road, not designated for heavy truck traffic. Given the isolated nature of this site and the predominant land use pattern around it, the expansion of the industrial activities would be inappropriate. Whereas, in the Chesterfield Valley, the development of these properties for the uses permitted under the site specific ordinance created at the time of the M-3 Planned Industrial District's adoption would be reasonable and supportable by the City.

TOWN CENTER - This category contains the areas of the City currently zoned either NU Non-Urban District or C-8 Planned Commercial District and include the historic communities of Grover and Pond. This area is primarily centered in the wedge of properties bordered by State Route 100, State Route 109, and Manchester Road, with a small extension to the west along Manchester Road to Pond. A majority of this area is located inside public sewer and water service areas, but also relies upon individual systems for the provision of these services. The characteristics of the land are less restrictive than the remainder of the City and can be described as rolling to gently-sloping, forested to pasture, or developed. Many of these properties have been disturbed by previous development, given the long history of settlement associated with the two (2) communities. There are a mix of uses ranging from single family residences on very small lots and three acre developments, commercial businesses, and institutional uses to agricultural lands. Access to this area is good due to its proximity to the two (2) State roadways and Manchester Road. With their traditional heritage as the commercial centers of the area, Pond, Grover, and the surrounding properties offer an excellent location for the Town Center, which would include a mix of high density residential developments and commercial uses of a neighborhood orientation. The density of residential

development should not exceed the R-6A 4,000 square foot Residence District (unless authorized by City Council as part of a site-specific ordinance) and would only be considered in this Town Center Area as part of a Planned Residential Development (PRD).

The intent of the Town Center is to create a center where a sense of community is established through the use of creative and innovative development features. These features will include: active and passive green space; interconnecting pedestrian pathways; family-owned and operated businesses; architecturally harmonious designs; integration and preservation of historical sites and local history; blending of local commercial development with appropriately buffered and situated residential development; an integrated system for sanitary and storm sewers; and protection of environmentally sensitive tracts. The Town Center should have a centralized area of park space that can be used as a gathering place for area residents to interact and truly develop a sense of place in their community, with plazas and mini-parks intermingled amongst future residential and commercial developments.

HISTORIC - This category contains properties or areas, which are listed on the City of Wildwood's Historic Register and can be located throughout the community, but only upon land zoned NU Non-Urban Residence District or the FPNU Floodplain Non-Urban Residence District, and not within the boundaries of the Town Center. The Historic Category is intended to provide property owners the opportunity to utilize their buildings, structures, or areas to a greater extent possible than normally allowed under their current Master Plan land use category or zoning district designation as an incentive for their preservation, protection, or adaptive reuse. Designation of properties or areas must meet the criteria listed in the Historic Preservation Ordinance for their nomination and consideration. The designation of properties or areas to this land use category must be approved by the Historic Preservation Commission, the Planning and Zoning Commission, and the City Council and only becomes effective when the owner agrees to have the property or area placed on the City's Historic Register and this designation is finalized. Future use of a historic property or an area will be premised on the surrounding land use pattern, access, utility service, and the sites' natural features and must provide a true community benefit for its consideration.

Conceptual Land Use Categories Map

The City's Charter is unique in that, when the voters of Wildwood approved it, it included a provision, which linked it to the Master Plan. This link was accomplished by adopting the Master Plan's Conceptual Land Use Category Plan as the Charter's Comprehensive Zoning Plan. Both of these plans, show as maps within each such document, create a legal requirement for land use decisions to correspond between these two (2) components. Therefore, the City Council cannot approve any zoning change that is inconsistent with the

Conceptual Land Use Category Plan of the Master Plan, which is set forth in the Charter. Zoning amendments contrary to these maps are prohibited and may only be made by first amending the Comprehensive Zoning Plan itself, so that these types of decisions are always supported by an established document. The City has, therefore, created a system of checks and balances that elevates land use decisions to a status of significance that few other cities have chosen to incorporate into these development processes.

As the Master Plan Advisory Committee considered changes to the Conceptual Land Use Categories Map of this document, it recognized the significance of potential changes to property designations and chose to consider them carefully and based upon clear and rational criteria. This Master Plan represents the single most important representation of future land use over the next ten (10) year period. The protection offered by this Master Plan is expressed by the very limited number of changes that occurred to it in its first twenty (20) years of application (1996 – 2016). Providing property owners expectation on how parcels of ground may be utilized is one of the principal benefits of the City's planning processes. As a result of this process, and the importance of this Master Plan, the Master Plan Advisory Committee ultimately made very few changes to the existing Conceptual Land Use Categories Map. These changes are described in detail in Appendix I of the Master Plan.

Although some changes were made, based upon the data and comments compiled through the update process, future modifications to properties were also discussed in the context of a specific set of criteria premised on unique circumstances or specific conditions not anticipated at this time. In no instance did the Master Plan Advisory Committee agree the previous policies of St. Louis County should be used to justify a future change to the Master Plan's Conceptual Land Use Categories Map. The Master Plan Advisory Committee noted that certain higher density residential developments and isolated commercial projects do exist in locations designated Non-Urban Residential Area in the original Master Plan, as legal non-conforming uses, and creating these non-conformities at that time was an appropriate policy that should be continued. This policy protects the character of Wildwood from previous land use decisions that were made with little regard to the overall impact upon the larger landscape and enforces the City's direction to not continue this application. ~~Equally, the advisory committee did agree that surrounding land use, on one (1) properties (Property #9 in Appendix VI), could ultimately be considered as part of a land use change proposal, but only where its benefit to the community is clearly definable public safety considerations are substantial.~~

In all, this group of volunteers responded to the input it received from the public input sessions and respected the system of checks and balances in place, as part of the Master Plan and Charter of the City to protect the character of Wildwood and limit the number of overall changes relating to land use. This action is reflected in the revised Conceptual Land Use Categories Map that is part of this Master Plan.

Conceptual Land Use Categories Map on next page.

Policy Advisors

Assisting the volunteers in updating the Master Plan were a number of professionals from a broad range of backgrounds. These professionals provided valuable input, guidance, comments, and critiques of the recommended changes now contained in the Master Plan Update. These professionals are as follows:

Dr. Terry Jones, PhD.
Moderator of Update Process

Ryan S. Thomas, P.E., City Administrator
Community Services and Administration

Rob Golterman, Esq., City Attorney
Legal Consultant

Tim Tanner, Captain, St. Louis County Police - Wildwood Precinct
Police Services

Rick Brown, P.E. and P.T.O.E., Director of Public Works/City Engineer
Transportation Policies and Infrastructure Programming

Kathy Arnett, Assistant Director of Planning and Parks
Plan Coordinator and Web and Format Manager

Liz Weiss, City Clerk
Initial Plan Coordinator (now City Clerk)

Terri L. Gaston, Senior Planner
Mapping Services

Joe Vujnich, Director of Planning and Parks

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APPENDIX I

Explanation of Conceptual Land Use Changes

As part of the update of the Master Plan, the volunteer group assisting City officials and staff in considering changes to it studied the land use designations of all parcels of ground located within the boundaries of Wildwood. To accomplish this process, the Master Plan Advisory Committee considered a number of options to accurately understand the extent of changes and how the community might feel about any proposed modifications based on this input. The Master Plan Advisory Committee ~~developed tentative recommendations, but, after lengthy discussion and multiple public meetings within the various wards, it~~ decided to send to each household in the City a letter requesting ~~any additional~~ input on whether they would like to have their property reviewed in terms of its current land use designation or to offer opinions on whether or not land use changes should be considered and, if so, to what extent. This mailing involved over 13,000 households and was intended to bring the decision-making about the City's future to each property owner in Wildwood.

After providing approximately two (2) weeks for residents to respond to this letter and related request, the City received approximately fifty-three (53) responses. Of those fifty-three (53) responses, sixteen (16) letters specifically sought changes to their current land use designations under the existing Master Plan. These sixteen (16) properties are summarized on the next pages. During ~~September,~~ October, and November, the Master Plan Advisory Committee considered the input it had received from these sixteen (16) property owners and representatives and held meetings where these individuals presented rationales and supporting evidence on their individual requests. Ultimately, two (2) of these requests were determined to meet the high standard necessary for a modification of their respective "Conceptual Land Use Categories." ~~Additionally, this other parcel of ground was added due to its proximity to others being recommended for change (Missouri Department of Transportation garage).~~ With the desire of participating parties to maintain a high standard of expectation in terms of future land use in this City, changes to these designations were not taken lightly.

Sixteen (16) Properties Considered for Land Use Changes

Property Id. and Number	Location	Requested Master Plan Category Change	Action (N=no)
McCann- #1	Wild Horse Creek Road	Non-Urban to Sub-Urban	N
Abdiannia - #2	State Route 109	Text Change in Non-Urban	See Page 99
McCarthy/Dierberg - #3	Wild Horse Creek Road and State Route 109	Non-Urban to Town Center	N
Callahan - #4	Strecker Road	Text Change in Sub-Urban	N
Burtelow - #5	Clayton Road and State Route 109	Sub-Urban to Town Center	N
Passiglia - #6	Clayton Road and State Route 109	Non-Urban to Town Center	N
Virant - #7	Christmas Valley	Non-Urban to Sub-Urban	N
Payne Family Homes/Von Gruben- #8	State Route 109	Non-Urban to Sub-Urban	N
Blechle - #9	State Route 109	Non-Urban to Sub-Urban	N
Eckman - #10	State Route 109	Non-Urban to Sub-Urban	N
Payne Family Homes - #11	Manchester Road	Non-Urban to Sub-Urban	N
St. Albans Properties - #12	State Route 100 and State Route T	Non-Urban to Town Center	N
Brown - #13	West Avenue	Text Change in Sub-Urban	See Page 100

Manlin Development - #14	East Avenue	Town Center to Sub-Urban	Withdrawn by Petitioner
Bethesda Health Group - #15	State Route 109	Non-Urban to Sub-Urban	N
PWM Properties - #16	Valley Road	Non-Urban to Sub-Urban	N

The Master Plan Advisory Committee used the rationales highlighted within the tables on the subsequent pages for supporting changes to two (2) total properties (requests):

Property Receiving Favorable Land Use Recommendation

Property Id.	Abdiannia - #2
Location	Southeast intersection of State Route 109 and Wild Horse Creek Road
Current Designation	Non-Urban
Proposed Designation	Non-Urban, with a Text Modification
Comments	1otential 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 the 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.

Property Receiving Favorable Land Use Recommendation

Property Id.	Brown - #13
Location	West Avenue, south of Manchester Road
Current Designation	Sub-Urban
Proposed Designation	Sub-Urban, with a Text Modification
Comments	1ed 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 mix of R-3 10,000 square foot Residence District and R-1 One 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.

APPENDIX II

Resident and Business Surveys (2015)

Resident Survey

In March 2015, the Master Plan Advisory Committee commissioned a survey of all residents within the City of Wildwood to seek feedback on a number of topics relative to the Master Plan update. A postcard was mailed to each household in the City informing them of the survey and how they could access it. At the conclusion, seven hundred and one (701) responses were received.

Listed below are the forty-seven (47) questions posed in this survey and the responses by percentage. Due to rounding, not all percentages add up to 100%. Open-ended questions were also posed, and received two hundred thirty-two (232) responses. These responses are not part of this Appendix, but are available from the City Clerk.

Q1. How would you rate the City of Wildwood as a place to live?

Excellent	63.6%
Good	34.4%
Only fair	1.9%
Poor	0.1%
Don't know	0.0%

Q2. How would you rate the police services supplied by the City of Wildwood's contract with the St. Louis County Police Department?

Excellent	51.6%
Good	35.4%
Only fair	4.6%
Poor	1.1%
Don't know	7.3%

Q3. How would you rate the trail system within the City of Wildwood?

Excellent	48.2%
Good	37.9%
Only fair	7.0%
Poor	0.7%
Don't know	6.1%

Q4. How would you rate the residential trash collection services supplied by the City of Wildwood's contract with Meridian Waste Services?

Excellent	47.2%
Good	43.1%
Only fair	6.1%

Poor	1.9%
Don't know	1.7%

Q5. How would you rate snow removal on residential streets?

Excellent	33.8%
Good	44.1%
Only fair	10.1%
Poor	2.3%
Don't know	9.7%

Q6. How would you rate the City's maintenance of the streets and rural roadways it is responsible for?

Excellent	24.5%
Good	56.2%
Only fair	12.4%
Poor	3.1%
Don't know	3.7%

Q7. How would you rate the City's effectiveness in managing your tax dollars?

Excellent	17.8%
Good	50.8%
Only fair	12.1%
Poor	4.6%
Don't know	14.7%

Q8. How would you rate the City of Wildwood's government in getting advice and input from residents?

Excellent	30.4%
Good	41.1%
Only fair	14.3%
Poor	5.0%
Don't know	9.3%

Q9. How would you rate the management of stormwater runoff in Wildwood?

Excellent	13.3%
Good	45.2%
Only fair	10.1%
Poor	2.1%
Don't know	29.2%

Q10. How would you rate internet access at your residence?

Excellent	33.4%
Good	33.9%
Only fair	11.3%
Poor	14.0%
Don't know	1.4%

Q11. How would you rate the City of Wildwood's performance in preserving and conserving the natural environment?

Excellent	37.7%
Good	51.4%
Only fair	6.6%

Poor	1.4%
Don't know	3.0%

Q12. How would you rate how the City of Wildwood plans for your future?

Excellent	15.5%
Good	43.1%
Only fair	12.7%
Poor	3.1%
Don't know	25.5%

Q13. How would you rate the economic success of the City of Wildwood Town Center?

Excellent	9.8%
Good	44.2%
Only fair	24.8%
Poor	8.3%
Don't know	12.8%

Q14. How would you rate the City's recycling program?

Excellent	34.8%
Good	50.4%
Only fair	8.4%
Poor	1.7%
Don't know	4.7%

Q15. How would you rate the City's historic preservation efforts?

Excellent	22.4%
Good	46.1%

Only fair	7.4%
Poor	1.0%
Don't know	23.1%

Q16. How would you rate the bridges in the City of Wildwood?

Excellent	26.2%
Good	55.1%
Only fair	6.7%
Poor	1.9%
Don't know	10.1%

Q17. Future commercial and business development in the City of Wildwood should be restricted to the Town Center?

Strongly agree	27.2%
Somewhat agree	26.1%
Neither agree nor disagree	12.1%
Somewhat disagree	22.0%
Strongly disagree	12.6%

Q18. For properties located outside the Town Center Area, there should be no more than one unit per acre?

Strongly agree	28.4%
Somewhat agree	26.2%
Neither agree nor disagree	21.0%
Somewhat disagree	14.0%
Strongly disagree	10.4%

Q19. Wherever possible, existing and future utilities should be constructed underground.

Strongly agree	83.2%
Somewhat agree	13.4%
Neither agree nor disagree	2.4%
Somewhat disagree	0.7%
Strongly disagree	0.3%

Q20. Having a Metrolink Line should be one of the City of Wildwood's long-range goals.

Strongly agree	19.8%
Somewhat agree	18.4%
Neither agree nor disagree	14.7%
Somewhat disagree	16.1%
Strongly disagree	31.0%

Q21. Projects that connect existing trails should be given the highest priority in planning improvements in the existing system.

Strongly agree	26.3%
Somewhat agree	40.1%
Neither agree nor disagree	19.5%
Somewhat disagree	9.2%
Strongly disagree	5.0%

Q22. The City of Wildwood should build a recreation complex.

Strongly agree	25.0%
Somewhat agree	25.9%
Neither agree nor disagree	19.5%
Somewhat disagree	13.6%

Strongly disagree	16.0%

Q23. The City of Wildwood Master Plan needs a focused business development plan for the Town Center.

Strongly agree	36.5%
Somewhat agree	44.2%
Neither agree nor disagree	15.0%
Somewhat disagree	2.6%
Strongly disagree	1.7%

Q24. The City of Wildwood needs more housing that young families can afford.

Strongly agree	11.9%
Somewhat agree	23.0%
Neither agree nor disagree	31.9%
Somewhat disagree	20.2%
Strongly disagree	13.0%

Q25. The City of Wildwood sponsors community events like BBQ Bash, Founders Day, and a concert series. Does the City sponsor too many events, too few, or about the right amount?

Too many events	3.7%
Too few	11.3%
About the right amount	80.7%
Don't know	4.3%

Q26. How important is it the City of Wildwood government place more emphasis on environmental sustainability?

Extremely important	22.8%
Very important	35.5%

Somewhat important	31.1%
Not very important	7.9%
Not at all important	2.7%

Q27. Do you think the City of Wildwood's enforcement of codes for residential property is too strict, about right, or not strict enough?

Too strict	13.2%
About right	59.4%
Not strict enough	11.9%
Don't know	15.5%

Q28. Do you think the City of Wildwood's enforcement of codes for commercial property is too strict, about right, or not strict enough?

Too strict	12.8%
About right	45.2%
Not strict enough	10.0%
Don't know	32.0%

Q29. Do you think the City of Wildwood needs more neighborhood parks, fewer neighborhood parks, or does it have about the right amount?

Needs more neighborhood parks	45.2%
Fewer neighborhood parks	4.5%
It has about the right amount	45.1%
Don't know	5.2%

Q30. In general, do you think the City of Wildwood's land use policies are too strict, about right, or not strict enough?

Too strict	18.7%
About right	48.7%

Not strict enough	9.8%
Don't know	22.8%

Q31. What's your opinion about having higher density residential development in the Town Center?

Strongly favor	9.1%
Somewhat favor	26.4%
Neither favor or oppose	24.1%
Somewhat oppose	22.1%
Strongly oppose	18.2%

Q32. How important is it that the City of Wildwood seek to have the St. Louis County Public Library build a facility in the Town Center?

Extremely important	16.5%
Very important	17.2%
Somewhat important	30.2%
Not very important	24.9%
Not at all important	11.2%

Q33. The City of Wildwood receives most of its general revenues from two sources: its share of the County-wide sales tax pool and gross receipts taxes on utilities, like electricity and telephones. It does not have a property tax—those dollars go to other jurisdictions like school districts and fire protection districts.

Knowing that and considering the services you receive from the City of Wildwood compared to the taxes you pay to the City, does your household receive more than its money's worth, somewhat more than it's money's worth, somewhat less than its money's worth, or less than its money's worth?

More than its money's worth	8.1%
Somewhat more than its money's worth	35.3%
Somewhat less than its money's worth	21.3%
Less than its money's worth	12.4%

Don't know	23.0%

Q34. How much do you think the roundabouts on Highway 109 have helped traffic?

A great deal	29.5%
Somewhat	35.6%
Not very much	12.8%
Not at all	13.3%
Don't know	15.5%

Q35. How familiar are you with the City of Wildwood Master Plan?

Very familiar	9.2%
Somewhat familiar	45.8%
Not very familiar	32.4%
Not at all familiar	12.5%

Q36. About how many times have you visited the City of Wildwood website during the past twelve months?

20 times or more	9.8%
10 to 19 times	15.9%
5 to 9 times	24.9%
3 to 4 times	27.2%
1 to 2 times	17.3%
Not at all	4.9%

Q37. How would you rate the City of Wildwood's website?

Excellent	10.8%
Good	70.7%

Only fair	11.4%
Poor	2.3%
Have not visited the City's website	4.8%

Q38. The City of Wildwood sends a newsletter the "Gazette" to each resident three times a year. Over the past twenty-four (24) months, have you rad all of them, most of them, one or two of them, or none of them?

Read all of them	55.6%
Read most of them	27.2%
Read one or two of them	11.5%
Read none of them	5.6%

Q39. How would you rate the City of Wildwood's newsletter, the Gazette?

Excellent	25.6%
Good	63.0%
Only fair	6.1%
Poor	0.6%
Have not read the Gazette	4.8%

Q40. How often do you get news about the City of Wildwood through Facebook, Twitter, or other social networking sites?

Regularly	12.1%
Sometimes	14.1%
Hardly ever	20.2%
Never	53.6%

Q41. What is the best way for the City of Wildwood to get information to you?

The City's website	19.9%
The Gazette	22.6%

Mailings from the City	26.2%
Reader boards along roadways	3.7%
Social Media (like Facebook or Twitter)	12.4%
Other	15.1%

Q42. Here is a map of the City of Wildwood's eight wards. Which ward do you live in?

Ward 1	18.3%
Ward 2	4.2%
Ward 3	10.7%
Ward 4	5.8%
Ward 5	7.7%
Ward 6	11.6%
Ward 7	4.2%
Ward 8	14.8%
Can't tell from the map	22.8%

Q43. How long have you lived in the City of Wildwood?

5 years or less	22.5%
6 to 10 years	19.2%
11 to 19 years	27.9%
20 or more years	30.4%

Q44. Do you have any children eighteen or younger living at home?

Yes	44.2%
No	55.8%

Q45. How did you find out about this survey? Check all that apply.

Postcard mailed to my residence	53.4%
Noticed on the City of Wildwood website	18.5%
A friend or neighbor mentioned it	11.0%
Other	28.4%

Q46. If you would like to continue to receive information about the Master Plan Update and other City of Wildwood activities, please provide your e-mail address in the box below.

Provided email address	44.1%
Did not provide email address	55.9%

Q47. The Master Plan Advisory Committee thanks you for taking the time to express your views. If there is anything else you would like to add, just type your response in the box below. *Note: these transcribed comments are not part of this appendix, but are available by request through the City Clerk's office.*

Provided comment	33.1%
Did not respond	66.9%

Business Survey

The business survey was available from May 19, 2015 to June 10, 2015 and notifications were sent to two hundred thirty-seven (237) Wildwood businesses and not-for-profit entities. At the conclusion of the survey, sixty-five (65) responses were received. This represented a 27.6% response rate.

The surveys sought a 3:1 standard. The three-to-one ratio is based on the proposition that having at least three favorable/positive responses for every one unfavorable/negative reply is an ambitious, but achievable standard for municipal service/facility performance. Although higher ratios are of course possible, it would not be reasonable to consider an organization subpar for failure to accomplish them.

The following ratings met the 3:1 standard:

- Bridges
- City publications
- City website
- Historic preservation
- Parking, street lighting
- Physical attractiveness
- Police services
- Preservation/conservation
- Providing information
- Snow removal
- Staff contact quality
- Stormwater control
- Street/roadway maintenance
- Trail/sidewalk access

The three (3) highest ratings for 3:1 ratios:

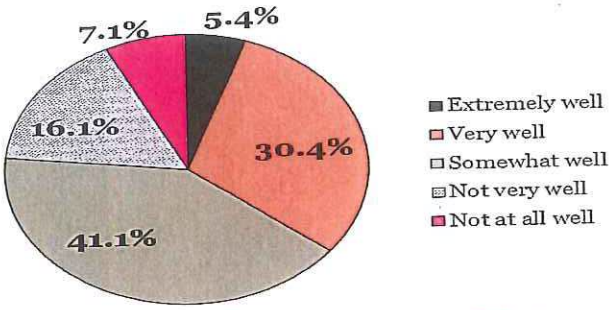
1. Police Services supplied by St. Louis County (Ratio: 54.87/1.00) with 92.3% responding that service is 'Excellent' or 'Good.'
2. Physical Attractiveness of Business Area (Ratio: 19.39/1.00) with 89.2% responding that the attractiveness is either 'Excellent' or 'Good.'
3. Preserving/Conserving Natural Environment (Ratio: 18.41/1.00) with 84.7% responding that this effort is either 'Excellent' or 'Good.'

The following ratings did not meet the 3:1 standard:

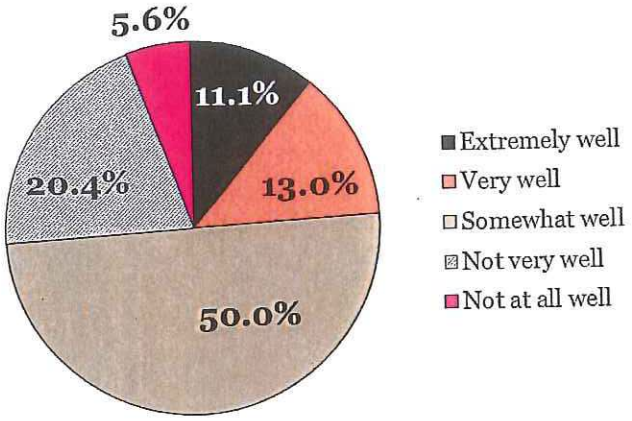
Service	Excellent/Good	Only Fair/Poor	Ratio
Internet Access	72.3%	24.6%	2.94/1.00
Event Promotion	71.9%	28.0%	2.56/1.00
Managing Tax Dollars	55.4%	27.7%	2.01/1.00
Planning for the Future	47.7%	33.8%	1.41/1.00
Town Center Success	53.8%	46.1%	1.17/1.00
Getting Advice and Input from Business	44.9%	47.0%	0.96/1.00

The following two (2) graphs identify the responses relative to **Support for the Environment.**

1. Balance between protecting the environment and helping business develop:



2. Emphasis on environmental sustainability:



Business and not-for-profit responders also noted the following:

- A strong majority (68%) say City taxes and fees on business are about right and less than one-third (30%) think they are too high.
- More businesses report "Getting a permit or license to open, operate, or expand a business" is easy (48%) than say it is difficult (30%).
- A narrow majority (52%) say the City's code enforcement for commercial properties is about right and 48% find it too strict.
- A clear majority (60%) think the City's regulation of business (such as signs, hours of operation, and outdoor patios) is too strict with less than a third (32%) saying it is about right.

Relative to their location, businesses noted the following:

- Their current business location does not meet their business needs very well or not at all well - 7%
- They are not very likely to relocate their business outside the City during the next few years - 71%
- The City will be the same or an even better place to do business five years from now - 92%

Four (4) factors were identified citing what businesses like best about Wildwood:

1. Physical setting
2. Small town ambience
3. Location
4. People

The survey results identified four (4) areas where businesses and residents disagreed in their responses:

1. Future commercial and business development in the City of Wildwood should be restricted to the Town Center. 35% of residents disagreed with this statement, while 68% of business responders disagreed.
2. For properties outside the Town Center Area, there should be no more than one unit per acre. 24% of resident responders disagreed with this statement, while 61% of businesses disagreed.
3. The City of Wildwood needs more housing that young families can afford. 35% of residents agreed with this statement, while 59% of business responders agreed.
4. Businesses are more likely to consider the City's land use policies to be too strict. 19% of residents agreed with this statement, while 48% of business responders agreed.

Those businesses and not-for-profit agencies that were surveyed, provided the following responses:

Proposal/Question	Agree	Disagree	Neutral
Whenever possible, existing and future utilities should be constructed underground.	79.6%	7.5%	13.0%
The City of Wildwood should build a Recreation Complex.	48.1%	29.7%	22.2%
The City of Wildwood Master Plan needs a focused business development plan for the Town Center.	75.9%	7.4%	16.7%
Having a Metrolink line should be one of the City of Wildwood's long-range plans.	25.9%	61.1%	13.0%
Opinion on having higher density residential development in the Town Center.	46.3% in favor	22.3% oppose	31.5% neutral
Should most community events (i.e. BBQ Bash, Founders Day, and concerts) be held in the Town Center or at many different locations.	59.30% in Town Center	40.70% in many locations	

Finally, businesses and not-for-profit responders collectively noted their primary concern as the existence of an adequate customer base. They also noted the City can increase its promotion efforts and simplify its regulations as ways to assist its businesses.

APPENDIX III

Parks and Recreation Action Plan (2007)

Foreword

Citizens Committee for Park Progress

City of Wildwood, Missouri

September 20, 2007

On February 7, 1995, after several years of the St. Louis County Council's approval of every developer's request for zoning changes to eliminate the Non-Urban District (minimum three (3) acre lot size), the citizens of West County got the chance to vote on the formation of a new city. The measure passed with a 61% majority and the City of Wildwood was born. This successful vote would not have been possible without the dedicated effort of the citizens, who gathered signatures on petitions, and researched the legal requirements of incorporation to make the dream a reality.

These were heady, euphoric days, when various citizens' committees drafted the Master Plan, and studied various ways to manage development, while keeping the beauty of Wildwood intact. These concepts are expressed in two (2) of the five (5) objectives in both the Original and Revised Master Plans as follows:

* "Preservation and conservation of the natural environment."
* "Residential and commercial development consistent with long-range planning and prudent land utilization."

Most Wildwood residents have chosen to live in this area because of its unique natural beauty, offering a rural country lifestyle well within commuting distance of jobs, schools, shopping, entertainment, and their friends in urban areas. Now that the ground work has been established, it is time to consider the needs of an expanding population, especially those families with children. Over half of the households in Wildwood have at least one (1) child under the age of eighteen (18).

The results of the 2007 survey of randomly-sampled households and the public input forums indicate there is strong support for additional local parks and recreational facilities in Wildwood. With the rising cost of land and increasing demands from residents, now is the time to address additional parks and recreational amenities within Wildwood, in keeping with the desires of the community and its motto..."Planning Tomorrow Today."

Executive Summary

The Citizens Committee for Park Progress has worked for approximately one (1) year defining the future of park and recreation efforts in the City of Wildwood. This group undertook a lengthy public comment process, culminated by a professionally designed and administered random survey to approximately three thousand (3,000) households in the City. The outgrowth of this public comment effort was significant input from residents of the City of Wildwood regarding their opinions about park facilities, recreation programs, acquisition efforts, and financing. Collectively, the Committee recognized the need for a citizen-based plan that would create support within all sectors of the community and ultimately be viewed by its users as a fair and representative document that reflected the unique circumstances that define the City of Wildwood, i.e. its land, interests, and

current conditions.

The Citizens Committee for Park Progress developed an Action Plan that contains four (4) points this group believed were essential for the City Council to implement over a total of two (2), five (5) year renewals. The four (4) Action Point areas are as follows:

Programming - Partner with the other providers to create the greatest range of programming opportunities possible for residents, beginning with the Wildwood Family YMCA, the Pond Athletic Association, the Rockwood School District, and the St. Louis Community College.

Facilities - Expand current commitments to development of all types of trail systems (pedestrian, bicycle, equestrian) in the City of Wildwood, which are intended to link all public park spaces and population centers together, along with implementing the recently adopted "Access and Mobility Plan."

Acquisition - Identify and prioritize locations for future park land acquisitions, with the first action to be the acquisition of a parcel of ground, of a size to accommodate a community park, within the central area of the City (proximity to State Route 100 and State Route 109 and environs).

Funding - Implement the necessary steps to promote the presentation of a park sales tax to the voters of Wildwood, no later than the November 2008 General Election, for use in the development of parks facilities and recreation programs, to include staffing, maintenance, and other expenses.

Each of the Action Points contain information relating to how the recommendations were developed, identifies the supporting information used in creating these points, and establishes timeframes for their implementation. In completing this plan, the Committee entertained any and all opinions, comments, and input from all participants to create a community-based planning process that was intended to generate interest by users and support from the community.

The other desire of the Committee was to create a reasonable set of recommendations under the four (4) Action Points that recognized certain controlling parameters that exist relative to specific facilities and programs for this City. The members of the Committee recognized the need to have adequate funding sources in place for current and future facilities and programming, thereby guaranteeing a quality environment for users and neighbors and superior maintenance and upkeep of them over time. The Committee believes that, with the current assets that are identified in the plan and the proposed recommendations, Wildwood's goal of a world-class system of park facilities and recreational opportunities will become reality.

Introduction

Wildwood is a unique community, which benefits from the rolling and hilly woodlands of the Ozark Foothills. The City was founded to provide for development that will preserve the natural environment. The City recognized that parks and recreational facilities are necessary to maintain a healthy and viable community, and that residents need and want such amenities. Therefore, two (2) volunteers from each ward were selected by the Mayor and approved by City Council to form the independent Citizens Committee for Park Progress ("CCPP"). Building a parks and recreation program commensurate with these unique attributes of Wildwood's government and area were the goals of the volunteers that formed the CCPP. With these goals identified and supported, this group

began the formation of the Action Plan with the acknowledgment that Wildwood is a unique community of environments, people, and opportunities and its parks and recreation offerings would be an extension of them.

The CCPP does not believe the City's park improvements and recreation programming should attempt to replicate existing facilities available elsewhere, but provide opportunities that would address gaps or shortfalls, while maximizing current assets, such as the eleven (11) square miles of public space, and also address the defined priorities of the respective wards and their residents, which can reasonably be met. This acknowledgement is based upon a reasonable analysis of future needs and capabilities of Wildwood, since it currently has no property tax to support governmental programs, including recreational types, and facilities.

Key decisions have been discussed by the CCPP to create this Action Plan, which is premised on a number of resources that were collected over the course of an approximately one (1) year timeframe. These resources included a professionally administered, statistically valid survey that was sent to approximately three thousand (3,000), randomly-sampled households in the City (the "survey"); two (2) public input forums held in the community; a Service Providers Open House and letter; comment forms on the City's website; and regularly scheduled meetings of the CCPP, which were open to the public. These resources were intended to provide all who had any interest in parks and recreation activities an opportunity to participate in providing input into the development of the Action Plan. At the end of this process, the CCPP had received input from all of these resources, along with responses that followed accepted guidelines in terms of design, administration, and analysis to create a ninety-five (95) percent confidence level in its results for the entire population of the City of Wildwood (survey instrument, Executive Summary, Survey Analysis, and Market Segmentation Sections are contained in this plan's appendices).

Furthermore, the CCPP also challenged all participants not to limit themselves to previously accepted patterns of park development and recreational programming and disregard conventional wisdom on funding, financing, and partnerships, so as to explore all avenues that may be available to the City to create a diverse, safe, and acceptable set of facilities, amenities, and programs for residents and non-residents of Wildwood. To address these challenges, the CCPP met with experts in the fields of open space, partnering, facility development and management, and finance to better understand current trends in the development and implementation of park facilities and recreation programming, along with future changes that might influence the Action Plan in the next five (5) to ten (10) years. These experts, along with the aforementioned resources, allowed the CCPP to have a thorough understanding of the opportunities and challenges facing the City of Wildwood in providing for greater facilities and programs for residents and visitors to the community. Therefore, this Action Plan reflects the respective input, experience, and projections of the community of experts and participants, including residents of the City of Wildwood, for the purposes of creating a world-class system of facilities and programs for the defined and targeted populations.

Opportunities for Residents

In creating this Action Plan, the CCPP would note the City of Wildwood is not without many of the components of creating this world-class system of park facilities and recreation programs already. This situation allows the City a level of flexibility and creativity in finding new opportunities to address the desires of residents for facilities and programs. In considering the components that currently exist in the City, the CCPP identified the following assets:

1. Over eleven (11) square miles of publicly-held open space, which includes Babler State Park (2,441 acres); Rockwoods Reservation (1,881 acres); Rockwoods Range (1,388 acres); and Greensfelder County Park (1,583 acres). Additionally, the State of Missouri and St. Louis County have other facilities in the City, including Packwood Park (undeveloped) and Howell Island (Missouri Department of Conservation Area).
2. Two (2), neighborhood-sized City parks, which includes Anniversary Park (Clayton and Strecker Roads) and Old Pond School Park (Manchester Road).
3. Al Foster Memorial Trail and Trailhead, including over twenty (20) acres of additional land in the Glencoe Area of the City.
4. Additional land area banked in the areas of Strecker Road and Clayton Road (Woodcliff Heights Park Property), Chesterfield Valley (Kohn Memorial Park), and Bridge Park (north entry of pedestrian bridge across State Route 100).
5. Future park properties in Wildwood Square Commercial Area, near planned Farmers Market Facility, and Homestead Estates Subdivision.
6. Over ten (10) miles of multiple use trails in Town Center Area and environs, including the pedestrian bridge.
7. Wildwood Family YMCA facility located on State Route 109 in the City's Town Center Area.
8. Over eight (8) Rockwood School District sites, which include athletic fields, swimming pools, outdoor running tracks, and many other amenities.
9. St. Louis Community College's Wildwood Campus, with public space and meeting rooms.
10. Over sixty (60) current recreational programs offered by the City of Wildwood to residents and non-residents alike, highlighted by the annual Wildwood Celebration.
11. Over seventeen (17) places of worship offering recreational programming and facilities for Wildwood residents.
12. Monarch-Chesterfield Levee and planned trail system.
13. St. Louis Southwestern Railroad right-of-way, providing an opportunity for future trail system between Labadie, Missouri and Creve Coeur County Park.
14. Meramec and Missouri Rivers and related floodplain.
15. Hidden Valley Golf and Ski Resort on Alt Road within the City of Wildwood.
16. Rock Hollow Trail and Park Property (Great Rivers Greenway and St. Louis County) – also known as Zombie Road.
17. Over one hundred fifty (150) centerline miles of public rights-of-way for multi-modal use.
18. Wabash-Frisco and Pacific Mini-Gauge Railroad Facility in the Glencoe Area.
19. Pond Athletic Association and its lighted playing fields.
20. Camp Wyman

All of these facilities have amenities located within them as well. These amenities range from swimming pools to equestrian trails and related facilities. With these existing amenities already located in the City of Wildwood, residents and non-residents already have a comprehensive array of facilities and programs available to them for use and enjoyment. Building on these facilities, programs, and amenities is a major goal of the CCPP and allows for unique opportunities for partnering and providing other facilities and programs not readily or currently available in the City or local region.

Not identified in this list of opportunities are surrounding cities, which also have excellent systems of parks and recreation facilities and programs. Many of these facilities are located within close proximity of the City of Wildwood and a short drive from residents' homes and nearby businesses. Many of the City's residents already take advantage of these facilities, particularly the major

swimming pool complexes, and related programs. Other cities graciously provide excellent opportunities to Wildwood residents.

Regionally, the City is also fortunate to be located in a metropolitan area that is rich in recreational opportunities, as well. The St. Louis Metropolitan Region has an extensive system of public park holdings, which range from areas like Forest Park to the Katy Trail. The region also provides a diverse and comprehensive offering of recreational programs and opportunities for all age groups, while also being nationally recognized for its high school and college sport programs, club programs, and age appropriate programs for seniors. Along with these facilities and programs, the St. Louis Metropolitan Region has three (3) of the larger river systems in the United States within it, i.e. Mississippi River, Missouri River, and the Meramec River. These river systems provide ample boating, fishing, and wildlife viewing opportunities unrivaled elsewhere in the country. The CCPP believes the local and regional opportunities provide an exceptional foundation for the future of Wildwood's expanded system of parks and recreation facilities and programs.

Challenges for the Future

The CCPP also chose to define the challenges that exist for Wildwood and the impacts they may create in implementing this Action Plan. These challenges do not necessarily present impediments to the implementation of this Action Plan, but are addressed or recognized, since their influence was considered significant enough to justify their identification. These challenges were discussed and collectively identified for the purposes of this plan and include the following:

1. The reluctance of voters to endorse certain types of taxes to support parks and recreation efforts in the City of Wildwood.
2. The diversity of the population failing to gain consensus on certain issues relating to facilities and programs and losing opportunities for development and growth.
3. The competition for available sites with private developers and institutional users.
4. The lack of cooperation between other governmental units and service providers on exploring and establishing partnering opportunities for Wildwood residents.
5. The conflict of providing facilities for convenience sake, when other providers offer them within a short commute of Wildwood.
6. The nature of competitive grants and the challenges presented by these processes, particularly in terms of timing.

As reflected in the survey conducted in March 2007 through April 2007, the residents of Wildwood have a strong support for park and recreation opportunities in the City, but show a reluctance to support them by any other means than grants and fees to users. Along with this major consideration, the residents have also indicated in this survey, and by other available forums, that certain facilities are preferred, but often are the most costly to construct, operate, and maintain. These challenges and the others listed above were discussed at length by the CCPP and addressed in the Action Points outlined below. In addressing these challenges, the CCPP also believed, if duly recognized, they could be changed into positive attributes and further the City's desire to host a world-class park system.

Timelines for Implementation and Use

In the course of creating this Action Plan, the CCPP worked to ensure its Action Points could be achievable in a reasonable timeframe. The first step in this effort was to recognize the need to review and update the Action Plan on a five (5) year basis to gauge successes and failures in implementing and completing the Action Points. In considering this five (5) year review cycle, the

CCPP believed it was a long enough timeframe to allow progress to be made on the plan's relative Action Points. This timeframe is still short enough to integrate new ideas and trends into them; alter direction on items or considerations associated with them, particularly if these items are not realizing success or lack support among residents or elected officials; gauge successes and build upon the key ingredients associated with them; and create interest in the Action Plan by keeping it a part of the City's active planning programs. With a five (5) year review window, the CCPP remains assured that Action Points will be addressed appropriately for the future in terms of implementation and application.

Another major point in this effort was to establish reasonable expectations and timelines for implementation of the plan's Action Points, based upon available resources. The CCPP's determination was that each of these recommendations should be analyzed and categorized based upon immediate, intermediate, and long-term priorities. The members of CCPP believed this hierarchy would allow for the development of a two (2) tiered approach to acquiring property for future facilities, building new venues for all ages, and creating recreational programs over the next five (5) and ten (10) year periods of time. This two (2) tiered approach also offered the CCPP a manner to address one (1) of the major challenges it faced, which was creating a financing plan that anticipates current levels of revenues and resources, with no change. The plan also addresses the situation if new types are established, and a program for implementation, if these sources are created for use within the community. The CCPP took this approach, given the results of the survey of households in Wildwood, which indicated some supported new taxes for the purposes of parks and recreation efforts. Therefore, under each Action Point, the implementation strategy is based upon current funding sources, if no new funding options are created for parks and recreation efforts and, another, if new avenues of revenues are established. Each implementation strategy in the respective tier of an Action Point is then identified from a standpoint of immediate, intermediate, or long-term timeframe[1].

Much of the CCPP's work was premised on understanding the relationship of availability of funding to the extent of facilities, programs, operations, and maintenance that could be expected. The survey indicated a significant level of support for park facilities and recreational programs, but funded through grants, gifts, fees, and other charges, with limited interest for future tax increases, particularly on real property. Regardless of the sources, the CCPP remained committed to providing a park and recreation system that would meet the desires of residents, while acknowledging that partnering with other providers and not replicating existing facilities and programs could not meet all of Wildwood's needs in terms of park facilities and recreation programs.

[1] Immediate timeframe = Years 1 to 2; Intermediate timeframe = Years 3 to 5; and Long-Term timeframe = Years 6 to 10.

Concurrence and Overall Direction

The CCPP worked to create an Action Plan that accounted for all of the respective input it had received from a number of sources and a deliberative process of discussion at its meetings. All of the Action Points that are included in the Action Plan reflect a consensus on the item by the members of the CCPP. If an Action Point is included in the plan, the CCPP believed it met a high level of support in the community and would address a missing component of facility, program, or service sought by the residents of Wildwood. Collectively, the Action Plan was created through a process of study, discussion, and acceptance among the sixteen (16) volunteers representing each of the City's eight (8) wards (two (2) from each ward appointed by the Mayor and approved by the City Council).

The CCPP submitted this Action Plan to the City Council for consideration and action, with the expectation that each of the Action Points, whether accomplished under current requirements of funding or through a future source, as well as in an established timeframe, would be equally supported by elected officials. The CCPP developed this expectation from the knowledge that parks and recreation opportunities are expected by Wildwood residents and they are an integral part of building a community that is diverse in its interests and fun for all. Overall, the outcome of this planning process was the development of a document that offers a mix of facilities, activities, and opportunities, based upon the input of the community. A key issue in the development of Action Points is the assumption that the principles of the incorporation of Wildwood would be exercised by the City officials and staff in implementing them, so as to provide the greatest number of resources at the least cost.

Action Plan Components

Action Point Number #1 - Recreational Programs and Target Populations

Goal: To offer a broad range of programs to all residents of Wildwood that may be added or eliminated, as new interests are defined among targeted populations over time.

Recommendations: Partner with the other providers to create the greatest range of programming opportunities possible for residents, beginning with the Wildwood Family YMCA, the Pond Athletic Association, the Rockwood School District, and the St. Louis Community College; Establish, as part of these partnerships, opportunities for residents to obtain these services and programs from these other providers at reduced or subsidized levels by creating financial agreements with said entities; Increase programming emphasizing fitness and wellness for children, teens, and families (as funding is provided), which would include fitness walking, aquatics, hiking, biking, and equestrian rides; Construct facilities that are commensurate and appropriate for the programming efforts that are in place and planned for the future by the City of Wildwood; Create new recreation programs that foster opportunities for community gatherings and encourage a sense of place for residents, old and new; and Promote new recreation programs that provide opportunities that are not currently available within the City and surrounding area, so as to complement, not compete, with other providers.

Timeline Tier Level(s): Current

Priority: Immediate Term

Support Information: The Parks and Recreation Survey indicated that over seventy (70) percent of respondents supported providing programs for six (6) to twelve (12) year olds, teenagers, and families (in order of priority). Additionally, the overwhelming majority of these same respondents supported creating programs for residents first and others after. Along with these two (2) considerations, the households that were surveyed felt that a broad diversity of programs providing experience levels from beginners to advanced, versus just introductory, should be the focus of the City in this regard. Public input forum participants expressed strong support for the programs that are currently provided by the City of Wildwood, but noted lack of equestrian activities at this time.

Supplemental Factors:

⇒ Residents (primary service group)

1. With limited resources at this time, the City should focus on a qualitative versus quantitative approach in current programming efforts.
2. Current programs continue to grow and receive positive feedback from participants.
3. Other opportunities to provide more and broader recreation program offerings should always be explored through a systematic review, on a yearly basis, similar to the Capital Improvement Program of the City of Wildwood.

⇒ Younger age groups and families

1. Demographic characteristics indicate a high percentage of households within the City have children.
2. These populations will need a diversity of programs to meet their anticipated needs.

⇒ Partnerships

1. Partnerships extend through all aspects of the City's programming efforts in its recreation activities.
2. Establish partnerships with service providers already located in the City, such as the Rockwood School District, the Pond Athletic Association, the Wildwood Family YMCA, the Missouri Department of Conservation, and the Missouri Department of Natural Resources, and others.
3. Other service providers have expressed interest in partnering with the City of Wildwood in this area.

Assumptions:

1. The allowance for growth in programs will primarily be based upon availability of funding to support them.
2. The current programs should be continued and improved, based upon year-end evaluations in terms of attendance and related feedback from participants.
3. Engaging residents in enjoyable, safe programs builds support for parks and recreation facilities and activities within the community.
4. The provision of recreation programs provides a medium to grow community spirit and recognition of Wildwood.

Action Point Number #2 – Type and Extent of Facilities

Goal: To provide a range of facilities at locations throughout the City that offer ample space for recreational buildings, and programs, while creating passive areas as well, particularly in environmentally sensitive portions of the publicly-owned properties.

Recommendations: Expand current commitments to the development of all types of trail systems (pedestrian, bicycle, equestrian) in the City of Wildwood, which should eventually link all public park spaces and population centers together, and follow the recommendations of the recently adopted "Access and Mobility Plan;" Develop a Facilities Plan that is coordinated with the acquisition policies and actions of the City; Provide facilities that are accessible, adaptable, and flexible, so as to maximize their use regardless of the season of the year, such as, but not limited to, playgrounds, trails (all types), picnic areas, outdoor ball fields/soccer fields, outdoor/indoor swimming pools, tennis courts, equestrian facilities, fishing lake, and barbeque pits; Actively explore a partnership with the Wildwood Family YMCA in their planned expansion of their current facility; Establish a minimum of three (3), new neighborhood-sized parks in the City of Wildwood within the next five (5) years, with their locations based upon projected population densities; Require the provision of playgrounds, pavilions, and barbeque pits in all public space areas located within new residential subdivisions, as well as in all planned City facilities; Create a plan and working committee of interested parties to develop a major outdoor swimming pool/water park facility within the next ten (10) years in the City of Wildwood through a partnership with the Wildwood Family YMCA, the Rockwood School District, and the St. Louis Community College; and set aside a proportion of future park properties for passive activities and limited use, particularly on land areas where topography or other physical characteristics are environmentally sensitive.

Timeline Tier Level(s): Future

Priority: Intermediate to Long Term

Support Information: The Parks and Recreation Survey indicated a broad range of interests in the City of Wildwood, with a very active population in terms of their use of current facilities, both here in this community and the surrounding area. The Service Providers' Open House, as well as comments from these other entities, indicates a willingness on the part of them to partner with the City of Wildwood in a number of different venues, facilities, and improvements. At the two (2) public forums held by the CCPP, the majority of participants spoke in favor of equestrian trails and facilities, along with multiple-use trails and an outdoor swimming pool. Comments received from other sources, such as the City's website, indicate certain respondents prefer facilities that are not currently readily available, such as dog and skate parks, golf courses, river access points, ice rinks, and community event rooms.

Supplemental Factors:

⇒ Park Types

1. The respondents to the survey noted the need for a large, community-sized park for the City of Wildwood.
2. Input received from the community indicated a desire for additional neighborhood and pocket type parks for the future, in close proximity to their neighborhoods.

⇒ Passive and active types

1. The diversity of environments on properties in Wildwood will almost always dictate a portion of any property will have a mix of favorable and unfavorable topography and other physical features.
2. The development of a single, larger park property should accommodate the type of facilities identified by the CCPP for inclusion, while preserving an ample area for passive purposes (described by respondents of the survey as "essential to very important").
3. The respondents of the survey noted that "acquiring additional greenways, open space, and parks should be prioritized over developing recreation centers for indoor activities."

⇒ Playgrounds

1. The provision of playgrounds garnered the highest level of support in the survey (69% viewed it as "essential to very important").
2. The location of neighborhood parks appear to be best suited in higher density areas of the City, where the population is the greatest and the largest number of residents can be served.
3. The application of the City's new Public Space Requirements of the Zoning Ordinance will continue to provide an appropriate vehicle to obtain these types of facilities in new residential and mixed use projects.

⇒ Pavilions/Barbeque Pits

1. The success of Anniversary Park and the Old Pond School are indicative of the need that has been identified in the community, as a function of the survey.

⇒ Athletic fields

1. Over fifty (50%) percent of respondents to the Parks and Recreation Survey identified outdoor ballfields as "essential or very important."
2. Approximately forty (40%) percent of respondents to the Parks and Recreation Survey identified outdoor soccer fields as "very important."
3. The Pond Athletic Association, Babler State Park, the Rockwood School District, and the Wildwood Family YMCA (at LaSalle Institute) provide a limited number of these types of fields in the City of Wildwood.
4. The City often has received comments from residents about the need for athletic fields for many years.

⇒ Trails

1. The level of support for additional trails was high by respondents to the Parks and Recreation Survey at approximately fifty-six (56%) percent.
2. The most popular activity identified in the survey of households in the City is using trails (73%).
3. The City of Wildwood has over ten (10) miles of multiple-use trails, with many more miles located in the four (4), major public holdings in this community (Babler State Park, Rockwoods Reservation, Rockwoods Range, and Greensfelder County Park).

⇒ Other facilities

1. The survey of households indicated that three (3) in ten (10) residents felt a multiple use recreation or community center was "essential."
2. The information provided by invited speakers and members of the CCPP indicated larger facilities seldom operate without subsidies from general revenue funds of the cities that have constructed them.
3. Those households that responded to the Parks and Recreation Survey identified skate parks (16%), dog parks (just over 25%), boat launches (20%), equestrian trails (10%), and an equestrian facility (9%) were given the lowest importance ratings of all facilities identified (over sixteen (16) were listed in the survey).

Assumptions:

1. The development of facilities will require the greatest amount of expenditures, immediate and long-term, for construction, operation, and maintenance than all other costs associated with its parks and recreation efforts. Therefore, a revenue source must be in place not only to address capital improvements, but the on-going operation and maintenance of these facilities, buildings, and structures.
2. The availability of other facilities within Wildwood, and surrounding cities, offers opportunities for an immediate impact to residents, if specific arrangements can be developed with other providers on use accommodations by City officials. However, when partnering with other providers, the missions of the different entities can sometimes compete or cause problems and should be considered in the development of these relationships.
3. The inclination of the CCPP members was to provide parks and park amenities first, with facilities to follow thereafter. The overarching desire of the CCPP members was to provide a facility large enough to allow for flexibility and adaptability in its use.
4. The City of Wildwood has an aging population that favors certain facilities over others.

Action Point Number #3 – Acquisition Policies and Programs

Goal: To provide land area for future park properties to support facilities and programs.

Recommendations: Identify and prioritize locations for future park land acquisitions, with the first action to be the acquisition of a parcel of ground, of a size to accommodate a community park, within the central area of the City (proximity to State Route 100 and State Route 109 and environs) or the acceptance of land-banked property from another governmental entity, i.e. St. Louis County's Packwood Park; Set aside revenues in each fiscal year, as part of the capital improvements budget, to expand current efforts in terms of its property acquisition programs, particularly in the Glencoe Area of Wildwood; Partner with the Open Space Council of Greater St. Louis to pursue landbanking of environmentally sensitive sites for passive recreational areas; Continue the application of the Public Space Requirements of the City's Zoning Ordinance; and Pursue gifts and donations from landowners in the City by offering tax benefits, naming opportunities, life estates, conservation easements, or other incentives for their consideration.

Timeline Tier Level(s): Current and Future

Priority: Immediate, Intermediate, and Long Term
Support Information: Survey results indicated residents want acquisition of properties that are substantial in size, as well as others for the creation of more neighborhood sized park areas (one (1) to five (5) acres); larger park properties should be diverse in character to provide active and passive spaces; and participants at the two (2) public forums wanted immediate action.
Supplemental Factors:
⇒ Location(s) in Town Center, a Central Site, and/or Elsewhere in Wildwood

1. The development of a single central site along the State Route 100 corridor, near its intersection of State Route 109.
2. The development of several, neighborhood park sites, particularly in the area of major subdivision developments in the vicinities of Manchester Road, Clayton Road, and Valley Road.

⇒ Affordability

1. The cost per acre/square foot for land area must balance against accessibility, physical features, availability, and adaptability for future use category, i.e. mini-park, neighborhood, and/or community.

⇒ Types of Facilities and Programs (dictate size requirements)

1. The respondents to the survey indicated general support for the following facilities: trails, all types; playgrounds, including pavilions, picnic tables, and barbecue pits; outdoor swimming pool and water park; athletic fields; and a recreational complex.

Assumptions:

1. The cost of land in the City of Wildwood continues to increase and dictates the need for the City to act promptly on property acquisitions.
2. The City of Wildwood does have land area of all sizes that is currently available for any of its future acquisition efforts.
3. The investment of the City into property can only be viewed as positive from all perspectives.

Action Point Number #4 – Funding Sources and Application Policies

Goal: To develop and maintain funding sources, along with programs for grants, gifts, and donations, to meet the recreational and fitness needs of residents through a system of park facilities and recreation programs.
Recommendations: Implement the necessary steps to promote the presentation of a park sales tax[2] to the voters of Wildwood, no later than the November 2008 General Election, for use in the development of parks facilities and recreation programs, along with staffing, maintenance, and other expenses; Continue to fund current programs and efforts through a combination of the general revenue and capital improvement budgets of the City; Establish a line item in the Department of Planning and Parks budget for advertisement and promotion of opportunities to participate in a gifts/donations program for public lands; Accept gifts and donations from all sources for non-acquisition types of efforts, along with creating programs to administer such activities, including defining incentives to encourage them; Provide programs for landbanking, conservation easements, life trusts, and others as a means to acquire property in a collaborative atmosphere with their respective owners; Plan and establish reliable revenue sources, including user fees, for the funding of operational and maintenance costs associated with recreation programs and related facilities; and Pursue all grants that are available from the myriad of resources at all levels, including local, State, and federal.
Timeline Tier Level(s): Current
Priority: Immediate term
Support Information: The Parks and Recreation Survey indicated limited to just over a majority of

support for new taxes of any kind. The Service Providers' Open House, as well as comments from these other entities, suggests that partnering and sharing of facilities may be the most advantageous manner to address major facilities in the future. At the two (2) public forums held by the CCPP, the majority of participants spoke in favor of parks and stormwater tax, and against any type of property tax. Comments received from other sources, such as the City's website, indicate residents support parks and recreation efforts, more so than other governmental buildings or similar capital outlays.

Supplemental Factors:

⇒ Grants, gifts, and donations

1. The City of Wildwood has received millions of dollars in grants for its current system of multiple-use trails and parks from a variety of sources.
2. The locations of Anniversary Park and Old Pond School were gifts to the City by their respective owners.
3. The existence of Great Rivers Greenway and the Municipal Park Grant Commission offer ample opportunities to continue to construct a world-class trail system in the City of Wildwood.

⇒ General revenue funds

1. The City currently budgets approximately $260,000 for its parks and recreation efforts. This amount is approximately 3.4% of the overall General Fund for Fiscal Year 2007.
2. This amount of money for Fiscal Year 2007 is the greatest, since the incorporation of the City.
3. The respondents to the survey indicated that nearly two-thirds of them were in favor of using the City's general revenue funds, despite potential reductions in funding for other services.

⇒ Parks and stormwater sales tax

1. The anticipated revenue from this source for the City of Wildwood was estimated at approximately $750,000 [based upon 2007 revenues] and does require the action of registered voters via an election (simple majority required for passage).
2. This tax is authorized by State Statute and utilized by a number of communities in the area, including the Cities of Ballwin, Chesterfield, and Ellisville.
3. The parks and stormwater sales tax is dedicated to these activities only and can be used to leverage greater borrowing in the future.

⇒ Other sources, i.e. bond issue for land purchase and major facilities

1. The use of bonds for construction of major facilities has been used by many communities over the years, but requires voter approval.
2. The City of Wildwood has an excellent credit rating and low bond encumbrance, which would allow it to use this method of financing.
3. The market for municipal bonds is generally good.
4. The available resources to fund acquisition and the construction of facilities are diverse, but the costs associated with these activities continue to rise.

Assumptions:

1. The use of grants and gifts to further the parks and recreation efforts of the City must always be an integral part of any planning effort.
2. The CCPP recognized the difficulty of seeking support for a property tax increase for the purpose of expanding its park facilities and programming offerings.
3. The amount of user fees will not cover the operation and maintenance of larger park properties or facilities.
4. The design of any future comprehensive program for park facilities and lands must take into account their immediate and long-term maintenance and operation.

2 This sales tax, if approved, should be structured to be solely dedicated to parks funding and contain no sunset clause, thereby ensuring monies for on-going maintenance of properties and related improvements.

Implementation and Plan Updates

The CCPP has spent approximately one (1) year reviewing the data relating to the City of Wildwood, the surrounding area, St. Louis County, and the St. Louis Metropolitan Region to understand park and recreation trends, facilities, programs, and efforts currently underway or planned for the future. In addition to this data collection effort, the CCPP held public forums with the residents and other park and recreation providers, which also involved conducting a City-wide survey of households, to better understand what opportunities exist and what residents want now and in the future. Furthermore, the CCPP held numerous meetings to understand how best to serve Wildwood, while maintaining the key tenants of its Master Plan, Parks and Recreation Plan, and Access and Mobility Plan. All told, the group of volunteers serving on this CCPP undertook a painstaking effort to define all the options, issues, and opportunities for the City of Wildwood, as it embarks on upgrades and expansions of its parks and recreation offerings over the next five (5) to ten (10) years.

As a result of this effort, the CCPP created this Action Plan, which is reflective of the collective thinking of this group. The members of the CCPP believed the best approach to achieving success in implementing the recommendations of the Action Points were to categorize them first as "current and future" endeavors and then establish within these broad timelines priorities therein, specifically, immediate, intermediate, and long-term types. Therefore, if an Action Point is identified as "Immediate/Short," the CCPP believed this item should be acted upon by the City Council and Department of Planning and Parks staff as quickly as possible and be the focus of its efforts now, and until completed or implemented. Those Action Points, with ranges of times and priorities, would then follow. This prioritization was done with the intent to assist the City Council in its efforts, but certainly not to challenge its authority in this regard. The CCPP believes this type of prioritization was part of the charge given to its members when the City Council formed it in June 2006. ***However, in no case, did the CCPP specifically bind the City Council to appropriate funds beyond its advisory authority.***

The implementation of this Action Plan should begin immediately, once adopted by the City Council. The CCPP designed this document to provide direction for an immediate five (5) year time window, while also creating a ten (10) year sunset. At the end of five (5) years, it is the opinion of the CCPP members that all of the "Intermediate/Short-term" priorities should be completed, with Future/Medium and Long-Term priorities begun, with an anticipated completion sometime thereafter. Although with regards to some recommendations within the four (4) Action Points, these timelines are aggressive, the CCPP believed it was best to encourage action rather than delay.

Additionally, the CCPP has made recommendations regarding updates and reviews of this plan, both annually and at the end of the first five (5) year period of time. The CCPP believes it is critical to the success of this document to have these regular reports to the City Council on the status of the Action Points and their recommendations, thereby allowing unexpected circumstances to be addressed, current programs improved, and new trends incorporated into them as well. At the first five (5) year anniversary, the CCPP fully expects, like at each of the annual reports to City Council by Department of Planning and Parks staff, certain recommendations will be enacted or implemented, and others underway, while all planned for the future. The five (5) year update will also allow for a thorough review of the Action Points and any major alterations to be made. Keeping the Action Plan germane, fresh, and a part of the community's collective memory, is the stated desire of the members of this CCPP.

Summary and Conclusions

The members of this CCPP were asked by the City Council at the start of this process to provide to it a plan for the expansion, improvement, and sustainability of a parks and recreation effort that meets the residents' needs in almost all ways. Recognizing the unique nature of the City of Wildwood, from its founding to the manner in which it provides services, the CCPP recognized this Action Plan would not create a typical parks and recreation profile in terms of the types of facilities, parks, and programs that would be offered. Respective of Wildwood's natural beauty, environmentally sensitive lands, small staff, and privatization goals, the CCPP relied heavily on resident input in making its recommendations and chose those considerations best suited to the aforementioned characteristics of this City. Similarly, the CCPP believed that partnering opportunities with a host of other governments, private, not-for-profit organizations, and other service providers was the best, and quickest, way to meet current and future residents' needs.

In considering the components of the four (4) Action Points of this plan, and the numerous recommendations contained in each, the CCPP did reach a consensus on this document, as well as what it believed should be the City of Wildwood's first steps in its implementation. In creating these first steps, the CCPP again referenced the survey results from the randomly-sampled households in the City, the input from the public forums, and Service Provider's Open House, along with comments provided throughout the process, to draw these final conclusions. Accordingly, the CCPP supports the following priority steps:

Programming - Partner with the other providers to create the greatest range of programming opportunities possible for residents, beginning with the Wildwood Family YMCA, the Pond Athletic Association, the Rockwood School District, and the St. Louis Community College.

Facilities - Expand current commitments to development of all types of trail systems (pedestrian, bicycle, equestrian) in the City of Wildwood, which are intended to link all public park spaces and population centers together, along with implementing the recently adopted "Access and Mobility Plan."

Acquisition - Identify and prioritize locations for future park land acquisitions, with the first action to be the acquisition of a parcel of ground, of a size to accommodate a community park, within the central area of the City (proximity to State Route 100 and State Route 109 and environs).

Funding - Implement the necessary steps to promote the presentation of a park sales tax to the voters of Wildwood, no later than the November 2008 General Election, for use in the development of parks facilities and recreation programs, along with staffing, maintenance, and other expenses.

The CCPP believes these components of the Action Points are where the City of Wildwood needs to begin its new efforts in providing parks and recreation opportunities commensurate with all of its other current services in this community.

The CCPP would like to thank the City Council, and its members, for the opportunity to provide this Action Plan to it for consideration, and the latitude given to it in completing this task. The members appreciated the flexibility they were allowed in creating this plan, the Action Points, and recommendations associated therein by the City Council. No preconceived notions or requirements

were placed upon the CCPP by the City Council, nor was influence exerted in this process to add, subtract, or otherwise alter the plan's outcome. To the members of this CCPP, the City Council's desire for their opinions, shown by allowing this freedom in developing this plan, was greatly appreciated and recognized. With the conclusion of this planning effort, the CCPP believes the City, and its leaders, are now in a position to create a world-class park and recreation system in Wildwood by utilizing existing park lands and facilities, partnering with other providers, and building/adding new lands, facilities, and programs attune to the unique character of the City and this area of west St. Louis County.

APPENDIX IV

Town Center Plan (2013)

The Town Center Plan will establish a long-term development philosophy that promotes the establishment of mixed-use communities consistent with the concepts of "Town Center Planning." Incumbent to the selection of the "Town Center Planning" concepts for use in the City's proposed Town Center was the belief that current suburban development practices predominant in the region and elsewhere were not appropriate for this new community. These existing practices favor the strict segregation of land uses, which assumes all travel to and from destinations will be accomplished by the automobile. Therefore, all design criteria for their development reflects an insensitivity toward the pedestrian and other modes of transportation and creates a streetscape that is less than pleasing to the eye. Accordingly, the City of Wildwood has attempted to redress this conventional wisdom by employing a different set of criteria for future development in the Town Center.

In applying the concepts of "Town Center Planning," several principle tenets were formulated to guide development. These tenets include the following:

1. Neighborhood Design - all neighborhoods should be pedestrian-friendly, with the use of multiple access points for vehicles. The use of cul-de-sacs should be discouraged.
   - Parking should be located to the side or rear of buildings. On-street parking is encouraged in these areas as well.
   - Building locations should be as close to the right-of-way as possible and at a scale and size consistent with the concepts of "Town Center Planning."

   Variations to these building requirements along State Route 100 and State Route 109 may be considered on a case-by-case basis by the Planning and Zoning Commission.

2. Green Space - all neighborhoods should have abundant public/open space and it should be incorporated into all designs. Development designs permitted by the Town Center densities will require a greater need for public/open space. The dedication of areas for use as public/open space must be incorporated as focal points in the overall development scheme of each individual project, which is part of the larger neighborhood fabric. Additionally, these areas shall be capable of providing a varied use in terms of active recreational opportunities, and not all be property significantly restricted by environmental features.

   Existing vegetation shall be preserved whenever possible. Credits for preserving existing vegetation shall be given to developers to offset City imposed requirements from the Tree

Manual.

Developments adjoining State Route 100 and State Route 109 shall comply with the City's stated intent to plant and improve these corridors into greenscape areas which are consistent with the concept put forth by the community in its grant application to the Missouri Department of Transportation.

Dedication of land or impact fees may be required for the purchase of off-site properties.

3. Architecture - all neighborhoods should adhere to the specific architectural guidelines of the Town Center Plan in terms of signage, lighting, fencing, and building styles and designs. Lighting design shall reflect the nature of use in the area and promote visibility in commercial areas and safety in residential locations, reduce night glow, and spillage of light onto adjacent properties.

4 Land Use - all activities allowed by the Town Center zoning designations should be compatible with the existing land use pattern on adjoining properties. Certain uses are permitted by right within each of the respective land use designations proposed as part of the Town Center Plan. Other more intensive uses which require special consideration and review will only be authorized as part of a Conditional Use Permit. These uses which require a permit include certain commercial uses with large building footprints, drive- through facilities in conjunction with any authorized commercial use, and other higher intensity or problematic use characteristics. Intense commercial uses should be limited to a small number of districts located toward the perimeter of the Town Center (Manchester Road, State Route 100, State Route 109, and Taylor Road), while other business activities should be fully cohesive with the remaining land uses to form a traditional Town Center.

Incumbent to creating this traditional Town Center, a true mix of uses must be provided by limiting a percentage of housing types and commercial uses allowed in any one given area. Therefore, all properties will either be designated Commercial, Workplace, Neighborhood Center, Neighborhood General, Neighborhood Edge, Public/Open Space or Cultural/Institutional. Regardless of designation, existing neighborhoods should be preserved. The attached Land Use Designation Parcel Map (Attachment Three) shall establish permitted uses for all properties within The Town Center.

5. Streets and Sidewalks - all public improvements shall comply with the Town Center specifications in their construction.

Street trees, lighting, furniture, and other items shall adhere to the Streetscape Design Standards of the City. The layout of streets will adhere to a grid pattern, but not necessarily rectangular in shape. The existing network of streets, including Taylor Road, will form the basis of the future layout of all new roadways. New streets shall be linked to this existing network.

Curb cuts shall be minimized along the main thoroughfares, such as Taylor Road, as well as State Routes 100 and 109, wherever possible, by promoting shared access between properties or the use of lanes serving the rear of properties.

Traffic Generation Impact fees may be imposed to address the impact of any new development in the Town Center.

6. Infrastructure - all storm water management improvements shall comply with the Town Center specifications in their construction.

   Regional facilities are preferred over individual site improvements. In-stream detention will only be considered when regional benefits to the storm water collection and management system clearly outweigh the impact to the natural environment of that location. The system of natural streams and creeks shall be preserved, whenever possible. Setbacks from these features will be reviewed on a case-by-case basis relative to the goals of regional detention/retention. Impact fees may be imposed as a part of any development in the Town Center to address off-site impacts to fund construction of regional detention.

   The installation of new or the improvement of old utility systems and lines shall be placed underground in conduits within City-owned rights-of-way.

   The development of public sewer systems to serve growth in the Town Center area are encouraged and preferred within the Metropolitan St. Louis Sewer District's boundary.

7. Historic District - all developments located within the Historic District shall be consistent with the overall period of architecture chosen for this area. The reuse and restoration of historic structures and buildings is encouraged.

Town Center Regulations

With the adoption of the Town Center Plan Boundary Map, Neighborhood Design Standards and Architectural Guidelines, Street Network Map, and Land Use Designation Map, any new zoning of parcels of land after this action and any development within the Town Center shall comply with this Town Center Plan. The Town Center District Zoning Ordinance is anticipated to formalize many of these policies into detailed regulations. In those instances where regulations may not be appropriate for adoption as part of the Zoning Code, such as design specifications for streets, utilities, and other public improvements, they will be incorporated into the appropriate manual for use.

The policies in the Town Center Plan are intended to cover all aspects of the development of properties within the Town Center Boundary and create the appropriate setting to achieve the stated goals of this plan and promote and apply the principles of "Town Center Planning" in this area, while protecting the community from previous land use policies established in this City by the former jurisdiction.

· The Historic District shall permit zoning under the Historic Neighborhood Center, Historic Neighborhood Edge, Cultural/Institutional, and Open Space categories.

Boundaries of the Town Center

The boundaries of the area within the City of Wildwood designated as The Town Center and subject to Town Center Zoning and Regulations shall be the area and parcels of ground designated on the Town Center Boundary Map.

Neighborhood Design Standards and Architectural Guidelines

The Town Center the Neighborhood Design Standards and the Architectural Guidelines are adopted in principle by the Town Center Plan. These standards and guidelines will be formalized with the passage of the Town Center Zoning Ordinance. These standards and guidelines will address all aspects of development within the Town Center Boundaries, but modifications consistent with the Town Center Plan principles will be considered on a case-by-case basis relative to the site's size, location, physical characteristics, surrounding land use pattern, and access, infrastructure, and utility options. Individual merit of the request will only be considered.

Land Use Activities within the Identified Categories

The following categories are hereby established for the area of the City designated as the Town Center, with corresponding permitted land use activities identified for each as well. These categories and activities are applicable only to properties within the Town Center Boundaries. Lot sizes, widths, and depths and other similar criteria shall be as established in the Neighborhood Design Standards of the Town Center Plan.

Town Center Categories	***Land Use Activities***
Downtown	**********
(Downtown District allows a larger building footprint for certain uses)	
Commercial Land Use Activities	*Animal Hospitals & Veterinary Clinics* *Art or Photo Studios or Galleries* *Bakeries* *Barber & Beauty Shops* *Cleaning, Pick-up Stations* *Coffee Shops* *Department or Discount Stores* *Filling Stations for Automobiles* *Financial Institutions w/ Drive-thru Facilities* *Flower or Plant Stores* *Hotels*

[2] Certain activities have been determined to be appropriate only under a set of specific and special conditions which are needed because of the type of use, the location of the use, the characteristics of the use, and the development pattern around the use dictate a greater need of control. These activities shall be permitted only by Conditional Use Permit (including planned zoning expressly authorizing the activity) for their development or establishment in the applicable Land Use Designation where they may exist. The criteria for approving a Conditional Use Permit shall be described in 1003.181 of the City of Wildwood's Zoning Code and may be granted only where consistent with the principles established by this Master Plan.

Town Center Categories	Land Use Activities
Downtown District (continued)	**********
Commercial Land Use Activities (continued)	*Music or Dancing Academies* *Office/Warehouse Facilities* *Parking Areas* *Parking Garages* *Professional Offices including medical and dental* *Professional Offices, not medical or dental* *Recreational Facilities, including indoor theaters and outdoor activities* *Research Laboratories & Facilities* *Restaurants, including fast food, w/ Drive-thru Facilities* *Restaurants, including fast food, but w/o Drive-thru Facilities* *Restaurants, no fast food* *Sewage Treatment Facilities* *Stores and Shops for Retail Purposes* *Stores, Shops, and Open-Air Markets for Retail Purposes* *Taverns, Cocktail Lounges, Night Clubs, or Microbreweries* *Vehicle Service Centers*
Cultural/Institutional Land Use Activities	**********
	Child Care Centers *Churches* *Civic Buildings (government)* *Park & Open Spaces; Public and Private areas* *Post Offices* *Public and Other Utility Facilities* *Scenic Areas*

Town Center Categories	Land Use Activities
**********	**********
Workplace District **Commercial Land Use Activities**	*Animal Hospitals & Veterinary Clinics* *Art or Photo Studios or Galleries* *Bakeries* *Barber & Beauty Shops* *Cleaning, Pick-up Stations* *Coffee Shops* *Filling Stations for Automobiles*[1] *Financial Institutions w/ Drive-thru Facilities* *Financial Institutions w/o Drive-thru Facilities* *Flower or Plant Stores* *Music or Dancing Academies* *Office/Warehouse Facilities* *Parking Areas* *Parking Garages* *Professional Offices including medical and dental* *Professional Offices, not medical or dental* *Recreational Facilities (no indoor theater or outdoor activities)* *Restaurants, including fast food, but w/o Drive-thru Facilities* *Restaurants, no fast food* *Sewage Treatment Facilities* *Shops for Artists and Similar Specialties* *Stores and Shops for Retail Purposes* *Stores, Shops, and Open-Air Markets for Retail Purposes* *Taverns, Cocktail Lounges, Night Clubs, or Microbreweries* *Vehicle Service Centers*[1]

Town Center Categories	*Land Use Activities*
Workplace District (continued)	**********
Cultural/Institutional Land Use Activities	*Child Care Centers* *Churches* *Civic Buildings (government)* *Park & Open Spaces; Public and Private areas* *Post Offices* *Public and Other Utility Facilities* *Scenic Areas*
**********	**********
Neighborhood General District	
Commercial Land Use Activities	*Art or Photo Studios or Galleries* *Bakeries* *Barber & Beauty Shops* *Cleaning, Pick-up Stations* *Coffee Shops* *Financial Institutions w/o Drive-thru Facilities* *Flower or Plant Stores* *Office/Warehouse Facilities* *Parking Garages* *Professional Offices, not medical or dental* *Restaurants, no fast food* *Sewage Treatment Facilities* *Shops for Artists and Similar Specialties* *Stores, Shops, and Open-Air Markets for Retail Purposes*
Cultural/Institutional Land Use Activities	**********
	Child Care Centers *Churches* *Civic Buildings (government)* *Libraries* *Nursing Homes* *Park & Open Spaces; Public and Private Areas* *Scenic Areas* *Schools*

Town Center Categories	*Land Use Activities*
Neighborhood General District (continued)	**********
Housing Land Use Activities	*Multi-Family Residential (live/work, rowhouses, and apartments)* *Single-Family Attached* *Single-Family Detached* *Accessory Dwelling Units* *Bed and Breakfasts* *Group Shelters* *Home for the Aged* *Home Occupations*
**********	**********
Neighborhood Edge District	
Commercial Land Use Activities	*Sewage Treatment Facilities*
Cultural/Institutional Land Use Activities	**********
	Cemeteries, Mausoleums *Child Care Centers* *Churches* *Civic Buildings (government)* *Libraries* *Park & Open Spaces; Public and Private Areas* *Scenic Areas* *Schools*
Housing Land Use Activities	**********
	Single-Family Detached *Accessory Dwelling Units* *Bed and Breakfasts* *Group Shelters* *Home for the Aged* *Home Occupations*

Town Center Categories	Land Use Activities
**********	**********
Cultural/Institutional District Commercial Land Use Activities	*Art or Photo Studios or Galleries*[1] *Bakeries*[1] *Barber & Beauty Shops*[1] *Cleaning, Pick-up Stations*[1] *Coffee Shops*[1] *Filling Stations for Automobiles*[1] *Financial Institutions w/ Drive-thru Facilities*[1] *Financial Institutions w/o Drive-thru Facilities*[1] *Flower or Plant Stores*[1] *Hotels*[1] *Music or Dancing Academies*[1] *Professional Offices, including medical or dental*[1] *Professional Offices, not medical or dental*[1] *Recreational Facilities, including indoor theaters and outdoor activities*[1] *Recreational Facilities (no indoor theater or outdoor activities)*[1] *Research Laboratories & Facilities*[1] *Restaurants, including fast food, w/ Drive-thru Facilities*[1] *Restaurants, including fast food, but w/o Drive-thru Facilities*[1] *Restaurants, no fast food*[1] *Shops for Artists and Similar Specialties*[1] *Stores and Shops for Retail Purposes*[1] *Taverns, Cocktail Lounges, Night Clubs, or Microbreweries*[1]

Town Center Categories	*Land Use Activities*
Cultural/Institutional District (continued)	**********
Cultural/Institutional Land Use Activities	*Cemeteries, Mausoleums*[1] *Child Care Centers*[1] *Churches* *Civic Buildings (government)* *Colleges, Universities* *Libraries* *Museums* *Nursing Homes* *Park & Open Spaces; Public and Private Areas* *Philanthropic Institutions*[1] *Post Offices* *Public and Other Utility Facilities1* *Recreational Fields* *Scenic Areas* *Schools*
Housing Land Use Activities	********** *Multi-Family Residential (live/work, rowhouses, and apartments)* *Single-Family Attached*[1] *Single-Family Detached*[1] *Home for the Aged*[1]
**********	**********
Pond Historic District Commercial Land Use Activities	*Art or Photo Studios or Galleries* *Bakeries* *Barber & Beauty Shops* *Cleaning, Pick-up Stations* *Coffee Shops* *Parking Areas* *Professional Offices, not medical or dental* *Restaurants, no fast food* *Sewage Treatment Facilities* *Shops for Artists and Similar Specialties*

Town Center Categories	*Land Use Activities*
Pond Historic District (continued)	**********
Cultural/Institutional Land Use Activities	*Cemeteries, Mausoleums* *Child Care Centers* *Churches* *Civic Buildings (government)* *Libraries* *Park & Open Spaces; Public and Private areas* *Scenic Areas*
Housing Land Use Activities	**********
	Multi-Family Residential (live/work, rowhouses, and apartments) *Single-Family Detached* *Accessory Dwelling Units* *Bed and Breakfasts* *Group Shelters* *Home Occupations*

NOTE: All Land Use Categories other than "Downtown" shall permit building footprints in excess of 10,000 square feet only by Conditional Use Permit.[1] Uses in the "Downtown" District shall permit building footprints in excess of 40,000 square feet only by Conditional Use Permit.[1]

[1] Certain activities have been determined to be appropriate only under a set of specific and special conditions which are needed because of the type of use, the location of the use, the characteristics of the use, and the development pattern around the use dictate a greater need of control. These activities shall be permitted only by Conditional Use Permit (including planned zoning expressly authorizing the activity) for their development or establishment in the applicable Land Use Designation where they may exist. The criteria for approving a Conditional Use Permit shall be described in 1003.181 of the City of Wildwood's Zoning Code and may be granted only where consistent with the principles established by this Master Plan.

Designation of Land Use for Specific Properties Within Town Center

The land use designations described in this Appendix are established for all properties located in the Town Center boundary. These land use designations correspond to the identified Town Center Categories and Land Use Activities noted above ~~and are identified by a specific parcel number as indicated in the text set forth in the town Center Plan Phase II Report dated February 3, 1998 and on file with the City Clerk~~. Minor boundary adjustments of each Town Center Category may be necessary on a case-by-case basis, where appropriate, and shall not be deemed a violation of this plan and may be accommodated without a map amendment.

Street Network Plan

The avenues, streets, roads, and lanes set forth on the Town Center Street Network Map are established as the planned street layout of the Town Center, subject to the qualifications and modifications noted below. New and modified streets constructed as part of any development should be expected to meet the general guidelines of the Town Center Plan in terms of location, purpose, and design, unless better alternatives are available. The exception to the adoption of this roadway network is the deletion of the system of grid streets in the area served by the Niere Acres Drive. This area will be served by the existing private roadway only and individual residential driveways, where needed. Additionally, the roadway network was not intended to extend the

existing stub street in Old Grover Estates from its terminus at the northern property line to the proposed Main Street. Concerns relative to traffic volumes and safety were the reasons for this modification. All other stub streets in this development would be connected as part of the Town Center's network of roadways.

Other roadways were also proposed as part of the engineering study completed by the City's consultant in this matter, which are shown on the Street Network Map and hereby adopted in principle. However, these roadways are to be reviewed on a case-by-case basis relative to the development of the individual properties where interest is centered. The development of these roadways, along with the desired open space areas and pocket parks indicated as a part of each, will be premised on their need or utility to achieve the goals of the Town Center planning concept and compliance with engineering standards proposed as part of this process.

The following additional street considerations are incorporated in the Street Network Map:

Crestview Lane - extension of this existing private roadway to the east and west to intersect with the proposed Taylor Road and State Route 109. This roadway will be the Main Street/Neighborhood Boulevard as described in the Street Specifications of the Town Center Plan.

Pond-Grover Loop Road - extend existing street to the south and east to connect with Taylor Road.

New Unnamed Roadways (as described by property location) -

- Schneider Property - two (2) new additional north-south roadways, which intersect the Main Street.
- RDR Property - new roadway from Amoco Oil Company facility to Eatherton Road.
- Properties along the north side of Crestview Lane - parallel roadway along State Route 100. This roadway will be located between Eatherton Road and the proposed Taylor Road.
- Properties owned by Greenberg Development Company and Covert-Corsair - three (3) north-south roadways and two (2) east-west roadways. Two (2) of the north-south roadways intersect Manchester Road, west of Village Hills Parkway.
- Greenberg Development Company Property (east side of Taylor Road) - two east-west roadways and one (1) north-south roadway. The two (2) east-west roadways intersect the proposed north-south roadway which ends at Manchester Road.
- Jones Family Properties - one (1) east-west roadway which extends across State Route 109 into the Bower tract of land. This roadway will extend from Taylor Road to State Route 109 then onward to the western end of the Town Center.
- Properties around Old Grover Estates - extension of existing stub streets to surrounding roadway system. The western stub street will turn to the south and intersect Manchester Road.
- St. Onge Property at the southwest corner of State Route 100 and State Route 109 - one (1) east-west roadway and one (1) stub to the south.
- Slavik Property - two (2) north-south roadways and one (1) east-west roadway. One (1) of the north-south roadways connects to Manchester Road.
- Properties located in the Northwest Quadrant of Manchester Road and State Route 109 - one (1) east-west roadway. Starts at Manchester Road and connects to the north-south roadway on the Slavik tract of land.

Development Policies for Established Neighborhoods in the Town Center

Special additional development policies shall apply when development is planned near or affecting existing residential neighborhoods. These policies are intended to promote the concepts of "traditional town planning," while protecting existing neighborhoods and the overall character of the area. Most important of these development policies which must be considered when applying the concepts of Town Center planning to properties within its boundaries is the appropriate transitioning of lot sizes around established neighborhoods, such as Old Grover Estates, Meadows at Cherry Hills, Lindy Lane, Niere Acres Drive, and Crestview Lane. The intent of transitioning lot sizes is to preserve the character of existing neighborhoods which have limited or no redevelopment potential or represent exactly the type of areas the Town Center planning process is trying to achieve, such as Niere Acres and Lindy Lane in particular. Where these circumstances exist, developing properties must reflect an appropriate lot size and density as not to impact the existing character of the area.

Additionally, the development of property near existing residential neighborhoods shall particularly require the dedication of appropriate areas of open space to serve the Town Center community. The areas intended for public use have been partially identified as part of future land use designations for all properties in the Town Center. Additionally, the provision of other open space areas on individual development sites, where applicable and functional, must also be considered. These smaller areas may include portions of developed properties where improvements permit, such as parking areas, pedestrian walkways, and others.

Two (2) other policies to be used in the development of properties in the Town Center include the following:

- the definable portions of any walkable neighborhood must have an appropriate mix of land uses. Therefore, the development of one type of housing unit to the point of shifting this balance should not be considered.

- the layout of streets to serve uses in the Town Center area must be respectful of and take into account appropriate block sizes (length and width) to accommodate proposed Neighborhood Design Standards for different lot types and always promote connectivity of them throughout its boundary.

APPENDIX V

City of Wildwood 5-Year Capital Improvement Program

Planned Project Expenditures

Roadway Improvements

Project Name	Source Funds	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Manchester Road Bike Lanes—Construction	Local/Grant	1,200,000				
Manchester Road Streetscape Phase 3—Right-of-Way	Local	90,000				
Manchester Road Streetscape Phase 3—Construction	Local/Grant		2,600,000			
State Route 109 Roundabouts and Bridge–Design	Local	550,000				
State Route 109 Roundabouts and Bridge—Construction	Local/TBD					
Eatherton Road Reconstruction—Preliminary Design	Local	125,000				

Pond-Grover Loop Road Extension and Traffic Calming	Local	125,000				
Waterfront Way Extension—Construction	Local/Escrow				125,000	
Other Roadway Improvement Projects	Local	25,000	25,000	25,000	25,000	25,000
Traffic Safety Improvements	Local	65,000	25,000	25,000	25,000	25,000
Subtotal		**2,180,000**	**2,650,000**	**50,000**	**175,000**	**50,000**

Bridge Reconstruction

Project Name	Source Funds	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Wild Horse Creek Bridge #386—Construction	Local				525,000	
Ossenfort Bridge #385—Construction	Local				325,000	
Woods Road Bridge #348 Replacement—Construction	Local/Grant	700,000				
Fox Creek Road Bridge #336 Replacement—Construction	Local/Grant	610,000				

Wild Horse Creek Bridge #392—Right-of-way	Local/Grant	20,000				
Wild Horse Creek Bridge #392—Construction	Local/ Grant		880,000			
Bouquet Road Bridge #353—Construction	Local/Grant		720,000			
Strecker Road Bridge #3-102—Construction	Local/Grant		1,200,000			
Eatherton Road Bridge #3-110—Right-of-Way	Local/Grant		10,000			
Eatherton Road Bridge #3-110—Construction	Local/Grant			1,000,000		
Subtotal		**1,330,000**	**2,810,000**	**1,000,000**	**850,000**	

Other Capital Investment

Project Name	Source Funds	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Salt Storage Facility	Local	450,000				
Salt Storage Facility—Design	Local	27,000				

Other Engineering Services	Local	75,000	75,000	25,000	25,000	25,000
Great Streets Project(s)	Local	50,000	50,000	50,000	50,000	50,000
Vehicle Replacement/Purchase	Local	25,000		25,000		25,000
Rural Internet Access Project	Local	50,000				
Subtotal		**677,000**	**125,000**	**100,000**	**75,000**	**100,000**

Capital Maintenance

Project Name	Source Funds	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Asphalt Pavement Resurfacing	Local	950,000	500,000	500,000	500,000	500,000
Concrete Pavement Replacement	Local	910,000	900,000	900,000	900,000	900,000
Storm Drainage Structure Replacement	Local	50,000	50,000	50,000	50,000	50,000
Sidewalk Replacement	Local	100,000	100,000	100,000	100,000	100,000
Subtotal		**2,010,000**	**1,550,000**	**1,550,000**	**1,550,000**	**1,550,000**

Park and Trail Development

Project Name	Source Funds	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Property Acquisitions	Local	900,000	500,000	500,000	500,000	500,000
Al Foster Trailhead Improvements—Construction	Local	450,000				
Woodcliff Heights Park—Construction	Local		400,000			
Homestead Trail Design/Engineering and Improvements	Local	50,000	600,000			
Wildwood Greenway Phase 6 Construction—Trail + Bridge	Local/Grant	350,000				
Pedestrian Bridge Over Route 100 at Eatherton Road—Construction	Local/Grant	1,200,000				
Kohn Park Repairs	Local	50,000				
Old Pond School Repairs	Local	10,000	5,000	50,000		

Capital Equipment/Facilities Purchase/Replacement	Local	50,000	50,000	50,000	50,000	50,000
Monarch Levee Trailhead	Local/Grant	200,000				
Community Park Phase II—Construction	Local/Grant	700,000				
Community Park Phase III—Design and Engineering	Local	150,000				
Community Park Phase III—Construction	Local		1,000,000			
Boardwalk Trail Between Mobil-on-the-Run and Pedestrian Bridge	Local	330,000				
Future Trail Development—Design	Local	150,000	150,000		150,000	
Future Trail Development—Construction	Local	1,000,000		1,000,000		1,000,000

Trail Resurfacing	Local	100,000		100,000		100,000
Restroom Facilities—Old Pond School	Local	120,000	100,000			
Athletic Field Planning and Development	Local	50,000	50,000			

Anniversary and Glencoe City Parks—Renovations	Local		100,000			
Town Center Park Development (Neighborhood Type)	Local					
Belleview Farms	Grant	25,000				
Community Park—Phase IV—Design and Engineering	Local			300,000		
Community Park Phase IV—Construction	Local				2,000,000	
Subtotal		**5,885,000**	**2,955,000**	**2,000,000**	**2,700,000**	**1,650,000**

Total Capital Improvement Expenditures

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Total	**12,082,000**	**10,090,000**	**4,700,000**	**5,350,000**	**3,350,000**

APPENDIX VI

Service Provider Comments

As part of the development of information for the Master Plan Update, the Master Plan Advisory Committee requested the Department of Planning contact all of the service providers, utility companies, and the Rockwood School District to ascertain future plans within the City of Wildwood. A letter was sent to each of the providers/agencies listed below requesting responses to five (5) questions relating to their role in providing services to residents and businesses located within the City of Wildwood. These five (5) questions included the following:

1. Any new facilities, buildings, or structures, which *may* be constructed or expanded in the next ten (10) year period (beginning in January 2015).
2. Any reductions, expansions, or other alterations in the network of improvements or infrastructure, which currently provides service to the City of Wildwood (beginning in January 2015).
3. Any new design standards or requirements that *may* be modified, altered, or adopted which are currently being discussed that may be applied in the City of Wildwood within the next decade (beginning in January 2015).
4. Any information which *may* effect the land use policies, the transportation network of streets, roads, and bridges, the development of parks and related facilities that involves your agency or organization and would be helpful to City officials as part of this update process.
5. Any trends in your service areas that *may* be influential in the upcoming ten (10) year period that your agency or organization is reviewing with the anticipation of addressing in meeting your required responsibilities.

The individuals' responses relating to these five (5) questions have been reviewed and discussed by the advisory committee members, but are not included in this Master Plan. The specific information that was received in response to the City's requests is on file with the City Clerk and incorporated as part of this Master Plan by reference herein.

List of Service Providers/Agencies

Ameren UE
Army Corp of Engineers
AT&T Wireless & U-verse (formerly Southwestern Bell)
Bays ET
Charter Communications
Chesterfield Valley Coalition
City of Chesterfield
City of Clarkson Valley
City of Ellisville
City of Eureka
City of Pacific
Crown Castle
Eureka Fire Protection District
Franklin County
Great Rivers Greenway
Laclede Gas
Lindenwood University
Metro (Bi-State Development Agency)
Metro West Fire Protection District
Metropolitan St. Louis Sewer District
Missouri American Water Company
Missouri Department of Conservation
Missouri Department of Natural Resources

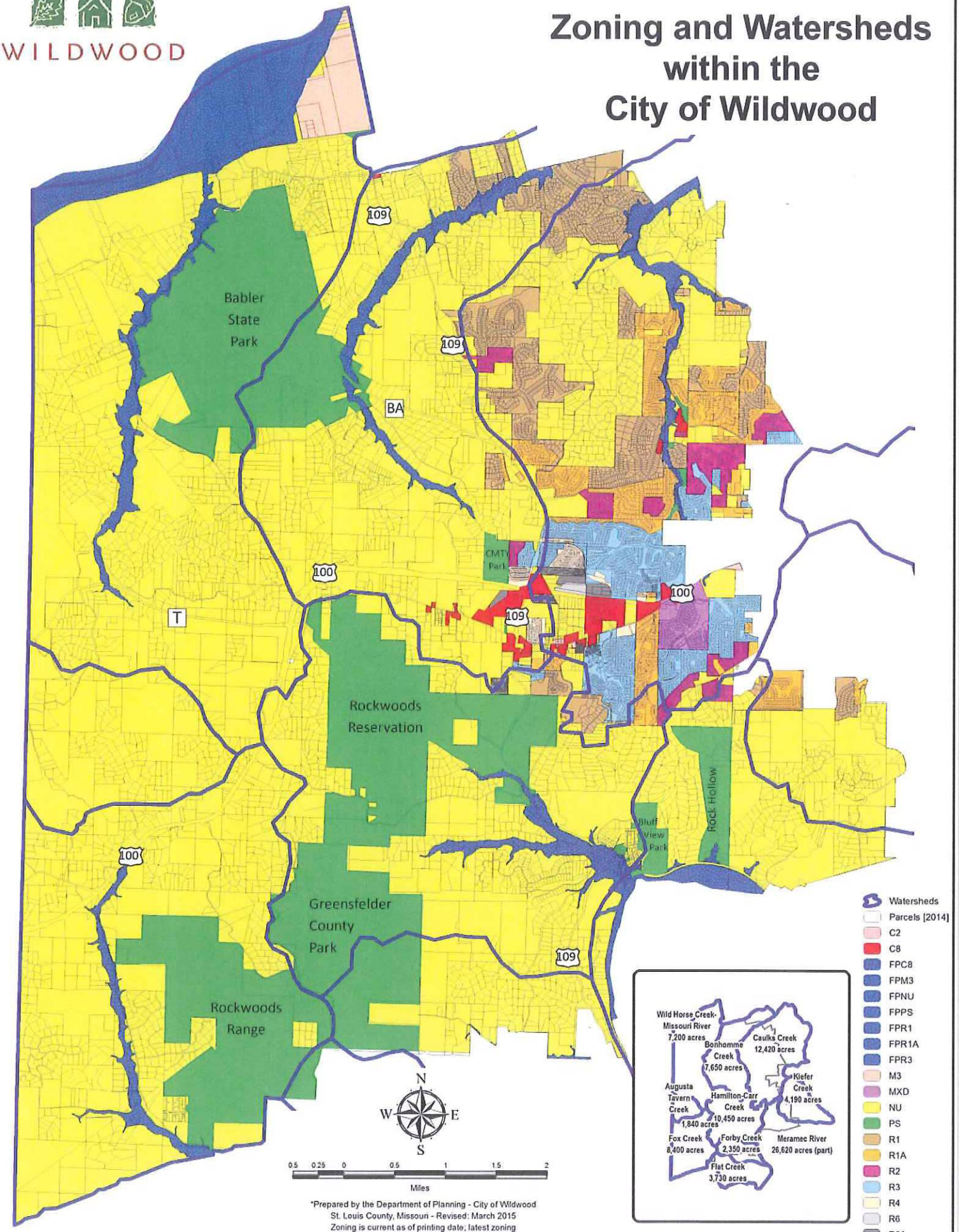
Missouri Department of Transportation
Monarch Fire Protection District
Monarch-Chesterfield Levee District
Open Space Council
Rockwood School District
Spirit of St. Louis Airport
Sprint Wireless
St. Louis Community College
St. Louis County Department of Highways and Traffic
St. Louis County Department of Parks and Recreation
St. Louis County Department of Planning
T-Mobile
United States Environmental Protection Agency
Verizon Wireless
Wildwood Family YMCA
Wisper ISP

APPENDIX VII

Zoning and Access and Mobility Plan Maps

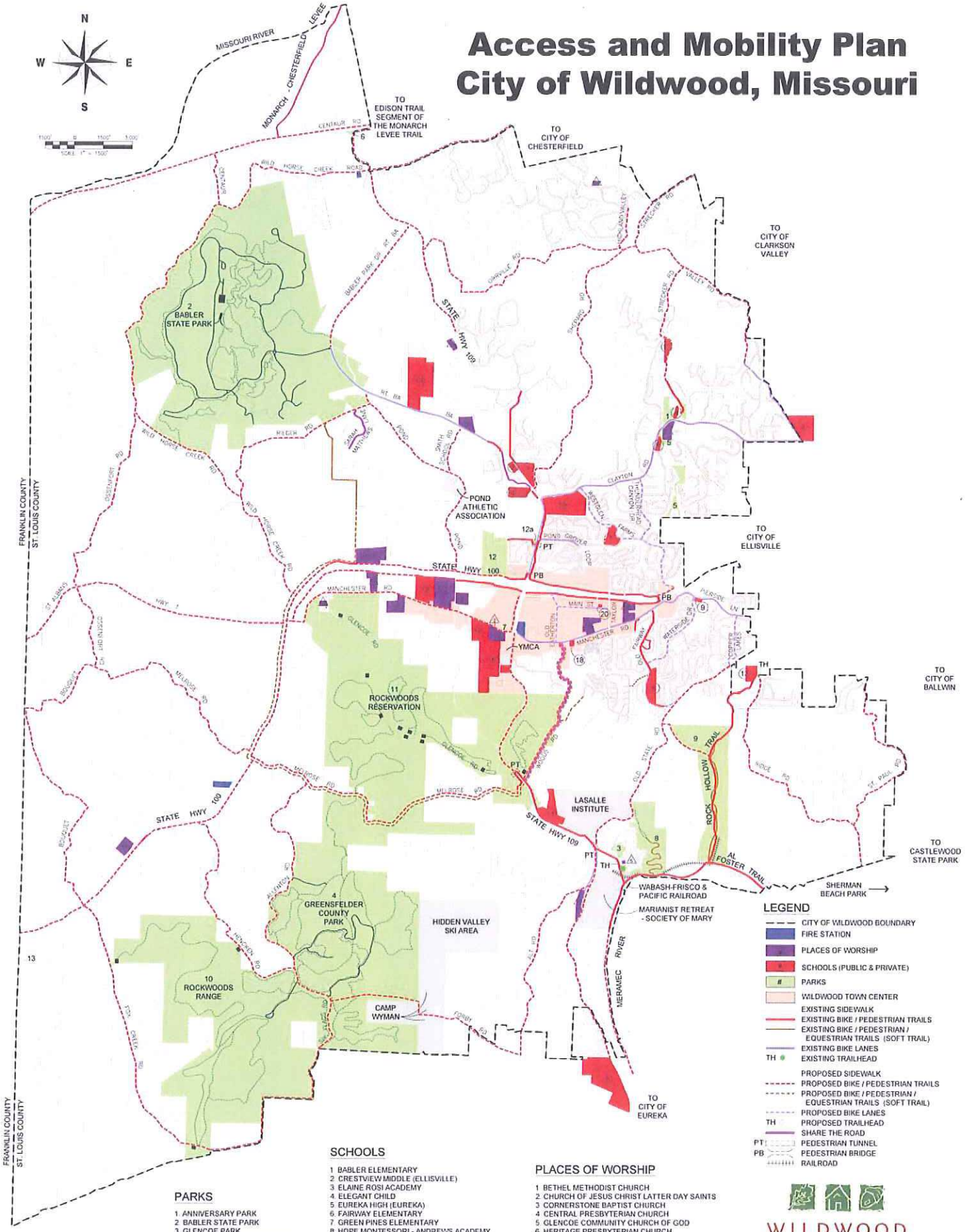
WILDWOOD

Zoning and Watersheds within the City of Wildwood



*Prepared by the Department of Planning - City of Wildwood
St. Louis County, Missouri - Revised: March 2015
Zoning is current as of printing date; latest zoning change 3-9-15 ORD#2088 P.Z. 21, 22, & 23-14

Access and Mobility Plan
City of Wildwood, Missouri



PARKS

1. ANNIVERSARY PARK
2. BABLER STATE PARK
3. GLENCOE PARK
4. GREENSFELDER COUNTY PARK
5. GREEN PINES - WINDING TRAILS
6. KOHN PARK
7. OLD POND SCHOOL
8. PACKWOOD PARK
9. QUAIL HOLLOW
10. ROCKWOODS RANGE
11. ROCKWOODS RESERVATION
12. COMMUNITY PARK
12a. FUTURE TRAILHEAD & PARK MONUMENT
13. MEADOW FOREST MANORS

SCHOOLS

1. BABLER ELEMENTARY
2. CRESTVIEW MIDDLE (ELLISVILLE)
3. ELAINE ROSI ACADEMY
4. ELEGANT CHILD
5. EUREKA HIGH (EUREKA)
6. FAIRWAY ELEMENTARY
7. GREEN PINES ELEMENTARY
8. HOPE MONTESSORI - ANDREWS ACADEMY
9. APPLE HILL ACADEMY
10. LAFAYETTE HIGH
11. LASALLE SPRINGS MIDDLE
12. POND ELEMENTARY
13. RIDGE MEADOWS ELEMENTARY (ELLISVILLE)
14. ROCKWOOD VALLEY MIDDLE
15. ST. ALBAN ROE CATHOLIC
16. ST LOUIS COMMUNITY COLLEGE
17. SHIA ISLAMIC EDUCATION CENTER & MOSQUE
18. TODAY'S CHILDREN
19. WILDWOOD MIDDLE
20. LINDENWOOD UNIVERSITY

PLACES OF WORSHIP

1. BETHEL METHODIST CHURCH
2. CHURCH OF JESUS CHRIST LATTER DAY SAINTS
3. CORNERSTONE BAPTIST CHURCH
4. CENTRAL PRESBYTERIAN CHURCH
5. GLENCOE COMMUNITY CHURCH OF GOD
6. HERITAGE PRESBYTERIAN CHURCH
7. LIVING WORD METHODIST CHURCH
8. NEW COMMUNITY CHURCH
9. FIRST BAPTIST CHURCH
10. LIFEPOINTE CHURCH
11. LAFAYETTE BIBLE BAPTIST CHURCH
12. ST. ALBAN ROE CATHOLIC CHURCH
13. ST. PAUL EVANGELICAL LUTHERAN CHURCH
14. UNION BAPTIST CHURCH OF CHESTERFIELD
15. WEST COUNTY COMMUNITY CHURCH
16. WILDWOOD CHRISTIAN CHURCH
17. WOODLAWN PRESBYTERIAN CHURCH
18. ROCKWOOD BIBLE CHURCH

PARK LEGEND

- ROADS
- PARKING / BUILDING
- BIKING TRAILS
- HIKING / EQUESTRIAN TRAILS (SOFT TRAILS)

WILDWOOD

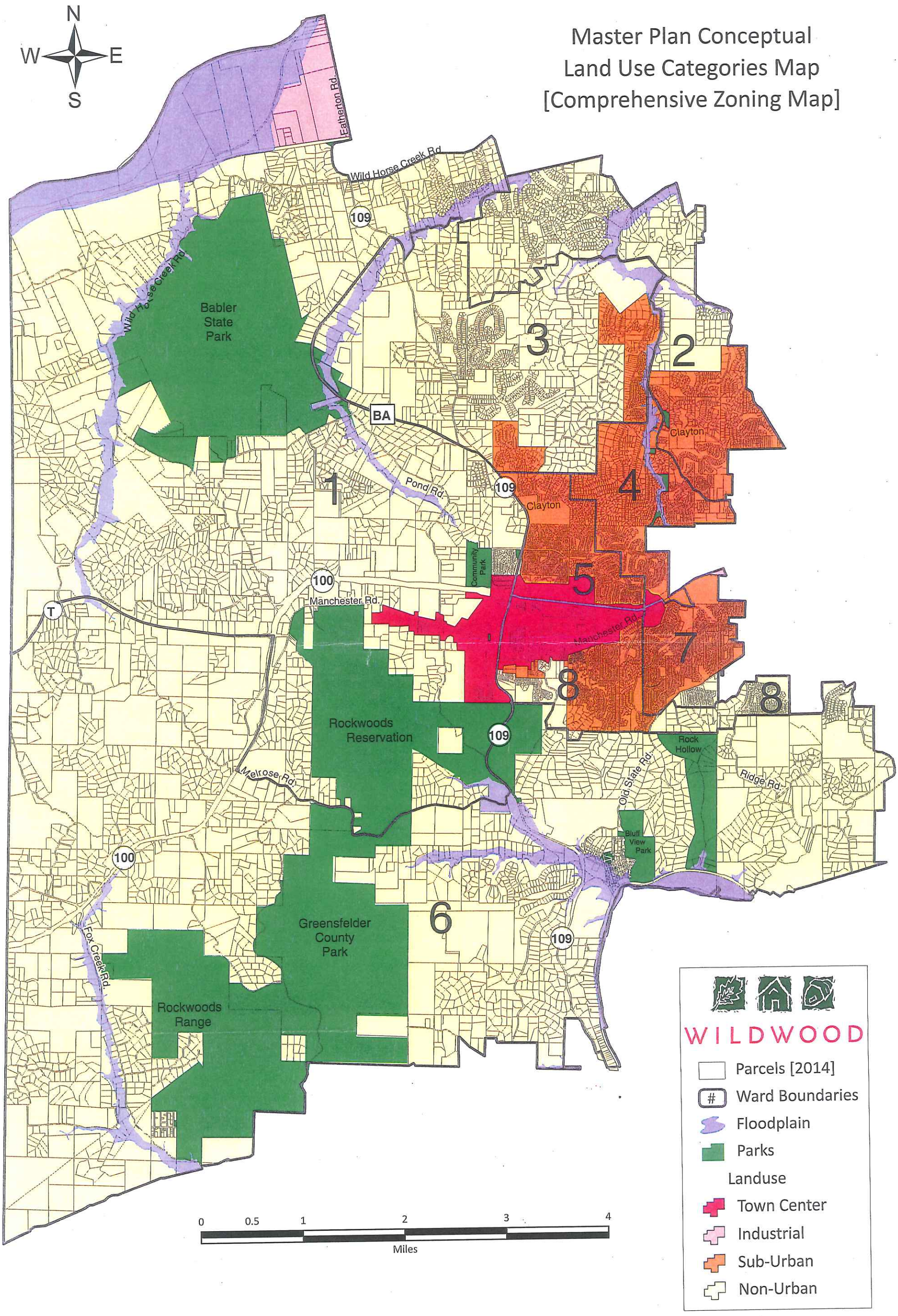
TRAILNET
Promoting Active Living

terraspec

ATTACHMENT C

Comprehensive Zoning Plan

CITY OF WILDWOOD



*Prepared by the Department of Planning - City of Wildwood | St. Louis County, Missouri | Revised: December 2014

ATTACHMENT D

Background

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
March 21, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, March 21, 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 – (7)
Chair Bopp
Commissioner Lee
Commissioner Archeski
Commissioner Renner
Commissioner Gragnani
Commissioner Liddy
Mayor Woerther

ABSENT – (2)
Commissioner Bauer
Council Member Manton

Other City Officials Present: Director of Planning Vujnich, Planner Newberry, and City Attorney Golterman.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the February 1, 2016 Meeting

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to approve the minutes from the March 7, 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 were provided.

V. Public Hearings – One (1) Item for Consideration

a) **P.Z. 5-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri** – A request to review and consider the addition of residential land uses as permitted activities within the 'Downtown and Workplace Districts' designation under the 'Regulating Plan' of the City's Town Center Plan. Currently, these two (2) land use designations do not allow residential uses, whether single family or multiple family types.

Recently, a number of inquiries have been made about this change. (**Wards One, Four, Five, Seven, and Eight**)

Chair Bopp read the public hearing guidelines into the record and requested the item be read.

Planner Newberry read the request into the record.

Director Vujnich explained, that over the past eighteen (18) months, the Department of Planning has received a number of prooposals to develop multiple family residences in the 'Downtown and Workplace Districts' of the Town Center Area. These proposals have included senior living facilities, as well as market-rate apartments. Director Vujnich explained, when these submittals occur, the Department advises petitioners they will need to request change to the 'Neighborhood General District'. Director Vujnich presented pertinent points the Department identified for discussion by the Planning and Zoning Commission.

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

Ernesto Segura, 190 Carondelet Plaza, Suite 600, Clayton, Missouri 63105, representative of Wildwood Crossing Inc., encouraged the Planning and Zoning Commission to include the allowance of multiple family residential and mixed-use options in the 'Downtown and Workplace Districts' within the Town Center Area, citing the demand for such and the challenge of making a change in zoning request.

Dr. John Gragnani, 1510 Scofield Valley Lane, opposes any changes to allow multiple family residences in the 'Downtown and Workplace Districts' within the Town Center Area and stated those districts should remain solely commercial.

Discussion was held among Commission Members about requiring a Conditional Use Permit (CUP); being selective about where multiple family residences would be allowed within the 'Downtown and Workplace Districts' within the Town Center Area; requiring commercial uses on the first (1st) and, possibly, second (2nd) floors; the potential conflict of adding rooftops, but taking away from commercial opportunities; the preference of renter-occupied units versus owner-occupied units in mixed use scenarios; separating the types of multiple family development in the Land Use Activity/Land Use Designations Table; and examples of mixed use developments in the St. Louis Region.

Motion by Mayor Woerther, seconded by Commissioner Archeski, 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 – Two (2) Items for Consideration

Information Reports – One (1) Item for Consideration

a) **P.Z. 3-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri** – A request for the Planning and Zoning Commission's review and action on the 2016 update of the City of Wildwood's Master Plan. The updated Master Plan has been under review by the Master Plan Advisory Committee (MPAC) since January 2015 and its members have acted favorably on this draft and are submitting it for consideration herein. The Master Plan establishes goals, objectives, and policies for the protection of the environment, application of planning techniques for land use and development purposes, allocation of

resources and services, prioritization of transportation and infrastructure improvements, provision of public space and recreational amenities within the community, and economic development. Along with these goals, objectives, and policies, the Master Plan establishes types and densities/intensities of land use for every parcel of ground within the boundaries of the City of Wildwood. The City's Charter requires this plan to be updated every ten (10) years, and was last updated in 2006. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich explained the process that had been used in updating the Master Plan and commended the volunteer Master Plan Advisory Committee for its diligent work. He explained major changes and additions to the 2006 version of the Master Plan. Director Vujnich summarized the results of the public hearing held at the Planning and Zoning Commission's March 7, 2016, meeting. He stated the Department of Planning is recommending the Commission adopt this version of the Updated 2016 Master Plan.

Tom Cummings, Payne Family Homes, 10407 Bauer Boulevard, 63132, did not wish to speak at tonight's meeting, but submitted a letter to the Planning and Zoning Commission, dated March 21, 2016 *(attached to these minutes)*.

A motion by Commissioner Archeski, seconded by Commissioner Renner, to adopt this version of the Master Plan – 2016 Update, as presented.

No discussion was held among Commission Members.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Renner, Commissioner Liddy, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: Commissioner Bauer and Council Member Manton
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

<u>Information Reports – One (1) Item for Consideration</u>

b) **P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040–** A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station,** noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

Planner Newberry read the request into the record.

Director Vujnich explained the request to revoke this Landmark and Preservation Area (LPA), which currently allows for commercial uses in the Floodplain Non-Urban Residence District (FPNU). The revocation request is a result of the petitioner failing to pursue the placement of the site, and associated elements, on the City's Historic Registry, as well as missing a number of other deadlines outlined in the governing ordinance.

No discussion was held among Commission Members.

Motion by Commissioner Gragnani, seconded by Mayor Woerther, to revoke the Landmark and Preservation Area.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Renner, Commissioner Liddy, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: Commissioner Bauer and Council Member Manton
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

VII. New Business – No Items for Consideration

VIII. Site Development Plans-Public Space Plans-Record Plats – Two (2) Items for Consideration

Site Development Plans – Two (2) Items for Consideration

a) A report, with recommendation, regarding the City of Wildwood's ***Community Park - Phase 2 Project;*** PS Park and Scenic District; publicly owned land located in the northwest quadrant of State Route 100 and State Route 109; thereby recommending the approval the design and engineering plans for the installation of an extension of the park's interior roadway (from Bonhomme Creek to the western extension of Pond-Grove Loop Road), parking spaces, a companion trail, and the initial stages of the needed preparation of the Great Meadow Area. **(Ward One)**

Planner Newberry read the request into the record.

Director Vujnich noted some work on this project had already begun and apologized for the tardiness of submitting the Site Development Plan to the Planning and Zoning Commission for its consideration. He also noted the project had been reviewed by a number of boards and commissions in the City. He highlighted the components of the Site Development Plan and the grant that is partially funding the project.

Discussion was held among Commission Members about allowing room for a turnaround at the gate and the prevention of people using the park as a cut-through between State Route 100 and State Route 109.

Motion by Mayor Woerther, seconded by Commissioner Renner, to approve the Site Development Plan.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Renner, Commissioner Liddy, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: Commissioner Bauer and Council Member Manton
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

b) A report, with recommendation, regarding **P.Z. 21, 22, and 23-14 - Stone Mill Subdivision (formerly Lombardo Homes of St. Louis, L.L.C.), now Whalen Custom Homes;** R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), for an eight (8) acre property; west side of Center Avenue, south of Manchester Road (Street Address: 2710 West Avenue/Locator Number: 24V420010); thereby recommending the approval of the Site Development Plan (SDP) and associated materials and documents to allow for the parcel of ground's use for twelve (12) single family dwellings on individual lots, common ground, and required public space. **(Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich described the request for a Master Plan amendment, change in zoning, and the application of a Planned Residential Development Overlay District (PRD). He highlighted components of the Site Development Plan, including lot sizes and densities; side-entry garages; improvements to Center Avenue; dedicated public space; Phase I and Phase II Environmental Assessments, which was provided to Commission Members for tonight's meeting; and the non-disturbed buffer areas on the site's western and southern boundaries. Director Vujnich noted the compliance of the plan and stated the Site Plan Subcommittee had endorsed it as well at its March 7, 2016 meeting. He recommended the Planning and Zoning Commission act favorably on the Site Development Plan.

Motion by Commissioner Archeski, seconded by Mayor Woerther, to approve the Site Development Plan.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Renner, Commissioner Liddy, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: Commissioner Bauer and Council Member Manton
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

Director Vujnich briefly discussed a letter that was sent to Paul Morris, with Missouri Department of Natural Resources (MDNR), dated March 17, 2016, regarding waste water treatment concerns.

Motion 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 9:10 p.m.

Approved by: [signature] CHAIR

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, MISSOURI
RECORD OF PROCEEDINGS

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

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:45 p.m., on Monday, March 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)
Chair Bopp
Commissioner Lee
Commissioner Archeski
Commissioner Peasley
Commissioner Renner
Commissioner Gragnani
Commissioner Bauer
Council Member Manton
Mayor Woerther

ABSENT – (1)
Commissioner Liddy

Other City Officials Present: Director of Planning Vujnich, Director of Public Works and City Engineer Brown, Planner Newberry, and City Attorney Golterman.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the February 1, 2016 Meeting

A motion was made by Mayor Woerther, seconded by Commissioner Peasley, to approve the minutes from the February 16, 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

Mayor Woerther announced that Commissioner Peasley would be resigning his position on the Planning and Zoning Commission and presented Mr. Peasley with a plaque expressing the Mayor and City Council's grateful recognition and appreciation of his service to the City, both as a City Council Member (2008) and as a Planning and Zoning Commission Member (2008-2016).

V. Public Hearings – One (1) Item for Consideration

a) **P.Z. 3-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri** – A request for the Planning and Zoning Commission's review and action on the 2016 update of the City of Wildwood's Master Plan. The updated Master Plan has been under review by the Master Plan Advisory Committee (MPAC) since January 2015 and its members have acted favorably on this draft and are submitting it for consideration herein. The Master Plan establishes goals, objectives, and policies for the protection of the environment, application of planning techniques for land use and development purposes, allocation of resources and services, prioritization of transportation and infrastructure improvements, provision of public space and recreational amenities within the community, and economic development. Along with these goals, objectives, and policies, the Master Plan establishes types and densities/intensities of land use for every parcel of ground within the boundaries of the City of Wildwood. The City's Charter requires this plan to be updated every ten (10) years, and was last updated in 2006. **(Wards – All)**

Chair Bopp read the public hearing guidelines into the record and requested the item be read.

Planner Newberry read the request into the record.

Director Vujnich submitted, for the record, the Wildwood City Charter, the Master Plan, as updated in 2006, and the City's Zoning Ordinance and Subdivision and Development Regulations. Director Vujnich explained the Planning/Economic Development/Parks Committee of the City Council established the makeup of the Master Plan Advisory Committee and the process they would follow. He described the public participation process associated with the Master Plan Advisory Committee's work. The Master Plan Advisory Committee is submitting the draft version of the 2016 Master Plan Update, with a favorable recommendation. Director Vujnich outlined a number of changes and additions, included in the draft.

Chair Bopp invited members of the public to comment on the 2016 Master Plan Update.

Mary Beth Morth, 17073 Westridge Oaks Drive stated she is not in favor of the proposed change in the land use designation to the Brown property. She noted the property has already had a change to its land use designation in the Master Plan and stated it should not be considered for another change.

Director Vujnich brought to the attention of the Commission a letter submitted by Ward Five (5) Council Member Smith McCutchen that was provided at the Commission Members' seats (attached to these minutes). Commissioner Bauer, referring to Council Member McCutchen's letter, expressed her belief that establishing a business development and retention coordinator is the responsibility of the City Administrator and it is an overreach to include it as part of the Master Plan. Discussion was held regarding the legal issues associated with this objective.

Commissioner Bauer, referring to Council Member McCutchen's letter, stated her belief the objective to make a recommendation to the City Council to make the Economic Development Task Force a standing committee of the City Council is an overreach. Discussion was held regarding the legal issues associated with this objective.

Commissioner Bauer, referring to Council Member McCutchen's letter, stated her opposition to a change to the land use designation and that doing so would establish a bad precedent. Commissioner Peasley stated this situation is a case of a property owner attempting to raise the value of his lot and he does not

understand any opposition to such a proposal. Commissioner Archeski noted many changes to this property's land use designation have been considered over the years. He also noted the Planning and Zoning Commission is making a recommendation. At Mayor Woerther's request, Director Vujnich was asked to clarifiy the process of adopting the Master Plan.

Motion by Mayor Woerther, seconded by Commissioner Archeski, 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 – Two (2) Items for Consideration

Information Reports – One (1) Item for Consideration

a) P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Bauer Boulevard, Suite B, St. Louis, Missouri, 63132 – A request for the application of a Planned Residential Development Overlay District (PRD), within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond Road (Locator Number: 23W520053/Street Address: 1971 Pond Road). **Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (4.5) acres. (Ward One)**

Planner Newberry read the request into the record.

Motion by Commissioner Archeski, seconded by Commissioner Gragnani, to open discussion on the item.

Director Vujnich explained the request to authorize a Planned Residential Development Overlay District (PRD) in the NU-Non-Urban Residence District and outlined some of the components of the proposal, including the access point on Pond Road; the secondary emergency access from Lynda Jayne Lane; various lot sizes in regard to the PRD; and preserved, contiguous open space resulting from the application of this special procedure, Natural Resource Protection Standards, and tree preservation requirements. Director Vujnich noted this proposal was before the Commission at its February 16, 2016, meeting with a recommendation from the Department of Planning, but the petitioner respectfully requested the item be postponed. A Ward One meeting organized by Council Members DeHart and McGowen, was held with concerned citizens on March 2, 2016, with Department of Planning staff present. Director Vujnich noted the Addendum to the Department of Planning's Information Report, which has been provided to Commission Members, reflects the concerns discussed at the Ward One meeting, and included these points:

- Access to Pond Road and safety issues, particularly in regard to busses.
- Application and appropriateness of the Planned Residential Development Overlay District (PRD).
- Privacy for current and future residents.
- Use of the recirculating sand filter waste water treatment facility and placement of such on site.
- Electrical lines, utility relocation, and the effect on current residents.

Director Vujnich stated the Department supports the requested Planned Residential Development Overlay District (PRD) because it complies with the Master Plan; meets the standards required of a PRD, as set forth by the City's Zoning Regulations; and meets the criteria for a PRD in NU-Non-Urban

Residence District. He noted the Department supports only twenty-five (25) individual lots on this site, as opposed to the twenty-six (26) lots, originally proposed.

Chair Bopp invited individuals from the public to address the Commission.

Tom Smith, 17221 Portland Crest Court, stated he lives close by the proposed development and is opposed to the approval of the Planned Residential Development Overlay District (PRD). He expressed his concerns about the lot sizes less than three (3) acres and the quality of the homes in comparison to existing homes in the area.

Phil Shroeder, 1214 Pond Road, submitted a petition for the record with a number of signatures opposing the proposal *(attached to these minutes)*. He stated he also opposed the proposal. Mr. Shroeder noted just because the land is difficult to develop, does not mean it should be given special consideration.

Josh Sprunger, 1548 Pond View Drive, stated his opposition to the approval of the Planned Residential Development Overlay District (PRD). He expressed his concerns about the access to Pond Road, increased traffic, and compliance with the Master Plan. Mr. Sprunger shared a slideshow of photographs depicting examples of recirculating sand filter waste water treatment facilities servicing Three Sisters Farm, The Oaks at Wildwood, and Homestead Estates Subdivisions, which he and other residents visited. He expressed his concerns about facilities of this sort based on his observations, including the following:

- They are an eyesore and are not placed out of the view from the roadway
- They put off a foul odor
- The water leaving the facility did not appear to be clean

(The photos that Mr. Sprunger shared are attached to these minutes)

Erica Sprunger, 1548 Pond View Drive, stated she also visited the recirculating sand filter waste water treatment facilities servicing Three Sisters Farm, The Oaks at Wildwood, and Homestead Estates subdivisions and expressed her concerns about this sort of facility, specifically noting the following:

- The smell the produce, which was confirmed, in some instances, by discussions with neighboring residents
- They are an eyesore
- The sounds they produce
- Their location in comparison to homes and roadways
- The frequency of inspections and the party responsible for addressing any issues
- The quality of the outflowing water
- Why Metropolitan St. Louis Sewer District is not extending service to the site

Ms. Sprunger expressed her concerns about the lot sizes less than three (3) acres, compliance with the Master Plan, increased traffic, safety on Pond Road, and the access to Pond Road.

Tom Finochio, 1633 Pond Road, stated his opposition to the proposed number of homes and lot sizes. He expressed his concerns about property values and safety along Pond Road.

Jan Sprunger, 1547 Pond View Drive, thanked Council Members DeHart and McGowen for organizing the Ward One meeting held on March 2, 2016. She stated she is opposed to the Planned Residential

Development Overlay District (PRD). She expressed her concerns about the consistency with the surrounding area, compliance with the Master Plan regarding traffic on Pond Road, safety of pedestrians on Pond Road, and the impact of outdoor lighting. She asked that the access point be moved to State Route 100 or Lynda Jayne Lane. She expressed her concerns about recirculating sand filter waste water treatment facilities, which included the following:

- The smell they produce, which was confirmed, in some instances, by discussions with residents neighboring the facilities.
- They are an eyesore
- The sounds they produce, including "gurgling" and beeping of alarms.
- Their location in comparison to homes and roadways

Ms. Sprunger respectfully asked the Commission to postpone an decision on this matter at this time.

Arnie Sprunger, 1547 Pond View Drive, who was unable to attend, but his wife, Jan Sprunger, read from a letter he prepared. Mr. Sprunger stated he is opposed to the development, as it is currently proposed. He stated his concerns about the access to Pond Road, increased traffic, the number of homes, sizes of lots, compliance with the Master Plan, privacy of existing and future homeowners, and the impact of outdoor lighting.

Mr. Sprunger respectfully asked the Commission to postpone any decision on the matter at this time.

Glen DeHart, Council Member Ward One (1), 2347 Ossenfort Road, stated he also visited the recirculating sand filter waste water treatment facilities servicing Three Sisters Farm, The Oaks at Wildwood, and Homestead Estates Subdivisions and expressed his concerns about them, particularly that some did not appear to be working properly. Council Member DeHart asked the Commission to carefully consider these facilities and requested the Commission postpone any decision on the matter at this time.

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

Mr. Cummings addressed concerns about the use of the Planned Residential Development Overlay District (PRD), the use of a recirculating sand filter waste water treatment facility, the access on Pond Road, privacy of neighbors, outdoor lighting, and utility relocation.

Mr. Cummings made the following requests and questions regarding the Department's Information Report and Addendum:

- Clarified the acreage of the site would be verified by a final survey, but it is expected to be between seventy-eight (78) and seventy-nine acres (79).
- Requested Lot 2 be exempt from Items 4 (b) and 4 (c) in Attachment B – Conditions.
- Requested the Traffic Generation Assessment Fee apply first to the installation of the left-turn lane and the excess be applied to sidewalks and street improvements.
- Requested the removal of Item 4 (g) in Attachment B – Conditions.
- Requested clarification on Item 4 (p) in Attachment B – Conditions, regarding landscaping of public space.

Mr. Cummings thanked Council Member DeHart, Council Member McGowen, and neighbors for taking the time to meet with him.

Discussion was held among Commission Members regarding the recirculating sand filter waste water treatment facilities and how they were monitored. Director Vujnich stated he was disappointed to learn of the issues regarding these facilities discussed at tonight's meeting. He stated that investigating and resolving the issues discussed would be a top priority of the Department, moving forward.

Director Vujnich respectfully requested the Commission to postpone a decision on this item.

Motion by Commissioner Gragnani, seconded by Commissioner Bauer, to postpone this item. A voice vote was taken regarding the motion to postpone. Hearing no objections, Chair Bopp declared the motion approved.

Information Reports – One (1) Item for Consideration

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)**

Planner Newberry read the request into the record.

Director Vujnich explained the draft Information Report was before the Commission at its December 21, 2015 meeting, where the item was postponed to allow for further research. The Addendum provided for tonight's meeting outlines an appropriate alternative option for the request that involves installing a garden wall from the existing retaining wall, which would accommodate additional signage.

No discussion was held among Commission Members.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to explore the option outlined in the Addendum provided. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to extend the meeting past 10:00 p.m. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

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

a) A response to a letter dated February 2, 2016 from Dale R. Hicks, owner of Wildwood Memorial Park and Gardens, regarding **P.Z. 9-10 Wildwood Memorial Park and Gardens, c/o Dale and Jon Hicks, P.O. Box 34, Eureka, Missouri 63025;** a Conditional Use Permit (CUP) in the NU Non-Urban Residence District; south side of State Route 100, at Hencken Road (Locator Numbers: 26Y640097, 26X430064, and 26X430075/Addresses: 3901 Hencken Road 18706 State Route 100, and 18706 (a) State Route 100); which seeks the right to use one (1) of the two (2), five (5) acre lots that form a portion of this overall twenty-eight (28) acre site for the scatter of composted pet remains **(Ward Six)**

Planner Newberry read the request into the record.

Director Vujnich stated the Conditional Use Permit (CUP) for this property was considered and approved by the Planning and Zoning Commission in 2010 for a human cemetery on an eight (8) acre portion of the twenty-eight (28) acre site. He explained the current proposal is to convert a portion of the site to a scatter garden for cremains of deceased pets, which will be placed on the five (5) acre area at the southwest corner of the site. Director Vujnich discussed access to the site, limited parking, and the installation of an inscription wall, benches, and native plantings. Director Vujnich discussed three (3) concerns, including environmental impact, perpetual maintenance of the site, and no change in use to this site in perpetuity. Director Vujnich noted the Department is recommending approval.

The Petitioners, Mr. Dale Hicks and Mr. Bob Jenkins, were present and discussed the cremation process, the product they plan to mix the cremains with to mitigate environmental impacts, and other aspects of the proposed use.

Discussion was held among Commission Members on potential flooding on the site, the endowment of the cemetery, preventing unauthorized scattering, and the site development plan process.

A motion was made by Mayor Woerther, seconded by Council Liaison Manton, to approve the Amended Conditional Use Permit (CUP).

Chair Bopp called the question.

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

b) A response to the City Council's action upon an approved Record Plat for the Wildwood Trail Subdivision - **P.Z. 3, 4, 5, and 6-14 Wildwood Trail Subdivision, Pulte Homes of St. Louis;** R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD); east side of State Route 109, north of Manchester Road (Locator Numbers 24V440122 and 24V440104/Street Addresses: 2516 and 2520 Highway 109). The Department of Planning is requesting a modification to the existing **Planned Residential Development Overlay District (PRD) Ordinance # 2042** to address a change to the maintenance requirement for an existing eleven (11) foot wide landscape buffer, which is currently described in Condition 4 (aa.) of this legislation. **(Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich explained the request and noted the request from the Department is to amend the governing ordinance of the site to make it consistent with the approved Record Plat.

A motion was made by Commissioner Archeski, seconded by Commissioner Renner, to amend the governing ordinance.

Chair Bopp called the question.

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

VIII. Site Development Plans-Public Space Plans-Record Plats – One (1) Item for Consideration

Site Development Plans – One (1) Item for Consideration

a) A report, with recommendation, regarding the City of Wildwood's **Meramec River Connector Trail Project;** FPNU Floodplain Non-Urban Residence District; publicly owned land between Bluff View Park and Rock Hollow Trail; thereby approving the design of this important length of natural surface trail linking two (2) existing trail corridors between two (2) major public holdings of land – Bluff View Park and the Rock Hollow Valley. **(Ward Six)**

Director Vujnich described the request to approve the Site Development Plan for a one-half mile (1/2 mi.) trail connecting Bluff View Park to the Rock Hollow Trail on land that is owned by the State of Missouri. He discussed the use of multiple culverts and retaining walls to complete the project and other design elements. Director Vujnich stated the Department is requesting a favorable action from the Commission.

Motion by Mayor Woerther, seconded by Commissioner Archeski, to approve the Site Development Plan.

Chair Bopp called the question.

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

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

A motion was made by Council Liaison Manton, seconded by Mayor Woerther, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 10:50 p.m.

Approved by: R. Jon Boggs

~~Secretary~~ – City of Wildwood Planning and Zoning Commission

Chairman

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.

From: Debra McCutchen <debra1447@sbcglobal.net>
Date: March 7, 2016 at 5:05:47 PM CST
To: Kathy Arnett <kathy@cityofwildwood.com>
Subject: please forward to the PnZ Commissioners for this evenings meeting
Reply-To: Debra McCutchen <debra1447@sbcglobal.net>

Commissioners,

Thank you for all the time and effort you put forth during the Master Plan Update process. I value the input of the residents and the time they spent participating in the process. As you know, I have raised concerns regarding three matters: the establishment of an economic development position; the strong suggestion of establishing an economic development standing committee; second master plan change for the Brown property.

Please give the following consideration before voting approval of the Master Plan Update 2016:

Regarding: Objective - Establish a business development-retention coordinator for the City. (2016)
The establishment of a staffing position is under the purview of the City Administrator. Pursuant to [Ord. No. 9 §8, 9-1-1995] – it is the responsibility of the City Administrator to design employee positions. Given such, I think it is inappropriate to establish a staffing position through the Master Plan. This objective may be included in Policy 6. Implement the City of Wildwood's Economic Development Plan **once council determines what the plan is to be and votes approval of such.**

Regarding objective 7. Make a recommendation to the City Council the Economic Development Task Force be made a standing committee of City Council. Pursuant to [Ord. No. 6 §18, 9-1-1995; Ord. No. 188 §1, 12-26-1995; Ord. No. 333 §1, 4-28-1997; Ord. No. 526 §1, 4-26-1999] there exist two established standing committees: 1. Administration and Public Works 2. Council Planning, Parks and Economic Development.

Regarding the Brown Property: If the Brown property is given a Master Plan change this will be the second Master Plan change to this property. Is this a precedent we want to set?

Debra Smith McCutchen
Councilwoman, Ward 5

WILDWOOD

MASTER PLAN UPDATE

PUBLIC HEARING PACKET

Planning and Zoning Commission
CITY OF WILDWOOD, MISSOURI
"PLANNING TOMORROW TODAY"

PUBLIC HEARING – March 7, 2016

UPDATE EFFORTS AND RECOMMENDATIONS

The City of Wildwood, Missouri has been updating its Master Plan over the last year with a group of twenty-three (23) volunteers, including the Mayor, two (2) City Council members, eight (8) citizen members of the Planning and Zoning Commission, and twelve (12) residents selected from each of City's eight (8) wards, two (2) business representatives, and two (2) at-large. The selection of these individuals was intended to provide a representative cross-section of the community and offer all points of view. This group was given the responsibility to oversee the update process that had been adopted by the City Council at the end of 2014. Every action of the City in regards to this Master Plan has been presented to the advisory committee for consideration and action.

This update is occurring on a ten (10) year cycle to correspond to the City's Charter requirement relating to the Comprehensive Zoning Map. The Master Plan must be reviewed and updated to reflect changing conditions within the community relating to numerous factors, such as emerging technologies, demographic alterations, or new preferences on the part of residents. The update of this document is very important and has been undertaken with a great deal of diligence and deliberation to ensure the process was open and fair to all participants.

During the past year, the advisory group met over twenty-five (25) times and heard from over three hundred (300) residents, property owners, and businesses about potential changes to the main chapters, background information, and land use designations of properties of the Master Plan. Three (3) of these meetings were public input sessions held throughout the City for the collective eight (8) wards. Over two hundred (200) residents, property owners, and businesses attended one (1) of these three (3) sessions. The input received from these sessions was the basis for all discussions about potential changes to the Master Plan, after its first ten (10) years of application. The advisory committee strove to utilize this input as the guide and compare all changes to it, before considering alterations to the plan.

Along with these public input sessions, the advisory committee also directed the Department of Planning to send to each household in the City notices regarding these public meetings and the land use changes. In all, over forty thousand (40,000) mailings were sent in support of this Master Plan Update Process. These mailings allowed many residents, property owners, and businesses to follow the progress of the planning process over the course of this year. Additionally, the City utilized its website (www.cityofwildwood.com) to provide a forum for comments and the posting of information relating to every aspect of the process and plan, along with two (2) professionally-managed internet surveys; one (1) for residents and property owners and the other for businesses only. The intent of this overall process was to improve the communication between the City and its residents, property owners, and businesses.

Those residents and property owners that participated in this update process voiced support of the current Master Plan and wanted only limited changes to it, while supporting in some form the following fifteen (15) major modifications described below:

1. Addition of a Goal Statement in the Environmental Element regarding legacy sites in the City and the protection of public health, safety, and welfare (**ENVIRONMENTAL – GOAL #5**).

2. Implementation of the Phase II requirements of the Clean Water Act for stormwater management in the City of Wildwood (**ENVIRONMENTAL – POLICY #1**).

3. Protection of the City's groundwater resources for depletion or misuse (**ENVIRONMENTAL – POLICY #18**).

4. Maintenance of the Town Center Area as the focal point of the community for commercial activities and higher density residential uses (**PLANNING – OBJECTIVE #7**).

5. Requirement that all land use matters be reviewed first by the Planning and Zoning Commission (**PLANNING - POLICY #9**).

6. Continuation of private contracts for public services (**COMMUNITY SERVICES – OBJECTIVE #4**).

7. Addition of a new goal and associated policy to first ensure the City's housing stock is preserved and maintained, while creating a working group of residents to consider the development re-occupancy permit inspection program for Wildwood associated with the sale of existing single family dwellings. (**COMMUNITY SERVICES – GOAL #5 AND POLICY #11**)

8. Provision of increased options for senior citizens in terms of all types of programs and activities (**COMMUNITY SERVICES – POLICY #10**).

9. Addition of a new goal that restates the City's position of "Save the Greenbelt, Stop the Outerbelt" (**TRANSPORTATION – GOAL #4**).

10. Employment of new approaches to transportation and infrastructure design to ensure it is multi-modal in nature (**TRANSPORTATION – OBJECTIVE #4**).

11. Reaffirmation of the City's support for the State Route 109 Corridor Study completed by the Missouri Department of Transportation in 1999 (**TRANSPORTATION – POLICY #2**).

12. Maintenance of the City's arterial roadway systems and identification of those streets and roadways (**TRANSPORTATION – POLICY #9**).

13. Study and development of a funding source for parks, trails, facilities, and their maintenance and upkeep (**OPEN SPACE AND RECREATION – POLICY #3**).

14. Development of a new Economic Development Element for the plan, along with four (4) goals, eight (8) objectives, and seven (7) policies (**ECONOMIC DEVELOPMENT - MULTIPLE**).

15. Modification of the current Conceptual Land Use Classifications for two (2) tracts of land by amending the text descriptions of the Non-Urban Residential Area and the Sub-Urban Residential Area. These properties are the BP Amoco Service Station at Wild Horse Creek Road and State Route 109 and the Brown Properties at the terminus of West Avenue.

These changes are representative of the desire of the Master Plan Advisory Committee to limit the number of modifications to this document due to the feedback received from participants in the series of the public input sessions.

MASTER PLAN MAPPING COMPONENT

The Master Plan contains several maps relating to information contained within it. These maps include the following:

1. Conceptual Land Use Categories Map
2. Pedestrian and Trail Network Map
3. Zoning and Watershed Map

These maps are integral to the depiction of information associated with its goals, objectives, and policies.

WEBSITE INFORMATION FOR MASTER PLAN UPDATE PROCESS

Information relating to this plan can be obtained after tonight's public hearing on the City's Website at www.cityofwildwood.com. Additionally, please use the next page of this packet to provide any written comments regarding the proposed revisions of the Master Plan.

COMMENT SHEET FOR THE MASTER PLAN 2016 UPDATE

Please return this sheet to the Department of Planning representatives in attendance tonight or just drop it off in the box located within the reception area. Thank you for your input and participation.

PAYNE family HOMES

CITY OF WILDWOOD
MAR 21 2016
5:42 p.m.
DEPT OF PLANNING & PARKS

March 21, 2016

VIA ELECTRONIC MAIL
City of Wildwood
Department of Planning
Attn.: Mr. Joe Vujnich
16860 Main Street
Wildwood, MO 63040

RE: Master Plan Update: Suburban (SU) Land Use Designation

Dear Mr. Vujnich:

Please accept this letter on behalf of Payne Family Homes, LLC as our continuing and renewed request that the land use designation for the following properties be changed from the Non-Urban (NU) district to the Suburban (SU) district:

- 17801, 17820, &17895 Blum Farm Rd., and 1130, 1136, & 1140 Hwy 109: This property is surrounded by subdivisions that have a higher density than the proposed SU designation, and the proposed SU land designation is a proper land designation for the property, as indicated by the Department's positive recommendation on the petition we submitted for the property.

- 17343 & 17305 Manchester Rd.: This property abuts Town Center to the East, and is surrounded by institutional and non-residential uses, and as such is a proper use of the SU land designation.

The SU land designation is a planning tool currently available to the City to provide for density and use intensity transitions between such areas of the City as Town Center, and the NU districts. Such a transition should not be required within existing parcels in Town Center, but rather should be accomplished with the use of this existing planning tool to provide for logical use transitions, and an orderly development of property that is in harmony with its neighbors.

There is an opportunity for the City to encourage responsible growth by implementing this approach. This is especially true for parcels adjacent to those designated for higher density—such as Town Center (where such development would be the most appropriate).

We would urge the City to re-examine this issue on a City-wide basis, and also to grant the change in land use designation we have requested for the above referenced parcels.

10407 Baur Blvd. Suite B St. Louis, MO 63132 Phone: 314.996.0300 / Fax: 314.996.0309

www.PayneFamilyHomes.com

Please contact me if you should have any questions, or require additional input on this very important subject.

Very truly yours,

PAYNE FAMILY HOMES, L.L.C.

By: _____
Thomas E. Cummings, VP of Land Acquisition

10407 Baur Blvd. Suite B St. Louis, MO 63132 Phone: 314.996.0300 / Fax: 314.996.0309

www.PayneFamilyHomes.com

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, March 20, 2016 1:25 PM
To: Lynne Greene-Beldner; 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. 3-16 Master Plan Update 2016
Item Description	*Field not completed.*
Position on Request	Support
General Comments	I believe the updated plan continues to support the original concept for the incorporation.
Suggestions	I would like to see more support for agriculture/farming busineses in the non-urban (and Valley industrial area).
	(Section Break)
Name	Judy Sahm
Address	18423 WIld Horse Creek Road
City	Wildwood
State	MO
Zip	63005
Phone Number	636-532-1888
Email	jsahm63005@yahoo.com

Email not displaying correctly? View it in your browser.

WILDWOOD

April 4, 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 the revocation of the special procedures permit that had been granted to this subject site and prepared the following recommendation regarding its consideration of this matter for City Council's use. This review resulted in a recommendation supporting the revocation of the City's Landmark and Preservation Area (LPA) of the Zoning Ordinance, so as to eliminate the potential use of this property for limited commercial activities, given its location in a residential area of Wildwood. This action was completed in accordance with the requirements of the Zoning Ordinance of the City of Wildwood relative to the review and consideration of rezoning requests (Chapter 415.560) and applications for planned district zonings (Chapter 415.190), as defined by those specific regulations. This recommendation is as follows:

Petition Number:	P.Z. 24-14
Petitioner:	Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040
Request:	A request, in response to a communication from Michael Phelan, which is dated October 16, 2015 noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land.
Location:	West side of Centaur Road, north of Wild Horse Creek Road
Tract Size:	3.11 acres
Locator Numbers:	19X410082 and 19Y6200260
Street Address:	107 and 109 Centaur Road
Public Hearing Date:	February 16, 2016
Date and Vote on Information Report:	March 21, 2016 – Recommending the Revocation of the Landmark and Preservation Area (LPA) by a Vote of 7 to 0 (Voting Aye – Renner, Lee, Archeski, Gragnani, Liddy, Woerther, and Bopp)

Date and Vote on Letter of Recommendation:	April 4, 2016 - Approval of the Letter of Recommendation by a Vote of 8 to 0 (Voting Aye – Lee, Archeski, Gragnani, Bauer, Liddy, Manton, Woerther, and Bopp)
Report:	Attachment A
Preliminary Development Plan:	Attachment B
Background Information:	Attachment C
School District:	Rockwood
Fire District:	Monarch Fire Protection District
Ward:	One

A copy of the legal description for this property is on file in 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 Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Travis Newberry, Planner – Zonings
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Michael Phelan, Petitioner and Property Owner

ATTACHMENT A

< Background and Zoning History >

The Planning and Zoning Commission had recommended the granting of a Landmark and Preservation Area Overlay District (LPA) onto a property that is located on Centaur Road in the historic Centaur Community on November 3, 2014. This overlay district mechanism is restricted to the use on properties that are determined to be historically significant and have such a prominent role in the

community's past that zoning allowances/incentives in terms of types of uses and activities can be considered upon them. Specifically, this overlay district, as it was approved by City Council, allowed limited commercial uses/activities in the current floodplain residential zoning district designation.

The background of this request, which had been presented to the City as **P.Z. 24-14 Centaur Station** and heard on September 14, 2014 at a public hearing before the Planning and Zoning Commission, involved a two (2) story brick building and associated accessory structures that formed a major node of the former Centaur Community. At the public hearing, the owner of the historic element noted that many improvements had been made to the property, building, and accessory structures, since his ownership was finalized, and he was not sure of the eventual outcome of the site's use, but wanted the flexibility for possible expanded uses/activities there, if at all possible. The Planning and Zoning Commission questioned the uses/activities that might be acceptable at this location, given its rural nature, but also noted the character of the main building and its prominence on the City's roadway were components that lent itself to a greater range of uses/activities. Also supporting this allowance was the past use of this property and building at this location, which was a general store for the community of Centaur for many, many years.

The Planning and Zoning Commission recommended approval of the application of the overlay district and established a list of conditions that would have to be met by the owner in terms of further improvements to the property, which would be indicated on the required Site Development Plan, along with operating parameters and protections relative to the building and its ultimate uses/activities. One (1) of these conditions that was recommended by the Planning and Zoning Commission, as part of its action, was the owner would be required to submit an application to the City's Historic Preservation Commission for its consideration, as a candidate for Wildwood's Historic Registry. Under the requirement of this site-specific ordinance, this submittal was to be completed "at a time no later than the date of the final action of the City Council on the site-specific ordinance for this proposed overlay district." The site-specific ordinance for this project was approved by the City Council on December 8, 2014.

Accordingly, the owner of the historic element submitted the required application to the Historic Preservation Commission to have the property placed on the City's registry, but a public hearing was never conducted on this matter, given the property owner requested multiple postponements. Near the end of 2015, the property owner submitted an e-mail stating it was no longer his intent to move forward with the registry request and sought its withdrawal from the Historic Preservation Commission's agenda. Thereafter, the Historic Preservation Commission withdrew the request from its active agenda.

With that action, the Department advised the Historic Preservation Commission, and now, the Planning and Zoning Commission that one (1) of the major conditions for supporting the Landmark and Preservation Area authorization on this site will now not be met and the timelines relating to the submittal of the required Site Development Plan have also passed. Therefore, under the condition of the site-specific ordinance, the following option exists for action: ***Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by the issuing City of Wildwood Departments or Commissions.***

< Current Request >

The Planning and Zoning Commission is now being requested to consider revoking an established Landmark and Preservation Area Overlay District (LPA) that was approved by the City Council in 2014. This zoning overlay contained considerations and requirements stipulating timelines and action, on the part of the property owner, that were to be met, which have passed or not been completed. Specifically, the request again is as follows: **P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040** – A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

< Analysis >

The Planning and Zoning Commission would note the zoning of property often creates a major benefit to it and the community as a whole. Zoning creates order and allows activities that are compatible with the surrounding area as well. Additionally, the zoning of property can provide the incentive for improvement of current conditions at a location and offer options that are not currently available to it. Therefore, the granting of zoning is significant and, in the City of Wildwood, its officials manage the process to ensure that, when an action is complete, the decision is appropriate and consistent with the Master Plan.

With any zoning approval, that decision is based upon compliance to the City's plans and codes and the rights of the petitioner to request a change to the use of his or her property consistent with the Master Plan. Conversely, once the zoning is changed, certain requirements or conditions have been established as part of it to allow the proposed use to proceed, but in a managed manner. Therefore, the zoning process can be considered an agreement between parties. This agreement is critical to protecting the City and its property owners from inappropriate land use decisions and the accompanying impacts that might follow from such.

Acknowledging this agreement that is associated with the zoning process, if a petitioner does not meet the conditions of zoning, then an action is needed to preserve the integrity of the City's process. In the case of this petition, the property owner was required to place this historic element on the City's Historic Registry, given its age and significance within the Centaur Community, one of the older and original settlements in St. Louis County. This requirement was also appropriate, since the zoning action was for a Landmark and Preservation Area (LPA), which can only be used when a historically significant structure is part of the subject request. Therefore, the rationale for this request and the City's action were all focused on this historic element and its preservation, with active reuse. Given the owner now

has chosen not to pursue this condition of the ordinance, non-compliance exists and the zoning initiative of the City is voided.

With these described circumstances now in place, the City's land use codes allows the Planning and Zoning Commission and the City Council to address this matter by revoking the zoning overlay district that was granted for the extra land use rights for this property, i.e. commercial activities in a residential area. The Commission does support this action for the following reasons:

1. The allowance for commercial activities in a residential zoning district designation was premised on a partnership between the property owner and the City, which cannot exist to the degree necessary, if the element is not placed on the Wildwood Historic Registry.
2. The granting of the Landmark and Preservation Area (LPA) is not mandatory on the part of the City and, based upon an expectation the historic element is part of the overall outcome, which, given the property owner's statement, will not be at this time, the overlay district must be rescinded.
3. The protection of the residential area, where this site is located, is the priority, which requires the elimination of the overlay district, when not paired with the City's Historic Register.
4. The property's location in the floodplain of the Missouri River dictates a cautious approach to its expanded use, particularly when not linked to a preservation effort for the building and related structures.
5. The property owner could request the application of this overlay district again, in the future, if circumstances change in this regard.

Given these reasons, the Commission is recommending the Landmark and Preservation Area (LPA) granted to this property be voided and rescinded and the property's zoning district designation for any future uses be limited to the permitted uses of the FPNU Floodplain Non-Urban Residence District.

< Summary >

The Commission believes the application of this special procedure permit is now not appropriate at this location and should be revoked, given the circumstances associated with its approval. To this end, the Planning and Zoning Commission is recommending the City Council act to remove the Landmark and Preservation Area (LPA) from this site, which would return its allowable uses to those activities that are prescribed in the City's FPNU Floodplain Non-Urban Residence District. This action is not premised on the historical significance of the property, which is substantial, but rather on the property owner's non-compliance to the overlay district's requirements and conditions.

ATTACHMENT B
Preliminary Development Plan

St. Louis County Parcel Map

March 18, 2016

Parcel Selected

1:4,800

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

St. Louis County GIS Service Center

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St. Louis County Parcel Map

March 18, 2016

Parcel Selected

1:2,400

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km

St. Louis County GIS Service Center

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ATTACHMENT C
Background Information

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
March 21, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, March 21, 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 – (7)	ABSENT – (2)
Chair Bopp	Commissioner Bauer
Commissioner Lee	Council Member Manton
Commissioner Archeski	
Commissioner Renner	
Commissioner Gragnani	
Commissioner Liddy	
Mayor Woerther	

Other City Officials Present: Director of Planning Vujnich, Planner Newberry, and City Attorney Golterman.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the February 1, 2016 Meeting

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to approve the minutes from the March 7, 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 were provided.

V. Public Hearings – One (1) Item for Consideration

a) **P.Z. 5-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri** – A request to review and consider the addition of residential land uses as permitted activities within the 'Downtown and Workplace Districts' designation under the 'Regulating Plan' of the City's Town Center Plan. Currently, these two (2) land use designations do not allow residential uses, whether single family or multiple family types.

Recently, a number of inquiries have been made about this change. **(Wards One, Four, Five, Seven, and Eight)**

Chair Bopp read the public hearing guidelines into the record and requested the item be read.

Planner Newberry read the request into the record.

Director Vujnich explained, that over the past eighteen (18) months, the Department of Planning has received a number of prooposals to develop multiple family residences in the 'Downtown and Workplace Districts' of the Town Center Area. These proposals have included senior living facilities, as well as market-rate apartments. Director Vujnich explained, when these submittals occur, the Department advises petitioners they will need to request change to the 'Neighborhood General District'. Director Vujnich presented pertinent points the Department identified for discussion by the Planning and Zoning Commission.

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

Ernesto Segura, 190 Carondelet Plaza, Suite 600, Clayton, Missouri 63105, representative of Wildwood Crossing Inc., encouraged the Planning and Zoning Commission to include the allowance of multiple family residential and mixed-use options in the 'Downtown and Workplace Districts' within the Town Center Area, citing the demand for such and the challenge of making a change in zoning request.

Dr. John Gragnani, 1510 Scofield Valley Lane, opposes any changes to allow multiple family residences in the 'Downtown and Workplace Districts' within the Town Center Area and stated those districts should remain solely commercial.

Discussion was held among Commission Members about requiring a Conditional Use Permit (CUP); being selective about where multiple family residences would be allowed within the 'Downtown and Workplace Districts' within the Town Center Area; requiring commercial uses on the first (1st) and, possibly, second (2nd) floors; the potential conflict of adding rooftops, but taking away from commercial opportunities; the preference of renter-occupied units versus owner-occupied units in mixed use scenarios; separating the types of multiple family development in the Land Use Activity/Land Use Designations Table; and examples of mixed use developments in the St. Louis Region.

Motion by Mayor Woerther, seconded by Commissioner Archeski, 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 – Two (2) Items for Consideration

Information Reports – One (1) Item for Consideration

a) **P.Z. 3-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri** – A request for the Planning and Zoning Commission's review and action on the 2016 update of the City of Wildwood's Master Plan. The updated Master Plan has been under review by the Master Plan Advisory Committee (MPAC) since January 2015 and its members have acted favorably on this draft and are submitting it for consideration herein. The Master Plan establishes goals, objectives, and policies for the protection of the environment, application of planning techniques for land use and development purposes, allocation of

resources and services, prioritization of transportation and infrastructure improvements, provision of public space and recreational amenities within the community, and economic development. Along with these goals, objectives, and policies, the Master Plan establishes types and densities/intensities of land use for every parcel of ground within the boundaries of the City of Wildwood. The City's Charter requires this plan to be updated every ten (10) years, and was last updated in 2006. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich explained the process that had been used in updating the Master Plan and commended the volunteer Master Plan Advisory Committee for its diligent work. He explained major changes and additions to the 2006 version of the Master Plan. Director Vujnich summarized the results of the public hearing held at the Planning and Zoning Commission's March 7, 2016, meeting. He stated the Department of Planning is recommending the Commission adopt this version of the Updated 2016 Master Plan.

Tom Cummings, Payne Family Homes, 10407 Bauer Boulevard, 63132, did not wish to speak at tonight's meeting, but submitted a letter to the Planning and Zoning Commission, dated March 21, 2016 *(attached to these minutes)*.

A motion by Commissioner Archeski, seconded by Commissioner Renner, to adopt this version of the Master Plan – 2016 Update, as presented.

No discussion was held among Commission Members.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Renner, Commissioner Liddy, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: Commissioner Bauer and Council Member Manton
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

<u>Information Reports – One (1) Item for Consideration</u>

b) **P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040–** A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station,** noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

Planner Newberry read the request into the record.

Director Vujnich explained the request to revoke this Landmark and Preservation Area (LPA), which currently allows for commercial uses in the Floodplain Non-Urban Residence District (FPNU). The revocation request is a result of the petitioner failing to pursue the placement of the site, and associated elements, on the City's Historic Registry, as well as missing a number of other deadlines outlined in the governing ordinance.

No discussion was held among Commission Members.

Motion by Commissioner Gragnani, seconded by Mayor Woerther, to revoke the Landmark and Preservation Area.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Renner, Commissioner Liddy, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: Commissioner Bauer and Council Member Manton
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

VII. New Business – No Items for Consideration

VIII. Site Development Plans-Public Space Plans-Record Plats – Two (2) Items for Consideration

Site Development Plans – Two (2) Items for Consideration

a) A report, with recommendation, regarding the City of Wildwood's ***Community Park - Phase 2 Project;*** PS Park and Scenic District; publicly owned land located in the northwest quadrant of State Route 100 and State Route 109; thereby recommending the approval the design and engineering plans for the installation of an extension of the park's interior roadway (from Bonhomme Creek to the western extension of Pond-Grove Loop Road), parking spaces, a companion trail, and the initial stages of the needed preparation of the Great Meadow Area. **(Ward One)**

Planner Newberry read the request into the record.

Director Vujnich noted some work on this project had already begun and apologized for the tardiness of submitting the Site Development Plan to the Planning and Zoning Commission for its consideration. He also noted the project had been reviewed by a number of boards and commissions in the City. He highlighted the components of the Site Development Plan and the grant that is partially funding the project.

Discussion was held among Commission Members about allowing room for a turnaround at the gate and the prevention of people using the park as a cut-through between State Route 100 and State Route 109.

Motion by Mayor Woerther, seconded by Commissioner Renner, to approve the Site Development Plan.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Renner, Commissioner Liddy, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: Commissioner Bauer and Council Member Manton
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

b) A report, with recommendation, regarding **P.Z. 21, 22, and 23-14 - Stone Mill Subdivision (formerly Lombardo Homes of St. Louis, L.L.C.), now Whalen Custom Homes;** R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), for an eight (8) acre property; west side of Center Avenue, south of Manchester Road (Street Address: 2710 West Avenue/Locator Number: 24V420010); thereby recommending the approval of the Site Development Plan (SDP) and associated materials and documents to allow for the parcel of ground's use for twelve (12) single family dwellings on individual lots, common ground, and required public space. **(Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich described the request for a Master Plan amendment, change in zoning, and the application of a Planned Residential Development Overlay District (PRD). He highlighted components of the Site Development Plan, including lot sizes and densities; side-entry garages; improvements to Center Avenue; dedicated public space; Phase I and Phase II Environmental Assessments, which was provided to Commission Members for tonight's meeting; and the non-disturbed buffer areas on the site's western and southern boundaries. Director Vujnich noted the compliance of the plan and stated the Site Plan Subcommittee had endorsed it as well at its March 7, 2016 meeting. He recommended the Planning and Zoning Commission act favorably on the Site Development Plan.

Motion by Commissioner Archeski, seconded by Mayor Woerther, to approve the Site Development Plan.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Renner, Commissioner Liddy, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: Commissioner Bauer and Council Member Manton
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

Director Vujnich briefly discussed a letter that was sent to Paul Morris, with Missouri Department of Natural Resources (MDNR), dated March 17, 2016, regarding waste water treatment concerns.

Motion 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 9:10 p.m.

Approved by: CHAIR

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, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
FEBRUARY 16, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Tuesday, February 16, 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 – (10)
Chair Bopp
Commissioner Lee
Commissioner Archeski
Commissioner Peasley
Commissioner Renner
Commissioner Gragnani
Commissioner Liddy
Commissioner Bauer
Council Member Manton
Mayor Woerther

ABSENT - (0)

Other City Officials Present: Director of Planning Vujnich, City Attorney Golterman, Planner Newberry, and Director of Public Works and City Engineer Brown.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the February 1, 2016 Meeting

A motion was made by Commissioner Peasley, seconded by Commissioner Archeski, to approve the minutes from the February 1, 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

Director Vujnich explained that he received an email from Mr. Tom Cummings, the petitioner for **P.Z. 19-15 1971 Pond Road,** a few hours before tonight's Planning and Zoning Commission meeting, requesting the item be postponed.

A motion was made by Mayor Woerther, seconded by Commissioner Lee, to amend the agenda in order to act on the requested postponement. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the agenda was amended.

P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri, 63132 – A request for the application of a Planned Residential Development Overlay District (PRD), within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond Road (Locator Number: 23W520053/Street Address: 1971 Pond Road). **Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (4.5) acres. (Ward One)**

Planner Newberry read the request into the record.

A motion was made by Mayor Woerther, seconded by Commissioner Liddy, to postpone the item. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the item was postponed.

V. Public Hearings – One (1) Item for Consideration

(a) **P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040**– A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station,** noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

Director Vujnich explained the Planning and Zoning Commission had previously considered and recommended approval of the Landmark and Preservation Area (LPA) for this site because of its profound and unique historic value it holds for the community. Director Vujnich noted the site-specific ordinance required the petitioner to submit an application to the Historic Preservation Commission (HPC) for its consideration of the site as a candidate for placement on the City's Historic Registry. The petitioner submitted the application, but requested multiple postponements of a the public hearing, before the Historic Preservation Commission (HPC) was eventually notified by the Department of Planning the owner was no longer going to pursue placement on the City's Historic Registry. Director Vujnich also noted other timelines, specifically regarding the Site Development Plan, had not been met. Efforts were made by the Department to possibly assist the petitioner in meeting the obligations of the site-specific ordinance. Director Vujnich stated that, with no progress in this regard and the petitioner's failure to comply with a major component of the site-specific ordinance, the Department is requesting the Planning and Zoning Commission revoke the established LPA.

Chair Bopp read the public hearing guidelines and opened it.

Hearing no public comments, a motion was made by Commissioner Lee, seconded by Mayor Woerther, 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 for Consideration

Letter of Recommendation – One (1) Item for Consideration

(a.) **P.Z. 23-15 Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038** - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. This facility is located on the west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street Address: 1725 and 1613 Pond Road). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (Ward One)**

Planner Newberry read the request into the record.

Director Vujnich noted the Commission gave a favorable action on the Department's Information Report for the amendment to the existing Conditional Use Permit (CUP) to allow Pond Athletic Association to have sponsorship banners under certain conditions. Director Vujnich presented the draft Letter of Recommendation and outlined the conditions, highlighting the new condition, as voted upon by the Commission at its February 1, 2016 meeting. The conditions are as follows: only five (5) of seven (7) fields could have banners; black or dark green wind screen would have to be installed to limit visual impact; banners cannot be visible from roadway; banners shall be printed on one (1) side and have a white background; cannot be lighted, except by existing sources used for play and safety; only six (6) banners on each field and no banner can exceed thirty (30) square feet; maintenance and upkeep of the banners would be required; ***and all sponsorship banners shall be removed from the permitted fields at the end of each season.***

Motion by Commissioner Peasley, seconded by Commissioner Renner, to approve the Letter of Recommendation and forward it to the City Council for its consideration.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Peasley, Commissioner Gragnani, Commissioner Lee, Commissioner Liddy, Commissioner Renner, Commissioner Bauer, Council Member Manton, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: None
Abstain: Commissioner Archeski
Whereupon, Chair Bopp declared the motion approved by a vote of 9-0, with one (1) abstention.

VIII. Site Development Plans-Public Space Plans-Record Plats – One (1) Item for Consideration

(a.) A report, with recommendation, regarding the City of Wildwood's **Manchester Road – Phase III – Streetscape Project** (Eatherton Road to Taylor Road Roundabout); multiple zoning district designations, including NU Non-Urban Residence District and C-8 Planned Commercial District; public right-of-way area and existing and proposed public easements; thereby approving the design of this important length of City arterial roadway to comply with the Town Center Plan's Streetscape Requirements and Street Specifications. **(Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich described the components associated with the first two (2) phases of the Manchester Road Streetscape Project and highlighted their successes and the value they added to the Town Center. Director Vujnich noted Phase III is the most complicated to complete of the three (3) phases. He explained this project has been considered several times by various bodies, most notably as part of the Five (5) Year Capital Improvement Budget Process. Director Vujnich noted the following components of the Site Development Plan that is before the Planning and Zoning Commission for its consideration: the addition of ten foot (10') wide sidewalks, with permeable surfaces in places; street trees, grates, and decorative street lighting; on-street parallel parking spaces; two (2), eleven foot (11') wide drive lanes, with five foot (5') wide bike lanes, curbs, and gutters; addition of stormwater management facilities; and the necessary relocation of utilities and reconstruction of the sanitary sewers by the City. Director Vujnich stated the Department is seeking a favorable action from the Planning and Zoning Commission on this plan, given the project is consistent with the Town Center Plan, will complete the Manchester Road Streetscape Project, and provide increased safety for multiple modes of transportation.

A motion was made by Commissioner Bauer, seconded by Mayor Woerther, to approve the Site Development Plan.

Commissioner Archeski asked about the plans for connecting Manchester Road and Main Street. The Department of Planning noted this connection has been started with the dedication of Wildwood Avenue, as part of the theatre project.

Commissioner Bauer asked about the extent of improvements that will be made to Woods Road. Director Brown explained the Department of Public Works will not know the extent of improvements, until Public Improvement plans are completed, but Woods Road is intended to be changed at its intersection in order for the sidewalk in its vicinity to be in compliance with ADA requirements.

Commissioner Liddy inquired if there is a planned "Phase IV" for Manchester Road. Director Brown explained there is not another phase of this project, and briefly described plans for Manchester Road, west of State Route 109.

Commissioner Lee asked if there is a pavement striping plan for this project. Director Brown stated there is a pavement striping plan, and the Department of Public Works can make it available to Commissioners.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Peasley, Commissioner Archeski, Commissioner Lee, Commissioner Gragnani, Commissioner Liddy, Commissioner Renner, Commissioner Bauer, and Council Member Manton, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 10-0.

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

A motion was made by Commissioner Peasley, seconded by Council Liaison Manton, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:00 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

PUBLIC HEARING PRIMER[i]

REVOCATION PROCESS
FOR AN
ESTABLISHED LANDMARK AND PRESERVATION AREA (LPA)

City of Wildwood, Missouri
Planning and Zoning Commission
February 16, 2016
"Planning Tomorrow Today"

< Posted and Advertised Request >

P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040– A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

< Background >

The Planning and Zoning Commission had recommended the granting of a Landmark and Preservation Area Overlay District (LPA) onto a property that is located on Centaur Road in the historic Centaur Community on November 3, 2014. This overlay district mechanism is restricted to the use on properties that are determined to be historically significant and have such a prominent role in the community's past that zoning allowances/incentives in terms of types of uses and activities can be considered upon them. Specifically, this overlay district, as it was approved by City Council, allowed limited commercial uses/activities in the current floodplain residential zoning district designation.

The background of this request, which had been presented to the City as **P.Z. 24-14 Centaur Station** and heard on September 14, 2014 at a public hearing before the Planning and Zoning Commission, involved a two (2) story brick building and associated accessory structures that formed a major node of the former Centaur Community. At the public hearing, the owner of the historic element noted that many improvements had been made to the property, building, and accessory structures, since his ownership was finalized, and he was not sure of the eventual outcome of the site's use,

but wanted the flexibility for possible expanded uses/activities there, if at all possible. The Planning and Zoning Commission questioned the uses/activities that might be acceptable at this location, given its rural nature, but also noted the character of the main building and its prominence on the City's roadway were components that lent itself to a greater range of uses/activities. Also supporting this allowance was the past use of this property and building at this location, which was a general store for the community of Centaur for many, many years.

The Planning and Zoning Commission recommended approval of the application of the overlay district and established a list of conditions that would have to be met by the owner in terms of further improvements to the property, which would be indicated on the required Site Development Plan, along with operating parameters and protections relative to the building and its ultimate uses/activities. One (1) of these conditions that was recommended by the Planning and Zoning Commission, as part of its action, was the owner would be required to submit an application to the City's Historic Preservation Commission for its consideration, as a candidate for Wildwood's Historic Registry. Under the requirement of this site-specific ordinance, this submittal was to be completed "at a time no later than the date of the final action of the City Council on the site-specific ordinance for this proposed overlay district." The site-specific ordinance for this project was approved by the City Council on December 8, 2014.

Accordingly, the owner of the historic element submitted the required application to the Historic Preservation Commission to have the property placed on the City's registry, but a public hearing was never conducted on this matter, given the property owner requested multiple postponements. Near the end of 2015, the property owner submitted an e-mail stating it was no longer his intent to move forward with the registry request and sought its withdrawal from the Historic Preservation Commission's agenda. Thereafter, the Historic Preservation Commission withdrew the request from its active agenda.

With that action, the Department advised the Historic Preservation Commission, and now, the Planning and Zoning Commission that one (1) of the major conditions for supporting the Landmark and Preservation Area authorization on this site will now not be met and the timelines relating to the submittal of the required Site Development Plan have also passed. Therefore, under the condition of the site-specific ordinance, the following option exists for action: ***Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by the issuing City of Wildwood Departments or Commissions.***

< Current Request >

The Planning and Zoning Commission is being requested by the Department of Planning to consider revoking an established Landmark and Preservation Area Overlay District (LPA) that was approved by the City Council in 2014. This zoning overlay contained considerations and requirements stipulating timelines and action, on the part of the property owner, that were to be met, which have passed or not been completed. Specifically, the request again is as follows: **P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040–** A request, in

response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station,** noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

< Next Steps >

At tonight's public hearing, the City Attorney and the Department of Planning are seeking input on this matter in preparation of a recommendation on whether to revoke the overlay district associated with the subject tract of land and address this advertised matter. If any of the Commission members should have questions or comments in this regard, please feel free to contact the City Attorney (Rob Golterman) at (314) 444-7500 or the Department of Planning at (636) 458-0440. Thank you for your review of this information in preparation of tonight's hearing on this topic.

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[i] **CHAPTER 415.560 (B.)-2** Each such petition, ***other than those initiated by the Planning Commission or the City Council,*** shall be verified by all deed owners or contractual owners of property within the area proposed to be changed attesting to the truth and correctness of all facts and information presented therein. If petitioners are contract owners, a complete copy of the contract creating such interest shall be included with the petition

From:	Michael Phelan
To:	Kathy Arnett
Subject:	Re: Site Development Plan for PZ 24-14 Centaur Station
Date:	Friday, October 16, 2015 7:59:37 AM

Kathy at this time I wish to withdraw my application for the LPA.

Please pass along my sincere thank you to Joe and Liz for their efforts in trying to put together the LPA.

Regards

Mike Phelan

On Oct 15, 2015, at 8:43 AM, Kathy Arnett <Kathy@cityofwildwood.com> wrote:

Hi Mike,

I got your email from Liz Weiss and wanted to reach out to you since I'm now handling zoning issues before the Planning and Zoning Commission. I wanted to let you know that according to the ordinance that was approved for your LPA, see attached, your Site Development Plan needs to be approved by the Planning and Zoning Commission within twelve (12) months of the LPA approval. That date was December 8, 2014. This timeframe may be extended once, if due cause is shown, by the Planning and Zoning Commission.

Since we haven't received a SDP to begin review and present to the Commission, you'll need to request an extension to this timeframe. Please submit a letter requesting the extension and providing your rationales for why it should be approved. I'd like to place this item on the Commission's November 2nd agenda, which means I'd need the letter by next Friday, October 23rd. Additionally, you'll need to submit a SDP soon, so we can begin the review and approval process.

Please let me know if you have any questions.

Sincerely,
Kathy

Kathy Arnett
Senior Planner I
City of Wildwood
16860 Main Street
Wildwood, MO 63040
kathy@cityofwildwood.com
636-458-0440 x135

<image001.jpg><image002.png><image003.png>

Please Subscribe to the City's Weekly e-News:
http://www.cityofwildwood.com/list.aspx

<Pages from 2070 Centaur Road LPA.PDF>

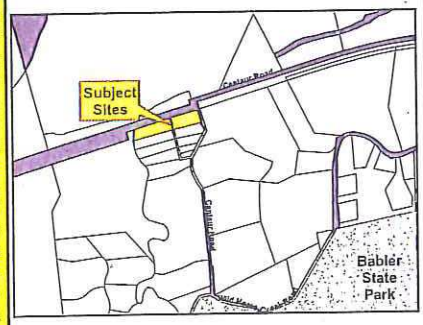
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Tuesday, February 16, 2016, at 7:30 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 Sites:
107 and 109 Centaur Road
Wildwood, MO 63005

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

The Planning and Zoning Commission of the City of Wildwood will hold a public hearing on **Tuesday, February 16, 2016 at 7:30 p.m. in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of accepting testimony regarding a request for either the modification of zoning district designations, application or amendment of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, updates to other land use regulations, or amendment of the Master Plan, which will then be taken under advisement for future action. The meeting will be open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. *If you wish to attend this public hearing and require accommodation due to disability, please contact the Department of Planning forty-eight (48) hours in advance at (636) 458-0440.* If you do not have comments regarding this request, no action is required on your part. The following **request** will be considered at this time:

P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040– A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

***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.

BILL #2070 ORDINANCE #2070

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI APPROVING A LANDMARK AND PRESERVATION AREA (LPA) ON A THREE (3) ACRE PROPERTY THAT IS LOCATED ON THE WEST SIDE OF CENTAUR ROAD, NORTH OF WILD HORSE CREEK ROAD, THEREBY ALLOWING IT TO BE USED FOR CERTAIN COMMERCIAL ACTIVITIES, BUT REQUIRING ITS PLACEMENT ON THIS COMMUNITY'S HISTORIC REGISTER, AND PROHIBITING ITS REMOVAL, WITHOUT REVIEW AND ACTION OF THE HISTORIC PRESERVATION COMMISSION AND CITY COUNCIL; ALL BEING CONSISTENT WITH THE REPORT ON THIS MATTER THAT WAS PREPARED BY THE PLANNING AND ZONING COMMISSION AND DATED NOVEMBER 3, 2014 – PZ. 24-14 Centaur Station, c/o Michael Phelan. (Ward One)

WHEREAS, the protection and, whenever possible, the preservation of historic elements of the City of Wildwood is a high priority and requires special attention of its officials in this regard; and

WHEREAS, the efforts of the City have taken many forms in this regard, including the development of its Historic Preservation Commission, and associated ordinance, the inclusion of goals, objectives, and policies in the City's Master Plan for this effort, and the retention of the Landmarks and Preservation Area (LPA) procedure in the City's Zoning Ordinance; and

WHEREAS, all of these forms are intended to create an atmosphere of respect for historical elements between all parties involved and, whenever possible, retain and reuse buildings and structures of historic significance; and

WHEREAS, one (1) area of Wildwood that has had a long and rich history dating back to the first settlers in this area, Native Americans, is the Centaur Community, which is located near the Missouri River and just to the south of the former Gumbo Flats; and

WHEREAS, the Centaur Community has seen a tide of changes, of which over the last twenty (20) years began with on-going decline to now a renaissance of sorts, with the purchase of many of the properties by Michael Phelan and their maintenance and upkeep beginning and now being maintained; and

WHEREAS, one (1) of the properties that has been purchased by Michael Phelan was the old Centaur General Store and Station Property, which has a distinctive two (2) story brick building located upon it and a smaller accessory structure situated next to the railroad tracks that define this property's northern boundary line; and

WHEREAS, the property owner has begun the rehabilitation and maintenance of these elements and, in a very short time, has taken them from a dilapidated and poorly maintained state to a well-kept and prominent addition to the area again; and

WHEREAS, with this rehabilitation, the property owner sought the authorization to possibly utilize the site for increased uses, given the buildings' past use as a general store, community gathering spot, and other activities; and

WHEREAS, given the underlying zoning district designation of this site is FPNU Floodplain Non-Urban Residence District, which does not allow any type of commercial activity other than a Conditional Use Permit (CUP), but not retail, service, or office in any instance, which the Landmark and Preservation Area (LPA) does accommodate under a set of restrictions and conditions; and

WHEREAS, the Planning and Zoning Commission received the required application for this Landmark and Preservation Area (LPA) and immediately referred it to the Historic Preservation Commission for their review and recommendation, which was provided after careful study and discussion, which identified this property as historically significant and worthy of preservation and incentives to achieve such; and

WHEREAS, the Historic Preservation Commission forwarded the report and recommendation to the Planning and Zoning Commission for its public hearing held on September 15, 2014, where testimony was accepted on this matter; and

WHEREAS, after the public hearing, the Planning and Zoning Commission considered all of the factors and information provided to it and recommended the application of the Landmark and Preservation Area (LPA) to the City Council for its consideration and, in doing so, noted the support of the Historic Preservation Commission for this action (by its report and recommendation), the character of the area, the limitations on types of uses imposed on the property by the Planning and Zoning Commission, and the benefits of the reuse of this property to the overall community; and

WHEREAS, the City Council received the Planning and Zoning Commission's Letter of Recommendation on this request and held another public hearing to accept testimony on it and other comments relative to this site, its history, and its future; and

WHEREAS, at the conclusion of this public hearing, the City Council concurred with the findings of the Historic Preservation Commission and the Planning and Zoning Commission and authorized the preparation of the necessary legislation for this matter to be considered further; and

WHEREAS, the bill that would authorize the application of the Landmarks and Preservation Area (LPA) has been prepared in accordance with City codes and regulations in this regard and is within the legislative authority of the City Council, under State Statute and City Charter to proceed forward in its consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood Zoning Ordinance, and Official Zoning District Maps, which are made a part hereof and hereby amended, by enacting a Landmark and Preservation Area (LPA) upon the subject three (3) acre tract of land, as set forth in this ordinance for the following described lot(s): Lot 1 of the Fehrenbach Subdivision (107 Centaur Road) - St. Louis County Locator Number 19x410082 and Lot 9 of the Fehrenbach Subdivision (109 Centaur Road) - St. Louis County Locator Number 19Y620026.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated November 3, 2014, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. **PERMITTED USES**

This **Landmark and Preservation Area** shall authorize offices, professional types only, and limited service and retail facilities, in which goods and services may be sold or provided directly to the public on the premises, such as, but not limited to, studios or galleries for artwork or antiques or studios or work areas for artists, candy makers, dressmakers, and tailors, along with any accessory uses normally found in conjunction with the primary activities. No alcohol sales shall be allowed on this site (beer, wine, and spirits).

2. **DEVELOPMENT AREAS AND BUILDING REQUIREMENTS**

a. The overall size of this **Landmarks and Preservation Area** shall not be less than three (3) acres in area.

b. The maintenance of the main building and the two (2) accessory structures shall comply with the requirements that are set forth in Chapter 440 Historic Preservation and Restoration Code (see Chapter 440.010, General Provisions, Item (B.) - Definitions – Minimum Maintenance and Ordinary Maintenance; and Section 440.100 Fess and Penalties, Item (B.).

c. No demolition or major alteration of any building or structure, as defined in Chapter 415 Zoning Ordinance, Section 415.460 Non-Conforming Use, Lands, and Structures, Item C, shall be authorized by the City, while the **Landmark and Preservation Area** is in place on the subject property.

d. The two (2) existing outbuildings, along with the primary building, shall be retained on this site. Any new buildings or accessory structures added to the property must first be acted upon by the Historic Preservation Commission and the Planning and Zoning Commission on a Site Development Plan (SDP) submittal, which shall minimally comply with Section 3 of this ordinance. No new structure shall exceed the footprint size of the primary building that is located on the property.

e. The architectural design, mass, proportion, materials, and style of new building or structure shall be harmonious with the character of the surrounding area and utilize existing site elements in their appearance and layout. Any new building or structure shall be reviewed and acted upon by the Historic Preservation Commission and the Architectural Review Board. Any alteration to the existing historic elements shall also be reviewed by the Architectural Review Board, along with the Historic Preservation Commission, utilizing the requirements of the Certificate of Appropriateness process set forth in Chapter 440 Historic Preservation and Restoration Code.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the **Landmarks and Preservation Area** being approved 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 420.060 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. The location and size of all parking areas, pavement widths, and right-of-way dedications.
c. A general plan indicating all structure and parking setback lines along the perimeter of the subject tract of land.
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 general location, size, right-of-way, and pavement width of all interior access areas.
e. The location and size of all freestanding signs, lighting, fences, sidewalks, 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. Parking calculations for the proposed use.
h. A Landscape Plan including 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.
i. An inventory indicating the percent of tree canopy to be retained on the site.
j. Location of all existing and proposed easements.
k. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood's Subdivision Ordinance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines/Setback Distances

a. No new building or structure, other than boundary, garden, and/or retaining walls, fences, and/or light standards, shall be located within the required setback distances, as defined by Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance.

Parking Setbacks

b. No parking stall, loading space, internal drive, or roadway, excluding points of ingress or egress, shall be located within the required setback distances, as established for in Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood Zoning Ordinance.

Miscellaneous Setbacks – Floodplain

c. No fill or spoils may be placed on this property, without approval of the Floodplain Administrator of the City of Wildwood.

Access and Roadway Improvements

d. Access to this development shall be limited to Centaur Road and the existing curb cut that is located on the subject property.

Miscellaneous Roadway Requirements

e. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Missouri Department of Transportation and the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

f. The developer is advised that utility companies will require compensation for relocation of their facilities within public road 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 road improvements.

g. Dedicate twenty (20) foot wide, perpetual multiple-use trail easements to the City of Wildwood, as directed by the Department of Public Works and the Department of Planning, along the subject property's frontage onto Centaur Road and abutting the railroad right-of-way the entire depth of it as well.

Parking Requirements

h. Parking spaces shall be provided according to the City of Wildwood's Town Center Plan for the Neighborhood General District and as may be required by Chapter 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood's Zoning Code for the NU Non-Urban Residence District.

Landscape Requirements - Specific

i. Landscaping shall adhere to all requirements of the City of Wildwood's Chapter 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction

with the Site Development Plan. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2½) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs - twenty-four (24) inch minimum height.

j. The areas of existing vegetation within the **Landmarks and Preservation Area** 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.

k. All stormwater facilities shall be appropriately landscaped and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual. Wetlands plantings must be used at appropriate locations within the basins themselves as directed by the Department of Public Works.

l. Replanting of trees shall conform to the requirements of Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and acted upon by the Planning and Zoning Commission as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.

m. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Signs

n. Signs for this facility shall be erected in accordance with the City of Wildwood's Town Center Architectural Guidelines and Chapter 415.410 Sign Regulations of the City of Wildwood's Zoning Ordinance for the NU Non-Urban Residence District. However, in no instance, shall any permitted sign exceed ten (10) square feet in overall size. All signs shall be externally illuminated by approved sources.

o. The location of all signage shall be as approved on the Site Development Plan by the Historic Preservation Commission and the Planning and Zoning Commission.

Lighting Requirements

p. 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. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code Chapter 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

q. All trash areas, if provided, shall be enclosed with a six (6) foot high, sight-proof fence or wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The Planning and Zoning Commission shall approve the location and design of the enclosure on the Site Development Plan. The design of this enclosure shall reflect the appearance, character, and style, in terms of its color, material, and composition, of the approved architecture of the building.

r. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the City of Wildwood Building Code, as amended.

s. The Planning and Zoning Commission shall approve the location of all utility easements for proposed service to this development on the Site Development Plan. Easement locations must avoid all preservation areas of the site and generally parallel the rights-of-way locations, whenever possible, except where varied by the Planning and Zoning Commission.

t. An application for the consideration of the placement of the subject property (two (2) lots of record) onto the City of Wildwood's Historic Registry shall be submitted by the owner of it, at a time no later than the date of final action by the City Council on the site-specific ordinance for this **Landmarks and Preservation Area**.

5. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the West Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Codified Ordinances. This contribution shall not exceed an amount established by multiplying the proposed parking spaces by the following rate schedule.

Type of Development	Required Contribution
Offices, Professional	$ 644.74/Parking Space
Retail	$ 1934.32/Parking Space
Loading Space	$3,165.27/Loading Space

(Parking space, as required by Chapter 415.340 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

As this development is located within a trust fund area established by the City of Wildwood, any portion of the Traffic Generation Assessment contribution, which remains, following completion of road improvements required by the development, shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2015, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index, as determined by the City of Wildwood Department of Public Works.

This assessment can be waived by the City Council, if the property is placed on the City's Historic Registry, by recommendation of the Historic Preservation Commission.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood's 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 City of Wildwood standards.
2.) All stormwater shall be discharged at an adequate natural discharge point.
3.) Detention of differential runoff of stormwater shall be required by the City of Wildwood's Department of Public Works. Said detention shall be provided in the form of permanent retention facilities. The retention facilities shall be completed and in operation prior to paving of any driveways or parking areas. Installation of this facility shall employ 'best construction practices.'

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 must be received by the Department of Planning.

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.

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. 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.

e. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by the issuing City of Wildwood Departments or Commissions.

f. 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.

g. 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 **Landmarks and Preservation Area**, 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.

h. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, 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 **Landmarks and Preservation Area**, except where this permit has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 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 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 ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the use of the main historic building. 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 provided parking spaces on the property at a rate of one (1) acre per every one hundred fifty (150) spaces. This ratio can be pro-rated per the permitted use's parking requirements, as set forth herein.

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 8 day of DECEMBER, 2014 by the Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

Timothy Woerther, Mayor

ATTEST:

City Clerk

City Clerk

WILDWOOD

November 3, 2014

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 the requested rezoning of this subject site and prepared the following recommendation regarding its consideration of this matter for City Council's use. This review resulted in a recommendation supporting the requested application of the City's Landmark and Preservation Area (LPA) of the Zoning Ordinance, so as to allow the reuse of the subject property professional offices and limited retail and service activities, all being consistent with the historic character. This action was completed in accordance with the requirements of the Zoning Ordinance of the City of Wildwood relative to the review and consideration of rezoning requests (Chapter 415.560) and applications for planned district zonings (Chapter 415.190), as defined by those specific regulations. This recommendation is as follows:

Petition Number:	**P.Z. 24-14**
Petitioner:	**Centaur Station, c/o Michael Phelan, 18833 Cliffview Lane, Wildwood, Missouri, 63005**
Request:	A request for the application of a Landmark and Preservation Area (LPA) upon the property, buildings, and structures (Centaur Station) located in the Historic Centaur Area for low-intensity commercial uses under the allowances of this Special Procedures Permit process of the City's Zoning Ordinance. **Potential Uses: Office, Limited Services and Retail Facilities, and Offices, with Affiliated Dwelling Units.**
Location:	West side of Centaur Road, north of Wild Horse Creek Road
Tract Size:	3.11 acres
Locator Numbers:	19X410082 and 19Y6200260
Street Address:	107 and 109 Centaur Road
Public Hearing Date:	September 15, 2014
Date and Vote on Information Report:	October 20 2014 - Approval of the LPA by a vote to 8 to 0 (Ayes – Manton, Lee, Archeski, Peasley, Gragnani, Bauer, Woerther, and Bopp)
Date and Vote on Letter of Recommendation:	November 3, 2014 -
Report:	Attachment A
Conditions:	Attachment B

Preliminary Development Plan:	Attachment C
Background Information:	Attachment D
School District:	Rockwood
Fire District:	Monarch Fire Protection District
Ward:	One

A copy of the legal description for this property is on file in 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 Timothy Woerther, Mayor
Lynne Green Beldner and Ryan S. Thomas, P.E., Co-Acting City Administrators
Rob Golterman, City Attorney
Liz Weiss, Planner – Zoning

ATTACHMENT A

BACKGROUND - The site of this request is a parcel of ground that is located on the west side of Centaur Road, north of Wild Horse Creek Road. This parcel of ground is bordered by a set of railroad tracks to its north, which extend west to Labadie, Missouri and east toward the City of St. Louis (Chicago, Rock Island & Pacific). The parcel of ground is three (3) acres in size and comprised of two (2) lots, which appear to have been created around the middle part of the 1800's. A paper street separates the two (2) lots and it is approximately thirty (30) feet in width, but has no improvements to indicate its location, other than on current mapping sources. The amount of frontage of this parcel of ground along Centaur Road is 170 feet.

Centaur Road is maintained by the City of Wildwood and provides a connection between North Eatherton Road to the east and Wild Horse Creek Road to the south. The roadway is two (2) lanes in width and has earthen swales for stormwater management purposes. This roadway does not have sidewalks, but it is used by a number of bicyclists, who travel Wildwood's rural roadways for recreation and training. Traffic volumes are moderate, given the aforementioned connection. Centaur Road serves a residential, agricultural, and industrial land use pattern.

At the time of the petitioner's presentation of this request to the Planning and Zoning Commission, the petitioner had already completed a significant amount of work on the property, given it had previously been used for rental purposes and suffered a slow decline in its condition over an extended period of time. With

the petitioner's ownership, the property has been substantially improved and the buildings and structures secured, rehabilitated, and now are an important and respected part of the Centaur community.
Specifically, located on this parcel of ground are several buildings/structures and other improvements. The main building is historic in nature and has been located on the lot since the late 1800's. This building is a two (2) story, brick residence, which at one time was a general store for the community of Centaur. The other two (2) structures were constructed around 1920, according to St. Louis County Assessor Records, and add to the historic nature of the property, given their complementary architecture and materials. The main building is not occupied and the other structures appear to be used for storage purposes. Additionally, the petitioner has added vintage signs onto the main building and the 'Centaur Station' structure, along with placing antique gas pumps in the adjoining parking area, which is located next to the railroad tracks and the second accessory structure. Supporting these buildings is a large gravel parking area that abuts the north side of the main building and extends to railroad tracks on the north boundary of the property.

Despite the age of the buildings and structures and the long and active use of the site, there are limited tree masses on it. The property, notwithstanding the gravel parking area, is primarily lawn area and maintained in a good condition. The relief of the site is reflective of its floodplain location and just several feet. The extent of slope is to the north and west toward the Missouri River, which this site is part of its floodplain area and not protected by a levee.

The property is zoned FPNU Floodplain Non-Urban Residence District and has been since the incorporation of the City of Wildwood in 1995. This zoning district designation reflects the property's location in the floodplain of the Missouri River and the rural areas of Wildwood. Several properties in the vicinity of this site have this same zoning district designation and are not protected by the nearby Monarch-Chesterfield Levee. Not far removed from the subject site, though, are properties that are not part of the floodplain and zoned NU Non-Urban Residence District. This pattern of zoning, and the associated land use, are reflected in a review of the area in the vicinity of the site:

To the North: Crossing the railroad tracks is a 162 acre tract of land that has a large slough that bisects it. This parcel of ground is owned by the petitioner and zoned FPNU Floodplain Non-Urban Residence District.

To the South: Abutting in this direction are several one-half to one (1) acre sized lots that are part of the Centaur community. These lots have some residences located upon them, along with accessory structures. All of these properties generally have a floodplain designation associated with the NU Non-Urban Residence District. Further south is a large parcel of ground (20 acres) zoned NU Non-Urban Residence District and vacant.

To the West: Adjoining in this direction is two (2) large parcels of ground that are seventeen (17) acres and over two hundred (200) acres in size. The smaller parcel of ground is vacant, while the larger site is owned by the Jesuit Order and used as a retreat center. Both these properties are zoned a mix of FPNU Floodplain Non-Urban Residence District and NU Non-Urban Residence District.

To the East: Crossing Centaur Road is a large parcel ground owned by the petitioner that has a single family dwelling on it and several accessory buildings. These accessory buildings are used for recreational purposes and one (1) of them is a restored schoolhouse/church dating back to the early history of the Centaur community. This property is zoned a combination of FPNU Floodplain Non-Urban Residence District and NU Non-Urban Residence District.

HISTORIC PRESERVATION AND RESTORATION CODE AND THE HISTORIC PRESERVATION COMMISSION'S ACTION - Any building or structure over the age of seventy-five (75) years is considered historic in the City of Wildwood and listed in its survey document. Since the registry process is voluntary in the City of Wildwood, the identification of a property, building, and/or structure (collectively termed elements) is a listing, but has no control over its disposition over time. With the application of a Landmark and Preservation Area (LPA) designation on an element, such control over its condition, retention, or demolition does exist via a site-specific ordinance. Therefore, from the perspective of the Historic Preservation Commission, this special procedures permit is a very important tool to maintain Wildwood's unique and varied history here in the Centaur community.

The consideration of a structure, building, and/or property to a Landmark and Preservation Area designation requires the Historic Preservation Commission to provide a recommendation to the Planning and Zoning Commission for its consideration, as part of its review process. Specifically, the Zoning Ordinance regulation for such is as follows: *"the Historic Preservation Commission shall make their comments and recommendation known to the Planning Commission and petitioner no later than seven (7) days prior to the public hearing before the Planning Commission. The said comments and recommendations shall be made available for public inspection. The Planning Commission will construe the absence of comment or recommendation as acceptance of the petition by the Historic Preservation Commission."* This regulation of the Landmark and Preservation Area (LPA) reflects the need for the Historic Preservation Commission to provide its expertise in these matters, so the historic value of the element is retained and suggest any appropriate conditions for this purpose are included in the site-specific ordinance designating the site with this designation.

The City's Historic Preservation Commission has summarized the history of this area for the purposes of its review of this proposal, which is a requirement of the Landmarks and Preservation Area process. The Historic Preservation Commission supported this application and noted the retention of the main building is essential to retaining the character and history of this area, while noting the petitioner's ownership has already substantially improved its condition (see attached report from the Historic Preservation Commission). Specifically, the history of the Centaur Community, as developed by the Historic Preservation Commission, is as follows:

> Centaur is an area that still offers an opportunity to look back to what western St Louis County used to resemble at the time of its earliest settlement. Centaur's character is attributable to its location near the Missouri River and associated floodplain. The threat and existence of flooding in this community caused it not to experience the levels of growth that other portions of St. Louis County experienced over almost two hundred (200) years of existence. Therefore, Centaur is a community that is defined by the natural features in many ways, and different from other historic locations that now form an integral part of the City of Wildwood.
>
> The Missouri River is the defining natural feature in this area, given the remnants of its former path create the fertile floodplain that still sustains agricultural activities today, while creating the pronounced bluffs, where Centaur remains, nestled next to them. These bluffs, consisting of limestone, provided a building material source and led to the growth of quarrying in this area as well. With these quarries in the area of Centaur, the river provided transportation for goods, which was eventually supplanted by the railroad, which followed the bluffs and the edge of the wide floodplain to markets across the region, and beyond.
>
> These natural attributes that led to the development of the Centaur community were first recognized by the native tribes that inhabited the area for many millenniums. These tribes appear to have been in the area beginning around 12000 to 8000 B.C., based upon the very limited archeological remains and remnants that have been discovered in other similar settings elsewhere. These archeological remains

and remnants are hard to find, and limited, due to the nomadic nature of these people and their small populations. The cultural periods spanned by these inhabitants are from the Early Man to the Dalton Period (Harl, Naglich, and Nixon, 1990). Thereafter, the tribes became more stationary and formed small settlements near water and the other plentiful resources that are found in this area. This pattern of settlement appears to have ended during the timeframe of 1300 and 1400 A.D., leading to the inhabitants returning to a more nomadic nature and traveling further south of this area.

The first Euro-American settlement in the vicinity of Centaur appears to be in the nearby the Wild Horse Valley Area in 1797 by James Mackey, at the mouth of Bonhomme Creek, and was named St. Andrews. This settlement was situated well to east of the current Centaur community. At one point, this community had three hundred (300) residents. James Mackey owned almost four thousand (4,000) acres in this area and controlled much of the land that formed the Wild Horse Creek Watershed. One (1) of the first to settle the Centaur Area was a prominent Virginia family, led by Reverend Robert Coleman, along with two (2) sons – Robert G. and William H. Coleman. Other settlers in this area included Alexander McCourtney, William Bellew, William Bell, Henry Tyler, Theodore St. Onge, Adam Kesselring, Johann Sandfoss, and Anton Leiweke. These large or influential landowners, of which several profited due to ownership of slaves, shaped the character of this portion of west St. Louis County, which is now Wildwood.

The Centaur community was settled sometime between 1885 and 1891 by Anton Leiweke and would soon include the Centaur Lime Company and a stave factory owned by Henry Kelpe and his sons, who traveled from their home, located to south, to Centaur. Centaur had a modest population of thirty-three (33) inhabitants in 1909 (John Sebastian, 1909), but was an entrepreneurial hotbed due to its rich base of resources and transportation options, all being anchored by the railroad that had come to the area many years earlier in 1887 and the ever-prevalent and defining Missouri River. This area provided needed materials for a growing region, with some of the lime, rock, sand, and gravel used at the 1904 World's Fair, which was hosted by the City of St. Louis, for the grand buildings, structures, and outdoor spaces. The railroad station in Centaur was an integral part of this community, served generations of residents and workers, and remains today, as a reminder of this area's rich past.

The Centaur community, from approximately 1909 to 1933, is a story of the Leiweke Family and its role in its development. The Leiweke Family opened a quarrying operation, along with other enterprises, in the Centaur community, all of which flourished for over two (2) decades. The community, again, benefited from its proximity to the railroad line and the Missouri River. Centaur's location is synonymous to these surrounding man-made and physical features and, through time, and by water and other natural forces, helped the community grow, but also led to many devastating events.

In 1924, a major fire occurred in the Centaur community, starting in the Centaur Lime Company Building and encompassing seven (7) other houses and barns. This major fire also destroyed the local church/parsonage. After the fire, Anton Leiweke constructed a two (2) story, brick residence on the location of the destroyed Centaur Lime Building Company facility, which is currently owned by Michael Phelan. A new barn was constructed as well (which was also lost to another fire), but many of the other buildings were never replaced, after this 1924 fire, and business activity slowed, as the Great Depression descended on America. By 1929, the Centaur community began to struggle, which would affect it for many decades.

However, in 1965, the St. Louis County Council established a new Zoning Ordinance and corresponding classifications, which created a three (3) acre land use pattern around the Centaur community. This large-lot, single family pattern of development began a new chapter for the area, where individuals invested in larger tracts of land for single homesites and thereby preserved the rural character of the area. Although the Centaur community maintained its residential nature throughout this same period of time, these new residences in the area bolstered it.

For almost thirty (30) years, from that 1965 event, St. Louis County, Missouri provided government services to the area of Centaur that included its application of modern zoning, land use, and subdivision laws, along with the maintenance of public roads and bridges. Many people in the larger community of unincorporated subdivisions, neighborhoods, and rural areas in Centaur's vicinity, and beyond, were dissatisfied with the services offered by St. Louis County Government. This dissatisfaction reached a point, where a group of residents began to explore creating a new city that would encompass much of the far western reaches of St. Louis County and include many of the historic communities that had pre-dated the more recent formation of municipal governments around it. These residents, known as the founders or incorporators, labored against significant odds to form this government that would oversee almost sixty-seven (67) square miles of land area. However, these odds did not prove to be insurmountable and, on February 6, 1995, voters in this area agreed to form the new City of Wildwood. This new City included the Centaur community and many other historic settlements, structures, buildings, and elements that had existed in some form for almost two (2) centuries, in some instances. The incorporation effort that formed the City of Wildwood was a landmark event for St. Louis County and set into place a vision to preserve the assets of this community from degradation and rapid change, keeping them from slowly disappearing over time and from the collective memory of this area. This vision, expressed in the City's Charter and Master Plan, remains as focused today, as it was in 1995.

More recently, the purchase of many parcels of ground by Michael Phelan has led to a renaissance in the area and the restoration of many of the historic buildings, including the old church/school that is located on the east side of Centaur Road, south of the railroad tracks. Beyond the activities of Mr. Phelan and other large and small landowners, the Centaur community is still effected by the Missouri River and its flooding. In 1993, a major, catastrophic flood significantly impacted the area and, since then, has had several instances of other high water occurrences, including 2013. The relationship of this community and the river remains one (1) of its primary defining characteristics.

Sources:

Harl, Joseph, Naglich, Dennis and Nixon, Joseph M.
1990 Report of Phase I Reconnaissance Level Survey of Prehistoric and Historic Cultural Resources in the Wildhorse Creek Drainage Basin in South St. Louis County.
Research Report - Administered by Missouri Department of Natural Resources -January 1990.
Sebastian, John
1909 In the Heart of Missouri, The New Rock Island Country.
Passenger Traffic Department, Rock Island Lines, Chicago.

The Historic Preservation Commission did consider this location and does believe it meets the criteria to be considered historic by the virtue of meeting one (1), if not more, of the following requirements set forth in the regulations for a Landmark and Preservation Area (LPA):

1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City of Wildwood, State of Missouri or the United States.
2. Is the site of a significant historic event?
3. Is the work of a designer whose individual work has significantly influenced the development of the St. Louis region, State of Missouri or United States?
4. Contains elements of design, detail, materials or craftsmanship, which represent a particular architectural style or significant innovation.
5. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood or within the City of Wildwood.

With this determination by the Historic Preservation Commission, it noted the main building has been at this location for over one hundred (100) years, the property acted as a major commercial node of the community

for generations, and the setting remains a major landmark in this portion of Wildwood. As part of its support for the application of this special procedures permit at this location, the Commission would also recommended the following conditions be included in the site-specific ordinance for this property:

1. The petitioner is required to place the property, and associated buildings and structures, on the City's Historic Registry. This registry process, in terms of required application and review steps, must parallel that relative to the timeframes associated with the Planning and Zoning Commission and City Council's considerations of the Landmark and Preservation Area (LPA) request.
2. The petitioner not be allowed to demolish the main building or 'station' structure, unless the Historic Preservation Commission would grant such allowance, per its regulations in this regard.
3. The petitioner follows all permitting requirements for the rehabilitation and restoration of the element, as set forth in the City's building and land use codes.

With these conditions, a reasonable level of control can be exercised by the Historic Preservation Commission over the element to ensure its longevity and preservation for future generations, while not obstructing the petitioner's right of utilization of it for his enjoyment.

CURRENT REQUEST - In the Zoning Ordinance, a special procedure permit process exists for special properties, which have been determined to have historic significance within the community. These properties, which includes buildings and structures, must meet certain criteria for consideration for the application of this special procedure and, once considered historic, may be allowed a range of authorized activities and uses that are normally not allowed by that underlying zoning district designation. The intent of this procedure is to encourage historic preservation activities, including restoration, rehabilitation, and/or reuse. The ordinance reads as follows in this regard: *"the purpose of this Section is to promote the general welfare, heritage, education and economic benefit of the City of Wildwood through the preservation, protection and regulation of buildings, sites, structures, monuments and neighborhoods of historic, architectural, cultural or archeological significance. It is further the intent of this procedure to encourage the adaptation of these buildings, sites, structures, etc., for current use."*

The owner of this property has submitted an application to the City of Wildwood for the use of this procedure at the above-referenced location. On the application, the petitioner notes his desire to complete the rehabilitation of the property and structures and potentially use the main building located on it for a low-impact commercial type activity or use, as defined in the code. These uses can include the following:

1. Offices.
2. Limited service and retail facilities in which goods and services may be sold or provided directly to the public on the premises such as, but not limited to, studios or galleries for artwork or antiques; studios or work areas for artists, candy makers, dressmakers, tailors; music teachers; dance teachers; restaurants (excluding fast-food restaurants). In no case shall any use involving the manufacture of products be permitted to occupy more than four thousand (4,000) square feet of gross floor area.
3. Offices (as permitted in Subsection (C) (1) above) with affiliated dwelling units, wherein occupancy of the dwelling unit shall be limited to the owner, manager or employee of the office use and their respective families.
4. Child care centers, nursery schools, day nurseries.
5. Single-, two- and multiple-family dwellings.

According to the petitioner, during a discussion on this matter before the Planning and Zoning Commission, he had not yet decided a specific activity or use, but would like to have a range, so as to allow him a certain

amount of flexibility in the future. The petitioner understood the limited nature of the permitted activities or uses under this special procedure permit and that a number of conditions can be levied as part of it regarding the future development and use of the property.

REPORT AND RECOMMENDATION - As noted above, the Historic Preservation Commission of the City has reviewed this request from the perspectives of its significance relative to its history and impact on the community. The Historic Preservation Commission determined the property, and related elements, were historically significant and the use of any zoning mechanism as an incentive for its preservation was appropriate. Given this input, the Planning and Zoning Commission believes the property and related elements are historically significant and would meet the criteria of the Landmarks and Preservation Area for it to be considered at this location for application. The rationales noted by the Historic Preservation Commission for its determination of historical significant are agreed to by the Planning and Zoning Commission as well.

With the property's determination as historically significant (a determination supported by the City's Historic Preservation Commission), the Commission must now consider that, if the Landmarks and Preservation Area is granted to the site, which is appropriate due to its age and other factors associated with the property and buildings, what uses should be allowed at this location and the level of improvements to the property to ensure it does not create unwanted impacts on the area. Also, in conjunction with these two (2) considerations, the Commission must also weigh any circumstances that might affect the historic nature of the property, if allowed for reuse, under the provisions of this overlay district. Each of these considerations are noted below.

>>> Permitted Uses – The Commission believes that only a few types of uses would be considered appropriate here. These uses, professional offices and limited retail and service activities, would seem to fit with the past history of the main building, as a general store and community focal point, while recognizing the size of the lot, the lack of public sanitary sewer service, and the surrounding, and long-standing, residential land use pattern. These recommended uses would allow the petitioner to offer the property for one (1) of the activities he had mentioned at the public hearing on this matter, an antique store, but also small offices, or a location for artists, crafters, and other similar people, who would benefit from the character of Centaur, the charm of the building, and the history of Wildwood. The recommended uses are also identified in the regulations for the Landmarks and Preservation Area, which is part of the City's Zoning Ordinance.

It is important to note the Commission does not support a restaurant at this location, given the potential amount of wastewater such might generate, and the limited space for a treatment system on the site. Additionally, the list of recommended uses do not typically generate significant amounts of traffic, nor require large parking lot areas. By managing the uses, the site can retain its historic character, but have an eventual activity that will complement it as well.

>>> Improvement Levels – With the recommended accommodation to the permitted uses on the site, the Commission does not believe any undue impacts will occur from the allowable activity that does occupy the property, which justifies maintaining the current conditions on it, as much as possible. To require any major roadway improvements would impact the historic building and change the character of the streetscape substantially as well. The application of other zoning requirements, such as an asphalt parking lot area, would also impact the character of the site (and area), which the Commission believes would be detrimental to the historical significance of it and the Centaur community. Accordingly, the Commission is not recommending major improvements to the roadway system, nor to the site itself.

However, the Commission does support the placement of two (2), multiple-use trail easements onto the property, so as to accommodate future options in this regard. The trail easements would be placed along the edge of the property's frontage onto Centaur Road and its northern boundary, which parallels the railroad tracks. Two (2) of the existing buildings and structures are located where these easements would be established, so their placement does have to be respective of such situation. However, where the building and structure is not located on the property, the easements will provide assistance for future trail improvements on the highly used roadway by bicyclists and others.

The Commission has developed a set of conditions, as part of this report, which will guarantee any future buildings or structures that might be planned on the site would complement the history of it, while meeting all current zoning ordinance requirements, including floodplain provisions. These conditions, again, would not be applied on the site, until such time the petitioner would seek a change to it. Review authorities involved in any future development of the property would include the Historic Preservation Commission, the Architectural Review Board, and the Planning and Zoning Commission.

>>> **Historic Component** - The deference of improvements that is identified above is based upon the historical significance of this property and the elements associated with it. Accordingly, and based upon the recommendation of the Historic Preservation Commission, the Commission believes those conditions recommended by it must be applied here to ensure this site is preserved for as long as possible for the enjoyment of many. These recommended conditions include the following:

1. The petitioner is required to place the property, and associated buildings and structures, on the City's Historic Registry. This registry process, in terms of required application and review steps, must parallel that relative to the timeframes associated with the Planning and Zoning Commission and City Council's considerations of the Landmark and Preservation Area (LPA) request.
2. The petitioner not be allowed to demolish the main building or 'station' structure, unless the Historic Preservation Commission would grant such allowance, per its regulations in this regard.
3. The petitioner follows all permitting requirements for the rehabilitation and restoration of the element, as set forth in the City's building and land use codes.

With these conditions in place, the site will retain its current character, but also provide assurances to the City and its residents that it will be preserved and protected, while identifying another element of this area's rich history.

SUMMARY - The Commission believes the application of this special procedure permit is appropriate at this location and appreciates the efforts of the petitioner in this regard. To this end, the Commission has created a set of conditions, which seek to provide the petitioner options for the future, but protects and preserves the historical elements of the site, first and foremost. With the application of these conditions, the site will also be considered for placement on the City's Historic Registry, a positive step for all participating parties.

ATTACHMENT B – CONDITIONS

1. PERMITTED USES

This **Landmark and Preservation Area** shall authorize offices, professional types only, and limited service and retail facilities, in which goods and services may be sold or provided directly to the public on the premises, such as, but not limited to, studios or galleries for artwork or antiques or studios or work areas for artists, candy makers, dressmakers, and tailors, along with any accessory uses normally found in conjunction with the primary activities. No alcohol sales shall be allowed on this site (beer, wine, and spirits).

2. DEVELOPMENT AREAS AND BUILDING REQUIREMENTS

a. The overall size of this **Landmarks and Preservation Area** shall not be less than three (3) acres in area.

b. The maintenance of the main building and the two (2) accessory structures shall comply with the requirements that are set forth in Chapter 440 Historic Preservation and Restoration Code (see Chapter 440.010, General Provisions, Item (B.) - Definitions – Minimum Maintenance and Ordinary Maintenance; and Section 440.100 Fess and Penalties, Item (B.).

c. No demolition or major alteration of any building or structure, as defined in Chapter 415 Zoning Ordinance, Section 415.460 Non-Conforming Use, Lands, and Structures, Item C, shall be authorized by the City, while the **Landmark and Preservation Area** is in place on the subject property.

d. The two (2) existing outbuildings, along with the primary building, shall be retained on this site. Any new buildings or accessory structures added to the property must first be acted upon by the Historic Preservation Commission and the Planning and Zoning Commission on a Site Development Plan (SDP) submittal, which shall minimally comply with Section 3 of this ordinance. No new structure shall exceed the footprint size of the primary building that is located on the property.

e. The architectural design, mass, proportion, materials, and style of new building or structure shall be harmonious with the character of the surrounding area and utilize existing site elements in their appearance and layout. Any new building or structure shall be reviewed and acted upon by the Historic Preservation Commission and the Architectural Review Board. Any alteration to the existing historic elements shall also be reviewed by the Archtiectural Review Board, along with the Historic Preservation Commission, utilizing the requirements of the Certificate of Appropriateness process set forth in Chapter 440 Historic Preservation and Restoration Code.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the **Landmarks and Preservation Area** being approved 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 420.060 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. The location and size of all parking areas, pavement widths, and right-of-way dedications.
c. A general plan indicating all structure and parking setback lines along the perimeter of the subject tract of land.
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 general location, size, right-of-way, and pavement width of all interior access areas.
e. The location and size of all freestanding signs, lighting, fences, sidewalks, 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. Parking calculations for the proposed use.
h. A Landscape Plan including 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.
i. An inventory indicating the percent of tree canopy to be retained on the site.
j. Location of all existing and proposed easements.
k. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood's Subdivision Ordinance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines/Setback Distances

a. No new building or structure, other than boundary, garden, and/or retaining walls, fences, and/or light standards, shall be located within the required setback distances, as defined by Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance.

Parking Setbacks

b. No parking stall, loading space, internal drive, or roadway, excluding points of ingress or egress, shall be located within the required setback distances, as established for in Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood Zoning Ordinance.

Miscellaneous Setbacks – Floodplain

c. No fill or spoils may be placed on this property, without approval of the Floodplain Administrator of the City of Wildwood.

Access and Roadway Improvements

d. Access to this development shall be limited to Centaur Road and the existing curb cut that is located on the subject property.

Miscellaneous Roadway Requirements

e. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Missouri Department of Transportation and the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

f. The developer is advised that utility companies will require compensation for relocation of their facilities within public road 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 road improvements.

g. Dedicate twenty (20) foot wide, perpetual multiple-use trail easements to the City of Wildwood, as directed by the Department of Public Works and the Department of Planning, along the subject property's frontage onto Centaur Road and abutting the railroad right-of-way the entire depth of it as well.

Parking Requirements

h. Parking spaces shall be provided according to the City of Wildwood's Town Center Plan for the Neighborhood General District and as may be required by Chapter 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood's Zoning Code for the NU Non-Urban Residence District.

Landscape Requirements - Specific

i. Landscaping shall adhere to all requirements of the City of Wildwood's Chapter 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2½) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs - twenty-four (24) inch minimum height.

j. The areas of existing vegetation within the **Landmarks and Preservation Area** 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.

k. All stormwater facilities shall be appropriately landscaped and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual. Wetlands plantings must be used at appropriate locations within the basins themselves as directed by the Department of Public Works.

l. Replanting of trees shall conform to the requirements of Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and acted upon by the Planning and Zoning Commission as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.

m. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Signs

n. Signs for this facility shall be erected in accordance with the City of Wildwood's Town Center Architectural Guidelines and Chapter 415.410 Sign Regulations of the City of Wildwood's Zoning Ordinance for the NU Non-Urban Residence District. However, in no instance, shall any permitted sign exceed ten (10) square feet in overall size. All signs shall be externally illuminated by approved sources.

o. The location of all signage shall be as approved on the Site Development Plan by the Historic Preservation Commission and the Planning and Zoning Commission.

Lighting Requirements

p. 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. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code Chapter 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

q. All trash areas, if provided, shall be enclosed with a six (6) foot high, sight-proof fence or wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The Planning and Zoning Commission shall approve the location and design of the enclosure on the Site Development Plan. The design of this enclosure shall reflect the appearance, character, and style, in terms of its color, material, and composition, of the approved architecture of the building.

r. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the City of Wildwood Building Code, as amended.

s. The Planning and Zoning Commission shall approve the location of all utility easements for proposed service to this development on the Site Development Plan. Easement locations must avoid all preservation areas of the site and generally parallel the rights-of-way locations, whenever possible, except where varied by the Planning and Zoning Commission.

t. An application for the consideration of the placement of the subject property (two (2) lots of record) onto the City of Wildwood's Historic Registry shall be submitted by the owner of it, at a time no later than the date of final action by the City Council on the site-specific ordinance for this **Landmarks and Preservation Area**.

5. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the West Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Codified Ordinances. This contribution shall not exceed an amount established by multiplying the proposed parking spaces by the following rate schedule.

Type of Development	Required Contribution
Offices, Professional	$ 644.74/Parking Space
Retail	$ 1934.32/Parking Space
Loading Space	$3,165.27/Loading Space

(Parking space, as required by Chapter 415.340 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

As this development is located within a trust fund area established by the City of Wildwood, any portion of the Traffic Generation Assessment contribution, which remains, following completion of road improvements required by the development, shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2015, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index, as determined by the City of Wildwood Department of Public Works.

This assessment can be waived by the City Council, if the property is placed on the City's Historic Registry, by recommendation of the Historic Preservation Commission.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood's 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 City of Wildwood standards.
2.) All stormwater shall be discharged at an adequate natural discharge point.
3.) Detention of differential runoff of stormwater shall be required by the City of Wildwood's Department of Public Works. Said detention shall be provided in the form of permanent retention facilities. The retention facilities shall be completed and in operation prior to paving of any driveways or parking areas. Installation of this facility shall employ 'best construction practices.'

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 must be received by the Department of Planning.

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.

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. 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.

e. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by the issuing City of Wildwood Departments or Commissions.

f. 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.

g. 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 Landmarks and

Preservation Area, 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.

h. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, 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 **Landmarks and Preservation Area**, except where this permit has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 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 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 ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the use of the main historic building. 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 provided parking spaces on the property at a rate of one (1) acre per every one hundred fifty (150) spaces. This ratio can be pro-rated per the permitted use's parking requirements, as set forth herein.

ATTACHMENT C

Preliminary Development Plan

LOT 1 OF FERRENBACH'S SUBDIVISION AS RECORDED IN PLAT BOOK 31 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS AND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND AXLE MARKING THE NORTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 72°00'00" EAST A DISTANCE OF 337.75 FEET TO A POINT;
THENCE SOUTH 18°00'00" EAST A DISTANCE OF 160.37 FEET TO A POINT;
THENCE SOUTH 71°59'57" WEST A DISTANCE OF 111.43 FEET TO A FOUND-IRON ROD;
THENCE SOUTH 79°13'15" WEST A DISTANCE OF 237.35 FEET TO A FOUND AXLE;
THENCE NORTH 14°05'00" WEST A DISTANCE OF 156.00 FEET TO THE POINT OF BEGINNING
CONTAINING 1.30 ACRES MORE OR LESS.

LOT 9 OF FERRENBACH'S SUBDIVISION AS RECORDED IN PLAT BOOK 31 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS AND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND AXLE MARKING THE NORTHEAST CORNER OF SAID LOT 9;
THENCE SOUTH 14°05'00" EAST A DISTANCE OF 159.00 FEET TO A FOUND IRON ROD;
THENCE SOUTH 72°00'00" WEST A DISTANCE OF 538.92 FEET TO A POINT ON A CURVE ON THE CENTERLINE OF WILDHORSE CREEK, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 02°49'08" EAST 225.00 FEET;
THENCE WITH THE CENTERLINE OF WILDHORSE CREEK ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 60.24 FEET TO A POINT OF REVERSE CURVE;
THENCE WITH SAID REVERSE CURVE HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 62.23 FEET TO A POINT;
THENCE NORTH 00°01'10" EAST A DISTANCE OF 40.30 FEET TO A POINT;
THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AN ARC DISTANCE OF 7.04 FEET TO A POINT ON THE NORTH LINE OF AFOREMENTIONED LOT 9;
THENCE DEPARTING SAID CREEK CENTERLINE AND WITH THE NORTH LINE OF SAID LOT 9 NORTH 72°00'00" EAST A DISTANCE OF 402.03 FEET TO THE POINT OF BEGINNING AND CONTAINN 1.01 ACRES MORE OR LESS.

NOTE / BENCHMARK INFORMATION: ST. LOUIS COUNTY BENCHMARK #11-36: "L" ON NORTHEAST CORNER OF SIDEWALK TO A TWO-STORY BRICK HOUSE AT THE SOUTHWEST CORNER OF RAILROAD TRACKS AND CENTAUR ROAD. ELEVATION = 467.75'

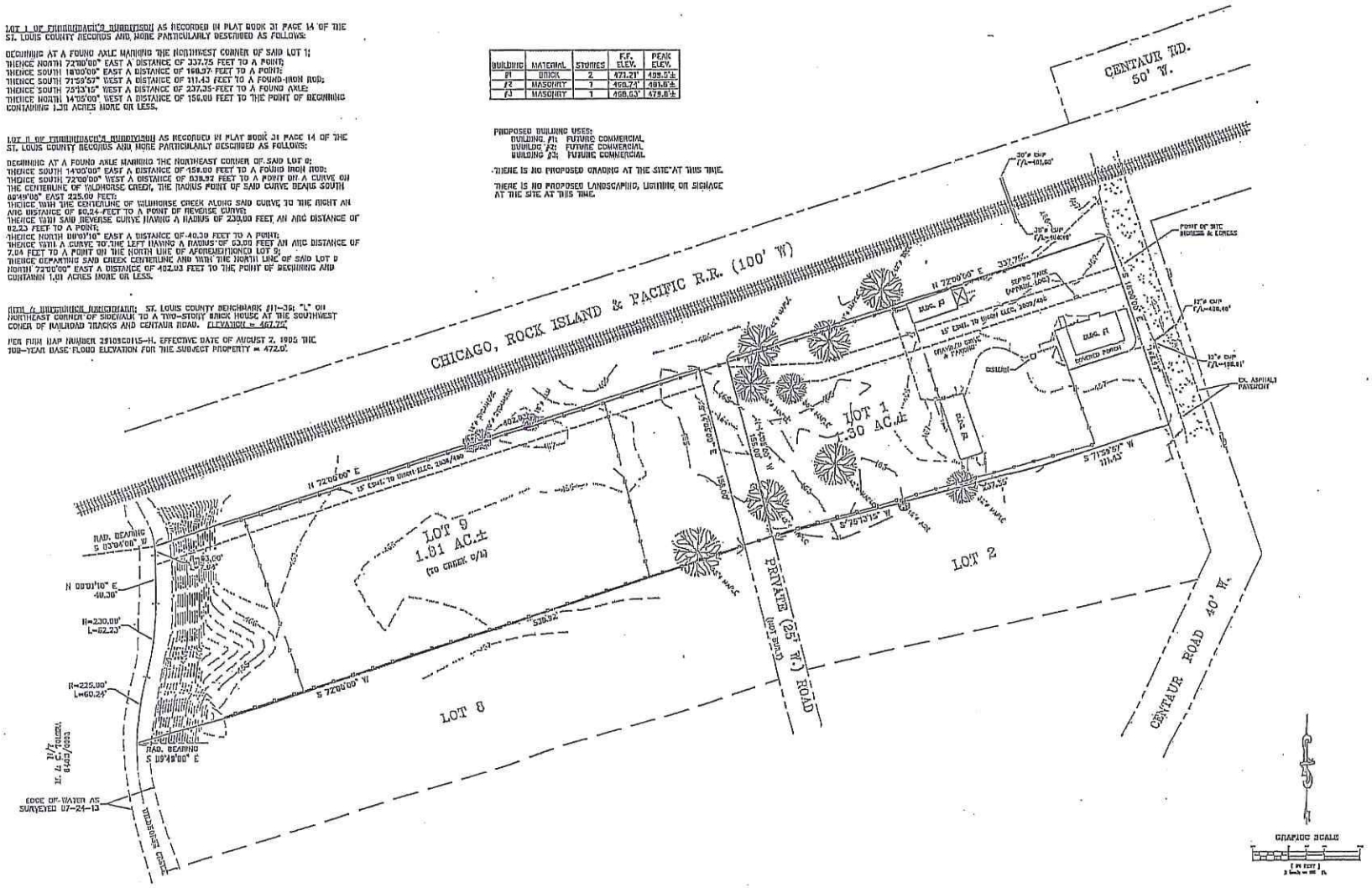
PER FIRM MAP NUMBER 29189C0115-H, EFFECTIVE DATE OF AUGUST 2, 1995 THE 100-YEAR BASE FLOOD ELEVATION FOR THE SUBJECT PROPERTY = 472.0'.

BUILDING	MATERIAL	STORIES	F.F. ELEV.	PEAK ELEV.
#1	BRICK	2	471.21'	495.0'±
#2	MASONRY	1	468.24'	481.8'±
#3	MASONRY	1	468.03'	479.8'±

PROPOSED BUILDING USES:
BUILDING #1: FUTURE COMMERCIAL
BUILDING #2: FUTURE COMMERCIAL
BUILDING #3: FUTURE COMMERCIAL

THERE IS NO PROPOSED GRADING AT THE SITE AT THIS TIME.

THERE IS NO PROPOSED LANDSCAPING, LIGHTING OR SIGNAGE AT THE SITE AT THIS TIME.



This document shall remain the property of Buescher Ditch and Associates, Inc. (BDA) and may not be used by any other party without the written consent of said BDA.

REV.	DATE	DESCRIPTION

BUESCHER DITCH & ASSOCIATES, INC.
2 East Fifth Street P.O. Box 511 Washington, Missouri 63090
Tel: 1-636-239-7681 Fax: 1-636-239-7683
E-mail: www.buescherditch.com
F.E.R. Corporation No. 200101503
P.L.S. Corporation No. 200101503

SITE IMPROVEMENT PLAN
LOTS 1 & 9, FERRENBACH'S SUB.
107 & 109 CENTAUR ROAD
WILDWOOD, MO

WORK A. DATE
PROJECT MANAGER
DWG. E-71109
SURVEY NUMBER
11-10-13
MARK
11001-A
PROJECT NUMBER
PRELIMINARY SITE DEVELOPMENT PLAN
FIELD BOOK
1 of 1
SHEET OF
CLS
DRAWN BY CHECKED

ATTACHMENT D

Background Information

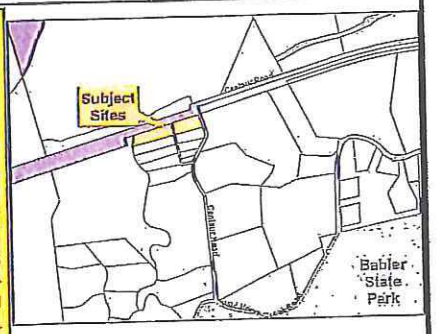
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, October 20, 2014, at 7:30 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 Sites:
107 and 109 Centaur Road
Wildwood, MO 63005

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

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on September 15, 2014. 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. The meeting will be held on **Monday, October 20, 2014, at 7:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 24-14 Centaur Station, c/o Michael Phelan, 18833 Cliffview Lane, Wildwood, Missouri, 63005 – A request for the application of a Landmark and Preservation Area (LPA) upon the property, buildings, and structures (Centaur Station) located in the Historic Centaur Area for low-intensity commercial uses under the allowances of this Special Procedures Permit process of the City's Zoning Ordinance; Addresses: 107 and 109 Centaur Road/Locator Numbers: 19X410082 and 19Y620026; NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District. Potential Uses: Office, Limited Services and Retail Facilities, and Offices, with Affiliated Dwelling Units. **(Ward One)**

***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 meeting 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 and report, 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

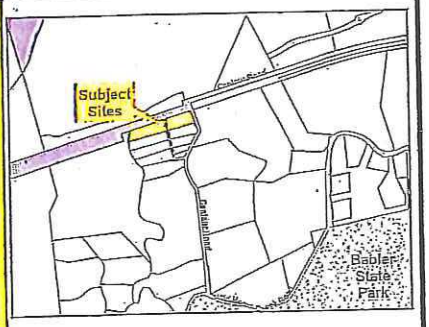
WILDWOOD

16860 Main Street
Wildwood, MO .63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Monday, September 15, 2014, at 7:30 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 Sites:
107 and 109 Centaur Road
Wildwood, MO 63005

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

The Planning and Zoning Commission of the City of Wildwood will hold a public hearing on **Monday, September 15, 2014 at 7:30 p.m.** **in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of accepting testimony regarding a request for either the modification of zoning district designations, application or amendment of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, updates to other land use regulations, or amendment of the Master Plan, which will then be taken under advisement for future action. The meeting will be open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. *If you wish to attend this public hearing and require accommodation due to disability, please contact the Department of Planning forty-eight (48) hours in advance at (636) 458-0440.* If you do not have comments regarding this request, no action is required on your part. The following request will be considered at this time:

P.Z. 24-14 Centaur Station, c/o Michael Phelan, 18833 Cliffview Lane, Wildwood, Missouri, 63005 – A request for the application of a Landmark and Preservation Area (LPA) upon the property, buildings, and structures (Centaur Station) located in the Historic Centaur Area for low-intensity commercial uses under the allowances of this Special Procedures Permit process of the City's Zoning Ordinance; Addresses: 107 and 109 Centaur Road/Locator Numbers: 19X410082 and 19Y620026; NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District. Potential Uses: Office, Limited Services and Retail Facilities, and Offices, with Affiliated Dwelling Units. **(Ward One)**

***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

WILDWOOD

August 28,2014

The Planning and Zoning Commission
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re:	A recommendation report on a planned request for the application of a Landmark and Preservation Area (LPA) upon a property, buildings, and structures (Centaur Station) that have had a range of uses over their one hundred (100) year plus history.
Location:	West side of Centaur Road, north of Wild Horse Creek Road (107 and 109 Centaur Road)
Zoning:	FPNU Floodplain Non-Urban Residence District
Historic Community Name:	Centaur
Ward:	One

Commission Members:

BACKGROUND - In the Zoning Ordinance, a special procedure permit process exists for special properties that have been determined to have historic significance within the community. These properties, which have buildings and structures situated upon them, must meet certain criteria for consideration for the application of this special procedure and, once considered historic, may be allowed a range of authorized activities and uses that are normally not permitted by that underlying zoning district designation. The intent of this procedure is to encourage historic preservation activities, including restoration, rehabilitation, and/or reuse. The ordinance reads as follows in this regard: *"the purpose of this Section is to promote the general welfare, heritage, education and economic benefit of the City of Wildwood through the preservation, protection and regulation of buildings, sites, structures, monuments and neighborhoods of historic, architectural, cultural or archeological significance. It is further the intent of this procedure to encourage the adaptation of these buildings, sites, structures, etc., for current use."*

CURRENT REQUEST - The owner of this property has submitted an application to the City of Wildwood for the use of this procedure at the above-referenced location. On the application, the petitioner notes his desire to complete the rehabilitation of the property and buildings/structures and potentially use the main building and **associated station structure** located on it for low-impact commercial type activities or uses, as defined in the code. These activities and uses can include the following:

1. Offices.
2. Limited service and retail facilities in which goods and services may be sold or provided directly to the public on the premises such as, but not limited to, studios or galleries for artwork or antiques; studios or work areas for artists, candymakers, dressmakers, tailors; music teachers; dance teachers; restaurants (excluding fast-food restaurants). In no case shall any use involving the manufacture of products be permitted to occupy more than four thousand (4,000) square feet of gross floor area.

3. Offices (as permitted in Subsection (C) (1) above) with affiliated dwelling units, wherein occupancy of the dwelling unit shall be limited to the owner, manager or employee of the office use and their respective families.
4. Child care centers, nursery schools, day nurseries.
5. Single-, two- and multiple-family dwellings.

According to the petitioner, during a discussion on this matter before the Historic Preservation Commission, he has not yet decided a specific activity or use or combination, but would like to have a range, so as to allow him a certain amount of flexibility in the future. The petitioner understood the limited nature of the permitted activities or uses under this special procedure permit and that a number of conditions can be levied as part of it regarding the future development and use of the property.

PROPERTY'S CHARACTERISTICS - At the time of the petitioner's presentation to the Historic Preservation Commission, the petitioner had already completed a significant amount of work on the property, given it had been used for rental purposes and suffered a slow decline in its condition over an extended period of time. With the petitioner's ownership, the property has been substantially improved and the buildings and structures secured, rehabilitated, and now are an important and respected part of the Centaur community. The property has a number of improvements associated with it, which can be summarized as follows:

Improvement	Year Built (St. Louis County Records)	Comment
Main Building	1920	Two story building constructed of brick, with large covered front porch along roadway.
Accessory Structure #1	1920	Called Centaur Station structure and resembles a small train station building.
Accessory Structure #2	1920	Located in westernmost portion of the site, which has lawn area around it.
Parking Lot Area	Undetermined	Informal gravel area around north side of main building and surrounding accessory structure #1.

Any building or structure over the age of seventy-five (75) years is considered historic in the City of Wildwood and listed in its survey document. Since the registry process is voluntary in the City of Wildwood, the identification of a property, building, and/or structure (collectively termed elements) is a listing, but has no control over its disposition over time. With the application of a Landmark and Preservation Area (LPA) designation on an element, such control over its condition, retention, or demolition does exist via a site-specific ordinance. Therefore, from the perspective of the Historic Preservation Commission, this special procedures permit is a very important tool to maintain Wildwood's unique and varied history here in the Centaur community.

REPORT AND RECOMMENDATION OF THE COMMISSION - As part of the consideration of a structure(s), building(s), and/or property/properties to a Landmark and Preservation Area designation, the Historic Preservation Commission must provide a recommendation to the Planning and Zoning Commission for its consideration, as part of its review process. Specifically, the Zoning Ordinance regulation for such is as follows: "*the Historic Preservation Commission shall make their comments and recommendation known to the Planning Commission and petitioner no later than seven (7) days prior to the public hearing before the Planning Commission. The said comments and recommendations shall be made available for public inspection. The Planning Commission will construe the absence of comment or recommendation as acceptance of the petition*

by the Historic Preservation Commission." This regulation of the Landmark and Preservation Area (LPA) reflects the need for the Historic Preservation Commission to provide its expertise in these matters, so the historic value of the element is retained and suggest any appropriate conditions for this purpose are included the site-specific ordinance designating the site with this designation.

The Historic Preservation Commission has considered this location and does believe it meets the criteria to be considered historic by the virtue of meeting one (1), if not more, of the following requirements set forth in the regulations for a Landmark and Preservation Area (LPA):

1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City of Wildwood, State of Missouri or the United States.
2. Is the site of a significant historic event.
3. Is the work of a designer whose individual work has significantly influenced the development of the St. Louis region, State of Missouri or United States.
4. Contains elements of design, detail, materials or craftsmanship, which represent a particular architectural style or significant innovation.
5. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood or within the City of Wildwood.

With this determination by the Historic Preservation Commission, it would note the main building **and station structure** have been at this location for over one hundred (100) years, the properties acted as a major commercial node of the community for generations, and the setting remains a major landmark in this portion of Wildwood (please see the attached history prepared by the Historic Preservation Commission on the Centaur Area). As part of this support for the application of this special procedures permit at this location, the Commission would also recommend the following conditions be included in the site-specific ordinance for this property:

1. The petitioner is required to place the property, **and associated buildings and structures,** on the City's Historic Registry. This registry process, **in terms of the required application and review steps, must parallel that in terms of time of the Planning and Zoning Commission and City Council's consideration of ~~within one (1) year~~ the Landmark and Preservation Area (LPA) request.**
2. The petitioner cannot demolish the main building or **station structure**, unless the Historic Preservation Commission would grant such allowance, per its regulations in this regard.
3. The petitioner follows all permitting requirements for the rehabilitation and restoration of the element, as set forth in the City's building and land use codes.

With these conditions, a reasonable level of control can be exercised by the Historic Preservation Commission over the elements to ensure its longevity and preservation for future generations, while not obstructing the petitioner's right of utilization of it for his enjoyment.

The Historic Preservation Commission appreciates the opportunity to comment on this matter and, if any of the Planning and Zoning Commission members should have any questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. Thank you again.

Respectfully submitted,
CITY OF WILDWOOD

William F. Kennedy, Chair
Historic Preservation Commission

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable City Council Members
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
Michael Phelan, Petitioner and Property Owner

Editor's Note: Modifications to the report, which were requested by the Commission at its July meeting, are indicated by bolded, red type, while deletions by a single, strike-though line.

Attachment A –
LPA Application Packet

12/11/13

P.Z. Number(s): _____
(as assigned by department)

DEPT. OF PLANNING & PARKS
DEC 11 2013
CITY OF WILDWOOD

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)

X Change in Zoning
___ Conditional Use Permit
X Approval of a Planned District or other special procedure (C-8/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: Michael Phelan
Mailing Address: 18833 Cliff View Lane
Wildwood, MO 63005
Telephone Number, with Area Code: 314 406 1349
Fax Number, with Area Code: _____
E-Mail Address: pdwincentaur@yahoo.com
Interest in Property (Owner or Owner Under Contract):
OWNER

If owner under contract, please attach a copy of the contract.

Owner's Name (if different than applicant): _____

Address: _____

Telephone Number, with Area Code: _____

SITE INFORMATION

Postal Address of the Petitioned Property(ies):
107 Centaur Road, 109 Centaur Rd
Winfield, MO 63005

Locator Number(s) of the petitioned Property(ies):
19 X410082
19 Y620036

Total Acreage of the Site to the Nearest Tenth of an Acre:
3.11

Current Zoning District Designation:

Proposed Zoning District Designation: LPA

Proposed Planned District or Special Procedure: LPA

USE INFORMATION

Current Use of Petitioned Site: VACANT Residential

Proposed Use of Site: USES permitted under LANDMARK AND PRESERVATION AREA (LPA) Section 415.520

Proposed Title of Project: Centaur Station

Proposed Development Schedule (include approximate date of start and completion of the project):
SPRING 2014

CONSULTANT INFORMATION

Engineer's/Architect's Name: Bussher Ditch

Address: PO Box 621
Washington, MO 63090

Telephone Number, with area code: 636 239 6255

Fax Number, with area code:

E-Mail Address:

Soil Scientist/Forester's Name:

Address:

Telephone Number, with area code:

Fax Number, with area code:

E-Mail Address:

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: [signature]

NAME (PRINTED): Michael P. Phelan

ADDRESS: 18833 Cliff View Lane
Wildwood, MO 63005

TELEPHONE NUMBER: 314 406 1349

[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 _____ DAY OF _____, 20_____.

SEAL:

SIGNED: _____
(NOTARY PUBLIC)

NOTARY PUBLIC _____
STATE OF MISSOURI.

MY COMMISSION EXPIRES _____

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

Proposed Landmark Preservation Area
107 and 109 Centaur Road Wildwood, MO 63005

Statement of Historical and Architectural Significance.

The land in the proposed LPA has a long history associated with it as the former town of Centaur Missouri.

In 1893 Anton Leiweke organized the Centaur Lime Company and its company store, and offices were erected on this site, the company employed 100 people. In 1894 the railroad came through the property and a train station and hotel were added to the site. These buildings of frame construction burned approximately 1918, and the current buildings were constructed of brick and mortar in about 1920.

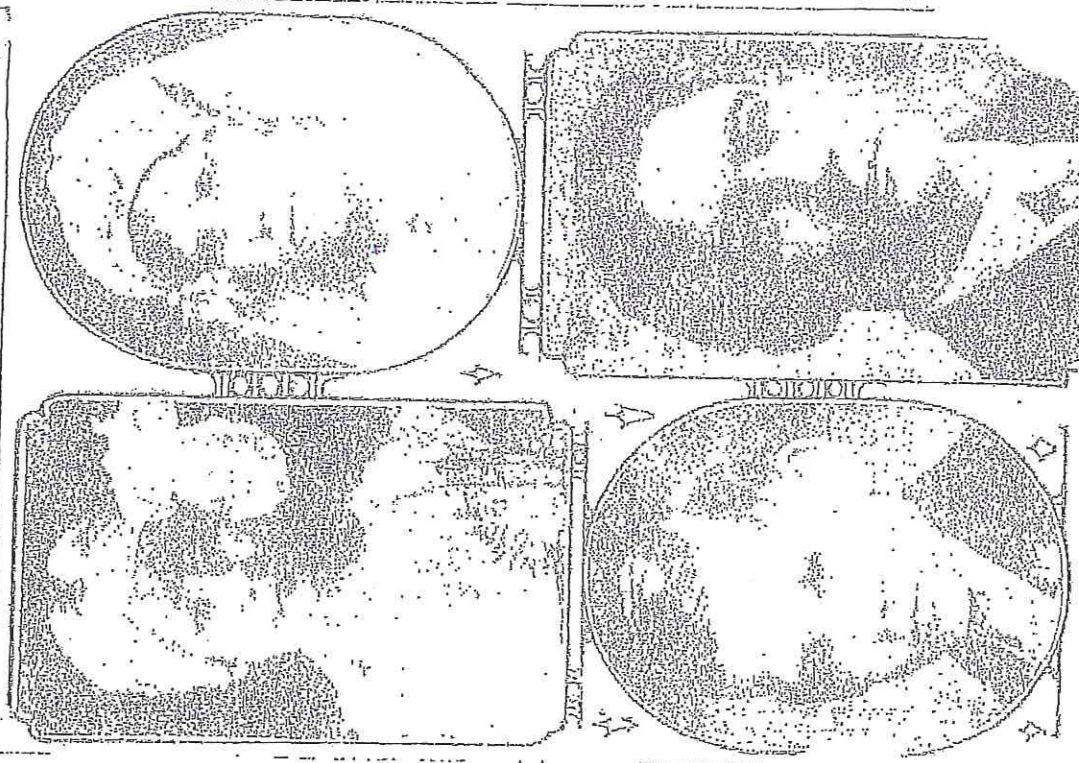
The construction of the buildings are of brick and or mortar and quarried from the company limestone mine directly across the street from the site.

The President of the company and owner of the house was killed with 3 members of his family on May 5th ,1932 in train accident in front of the house. (see attached pic and article from the Post Dispatch)

May 5 — 1932

ST. LOUIS POST-DISPATCH

Killed When Train Struck Auto



FOUR members of a family killed when a freight train struck automobile at Centaur, St. Louis county, today. Above, DOROTHEA LEIWEKE (left) and her cousin, LORETTA LEIWEKE; below C. LEIWEKE JR., Loretta's brother, and A. LE[illegible] [illegible]es' father, who was driving.

H HURT WHEN IN RUNS INTO TO AT CENTAUR

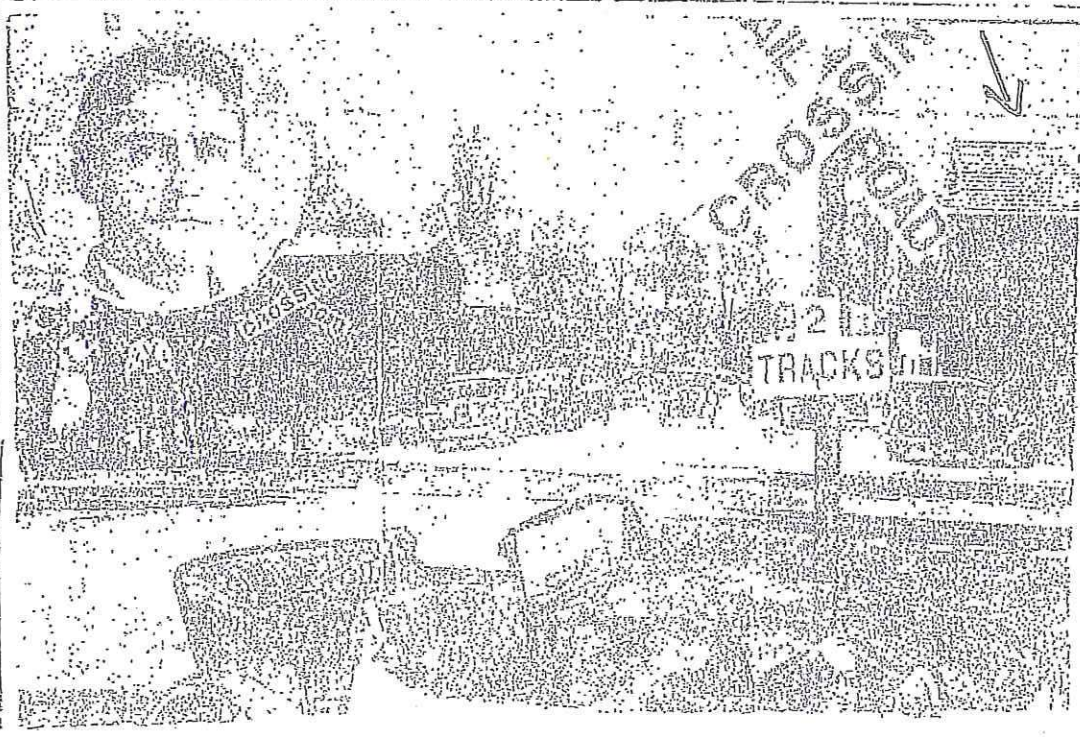
iweke, 50, Daughter, ece, 8, and Nephew, 9, Are Victims.

N WAY TO CHURCH

s Brother Hurt—No ning Sounded, Witnesses Assert.

ersons were killed and one red as they were driving sion Thursday mass at 7:30 oday when an eastbound land train struck their lle at a grade crossing in [illegible]

Victims of Crash and Scene Where Four Were Killed



MAN, 3 CHILDREN KILLED WHEN AUTO IS HIT BY TRAIN

Head of Lime Company, Daughter, Niece and Nephew Fatally Injured at Centaur, St. Louis County

DRIVER'S BROTHER SERIOUSLY INJURED

Family on the Way to Church at Time of Accident—Verdict of Unavoidable Accident.

Four members of a family were killed and a fifth seriously injured when a Rock Island freight train struck an automobile at Centaur, St. Louis County, at 6:40 o'clock this morning. The dead:

A. Leo Leiweke, 53 years old, president-treasurer of the Centaur Lime Co.

Dolores, 11, his daughter.

Loretta, 17, daughter of his brother, Joseph H. C. Leiweke.

Joseph Jr., 19, brother of Loretta.

Justice of the Peace Joseph H. C. Leiweke, 55, vice president and secretary of the lime company, was injured. He is unconscious in St. Mary's Hospital with injuries of the skull and left arm and body bruises.

The family [illegible] the Leiweke home in Centaur to

Ascension Thursday, when Catholics are obligated to attend mass. Leo Leiweke was driving, in a touring car.

A regular passenger train had passed a short time previously and relatives think Leo Leiweke was not looking for another train. The freight was an eastbound extra, not regularly scheduled. There is no automatic signal at the crossing and no agent on duty at the station. The car was northbound in Centaur road, preparatory to turning east on a new road between the track and the Missouri River.

Automobile Demolished.

The automobile was carried about 100 feet and demolished. The elder Joseph Leiweke was found under the car when relatives and other residents of the hamlet hurried to the scene. Loralia was found near the crossing with a skull fracture. She died a half hour later in the frame railroad station, after being given first aid by her brother, Francis, postmaster and merchant at Centaur.

The body of Dolores was found about 225 feet from the crossing. The bodies of Leo Leiweke and Joseph Jr. were near the wreck of the machine.

Coroner's Verdict of Accident.

A Coroner's jury returned a verdict of unavoidable accident this noon.

The Rev. V. J. McCartney, pastor of Ascension Church and of St. Anthony's Church at Centaur and Mrs. Minnie Bellaire of Chesterfield testified they were driving about 50 feet behind the Leiwekes and heard no whistle. They said they did not see the train, but heard it. Trees and structures interfered with the engineer's vision of the machines approaching the crossing from the south, they declared.

Father McCartney had celebrated mass at Centaur and Mrs. Bellaire was taking him to the church at Chesterfield.

Edgar Nelson of Elsion, Mo., the engineer, testified that a grove of trees obscured the road. He said he whistled three times and rang the bell as he approached Centaur. His train, consisting of 26 loaded cars and a caboose, was going 35 miles an hour, but he stopped the locomotive about 1100 feet east of the crossing, Nelson related. Sumner E. Gunn of Elsion, the fireman, corroborated the engineer's testimony about the whistle and bell, but said he did not see the accident.

Centaur is in the northwestern corner of St. Louis County, in a narrow valley. The Rock Island runs at the foot of the river bluffs.

WILDWOOD

January 8, 2014

The Historic Preservation Commission
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Application for the Landmarks and Preservation Area (LPA) – 107 and 109 Centaur Road

Commission Members:

In December of last year, the Department of Planning received an application packet from a property owner of a historic element in the Centaur Community of Wildwood. This historic element is the all-brick construction, two-story residence located at the ninety-degree turn on Centaur Road, at the railroad tracks. This building has a long history in this area and was an integral part of the Centaur community, when it was a place of commerce and trade in the 1800's. Although an old structure, the new owner has invested a great deal of effort over the past several months and begun to stabilize it and return it to its past glory and significance.

The application packet that was provided by the owner of this historic element is the initial step in the process that seeks the City's support relative to the redevelopment of the property for limited commercial uses to complement the past history of the Centaur Community as a center of some commerce and accommodate the growing number of cyclists that pass through this area as well. The packet contains an application for rezoning, information relating to the property, and other items necessary for this land use process to begin. The application for rezoning identifies the Landmark and Preservation Area (LPA) would be placed on this site, which is currently designated as NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, like many of the properties in its vicinity. Thus, these properties and area have flooded, with water from the nearby Missouri River.

The LPA is specifically set forth for use on historic properties, as a mechanism to foster their preservation and adaptive reuse. This zoning district can be used without the benefit of the Master Plan's 5th Land Use Category, which is not the case in all instances. This overlay district was carried over from St. Louis County, at the time of the incorporation and remained in the City's Zoning Ordinance, since that date. Over the last eighteen (18) years, only one (1) application has been submitted for its use, until now, and that location was in the Orrville Community. However, the one (1) previous application was withdrawn, before the Planning and Zoning Commission and the City Council took any formal action upon it.

The specifics associated with the LPA are extensive and detailed in the section of the City's Zoning Ordinance. Important among these specifics is the requirement the element can be protected from any future demolition or major alterations by the City, if the overlay district is approved on the properties. Other items are detailed below:

SECTION 415.520: LANDMARK AND PRESERVATION AREA (LPA)

A. *Purpose And Intent.* The purpose of this Section is to promote the general welfare, heritage, education and economic benefit of the City of Wildwood through the preservation, protection and regulation of buildings, sites, structures, monuments and neighborhoods of historic, architectural, cultural or archeological significance. It is further the intent of this procedure to encourage the adaptation of these buildings, sites, structures, etc., for current use.

B. In any zoning district, except "PS" Park and Scenic District, a single parcel or geographic area may be designated as a landmark and preservation area thereby encouraging the preservation, enhancement, rehabilitation and perpetuation of the landmark building, structure or area. The Planning Commission may recommend and the City Council, by ordinance, may approve designation for a specific parcel or area provided the area is characterized by one (1) or more of the following criteria:
   1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City of Wildwood, State of Missouri or the United States.
   2. Is the site of a significant historic event.
   3. Is the work of a designer whose individual work has significantly influenced the development of the St. Louis region, State of Missouri or United States.
   4. Contains elements of design, detail, materials or craftsmanship which represent a particular architectural style or significant innovation.
   5. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood or within the City of Wildwood.

C. *Additional Permitted Land Uses And Developments.* Designation as a landmark and preservation area qualifies property for additional uses beyond those permitted or conditional uses in the zoning district in which the property is located. A designated landmark and preservation area may contain such of the following additional uses as determined by the Planning Commission and the City Council, provided that these uses shall not create an appreciable increase in land use intensity, beyond what normally occurs in the applicable zoning district, nor substantially alter or affect the character of surrounding development:
   1. Offices.
   2. Limited service and retail facilities in which goods and services may be sold or provided directly to the public on the premises such as, but not limited to, studios or galleries for artwork or antiques; studios or work areas for artists, candymakers, dressmakers, tailors; music teachers; dance teachers; restaurants (excluding fast-food restaurants). In no case shall any use involving the manufacture of products be permitted to occupy more than four thousand (4,000) square feet of gross floor area.
   3. Offices (as permitted in Subsection (C)(1) above) with affiliated dwelling units, wherein occupancy of the dwelling unit shall be limited to the owner, manager or employee of the office use and their respective families.
   4. Child care centers, nursery schools, day nurseries.
   5. Single-, two- and multiple-family dwellings.

D. All such additional uses shall conform to specific conditions established in the ordinance governing the particular landmark and preservation area concerning, but not limited to, the following:
   1. Building appearance.
   2. Number of employees or pupils.
   3. Minimum and maximum square footage per use.
   4. Open space requirements.
   5. Signs (number, type, location).
   6. Parking (number, location).

E. *Performance Standards.* All uses established in a landmark and preservation area shall operate in accord with standards contained in **Section 415.250** "Zoning Performance Standards Regulations". These performance standards are minimum requirements and may be made more restrictive in the conditions of the ordinance governing the particular landmark and preservation area.

F. *Height Limitations For Structures.* Unless otherwise restricted by application of regulations in **Section 415.240** "Air Navigation Space Regulations" of this Chapter, the total height of any structure shall be limited by the applicable zoning district regulations. The height limitations may be made more restrictive in the conditions of the ordinance governing the particular landmark and preservation area.

G. *Lot Area And Yard Requirements.*
   1. *Minimum lot area.* The lot area for any use or new building in a landmark and preservation area shall be governed by the regulations and the zoning district regulations in which the lot is located.
   2. *Minimum yard requirements.* Setbacks for new parking areas and new structures shall be established in the conditions

of the ordinance governing the particular landmark and preservation area; however in no instance shall they be less restrictive than the requirements of the zoning district in which the property is located.

H. *Off-Street Parking And Loading Requirements.* The minimum off-street parking and loading requirements for any use or building in a designated landmark and preservation area shall not be reduced below that required for the same use in any other "M" Industrial, "C" Commercial, "R" Residential, "NU" Non-Urban Residence zoning district as set forth in **Section 415.280** "Off-Street Parking and Loading Requirements". These requirements may be made more restrictive in the conditions of the ordinance governing the particular landmark and preservation area. Where determined necessary and where the landmark and preservation area includes two (2) or more uses, the Planning Commission may recommend and the City Council may approve a total reduction of not more than twenty percent (20%) of the required off-street parking and loading spaces, where it has been demonstrated by study of the combined uses and customary operation of the uses that adequate parking would be provided.

I. *Sign Regulations.* The number, type and location of all signs, display or advertising devices proposed and visible from the public right-of-way shall be subject to the regulation and control of the particular zoning district in which the property is located as set forth in **Section 415.400** "Sign Regulations"; however these regulations may be made more restrictive in the conditions of the ordinance governing the particular landmark and preservation area.

J. *Procedure--Establishment Of Area.* In order to establish a landmark and preservation area, the procedure shall be as follows:

1. *Application.* A petition shall be filed with the City Council on forms prescribed for this purpose by the Planning Commission. Said petition may be initiated by the City Council, Planning Commission, the owner(s) of record or owners under contract of a lot or tract or their authorized representatives or by the owners of fifty percent (50%) or more of the area (excluding streets and alleys) included within the proposed area.
   a. Three (3) sets of forms shall be submitted to the Department of Planning on petitions initiated by owner(s) of record or owners under contract or their authorized representative or by owners of fifty percent (50%) or more of the area in a proposed area and are to be accompanied by the following:
      (1) Filing fee per requirements of **Section 415.550** "Fees".
      (2) General location map; outboundary plat and legal description of the property in question.
      (3) A statement documenting the historic, architectural, cultural, archaeological or aesthetic significance of the proposed lot or lots.
      (4) Summary, description, example or outline of proposed conditions to be applied within the area including, but not limited to, design and construction standards for building facades, setbacks, height, scale, material, color and texture, trim, roof design and landscaping; standards for the design details for all fences, street furniture and signs.
      (5) A preliminary development plan indicating existing and proposed structures and uses of all properties within the proposed area including:
         (a) Existing and proposed contours at intervals of not more than five (5) feet referred to sea level datum.
         (b) Proposed ingress and egress to site, including adjacent streets.
   b. Petitions initiated by the City Council or Planning Commission shall be accompanied by the following:
      (1) A statement from the Historic Preservation Commission documenting the historic, architectural, cultural, archaeological or aesthetic significance of the proposed lot or lots.
      (2) A survey of the property furnished by the Department of Planning from information of record.
      (3) A letter of intent from the initiating party indicating the proposed use.
2. *Public hearing.*
   a. A public hearing on the petition shall be held by the Planning Commission in the same manner and with the same public notice procedure as required in the procedure for amending the zoning ordinance, provided that a date for a public hearing shall be set within forty-five (45) days of acceptance of the petition by the Department of Planning. Additional time may be required to set a date for public hearing for petitions initiated by the City Council or the Planning Commission.
   b. Upon acceptance of the petition, the Department of Planning shall forward the application for landmark and Preservation area designation to the Historic Preservation Commission for their comments and recommendation.
   c. The Historic Preservation Commission shall make their comments and recommendation known to the Planning Commission and petitioner no later than seven (7) days prior to the public hearing before the Planning Commission. The said comments and recommendations shall be made available for public inspection. The Planning Commission will construe the absence of comment or recommendation as acceptance of the petition by the Historic Preservation Commission.
3. *Planning Commission recommendation.* No action shall be taken by the City Council with respect to the petition until it has received the recommendation of the Planning Commission. Said recommendation shall include the comments and recommendation of the Historic Preservation Commission and shall address the comments and recommendation of the Historic Preservation Commission, general planning considerations, including consistency with good planning practice,

and compatibility with adjoining permitted developments and uses. All recommendations shall be made in consideration of plans or area studies, subdivision and zoning requirements and projected public improvements applicable to the area affected by designation. A recommendation of approval shall be accompanied by conditions to be included in the ordinance establishing the landmark and preservation area or approval of a site development plan in a landmark and preservation area. Such conditions shall include, but not be limited to, the following:

a. Permitted uses, including maximum floor area;
b. Preservation and design standards for all new construction, alteration and repair;
c. Height limitations;
d. Review of exterior facade and design features or details by the Historic Buildings Commission;
e. Minimum yard requirements;
f. Off-street parking and loading requirements;
g. Sign regulations;
h. Requirements for deed restrictions, as applicable.

4. *Appeal or protest to Commission recommendation.*
   a. *Appeal by petitioner to recommendation of denial.* The petitioner may file an appeal to the City Council of a Planning Commission recommendation of denial of an application for a landmark and preservation area procedure or an amendment thereto in accord with the provisions of **Section 415.530** "Appeal and Protest Procedure for Special Procedures".
   b. *Protest by specified nearby property owners to recommendation of approval.* Specified nearby property owners may file a protest with the City Council against the Planning Commission's recommendation of approval of an application for a landmark and preservation area procedure or an amendment thereto in accord with the provisions of **Section 415.530** "Appeal and Protest Procedure for Special Procedures".

K. *Procedure--Approval Of Site Development Plan.* After passage by the City Council of an ordinance establishing a landmark and preservation area, a site development plan shall be submitted in accord with the following provisions. No building permits or authorization for improvement or development shall be issued prior to approval of such plans.

1. Plans for single-lot developments shall be submitted to the Department of Planning to be reviewed for compliance with the zoning ordinances and then forwarded to the Historic Preservation Commission for review by the Historic Preservation Commission. Said plans shall contain the minimum conditions of the specific ordinance governing the landmark and preservation area and, further, shall comply with provisions of the subdivision ordinance and other applicable City ordinances. Single lot development plans shall be recorded as outlined in Subsection (M).
2. If development in a designated landmark and preservation area requires trust indentures and/or maintenance agreements, a copy of the landmark and preservation area ordinance shall be recorded with said indentures or agreements.
3. In the case of multiple-lot developments, a site development concept plan for the designated area shall be submitted to the Planning Commission for review and approval. The concept plan shall be recorded as required by Subsection. Detailed site development section plans shall be submitted to the Department of Planning (and forwarded to the Historic Preservation Commission) for review and approval by the Planning Commission by individual building, lot, phase or plat representing a portion of the site development concept plan. The detailed site development section plans shall be recorded as required in Subsection (M).

L. *Procedure--Amendment Of Conditions Or Site Development Plan.* In order to amend conditions of an existing landmark and preservation area or to amend the site development plan approved for the landmark and preservation area, the procedure shall be as follows:

1. To amend the landmark and preservation area ordinance.
   a. The property owner or authorized agent shall submit a written request to amend ordinance conditions to the Department of Planning for review. A copy of the request shall be forwarded to the Historic Preservation Commission for review and recommendation. The Department shall evaluate the request for consistency in purpose and content with the nature of the proposal as originally advertised for public hearing and shall consider the comments of the Historic Preservation Commission.
   b. If the Department determines that the requested amendment is consistent in purpose and content with the nature of the original proposal as advertised, the Department shall so report to the Planning Commission. The Planning Commission shall then review the request and the report of the Department, then forward a recommendation to the City Council. A recommendation of approval shall include conditions to be included in the amended ordinance.
   c. If the Department of Planning determines that the requested amendment is not consistent in purpose and content with the nature of the proposal as originally advertised for public hearing, the Department shall so report to the applicant and the Planning Commission. The Planning Commission may forward a resolution of intent to the City Council for the purpose of a new public hearing on the matter in accord with proceedings specified in **Section 415.560** "Procedure for Amending the Zoning Ordinance".
2. To amend the site development plan approved for the landmark and preservation area.
   a. The property owner or authorized representative shall submit an amended site development plan to the

Department of Planning for review. The Department shall forward a copy to the Historic Preservation Commission for its review and recommendation. The Department shall then evaluate the request for consistency in purpose and content with the nature of the proposal as originally advertised for public hearing with the Historic Preservation Commission's recommendation and the preliminary development plan approved by the City Council.

b. If the Department of Planning determines that the proposed site plan amendment is not in conflict with the original proposal as advertised and the approved preliminary development plan and meets all conditions of the landmark and preservation area ordinance, the Department upon recommendation of the Historic Preservation Commission may approve said amended plan. Said plan shall be recorded as required by Subsection (M).

c. If the Department of Planning determines that the proposed site plan amendment is not consistent in purpose and content with the nature of the proposal as originally advertised for public hearing or with the preliminary development plan approved by the City Council, the Department shall so report to the applicant and the Planning Commission. The Planning Commission may forward a resolution of intent to the City Council for the purpose of a new public hearing on the matter in accord with proceedings specified in Section 415.560 "Procedure for Amending the Zoning Ordinance".

d. *Appeal to Commission of a decision by Department in reviewing development plan.* The petitioner/developer may appeal a decision by the Department of Planning, in cases where the Department of Planning is authorized to review development plans, to the Planning Commission. The petitioner shall have a fifteen (15) day period in which to file a written appeal and plan with the Commission. The written appeal, stating the reasons for the appeal, shall be submitted to the Department. The Commission shall make the final determination of the matter. No exceptions will be granted that are in violation of the particular ordinance governing the development plan.

M. *Recording.* Within sixty (60) days of approval of the initial, conceptual or amended site development plan, the plan shall be recorded with the St. Louis County Recorder of Deeds and thereby authorize development as depicted thereon with a copy to be filed with the City of Wildwood.

N. The permitted uses established in the ordinance governing the particular landmark and preservation area shall become effective upon recording of an instrument approved by the Department of Planning and the City Attorney. This recorded instrument shall constitute an affirmative covenant running with the land for a period of time specified in the ordinance. This covenant shall require the continuation of the preservation of the structure, site or area and prohibit the demolition of any structure without approval by the Historic Preservation Commission and the City Council. The City Council may release the covenant upon receipt of a report from the Planning Commission. (Ord. No. 1324 App. A §1003.191, 8-14-06)

The process for the consideration of this LPA request is as follows; with much of it being set forth in the regulations noted above:

	Steps in Process[1]	Review Authority
1.	First Presentation of Request to Historic Preservation Commission	Department of Planning
2.	Discussion of Request for Recommendation Purposes	Historic Preservation Commission and Department of Planning
3.	Action on Request, with Recommendation	Historic Preservation Commission
4.	Public Hearing on LPA	Planning and Zoning Commission
5.	Information Report	Department of Planning
6.	Letter of Recommendation	Planning and Zoning Commission
7.	Public Hearing on LPA	City Council
8.	Introduction of Bill (assumes approval of LPA)	City Council
9.	Passage of Bill into Ordinance (assumes approval of LPA)	City Council
10.	Placement of Element on City's Historic Registry (a requirement of the site-specific ordinance) – requires many of the same steps noted above	Historic Preservation Commission

At tonight's meeting, the intent of this agenda item is to introduce the proposal to the Historic Preservation Commission and accept preliminary comments from its members, so as at the next meeting, discussion can continue, leading to a recommendation that would be forwarded to the Planning and Zoning Commission for its use and consideration.

If any of the Commission Members should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your consideration of this information and input on this item.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
The Honorable City Council of the City of Wildwood
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner – Zoning
Michael Phelan, Element Owner

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[i] Additional meetings may be scheduled at the discretion of the Commissions or City Council, if needed or desired.

Attachment B – Background Information

WILDWOOD

HISTORIC CENTAUR

City of Wildwood, Missouri

Historic Preservation Commission

Approval Date of History – April 24, 2014

Centaur is an area that still offers an opportunity to look back to what western St Louis County used to resemble at the time of its earliest settlement. Centaur's character is attributable to its location near the Missouri River and associated floodplain. The threat and existence of flooding in this community caused it not to experience the levels of growth that other portions of St. Louis County experienced over almost two hundred (200) years of existence. Therefore, Centaur is a community that is defined by the natural features in many ways, and different from other historic locations that now form an integral part of the City of Wildwood.

The Missouri River is the defining natural feature in this area, given the remnants of its former path create the fertile floodplain that still sustains agricultural activities today, while creating the pronounced bluffs, where Centaur remains, nestled next to them. These bluffs, consisting of limestone, provided a building material source and led to the growth of quarrying in this area as well. With these quarries in the area of Centaur, the river provided transportation for goods, which was eventually supplanted by the railroad, which followed the bluffs and the edge of the wide floodplain to markets across the region, and beyond.

These natural attributes that led to the development of the Centaur community were first recognized by the native tribes that inhabited the area for many millenniums. These tribes appear to have been in the area beginning around 12000 to 8000 B.C., based upon the very limited archeological remains and remnants that have been discovered in other similar settings elsewhere. These archeological remains and remnants are hard to find, and limited, due to the nomadic nature of these people and their small populations. The cultural periods spanned by these inhabitants are from the Early Man to the Dalton Period (Harl, Naglich, and Nixon, 1990). Thereafter, the tribes became more stationary and formed small settlements near water and the other plentiful resources that are found in this area. This pattern of settlement appears to have ended during the timeframe of 1300 and 1400 A.D., leading to the inhabitants returning to a more nomadic nature and traveling further south of this area.

The first Euro-American settlement in the vicinity of Centaur appears to be in the nearby the Wild Horse Valley Area in 1797 by James Mackey, at the mouth of Bonhomme Creek, and was named St. Andrews. This settlement was situated well to east of the current Centaur community. At one point, this community had three hundred (300) residents. James Mackey owned almost four thousand (4,000) acres in this area and controlled much of the land that formed the Wild Horse Creek Watershed. One (1) of the first to settle the Centaur Area was a prominent Virginia family, led by Reverend Robert Coleman, along with two (2) sons – Robert G. and William H. Coleman.

Other settlers in this area included Alexander McCourtney, William Bellew, William Bell, Henry Tyler, Theodore St. Onge, Adam Kesselring, Johann Sandfoss, and Anton Leiweke. These large or influential landowners, of which several profited due to ownership of slaves, shaped the character of this portion of west St. Louis County, which is now Wildwood.

The Centaur community was settled sometime between 1885 and 1891 by Anton Leiweke and would soon include the Centaur Lime Company and a stave factory owned by Henry Kelpe and his sons, who traveled from their home, located to south, to Centaur. Centaur had a modest population of thirty-three (33) inhabitants in 1909 (John Sebastian, 1909), but was an entrepreneurial hotbed due to its rich base of resources and transportation options, all being anchored by the railroad that had come to the area many years earlier in 1887 and the ever-prevalent and defining Missouri River. This area provided needed materials for a growing region, with some of the lime, rock, sand, and gravel used at the 1904 World's Fair, which was hosted by the City of St. Louis, for the grand buildings, structures, and outdoor spaces. The railroad station in Centaur was an integral part of this community, served generations of residents and workers, and remains today, as a reminder of this area's rich past.

The Centaur community, from approximately 1909 to 1933, is a story of the Leiweke Family and its role in its development. The Leiweke Family opened a quarrying operation, along with other enterprises, in the Centaur community, all of which flourished for over two (2) decades. The community, again, benefited from its proximity to the railroad line and the Missouri River. Centaur's location is synonymous to these surrounding man-made and physical features and, through time, and by water and other natural forces, helped the community grow, but also led to many devastating events.

In 1924, a major fire occurred in the Centaur community, starting in the Centaur Lime Company Building and encompassing seven (7) other houses and barns. This major fire also destroyed the local church/parsonage. After the fire, Anton Leiweke constructed a two (2) story, brick residence on the location of the destroyed Centaur Lime Building Company facility, which is currently owned by Michael Phelan. A new barn was constructed as well (which was also lost to another fire), but many of the other buildings were never replaced, after this 1924 fire, and business activity slowed, as the Great Depression descended on America. By 1929, the Centaur community began to struggle, which would affect it for many decades.

However, in 1965, the St. Louis County Council established a new Zoning Ordinance and corresponding classifications, which created a three (3) acre land use pattern around the Centaur community. This large-lot, single family pattern of development began a new chapter for the area, where individuals invested in larger tracts of land for single homesites and thereby preserved the rural character of the area. Although the Centaur community maintained its residential nature throughout this same period of time, these new residences in the area bolstered it.

For almost thirty (30) years, from that 1965 event, St. Louis County, Missouri provided government services to the area of Centaur that included its application of modern zoning, land use, and subdivision laws, along with the maintenance of public roads and bridges. Many people in the larger community of unincorporated subdivisions, neighborhoods, and rural areas in Centaur's vicinity, and beyond, were dissatisfied with the services offered by St. Louis County Government.

This dissatisfaction reached a point, where a group of residents began to explore creating a new city that would encompass much of the far western reaches of St. Louis County and include many of the historic communities that had pre-dated the more recent formation of municipal governments around it. These residents, known as the founders or incorporators, labored against significant odds to form this government that would oversee almost sixty-seven (67) square miles of land area. However, these odds did not prove to be insurmountable and, on February 6, 1995, voters in this area agreed to form the new City of Wildwood. This new City included the Centaur community and many other historic settlements, structures, buildings, and elements that had existed in some form for almost two (2) centuries, in some instances. The incorporation effort that formed the City of Wildwood was a landmark event for St. Louis County and set into place a vision to preserve the assets of this community from degradation and rapid change, keeping them from slowly disappearing over time and from the collective memory of this area. This vision, expressed in the City's Charter and Master Plan, remains as focused today, as it was in 1995.

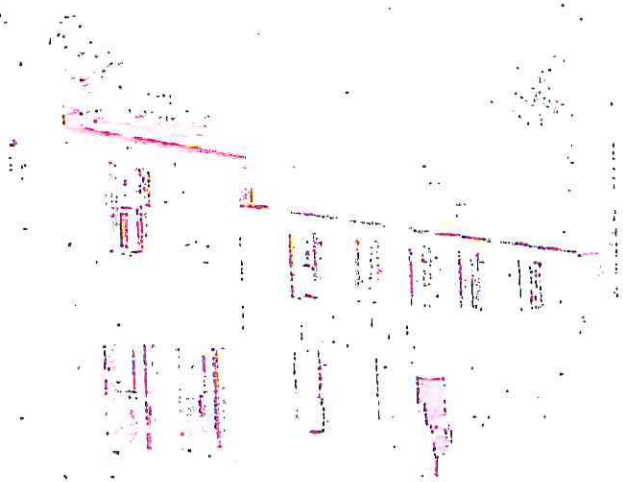
More recently, the purchase of many parcels of ground by Michael Phelan has led to a renaissance in the area and the restoration of many of the historic buildings, including the old church/school that is located on the east side of Centaur Road, south of the railroad tracks. Beyond the activities of Mr. Phelan and other large and small landowners, the Centaur community is still effected by the Missouri River and its flooding. In 1993, a major, catastrophic flood significantly impacted the area and, since then, has had several instances of other high water occurrences, including 2013. The relationship of this community and the river remains one (1) of its primary defining characteristics.

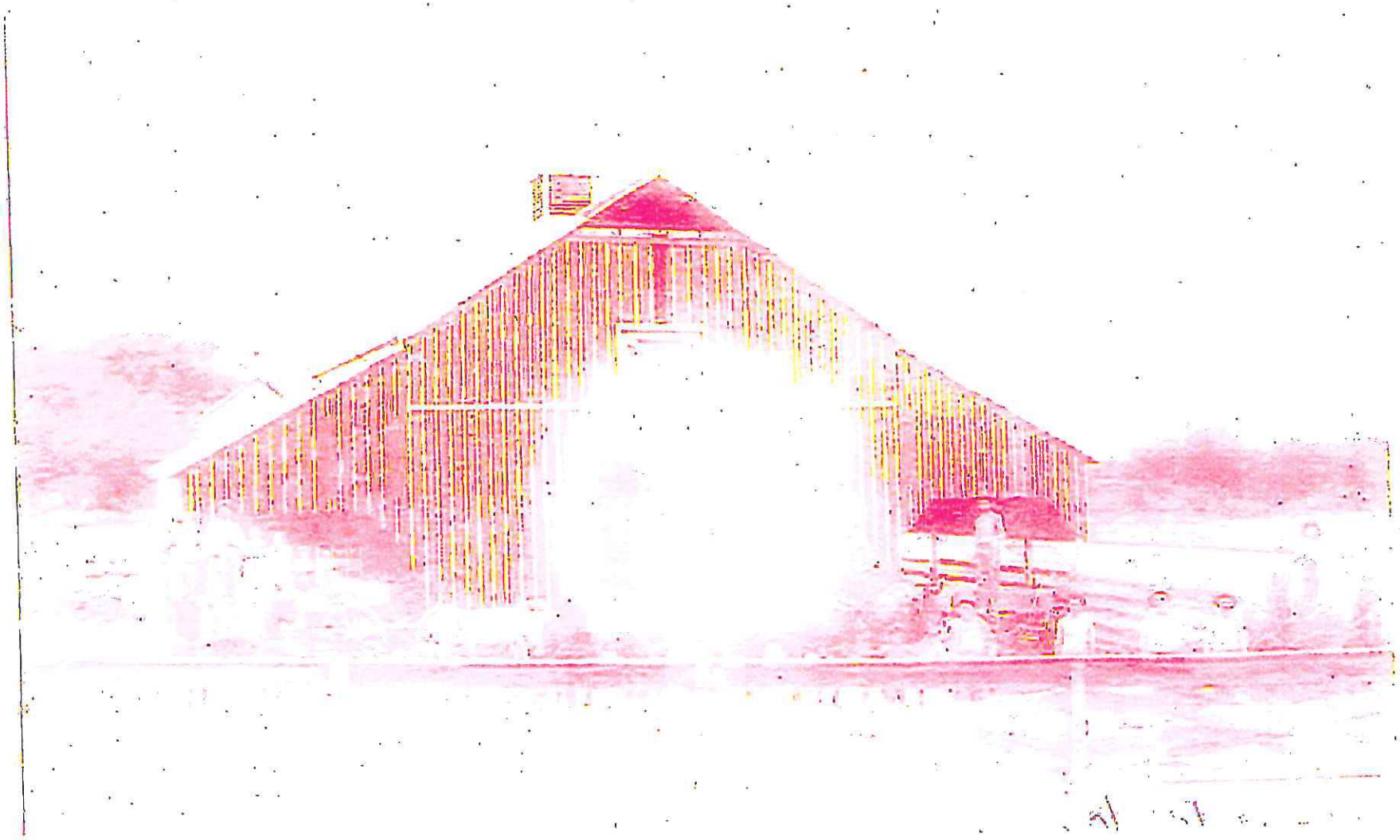
Sources:

Harl, Joseph, Naglich, Dennis and Nixon, Joseph M.
1990 Report of Phase I Reconnaissance Level Survey of Prehistoric and Historic Cultural Resources in the Wildhorse Creek Drainage Basin in South St. Louis County.
Research Report - Administered by Missouri Department of Natural Resources -January 1990.

Sebastian, John
1909 In the Heart of Missouri, The New Rock Island Country.
Passenger Traffic Department, Rock Island Lines, Chicago.

DRY GOODS & GROCERIES.

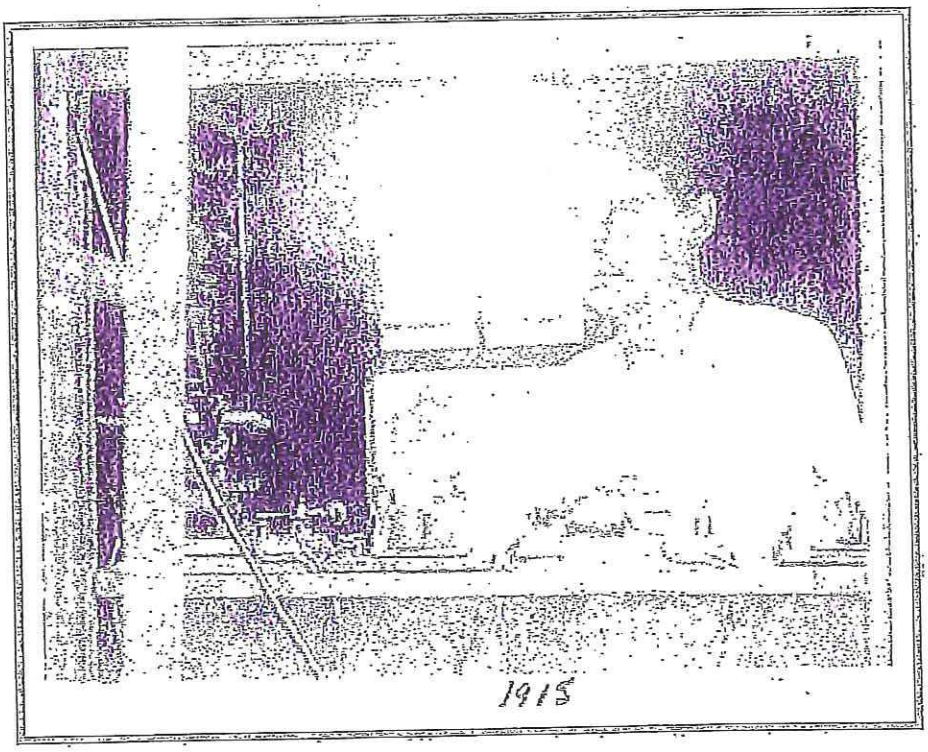


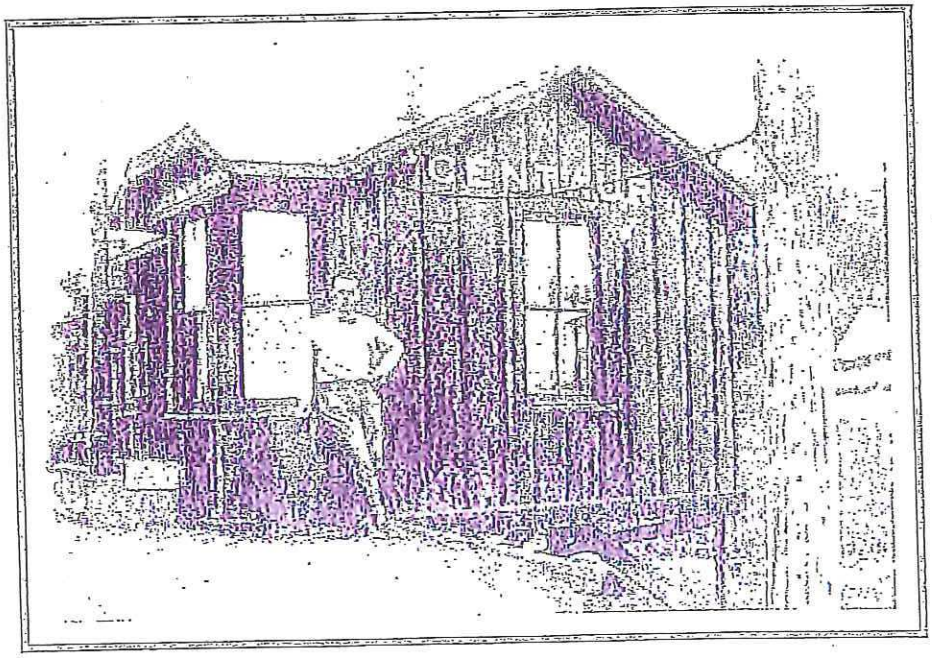


CENTAUR STATION

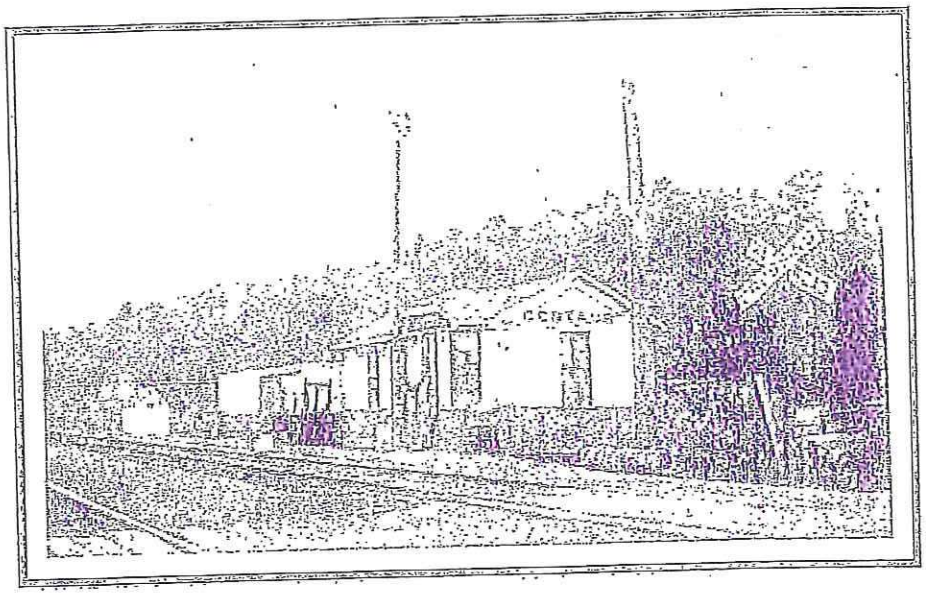
These photos of the Centaur Depot were contributed by Irene Selz-Hoxfeld, the daughter of the Walter Selz, the Station Agent at the time of the photos.

The first two photos were taken in 1915.



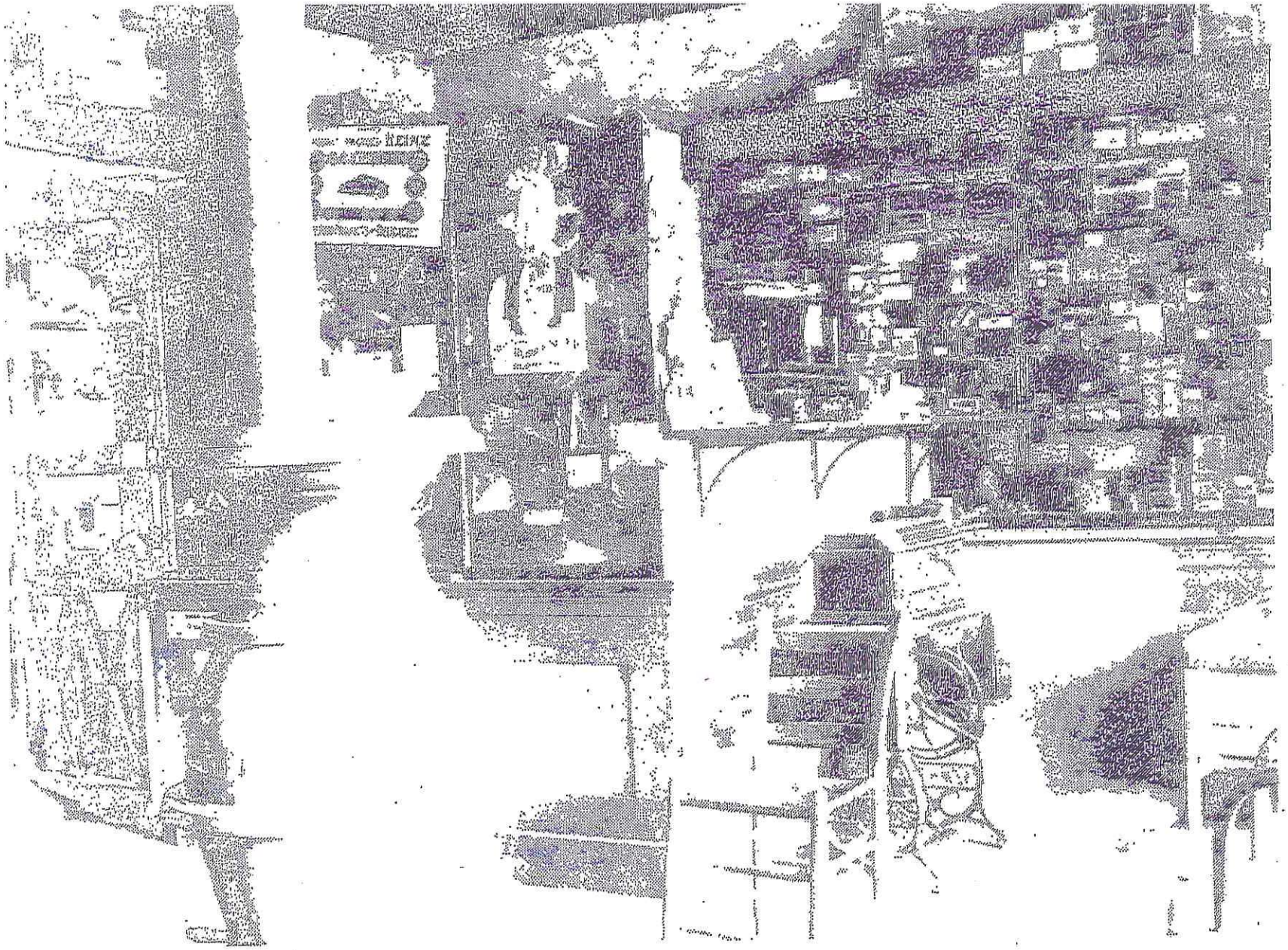


This 1928 photo shows the new paint scheme:

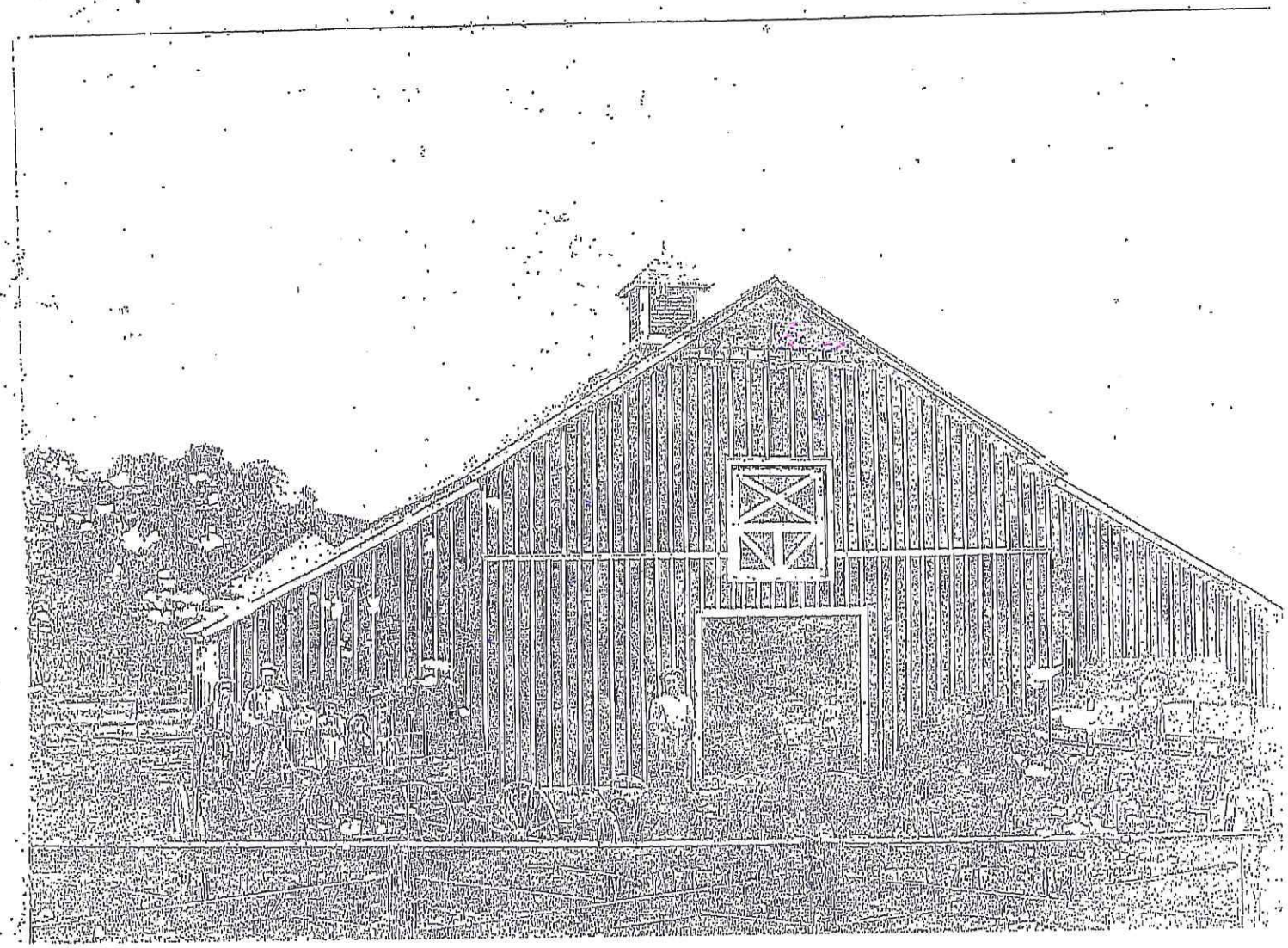


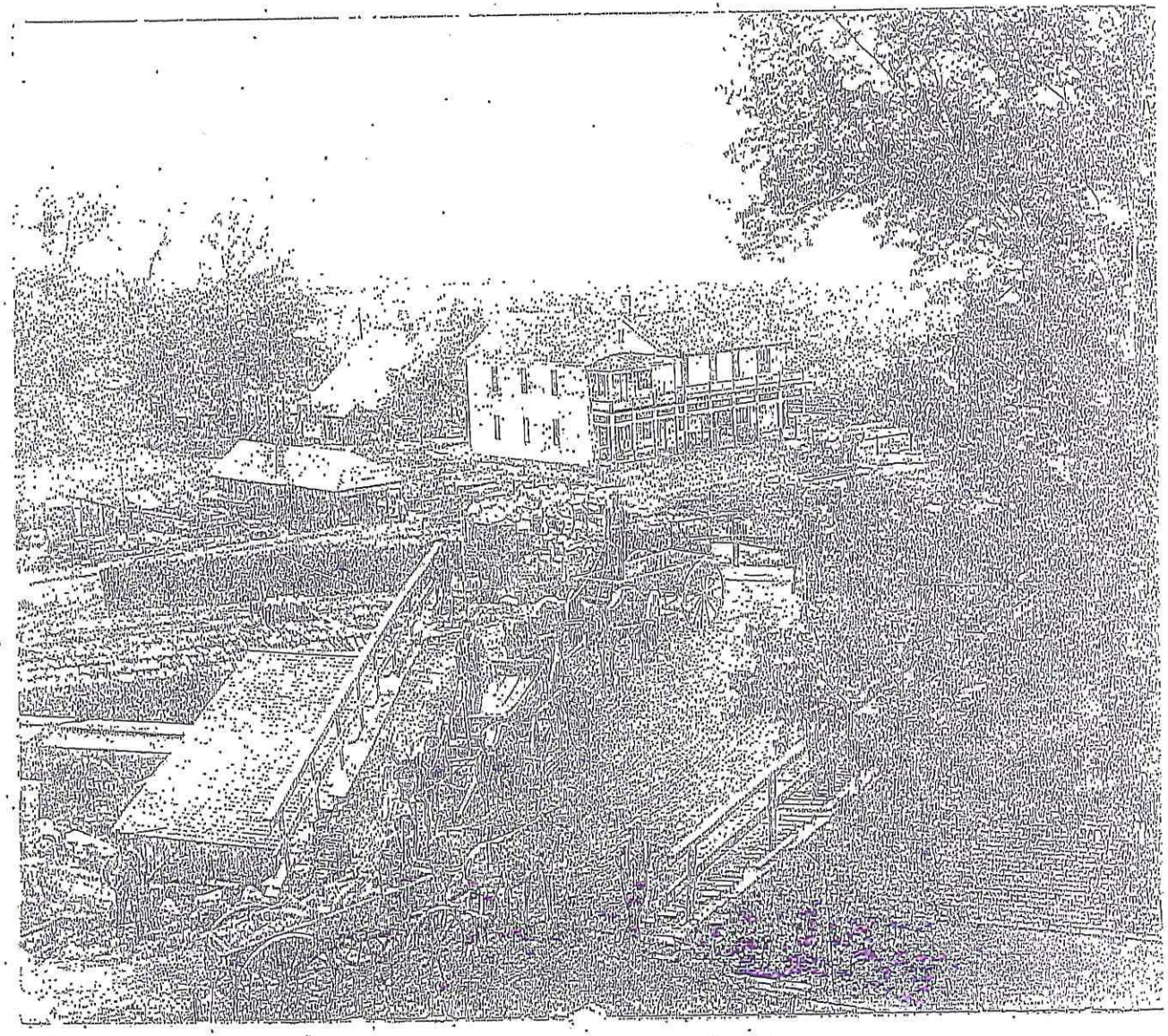
Located in the center of Centaur Station, this building served as both the office of the Centaur Lime Company and the general store.

Photo courtesy of Robert Leiweke

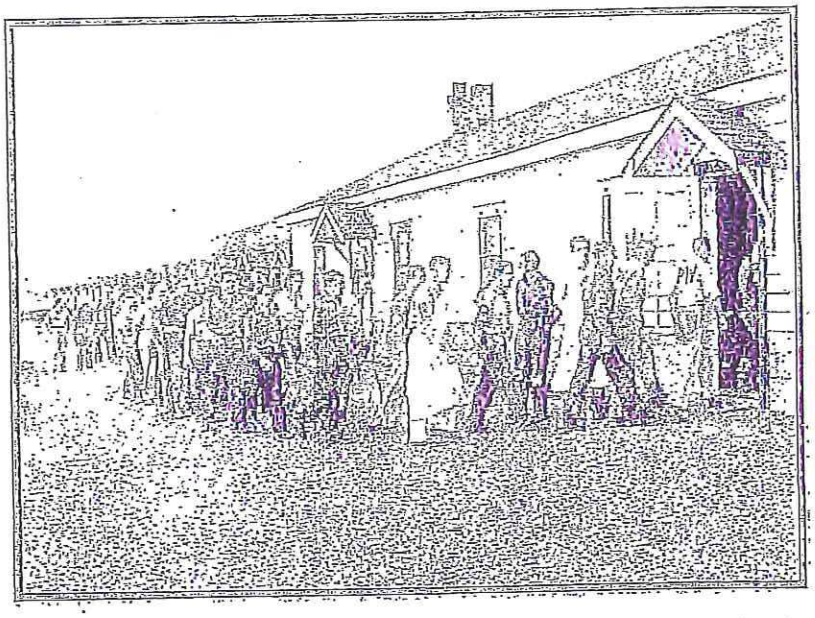


[illegible] the general store at Centaur Station during the turn of [illegible] century.

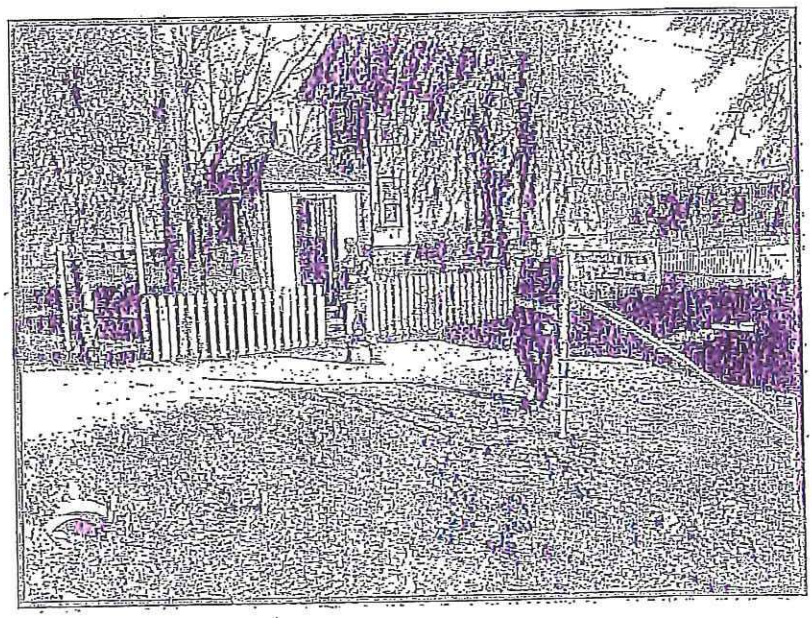




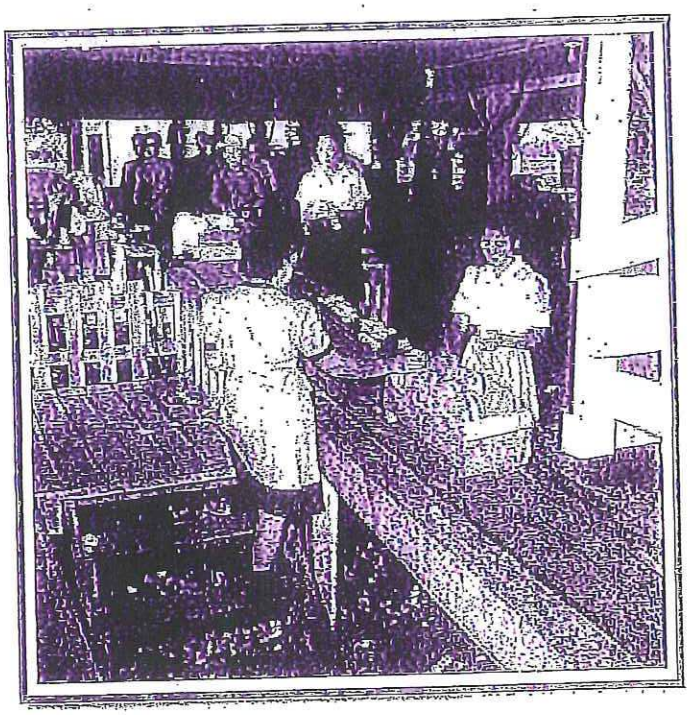
HELLWIG FARMS - WWII



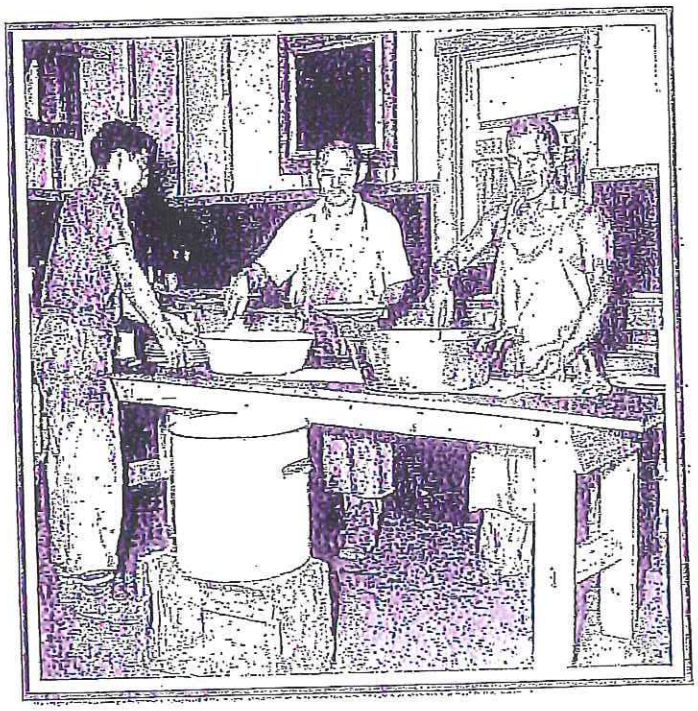
German POWs march into the mess hall at their small work camp on the Hellwig Brothers Farm on Gumbo Flats, the Missouri River bottomland now called Chesterfield Valley, in March 1945. About 100 POWs lived there and worked on area farms, replacing Americans who had gone to war.



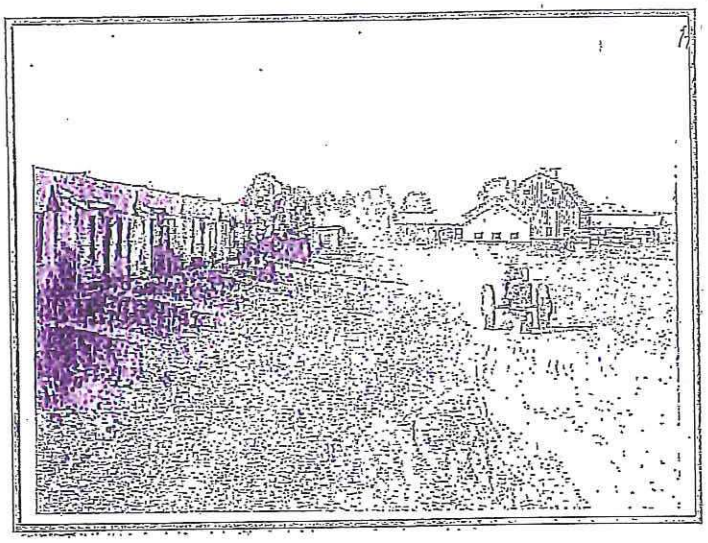
The front gate of the POW camp at Hellwig Brothers Farm on Gumbo Flats, part of the Missouri River bottomland in St. Louis County. The photo was taken in March 1945, shortly after radio commentator Walter Winchell told his national audience that POWs from Gumbo could sneak across the river and blow up the munitions plant at Weldon Spring. American commanders said it couldn't happen. Post-Dispatch file photo



A scene in the cantaloupe shipping sheds at the Hellwig Brothers farm near St. Louis. The Hellwig Brothers employ nearly 100 men from the Rohwer Relocation Center. In the foreground are seen two or three women who are wives of the employees. They are labeling the choice melons before they are packed for shipping. -- Photographer: Mace, Charles E. -- Gumbo, Missouri. 9/1/43

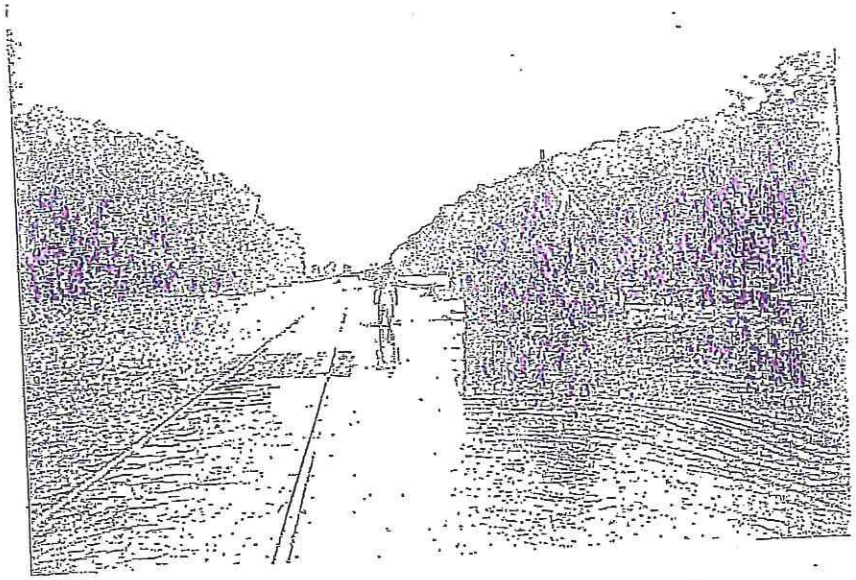


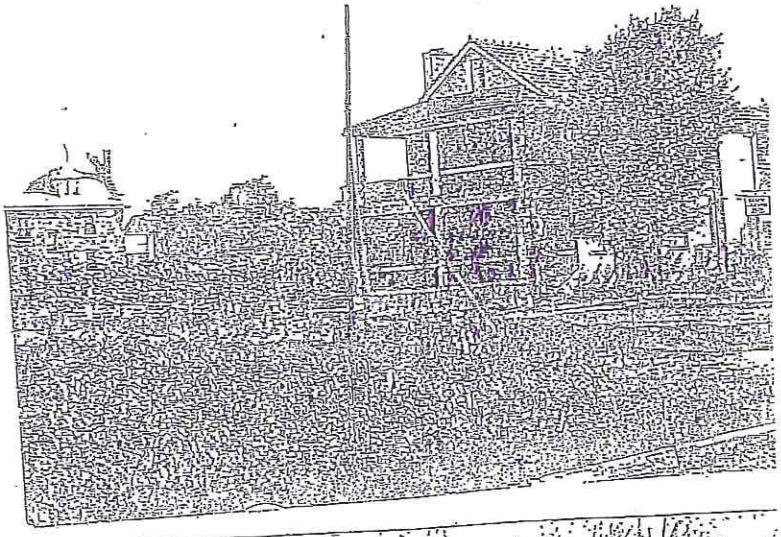
Kitchen crew at the Hellwig Brothers Farm near St. Louis. All the men were recruited from the Relocation Center at Rohwer, and they work in the mess hall which was erected by the Hellwigs specially for the nearly 100 relocatees they employ. The men are, left to right: Koyama, Kaneda and Kuwata. Photographer: Mace, Charles E. Gumbo, Missouri.

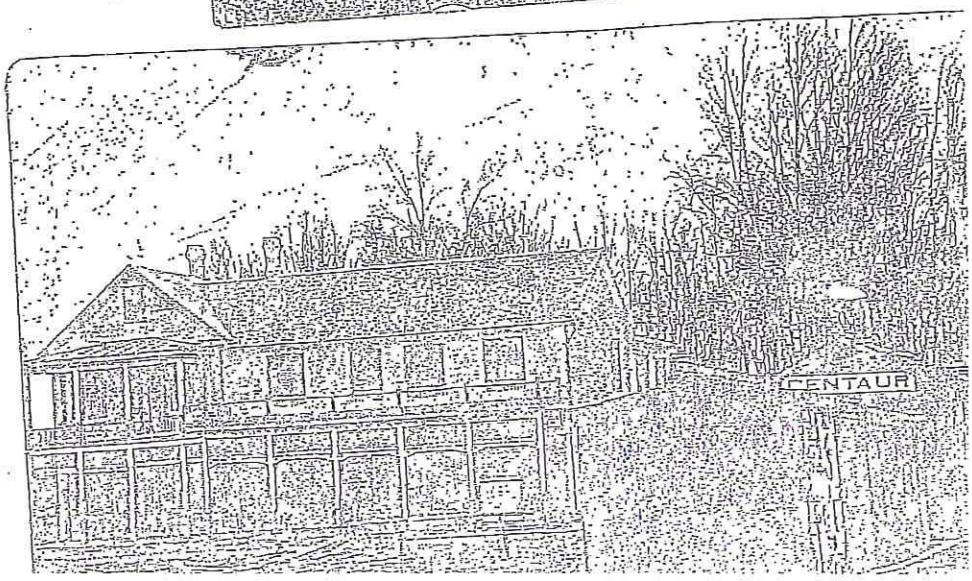


Showing some of the dormitories and the mess hall which were built by the Hellwig Brothers on their farm west of St. Louis. The buildings were specially erected and house many Japanese-American relocatees employed by the Hellwigs. One of the recruits from the Rohwer Center drives a tractor in the foreground. -- Photographer: Mace, Charles E. -- Gumbo, Missouri. 9/2/43

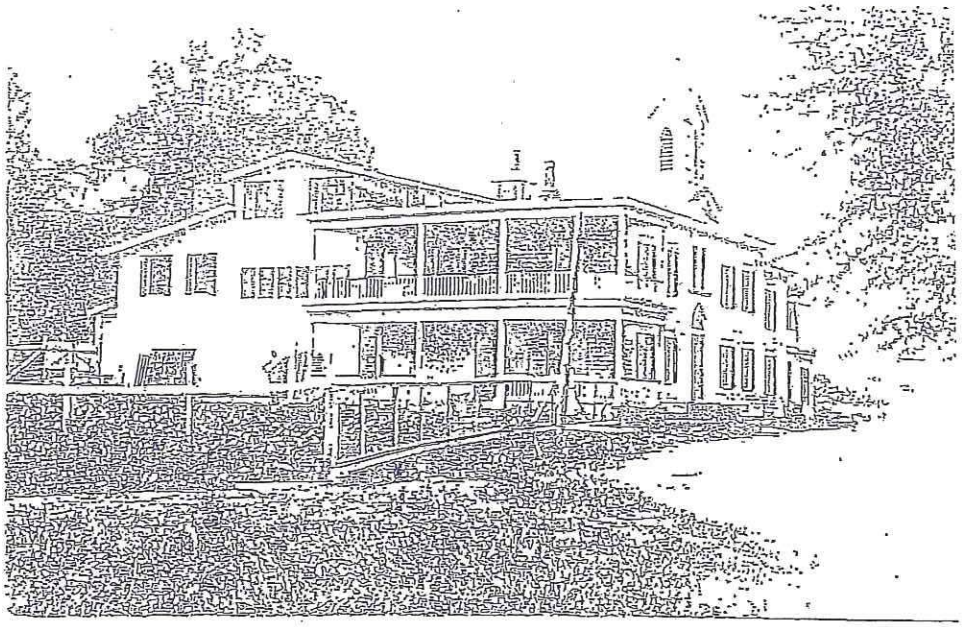
(The Rohwer War Relocation Center was a World War II Japanese American internment camp located in rural southeastern Arkansas, in Desha County. It was in operation from September 18, 1942 until November 30, 1944, and held as many as 8,475 Japanese Americans forcibly evacuated from California. The Rohwer War Relocation Center Cemetery is located there, and it was declared a National Historic Landmark in 1992.)





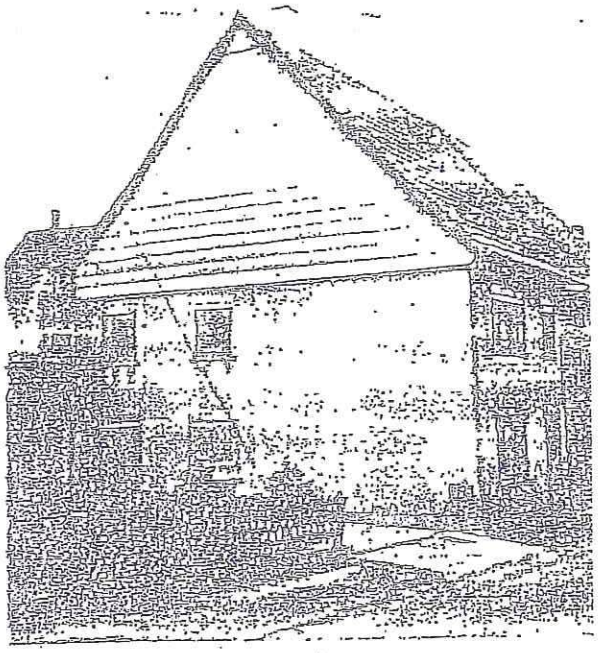

CENTAUR

The Joseph Leiweke Family
Adeline Helen Francis Rose

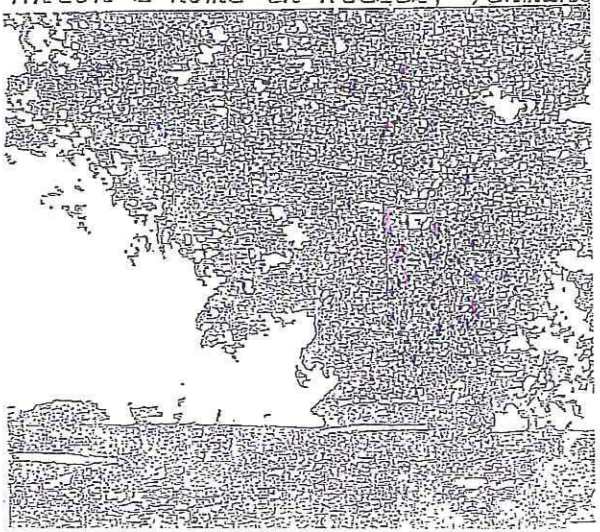


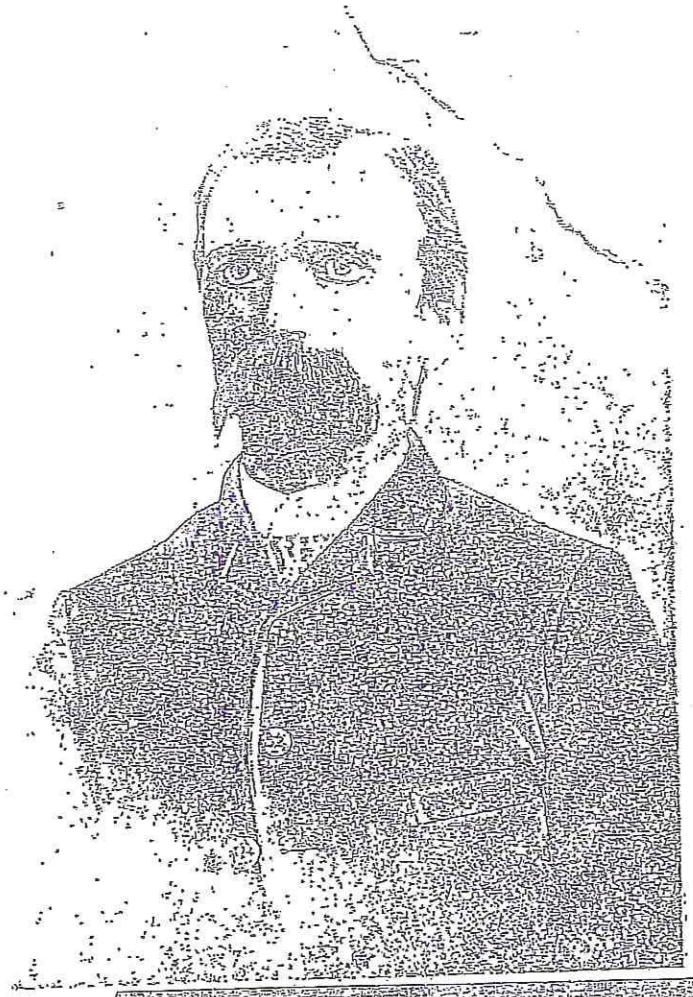
The Leiweke Home and St. Anthony's Church in Centa

Anton and Josephine
Reilly Leiweke
Anna and Joseph Leiweke



Anton's home in Riesel, Germany





Anton Leiweke

Selig sind die Todten, die im Herrn sterben! Von nun an spricht der Geist, sollen sie ruhen von ihren Mühen, denn ihre Werke folgen ihnen nach. Offenb. Joh. 14, 13.

Zum frommen Andenken

an

unsere unvergeßliche Mutter

Antonia Leiweke,

geborene Bartmann,

geb. am 18. Februar 1860 zu Westphalia, Osage Co., Mo., gestorben am 26. September 1900 zu St. Louis, Missouri.

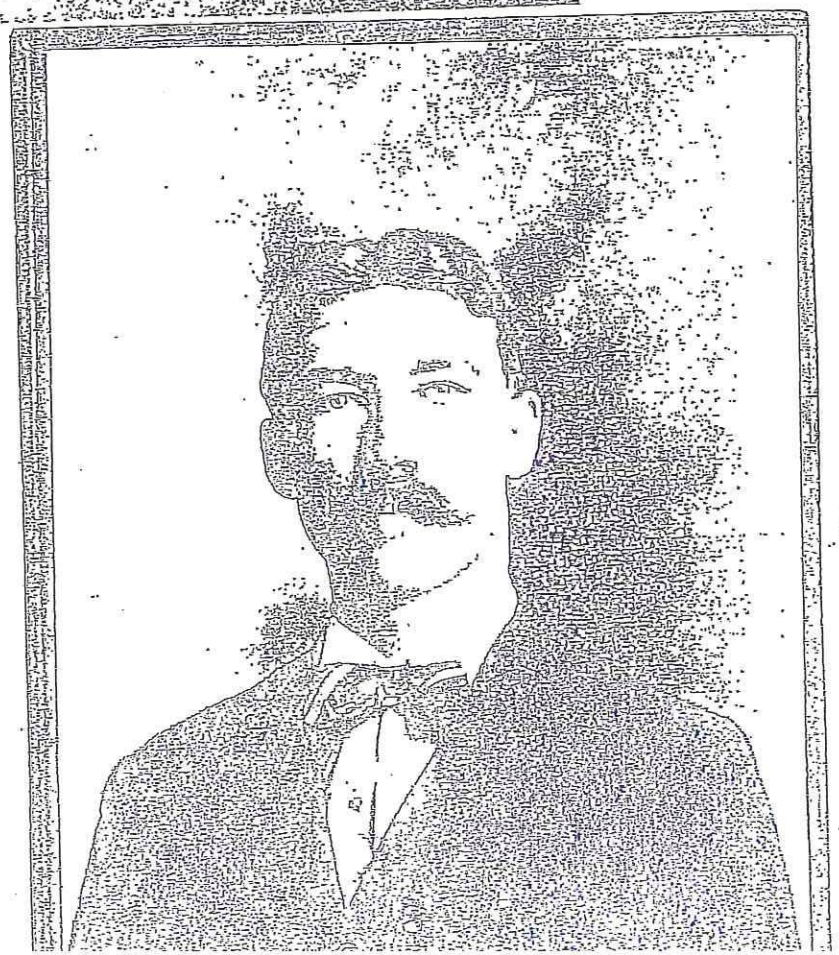
Ablaßgebete.

Mein Jesus, Barmherzigkeit!
100 Tage Ablaß, den armen Seelen zuwendbar.

Jesus, Maria und Joseph, euch schenke ich mein Herz und meine Seele.

Jesus, Maria und Joseph, steht mir bei im letzten Streit.

Jesus, Maria und Joseph, möge meine Seele mit euch im Frieden scheiden.
300 Tage Ablaß, den armen Seelen zuwendbar.



Joseph H.C. Leiweke

INCORPORATED UNDER THE LAWS OF THE STATE OF MISSOURI.

No. 20

Shares

Capital Stock, $12,000.00

Centaur Lime Company

Full Paid — Lemay, Missouri — Non-Assessable

This Certifies that Jos H. C. Lewicke is the owner of Eighteen (18) Shares of One Hundred Dollars each of the Capital Stock of Centaur Lime Company

Transferable only on the Books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed.

In Witness Whereof the duly authorized officers of this Corporation have hereunto subscribed their names and caused the corporate Seal to be hereto affixed this day of A.D. 19

Jos H. C. Lewicke
Secretary

A. Benno Lewicke
President.

SHARES $100 EACH

SHARES ONE HUNDRED DOLLARS EACH

No. 9033.

F.

Post Office Department,

OFFICE OF THE FOURTH ASSISTANT POSTMASTER GENERAL,

BOND DIVISION,

Washington, D. C., Sept 22, 1905.

SIR:

THE POSTMASTER GENERAL has this day discontinued the Post Office of Pillman, in the County of Franklin and State of Mo., to take effect Oct 14, 1905.

The Postmaster at that office having been instructed to transmit by mail, duly registered, to your address, the public property belonging to the late Post Office of Pillman consisting of mail keys, locks, books, registry records, receipts, stationery, stamps, and stamped envelopes, etc., you are required by the Postmaster General to take charge of the same, and having given the late Postmaster receipts therefor, to transmit the keys to the Office of the Second Assistant Postmaster General in a sealed letter, *duly registered*, and the books and other records and papers received by you must be kept as a part of the files of your office. Such books, blanks, and papers must be regarded by the Postmaster receiving them as a part of the records of his office, and must be kept subject to any call or examination that may be made by the Department or its authorized officials. All unused blanks (not records), may be retained by you for official use in your office. All postmarking and canceling stamps, canceling ink, inking pads, and copies of the Postal Laws and Regulations you will forward by mail to the First Assistant Postmaster General, Division of Post Office Supplies. You will also direct the mail contractor or the carrier to omit supplying said office with the mail.

The postage stamps, stamped envelopes, etc., you will retain and dispose of by sale at your office, accounting for them the same as if the stock had been received direct from the Department, except that your records must show from what source it came. Charge the stock in the Quarterly Postal Account between Articles A and B by an entry reading, for example, "Stock received from Eagle, Pa., $ _____;" if stock is received from more than one office, then have the entry read, "Stock received from discontinued offices, $ _____," and on a separate piece of paper make a list of the offices and the amount received from each; **pin this list inside the Quarterly Report.** **PRESIDENTIAL** offices should make such lists on Form No. 1511, Statement of Stamps, etc., Received During the Quarter, after first entering and making a total of the stock received direct from the Department.

You are furthermore directed to make known to the people interested in the office the fact of its discontinuance, and to open, deliver, and account for the mails addressed to the late office.

You are required to report your action in the premises, with all convenient dispatch, under address to me.

If the discontinuance of the above-named office shall also involve discontinuance of the mail service (or any portion of it) on the route on which the office is situated, care should be taken to obtain the public property (money excepted) at the said office before the contractor makes his last trip, AS YOU ARE NOT AUTHORIZED TO INCUR ANY EXPENSE TO THE DEPARTMENT IN EXECUTING THIS ORDER.

If it, moreover, involve the discontinuance of the money-order business and the Postmaster thereat transmits to you records and supplies pertaining to that office, you will be pleased to promptly notify the "First Assistant Postmaster General, Money-Order Division, Washington, D. C.," giving the date of actual discontinuance and requesting instructions as to what disposal shall be made of the supplies and records thus received.

Very respectfully,

P. D. Graw

Fourth Assistant Postmaster General.

Postmaster,

Centaur Stn

_____ Co.,

Minn.

5—3663

☞ In all communications to this Department be careful to give the name of your Post Office, County, and State.

Send cancelling ink and inking pads to office of First Asst. P. M. General, Div. of Post Office Supplies.

No. 9033.

Post Office Department,

OFFICE OF THE FOURTH ASSISTANT POSTMASTER GENERAL,

BOND DIVISION,

Washington, D. C., MAY 13 1904, 190

SIR:

THE POSTMASTER GENERAL has this day discontinued the Post Office of Fox Creek, in the County of St. Louis and State of Mo., to take effect MAY 31 1904, 190

The Postmaster at that office having been instructed to transmit by mail, duly registered, to your address, the public property belonging to the late Post Office of Fox Creek consisting of mail keys, locks, books, registry records, receipts, stationery, stamps, and stamped envelopes, etc., you are required by the Postmaster General to take charge of the same, and having given the late Postmaster receipts therefor, to transmit the keys to the Office of the Second Assistant Postmaster General in a sealed letter, *duly registered*, and the books and other records and papers received by you must be kept as a part of the files of your office. Such books, blanks, and papers must be regarded by the Postmaster receiving them as a part of the records of his office, and must be kept subject to any call or examination that may be made by the Department or its authorized officials. All unused blanks (not records) and the ~~canceling ink and inking pads~~ may be retained by you for official use in your office. All postmarking and canceling stamps and copies of the Postal Laws and Regulations you will forward by mail to the First Assistant Postmaster General, Division of Post Office Supplies. You will also direct the mail contractor or the carrier to omit supplying said office with the mail.

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Very respectfully,

J. T. Bristow

Fourth Assistant Postmaster General.

Postmaster,

Centaur Sta

St. Louis Co.,

Mo.

5—3663

LOT 1 OF FERDINANDO'S SUBDIVISION AS RECORDED IN PLAT BOOK 31 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND AXLE MARKING THE NORTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 72°00'00" EAST A DISTANCE OF 337.75 FEET TO A POINT;
THENCE SOUTH 18°00'00" EAST A DISTANCE OF 180.97 FEET TO A POINT;
THENCE SOUTH 71°57'57" WEST A DISTANCE OF 111.43 FEET TO A FOUND IRON ROD;
THENCE SOUTH 22°00'15" WEST A DISTANCE OF 237.35 FEET TO A FOUND AXLE;
THENCE NORTH 14°05'00" WEST A DISTANCE OF 156.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.30 ACRES MORE OR LESS.

LOT 9 OF FERDINANDO'S SUBDIVISION AS RECORDED IN PLAT BOOK 31 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND AXLE MARKING THE NORTHEAST CORNER OF SAID LOT 9;
THENCE SOUTH 14°05'00" EAST A DISTANCE OF 168.00 FEET TO A FOUND IRON ROD;
THENCE SOUTH 22°00'00" WEST A DISTANCE OF 539.02 FEET TO A POINT ON A CURVE ON THE CENTERLINE OF MURDOCK CREEK, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°48'00" EAST 225.00 FEET;
THENCE WITH THE CENTERLINE OF MURDOCK CREEK ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 60.24 FEET TO A POINT OF REVERSE CURVE;
THENCE WITH SAID REVERSE CURVE HAVING A RADIUS OF 230.00 FEET AN ARC DISTANCE OF 67.23 FEET TO A POINT;
THENCE NORTH 00°01'10" EAST A DISTANCE OF 40.30 FEET TO A POINT;
THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 83.00 FEET AN ARC DISTANCE OF 7.84 FEET TO A POINT ON THE NORTH LINE OF AFOREMENTIONED LOT 9;
THENCE DEPARTING SAID CREEK CENTERLINE AND ALONG THE NORTH LINE OF SAID LOT 9 NORTH 72°00'00" EAST A DISTANCE OF 482.03 FEET TO THE POINT OF BEGINNING AND CONTAINS 1.61 ACRES MORE OR LESS.

NOTE: A BENCHMARK DESCRIBED: ST. LOUIS COUNTY BENCHMARK 01-35: "L" ON NORTHEAST CORNER OF SIDEWALK TO A 100-SIGHT BRICK HOUSE AT THE SOUTHWEST CORNER OF RAILROAD TRACKS AND CENTAUR ROAD, ELEVATION = 487.72'

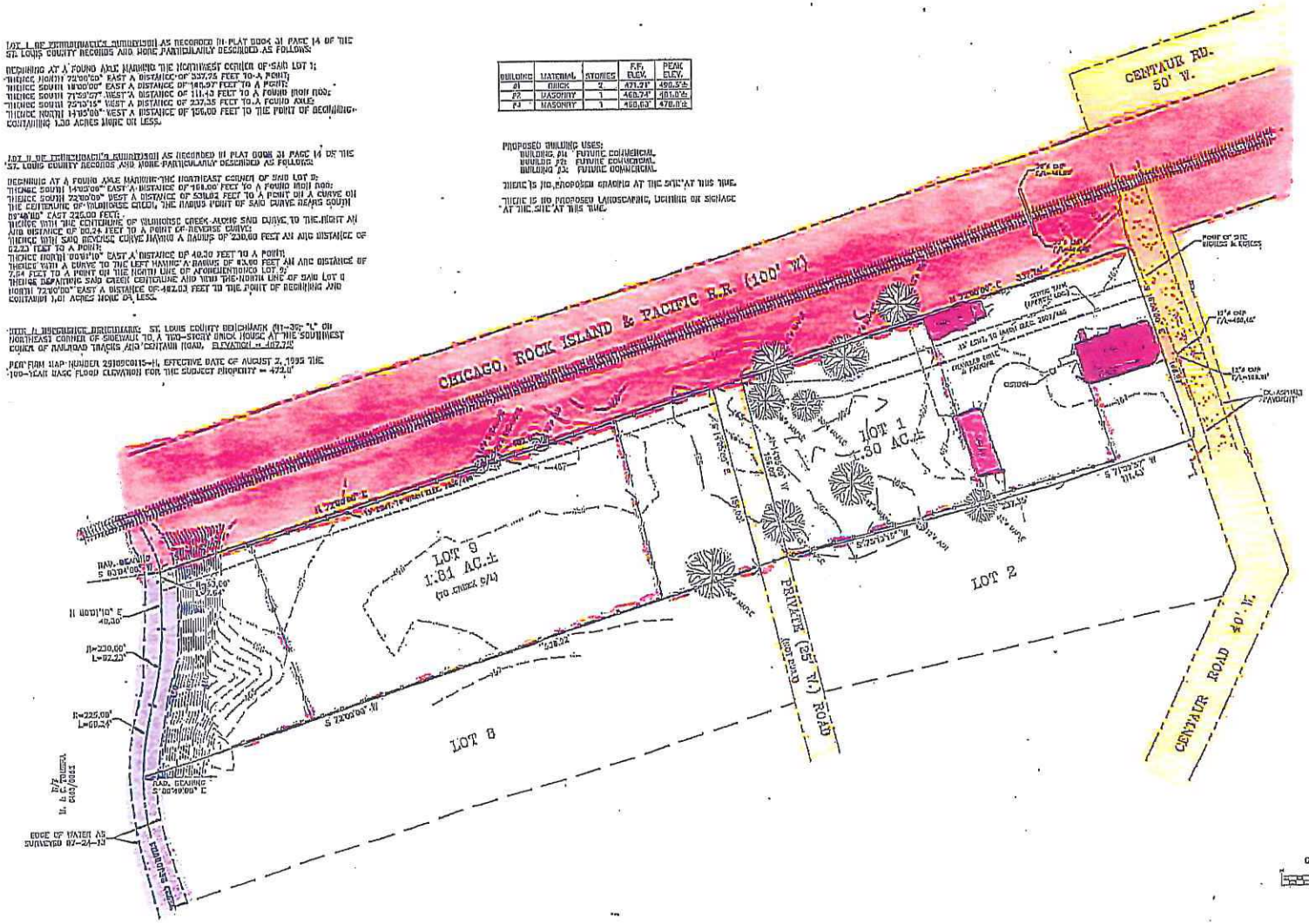
PER FIRM MAP NUMBER 29189C0115-H, EFFECTIVE DATE OF AUGUST 2, 1995 THE 100-YEAR BASE FLOOD ELEVATION FOR THE SUBJECT PROPERTY = 472.0'

BUILDING	MATERIAL	STORIES	F.F. ELEV.	PEAK ELEV.
#1	BRICK	2	471.71'	490.53'±
#2	MASONRY	1	468.74'	481.0'±
#4	MASONRY	1	466.63'	478.0'±

PROPOSED BUILDING USES:
BUILDING #1: FUTURE COMMERCIAL
BUILDING #2: FUTURE COMMERCIAL
BUILDING #4: FUTURE COMMERCIAL

THERE IS NO PROPOSED GRADING AT THE SITE AT THIS TIME.

THERE IS NO PROPOSED LANDSCAPING, LIGHTING OR SIGNAGE AT THE SITE AT THIS TIME.



This drawing shall remain the property of Bruscher Ditch and Associates, Inc. (BDA) and may not be used by anyone party without the written consent of said BDA.

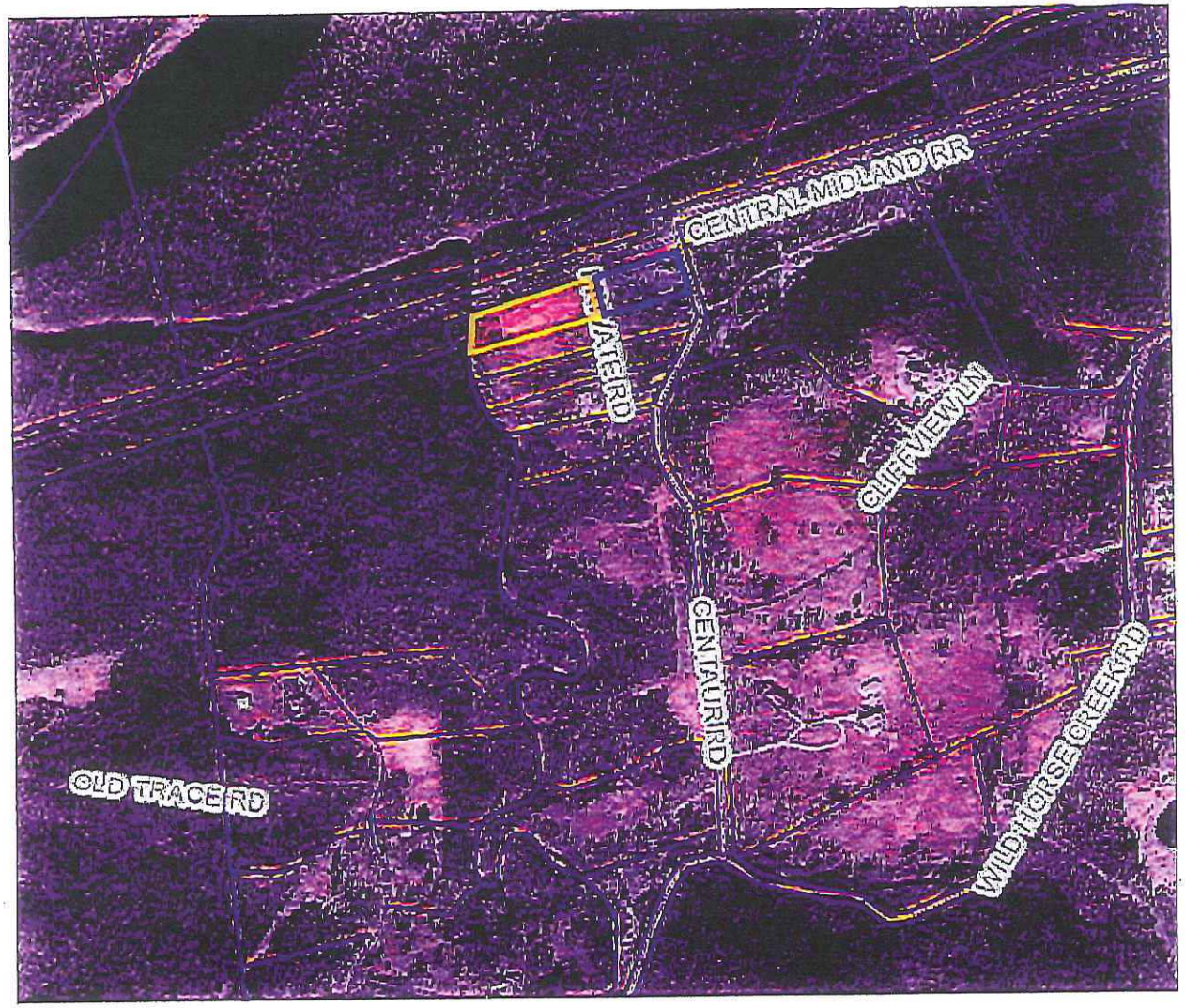
BUESCHER DITCH & ASSOCIATES, INC.
12 East Fifth Street P.O. Box 811 Washington, Missouri 63090
Telephone: 1-636-239-7681 Fax: 1-636-239-7681
E-mail: wmbuescher@aol.com
Web Site: www.bdaassociates.com
D.B.E. Certification No. 001010590

No.	DATE	REVISION DESCRIPTION

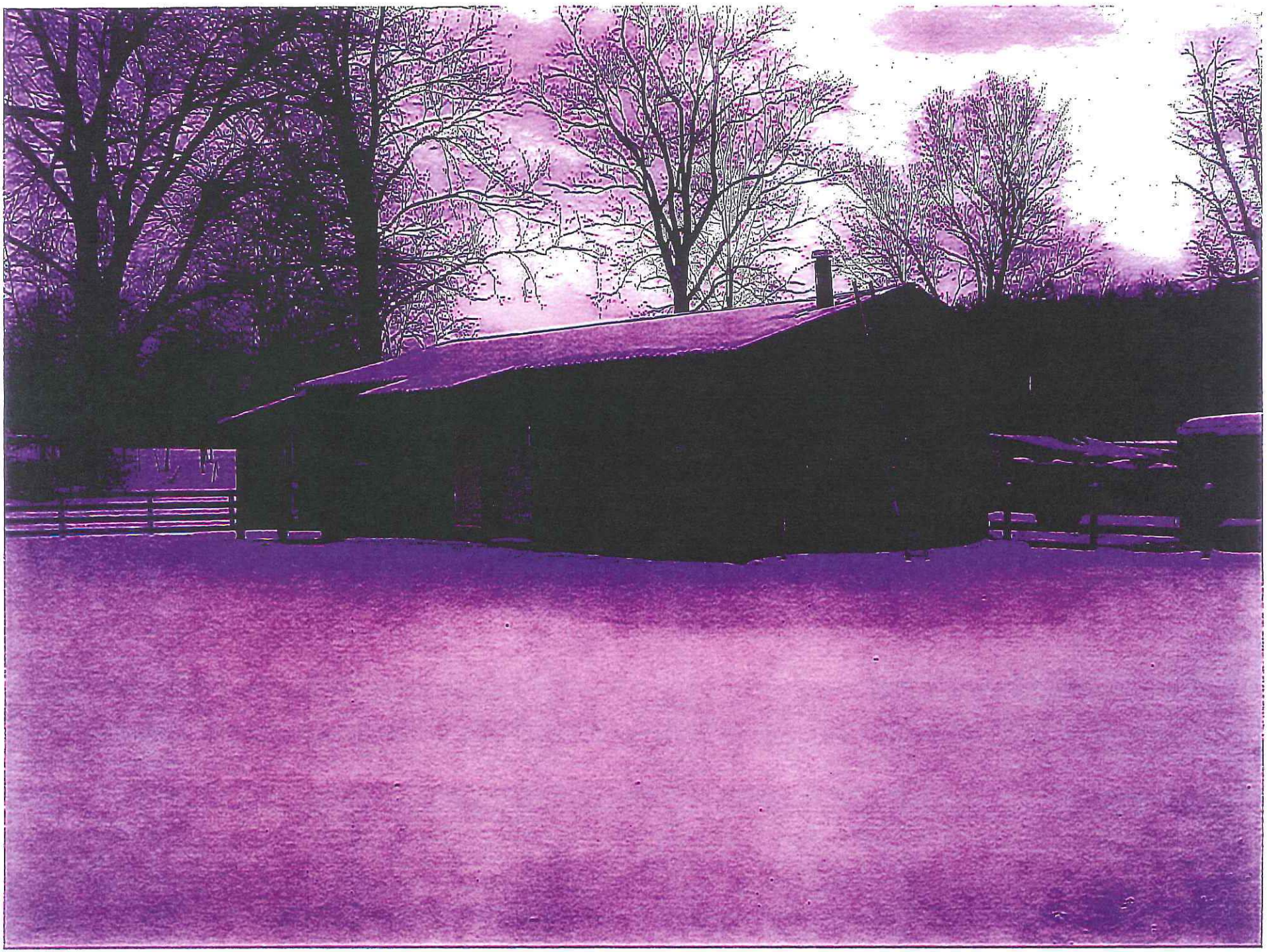
SITE IMPROVEMENT PLAN
LOTS 1 & 9, FEHRENBACH'S SUB.
107 & 109 CENTAUR ROAD
WILDWOOD, MO

DRAWN A. BUTZI
PROJECT MANAGER
DATE 12-11-13
SCALE 1"=40'
DRAWN A. BUTZI
PROJECT NUMBER
PRELIMINARY DEVELOPMENT PLAN
FILE NAME
1 OF 1
SHEET BC
SHEETS

Aerial Photograph
107 and 109 Centaur Road



CENTAUR STATION, MO.



Elizabeth Weiss

From: support@civicplus.com
Sent: Tuesday, September 02, 2014 1:23 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss
Subject: Online Form Submittal: Public Hearing Comment Form

If you are having problems viewing this HTML email, click to view a Text version.

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. 24-14 Centaur Station, c/o Michael Phelan

Position on Request

(X)Support ( )Do Not Support ( )Other

General Comments

wonderful idea.....Michael Phelan has improved properties around this area....just better for Wildwood

Name*
Mary & Dave Bullock

Address*
19215 E POINT LN

City* CHESTERFIELD
State* MO
Zip* 63005

Phone Number*
6364580616

Email*
mary-bullock@sbcglobal.net

The following form was submitted via your website: 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. 24-14 Centaur Station, c/o Michael Phelan

Position on Request: Support

General Comments: wonderful idea.....Michael Phelan has improved properties around this area....just better for Wildwood

Name: Mary & Dave Bullock

Address: 19215 E POINT LN

City: CHESTERFIELD

State: MO

Zip: 63005

Phone Number: 6364580616

Email: mary-bullock@sbcglobal.net

Additional Information:
Form Submitted on: 9/2/2014 1:23:25 PM
Submitted from IP Address: 67.142.182.25
Referrer Page: http://www.cityofwildwood.com/FormCenter/Planning-Department-5/Public-Hearing-Comment-Form-48
Form Address: http://www.cityofwildwood.com/FormCenter/Planning-Department-5/Public-Hearing-Comment-Form-48

BILL NO.: 2166 **ORDINANCE NO.: 2166**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A CHANGE TO PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2042, WHICH WOULD TRANSFER THE RESPONSIBILITY OF MAINTAINING AN ELEVEN (11) FOOT WIDE LANDSCAPE EASEMENT AREA THAT IS LOCATED IN THE WILDWOOD TRAIL SUBDIVISION FROM THAT HOMEOWNERS ASSOCIATION TO THE TOWNS AT WINDRUSH SUBDIVISION'S HOMEOWNERS ASSOCIATION, ALL BEING CONSISTENT WITH THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION ON THIS MATTER DATED MARCH 7, 2016. (Ward Eight)

WHEREAS, the development of the Wildwood Trail Subdivision led to the discovery that a landscape easement area for the adjoining residential subdivision had not been properly located and, in fact, was on the wrong property; and

WHEREAS, this discovery led to the determination a landscape easement area that was required on the northern boundary of the northernmost lot of the Towns at Windrush Subdivision had been placed and developed on the adjoining property, now the planned location of a twenty (20) lot residential subdivision called Wildwood Trail; and

WHEREAS, the developer of this subdivision agreed to preserve this landscape area by creating an easement for it and have the Wildwood Trail Subdivision eventually maintain it under the authority of its Homeowners Association; and

WHEREAS, the residents of the Towns at Windrush Subdivision asked if the rights of maintenance could be transferred to them since they have been maintaining it for a number of years (since its installation by McBride and Son Homes); and

WHEREAS, the developer agreed to this request, but after the site-specific ordinance had already been approved with the maintenance of the landscape area dedicated to the Wildwood Trail Subdivision's Homeowners Association; and

WHEREAS, however, when the Record Plat was submitted, the ordinance approving it assigned the maintenance and upkeep responsibility of this area to the Towns at Windrush Subdivision and it was recorded as such, which then placed it inconsistent with the governing site ordinance; and

WHEREAS, this inconsistency had to be addressed, leading the Planning and Zoning Commission to hold a hearing upon it and complete a recommendation report that transferred the rights of maintenance and upkeep from the Wildwood Trail Subdivision to the Towns at Windrush Subdivision, given the relative circumstances leading to the request itself, i.e. the original placement of the landscape easement area on the wrong property, its maintenance by the Towns at Windrush Subdivision for many years, and the willingness of Pulte Homes of St. Louis to allow for this switch of oversight of this area; and

WHEREAS, with the completion of its review and the accompanying action by the Planning and Zoning Commission, its report was forwarded to the City Council for its consideration at a public hearing on this matter, which was held on March 14, 2016; and

WHEREAS, at the conclusion of the public hearing, the City Council supported this change, and noted its agreement with the rationales in the Planning and Zoning Commission's report, and authorized legislation to be prepared for its further consideration; and

WHEREAS, this action relative to this existing Planned Residential Development Overlay District (PRD) ordinance met the posting and public notifications requirements of the City and has been determined by the City Council to be an appropriate application of its authority in terms of land use decisions that benefit the public's health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby, amended to reflect the defined amendment to Planned Residential Development Overlay District (PRD) Ordinance #2042, as set forth below, for the following described land

A tract of land being part of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 44 North, Range 3 East of the Fifth Principal Meridian located in the City of Wildwood, St. Louis County, Missouri being more particularly described as follows:

Beginning at the intersection of the northern line of the Southeast 1/4 of the Southeast 1/4 of Section 2 with the eastern right-of-way line of Missouri State Route 109, variable width, said point being located 75.00 feet perpendicular distance right of Centerline Station 9+27.04 from which a found Right-of-Way marker bears N81 degrees 39 minutes 31 seconds East, 0.24 feet; thence along said north line South 88 degrees 51 minutes 00 seconds East, 579.02 feet to the east line of above said Section 2; from which a found Bolt, bears South 72 degrees 53 minutes 22 seconds East, 0.18 feet; thence along said east line, South 00 degrees 51 minutes 30 seconds West, 329.92 feet to a found Iron Rod at the northeast corner of Lot 11 of Towns at Windrush, a subdivision according to the plat thereof as recorded in Plat Book 353, Pages 976 and 977 of the St. Louis County records; thence along the north lines of said subdivision and a tract of land as conveyed to the Metro West Protection District by instrument recorded in Book 10644, page 1550 of above said records, North 88 degrees 51 minutes 00 seconds West, 649.62 feet to the eastern right-of-way line of above said Missouri State Route 109, from which a found right-of-way marker bears South 10 degrees 46 minutes 51 seconds East, 2.10 feet; thence along said right-of-way line, North 12 degrees 56 minutes 58 seconds East, 337.04 feet to the Point of Beginning and containing 202,674 square feet or 4.652 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 11, 2014.

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated March 7, 2016, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **twenty (20)**, detached single family dwellings, with common ground, and all permitted accessory structures normally found in conjunction with the primary uses.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of **4,500 square feet** in size. The minimum width of any lot within this P.R.D. Overlay District shall be **forty-five (45) feet** in distance, except for those properties located within a cul-de-sac, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. This width shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of **eighteen (18) inches** in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend access **at least twenty percent (20%)** of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. 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.

d. Direct residential drive access shall be allowed for up to **twenty (20)** of the single family detached units within this development from its internal street, but the garage door(s) on each unit must be a minimum of **seven point five (7.5)** feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage. Individual garage doors shall not be greater than **twelve (12) feet** in width, **unless acceptable alternatives are otherwise approved by the Planning and Zoning Commission, as part of its review of the Site Development Plan,** and must be **carriage types**, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. **The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.**

e. The first story, interior clear height for all single family dwellings shall be not less than **nine (9) feet**.

f. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

g. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, **excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer, board, wood, brick, and/or stone**. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

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, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 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 lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.

h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. 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 Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 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:

Build-To Lines - Residential

a. **Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:**

   i. **Twenty (20)** feet from any right-of-way line.
   ii. **Six (6) feet** for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
   iii. **Fifteen (15) feet from any rear yard property line.**

Miscellaneous Setbacks - General

b. A minimum **eleven (11) foot wide buffer strip** shall be provided along the entire eastern boundary line of this Planned Residential Development Overlay District. Within this eleven (11) foot buffer strip, the developer shall be required to install landscaping consistent with the requirements of City of Wildwood's Tree Manual and Sustainable Plantings Guide. The design of this landscaping shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Landscape Plan/Site Development Plan submittal. A registered Landscape Architect shall sign and seal this plan. Other amenities may be required by the Planning and Zoning Commission as part of this review, i.e. benches and fencing.

Parking Setbacks – Residential

c. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind **the edge of the public right-of-way** a minimum of twenty-seven point five (27.5) feet, **excepting cul-de-sac lots. Parking setback requirements for cul-de-sac lots and driveway widths serving required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.**

Access and Roadway Improvements

d. Dedicate the required amount of right-of-way and/or easements along this property's State Route 109 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes. Improvements to State Route 109 shall conform to the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of

Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 109 and directed by the Department of Public Works.

e. Establish a minimum fifty (50) foot wide public right-of-way for the construction (extension of Viola Gill Lane) of a twenty-seven (27) foot wide pavement (including concrete vertical curb and gutter) and five (5) foot sidewalks on both sides of this internal roadway, which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of fifty (50) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area.

f. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The final design of this traffic calming improvement shall be approved by the Planning and Zoning Commission on the Site Development Plan.

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.

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.

i. **Construction access shall be from State Route 109 during the development of this site, not Viola Gill Lane.**

j. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

k. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. 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 roadway improvements.

l. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.

Parking Requirements - Residential

m. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

Landscape Requirements - Specific

n. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

o. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

p. 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 Ordinance 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 Ordinance 410 Tree Preservation and Restoration Code.

q. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The planting pattern shall be approved by the Planning and Zoning Commission on the Site Development Plan. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these twenty (20) dwelling units.

r. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

s. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

t. 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

u. 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. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

v. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

w. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

x. 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.

y. 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. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

z. The 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. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

aa. An eleven (11) foot wide landscape easement shall be established adjoining Lot 11 of the Towns at Windrush on the proposed lot in the Wildwood Trail Subdivision to preserve existing landscaping that is located there and this easement shall be granted to the Homeowners Association of the ~~Wildwood Trail Subdivision~~ Towns at Windrush Subdivision for on-going maintenance, care, upkeep, and the replacement of plantings that may die. Removal of this landscaping from this defined easement will require City approval.

5. 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 must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Type of Development	***Required Contribution***
Single Family Dwelling **(detached)**	$1,055.10 /Parking Space

(Parking space is defined by Section 415.280 of the City of Wildwood Zoning Code.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2015, 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.

6. 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 and the Metropolitan St. Louis Sewer District 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 and the Metropolitan St. Louis Sewer District standards.
   ii. All stormwater shall be discharged at an adequate natural discharge point.
   iii. 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.
   IV. 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.
   V. 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.
   Vi. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
   VII. 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 which 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.

7. RECORDING

Within ninety (90) 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 Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to State Route 109 must be completed prior to the issuance of building permits in excess of fifty (50) percent of the units. **These required improvements may be credited against the overall Traffic Generation Assessment Fee (TGA) charge associated with these twenty (20) ~~seventeen (17)~~ allowable residential units, if authorized by the City Council**. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. 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

e. 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 provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

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 salutation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

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. 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.

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 Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. 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.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, 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 ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 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 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 ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the 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 authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling**.

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this ____ day of _____, 2016, by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

_____	_____
Presiding Officer	The Honorable Timothy Woerther, Mayor

ATTEST:

_____	_____
Deputy City Clerk	Laura Rechtin, Deputy City Clerk

WILDWOOD TRAIL

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

'R-4' 7,500 SQ. FT. RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD)
"NEIGHBORHOOD EDGE" DISTRICT OF THE TOWN CENTER PLAN PER ORD.# 2042

LEGEND

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

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 16-110 Elev.=786.30
"L" on the southeast corner of the porch to # 2400 Eatherton Road; 75' east of the centerline of Eatherton Road and 0.5 mile north of Manchester Road.

SITE BENCHMARK

BENCHMARK Elev.=721.87
Railroad Spike in south face of power pole at the northwest corner of site as shown hereon.

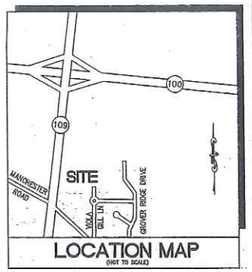
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

2015112500556
PLAT: BK: 363, PG: 549-550
FILED FOR RECORD
Nov 25, 2015 1:03 PM
RECORDER OF DEEDS
ST. LOUIS COUNTY,MO.
Witness my hand and official seal on the day and year aforesaid.
Deputy Recorder: DB2

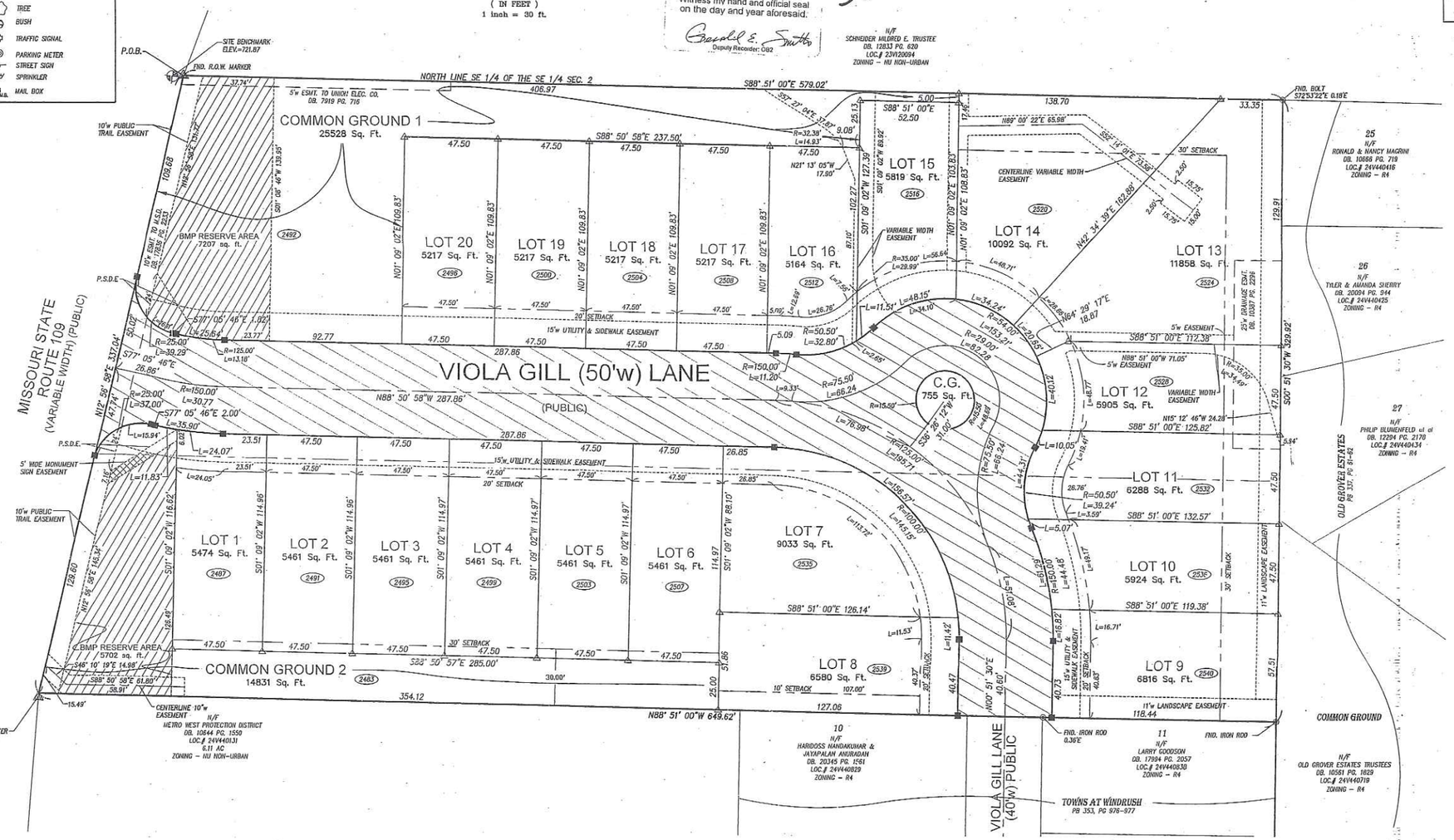
556

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
PB. – 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
(66'w) – RIGHT-OF-WAY WIDTH
M.B. – MAIL BOX



LOCATION MAP
(NOT TO SCALE)



549

PREPARED FOR:
PULTE HOMES OF ST. LOUIS, LLC
17107 Chesterfield Airport Rd, Suite 120
Chesterfield, MO 63005
Phone: (636) 537-7128
Fax: (636) 537-9952

APPROVED Sheet 1 of 2
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: for Vaughn
DATE: 11-24-15

CITY OF WILDWOOD SEAL MISSOURI

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
2257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636)
530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

RECORD PLAT
WILDWOOD TRAIL

DANIEL EHLMANN P.L.S.
MO. P.L.S. # 2215
CERTIFICATE OF AUTHORITY
LC-223-D
10/21/15

REVISIONS:
1 10/22/15 REVISED PER CITY COMMENTS

CITY OF WILDWOOD
NOV 20 2015
DEPT. OF PLANNING & PARKS

DRAWN BY: J.K.	CHECKED BY: D.M.E.
DATE: 1/27/15	JOB NO: 214-5221
M.S.D. P #: P-0030298-00	BASE MAP #: 24-V
S.L.C. MAT #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXXX	

SHEET TITLE:
RECORD PLAT

SHEET NO.:
SHEET 1 of 2

WILDWOOD TRAIL

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

'R-4' 7,500 SQ. FT. RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) "NEIGHBORHOOD EDGE" DISTRICT OF THE TOWN CENTER PLAN PER ORD.# 2042

OWNER CERTIFICATE

We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyors' certificate have caused the same to be surveyed and sub-divided in the manner shown on this plat, which subdivision shall hereafter be known as:

WILDWOOD TRAIL

Viola Gill Ave. (50' wide) as shown hatched [ ] hereon along with its roundings and cul de sac, as shown on this plat is hereby dedicated to the City of Wildwood for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Wildwood, Missouri, Metropolitan St. Louis Sewer District, Missouri-American Water Company, Laclede Gas Company, Ameren Union Electric Company, and the relevant telephone and cable television companies, their successors and assigns as their interests may appear for the purpose of constructing, replacing, maintaining, and repairing of public utilities and facilities, sewer or sewers, stormwater improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or sewers, stormwater improvements, and drainage facilities.

BMP Reserve areas as shown [ ] on this plat is are for the stormwater management features, also known as BMPs (Best Management Practice). The BMP Reserved areas hereby established are irrevocable and shall continue forever, subject to a "Maintenance Agreement" dated 24th day of March 2015 , as recorded in the Recorder of Deed's Book 21435, Page 848, or as amended thereafter. Construction, maintenance, repair, and upkeep of stormwater facilities within these BMP Reserve areas shall be per the responsible party, or its successors or assigns, as defined in the aforementioned agreement.

The areas shown as Common Ground on this plat have been conveyed to the Homeowners Association of this Subdivision by General Warranty Deed recorded in Book _____, Page _____of the St. Louis County Recorder's Office.

The Public Trail Easement, 10 feet wide, as shown on this plat is hereby given, granted extended and conveyed to the City of Wildwood for the exclusive right to build and maintain a walking trail on the strip or strips of ground which have been identified as Trail Easement on this plat, and to use such additional space adjacent to the Public Pedestrian easement so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned trail. Ingress/Egress is hereby granted to all current and future lot owners, over which parts of the Public Trail Easement is located within common ground and detention area.

The 11-foot wide Landscape Easement along the Eastern lines of Lots 9, 10, 11, 12 and 13 is hereby dedicated to the Wildwood Trails Homeowners Association for the purpose of maintaining a Landscape Buffer with the right of ingress/egress to the easement along the variable access easement between Lots 12 and 13. The association may use the easement for maintaining, planting and replanting landscaping in accordance with the City of Wildwood's Tree Manual and Sustainable Planting Guide.

The 11-foot wide Landscape Easement along the Southern line of Lot 9 is hereby dedicated to the Towns at Windrush Homeowners Association for the purpose of maintaining a Landscape Buffer with the right of ingress/egress to the easement. The association may use the easement for maintaining, planting and replanting landscaping in accordance with the City of Wildwood's Tree Manual and Sustainable Planting Guide.

The Permanent Sight Distance Easement (P.S.D.E.) as shown on this plat is hereby dedicated to the City of Wildwood, Missouri to ensure and protect the clear and unobstructed view of motorists on and entering the adjacent roadway. No part of said easement shall be built on in a manner whatsoever, nor shall the grade of the land within the easement be changed, nor shall any structure (including sign, fence or pole) be built, or planting (including trees, shrubs, grasses or weeds) within said easement unless directly approved by the City of Wildwood.

AW 11-25-15

The Monument Sign Easement as shown hatchured [ ] hereon is hereby dedicated to the Wildwood Trails Homeowners Association for the purpose of constructing and maintaining a monument sign along with plantings and other landscaping.

Building lines as shown on this plat are hereby established.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

Two permanent monuments for each block created (indicated as ■) (Total of 18) and semi permanent monuments at all lot corners (indicated as Δ) (Total of 43) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Wildwood, Missouri 1005.250 will be set.

The undersigned further states that said tract is not encumbered by delinquent taxes or liens.

This subdivision is subject to the Indenture of Covenants, Conditions and Restrictions for Wildwood Trail by instrument recorded in Book _____, Page _____ on _____, ____.

IN WITNESS THEREOF, I have hereunto set my hand this 2nd day of November, 2015

Pulte Homes of St Louis, L.L.C.
a Nevada limited liability company

By: Andrew M Bodary

ANDREW M BODARY
PRINT NAME

VP FINANCE
PRINT TITLE

STATE OF Missouri)
) SS.
COUNTY OF St. Louis)

On this 2nd day of November, 2015, before me appeared Andrew M. Bodary to me personally known, who, being by me duly sworn, did say that he/she is the VP Finance of Pulte Homes of St. Louis, LLC, a Nevada limited liability company, and that said instrument was signed and sealed in behalf of said limited liability company, and said Andrew M. Bodary acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Koleen Jameson
Notary Public

My commission expires: 4-19-2017 Koleen Jameson

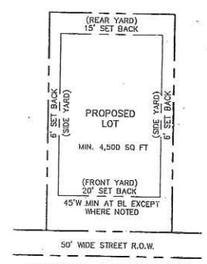
KOLEEN JAMESON
Notary Public - Notary Seal
State of Missouri
St. Louis County
My Commission Expires: April 19, 2017
Commission #13520393

PREPARED FOR:
PULTE HOMES OF ST. LOUIS, LLC
17107 Chesterfield Airport Rd, Suite 120
Chesterfield, MO 63005
Phone: (636) 537-7128
Fax: (636) 537-9952

Property Description

A tract of land being part of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 44 North, Range 3 East of the Fifth Principal Meridian located in the City of Wildwood, St. Louis County, Missouri being more particularly described as follows:
Beginning at the intersection of the northern line of the Southeast 1/4 of the Southeast 1/4 of Section 2 with the eastern right-of-way line of Missouri State Route 109, variable width, said point being located 75.00 feet perpendicular distance right of Centerline Station 9+27.04 from which a found Right-of-Way marker bears N81 degrees 39 minutes 31 seconds East, 0.24 feet; thence along said north line South 88 degrees 51 minutes 00 seconds East, 579.02 feet to the east line of above said Section 2; from which a found Bolt, bears South 72 degrees 53 minutes 22 seconds East, 0.18 feet; thence along said east line, South 00 degrees 51 minutes 30 seconds West, 329.92 feet to a found Iron Rod at the northeast corner of Lot 11 of Towns at Windrush, a subdivision according to the plat thereof as recorded in Plat Book 353, Pages 976 and 977 of the St. Louis County records; thence along the north lines of said subdivision and a tract of land as conveyed to the Metro West Protection District by instrument recorded in Book 10544, page 1550 of above said records, North 88 degrees 51 minutes 00 seconds West, 649.62 feet to the eastern right-of-way line of above said Missouri State Route 109, from which a found right-of-way marker bears South 10 degrees 46 minutes 51 seconds East, 2.10 feet; thence along said right-of-way line, North 12 degrees 56 minutes 58 seconds East, 337.04 feet to the Point of Beginning and containing 202,674 square feet or 4.652 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 11, 2014.

550



TYPICAL LOT DETAIL

SERVICE PROVIDERS

a. School ..... Rockwood
b. Fire ..... Metro West
c. Sewer ..... Metropolitan St. Louis Sewer District
d. Water ..... Missouri-American Water Company
e. Gas ..... Laclede Gas
f. Phone ..... AT&T
g. Electric .... Ameren U.E.
h. Cable ..... Charter Communications
i. Watershed .. Bonhomme Creek
j. Zip Code .... 63040 Grover
k. Police ..... St. Louis County - Wildwood Precinct 6
l. City Council .. Ward 8

GENERAL NOTES:

1.) Subject property lies within Flood Zone X (areas determined to be outside the 500-year flood according to the National Flood Insurance Rate Map Number 29189C0260 K with an Effective Date of February 4, 2015.

2.)BENCHMARK # 16-110 Elev.=786.30
"L" on the southwest corner of the porch to # 2400 Eatherton Road; 75' east of the centerline of Eatherton Road and 0.5 mile north of Manchester Road.

3) Source of record title is the deed recorded in Deed Book 16541, Page 1743 of the St. Louis County, Missouri Recorder's Office.

4) The basis of bearings for the plat is the deed recorded in Deed Book 16541, Page 1743 of the St. Louis County, Missouri Recorder's Office.

5) Total Area:
Parcel 1: 2516 Highway 109, Loc. No. 24V440122 - 121,426 Square Feet or 2.788 Acres
Parcel 2: 2520 Highway 109, Loc. No. 24V440104 - 81,248 Square Feet or 1.865 Acres
Total Area 202,674 Square Feet or 4.652 Acres
Total Lots 20 Individual detached units

6) The minimum lot size for this subdivision is 4,500 square feet per the Ord.# 2042. A minimum of 5,164 square feet provided by this plat.

7) The total Common Ground area on this plat is 41,114 square feet or 0.943 acres.

9) Public Space Requirements, per Site Development Plan are recorded in Plat Book 363, Pages 118 - 127.

10) Maintenance Agreement as recorded in Deed Book 21435, Page 848 was established for parcels of land being Loc. Numbers 24V440122 and 24V44104 which are the parent parcels of the property being subdivided on this plat.

Title Notes:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company, Commitment No. MO-048946, with an effective date of September 17, 2013 at 12:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a the effective date thereof vested in:

Columbia Sports, L.L.C.

(3) Title Commitment No. MO-048946 with Schedule B-Section 2 exceptions:

(a) Item No. 8. Limited relinquishment to direct access to Highway 109 according to instrument recorded in Book 6596, Page 653 of the St. Louis County Records. "SHOWN" Affects Parcel 1

(b) Item No. 9. Restrictions, conditions and easements, (deleting any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin) contained in instrument(s) recorded in: Book 174, Page 82. Affects Parcel 2 "NOT SHOWN" Not a survey related item.

(c) Item No. 10. Easement granted Union Electric Company according to the instrument recorded in Book 6363, Page 168. "NOT SHOWN" Does not affect subject property.

(d) Item No. 11. Easement granted Union Electric Company according to the instrument recorded in Book 7919, Page 716. "SHOWN" Affects Parcel 2

(e) Item No. 12. Relinquishment of a limited access to State Highway Route 109 as condemned by Condemnation Suit #338339 of the Circuit Court of St. Louis County, Missouri a certified copy of which the Report of Commissioners is recorded in Book 6646, Page 477. "NOT SHOWN" No longer in effect.

(f) Item No. 13. Easement granted The Metropolitan St. Louis Sewer District according to the instrument recorded in Book 10387, Page 2298. "SHOWN"

(g) Item No. 14. Easement granted to The Metropolitan St. Louis Sewer District in Book 17836, Page 2233. "SHOWN"

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during December, 2014, by order of and for the use of Pulte Homes of St. Louis, L.L.C., executed a Property Boundary Survey and Record Plat of a tract of land being part of the Southeast 1/4 of Section 2, Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and that the results of said survey and Record Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: 10/22/15
Daniel Ehlmann, Missouri P.L.S. No. 2215

This acknowledgment certifies this Subdivision Plat of "WILDWOOD TRAIL" has been approved by the CITY OF WILDWOOD, MISSOURI on this 25th day of NOVEMBER 2015.

CITY OF WILDWOOD DEPARTMENT OF PLANNING

Joe Vuyhich

Joe Vuyhich, Director of Planning.

I, Ryan Thomas P.E., City Administrator of the City of Wildwood, St. Louis County, Missouri do hereby certify this Subdivision Plat was approved by Ordinance Number 2128 under action taken by the City Council of Wildwood, Missouri on the 12th day of October, 2015. Said ordinance of the same appears on record in my office as testimony whereof, I hereunto now set my hand and affix the official seal of the City of Wildwood, St. Louis County, Missouri, on this 25 day of NOVEMBER 2015.

Ryan Thomas P.E., City Administrator

Sheet 2 of 2

CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vuyhich

DATE: 11-24-15

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

RECORD PLAT

WILDWOOD TRAIL

DANIEL EHLMANN P.L.S.
MO. P.L.S. # 2215
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

1	10/22/15 REVISED PER CITY COMMENTS

DRAWN BY: J.K.	CHECKED BY: D.M.E.
DATE: 1/27/15	JOB NO: 214-5221
M.S.D. P #: P-0030298-00	BASE MAP #: 24-V
S.L.C. HIST #: XXXX	H&T SUP. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXXX	

SHEET TITLE: RECORD PLAT

SHEET NO.: SHEET 2 of 2

BILL #2167 **ORDINANCE #2167**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE ANY AND ALL AGREEMENTS WHICH ARE NECESSARY FOR THE MIGRATION OF THE EMPLOYEE RETIREMENT PLAN TO AMERICAN UNITED LIFE INSURANCE COMPANY, INCLUDING ASSOCIATED ADVISORY AGREEMENTS WITH R. T. JONES CAPITAL EQUITIES MANAGEMENT, INC., MESIROW FINANCIAL INVESTMENT MANAGEMENT, INC., AND CUTTER & COMPANY.

WHEREAS, the City of Wildwood currently sponsors an employee retirement plan through ICMA Retirement Corporation, which has been the sole provider of this service since 1996; and

WHEREAS, the costs associated with maintaining the employee retirement plan, including its administration, advisory services and fund expenses, are paid by the employees; and

WHEREAS, the Administration/Public Works Committee of the City Council has evaluated additional retirement plan providers, to ensure the desired services and fund offerings are made available to its employees at a reasonable cost; and

WHEREAS, the Administration/Public Works Committee has recommended migrating the employee retirement plan to American United Life Insurance Company, with associated advisory services provided by R. T. Jones Capital Equities Management, Inc., Mesirow Financial Investment Management, Inc., and Cutter & Company.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One.
The City Administrator of the City of Wildwood is hereby authorized to execute any and all agreements and documents which are necessary for the migration of the employee retirement plan to American United Life Insurance Company, including associated advisory agreements with R. T. Jones Capital Equities Management, Inc., Mesirow Financial Investment Management, Inc., and Cutter & Company.

Section Two.
This Ordinance shall be in full force and effect both from and after its passage and approval by the Mayor.

This Bill was passed and approved this ____ day of _____, 2016, by the Council of the City of Wildwood, Missouri, after having been read by title or in full two times prior to passage.

_____	_____
Presiding Officer	Timothy Woerther, Mayor
ATTEST:	ATTEST:
_____	_____
City Clerk	City Clerk

AMENDED BILL #2168 **ORDINANCE #2168**

AN ORDINANCE AMENDING TWO SECTIONS OF CHAPTER 110 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE.

WHEREAS, two sections of Chapter 110 of the City of Wildwood, Missouri Municipal Code currently contain different language than the Charter; and,

WHEREAS, the Council of the City of Wildwood, Missouri, desires to amend said sections of the Municipal Code to provide for consistency with the Charter.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. Chapter 110 of the Code of Ordinances entitled "Mayor and City Council" is hereby amended by deleting Section 110.170 (Quorum) in its entirety and enacting in its place a new Section 110.170 to read as follows:

110.170. Quorum.

A quorum shall constitute one (1) more than half (½) of the total number of members of the City Council. If a quorum fails to attend any meeting, it shall stand adjourned until the next regular or special meeting. Except as provided in the Charter, this Code or other law, the Council may act by an affirmative vote of not less than a majority of members present.

Section Two. Chapter 110 of the Code of Ordinances entitled "Mayor and City Council" is hereby amended by deleting Section 110.190 (Enactment of Ordinances) in its entirety and enacting in its place a new Section 110.190 to read as follows:

110.190. Enactment of Ordinances.

The style of the ordinances of the City of Wildwood shall be as follows: "Be it ordained by the Council of the City of Wildwood, Missouri, as follows:" No ordinance shall be passed except by bill, and notwithstanding anything to the contrary contained in the Charter, this Code or other law, no bill shall become an ordinance unless, on its final passage, a majority of the total members of the City Council, regardless of the number present, shall vote in the affirmative, and the "ayes" and the "nays" shall be entered on the journal. Every proposed ordinance shall be introduced to the Council in writing and shall be read by title two (2) times prior to passage, both readings may occur at a single meeting of the Council. Copies of the proposed ordinance shall be made available to each Council Member and for public inspection as provided for in the Charter. No bill shall become an ordinance until it shall have been signed by the officer presiding at the meeting of the Council in which it shall have been passed. When so signed, it shall be delivered to the Mayor for approval and signature, or veto. An

ordinance not signed or vetoed by the Mayor shall become effective at the next regularly scheduled meeting of the Council.

Section Three. This Ordinance shall be in full force and effect after its passage and approval.

This Bill was passed and approved this ____ day of _____, 2016 by the City Council of the City of Wildwood, Missouri after having been read by title two (2) times prior to its passage.

_____	_____
Presiding Officer	TIMOTHY WOERTHER, MAYOR
ATTEST:	ATTEST:
_____	_____
City Clerk	City Clerk

BILL #2169 **ORDINANCE #2169**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, TITLE II. PUBLIC HEALTH, SAFETY AND WELFARE, BY ADDING A WET WEATHER TRAIL POLICY IN CHAPTER 235: Parks and Recreation Regulations (Wards – All)

WHEREAS, the City is authorized to declare and determine appropriate regulations and requirements to protect the public with regard to the use of the City's parks, trails, and other recreation areas and facilities; and

WHEREAS, the City Council has determined that public safety in the City of Wildwood will be improved by the establishment of a policy for wet weather trail use, and therefore desires to establish these requirements for such.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One. Title II. Public Health, Safety and Welfare of the City Code is hereby amended by adding thereto a new Section (Section 235.120) to the following **Chapter 235: Parks and Recreation Regulations**:

TITLE II. PUBLIC HEALTH, SAFETY AND WELFARE

CHAPTER 235: Parks and Recreation Regulations

Article I. In General

§ 235.010: Intent and Purpose
§ 235.020: Definitions
§ 235.030: Scope and Application

Article II. Park and Recreation Regulation

§ 235.040: General Requirements-Park Properties and Trail Corridors
§ 235.050: Other Requirements-Park Properties and Trail Corridors
§ 235.060: Permits
§ 235.070: Regulations
§ 235.080: Enforcement and Penalties

Article III. Trail Etiquette

§ 235.090: All Users
§ 235.100: Pedestrians and Joggers
§ 235.110: Cyclists
§ 235.120 Wet Weather Trail Policy

ARTICLE I. IN GENERAL

SECTION 235.010: INTENT AND PURPOSE

This Chapter contains the specific regulations for the establishment of rules and requirements relating to the use of the City's parks and recreation facilities, including its system of multiple use trail corridors. With public facilities available for use by residents and visitors, certain considerations must be in place to protect these users, respect surrounding property owners' rights, and provide rules to enhance the overall experience, while promoting a healthy and active lifestyle in the City of Wildwood. These regulations, as described herein, are intended to govern the activities and uses of park properties and trails within the City of Wildwood. The application of these regulations shall be undertaken to protect the public's health, safety, and welfare and promote a healthy, active community where outdoor activities are plentiful and opportunities and facilities exist in close proximity to all households of the City of Wildwood. Consideration shall be given in all instances to surrounding properties to protect lot owners from trespass, vandalism, or inadvertent use.

SECTION 235.020: DEFINITIONS

For the purposes of this Chapter, and in addition to general definitions provided in this Code, the following words and phrases are defined as follows:

"Parks" or "Park Property" – shall mean all land, whether held in fee, lease, right-of-way, easement, or other property interest of the City, made available for use to the public by the City of Wildwood for parks, multi-use trails, or other recreational purposes, including but not limited all lands specifically identified in the Park Registry maintained on file with the City Clerk and incorporated herein.

"Trail Corridor" – the portion of Park Property constituting a pedestrian or multi-use trail and including but not limited to such trail network constructed and to be constructed as included within the trail network map identified in the Park Registry.

SECTION 235.030: Scope and Application

These regulations, as described herein, are intended to govern the activities and uses of all City Parks. The application of these regulations shall be undertaken to protect the public's health, safety, and welfare and promote a healthy, active community where outdoor activities are plentiful and opportunities and facilities exist in close proximity to all households of the City of Wildwood. Consideration shall be given in all instances to surrounding properties to protect lot owners from trespass, vandalism, or inadvertent use. Nothing in these regulations shall apply to or limit the actions of any City employee or agent acting pursuant to authority of the City.

ARTICLE II. PARK AND RECREATION REGULATIONS

SECTION 235.040: General Requirements-Park Properties and Trail Corridors

A. *Hours of Operation*. No person shall remain in any park after the posted closing time, except when engaged in activities that are a part of a recreational program approved by the City of Wildwood.

Park and trail hours of operation shall generally be from one-half hour before dawn to one-half hour after dusk, unless otherwise specifically posted at the property or trail corridor with different hours. It shall be unlawful to stay in a park when directed to leave by any police officer of the City of Wildwood or St. Louis County or park ranger with the City of Wildwood. These hours of operation may be modified by the City Council or by regulation authorized herein for such designated areas of the City as may contemplate greater or lesser hours of operation.

B. *Signage and advertising prohibited; exceptions*. The use, placement, or erection any signboard, sign, billboard, poster, bill, bulletin board, or device of any kind for advertising in any park area or trail corridor is prohibited; provided that nothing herein shall prohibit official approved signage of the City for operation of the park and other public purposes. Department of Planning and Parks may authorize the erection of temporary directional or related signage if deemed in the public welfare to appropriately address authorized uses of park property.

C. *Concealed Weapons and Other Items*. Except as may otherwise be required to be permitted by law, no individual or group of individuals, except duly authorized law enforcement personnel, shall possess any firearm, fireworks, firecracker, torpedo, explosive, air gun, sword, knife, bows and arrows, BB gun, or slingshot within any City-owned park property or designated trail corridor.

D. *Consumption of Alcoholic Beverages*. No person shall possess or consume alcoholic beverages in any park facility or trail corridor.

E. *Swimming Pools and Beaches*. No person shall disobey rules, signs, or lifelines designating swimming areas. Swimming shall be permitted in Park Properties only in areas specifically designated for swimming. All person s using designated swimming areas shall obey all posted pool/beach rules and/or the instruction of lifeguards, facility managers, or other City employees. No person shall give or transmit a false signal or alarm of drowning.

F. *Protection of Wildlife on City-owned Properties*. No person shall in any manner tease, annoy, disturb, molest, catch, injure, kill, throw any stone or missile of any kind at, or strike with any stick or weapon, any animal, bird, or fowl; or to feed any animal, fowl, or bird in any park or trail area, except in areas designated by the City of Wildwood for such feeding. Hunting within City-owned park properties or trail corridors shall be prohibited except when undertaken pursuant to express written special authorization of the City Council to address generally accepted management practices for this type of animal, bird, or fowl, subject to additional requirements established by the regulations or requirements of Missouri Department of Conservation and other hunting requirements as forth in Chapter 210.440 of the City of Wildwood Municipal Code.

G. *Prohibited Activities*. No person shall perform the following activities in a park area unless specifically authorized in writing by the Director of Parks:

1. Operate a fixed or mobile concession, traveling exhibition;
2. Solicit, sell, offer for sale, pedal, hawk, or vend any goods, services;
3. Solicit or accept donations;
4. Advertising any goods or services;

5. Distribute any circular, notice, leaflet, pamphlet, or printed material of any kind;
6. Enter upon, use, or traverse any portion of a park or trail corridor for commercial purpose, including without limitation fundraising and/or fund solicitation, without written permission from the Director of Park; or

H. *River and Water Craft Use and Access*. No person shall keep or operate any boat, float, raft, or other water craft in or upon any bay, lake, slough, river, or creek within the limits of any park or trail corridor, or land the same at any point upon the shores thereof bordering upon any park or trail corridor, except as designated by the City of Wildwood.

I. *Speed Limits on Trails*. No person shall travel on a trail at a speed greater than is reasonable and prudent under the existing conditions and having regard to actual and potential hazards. Speed shall also be controlled as may be necessary to avoid colliding with others who are complying with the law and using reasonable care. Travel at speeds in excess of fifteen (15) miles per hour on a walking/biking trail shall constitute in evidence a prima facie presumption that the person violated this Section.

J. *Control of Pets*. No person shall allow or permit any domestic animal to run at large in any park or trail corridor, or enter any swimming area, pond, or fountain therein. A dog brought into or kept in a park area or trail corridor shall be on a leash of not more than six (6) feet in length.

1. No domestic animals will be allowed in any park, park facility, or trail corridor designated for swimming activities (**except assistance dogs for people with disabilities.**)
2. Any person with a dog or other pet in their possession in any park or trail corridor shall be responsible for both the conduct of the animal and removal from the park or trail corridor of feces or other waste deposited by such animal. The person with the dog or other pet must have in their possession the equipment required for pet waste removal.
3. All persons shall be subject to the City of Wildwood's Health Code when on public property in terms of disposing of pet waste in a proper and accepted manner to control vectors, as stipulated herein.

K. *Damage of City-Owned Property*. No person shall remove, destroy, mutilate, or deface any structure, monument, statue, vase, fountain, wall, fence, railing, vehicle, bench, shrub, tree, fern, plant flower, lighting system, sprinkling system, or other property lawfully in any park or trail corridor. Removal of rocks, stones, artifacts, or similar type of items shall be prohibited, unless authorized by the City of Wildwood's Department of Planning and Parks.

L. *Litter*. No person shall throw any refuse, litter, broken glass, crockery, nails, shrubbery, trimmings, junk, or advertising matter in any park or trail corridor or deposit any such material therein, except in receptacles provided by the City for such purposes.

M. *Illegal Dumping on City-Owned Properties*. No person shall deposit any refuse brought from private property into receptacles located in the City's parks, facilities, or trail corridors. Nothing in this Section is intended to prohibit the disposal of refuse generated from lawful park use such as picnics, barbecues, lunches, etc.

N. *Noise and Disturbance of Peace*. No person shall play car stereos, radios, or "boom boxes" - portable audio equipment, such as tape or compact disc players - so loudly as to interfere with normal conversations or cause annoying vibrations at a reasonable distance.

SECTION 235.050: Other Requirements - Park Properties and Trail Corridors

A. *Park Use and Permitted Activities*. No person shall be allowed in any park or trail corridor to practice or play golf, football baseball, cricket, soccer, polo, archery, hockey, volleyball, badminton, or other games of like character, or to hurl, propel, or fly any airborne or other missile, including radio controlled, model airplanes and/or cars and **frisbees**, except in places and times set apart for such purposes, including areas designated for general use, by the City, or interfere, impede, or otherwise disrupt permitted activities at these defined locations. Programs and activities scheduled by the City will have first priority for use of parks, trails, and all other facilities.

B. *Wheeled Vehicles Utilizing City-Owned Properties*. No person shall use, ride, park, or drive any bicycle, tricycle, pedal-power vehicle carriage, motorcycle, motor vehicle, skateboard, rollerblades, roller-skates, land sailing device, scooter, unicycles, or any other wheeled or similar vehicle, horse or pony on, over or through any park or within a trail corridor designated by signage as being restricted from such activities. This regulation shall not be interpreted to include electric-powered scooters or wheelchairs used for the purposes of mobility for the elderly or special needs populations.

C. *Vehicle Repairs*. No person, without written permission from the City, shall be allowed to operate, repair or service any motor vehicle or motorcycle on park property or within a trail corridor for the purpose of testing, servicing, or repairing.

D. *Permit Requirements for Competitions*. No person shall engage in, conduct, or hold any trials or competitions for speed, endurance, or hill climbing involving any vehicle, boat, aircraft, or animal in any park, without written permission from the City.

E. *Camping*. No person shall, except at places set aside for such purposes by the City and so designated by signs, be allowed to erect a tent or shelter or to arrange bedding, or both, for the purpose of, or in such a way as will permit, remaining overnight. It is also unlawful to park a trailer, camper, or other vehicle for the purpose of remaining overnight.

F. *Cooking, Fires, and Barbeque*. No person shall be allowed to build any fires in any park or trail corridor, except in areas designed and set aside for such purpose by the City. It is unlawful to use any portable barbecue over thirty-six (36) inches in length or less than thirty (30) inches in height over a combustible surface, unless said surface is protected by a heat shield or fireproof device placed under the barbecue.

G. *Disturbance of City-Owned Properties*. No person shall be allowed to use in any park or trail corridor a device to detect ores or metals. No person shall cause or undertake any land disturbance, as defined by the City of Wildwood's Grading Code on any Park Property.

H. *Glass Containers within City-Owned Properties*. No person shall be allowed to possess any glass container in any portion of the park, park facility, or trail corridor, which permits swimming, unless authorized by the City.

I. *Conduct in City-Owned Properties*. No person shall be allowed to use abusive or threatening language or to conduct oneself in a manner that interferes with the reasonable use of a park or trail corridor by the general public.

J. *Non-Authorized Events*. No person shall be allowed to conduct any rally or other event in a park area, designated facilities, or trail corridor, where such activities will conflict in any way with normal park usage, without prior Special Use Permit accommodating such use.

K. *Return of Lost or Found Items*. All individuals or group of individuals shall be responsible for turning in any property or objects found on any park property or trail corridor to the Police Department or at City Hall. Such articles shall be disposed of in accordance with applicable City and State Laws.

L. *Parking Area and Requirements*. No person shall be allowed to park in an area designated as a "No Parking Zone." Parking on grass is not permitted, unless indicated by signage for that purpose. All vehicles shall be located in a designated parking area.

M. *Use of Trail Corridors for Defined Purposes*. No person shall use or access a trail corridor with animals, vehicles, or other modes of transportation unless said property has been specified or authorized for said type of activity.

Section 235.060: Permits

Persons or groups that desire to use the City's facilities may be granted Special Use Permits by the Department of Planning and Parks, subject to a user fee established to recover costs reasonably allocable to such use, including but not limited to costs for maintenance, utilities, enforcement, and administration of such permit or use. Where appropriate, special conditions of use consistent with the purposes of this Chapter and applicable laws shall be established by the Department of Planning and Parks and so noted on the Special Use Permits.

Section 235.070: Regulations

The Director of Parks of the City shall be authorized to promulgate regulations consistent with and implementing any provision of this Chapter and shall maintain such regulations on file with the City Clerk and available to the public. Such regulations, and any condition of any permit granted pursuant to such regulations or this Chapter, shall have the force and effect of law and may be enforced in the manner provided herein for enforcement of this Chapter.

Section 235.080: Enforcement and Penalties

Any person who, by himself or herself or with others, willfully violates any of the provisions of this Chapter shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of

up to five hundred dollars ($500.00) and/or up to ninety (90) days in jail, or such greater or different penalties, as may be provided by ordinance

Article III. Trail Etiquette

Section 235.090: All Users

- Show courtesy for other trail users at all times.
- Keep dogs on leash, maximum length six (6) feet.
- Obey all trail signs and regulations.
- When entering or crossing a trail at an uncontrolled point, yield to traffic already on the trail.
- No group of trail users shall occupy more than half of the trail as to impede the normal movement of trail users.
- Motor vehicles are not allowed on City of Wildwood trail corridors.
- Being sensitive to how others perceive you will ensure a positive image for your sport and minimize the restrictions that follow negative encounters.
- The trail surface may become slippery and muddy when wet; Ride or walk around ruts and puddles, or you'll just make them worse. Be alert for debris and low light conditions through wooded areas.
- Notify a park security officer about fallen trees or large limbs across trail.
- Animals occasionally wander onto the trail. Use caution to avoid accidents with wildlife.
- An adult should supervise small children using these multi-use trails.

Section 235.100: Pedestrians and Joggers

- Listen for audible signals and help faster trail users pass safely.
- Joggers must yield to walkers. Use caution when passing other trail users.
- Avoid jogging or walking in large groups. Large groups create a hazard by crowding the trail.

Section 235.110: Cyclists

- Cyclists are required to wear safety helmets on all trails in the City of Wildwood.
- Yield to pedestrians.
- Always give an audible (voice, bell, horn) warning before passing another trail user.
- Always yield, pass with care, and keep to a slow, safe speed.
- Approach each bend as if someone were just around the corner. Preparation is the key to a successful and enjoyable ride. Prepare by reviewing trail regulations, wearing the proper equipment, being alert for the unexpected, and understanding your person al ability.

Section 235.120 Wet Weather Trail Policy

- With an inch of measurable precipitation, the natural surface trail network would be closed for a minimum of twenty-four (24) hours thereafter. For each additional inch of precipitation, the natural surface trails would remain closed for another twenty-four (24) hour period of time, i.e. 2 inches of precipitation – 48 hours, 3 inches of precipitation – 72 hours, etc.
- The City's Wet Weather Policy regarding trail use is applicable year-round, with particular focus during spring and fall seasons.

- The determination of natural surface trail closures relative to this policy will also be based upon field inspections, whenever possible, by City staff. Otherwise, if no field inspection is completed, the described precipitation, timeframes, and on-site conditions will be used for the purposes of protecting the trail from undue damage.
- The City will use a combination of private consultants and the National Weather Service's Station at Spirit of St. Louis Airport (KSUS) to gauge the extent of rainfall relative to its decision to close the trail to use. The use of private consultants is intended to refine precipitation amounts to the highest level of accuracy to the specific trail locations.
- The City will place information pertaining to all trail closures on its website, Facebook, and Twitter accounts, along with posting the park entry areas, when capable of such.
- The closures will be applied to all users.
- The notice of the opening of the trail, after a weather-related closure, will be placed on the City's website, Facebook, and Twitter accounts.
- The enforcement of this policy can be undertaken by the City's Code Enforcement staff, St. Louis County Police Department officers, and St. Louis County Park Rangers, with penalties set forth in Chapter 100.140 General Penalty of the City of Wildwood Municipal Code.

Section Two. Except as expressly modified herein, all other provisions of the City's Code shall remain unchanged.

Section Three. This Ordinance shall be in full force and effect both from and after its passage and approval.

This Bill was passed and approved this _____ day of _____, 2016, by the Council of the City of Wildwood, Missouri after having been read by title, or in full two (2) times, prior to passage.

_____	_____
Presiding Officer	The Honorable Timothy Woerther, Mayor
ATTEST:	**ATTEST:**
_____	_____
Laura Rechtin, Acting City Clerk	Laura Rechtin, Acting City Clerk

Editor's Note: **Changes to Chapter 235 are indicated by blue type.**

BILL #2170 **ORDINANCE #2170**

AN ORDINANCE AMENDING CHAPTER 210, ARTICLE VI, OF THE WILDWOOD MUNICIPAL CODE RELATING TO HUNTING AND FIREARMS REGULATIONS

WHEREAS, the City's Board of Public Safety has recommended certain amendments to the City of Wildwood Hunting and Firearms Regulations, for the purpose of separating the regulations specific to hunting, and to update the general firearms regulations to conform with current State law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, AS FOLLOWS:

Section One. Chapter 210, Article VI, of the Municipal Code is hereby repealed in its entirety and replaced with a new Article VI, entitled "Hunting and Firearms Regulations," Sections 210.220 to 210.230, to read as follows:

Article VI. Hunting and Firearms Regulations

Section 210.220. Specific Prohibited Actions Related to Hunting.

A.

Definitions. As used in this Article, the following terms shall have these prescribed meanings:

AIR GUN

Any device designed to fire or discharge a projectile using compressed air or gas, including pneumatic guns, pellet guns, paintball guns or BB guns. Air guns in excess of twenty-two (.22) caliber shall be considered firearms for the purpose of this Article.

ARCHERY DEVICE

Any long bow or compound bow.

CROSSBOW

Any device designed to discharge a bolt, formed as a bow set crosswise on a stock, usually drawn by means of a mechanism and discharged by release of a trigger. A crossbow shall be considered a firearm for the purpose of this Article.

FIREARM

Any rifle, shotgun, pistol, muzzleloader or any similar device or mechanism by whatever name known which is designed to expel a projectile or projectiles by the action of an explosive. The term "firearm" shall not apply to air guns or devices designed and used exclusively for commercial, industrial or vocational purposes. The regulations contained within this Article shall

not be applicable to Police Officers, military or other licensed security agents as regards the performance of their duties.

MUZZLELOADER

A firearm that is loaded from the muzzle capable of firing a single discharge each time it is loaded.

SHOTGUN

Any firearm designed to fire a number of shot or a single projectile through a barrel by a single function of the trigger.

B.

(Reserved)

C.

Hunting Regulations.

1.

All current laws of the State of Missouri as regards to the regulation of hunting shall be obeyed within the corporate limits of Wildwood.

2.

All provisions of Section 210.225 shall apply to hunting within the corporate limits of Wildwood.

3.

Hunting of smaller game. It shall be unlawful to use any firearm other than a shotgun to take small game such as rabbits or squirrels or to take game such as water fowl or upland game birds.

4.

Hunter safety course required. All persons required to have taken a hunter safety course as prescribed by Missouri State law shall also be required to have such certificate of completion from the Missouri Department of Conservation in order to hunt within the corporate limits of Wildwood.

5.

License may be inspected. It is the duty of every person holding a hunting license and permit to submit the same for inspection by any agent of the Missouri Department of Conservation, Department of Natural Resources, St. Louis County Parks Department or any Police Officer or Marshal thereof.

6.

Regulations as to location of hunting.

a. It shall be unlawful for any person to hunt by firing or discharging any firearm, air gun, archery device or crossbow from or across any street, sidewalk, road, highway, park, playground or recreation area.

b. It shall be unlawful for any person to hunt by firing or discharging any firearm or air gun expelling a single solid projectile from any boat or other water vessel or across or into the Missouri or Meramec Rivers or any lake or reservoir.

c. It shall be unlawful for any person to knowingly hunt upon the premises or property of another without first having obtained the written permission from the owner, lessee or person in charge of such premises or property. The duly obtained written permission shall be carried in the personal possession of the person requesting and receiving such permission. This Subsection shall not apply to a person carrying, firing or discharging any firearm, air gun, archery device or crossbow while in the immediate presence of the owner, lessee or person in charge of the property or premises, or to the entry upon the premises for the sole purpose of obtaining written permission of the owner, lessee or person in charge of the property. This Subsection shall also not apply to a person with the sole purpose of carrying a concealed firearm and who is otherwise in compliance with Chapter 571, RSMo., regarding concealed carry endorsements.

d. It shall be at the discretion of the owner, lessee or person in charge of any premises or property to set the specific boundaries where a person may hunt using a firearm, air gun, archery device or crossbow. The specific boundaries must be otherwise in compliance with the provisions of this Section.

e. It shall be unlawful to hunt by firing or discharging any firearm within four hundred fifty (450) feet of any dwelling, house, apartment building, church, school, playground, recreational area or any building not owned by the person discharging the firearm, unless the person has written permission of the owner, lessee or person in charge of such premises or property; it shall be unlawful to hunt by firing or discharging an archery device within two hundred (200) feet of any dwelling, house, apartment building, church, school, playground, recreational area or any building not owned by the person discharging the archery device, unless the person has written permission of the owner, lessee or person in charge of such premises or property.

f. It shall be unlawful to hunt by firing or discharging any firearm or archery device on any parcel of land containing less than three (3) acres.

g. It shall be unlawful to hunt by firing or discharging a firearm other than a shotgun, muzzleloader, air gun or crossbow on any property in the City east of Missouri State Route 109.

7.

Special hunts. Any special hunts permitted by the Missouri Department of Conservation or Department of Natural Resources or the St. Louis County Parks Department shall be permitted under this Section after obtaining approval of the City Council of the City of Wildwood.

D.

Penalties. Any person violating any provision of this Section shall, upon conviction, be punished by a fine of not less than one hundred dollars ($100.00) nor more than one thousand dollars ($1,000.00) or by imprisonment for not more than ninety (90) days, or both, for each offense.

Section 210.225. Specific Prohibited Actions Related to Firearms.

A. Specific Acts – Prohibited.

It shall be unlawful for any person to:

1. Carry concealed upon or about his or her person a knife, a firearm, a blackjack or any other weapon readily capable of lethal use except as may otherwise be provided by Missouri law; or

2. Set a spring gun; or

3. Discharge or shoot a firearm, air gun, archery device or crossbow into a dwelling house, a railroad train, boat, aircraft, or motor vehicle as defined in Section 302.010, RSMo., or any building or structure used for the assembling of people; or

4. Exhibit, in the presence of one or more persons, any weapon readily capable of lethal use in an angry or threatening manner; or

5. Possess or discharge a firearm, air gun, archery device, crossbow or other projective weapon while intoxicated; or

6. Discharge a firearm, air gun, archery device or crossbow within one hundred (100) yards of any occupied schoolhouse, courthouse, or church building; or

7. Discharge or shoot a firearm, air gun, archery device or crossbow at a mark, at any object, or at random, on, along or across a public highway or discharge or shoot a firearm into any outbuilding; or

8. Carry a firearm, air gun, archery device, crossbow or any other weapon readily capable of lethal use into any church or place where people have assembled for worship, or into any election precinct on any election day, or into any building owned or occupied by any agency of the federal government, state government, or political subdivision thereof; or

9. Discharge or shoot a firearm, air gun, archery device or crossbow at or from a motor vehicle, as defined in Section 301.010, RSMo., discharge or shoot a firearm at any person, or at any other motor vehicle, or at any building or habitable structure, unless the person was lawfully acting in self-defense; or

10. Carry a firearm, whether loaded or unloaded, air gun, archery device, crossbow or any other weapon readily capable of lethal use into any school, onto any school bus, or onto the premises of any function or activity sponsored or sanctioned by school officials or the district school board.

11. Commit any act violating any provision set forth in Sections 571.010 through 571.150, RSMo., inclusive.

B. Exceptions.

1. Subdivisions (1), (3), (4), (6), (7), (8) (9) and (10) of Subsection A shall not apply to or affect any of the following:

    a. All state, county and municipal peace officers possessing the duty and power of arrest for violation of the general criminal laws of the state or for violation of ordinances of counties or municipalities of the state whether such officers are within or outside their jurisdictions or on or off duty, or any person summoned by such officers to assist in making arrests or preserving the peace while actually engaged in assisting such officer;

    b. The discharge of firearms, air guns, archery devices or crossbows where necessary to protect life, livestock, crops or other property, the discharge of blank cartridges in theater performances or sporting events, and the firing of salutes by firing squads at military ceremonies;

    c. Wardens, superintendents and keepers of prisons, penitentiaries, jails and other institutions for the detention of persons accused or convicted of crime;

    d. Members of the armed forces or national guard while performing their official duty;

    e. Those persons vested by Article V, Section 1 of the Constitution of Missouri with the judicial power of the state and those persons vested by Article III of the Constitution of the United States with the judicial power of the United States, the members of the federal judiciary;

    f. Any person whose bona fide duty is to execute process, civil or criminal;

    g. Any federal probation officer;

    h. Any state probation or parole officers, including supervisors and members of the board of probation and parole;

    i. Any corporate security advisor meeting the definition and fulfilling the requirements of the regulations established by the board of police commissioners under Section 84.340, RSMo.;

    j. Any coroner, deputy coroner, medical examiner or assistant medical examiner;

k. Any prosecuting attorney or assistant prosecuting attorney, circuit attorney or assistant circuit attorney, or person appointed by a court to be a special prosecutor who has completed the firearms safety training course required under Subsection 2 of Section 571.111, RSMo.; and

l. Any member of a fire department or fire protection district who is employed on a full time basis as a fire investigator and who has a valid concealed carry endorsement prior to August 28, 2013, or a valid concealed carry permit under Section 571.111, RSMo., when such uses are reasonably associated with or are necessary to the fulfillment of such person's official duties.

2. Subdivisions (1), (5), (8) and (10) of Subsection A do not apply when the actor is transporting such weapons in a nonfunctioning state or in an unloaded state when ammunition is not readily accessible or when such weapons are not readily accessible. Subdivision (1) of Subsection A does not apply to any person twenty-one (21) years of age or older transporting a concealable firearm in the passenger compartment of a motor vehicle, so long as such concealable firearm is otherwise lawfully possessed, nor when the actor is also in possession of an exposed firearm or projectile weapon for the lawful pursuit of game, or is in his or her dwelling unit or upon premises over which the actor has possession, authority or control, or is traveling in a continuous journey peaceably through this state. Subdivision (10) of Subsection A does not apply if the firearm is otherwise lawfully possessed by a person while traversing school premises for the purposes of transporting a student to or from school, or possessed by an adult for the purposes of facilitation of a school-sanctioned firearm-related event.

3. Subdivisions (1), (8), and (10) of Subsection A shall not apply to any person who has a valid concealed carry endorsement issued pursuant to Sections 571.101 to 571.121, RSMo., or a valid permit or endorsement to carry concealed firearms issued by another state or political subdivision of another state.

4. Subdivisions (3), (4), (5), (6) (7), (8), (9), and (10) of Subsection A shall not apply to persons who are engaged in a lawful act of defense pursuant to Section 563.031, RSMo.

5. Nothing in this Section shall make it unlawful for a student to actually participate in school-sanctioned gun safety courses, student military or ROTC courses, or other school-sponsored firearm related events, provided the student does not carry a firearm or other weapon readily capable of lethal use into any school, onto any school bus, or onto the premises of any other function or activity sponsored or sanctioned by school officials or the district school board.

C. Penalties.

1. Any person violating any provision of this Section shall, upon conviction, be punished by a fine of not less than one hundred dollars ($100.00) nor more than one thousand dollars ($1,000.00) or by imprisonment for not more than ninety (90) days, or both, for each offense.

2. Any person knowingly aiding or abetting any other person in the violation of Subdivision (9) of Subsection A of this Section shall be subject to the same penalty as that prescribed by this Section for violations by other persons.

D. Further Limitation.

1. The carrying of firearms in City buildings shall be further limited as follows:

    a. No person who has been issued a concealed carry endorsement by the State of Missouri or who has been issued a valid permit or endorsement to carry concealed firearms issued by another state or political subdivision of another state, shall, by authority of that endorsement or permit, be allowed to carry a concealed firearm or to openly carry a firearm in any building or portion of a building owned, leased or controlled by the City.

    b. Signs shall be posted at each entrance of a building entirely owned, leased or controlled by the City stating that carrying of firearms is prohibited. Where the City owns, leases or controls only a portion of a building, signs shall be posted at each entrance to that portion of the building stating that carrying of firearms is prohibited.

    c. This Subsection shall not apply to buildings used for public housing by private persons, highways or rest areas, firing ranges, or private dwellings owned, leased or controlled by the City.

    d. Any person violating this Subsection may be denied entrance to the building or ordered to leave the building. Any City employee violating this Section may be disciplined. No other penalty shall be imposed for a violation of this Subdivision (d) only. Violations of all other Subdivisions shall be subject to the penalties set forth in Subsection C.

    e. To the extent that the restrictions in this Section are in direct conflict with SB656 regarding the open carrying of firearms, then the provisions of SB656 shall govern; however, the restrictions of this Section shall be enforced to the fullest extent permitted by Missouri law. Furthermore, any person who is open carrying a firearm, shall also comply with the following provisions of SB656:

        Any person with a valid concealed carry endorsement or permit who is open carrying a firearm shall be required to have a valid concealed carry endorsement or permit from this state, or a permit from another state that is recognized by this state, in his or her possession at all times;

        Any person open carrying a firearm in such jurisdiction shall display his or her concealed carry endorsement or permit upon demand of a law enforcement officer;

In the absence of any reasonable and articulable suspicion of criminal activity, no person carrying a concealed or unconcealed firearm shall be disarmed or physically restrained by a law enforcement officer unless under arrest;

Any person who violates this Subdivision shall be subject to the penalty provided in Section 571.121, RSMo.

Section 210.230. (Reserved)

Section Two. This Ordinance shall be in full force and effect both from and after its passage and approval.

This Bill was passed and approved this _____ day of _____, 2016, by the Council of the City of Wildwood, Missouri after having been read by title or in full two times prior to passage.

_____	_____
Presiding Officer	Timothy Woerther, Mayor
ATTEST:	ATTEST:
_____	_____
City Clerk	City Clerk

BILL #2171 **ORDINANCE #2171**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO AN AGREEMENT WITH GEORGE AND RENE' SACKETT FOR THE MANAGEMENT AND OVERSIGHT OF A CITY-SPONSORED FARMERS MARKET FACILITY, OF WHICH SAID ENTITIES SHALL ACT AS ITS MANAGERS IN ALL ASPECTS OF ITS OPERATION AND RECORD-KEEPING, SO AS ENABLING THIS COMMUNITY TO OFFER ANOTHER SERVICE THAT HAS BEEN IDENTIFIED BY RESIDENTS AS A PRIORITY. (Ward – All)

WHEREAS, the City of Wildwood's history speaks to an agrarian culture that dates back to the earlier settlers of Missouri, many of which farmed and raised livestock to meet their daily needs and for commerce; and

WHEREAS, as growth has occurred over the past century in this area, remnants of this past culture have survived and, in some locations, prospered, as property owners work to preserve the rural lifestyle of this area; and

WHEREAS, until 2009, one (1) of the more requested services from residents to the City Council was the provision of a Farmers Market, as part of that desired rural lifestyle; and

WHEREAS, the City Council did explore many options for a facility of this nature, but, for many years not owning property, along with its limited staff, a farmers market remained elusive, until 2009; and

WHEREAS, with the development of the Wildwood Town Center Project by Koman Properties, Inc., the City received a dedication of land for a public plaza, along with an easement for public purposes that finally offered an appealing location for such a venue; and

WHEREAS, with an area for this venue to operate, a proposal from an individual to manage it, and a funding amount set aside by the City to support it, a Farmers Market facility was opened in Wildwood in 2009; and

WHEREAS, each year, the contract with the Market Manager(s) is reviewed and, now, City officials believe it is appropriate to offer this position for the upcoming 2016 Season to last year's managers, both of whom have significant experience, background, and enthusiasm about this type of facility and the opportunities it offers here in the City of Wildwood; and

WHEREAS, George and Rene' Sackett were very successful in 2013 in addressing the needs of the market from past years' operations and they created the foundation for its growth each subsequent season, that has followed, by implementing the necessary steps to make it a producers' type of venue that featured homemade, homegrown, and locally produced food, produce, and a range of other selections, for all to enjoy; and

WHEREAS, Mr. and Ms. Sackett have reviewed the attached agreement and found it to be acceptable and, with their acceptance, it is now ready for final action by the City Council in accordance with the procedures and practices for the approval of such working relationships between private entities and the City of Wildwood.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One. The City Council of the City of Wildwood, Missouri hereby authorizes the Mayor of the City of Wildwood, Missouri to enter into an Agreement for the 2016 Season with George and Rene' Sackett for

the management and oversight of the City-sponsored Farmers Market facility in the Town Center Area, of which said entities shall act as its Market Manger in all aspects of its day-to-day operation and record-keeping, along with ensuring the area of the venue is ready and available for vendors and customers alike. This Agreement is hereto attached as Exhibit A and hereby made a part of this ordinance.

Section Two. The provisions of this Agreement are limited to the contents contained therein and any representations made beyond this document to the otherwise will not be honored.

Section Three. This Ordinance shall be in full force and effect upon its passage and approval.

This Bill was passed and approved this _____ day of _____ 2016, by the Council of the City of Wildwood after having been read by title, or in its entirety, two (2) times prior to its passage.

_____	_____
Presiding Officer	Timothy Woerther, Mayor

ATTEST:

_____	_____
City Clerk	City Clerk

MARKET MANAGER AGREEMENT

City of Wildwood, Missouri
2016 Season – Draft Date: 4-11-2016

THIS MARKET MANAGER AGREEMENT (hereinafter "Agreement") dated as of this __ day of _____, 2016, is made by and between the CITY OF WILDWOOD, Missouri, a municipal corporation of the State of Missouri (hereinafter "City"), and George and Rene' Sackett (hereinafter "Manager").

WHEREAS, the City promoted the development of the Town Center Plaza in part to serve as a community events facility to attract residents and visitors, and

WHEREAS, City desires to sponsor a weekly producers' type of farmers market (the "Farmers Market") within and around the Plaza area, and

WHEREAS, Manager, through its principals – George and Rene' Sackett (Sacketts) - desire to be engaged by City to perform services with respect to the Farmers Market as set forth herein and pursuant to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements herein contained, the parties agree as follows:

1. **Term of Agreement; Renewal.**

The term of this Agreement shall commence on **April 26, 2016** and end on **December 31, 2016,** ("Term"). This Agreement may be renewed annually, at the discretion of City. Renewal will occur before the start of the market season each year, while this Agreement is in effect. There is no expectation of or obligation to renew the Term of this Agreement.

2. **Farmers Market Hours of Operations**.

The Farmers Market normal hours of operation shall be from **8:30 A.M. to 12:30 P.M.**, every Saturday, from **May 21st to October 8th (2016)**, as weather and produce availability permits, and then at the discretion of the Manager for the remainder of the Agreement's Term ***(which, with the City's consent, may include two (2) or more indoor markets during the months of November and December 2016 – location to be determined at that time).*** The City reserves the right to change or extend the schedule and hours of operation at its sole discretion and to exclude certain hours and/or days as the City deems necessary to provide for other events within the Plaza area. Manager shall notify the City, as soon as practicable, if Manager desires/intends to deviate from the normal hours/days of operation.

3. **Duties and Obligations of Manager**.

The following are the duties and obligations of the Manager:

- Acts as the administrator of the Farmers Market, thereby exercising general supervision over the Farmers Market and all of its activities. Keeps the operation of the Farmers Market functioning smoothly and effectively, while ensuring it is a producers' type in application;
- Creates rules and regulations governing vendor operations, to be approved by the City;
- Interprets the Farmers Market rules and regulations governing vendor operations. Makes necessary judgments and decisions if questions or concerns arise;
- Carries general liability insurance for the market, in appropriate amounts and coverages, per the direction of the City Attorney of the City of Wildwood;
- Solicits potential vendors providing local products, including but not limited to produce, plants, flowers, seafood, food for sale, arts and crafts, nuts, baked goods, breads, pastas, jams, jellies and any other products deemed to add value to the Farmers Market;
- Creates a venue for a kids' tent, as part of the market's operation, on an intermittent basis, based upon interest, over the course of the 2016 Season;
- Presents all proposed vendors to City for approval at City's sole discretion;
- Ensures that all vendors maintain general liability insurance covering their operations and any employees working for vendors at the Farmers Market;
- Keeps all vendor general liability insurance documentation on file, with copies forwarded to the City;
- Establishes and collects vendor fees from all vendors, which are to be retained by the Manager;
- Ensures that all vendors are in compliance with City and St. Louis County health and sanitary codes;
- Informs vendors that they may be subject to and must consent to background checks;
- Organizes and administers a system allowing vendors to reserve and check-out tables and tents for their booths and return the tables and tents at the conclusion of the Farmers Market each day of operation;
- Manages end of market activities, including the removal of tables and tents after hours on Saturday and ensures that all tables and tents are properly stored, and that the Plaza Area and surrounding properties are free of litter and trash associated with the Farmers Market operation;
- Maintains books, records, and accounts for a period of three (3) years relating to the operation of the Farmers Market including, but not limited to, vendor fees, sales, licenses, insurance, and agreements;
- Advises all vendors as to their obligation to collect and remit sales tax;
- Maintains memberships, in good standing, with the appropriate organizations and/or associations to promote the Farmers Market and its associated activities;
- Be on site, or have an authorized representative at the Farmers Market, during all hours of operations; and
- **Obtains the appropriate license(s) and authorizations to sell beer and wine at the venue, in connection with no more than seven (7) special events during the season.**

4. **Duties and Obligations of City**.

City shall contribute the following to the Farmers Market:

- Provide space within the Town Center Plaza and surrounding areas to accommodate the Farmers Market;
- Accommodate the use of on-street parking, as well as the public parking garage located south of the Plaza site;

- Authorize the use of City-funded electricity at the Farmers Market site to provide power for vendor activities;
- Provide marketing and advertising of the Farmers Market in City publications including *The Gazette*, the City's e-mail newsletters, portable reader board, and the City's website;
- Complete the procurement of all tables and tents for vendor use, as well as storage space for tables and tents, along with providing portable toilets, washing stations, trash receptacles, and at least one (1) trash dumpster for each market day;
- Provide police services, when requested or needed by the Manager;
- Coordinate communications between the City-sponsored Farmers Market and surrounding businesses;
- Establish liability coverage for Farmers Market during operation of it on City-owned or leased property; and
- Provide business cards to the Manager for promotional purposes relating to the Market.
- Issue a single City business license to the Manager for the entire season, prior to its opening.
- **Subject to Manager obtaining necessary licenses and authorizations, allow special events, no more than seven (7) times per season, where beer and wine can be served in conjunction with them.**

5. **Rights Reserved by City**.

In addition to other rights reserved herein, City reserves the following rights:

- To establish, in association with the Manager, the amount of fees that vendors must pay to reserve space at the Farmers Market, with all vendor fees to be retained by the Manager, of which, there may be one (1) or more payment options, specifically for regular vendors at $25.00 per week, with limited additional (second) spaces available for an extra fifteen dollars ($15.00) per week;
- To authorize the participation of a vendor or vendors at the Market, regardless of type, if determined to be in the best interest of the City and Market;
- To terminate vendors' rights to participate in the Farmers Market at any time for any reason;
- To terminate the relationship between the City and Manager at any time for any reason (upon written notice provided thirty (30) days in advance of the said action);
- To discontinue the Farmers Market operations at any time. In the event that the Farmers Market closes permanently, the Manager will provide reimbursement of vendor fees on a prorated basis. However, City will not reimburse vendors for costs associated with obtaining a City of Wildwood business license;
- To review the books and accounts of the Manager relating to the operation of the Farmers Market including, but not limited to, those records pertaining to vendor fees, insurance, vendor licenses, agreements, and sales; and
- To maintain and operate a vendors booth at the Farmers Market facility, at no charge, to support the City's community garden effort in the Town Center Area.

6. **Compensation**.

For the services Manager renders to City hereunder, City shall pay Manager the total sum of *Seventeen Thousand Five Hundred Dollars ($17,500.00)*, payable as follows: Two Thousand Five Hundred

Dollars ($2,500.00) within fifteen (15) days of approval of this Agreement and the balance (Fifteen Thousand ($15,000.00)) paid in equal monthly installments on or before the 15th of each month (May – December). Manager is entitled to an additional *one thousand seven hundred fifty dollars ($1,750.00)* of benefits or considerations, other than the compensation outlined in this paragraph of this Agreement, for the purposes of reimbursement of membership costs, dues to organizations, payment of conference fees, and compensation for advertising activities, of which receipts shall be provided to the City for review and approval.

7. Termination.

Manager's services and this Agreement may be terminated at any time by the City, with or without cause, upon the giving of written notice (thirty (30) days prior to the action) to Manager of the intention to terminate.

8. Nature of Relationship.

The parties intend that an independent contractor relationship be created by this Agreement. Manager, nor his/her/its representative(s) or principal(s), are to be considered employees or agents of City for any purposes, except as to carry out the duties contemplated hereby, nor shall he/she/they represent themselves as such. Manager is not entitled to any benefits provided by the City to its employees.

9. Indemnification.

Manager shall and does hereby indemnify, defend and hold harmless City, and City's officers, Council members, agents and employees from and against any and all actions, proceedings, investigations, claims, demands, losses, costs, expenses, obligations, liabilities, damages, recoveries and deficiencies, including interest, penalties, and reasonable attorneys' fees and costs (collectively, "Claims"), that City may incur or suffer as a result of or relating to any willful or grossly negligent breach or failure of Manager to perform any of the representations, covenants and agreements contained in this Agreement, and for such Claims relating to the injury or death of any person or damage to any property arising from the operation of the Farmers Market.

10. Entire Agreement.

This Agreement constitutes the entire agreement between the parties, superseding any and all agreements, either oral or written, between the parties hereto. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any parties, which are not embodied herein, and that no other agreement, statement or promise not contained in this Agreement shall be valid or binding. Any modification of this Agreement will be effective only if it is in writing signed by the party to be charged.

11. Partial Invalidity.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

12. Choice of Law.

The rights and obligations of the parties shall be governed by, and this Agreement shall be construed and be enforced in accordance with, the internal laws of the State of Missouri.

13. Counterpart Facsimile Execution.

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A document (or signature page therein) signed and transmitted by facsimile or telecopier is to be treated as an original document (or signature). No party may raise the use of a facsimile machine or telecopier as a defense to the enforcement of any document sent by such means.

14. City Council Approval.

This Agreement shall not be valid or binding on the City until approved by the City Council.

[The next page is the Signature Page]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

"CITY"

CITY OF WILDWOOD

By: _____

Name: _____

Title: _____

"MANAGERS"

GEORGE AND RENE' SACKETT

By: _____

Name: George Sackett

Title: CO-MANAGER

By: _____

Name: Rene' Sackett

Title: CO-MANAGER

BILL #2172 **ORDINANCE #2172**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO A CONTRACT WITH IDEAL LANDSCAPING FOR THE INSTALLATION OF APPROVED UPGRADES AT THE AL FOSTER MEMORIAL TRAILHEAD, AS INDICATED IN THE BID DOCUMENTS AND SPECIFICATIONS, ALL IN KEEPING WITH THE DOCUMENTATION SUBMITTED BY SUCH IN RESPONSE TO THE CITY'S ADVERTISEMENT IN THIS REGARD, AND THE RECOMMENDATION OF THE PLANNING/ECONOMIC DEVELOPMENT/PARKS COMMITTEE OF CITY COUNCIL REGARDING THIS PROJECT'S COMPONENTS. (Ward Six)

WHEREAS, the City has been planning for the upgrade of the Al Foster Memorial Trailhead since 2008, when it first began to anticipate the need to improve its function and associated facilities; and

WHEREAS, the upgrades to this facility had to be undertaken in the context of the community where it is located, along with the consulting with the users of the trailhead area, other governmental agencies that have partnered with the City in the Meramec River Valley, and the City's boards, commission, and elected officials; and

WHEREAS, this consultation took the form of an eleven (11) step program, which was completed in December 2015; and

WHEREAS, the process resulted in upgrades to the facility, but also a recognition of the beauty of the area should always be the focal point and this location floods with some regularity and any improvements should be cognizant of this circumstance and its related impacts; and

WHEREAS, these upgrades to the facility includes a larger parking lot area, a shelter area, with picnic tables and barbecue pits, a permanent restroom facility, and improved trail access throughout the area; and

WHEREAS, with eleven (11) step program completed for the design and engineering of this facility's recommended improvements, the Department of Planning and Parks was authorized by City Council to proceed with the advertisement of the project for bidding purposes and ultimate construction; and

WHEREAS, the bidding process led to the submittal of six (6) bids by different companies, all of which were competitive and met the requirements set forth by the City for this project; and

WHEREAS, one (1) of these bids was from **Ideal Landscaping**, whose base bid was the lowest of those submitted for this project at **$499,568.00**; and

WHEREAS, the Planning/Economic Development/Parks Committee reviewed the bids at its March 2016 meeting and noted the recommended contractor and cost of the project all appeared to be reasonable, supported such, and made a recommendation to present the matter to City Council for its consideration and action, which occurred at its March 28, 2016 meeting; and

WHEREAS, the City Council, upon receipt of the Committee's report, noted in its action, the general contracting component's cost was reasonable, given the extent of the planned upgrades to the current facility, and would finally allow for the project to proceed to construction, thereby adding another amenity to this active use area of Wildwood; and

WHEREAS, it is the City's intent to open this trail improvement for public use in 2016, so all can enjoy the beauty and recreational features it has to offer in the already popular Meramec River Valley.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City Council of the City of Wildwood, Missouri hereby authorizes and directs the Mayor of the City of Wildwood, Missouri to enter into a contract with **Ideal Landscaping** for the planned upgrades of the Al Foster Memorial Trailhead, per the components set forth in the attached description of the City's standard Professional Services Contract.

Section Two. This contract is authorized and approved on a not-to-exceed basis at a total amount of ***four hundred ninety-nine thousand five hundred sixty-eight dollars and zero cents* ($499,568.00)** and shall be completed no later than November 30, 2016.

Section Three. This ordinance shall be in full force and effect after its approval and passage by the City Council and signing by the Mayor of the City of Wildwood. Missouri.

THIS BILL WAS PASSED AND APPROVED THIS ___ DAY OF _____, 2016 BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

Presiding Officer	**The Honorable Timothy Woerther, Mayor**

ATTEST:

City Clerk	**City Clerk**

WILDWOOD

March 15, 2016

MEMORANDUM

To: Planning/Economic Development/Parks Committee Members

From: Department of Planning and Parks

Re: **Al Foster Memorial Trailhead Project – Bidding Results**

Cc: The Honorable Timothy Woerther, Mayor
Administration/Public Works Committee Members of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

The Committee has been a part of the development of the design and engineering drawings for the planned improvement of the Al Foster Memorial Trailhead for many years. The Committee's role in this process began with the agreement to create a public engagement process and development review program for the trailhead's improvement that would engage the Glencoe Community and all of the City's partners in the Meramec River Valley, including its current users. This process and program that was followed is described below:

1. The planning process began with direct mailings to all residents, property owners, partners, and organizations with interest in the area asking for input about the current facility and their likes, dislikes, needs, concerns, and opportunities regarding it.
2. The input was formulated into a report used to determine the level of improvements considered on the site.
3. The report was presented at a community meeting to receive feedback upon the identified items and agreement on a list of priority improvements sought.
4. The list of prioritized improvements was presented to the Planning and Zoning Commission and City Council for their respective reviews and recommendations.
5. The agreed upon improvements was determined and the park designer was asked to formulate a plan reflecting these items upon it.
6. The plan, once completed, was circulated to all interested parties for review and comments (same groups noted in Item #1 above).
7. The received comments from this first review were presented to the community at a

meeting for input, suggestions, and changes.

8. The revised plan from these comments was then be presented to the Planning and Zoning Commission and City Council for review and direction.
9. The agreed upon plan was revised for the purposes of construction documents and specifications and this information was used for bidding purposes.
10. The bidding was completed and awarding of contracts followed, with City Council approving all required contracts.
11. The construction of improvements to the trailhead can now proceed, once the City Council authorizes contracts and all required documentation is addressed.

This process began in February 2011 and, for the most part, including reviews by all of the City's boards and commissions, along with City Council, took approximately five (5) years to complete Step #10, which is the project's current status. Through this process, from public input to the comments and additions by the City's boards and commissions, the project changed, but still respected its location in the Meramec River floodplain. Accordingly, the amount of funding set aside for this project has fluctuated over the course of time due to additions made through the lengthy review process.

Now with Step #10 underway, the final steps are ready to proceed. The bids were opened for this project on March 1, 2016 and six (6) firms responded to the advertisement. A summary of the bidding is provided below:

Bidder	Base ($)	Alt. #1 ($)	Alt. #2 ($)	Alt. #3 ($)	Alt. #4 ($)	Alt. #5 ($)	Alt. #6 ($)	Total ($)
		Overflow Parking	Overflow Parking - Landscaping	Info. Board	Site Furnishings	Disc Golf	Grated Trough	
Ideal Landscaping	514,868	67,900	9,000	14,500	16,300	16,415	9,900	648,883
Demien Construction	570,000	102,344	9,328	13,135	18,591	8,432	6,000	727,830
Gershenson Construction	601,500	91,000	15,000	14,500	16,000	13,800	16,500	768,300
Raiveri Construction	560,572	152,735	11,374	2,992	25,130	51,416	11,355	815,574
Tramar Contracting	642,000	207,000	17,200	20,000	34,000	29,500	8,000	957,700
RV Wagner	759,000	197,000	16,000	22,000	24,600	31,000	8,600	1,058,200

It is important to note that approximately $450,000.00 was anticipated for this project in the 2016 Capital Improvements Budget, as part of the overall construction line item contained in it. In considering the results of this bidding process, the Department is recommending for the Committee's consideration of the following bid:

Bidder	Base Bid ($)
Ideal Landscaping	514,868.00

Obviously, the bid amount is much greater than the amount set aside in the 2016 Capital Improvements Program Budget of four hundred fifty thousand dollars ($450,000.00). Given this

circumstance, the Department of Planning and Parks requested the park designer meet with Ideal Landscaping, the low bidder, and attempt to find cost savings in its submitted bid. The outcome of this discussion was as follows:

Item	Cost ($)
Base Bid	514,868
Alternate #4	16,000
Original Total	**530,868**
Eliminate thermo plastic logos from crosswalks and stripe only	-9,000
Remove one (1) of the non-ADA mini shelters	-11,500
Remove one (1) set of site furnishings from Alternate #4, i.e. picnic table, barbecue pit, and trash receptacle	-1,900
Remove bio-basin; seed and straw only	-8,900
Revised Total	**499,568**

The changes that are noted above will eliminate some items that had been recommended by the City's Historic Preservation Commission, such as the overflow, special event parking area, but that cost alone, under the low bidder's submittal, is $67,900.00. Additionally, the number of mini-shelters will be reduced to two (2) instead of three (3) in total, but the larger shelter remains as it was bid.

To offset this additional cost of almost fifty thousand dollars ($50,000.00), the Department is requesting the Committee's support to reallocate this amount from the Capital Improvement Program's 2016 Budget from the line item identified as 'Future Trail Development – Construction," which has one million dollars ($1,000,000.00) currently allocated to it, which would still leave nine hundred fifty thousand dollars ($950,000.00) in that account and allow this project to proceed with the recommended bidder – ***Ideal Landscaping***.

This matter is being presented at tonight's Work Session to the Committee for its review of the bids and, if acceptable, to provide a recommendation in this regard. If the Committee makes a favorable recommendation, the matter would then be forwarded to City Council for its consideration. With City Council's endorsement, the contract for this project could be established by the end of April, with construction starting in late spring/early summer.

If any of the Committee Members have questions or comments about the plan sheets or the requested action, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation of this information is planned on this item at tonight's meeting. Thank you for your consideration of this information and providing direction on the same.

WILDWOOD

Project Manual

Al Foster Memorial Trailhead

Bid Opening: March 1, 2016 (Tuesday)

10:30 AM CST

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INVITATION FOR BIDS

INVITATION FOR BIDS

Sealed bids for **AL FOSTER TRAILHEAD PARK SITE IMPROVEMENTS** will be received by the City of Wildwood, Department of Planning and Parks, 16860 Main Street, Wildwood, Missouri, 63040, until **10:30 A.M. CST**, on **TUESDAY, MARCH 1, 2016**, in the Community Room at which time the bids will be publicly opened and read aloud. The 10:30 A.M. CST cutoff time for acceptance of sealed bid documents is determined by the Department of Planning and Parks, not that of the bidder.

The Scope of Work includes; **8'x20' Customized Pre-manufactured Restroom Building, 16'x28' Pre-manufactured Shelter, (3) 9'x9' Pre-manufactured Mini Shelters, 20 Car Asphalt Parking Lot, Concrete Curbs and Concrete Walks, 80'x150' Grass Paver Overflow Parking, 400'+/- Asphalt Trail (8') associated Clearing, Earthwork, Grading, Storm Drainage Culvert, Boulder Retaining Wall, Site Lighting/Electric, Landscaping, Seeding/Mulching, and Misc. Site Furnishings.**

Bid packages are available, MONDAY, FEBRUARY 8, 2016 after 8:00 A.M. CST, from *terraspec*, located at 5030 Griffin Road, St. Louis, MO 63128, upon payment of a non-refundable fee of $40 per set. *Checks made payable to "terraspec"*

Not less than the prevailing hourly rate of wages shall be paid to all workmen performing under this contract in this area according to the rates determined by the Department of Labor and Industrial Relations of the State of Missouri.

A bid security in the amount of five percent (5%) of the bid amount must accompany each bid in accordance with the Instructions to Bidders.

The City of Wildwood shall award any contract based on the proposal that, in its sole discretion, best meets the interests and requirements of the City. The City of Wildwood reserves the right in its sole discretion to reject any and all proposals, to waive technicalities or deficiencies in any or all the proposals, to negotiate with any or all bidders or others for other or more favorable terms or prices, and/or to award the contract to other than the bidder submitting the lowest cost proposal, with or without negotiation.

This project is tax exempt. A tax exemption letter will be made available to the successful bidder upon request.

FORM OF CONTRACT PERFORMANCE - PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

That _____, as Principal of _____, State of _____ and _____, a corporation organized and existing under and by virtue of the laws of the State of _____, and regularly authorized to do business in the State of Missouri, as Surety, are held and firmly bound unto the City of Wildwood, Missouri, hereinafter called the "City," in the penal sum of _____Dollars ($ ___) lawful money of the United States, well and truly to be paid unto the said City for the payment of which Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated , entered into a Contract with the City for the construction of the work designated as_____ located at _____in the State of Missouri, in accordance with the Contract, which Contract is by this reference made a part hereof, and is hereinafter referred to as the "Contract."

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal shall faithfully perform the Contract on its part, and satisfy all claims and demands incurred by the Principal in the performance of the Contract, and shall fully indemnify and save harmless the City from all cost and damage which the City may suffer by reason of the failure of the Principal to do so, and shall fully reimburse and repay to the City all costs, damages, and expenses which the City may incur in making good any default by the Principal including, but not limited to, any default based upon the failure of the Principal to fulfill its obligation to furnish maintenance, repairs or replacements for any period of time after the work is completed as provided for in the Contract, and shall for use in the prosecution of the work required by the Contract whether by Subcontract or otherwise, and shall pay all valid claims and demands whatsoever, and shall defend, indemnify and hold harmless the City and its agents against loss or expense from bodily injury, including death, or damage or destruction of property, including loss of use resulting therefrom, arising out of or resulting from the performance of the work, then this obligation shall be null and void; otherwise, it shall remain in full force and effect.

The City may sue on this Bond, and any person furnishing material or performing labor, either as an individual or as a Subcontractor shall have the right to sue on this Bond in the name of the City for his use and benefit, all in accordance with the provisions of MO. Rev. Stat SS 522.300, and any amendments thereto.

Whenever Principal shall be in default under the Contract, the Surety shall promptly remedy the default, or shall promptly (1) complete the Contract in accordance with its terms and conditions, or (2) obtain bids for completing the Contract in accordance with its terms and conditions, and upon determination by the City of the lowest responsible bidder, arrange for a Contract between the City and such bidder, and made available as the work progresses sufficient funds to pay the costs of completion, not exceeding the amount of this Bond.

It is hereby stipulated and agreed that any suit based upon any default of the Principal in fulfilling his obligation to furnish maintenance, repairs or replacements for any period of time after the work is completed as provided for in the Contract, may be brought at any time up to one year after the expiration of the time specified in the Contract during which the Contractor has agreed to furnish such maintenance or make such repairs or replacements.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration of addition to the terms of the Contract or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work or to the specifications.

Signed and sealed this ____ day of _____, 20____,

In the presence of : _____ (SEAL)

_____ By: _____

_____ (SEAL)

_____ By: _____

GENERAL CONDITIONS OF CITY-CONTRACTOR AGREEMENT

ARTICLE I

CONTRACT DOCUMENTS

1.1 DEFINITIONS

1.1.1 The Contract Documents. The Contract documents consists of the City-Contractor Agreement, General Conditions of the City-Contractor Agreement, State Wage Determination, Non-Collusion Affidavit, the Performance Payment Bond, the Drawings, the Specifications, the Construction Schedule, all Addenda and all Modifications issued after execution of the Contact. A Modification is (1) a written amendment to the Contract signed by both parties, or (2) a Change Order.

1.1.2 The Contract. The Contract documents form the Contract. The Contract represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations or agreements, both written and oral, including the bidding documents. The Contract may be amended or modified only by a Modification as defined in Subparagraph 1.1.1.

1.1.3 The Work. The term Work includes all labor necessary to complete the construction required by the Contract Documents, and all materials and equipment incorporated or to be incorporated in such construction.

1.1.4 The Project. The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part.

1.1.5 Notice to Proceed. The written notice form the City notifying the Contractor of the date on or before which he is to begin prosecution of the work.

1.2 EXECUTION, CORRELATION, INTENT AND INTERPRETATIONS

1.2.1 The Contract Documents shall be signed in not less than triplicate by the City and Contractor.

1.2.2 The Contractor represents that he has visited the site, familiarized himself with the local conditions under which the Work is to be performed, and correlated his observations with the requirements of the Contract Documents.

1.2.3 The Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. The intention of the Contract Documents is to include all labor, materials, equipment and other items as provided in Subparagraph 3.3 necessary for execution and completion of the Work. Words which have well-known technical or trade meanings are used herein in accordance with such recognized meanings.

1.3 COPIES FURNISHED AND OWNERSHIP

1.3.1 Unless otherwise provided in the Contract Documents, the Contractor will be furnished a maximum of six (6) copies, free of charge, of the Drawings and Specifications for the execution of the work.

1.3.2 All Drawings, Specifications and copies thereof furnished by the City are and shall at all times remain property of the City. Such documents shall not be used on any other project. At the conclusion of the job, the Contractor shall submit 1 set of mark ups for as builts.

ARTICLE II

CITY

2.1 DEFINITION

2.1.1 The City is the person or organization identified as such in the City-Contractor Agreement and is referred to throughout the Contract Documents as if singular in number and masculine in gender. The term City means the City or its authorized representative.

2.2 CITY'S RIGHT TO STOP THE WORK

2.2.1 If the Contractor fails to correct defective Work or fails to supply materials or equipment in accordance with the Contract Documents, the City may order the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated.

2.3 CITY'S RIGHT TO CARRY OUT THE WORK

2.3.1 If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents, or fails to perform any provision of the Contract, the City may, after seven (7) days' written notice to the Contractor and without prejudice to any other remedy he may have, make good such deficiencies. In such case an appropriate Change Order shall be issued deducting from the payments then or thereafter due the Contractor the cost of correcting such deficiencies. If the payments then or thereafter due the Contractor are not sufficient to cover such amount, the Contractor shall pay the difference to the City promptly upon request.

ARTICLE III

CONTRACTOR

3.1 DEFINITION

3.1.1 The Contractor is the person or organization identified as such in the City-Contractor Agreement and is referred to throughout the Contract Documents as if singular in number and masculine in gender. The term Contractor means the Contractor or his authorized representative. The Contractor shall not subcontract except as defined by Sec. 108.1 of the Standard Specifications.

3.2 SUPERVISION AND CONSTRUCTION PROCEDURES

3.2.1 The Contractor shall supervise and direct the Work, using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work.

3.3 LABOR AND MATERIALS

3.3.1 Unless otherwise specifically noted, the Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities,

transportation, and other facilities and services necessary for the proper execution and completion of the Work.

3.3.2 The Contractor shall at all times enforce strict discipline and good order among his employees and shall not employ on the Work any unfit person or anyone not skilled in the task assigned to him. If the City reasonably objects to any person employed by the Contractor, the employee shall be immediately dismissed.

3.3.3 The Contractor shall comply with, and is bound by, the provisions of Missouri law pertaining to the payment of wages on public works projects contained in MO.Rev.Stat. §290.210 through 290.340 (1994), and any amendments thereto, including, but not limited to the following:

1. In accordance with MO.Rev.Stat. §290.250 (1994), the Contractor shall not pay less than the prevailing hourly rate of wages specified by the Missouri Department of Labor and Industrial Relations Division of Labor Standards to all workmen performing Work under the Contract.

2. In accordance with MO.Rev.Stat. §290.250 (1994), the Contractor shall forfeit as a penalty to the City ten dollars ($10.00) for each workman employed for each calendar day, or portion thereof, such workman is paid less than the said stipulated rates for any Work done under the Contract, by him or by any Subcontractor under him and shall include provisions in all bonds guaranteeing the faithful performance of said prevailing hourly wage clause.

3. In accordance with MO.Rev.Stat. §290.265 (1994), the Contractor and each Subcontractor shall post a clearly legible statement of all prevailing hourly wage rates to be paid to all workmen employed to complete the Work in a prominent and easily accessible place at the site of the Work and such notice shall remain posted during the full time that any workmen shall be employed on the Work.

Certified payrolls shall also be submitted prior to final payment for all work completed by the Contractor or Subcontractors.

4. In accordance with MO.Rev.Stat. §290.290 (1994), before final payment is made an affidavit must be filed by the Contractor stating that he has fully complied with the prevailing wage law. No payment shall be made unless and until this affidavit is filled in proper form and order.

3.3.4 The Contractor shall execute and complete the Work in such a manner that avoids jurisdictional and other disputes among labor unions.

3.4 WARRANTY

3.4.1 The Contractor warrants to the City that all materials and equipment furnished under the Contract and incorporated in the Work will be new unless otherwise specified, and that all Work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All Work not so conforming to these standards shall be considered defective. If required by the City, the Contractor shall furnish satisfactory evidence as to the kind and quality of all materials and equipment.

3.5 PERMITS, FEES AND NOTICES

3.5.1 The Contractor shall secure and pay for all permits, governmental fees and licenses necessary for the proper execution and completion of the Work.

3.5.2 The Contractor shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any public authority bearing on the performance of the Work. If the Contractor observes that any of the Contract Documents are at variance therewith in any respect, he shall promptly notify the City in writing and any necessary changes shall be adjusted by appropriate Modification. If the Contractor performs any Work knowing it to be contrary to such laws, ordinances, rules and regulations and without such notice to the City, the Contractor shall assume full responsibility thereof and shall bear all costs attributable thereto.

3.6 SUPERINTENDENT

3.6.1 The Contractor shall employ a competent superintendent and necessary assistants who "shall be in attendance" on the project site at all times during the progress of all work for the duration of the total project. This person shall be a non-working superintendent who will be responsible for the satisfactory progression of the work and to ensure that all work is being completed in accordance with the plans and specifications. He is also to relay any conflicts or discrepancies that arise to the City's representative for resolution or interpretation. The name of the person selected as superintendent and his qualifications shall be submitted at the time of bids and shall be approved in writing by the City. The superintendent shall not be changed except with the written consent or at the request of the City. The superintendent shall represent the Contractor and all communications given to the superintendent shall be as binding as if given to the Contractor.

3.7 RESPONSIBILITY FOR THOSE PERFORMING THE WORK

3.7.1 The Contractor shall be responsible to the City for the acts and omissions of all his employees and all Subcontractors, their agents and employees and all other persons performing any of the Work under a Contract with the Contractor.

3.8 DRAWINGS AND SPECIFICATIONS AT THE SITE

3.8.1 The Contractor shall maintain at the site for the City one copy of all Drawings, Specifications, Addenda, approved Shop Drawings, Change Orders and other Modifications, in good order and marked to record all changes made during construction. The Drawings, marked to record all changes made during construction, shall be delivered to the City upon completion of the Work. The Contractor shall also maintain on the project site a survey level, legs, and rod at all times, which are deemed adequate by the project engineer.

3.9 CLEANING UP

3.9.1 The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. The Contractor shall not "stockpile" any material on the jobsite and all excavated material shall be hauled off the site at the time of excavation. However, stockpiling of materials delivered and used on the same day will be allowed if all materials are in place or removed at the end of the day.

3.9.2 In conjunction with Sec. 106.5, of the City of Wildwood Standard Specifications, the Contractor is responsible for securing his own project storage site which shall not be located on City Right-of-Way without prior written consent of the Director of Public Works. After completion of the Work the Contractor shall remove all remaining waste materials and rubbish from and about the Project as well as all tools, construction equipment, machinery and surplus materials, and shall clean all surfaces and leave the Work "broomclean" or its equivalent, on a weekly basis except as otherwise specified. This includes "wash out" areas as approved.

3.10 INDEMNIFICATION

3.10.1 The Contractor shall indemnify and hold harmless the City and its agents and employees from and against any and all claims, damages, losses and expenses including attorneys' fees arising out of or resulting in any way, directly or indirectly, from the performance of the Work, including, but not limited to, any such claim, damage, loss or expense that is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom unless such claims, damages or losses are caused solely by the negligent act of the City.

3.10.2 In any and all claims against the City or any of its agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any one of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph 3.11 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under workmen's compensation acts, disability benefit acts or other employee benefit acts.

3.11 CASH ALLOWANCES

3.11.1 The Contractor acknowledges and agrees that the Contract Sum includes all cash allowances specified in the Contract Documents.

ARTICLE IV

SUBCONTRACTORS

4.1 DEFINITION

4.1.1 A Subcontractor is a person or organization who has a direct contract with the Contractor to perform any of the Work. The term Subcontractor is referred to throughout the Contract Documents as if singular in number and masculine in gender and means a Subcontractor or his authorized representative.

4.1.2 A Sub-subcontractor is a person or organization who has a direct or indirect contract with a Subcontractor to perform any of the Work. The term Sub-subcontractor is referred to throughout the Contract Documents as if singular in number and masculine in gender and means a Sub-subcontractor or an authorized representative thereof.

4.1.3 Nothing contained in the Contract Documents shall create any contractual relation between the City and any Subcontractor or Sub-subcontractor.

4.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

4.2.1 Unless otherwise specified in the Contract Documents or in the Instructions to Bidders, the Contractor shall submit a completed and signed Subcontractor Approval form, along with other required Bid documents to the City. Contractor shall complete and submit a Supplemental Subcontractor Approval form to the City in the event of any substitution or addition of a Subcontractor by the Contractor. No work shall be performed by a Subcontractor until such Subcontractor has been approved by the City.

4.2.2 Prior to the award of the Contract, the City will notify the Bidder in writing if the City, after due investigation, objects to any such person or entity proposed by the Bidder pursuant to Subparagraph 4.3.1 above. If the City objects to any such proposed person or entity, the Bidder may, at his option, (1) withdraw his Bid, or (2) submit an acceptable substitute person or entity with no adjustment in his bid price.

4.2.3 Contractor shall at all times during the term of the Contract be in compliance with Sec. 108.1 of the Standard Specifications and shall not subcontract more than forty nine percent (49%) of the total Contract cost.

4.2.4 The City reserves the right to reject a Subcontractor, if in the City's sole discretion, delays may result in the performance of Work as a result of Subcontractor's other obligation. The Contractor shall be held responsible, in addition to the submission of the "Subcontractor Approval Form," to apprise the City of any additional work which a Subcontractor accrues throughout the duration of the project. This shall include work for the City under a different Contract, or any other person on entity. If such said additional work shall detrimentally impact the progression of the Work under this Contract, the City retains the right to require the Contractor to submit a substitute Subcontractor for this work at no additional cost to the City.

4.2.5 The Contractor shall not contract with any Subcontractor or any person or organization (including those who are to furnish materials or equipment fabricated to a special design), for proposed proportions of the Work designated in the Contract Documents or in the Instruction to

Bidders or, if none is so designated, with any Subcontractor proposed for the principal portions of the Work, who has been rejected by the City.

4.2.6 If the City requires a change of any proposed Subcontractor or person or organization during the execution of the Work approved under the present Contract, the Contract Sum shall be increased or decreased by the difference in cost resulting from such change and an appropriate Change Order shall be issued.

4.2.7 The Contractor shall not make any substitution for any proposed Subcontractor or person or organization who has not been accepted by the City prior to the Contract Award, unless the substitution is accepted by the City in writing prior to such substitution.

4.3 SUBCONTRACTUAL RELATIONS

4.3.1 All work performed for the Contractor by a Subcontractor shall be pursuant to an appropriate agreement between the Contractor and Subcontractor (and where appropriate between Subcontractors and Sub-subcontractors) which shall contain provisions that:

1. require the Work to be performed in accordance with the requirements of the Contract Documents;

2. require submission to the Contractor of applications for payment under each Subcontract to which the Contractor is a party, in reasonable time to enable the Contractor to apply for payment in accordance with Article VIII hereof;

3. require that all claims for additional costs, extensions of time, damages for delays or otherwise with respect to Subcontracted portions of the Work shall be submitted to the Contractor (via any Subcontractor or Sub-subcontractor where appropriate) in sufficient time so that the Contractor may comply in the manner provided in the Contract Documents for like claims by the Contractor upon the City;

4. waive all rights the contracting parties may have against one another for damages caused by fire or other perils covered by the property insurance described in Paragraph 10.2, except such rights as they may have to the proceeds of such insurance held by the City as trustee under Paragraph 10.2;

5. obligate each Subcontractor specifically to consent to the provisions of this Paragraph 4.3; and

6. require the Subcontractor (and the Sub-subcontractor to indemnify and hold harmless the City against all claims, damages, losses, expenses and attorneys' fees arising out of or resulting from the performance of the Work by Subcontractor, and its agents and employees, unless such claims, damages or losses are caused solely by the negligent act of the City.

4.4 PAYMENTS TO SUBCONTRACTORS

4.4.1 The Contractor shall pay each Subcontractor upon receipt of payment from the City, an amount equal to the percentage of completion allowed to the Contractor on account of such Subcontractor's Work, less the percentage retained from payments to the Contractor. The Contractor shall also require each Subcontractor to make similar payments to his Subcontractors.
4.4.2 If the City withholds payment to the Contractor for any cause which is the fault of the Contractor and not the fault of a particular Subcontractor, the Contractor shall pay that Subcontractor on demand for its Work to the extent completed.

4.4.3 The City shall not have any obligation to pay or to see to the payment of any sum to any Subcontractor or Sub-subcontractor.

ARTICLE V

SEPARATE CONTRACTS

5.1 CITY'S RIGHT TO AWARD SEPARATE CONTRACTS

5.1.1 The City reserves he right to award other contracts on other terms and conditions in connection with other portions of the Project.

5.2 MUTUAL RESPONSIBILITY OF CONTRACTORS

5.1.2 During construction, it may become necessary to increase the amount of excavation or to utilize a soil stabilization process if unsuitable subgrade conditions are found. The Contractor shall immediately contact the Superintendent of Streets if this condition occurs. The Superintendent of Streets and the Contractor shall agree upon the existence of unsuitable subgrade, the depth in which to remove the unsuitable soil, and the extent of the problem area prior to any additional work. No payment will be made for any area which undergoes additional excavation which is not indicated in the above scope of work and has not been approved by the Superintendent of Streets prior to the excavation. All additional excavation which becomes necessary shall be paid at the unit bid price for "Excavation." The City reserves the right to contract with a separate contractor for the use of a soil stabilization process. No direct payment will be made for delays incurred due to this process and the Contractor's only compensation will be the allotment of additional days for the delay. The number of days shall be from the time the Contractor initially notifies the City of an unsuitable subgrade condition and until two days after the completion of the soil stabilization process.

5.2.1 The Contractor shall afford other contractors reasonable opportunity for the delivery and storage of their materials and equipment and the execution of their work, and shall properly connect and coordinate the Work with theirs.

5.2.2 If any part of the Work depends for proper execution or results upon the work of any other separate contractor, the Contractor shall inspect and promptly report to the City any apparent discrepancies or defects in such work that render it unsuitable for proper execution of the Work. Failure of the Contractor so to inspect and report shall constitute an acceptance of the other contractor's work as fit and proper to receive the Work, except as to defects which may develop in the other contractor's work after the execution of the Contractor's Work that could not have been discovered by the Contractor upon reasonable inspection.

5.2.3 If the Contractor causes damage to the work or property of any other contractor on the Project, and such separate contractor sues the City or initiates an arbitration proceeding on account of any damage alleged to have been so sustained, the City shall notify the Contractor who shall defend such proceedings at his own expense, and if any judgment or award against the City arises therefrom the Contractor shall pay or satisfy it and shall reimburse the City for all attorneys' fees and court or arbitration costs which the City has incurred.

5.3 CITY'S RIGHT TO CLEAN UP

5.3.1 If a dispute arises between the separate contractors as to their responsibility for cleaning up as required by Paragraph 3.10, the City may clean up and charge the cost thereof to the several contractors.

ARTICLE VI

MISCELLANEOUS PROVISIONS

6.1 GOVERNING LAW

6.1.1 The Contract shall be governed by the laws of the State of Missouri.

6.2 SUCCESSORS AND ASSIGNS

6.2.1 The City and the Contractor each binds himself, his partners, successors, assigns and legal representatives to the other party hereto and to the partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in the Contract Documents. Neither party to the Contract shall assign the Contract without the prior written consent of the other, nor shall the Contractor assign any sums due or to become due to him hereunder, without the prior written consent of the City.

6.3 NOTICES

6.3.1 Any notice to any party pursuant to or in relation to the Contract shall be in writing and shall be deemed to have been duly given when delivered in person to the individual or member of the firm or to an officer of the corporation for whom it was intended, or when deposited in the United States mail, registered or certified with postage prepaid addressed to the last business address known to the party giving the notice.

6.4 RIGHTS AND REMEDIES

6.4.1 The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

6.5 ROYALTIES AND PATENTS

6.5.1 The Contractor shall pay all royalties and license fees payable on all designs, processes or products used in connection with the Work or incorporated therein, unless otherwise agreed upon by the City. The Contractor shall defend all suits or claims for infringement of any patent rights and shall indemnify and hold the City harmless from and against any loss on account thereof.

6.6 TESTS

6.6.1 The Contractor shall bear all costs of any inspections, tests, or approvals required under any laws, ordinances, rules, regulations or orders of any public authority having jurisdiction.

6.6.2 The City will provide special inspection and testing services to verify the work is performed in accordance with the Contract. The City will provide the Contractor with a listing of tests to be performed and approximate locations or frequency. The Contractor will be required to notify the City forty-eight hours prior to the time the Contractor will be ready for specific tests required by the City. If such special inspection or testing reveals failure of the Work to comply (1) with the requirements of the Contract Documents, or (2) with respect to the performance of the Work, with laws, ordinances, rules, regulations or orders of any public authority having jurisdiction, the Contractor shall bear the cost of the City's inspection and retesting and such cost shall be deducted then or thereafter due Contractor. In all other cases, the City shall bear such costs.

6.8 PAYMENT AND PERFORMANCE BOND

6.8.1 The Contractor shall furnish the payment and performance bond required in the Instructions to Bidders.

ARTICLE VII

TIME

7.1 DEFINITIONS

7.1.1 The Contract Time is the period of time allotted in the Contract Documents for completion of the Work. Said work shall include all punchlist items deemed necessary by the City, exclusive of MSD-generated punchlist items. The date of completion of the Contract shall be the date when all work including City punchlist items have been approved in writing by the City.

7.1.2 The date of commencement of the Work is the date established in the written Notice to Proceed from the City to the Contractor.

7.1.3 The term "day" as used in the Contract Documents shall mean calendar day.

7.2 PROGRESS AND COMPLETION

7.2.1 All time limits stated in the Contract Documents are of the essence of the Contract.

7.2.2 The Contractor shall begin the Work on the date of commencement provided in the City-Contractor Agreement. The Contractor shall carry the Work forward expeditiously with adequate forces and shall complete it within the Contract Time and in accordance with the Construction Schedule.

ARTICLE VIII

PAYMENTS AND COMPLETION

8.1 CONTRACT SUM

8.1.1 The Contract Sum is stated in the City-Contractor Agreement and is the total amount payable by the City to the Contractor for the performance of the Work.

8.2 APPLICATION FOR PAYMENT

8.2.1 By 12:00 P.M. on or before the tenth of the month, upon substantial completion of various stages of the Work, and upon final completion of the Work, the Contractor shall submit to the City an itemized Application for Payment pursuant to the City-Contractor Agreement on such forms and supported by such data substantiating the Contractor's right to payment as the City may require.

8.2.2 If payments are to be made on account of materials or equipment to be incorporated into the Work and delivered and suitably stored at the site, such payments shall be conditioned upon submission by the Contractor of bills of sale or such other documents satisfactory to the City to establish the City's title to such materials or equipment or to otherwise protect the City's interest.

8.2.3 The Contractor warrants and guarantees that title to all Work, materials and equipment covered by an Application for Payment, whether incorporated into the Work or not, will pass to the City upon the receipt of such payment by the Contractor, free and clear of all liens, claims, security interests or encumbrances (hereinafter referred to as "liens").

8.3. PAYMENT

8.3.1 If the Contractor has made Application for Payment as above, the City will, in accordance with the City-Contractor Agreement, make payment to the Contractor for such amount as it determines to be properly due pursuant to the Contractor's Application for Payment, or state in writing the City's reasons for withholding all or any portion of such payment.

8.3.2 No progress payment, nor any partial or entire use or occupancy of the Work by the City, shall constitute an acceptance of any Work not completed in accordance with the Contract Documents.

8.4 COMPLETION AND FINAL PAYMENT

8.4.2 Upon receipt of written notice from the Contractor that the Work is fully completed and ready for final inspection and acceptance, and upon receipt of a final application for Payment, the City will promptly make such inspection and, when the City finds the Work acceptable under the Contract Documents and the Contract fully performed, the City will make final payment to the Contractor in accordance with the City-Contractor Agreement.

8.4.3 The final payment shall not become due until the Contractor submits to the City (1) an Affidavit that all payrolls, bills for materials and equipment, and other indebtedness incurred in connection with the execution and completion of the Work for which the City or its property might in any way be responsible, have been paid or otherwise satisfied, (2) consent of the surety, if applicable, to final payment, (3) an affidavit stating the Contractor has fully complied with the provisions and requirements of the Prevailing Wage Law, Section 290.210 through 290.340 as

amended by MO.Rev. Stat. 1994, and (4) if required by the City, other data establishing payment or satisfaction of all such obligations, such as receipts, releases and waivers of liens arising out of the Contract, to the extent and in such form as may be designated by the City. If any Subcontractor refuses to furnish a release or waiver required by the City, the Contractor may furnish a bond satisfactory to the City indemnifying the City against any liability relating to such Subcontractor. If any such claimed liability remains unsatisfied after all payments are made, the Contractor shall refund to the City all moneys that the City may be compelled to pay in discharging such claimed liability, including all costs and reasonable attorneys' fees.

8.4.4 The acceptance of final payment shall constitute a waiver of all claims by the Contractor, except those previously made in writing and still unsettled.

ARTICLE IX

PROTECTION OF PERSONS AND PROPERTY

9.1 SAFETY PRECAUTIONS AND PROGRAMS

9.1.1 The Contractor shall initiate, maintain and supervise safety precautions and programs in connection with the performance of the Work.

9.2 SAFETY OF PERSONS AND PROPERTY

9.2.1 The Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:

1. all employees on the Work and all other persons who may be affected thereby;

2. all the Work, all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the Contractor or any of his Subcontractors or Sub-subcontractors; and

3. other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

9.2.2 The Contractor shall comply with all applicable laws, ordinances, rules, regulations and lawful orders of any public authority having jurisdiction over the safety of persons or property to protect them from damage, injury or loss. The Contractor shall erect and maintain all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying City and users of adjacent utilities. The Contractor shall provide signs, barrels, or any other safety devices which the City deems necessary for public safety. No additional payment will be made and this work shall be considered incidental to the Contract. The City will place safety devices as it deems necessary if the Contractor fails to provide the required items within 24 hours of notification. The Contract Sum shall be reduced by the cost of these devices.

9.2.3 When the use or storage of explosives or other hazardous materials or equipment is necessary for the execution of the Work, the Contractor shall exercise the utmost care and shall carry on such activities under the supervision of properly qualified personnel.

9.2.4 All damage or loss to any property caused in whole or in part by the Contractor, any Subcontractor, or any Sub-subcontractor, or anyone directly or indirectly employed by anyone for whose acts they may be liable, shall be remedied by the Contractor. The City shall document any complaint by any person regarding damage or loss to property caused by Contractor by requesting such complainant to complete a Damage Claim form. A copy of the Damage Claim form shall be submitted by the City to the Contractor and the Contractor shall correct the problem, repair such damage or otherwise compensate the complainant or file a claim for such damage with Contractor's insurance company within ten (10) days of the receipt of the Damage Claim form from the city. If the City shall have a legitimate basis for believing that such claim is valid, the City shall have the option to withhold payment of funds until (i) such damages are repaired; or (ii) the City has been provided with evidence that the Contractor has made restitution to the complainant.

9.2.5 The Contractor shall designate a responsible member of his organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated in writing by the Contractor to the City.

ARTICLE X

INSURANCE

10.1 CONTRACTOR'S LIABILITY INSURANCE

10.1.1 The Contractor shall purchase and maintain such insurance required in the City-Contractor Agreement to protect him from claims which may arise out of or result from the Contractor's operations under the Contract, whether such operations be by himself or by any Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable.

10.1.2 The insurance shall be written for not less than any limits of liability specified in the City-Contractor Agreement, or required by law, whichever is greater, and shall include contractual liability insurance as applicable to the Contractor's obligations under Paragraph 3.11.

10.1.3 Certificates of Insurance acceptable to the City shall be filed with the City prior to commencement of the Work. Certificate of Insurance must state: "The City of is an additional insured." These Certificates shall contain a provision that coverages afforded under the policies will not be cancelled until at least fifteen days prior written notice has been given to the City.

10.2 PROPERTY INSURANCE

10.2.1 Unless otherwise provided, the Contractor shall purchase and maintain property insurance upon the entire Work at the site to the full insurable value thereof. This insurance shall include the interests of the City, the Contractor, Subcontractors and Sub-subcontractors in the Work and shall insure against the perils of Fire, Extended Coverage, Vandalism and Malicious Mischief.

10.2.2 The Contractor shall purchase and maintain such steam boiler and machinery insurance as may be required by the Contract Documents or by law. This insurance shall include the interests of the City, the Contractor, Subcontractors and Sub-subcontractors in the Work.

10.2.3 Certificates of Insurance acceptable to the City shall be filed with the City prior to commencement of the work. Certificates of Insurance must state on the certificate: "The City of is an additional insured." These Certificates shall contain a provision that coverages afforded under the policies will not be cancelled until at least fifteen days' prior written notice has been given to the City.

10.2.4 Any loss insured by property insurance maintained by the City shall be adjusted with the City and made payable to the City as trustee for the insured, as their interests may appear, subject to the requirements of any applicable mortgagee clause.

10.2.5 The City and Contractor waiver all rights against each other for damages caused by fire or other perils to the extent covered by insurance provided under this Paragraph 10.2 and the Contract Documents, City-Contractor Agreement, except such rights as they may have to the proceeds of such insurance held by the City as trustee. The Contractor shall require similar waivers by Sub-contractors and Sub-subcontractors in accordance with Subparagraph 4.3.1.

ARTICLE XI

CHANGES IN THE WORK

11.1 CHANGE ORDERS

11.1.1 The City, without invalidating the Contract, may order Changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, with the Contract Sum and the Construction Schedule being adjusted in accordance with the City-Contractor Agreement. All such changes in the Work shall be authorized by Change Order, and shall be executed under the applicable conditions of the Contract Documents.

11.1.2 A Change order is a written order to the Contractor signed by the City, issued after the execution of the Contract, authorizing a change in the Work or an adjustment in the Contract Sum or the Construction Schedule. The Contract Sum and the Contract Time may be changed only by Change Order.

11.1.3 The cost or credit to the City resulting from a Change in the Work shall be determined in accordance with the City-Contractor Agreement.

11.2 CLAIMS FOR ADDITIONAL COST

11.2.1 If the Contractor wishes to make a claim for an increase in the Contract Sum, he shall give the City written notice thereof within twenty (20) days after the occurrence of the event giving rise to such claim. This notice shall be given by the Contractor before proceeding to execute the Work. No such claim shall be valid unless so made. If the City and the Contractor cannot agree on the amount of the adjustment in the Contract Sum, it shall be determined by arbitration. Any change in the Contract Sum resulting from such claim shall be authorized by Change Order.

11.3 MINOR CHANGES IN THE WORK

11.3.1 The City shall have authority to order minor changes in the Work not involving an adjustment in the Contract Sum or the Construction Schedule and not inconsistent with the intent of the Contract Documents. Such changes may be effected by written Field Order or by other written order. Such

changes shall be binding on the City and the Contractor.

ARTICLE XII

UNCOVERING AND CORRECTION OF WORK

12.1 UNCOVERING OF WORK

12.1.1 If any Work should be covered contrary to the request of the City, it must, if required by the City, be uncovered for his observation and replaced, at the Contractor's expense.

12.1.2 If any Work has been covered which the City has not specifically requested to observe prior to being covered, the City may request to see such Work and it shall be uncovered by the Contractor. If such Work is found to be in accordance with the Contract Documents, the Cost of uncovering and replacement shall, by appropriate Change Order, be charged to the City. If such Work be found not in accordance with the Contract Documents, the Contractor shall pay such costs.

12.2 CORRECTION OF WORK

12.2.1 The Contractor shall promptly correct all Work rejected by the City as defective or as failing to conform to the Contract Documents, whether observed before or after substantial completion of the Work, and whether or not fabricated, installed or completed. The Contractor shall bear all cost of correcting such rejected Work.

12.2.2 If, within one year after the Date of substantial completion or within such longer period of time as may be prescribed by law or by the terms of any applicable special guarantee required by the Contract Documents, any of the Work is found to be defective or not in accordance with the Contract Documents, the Contractor shall correct it promptly after receipt of a written notice from the City.

12.2.3 All such defective or non-conforming Work under Subparagraphs 12.2.1 and 12.2.2 shall be removed from the site if necessary, and the Work shall be corrected to comply with the Contract Documents without additional cost to the City.

12.2.4 The Contractor shall bear the cost of making good all work of separate contractors destroyed or damaged by such removal or correction.

12.2.5 If the Contractor fails to correct such defective or non-conforming Work, the City may correct it in accordance with Paragraph 2.3.

12.3 ACCEPTANCE OF DEFECTIVE OR NON-CONFORMING WORK

12.3.1 If the City prefers to accept defective or non-conforming Work, he may do so instead of requiring its removal and correction, in which case a Change Order will be issued to reflect an appropriate reduction in the Contract Sum or, if the amount is determined after final payment, it shall be paid by the Contractor.

ARTICLE XIII

SPECIAL PROVISIONS

13.1 OVERTIME

13.1.1 In order to provide sufficient control of work, the Contractor shall be required to inform the City of Wildwood of schedules overtime work, including work on Saturdays, Sundays, and City holidays as given below at least forty-eight (48) hours in advance of any such work. If the Contractor fails to appear on a scheduled overtime period, the City shall deduct the cost for the City's assigned personnel from the Contract Sum for the time period scheduled.

CITY HOLIDAYS

There are eleven (11) holidays. They are:

New Year's Day
Martin Luther King, Jr. Day
President's Day
Memorial Day
Independence Day
Labor Day
Veteran's Day
Thanksgiving Day
Day after Thanksgiving
Christmas Eve
Christmas Day

13.2 PRECONSTRUCTION CONFERENCE

13.2.1 A preconstruction conference may be held prior to the issuance of a notice to proceed with the Work. This meeting will be attended by the Contractor, the City of Wildwood, and representatives of the various utility companies that have facilities in the project area. The meeting date will be established after the taking of bids and at a time convenient to all parties.

13.3 SEQUENCE OF WORK

13.3.1 A schedule of the Contractor's work shall be submitted to the City for approval as required under Article V of the Agreement. It shall contain a listing of the order in which the Contract items will be constructed and the approximate dates for starting and finishing each Contract item.

13.3.2 The Contractor shall furnish the City his proposed sequence and schedule for the completion of all work for their review and approval prior to the time of the preconstruction conference. The City shall have the right to specify the order of construction as deemed necessary.

13.3.3 All pavement shall be placed back within 24 hours of removal.

13.4 CONSTRUCTION LIMITS

13.4.1 The construction limits consist of the public streets rights-of-way and acquired easement areas.

The Contractor shall limit his operations accordingly. The Contractor shall acquire the property owners' permission for any activity outside the public right-of-way or easement areas.

13.5 TESTING

13.5.1 Materials Testing and Inspection Service: The City may employ and pay for a qualified independent materials and geotechnical testing laboratory to perform testing and inspection service during construction operations.

ARTICLE XIV

CONSTRUCTION SAFETY PROGRAM REQUIREMENTS

14.1 TRAINING

14.1.1 CONTRACTOR shall provide a ten hour Occupational Safety and Health Administration (OSHA) construction safety program for its employees working onsite on the project. The program shall include a course in construction safety and health approved by OSHA or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. All employees working on the project are required to complete the program within sixty (60) days of beginning work on the construction project.

14.1.2 Any employee found on the worksite subject to this section without documentation of the successful completion of the course required under subsection 14.1.1 shall be afforded 20 days to produce such documentation before being subject to removal from the project.

14.1.3 CONTRACTOR shall require all onsite employees of any subcontractors to complete the ten-hour training program required under subsection 14.1.1.

14.1.4 Pursuant to Sec. 272.675 RSMo., CONTRACTOR shall forfeit as a penalty to the CITY $2,500.00 plus $100.00 for each employee employed by CONTRACTOR or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time periods in subsections 14.1.1 and 14.1.2 have elapsed. CITY shall withhold and retain from the amount due CONTRACTOR under this contract, all sums and amounts due and owing CITY as a result of any violation of this section.

ARTICLE 10

BID FORM PROPOSAL

PROJECT: AL FOSTER TRAILHEAD PARK SITE IMPROVEMENTS
WILDWOOD, MISSOURI
terraspec Project No. 10-015

OWNER: CITY OF WILDWOOD
16860 MAIN STREET
WILDWOOD, MISSOURI 63040

BIDDER: Ideal Landscape Construction, Inc.
6264 Lemay Ferry Road
St. Louis, MO 63129

TO: CITY OF WILDWOOD, MISSOURI

1. The undersigned (herein called the "Bidder") in compliance with your Invitation for Bids for the construction of the above-referenced project, having examined the drawings and specifications with related documents as prepared by ***terraspec***, and having examined the site of the proposed work, being familiar with all of the conditions surrounding the construction of the proposed project including the availability of materials and supplies to construct within the time set forth therein, and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the Contract Documents, of which this proposal is a part.

2. BASE PROPOSAL: Bidder agrees to furnish all labor, materials, equipment and service required to construct and install all work shown on the drawings and called for in the specifications, except those items designated as add alternates. The bidder will complete this work as shown on the drawings and called for in the specifications, in accordance with said documents therewith for the sum indicated below.

BASE PROPOSAL TOTAL

Five hundred fourteen thousand eight hundred sixty eight DOLLARS ($ 514,868.00)

3. ALTERNATES: The bidder will add the following work items as called for in the drawings and specifications in accordance with said documents therewith for the following itemized sums. The CITY reserves the right to select or reject any or all, or any combination of alternates.

ALTERNATE No. 1 - This alternate is for the addition of the Overflow Parking Area Pavement as indicated on the Drawings. **Note: Alternate includes, but not necessarily limited to, all elements necessary to construct Overflow Parking Area including grading, compaction testing, flush concrete curbs, grass pave aggregate base, grass pave surfacing, seeding/mulching and plastic insert striping .**

ADD Sixty seven thousand nine hundred DOLLARS ($ 67,900.00)

ALTERNATE No. 2 - This alternate is for the addition of the Overflow Parking Area Landscape as indicated on the Drawings. **Note: Alternate includes, but not necessarily limited to, all elements necessary to install landscaping including spaded edge, shrub bed soil preparation, shrub bed mulch, and plant materials. Topsoil, lawn seeding, mulch to replace existing aggregate parking lot to be removed shall be included in the Base Bid Proposal.**

ADD Nine thousand DOLLARS ($ 9,000.00)

ALTERNATE No. 3 - This alternate is for the addition of (1) Information Board as indicated on the Drawings.

ADD Fourteen thousand five hundred DOLLARS ($ 14,500.00)

ALTERNATE No. 4 - This alternate is for the addition of (7) Picnic Tables, (4) Barbeque Pits, (7) Trash Receptacles, including associated concrete pads where applicable, as indicated on the Drawings. **Note: Alternate includes all elements necessary to install the aforementioned site furnishings. Barbeque Pit at Main Shelter, Benches and Bike Rack at Restroom Building and Concrete Pads at Mini Shelters shall be included in the Base Bid Proposal.**

ADD Sixteen thousand three hundred DOLLARS ($ 16,300.00)

ALTERNATE No. 5 - This alternate is for the addition of 3 Disc Golf Holes as indicated on the Drawings. **Note: Alternate includes all elements necessary to install the aforementioned Disc Golf Holes including, necessary Selective Tree and Brush Removal from Fairways, (9) Concrete Tee Pads, and (3) Heavy Duty Baskets**

ADD Sixteen thousand four hundred fifteen DOLLARS ($ 16,415.00)

ALTERNATE No. 6 - This alternate is for the addition of a Grated Drainage Trough across Grand Avenue, in lieu of the Reinforced Concrete Pipe, Flared End Sections and Drainage Swale Construction as indicated on the Drawings. **Note: Alternate includes all elements necessary to install the aforementioned Grated Drainage Trough.**

ADD Nine thousand nine hundred DOLLARS ($ 9,900.00)

There will be no time extensions granted to the construction contract with the owner's acceptance of any alternate.

4. UNIT PRICES: Should the undersigned be required to perform work other than that shown on the submitted proposal, he will be paid an additional sum or shall credit the Owner, as the case may be, on the basis of the unit Prices quoted below. Such prices shall be the sum total installed compensation payable for all required work, including materials, installation, overhead and profit, and be valid for the duration of the contract. Any direction for changes will be given to the contractor in writing by the Owner.

ITEM DESCRIPTION PRICE PER UNIT

NOTE: THIS SECTION (UNIT PRICES) NOT USED

5. Attached hereto is an affidavit in proof that the undersigned has not entered into any collusion with any person in respect to this proposal or any other proposal or the submitting of proposals for the contract for which this proposal is submitted.

6. The undersigned agrees that he will complete said work by **November 30, 2016** or allow the Owner as **liquidated damages, the sum of Five Hundred Dollars ($500.00)** for each calendar day thereafter, that the Contract remains uncompleted. Computation of Contract time shall commence on the seventh (7th) day following the date of mailing by regular mail of the Notice to Proceed, and every calendar day following thereafter, except as provided herein, shall be counted as a working day.

7. The undersigned hereby represents that he has carefully examined the Bid Documents, and will execute the Contract and its items, covenants, and conditions all in strict conformance to these requirements.

8. All materials and equipment furnished by this Contract, and all construction involved in this Contract shall be, and the same is guaranteed by the Contractor, free from defects owing to faulty materials or workmanship for a period of one (1) year after the date of completion of the above work covered by this Contract, and any part, equipment, material, or work which proves defective by reason of faulty material or workmanship, within said period of one year shall be replaced by the Contractor free of cost to the Owner.

9. It is understood that the City reserves the right to reject any or all bids, to waive informalities in bidding, and to accept the bid most advantageous to the City.

10. All materials and equipment furnished by the undersigned shall be fully warranted as provided by the manufacturer(s). Any equipment which proves to be defective by reason of faulty parts, materials, or workmanship within the specified time period shall be replaced by the undersigned firm free of cost to the City.

11. The Bidder agrees that this bid shall be good and may not be withdrawn for a period of sixty (60) calendar days after the scheduled closing time for receiving bids.

12. Upon receipt of written notice of the acceptance of this bid, Bidder will execute the formal contract attached within five (5) days and deliver the required Surety Bond or Bonds.

13. The bid security attached in the sum of Twenty five thousand seven hundred foty three and four tenths ($ 25,743.40) is to become the property of the Owner in the event the contract and bond are not executed within the time above set forth, as liquidated damages for the delay and additional expense to the owner caused thereby.

14. The undersigned hereby agrees to commence work under Contract a maximum of fourteen (14) days of receiving written "Notice to Proceed" from the Owner and to fully complete the total project in accordance with the time schedule set forth in the CITY - Contractor Agreement. The undersigned

further agrees to pay liquidated damages in accordance with the requirements of the Contract.

15. Bidder acknowledges receipt of the following Addenda:

Addendum No. 1 Dated 02/25/16
Addendum No. _____ Dated _____
Addendum No. _____ Dated _____

Respectfully submitted,

David Buckel-President

Name and Signature of Bidder

If an **INDIVIDUAL**

Name of Individual

Firm Name, if any

Residence Address

Address for Communications

If a **CORPORATION**

Ideal Landscape Construction, Inc.
Name of Corporation

David Buckel
President
Name and Title of Officer

6264 Lemay Ferry Road
St. Louis, MO 63129
Address for Communications

1 Incorporated under the laws of the State of Name of Corporation?

2. Licensed to do business in Missouri?

Yes X No _____
(Check One)

If a **PARTNERSHIP**

Name of Partnership

Partner

Address for Communications

State names and residence addresses of all partners

SUBCONTRACTOR UTILIZATION FORM

This report must accompany and be part of the sealed bid proposal.

1. Name of Bidder: Ideal Landscape Construction, Inc.

2. Address Bidder: St. Louis (City) MO (State) 63129 (Zip) (314)892-9500 (Phone)

3. The above-named bidder intends to subcontract for materials, services, supplies, specialty contractors, etc., in the following fashion:

Names and Addresses of Subcontractor Which the Contractor Anticipates Utilizing	Nature of Participation	$ Value of Subcontractor
Taylor Excavating	Crane Service	$5,200.00
Metron Surveying	Layout	$5,975.00
Traffic Control Company	Thermoplastic Logo	$9,000.00
Ford Asphalt	Asphalt	$49,200.00
Bob Otto Striping	Striping	$3,600.00
Reinhold Electric	Electrical Work	$19,242.00
Woods Construction	Install of Shelters	$27,000.00
	A. Total of Above	$119,217.00
	B. Total Bid Amount	$514,868.00
Subcontractor Utilization as a % of Total Bid Amount: (A/B x 100)		23.15%

The General Contractor shall perform 51% of the contract with his own company work force.

David Buckel-President
Name-Authorized Officer of Bidder

Signature-Office Bidder

03/29/16
Date

The City of Wildwood, Missouri reserves the right, before any award of the Contract is made, to require of any bidder to whom it may make an award of the Contract, a non-collusion affidavit in the form designated below:

NON-COLLUSION AFFIDAVIT

STATE OF Missouri,

COUNTY OF Jefferson,

David Buckel, being first duly sworn, deposes and says that he is President *(sole owner, partner, president, secretary, etc.) of Ideal Landscape Construction, Inc., the party making the foregoing bid; that such bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization or corporation; that such bid is genuine and not collusive or sham; that said bidder had not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or any one else to put in a sham bid, or that any one shall refrain from bidding; that said bidder has not in any manner, directly or indirectly, sought by agreement, communication or conference with any one to fix the bid price of said bidder or of any other bidder, or to fix any overhead, profit or cost element of such bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract or any one interested in the proposed contract; that all statements contained in such bid are true; and, further, that said bidder had not, directly or indirectly, submitted his bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid and will not pay any fee in connection therewith to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, or to any other individual except to such person or persons as have a partnership or other financial interest with said bidder in his general business.

SIGNED:

Subscribed and sworn to before me this 29th day of February, 2016.
Seal of Notary

Rebecca Dawn White
Notary Public

REBECCA DAWN WHITE
MY COMMISSION EXPIRES 3/05/2016
NOTARY PUBLIC
NOTARY SEAL
COMMISSION #12310860
JEFFERSON COUNTY
STATE OF MISSOURI

City of Wildwood

CITY-CONTRACTOR AGREEMENT

This City–Contractor Agreement "Agreement" is made and entered into this **25th** day of **April 2016**, by and between the **City of Wildwood, Missouri** (hereinafter called the "City") and **Ideal Landscaping Construction, Inc.**, with offices located at **6264 Lemay Ferry Road, St. Louis, Missouri 63129** (hereinafter called the "Contractor").

WITNESSETH:

The Contractor and the City, for the consideration set forth herein, agree as follows:

ARTICLE I.

The Contract Documents

The Contract Documents, hereby placed on file with the City Clerk, consist of the General Conditions of City-Contractor Agreement, State Wage Determination, Non-Collusion Affidavit, Performance Payment Bond, Specifications, Drawings, the Construction Schedule, all Addenda, and all Modifications issued after execution of this Agreement, which together with this Agreement form the entire agreement, obligations and duties of the parties, and are all as fully a part of the Agreement as if attached to this Agreement or repeated herein. All definitions set forth in the General Conditions of City-Contractor Agreement are applicable to this Agreement.

ARTICLE II.

Scope of Work

The Contractor, acting as an independent contractor, shall do everything required by the Contract Documents (the "Work") and shall timely complete the project in strict compliance with all requirements and specifications set forth in the Contract Documents. Contractor represents and warrants that it has special skills which qualify it to perform the Work in accordance with the Contract Documents, and that it is free to perform all such Work and is not a party to any other agreement, written or oral, the performance of

which would prevent or interfere with the performance, in whole or in part, of the Work. All Work shall be performed in compliance with all applicable federal, state, and City laws and regulations, including but not limited to all grading, construction and zoning ordinances of the City.

ARTICLE III.

Time of Completion

All time limits stated in the Contract Documents are of the essence. The Work to be performed here under shall commence within ten (10) days of the date of the written notice to proceed from the City to the Contractor. Working days for the completion of the Work have been established. The count of working days will start on the date the Contractor starts any construction operations on this project and all Work shall be completed within the working days specified below.

Calendar Days: **Two Hundred Nineteen (219)**

Should the Contractor, or in case of default, the surety, fail to complete the Work within the working days or the completion date specified, whichever occurs first, a deduction of the amount stipulated in Article V will be made for each day that the Work remains uncompleted.

ARTICLE IV.

The Contract Sum and Payments

The City shall pay the Contractor for the performance of the Work the total sum of **Four Hundred Ninety-Nine Thousand Five Hundred Sixty-Eight Dollars and Zero Cents ($168,937.00 - the "Contract Sum")** based upon Applications for Payment submitted by the Contractor on or before the twentieth (20th) day of the month for Work completed in accordance with the General Conditions in the following manner:

(1) On or about the tenth (10th) day of each following month, ninety percent (90%) of the portion of the Contract Sum properly allocable to labor, materials and equipment

incorporated into the Work, and ninety percent (90%) of the portion of the Contract Sum properly allocable to materials and equipment suitably stored at the site to be incorporated into the Work, through the period ending up to the twentieth (20th) of the preceding month, less the aggregate of all previous progress payments;

(2) Upon completion of the Work, a sum sufficient to increase the total payments to ninety percent (90%) of the Contract Sum; and

(3) Final payment within 60 days after the Work is fully completed and accepted by the City and the Work fully performed.

(4) The retainage amount withheld by subsections (1) and (2) above shall not exceed any maximum amount permitted by law

ARTICLE V.

Performance of the Work

(a) Within seven (7) calendar days after being selected, the Contractor shall prepare and submit for the City's approval (1) a Construction Schedule for the Work in a bar chart format which Construction Schedule shall indicate the dates for starting and completing the various stages of construction and (2) a Traffic Control Plan indicating the location of all proposed signage, detours and road closures throughout the project which adequately address the traffic control plan of the proposed Work. All traffic control shall be according to the standards of the Manual on Uniform Traffic Control Devices developed by the Federal Highway Administration. The Notice To Proceed shall be issued within 10 working days of the selection, however, no Work will commence until the Contractor's Construction Schedule and traffic control plan are submitted and approved by the City. The Contractor shall be required to substantially finish portions of the Work as designated by the Director of Public Works prior to continuation of further Work remaining on the project. This may include backfilling, seeding, or cleanup as designated by the Director of Public Works.

(b) Completion of the Work in accordance with the time limits set forth in the Construction Schedule is an essential condition of the Agreement. If the Contractor fails to complete the Work in accordance with the Construction Schedule, unless the delay is excusable under the provisions of Article VI hereof, the Contractor shall pay the City, as liquidated damages and not as a penalty, the sum of **two hundred fifty dollars ($250.00)** for each calendar day the Contractor fails to comply with the Construction Schedule. The total amount so payable to the City as liquidated damages may be deducted from any sums due or to become due to Contractor from City.

(c) After Commencement of the Work, and until final completion of the Work, the Contractor shall report to the City at such intervals as the City may reasonably direct, the actual progress of the Work compared to the Construction Schedule. If the Contractor falls behind the Construction Schedule for any reason, it shall promptly take, and cause its Subcontractors to take, such action as is necessary to remedy the delay, and shall submit promptly to the City for approval a supplementary schedule or progress chart demonstrating the manner in which the delay will be remedied; provided, however, that if the delay is excusable under Article VI hereof, the Contractor will not be required to take, or cause its Subcontractors to take, any action which would increase the overall cost of the Work (whether through overtime, premium pay or otherwise), unless the City shall have agreed in writing to reimburse the Contractor for such increase in cost. Any increase in cost incurred in remedying a delay, which is not excusable under Article VI hereof, or is not approved in advance by the City, shall be borne by the Contractor.

ARTICLE VI.

Delays Beyond Contractor's Control

(a) If the Contractor fails to complete the Work in accordance with the Construction Schedule solely as a result of the act or neglect of the City, or by strikes, lockouts, fire or other similar causes beyond the Contractor's control, the Contractor shall not be required

to pay liquidated damages to the City pursuant to paragraph (b) of Article V hereof, provided the Contractor uses his best efforts to remedy the delay in the manner specified in paragraph (c) of Article V hereof. If, as a result of any such cause beyond the Contractor's control, the delay in completion of the Work in accordance with the Construction Schedule is so substantial that it cannot be remedied in the aforesaid manner, or if the backlog of Work is so great that it cannot be remedied without incurring additional cost which the City does not authorize, then the time of completion and the Construction Schedule shall be extended pursuant to a Change Order for the minimum period of delay occasioned by such cause. The period of delay and extension shall be determined by the City.

(b) Notwithstanding the foregoing paragraph (a), no extension of time shall be granted for any delay the cause of which occurs more than seven (7) days before claim therefore is made in writing by the Contractor to the City, and no extension of time shall be granted if the Contractor could have avoided the need for such extension by the exercise of reasonable care and foresight. In the case of a continuing cause of delay, only one claim is necessary.

(c) Weather shall not constitute a cause for granting an extension of time.

(d) In the event a delay is caused by the City, the Contractor's sole remedy shall consist of its rights under this Article VI.

ARTICLE VII.

Changes in the Work or Cost of Work

(a) The City may make changes within the general scope of the project by altering, adding to or deducting from the Work, and the Contract Sum adjusted accordingly. All such changes in the Work shall be executed under the conditions of the Agreement. <u>No extra Work or change in the Work shall be made except pursuant to a Change Order approved by the City and Contractor in accordance with the General</u>

Conditions. Any claim for an increase in the Contract Sum resulting from any such change in the Work shall promptly be made by the Contractor in accordance with the General Conditions.

(b) If the requested change would result in a delay in the Construction Schedule, the provisions of paragraph (c) of Article V and of Article VI hereof shall apply. If the requested change would result in a decrease in the time required to perform the Work, the completion date and the Construction Schedule shall be adjusted by agreement between the parties to reflect such decrease.

(c) If the Contractor intends to make a claim for an increase in the Contract Sum, it shall give the City written notice explaining the circumstances, justifications and amount of Contract Sum increase desired thereof promptly after the occurrence of the event or circumstances giving rise to such claim. This notice shall be given by the Contractor before proceeding to execute further Work. No such claim shall be valid unless so made in accordance with the General Conditions. Any change in the Contract Sum resulting from such a claim shall first be authorized by Change Order executed by the City and Contractor. The City reserves the right to suspend Work of the Contractor pending the resolution of any claim for an increase in the Contract Sum.

(d) Any adjustment in the Contract Sum for duly authorized extra Work or change in the Work shall be determined based on the unit prices previously specified, to the extent such unit prices are applicable. To the extent such unit prices are not applicable, the adjustment in the Contract Sum shall, at the option of the City, be determined by an acceptable lump sum properly itemized and supported by sufficient substantiating data to permit evaluation, or by an acceptable cost plus percentage or fixed fee.

ARTICLE VIII.

Termination by City or Contractor

(a) If the Contractor is adjudged a bankrupt, or if the Contractor makes a general assignment for the benefit of creditors, or if a receiver is appointed on account of the Contractor's insolvency, or if the Contractor persistently or repeatedly fails, except in cases for which an extension of time is provided, to make progress in accordance with the Construction Schedule, or if the Contractor fails to make prompt payment to Subcontractors or for material or labor, or persistently disregards laws, ordinances or the instructions of the City, or otherwise breaches any provision of the Agreement, the City may, without prejudice to any other right or remedy, by giving written notice to the Contractor and its surety, terminate the Agreement, take possession of the Work and of all materials and equipment thereon and finish the Work by whatever method the City may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the Work is finished. If the unpaid balance of the Agreement Sum shall exceed the expenses of finishing the Work, including additional architectural, managerial and administrative expenses, such excess shall be paid to the Contractor. If such expenses shall exceed the unpaid balance of the Contract Sum, the Contractor shall pay the difference to the City promptly upon demand.

In the event of termination pursuant to this Article, the Contractor, upon the request of the City, shall promptly:

(i) assign to the City, in the manner and to the extent directed by the City, all right, title and interest of the Contractor under any subcontracts, purchase orders and construction equipment leases to which the Contractor is a party and which relate to the Work or to construction equipment required therefore, and

(ii) make available to the City to the extent directed by the City all construction equipment owned by the Contractor and employed in connection with the Work.

(b) Performance of the Work hereunder may be terminated by the City by giving three (3) days prior written notice to the Contractor if the City, for any reason and in its sole discretion, decides to discontinue or suspend construction. In the event of such termination, as opposed to termination pursuant to paragraph (a) of this Article VIII, the Contract Sum shall be reduced in an equitable manner by agreement between the parties or by arbitration.

ARTICLE IX.

Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and effect the following insurance coverages with an insurance carrier acceptable to the City:

The policy shall be endorsed to cover the liability of the Contractor under the General Conditions of this Agreement.

The Contractor and his Subcontractors shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:*

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of $1,000,000.

(b) Comprehensive General Liability and Bodily Injury

Including Death:	$ 500,000 each person
	$3,000,000 each occurrence
Property Damage:	$3,000,000 each occurrence
	$3,000,000 aggregate

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death:	$500,000 each person
	$3,000,000 each occurrence
Property Damage:	$3,000,000 each accident

The Contractor's policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Contractor commencing the Work on this project. The certificates must state "The City of Wildwood is an additional insured."

*But not less than the sovereign immunity limits for Missouri public entities as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, R.S.Mo. The Contractor and his Subcontractors shall cause the insurer(s) to increase the insurance amounts in accordance with those published annually in the Missouri Register pursuant to Section 537.610, R.S.Mo. In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for the City's rights or defenses with regard to its applicable sovereign, governmental, or official immunities and protections provided by state constitution or law.

ARTICLE X.

The Work

The Contractor shall furnish all labor, materials and equipment necessary to perform the scope of Work within the project limits. The Scope of Work includes **the installation of certain improvements that have been identified on the bid plans and specifications for the desired upgrades and improvements to the Al Foster Memorial Trailhead, which will include, but not be limited to, the mobilization activities to initiate the project, including obtaining all required governmental permits, the installation of the trail surfacing, the construction of a shelter/mini-shelters and a restroom facility, the development of a new parking lot area, the placement of stormwater management infrastructure, and the necessary grading and other site preparation work, as needed and defined**, including traffic control and other incidental items as identified in the construction documents.

ARTICLE XI.

Miscellaneous Provisions

(a) This Agreement constitutes the sole and complete understanding of the parties hereto with respect to the subject matter hereof, and shall replace all prior written and

oral understandings. This Agreement may be amended only by written agreement signed by the parties.

(b) Each party hereunder represents to the other that it is duly organized, validly existing and in good standing under the laws of its state of incorporation or formation; the execution, delivery and performance of this Agreement by such party has been duly authorized by all necessary and appropriate action; and, this Agreement constitutes a valid and binding obligation of such party, enforceable against such party in accordance with the terms hereof.

(c) This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one agreement that is binding upon both parties hereto, notwithstanding that all parties are not signatories to the same counterpart. This Agreement may be delivered by facsimile or electronic mail transmission. This Agreement shall be considered to have been executed by a party, if there exists a photocopy, facsimile copy, electronic copy, or a photocopy of a facsimile or electronic copy of an original hereof or of a counterpart hereof which has been signed by such party. Any photocopy, facsimile copy, electronic copy or photocopy of a facsimile copy of this Agreement or any counterpart hereof shall be admissible into evidence in any proceeding as though the same was an original.

(d) The parties shall act in good faith in the performance of their obligations hereunder.

(e) If either party to this Agreement defaults in the performance of its obligation(s) hereunder, the prevailing party in any action to enforce its rights and remedies shall be entitled to obtain its costs and reasonable attorney's fees from the non-prevailing party.

(f) The failure of either party to enforce any of its rights hereunder shall not act as a waiver of that or any other right possessed by such party under this Agreement.

(g) If any provisions of this Agreement shall be found to be illegal, invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect and be construed to effectuate the intent of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

CITY OF WILDWOOD
(the "City")

By_____
, Mayor

Attest:

_____
City Clerk

(the "Contractor")

By:_____

Printed Name: _____

_____
Title

Missouri
Division of Labor Standards

WAGE AND HOUR SECTION

JEREMIAH W. (JAY) NIXON, Governor

Annual Wage Order No. 22

Section 100

ST. LOUIS COUNTY

In accordance with Section 290.262 RSMo 2000, within thirty (30) days after a certified copy of this Annual Wage Order has been filed with the Secretary of State as indicated below, any person who may be affected by this Annual Wage Order may object by filing an objection in triplicate with the Labor and Industrial Relations Commission, P.O. Box 599, Jefferson City, MO 65102-0599. Such objections must set forth in writing the specific grounds of objection. Each objection shall certify that a copy has been furnished to the Division of Labor Standards, P.O. Box 449, Jefferson City, MO 65102-0449 pursuant to 8 CSR 20-5.010(1). A certified copy of the Annual Wage Order has been filed with the Secretary of State of Missouri.

Original Signed by
John E. Lindsey, Director
Division of Labor Standards

This Is A True And Accurate Copy Which Was Filed With The Secretary of State: March 10, 2015

Last Date Objections May Be Filed: April 9, 2015

Prepared by Missouri Department of Labor and Industrial Relations

OCCUPATIONAL TITLE	** Date of Increase	*	Basic Hourly Rates	Over-Time Schedule	Holiday Schedule	Total Fringe Benefits
Asbestos Worker (H & F) Insulator			$38.06	55	60	$20.71
Boilermaker	9/15		$32.76	126	7	$30.10
Bricklayer and Stone Mason	11/15		$32.50	72	5	$20.69
Carpenter	6/15		$36.34	77	41	$15.75
Cement Mason	6/15		$30.56	80	8	$17.30
Communication Technician			$30.35	44	47	$9.53 + 31.50%
Electrician (Inside Wireman)	6/15		$34.20	62	71	$10.76 + 39.5%
Electrician (Outside-Line Construction\Lineman)	9/15		$42.52	43	45	$5.00 + 36.5%
Lineman Operator	9/15		$36.70	43	45	$5.00 + 36.5%
Groundman	9/15		$28.38	43	45	$5.00 + 36.5%
Elevator Constructor	6/15	a	$45.09	26	54	$30.005
Glazier	6/15		$33.13	87	31	$19.58 + 10.53%
Ironworker	6/15		$32.88	11	8	$23.825
Laborer (Building):						
General			$30.57	97	26	$14.02
First Semi-Skilled			$30.31	114	27	$14.02
Second Semi-Skilled			$29.92	109	3	$13.72
Lather			USE CARPENTER RATE			
Linoleum Layer and Cutter	6/15		$31.08	92	26	$15.45
Marble Mason	10/15		$31.43	76	51	$14.17
Marble Finisher	10/15		$26.18	76	51	$13.47
Millwright			USE CARPENTER RATE			
Operating Engineer						
Group I	6/15		$32.16	3	66	$24.16
Group II	6/15		$32.16	3	66	$24.16
Group III	6/15		$30.26	3	66	$24.16
Group III-A	6/15		$32.16	3	66	$24.16
Group IV	6/15		$28.80	3	66	$24.16
Group V	6/15		$28.80	3	66	$24.16
Painter	10/15		$31.65	104	12	$13.76
Pile Driver			USE CARPENTER RATE			
Pipe Fitter	7/15		$37.00	91	69	$26.68
Plasterer	7/15		$31.06	67	3	$17.53
Plumber	7/15		$37.00	91	69	$26.68
Roofer \ Waterproofer			$30.70	15	73	$16.67
Sheet Metal Worker	10/15		$39.63	32	25	$21.72
Sprinkler Fitter - Fire Protection	10/15		$41.96	66	18	$21.62
Terrazzo Worker	6/15		$32.11	116	5	$13.37
Terrazzo Finisher	10/15		$30.35	116	5	$11.84
Tile Setter	10/15		$31.43	76	51	$14.17
Tile Finisher	10/15		$26.18	76	51	$13.47
Traffic Control Service Driver			$27.35	83	17	$9.045
Truck Driver-Teamster			$30.41	35	36	$10.82

Fringe Benefit Percentage is of the Basic Hourly Rate

**Annual Incremental Increase

OCCUPATIONAL TITLE	*** Date of Increase	Basic Hourly Rates	Over-Time Schedule	Holiday Schedule	Total Fringe Benefits

* Welders receive rate prescribed for the occupational title performing operation to which welding is incidental.

Use Building Construction Rates on Building construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(2).

Use Heavy Construction Rates on Highway and Heavy construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(3).

a - Vacation: Employees over 5 years - 8%, under 5 years - 6%

REPLACEMENT PAGE
ST. LOUIS COUNTY
BUILDING CONSTRUCTION OVERTIME SCHEDULE

FED: Minimum requirement per Fair Labor Standards Act means time and one-half (1 ½) shall be paid for all work in excess of forty (40) hours per work week.

NO. 3: Means the regular workday shall consist of eight (8) consecutive hours, exclusive of a thirty (30) minute lunch period, with pay at the straight time rate. The regular workday shall begin between the hours of 6:00 a.m. and 9:00 a.m. The Employer may have the option to schedule the work week from Monday through Thursday at ten (10) hours per day at the straight time rate of pay with all hours in excess of ten (10) hours in any one day to be paid at the applicable overtime rate. If the Employer elects to work from Monday through Thursday and is stopped due to inclement weather, holiday or other conditions beyond the control of the Employer, they shall have the option to work Friday at the straight time rate of pay to complete the forty (40) hours for the workweek. All overtime work performed on Monday through Saturday shall be paid at time and one-half (1½) the hourly rate plus an amount equal to one-half (½) of the hourly Total Indicated Fringe Benefits. All work performed on Sundays and recognized holidays shall be paid at double (2) the hourly rate plus an amount equal to the hourly Total Indicated Fringe Benefits. Shifts may be established when considered necessary by the Employer. Shift hours and rates will be as follows. If shifts are established, work on the First Shift will begin between 6:00 a.m. and 9:00 a.m. and consist of eight (8) hours of work plus one-half hour unpaid lunch. Hours worked during the first shift will be paid at the straight time rate of pay. The second shift shall start eight hours after the start of the first shift and consist of eight (8) hours of work plus one-half hour unpaid lunch. Work on the second shift will begin between 2:00 p.m. and 5:00 p.m. and be paid the straight time rate plus $2.50 per hour. The third shift shall start eight hours after the start of the second shift and consist of eight (8) hours plus one-half hour unpaid lunch. Work on the third shift will begin between 10:00 p.m. and 1:00 a.m. and be paid the straight time rate plus $3.50 per hour. The additional amounts that are to be paid are only applicable when working shifts: Shifts that begin on Saturday morning through those shifts which end on Sunday morning will be paid at time and one-half these rates. Shifts that begin on Sunday morning through those shifts which end on Monday morning will be paid at double time these rates.

NO. 11: Means eight (8) hours shall constitute a day's work, with the starting time to be established between 6:00 a.m. and 8:00 a.m. from Monday to Friday. Time and one-half (1½) shall be paid for first two (2) hours of overtime Monday through Friday and the first eight (8) hours on Saturday. All other overtime hours Monday through Saturday shall be paid at double (2) time rate. Double (2) time shall be paid for all time on Sunday and recognized holidays or the days observed in lieu of these holidays.

NO. 16: Means the regular working day shall be scheduled to consist of at least eight (8) hours, but no more than ten (10) consecutive hours, exclusive of the lunch period. The regular working day may be scheduled to commence at any time between the hours of 5:00 a.m. and 10:00 a.m. All work performed in excess of forty (40) hours in one work week, or in excess of ten (10) hours in one work day shall be paid at the rate of one and one-half (1½) times the regular hourly wage scale. Any work performed on a Saturday shall be paid for at the rate of one and one-half (1½) times the regular hourly wage scale unless such Saturday work falls under the category of Saturday Make-Up Day. Any work performed by Employees anywhere on Sunday or recognized holidays, shall be paid for at the rate of double (2) time the regular wage scale. If, during the course of a work week, an Employee is unable to work for any reason, and, as a result, that Employee has not accumulated forty (40) hours of compensable time at the straight time rate, the Employer, at his option may offer the Employee the opportunity to work on Saturday at straight time; provided, however, if during the period worked by said Employee on Saturday, the Employee's compensable time at the straight time rate exceeds forty (40) hours, all time worked in excess of the forty (40) hours will be paid at the rate of one and one-half (1½) times the regular hourly wage scale.

NO. 26: Means that the regular working day shall consist of eight (8) hours worked between 6:00 a.m., and 5:00 p.m., five (5) days per week, Monday to Friday, inclusive. Hours of work at each jobsite shall be those established by the general contractor and worked by the majority of trades. (The above working hours may be changed by mutual agreement). Work performed on Construction Work on Saturdays, Sundays and before and after the regular working day on Monday to Friday, inclusive, shall be classified as overtime, and paid for at double (2) the rate of single time. The employer may establish hours worked on a jobsite for a four (4) ten (10) hour day work week at straight time pay for construction work; the regular working day shall consist of ten (10) hours worked consecutively, between 6:00 a.m. and 6:00 p.m., four (4) days per week, Monday to Thursday, inclusive. Any work performed on Friday, Saturday, Sunday and holidays, and before and after the regular working day on Monday to Thursday where a four (4) ten (10) hour day workweek has been established, will be paid at two times (2) the single time rate of pay. The rate of pay for all work performed on holidays shall be at two times (2) the single time rate of pay.

REPLACEMENT PAGE
ST. LOUIS COUNTY
BUILDING CONSTRUCTION OVERTIME SCHEDULE

NO. 32: The regular working day shall consist of eight (8) hours of labor on the job between six (6) a.m. and four (4) p.m. and the regular working week shall consist of five (5) consecutive eight (8) hour day's of labor on the job beginning with Monday and ending with Friday of each week. The normal work week is 40 hours. All full-time or part-time labor performed during such hours shall be recognized as regular working hours and paid for at the regular hourly rate. All work performed during regular work hours on Saturdays will be paid at time and one-half (1 ½). All work performed outside of regular working hours and performed during the regular work week, shall be at double (2) times the regular rate, except that the first two (2) hours following the regular work day shall be paid at one and one-half (1½) times the regular rate. An early starting time of 6:00 a.m. may be used mutually agreed upon by the interested parties. SHIFT RATE: Shift work would start after 4:00 p.m. to 6:00 a.m. The first 8 hours would be at 115% of the basic wage rate. Overtime Monday through Friday would be at 1 ½ of base shift rate. Saturday regular work day hours – 1½ of base shift rate. Saturday – work after 8 hours – 2 times the basic wage rate. Sunday and Holidays – 2 times the basic wage rate. All work performed on recognized holidays and Sundays shall be paid double (2) time. Appropriate overtime rates to be based on fifteen minute increments.

NO. 35: Means a regular work week of forty (40) hours, will start on Monday and end on Friday. The regular work day shall be either eight (8) or ten (10) hours. If a crew is prevented from working forty (40) hours Monday through Friday, or any part thereof by reason of inclement weather, Saturday or any part thereof maybe worked as a make-up day at the straight time rate. Employees who are part of a regular crew on a make-up day, notwithstanding the fact that they may not have been employed the entire week, shall work Saturday at the straight time rate. A work day is to begin between 6:00 a.m. and 9:00 a.m. However, the project starting time maybe advanced or delayed if mutually agreed to by the interested parties. For all time worked on recognized holidays, or days observed as such, double (2) time shall be paid.

NO. 43: Eight (8) hours shall constitute a work day between the hours of 7:00 a.m. and 4:30 p.m. Forty (40) hours within five (5) days, Monday through Friday inclusive, shall constitute the work week. Work performed in the 9th and 10th hour, Monday through Friday, shall be paid at time and one-half (1½) the regular straight time rate of pay. Contractor has the option to pay two (2) hours per day at the time and one-half (1½) the regular straight time rate of pay between the hours of 6:00 a.m. and 5:30 p.m., Monday through Friday. Work performed outside the regularly scheduled working hours and on Saturdays, Sundays and recognized legal holidays, or days celebrated as such, shall be paid for at the rate of double (2) time.

NO. 44: Means forty (40) hours shall constitute a work week, Monday through Friday. Eight (8) hours shall constitute a work day. Hours of work shall be between the hours of 7:00 a.m. and 4:30 p.m. All work performed before 7:00 a.m. and after 4:30 p.m. and all work performed in excess of eight (8) hours in any one work day, over forty (40) hours in any work week and the first eight (8) hours of work on Saturday, shall be paid at the rate of one and one-half (1½) times the regular rate of pay. All hours worked in excess of eight (8) hours on Saturday, all hours worked on Sunday and on holidays, or days that may be celebrated as such, and as designated by the federal government, shall be paid at two (2) times the regular rate of pay. All shifts for work performed between the hours of 4:30 p.m. and 1:00 a.m. shall receive eight (8) hours pay at the regular hourly rate of pay plus two dollars ($2.00) per clock hour. All work performed between the hours of 12:30 a.m. and 9:00 a.m. on a third shift shall receive eight (8) hours pay at the regular hourly rate plus four dollars ($4.00) per clock hour. All overtime work required after the completion of a regular shift shall be paid at one and one-half times (1½ x) the "shift" hourly rate.

NO. 55: Means the regular work day shall be eight (8) hours between 6:00 a.m. and 4:30 p.m. The first two (2) hours of work performed in excess of the eight (8) hour work day, Monday through Friday, and the first ten (10) hours of work on Saturday, shall be paid at one & one-half (1½) times the straight time rate. All work performed on Sunday, observed holidays and in excess of ten (10) hours a day, Monday through Saturday, shall be paid at double (2) the straight time rate.

NO. 66: Means eight (8) hours shall constitute a day's work beginning at 7:00 a.m. (or 8:00) A.M. and ending at 3:30 (or 4:30) P.M. The work week shall be forty (40) hours beginning Monday at 7:00 a.m. (or 8:00) A.M. and ending Friday at 3:30 (or 4:30) P.M. The Employer at his option may use a flexible starting time between the hours of 6:00 a.m. and 8:00 a.m. All overtime, that is worked outside of the above established working hours of Monday through Friday, shall be paid at double (2) time, including Saturdays, Sundays and Holidays.

REPLACEMENT PAGE
ST. LOUIS COUNTY
BUILDING CONSTRUCTION OVERTIME SCHEDULE

NO. 67: Means eight (8) hours shall constitute a day's work, with a flexible starting time to begin between 6:00 a.m. to 8:00 a.m., five (5) days a week, Monday through Friday. Any work over eight (8) hours in any one day shall be at the overtime rate, which is time & one-half (1½). Any work on Saturday shall be at time & one-half (1½), unless a Make-Up Day due to inclement weather is in effect. Any work on Sundays or holidays shall be at double (2) time. Four (4) days, ten (10) hours each day to be worked during Monday through Friday, shall be paid at straight time. A Make-Up Day Due To Inclement Weather Only - Employee(s) will be permitted to work an eight (8) hour make-up day on Saturday only, and the employee will receive the regular straight time wage rate.

NO. 72: Means that except as is otherwise provided herein, the work week shall be determined to begin at 8:00 a.m. Wednesday and end at 4:30 p.m. on the following Tuesday. Except as herein provided, working hours are from 8:00 a.m. to 11:55 a.m. and 12:30 p.m. to 4:25 p.m. and no more than the regular hours shall be worked during the forenoon or afternoon at the regular rate. In the case of days of inclement weather starting time and quitting time may be adjusted so long as the hours worked on such days do not exceed eight (8) and do not extend beyond 4:30 p.m. In circumstances where the Employee or Employees have regularly been working overtime on a particular day or days, no adjustment in the starting time shall operate to deprive Employees of overtime pay, which they would have otherwise received but for the change in the starting time. The parties understand that the application of the provisions of the preceding sentence will result in Employees receiving overtime pay even where they have not worked more than with (8) hours on a particular day. Regardless of the staring time, the forenoon working hours shall end at 11:55 a.m. and the afternoon working hours shall begin at 12:30 p.m. and end 8 hours and 25 minutes after the staring time fixed by the Employer for forenoon hours. Work performed by an employee on a non-holiday Saturday, except as hereinafter provided, or at night or before or after regular working hours on a non-holiday weekday, shall be considered overtime work, for which Employees working during such time shall be paid at the rate of one and one-half (1½) times their regular hourly wage rate for each hour or fraction thereof, worked during such time. Work performed on a Sunday or the recognized holidays shall be considered overtime work for which the Employee shall be paid twice the amount of his or her regular hourly wage rate for each hour or fraction thereof worked on any such day.

NO. 76: Means the standard workday shall consist of eight (8) hours of work between the hours of 8:00 a.m. and 4:30 p.m. with a thirty (30) minute unpaid lunch hour occurring in the middle of the shift. The standard workweek shall consist of five standard workdays commencing on Monday and ending on Friday. The normal starting and quitting times may be changed by mutual consent of interested parties. All time worked before and after the established eight (8) hour workday, Monday through Friday, and all time worked on Saturday, shall be paid for at the rate of time & one-half (1½) the hourly base wage rate in effect. All time worked on Sunday and holidays shall be paid at the rate of double (2) the hourly wage in effect. All work done on Saturday will be done at time & one-half (1½), unless Saturday shall be used as a make-up day. If an employee should lose one or more days in a work week and use Saturday as a make-up day the pay shall be at the regular hourly base wage rate and benefits.

NO. 77: Means the regular workday shall consist of eight (8) consecutive hours, exclusive of a thirty (30) minute lunch period, with pay at the regular straight time hourly rate. The regular workday shall begin on the job site between the hours of 6:00 a.m. and 8:00 a.m. with the starting time to be determined by the Employer, unless project owner requires different starting time. This adjustable starting time can, at the Employer's option, be staggered to permit starting portions of the work force at various times within the prescribed hours. The Employer may establish a four (4) ten (10) hour shift exclusive of the thirty (30) minute lunch period at the straight time wage rate. Forty (40) hours per week shall constitute a week's work Monday through Thursday. In the event a job is down due to weather conditions, safety or other conditions beyond the control of the Employer, then Friday may, at the option of the employer, be worked as a make-up day at the straight time wage rate. Straight time is not to exceed ten (10) hours a day or forty (40) hours per week. Time and one-half (1 ½) shall be paid for all overtime hours worked during the week, Monday through Friday and for all work performed on Saturday. Double (2) time shall be paid for all time worked on Sunday and recognized holidays.

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NO. 80: Means eight (8) hours shall constitute the regular work day and forty (40) hours a work week, Monday through Friday. The Employer shall establish the starting time between 6:30 a.m. through 9:00 a.m. An Employer may further adjust the starting time up to 9:30 a.m. throughout the year. Time and one-half (1½) shall be paid after eight (8) consecutive hours worked after the established starting time and for hours worked before the established starting time. Time and one-half (1½) shall be paid for work performed on Saturdays. Work performed on Sundays and Holidays shall be paid at the double (2) time rate of pay. The Employer when working on Highway and Road Work may have the option to schedule the work week for his paving crew only from Monday through Thursday at ten (10) hours per day at the straight time rate of pay with all hours in excess of ten (10) hours in any one day to be at the applicable overtime rate of time and one-half (1½). If the Employer elects to work from Monday through Thursday and is stopped due to inclement weather (rain, snow, sleet falling), the Employer shall have the option to work Friday at the straight time rate of pay to complete the forty (40) hours.

NO. 82: Means the work day shall consist of eight (8) hours worked between 7:00 a.m. and 4:30 p.m. Forty (40) hours will constitute the work week from Monday through Friday, inclusive. Up to four (4) hours of overtime work per day performed before or after the assigned normal work day, (twelve (12) continuous hours, starting no earlier than 6:00 a.m., Monday through Friday), shall be paid at a rate of one and one-half times (1.5x) that employee's hourly rate. Any additional overtime, Monday through Friday, shall be paid at two times (2x) the regular rate of pay. The first eight hours of overtime work on Saturday shall be paid at the rate of one and one-half times (1.5x) the regular rate of pay. Hours worked in excess of eight (8) hours on Saturday shall be paid at two times (2x) the regular rate of pay. Double time shall be paid for work performed on Sundays, recognized legal holidays or days that may be celebrated as such as designated by the federal government. All shifts for work performed between the hours of 4:30 p.m. and 1:00 a.m. shall be paid at the regular hourly rate plus two dollars ($2.00) per clock hour. All shifts for work performed between the hours of 12:30 a.m. and 9:00 a.m. shall be paid at the regular hour rate plus four dollars ($4.00) per clock hour. All overtime work required after the completion of a regular shift shall be paid at one and one-half times (1.5x) the "shift" hourly rate.

NO. 83: Means eight (8) hours shall constitute the regular workday except when the Employer elects to work Four, 10-Hour days as explained in this Section with starting time to be between the hours of 6:00 a.m. and 9:00 a.m. as determined by the Employer. This adjustable starting time can, at the Employer's option, be staggered to permit starting portions of the work force at various times within the prescribed hours. Overtime is to be paid after eight (8) hours at the rate of time and one-half (1½). The Employer may have the option to schedule his workweek from Monday through Thursday at ten (10) hours per day at the straight time rate of pay with all hours in excess of ten (10) hours in any one day to be at the applicable overtime rate of time and one-half (1½). If the Employer elects to work from Monday through Thursday and is stopped due to inclement weather (rain, snow, sleet falling) he shall have the option to work Friday at the straight time rate of pay to complete his forty (40) hours. However, should a holiday occur, Monday through Thursday, the Employer shall have the option to work Friday at the straight time rate of pay, unless work is halted due to inclement weather (rain, snow, sleet falling). The work week is to begin on Monday. Time and one-half (1½) shall be paid for Saturday work. Double (2) time shall be paid for all Sunday work and work performed on recognized holidays.

NO. 87: Means eight (8) hours starting between 6:00 a.m. and 8:00 a.m. and ending between 2:30 p.m. and 4:30 p.m. at the Employers discretion shall constitute a day's work. Any work prior to 6:00 a.m. or after eight (8) hours shall be paid at the overtime rate. Five (5) days from Monday through Friday inclusive shall constitute a regular work week. All hours before and after these regular hours shall be considered overtime and shall be paid for at the rate of double (2) time. All work on Saturday and Sunday shall be paid at double (2) the prevailing scale of wages.

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NO. 91: Means eight (8) hours shall constitute a day's work commencing at 7:00 a.m. and ending at 3:30 p.m., allowing one-half (½) hour for lunch. The option exists for the Employer to use a flexible starting time between the hours of 6:00 a.m. and 9:00 a.m. The regular workweek shall consist of forty (40) hours of five (5) workdays, Monday through Friday. The workweek may consist of four (4) ten (10) hour days from Monday through Thursday, with Friday as a make-up day. If the make-up day is a holiday, the employee shall be paid at the double (2) time rate. The employees shall be paid time and one-half (1½) for work performed on Saturdays, before the regular starting time or after the regular quitting time or over eight (8) hours per work day (unless working a 10-hour work day, then time and one-half (1½) is paid for work performed over ten (10) hours a day) or over forty (40) hours per work week. Work performed on Sundays and recognized holidays shall be paid at the double (2) time rate of pay. SHIFT WORK: When it is necessary for the project to operate in shifts, there will be three (3) eight (8) hour shifts commencing at 8:00 a.m. Shift work must continue for a period of not less than three (3) consecutive work days, two (2) days which must be regular work days (Monday through Friday). In the event the second or third shift of any regular work day shall fall into a Saturday or a holiday, such extension into a Saturday or holiday shall be considered as part of the previous workday and employees shall be paid at the regular shift rate. The first day shift shall work a regular eight (8) hour day at regular rates. The second shift shall be eight (8) hours regular time pay plus $2.50 per hour premium for eight (8) hours work. Third shift will be for eight (8) hours regular time pay plus $3.00 per hour premium for eight (8) hours work.

NO. 92: Means all work performed from 8:00 a.m. to 4:30 p.m., Monday through Friday, will be at straight time pay up to forty (40) hours per week. All work performed Monday through Friday before 8:00 a.m. and after 4:30 p.m. will be done at time and one-half (1½). All work done on Saturday will be done at time and one-half (1½), unless the employer and employee agree that Saturday shall be used as a make-up day. The Employer may use a flexible starting time of 7:00 a.m. to 8:00 a.m., and quitting time of 3:30 p.m. to 4:30 p.m., and any such different work starting time shall determine whether wages are payable at the straight rate or the premium rate. All work performed on Saturday shall be paid for at time and one-half (1½), unless the Saturday has been used as a make-up day. All work performed on Sunday and holidays shall be paid for at the rate of double (2) time.

NO. 97: Means the regular workday shall consist of eight (8) consecutive hours, exclusive of a thirty minute lunch period with pay at the regular straight time hourly rate. The regular workday shall begin on the job site between the hours of 6:00 a.m. and 9:00 a.m. with the starting time to be determined by the Employer. This adjustable start time can, at the Employer's option, be staggered to permit starting portions of the work force at various times within the prescribed hours. The workweek shall begin Monday at the established starting time. The Employer may establish a four (4) ten (10) hour shift exclusive of a thirty (30) minute unpaid lunch period at the straight time wage rate. Forty (40) hours per week shall constitute a week's work, Monday through Thursday. In the event a job is down due to weather conditions, holiday, or other conditions beyond the control of the Employer, then Friday may, at the option of the Employer, be worked as a make-up day at the straight time wage rate. Straight time is not to exceed ten (10) hours a day or forty (40) hours per week. When an Employer works a project on a four (4) ten (10) hour day work schedule, the Employer will not bring in any other crew for a fifth workday on the project while not calling in the normal crew that had been scheduled for that project. Time and one-half (1½) shall be paid for work performed in excess of eight (8) hours on any regular workday or outside the hours limiting a regular workday, Monday through Friday. Time and one-half (1½) shall be paid for work performed on Saturdays. Double (2) time shall be paid for work performed on Sundays and recognized holidays. Projects that cannot be performed during regular workday: If required by owner, the contractor may perform work outside the normal work hours and employees shall be paid applicable straight time hourly wage rate plus a premium of two dollars and fifty cents ($2.50) per hour for the first eight (8) hours worked. Any hours worked in excess of eight (8) hours shall be paid at the applicable overtime rate plus the two dollar and fifty cent ($2.50) per hour premium. Shift Work: Shifts may be established when considered necessary be the Employer. Shifts hours and rates will be as follows: First Shift, Eight (8) hours plus one-half (1/2) hour for lunch. Second Shift, Eight (8) hours plus one-half (1/2) hour for lunch. Third Shift, Eight (8) hours plus one-half (1/2) hour for lunch. Shifts shall be established for a minimum of three (3) consecutive workdays. The first shift will be paid at eight (8) hours straight time for eight (8) hours work. The second shift will be paid eight (8) hours straight time plus a two dollar and fifty cent ($2.50) per hour premium for eight (8) hours work, and third shift shall be paid eight (8) hours straight time plus a three dollar and fifty cent ($3.50) per hour premium for eight (8) hours work. Overtime is computed after the premium has been added to the hourly wage rate. Nothing above prohibits the working of two (2) shifts at greater than eight (8) hours with the excess hours to be paid at overtime rate.

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NO. 104: Means eight (8) hours per day shall constitute a standard work day between the hours of 6:00 a.m. and 8:00 p.m. The standard work week shall be forty (40) hours between 6:00 a.m. on Monday and ending 8:00 p.m. on Friday. An overtime rate of time and one-half (1½) the base hourly rate shall be paid on all hours in excess of eight (8) hours in a day Monday through Friday. Saturdays shall be considered overtime and work done on Saturday shall be paid at time and one-half (1½) the prevailing scale. Sundays and holidays shall be considered overtime and work done on these days shall be paid at double (2) the prevailing scale.

NO. 109: Means a workday of eight (8) hours shall constitute the regular day's work beginning at 8:00 a.m. through 4:30 p.m.; five (5) days shall constitute a work week from Monday to Friday inclusive; time and one-half (1½) shall be paid for all work performed before 8:00 a.m. or after 4:30 p.m. of any day Monday through Friday, and all hours worked on Saturday. Double (2) time shall be paid for all work performed on Sunday or any of the recognized holidays. Overtime shall be computed at one-half (1/2) hour intervals. A flexible starting time for eight (8) hours shall constitute the regular workday between the hours of 6:00 a.m. and 5:30 p.m. with starting time determined by the Employer. This adjustable starting time can, at the employer's option, be staggered to permit starting portions of the work force at various times within the prescribed hours. The Employer may have the option to schedule his workweek from Monday through Thursday at ten (10) hours per day at the straight time rate of pay with all hours in excess of ten (10) hours in any one day to be at the applicable overtime rate. If the Employer elects to work from Monday through Thursday and is stopped due to inclement weather (rain, snow, sleet falling), he shall have the option to work Friday at the straight time rate of pay to complete his forty (40) hours. When an Employer works a project of a four (4) ten (10) hour day work schedule, the Employer will not bring in any other crew for a fifth workday on the project while not calling in the normal crew that had been scheduled for that project. Projects that cannot be performed during regular workday: If required by owner, the contractor may perform work outside the normal work hours and employees shall be paid applicable straight time hourly wage rate plus a premium of two dollars and fifty cents ($2.50) per hour for the first eight (8) hours worked. Any hours worked in excess of eight (8) hours shall be paid at the applicable overtime rate plus the two dollar and fifty cent ($2.50) per hour premium. Shift work: Shifts may be established when necessary by the Employer. Shifts shall be established for a minimum of three (3) consecutive workdays. The first shift will be paid at eight (8) hours straight time pay for eight (8) hours work. The second shift will be paid at eight (8) hours straight time pay plus a two dollar and fifty cent ($2.50) per hour premium for eight (8) hours work. The third shift will be paid at eight (8) hours straight time pay plus a three dollar and fifty cent ($3.50) per hour premium for eight (8) hours work. Payment for shift work shall be determined when an Employer first begins his shift operation, i.e., the shifts which begin on Friday morning and end on Saturday morning will be paid straight time; the shifts which start on Saturday morning and end on Sunday morning will be paid at time and one-half (1½); the shift that start on Sunday morning and end on Monday morning will be paid at two (2) times the regular rate of pay. Employees working during the normal workday shall receive first shift pay; employees working predominantly in the evening hours shall receive second shift pay; employees working predominately during the early morning hours will receive third shift pay. Nothing above prohibits the working of two (2) shifts greater than eight (8) hours with excess hours to be paid at overtime rate.

NO. 114: Means eight (8) hours shall constitute a regular work day between the hours of 7:00 a.m. and 5:30 p.m. with a thirty (30) minute lunch period to start between the hours of 11:00 a.m. and 1:00 p.m. Five (5) days shall constitute a regular work week commencing on Monday and ending on Friday. One and one-half (1½) times the regular hourly rate of pay shall be paid for all overtime work, with the exception of holidays or Sundays. Overtime work shall be deemed to include any work performed in excess of eight (8) hours on any day in the regular work week, or any work performed before 7:00 a.m. or after 5:30 p.m. on any day in the regular work week. If a crew is prevented from working forty (40) hours Monday through Friday by reason of inclement weather, then Saturday may be worked by that crew as a make-up day at the straight time rate. Double (2) time shall be paid for work performed on Sundays and holidays, or days observed as such. Shift Work: In the case of three (3) shifts, workmen shall be paid eight (8) hours for seven and one-half (7½) hours worked.

NO. 116: Means the standard work day shall consist of eight (8) hours of work between the hours of 8:00 a.m. and 4:30 p.m. The standard work week shall consist of five standard work days commencing on Monday and ending on Friday inclusive. All time worked before and after the established eight (8) hour work day, Monday through Friday, and all time worked on Saturdays, shall be paid for at the rate of time & one-half (1½) the hourly base wage rate in effect. All time worked on Sundays and recognized holidays shall be paid for at the rate of double (2) the hourly base wage rate in effect.

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NO. 126: Means eight (8) hours per day shall constitute a day's work and forty (40) hours per week, Monday through Friday, shall constitute a week's work. The regular starting time shall be 8:00 a.m. If a second or third shift is used, the regular starting time of the second shift shall be 4:30 p.m. and the regular starting period for the third shift shall be 12:30 a.m. These times may be adjusted by the employer. The day shift shall work a regular eight (8) hours shift as outlined above. Employees working a second shift shall receive an additional $0.25 above the regular hourly rate and perform seven and one-half (7½) hours work for eight (8) hours pay. Third shift employees shall be paid an additional $0.50 above the regular hourly rate and work seven (7) hours for eight (8) hours pay. When circumstances warrant, the Employer may change the regular workweek to four (4) ten-hour days at the regular time rate of pay. All time worked before and after the established workday of eight (8) hours, Monday through Friday, and all time worked on Saturday shall be paid at the rate of time and one-half (1½) except in cases where work is part of an employee's regular Friday shift. All time worked on Sunday and recognized holidays shall be paid at the double (2) time rate of pay except in cases where work is part of an employee's previous day's shift. For all overtime hours worked $28.81 of the fringe benefits portion of the prevailing wage shall be paid at the same overtime rate at which the cash portion of the prevailing wage is to be paid. The remaining $1.29 of the fringe benefit portion of the prevailing wage may be paid at straight time.

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NO. 3: All work done on New Year's Day, Decoration Day, July 4th, Labor Day, Veteran's Day, Thanksgiving and Christmas shall be compensated at the double (2) time rate of pay. When any of these holidays fall on a Sunday, the following Monday shall be observed.

NO. 5: All work that shall be done on New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day shall be paid at the double (2) time rate of pay.

NO. 6: The following days are recognized as holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Veterans Day, Thanksgiving Day, Christmas Day and any additional holidays which may be mutually agreed upon. Whenever any such holiday falls on a Sunday, the following Monday shall be recognized and observed as the holiday. Work performed on Sundays and holidays shall be paid at the double time rate of pay. No work shall be performed on Labor Day.

NO. 7: The following days are assigned days and are recognized as holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If a holiday falls on a Sunday, it shall be observed on the following Monday. If a holiday falls on a Saturday, it shall be observed on the preceding Friday. No work shall be performed on Labor Day except in case of jeopardy to work under construction. This is applied to protect Labor Day. When a holiday falls during the normal workweek, Monday through Friday, it shall be counted as eight (8) hours toward the forty (40) hour week. However, no reimbursement for these eight (8) hours is to be paid to the workman unless worked. If workman are required to work the above enumerated holidays or days observed as such, or on Sunday, they shall receive double (2) the regular rate of pay for such work.

NO. 8: All work performed on New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day, or the days observed in lieu of these holidays, shall be paid at the double time rate of pay.

NO. 12: All work done on New Year's Day, Decoration Day, Independence Day, Veteran's Day, Thanksgiving Day and Christmas Day shall be paid at the double time rate of pay. Should any of these days fall on Sunday, then the following day shall be observed as the holiday. Under no circumstances shall employees be permitted to work on Labor Day.

NO. 17: All work performed by Employees working on the following legal holidays, namely New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, to be celebrated on either its national holiday or on the day after Thanksgiving whichever is agreed upon, Thanksgiving Day and Christmas Day shall be paid at the rate of double (2) time.

NO. 18: All work done on New Year's Day, Memorial Day, July 4th, Labor Day, Veteran's Day, Thanksgiving Day, the Friday following Thanksgiving and Christmas Day shall be paid at the double time rate of pay. When one of the above holidays falls on Sunday, the following Monday shall be considered the holiday, and when one of the above holidays falls on Saturday, the preceding Friday shall be considered the holiday, and all work performed on said day(s) shall be paid at the double time rate.

NO. 25: All work done on New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, the day after Thanksgiving, Christmas Day, Presidential Election Day, or days locally observed as such, and Saturday and Sunday shall be recognized as holidays and shall be paid at the double (2) time rate of pay. If a named holiday falls on a Saturday, the holiday will be observed on the preceding Friday. When a named holiday falls on Sunday, the Monday after will be observed as the holiday. Appropriate overtime rates to be based on fifteen minute increments.

NO. 26: All work done on New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day shall be paid at the double time rate of pay. When a Holiday occurs on Saturday it shall not be observed on either the previous Friday or the following Monday. Such days shall be regular work days. If such a holiday occurs on Sunday it shall be observed on the following Monday.

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NO. 27: All work done on the following holidays or days observed as such shall be paid at the double time rate of pay: New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day.

NO. 31: All work done on New Year's Day, Presidents Day, Good Friday, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day, Friday after Thanksgiving Day, Christmas Day, and Employee's Birthday shall be paid at the double time rate of pay. If a holiday falls on Sunday, the following Monday will be observed as the recognized holiday. If a holiday falls on Saturday, the preceding Friday will be observed as the recognized holiday.

NO. 36: The following days are recognized as holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. If a holiday falls on a Sunday, it shall be observed on the following Monday. No work shall be performed on Labor Day except in case of jeopardy to work under construction. This rule is applied to protect Labor Day. When a holiday falls during the normal work week, Monday through Friday, it shall be counted as eight (8) hours toward the forty (40) hour week; however, no reimbursement for this eight (8) hours is to be paid the workman unless worked. An Employer working a four (4) day, ten (10) hour schedule may use Friday as a make-up day when an observed holiday occurs during the work week. Employees have the option to work that make-up day. If workmen are required to work the above enumerated holidays, or days observed as such, they shall receive double (2) the regular rate of pay for such work.

NO. 41: The following days shall be observed as legal holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day. No work shall be performed on the Fourth of July, Labor Day or Christmas Day. Any work performed on the above holidays shall be paid for at two (2) times the regular straight time rate of pay. When any of the above holidays fall on Sunday, the following Monday shall be observed as such holiday. If a holiday falls on Saturday, it shall not be considered to be observed on the previous Friday or following Monday. Such days shall be regular workdays.

NO. 45: All work performed on New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, the day after Thanksgiving, the day before Christmas, and Christmas Day, shall be paid at the double time rate of pay.

NO. 47: The following holidays are recognized: New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day, the day after Thanksgiving and Christmas Day. When a holiday listed above falls on Saturday, it shall be celebrated on the Friday preceding the holiday. When a holiday falls on Sunday, the following Monday shall be observed. Holidays referred to above shall be paid for at the double (2) time rate of pay when worked.

NO. 51: All time worked on Sundays and recognized holidays shall be paid for at the rate of double (2) the hourly base wage rate in effect. The Employer agrees to recognize the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day. If the holiday falls on Sunday, it shall be recognized on the following Monday. If the holiday falls on a Saturday, it shall be recognized as a Saturday only holiday.

NO. 54: All work performed on New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, the Friday after Thanksgiving Day, and Christmas Day shall be paid at the double (2) time rate of pay. When a holiday falls on Saturday, it shall be observed on Friday. When a holiday falls on Sunday, it shall be observed on Monday.

NO. 60: All work performed on New Year's Day, Armistice Day (Veteran's Day), Decoration Day (Memorial Day), Independence Day (Fourth of July), Thanksgiving Day and Christmas Day shall be paid at the double time rate of pay. No work shall be performed on Labor Day except when triple (3) time is paid. When a holiday falls on Saturday, Friday will be observed as the holiday. When a holiday falls on Sunday, the following Monday shall be observed as the holiday.

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NO. 66: All work performed on Sundays and the following recognized holidays, or the days observed as such, of New Year's Day, Decoration Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day, shall be paid at double (2) the hourly rate plus an amount equal to the hourly Total Indicated Fringe Benefits. Whenever any such holidays fall on a Sunday, the following Monday shall be observed as a holiday.

NO. 69: All work performed on New Year's Day, Memorial Day, July Fourth, Labor Day, Veteran's Day, Thanksgiving Day or Christmas Day shall be compensated at double (2) their straight-time hourly rate of pay. Friday after Thanksgiving and the day before Christmas are also holidays, however, if the employer chooses to work the normal work hours on these days, the employee will be paid at straight -time rate of pay. If a holiday falls on a Saturday, the holiday will be observed on Saturday; if a holiday falls on a Sunday, the holiday will be observed on the following Monday.

NO. 71: All work performed on the following recognized holidays, or days that may be celebrated as such, shall be paid at the double (2) time rate of pay: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Day after Thanksgiving and Christmas Day. If a holiday falls on Sunday, it shall be celebrated on Monday. If a holiday falls on Saturday, it shall be celebrated on the Friday proceeding such Saturday.

NO. 73: The following days are recognized as holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day (or mutually agreed date of the Friday after Thanksgiving Day may be substituted for Veteran's Day), Thanksgiving Day and Christmas Day, or in the event that any of said Holidays falls on Sunday, then the day or days generally recognized as such. Any work performed anywhere on any of the aforesaid Holidays, or on the day or days recognized and observed as such, shall be paid for at double (2) time the regular hourly rate.

OCCUPATIONAL TITLE	* Date of Increase	Basic Hourly Rates	Over-Time Schedule	Holiday Schedule	Total Fringe Benefits
Carpenter	6/15	$36.34	11	7	$15.75
Cement Mason	6/15	$30.56	17	11	$17.30
Electrician (Outside-Line Construction\Lineman)	9/15	$42.52	9	12	$5.00 + 36.5%
Lineman Operator	9/15	$36.70	9	12	$5.00 + 36.5%
Lineman - Tree Trimmer	10/15	$24.99	32	31	$9.95 + 3%
Groundman	9/15	$28.38	9	12	$5.00 + 36.5%
Groundman - Tree Trimmer	10/15	$19.80	32	31	$8.10 + 3%
Laborer					
General Laborer		$30.57	16	10	$14.02
Millwright	6/15	$30.34	11	7	$15.75
Operating Engineer					
Group I	6/15	$32.16	10	9	$24.16
Group II	6/15	$32.16	10	9	$24.16
Group III	6/15	$30.86	10	9	$24.16
Group IV	6/15	$27.40	10	9	$24.16
Oiler-Driver	6/15	$27.86	10	9	$24.16
Pile Driver	6/15	$36.34	11	7	$15.75
Traffic Control Service Driver		$27.35	26	25	$9.045
Truck Driver-Teamster		$30.41	25	21	$10.82

Use Heavy Construction Rates on Highway and Heavy construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(3).

Use Building Construction Rates on Building construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(2).

If a worker is performing work on a heavy construction project within an occupational title that is not listed on the Heavy Construction Rate Sheet, use the rate for that occupational title as shown on the Building Construction Rate sheet.

REPLACEMENT PAGE
ST. LOUIS COUNTY
OVERTIME SCHEDULE - HEAVY CONSTRUCTION

FED: Minimum requirement per Fair Labor Standards Act means time and one-half (1 ½) shall be paid for all work in excess of forty (40) hours per work week.

NO. 9: Eight (8) hours shall constitute a work day between the hours of 7:00 a.m. and 4:30 p.m. Forty (40) hours within five (5) days, Monday through Friday inclusive, shall constitute the work week. Work performed in the 9th and 10th hour, Monday through Friday, shall be paid at time and one-half (1½) the regular straight time rate of pay. Contractor has the option to pay two (2) hours per day at the time and one-half (1½) the regular straight time rate of pay between the hours of 6:00 a.m. and 5:30 p.m., Monday through Friday. Worked performed in the first eight (8) hours on Saturday shall be paid at the rate of one and eight tenths (1.8) the regular straight time rate. Work performed outside these hours and on Sundays and recognized legal holidays, or days celebrated as such, shall be paid for at the rate of double (2) time.

NO. 10: Means the regular workday for which employees shall be compensated at straight time hourly rate of pay shall, unless otherwise provided for, begin at 8:00 a.m. and end at 4:30 p.m. The regular workweek shall consist of five (5) days, Monday through Friday, beginning at 8:00 a.m. and ending at 4:30 p.m. except as may be modified. The starting time may be either advanced or delayed one hour or two hours at the discretion of the Employer. The Employer may have the option to schedule his work week from Monday through Thursday at ten (10) hours per day at the straight time rate of pay with all hours in excess of ten (10) hours in any one day to be at the applicable overtime rate. If the Employer elects to work Monday through Thursday and is stopped due to inclement weather, holidays or other conditions beyond the control of the Employer, he shall have the option to work Friday at the straight time rate of pay to complete the forty (40) hour workweek. All necessary overtime and work performed on Saturday, shall be paid at time and one-half (1½) the hourly rate, plus an amount equal to one-half (½) of the hourly Total Indicated Fringe Benefits. All work performed on Sundays and recognized holidays shall be paid at double (2) the hourly rate, plus an amount equal to the hourly Total Indicated Fringe Benefits. Shifts may be established when considered necessary by the Employer. Shift hours and rates will be as follows. If shifts are established, work on the First Shift will begin between 6:00 a.m. and 9:00 a.m. and consist of eight (8) hours of work plus one-half hour unpaid lunch. Hours worked during the first shift will be paid at the straight time rate of pay. The second shift shall start eight hours after the start of the first shift and consist of eight (8) hours of work plus one-half hour unpaid lunch. Work on the second shift will begin between 2:00 p.m. and 5:00 p.m. and be paid the straight time rate plus $2.50 per hour. The third shift shall start eight hours after the start of the second shift and consist of eight (8) hours plus one-half hour unpaid lunch. Work on the third shift will begin between 10:00 p.m. and 1:00 a.m. and be paid the straight time rate plus $3.50 per hour. The additional amounts that are to be paid are only applicable when working shifts. Shifts that begin on Saturday morning through those shifts which end on Sunday morning will be paid at time and one-half these rates. Shifts that begin on Sunday morning through those shifts which end on Monday morning will be paid at double time these rates.

NO. 11: Means the regular work day shall consist of eight (8) consecutive hours, exclusive of a thirty (30) minute lunch period, with pay at the regular straight time hourly rate. The regular workday shall begin on the jobsite between the hours of 6:00 a.m. and 8:00 a.m. with the starting time to be determined by the Employer, unless project owner requires different starting time. This adjustable starting time can, at the Employer's option, be staggered to permit starting portions of the work force, at various times within the prescribed hours. The Employer may establish a four (4) ten (10) hour shift exclusive of the thirty (30) minute lunch period at the straight time wage rate. Forty (40) hours per work week shall constitute a week's work Monday through Thursday. In the event a job is down due to weather conditions, safety or other conditions beyond the control of the Employer, then Friday may, at the option of the Employer, be worked as a make up day at the straight time wage rate. Straight time is not to exceed ten (10) hours a day or forty (40) hours per week. Time and one-half (1½) shall be paid for all overtime hours worked during the week, Monday through Friday, and for all work performed on Saturday. Double time shall be paid for all time worked on Sunday and recognized holidays. **For all overtime hours worked during the week or on Saturday $14.55 of the fringe benefits portion of the prevailing wage shall be paid at time and one-half (1½). For all overtime hours worked on Sundays or recognized holidays $14.56 of the fringe benefits portion of the prevailing wage shall be paid double time. The remaining $.70 of the fringe benefit portion of the prevailing wage shall be paid at straight time.**

REPLACEMENT PAGE
ST. LOUIS COUNTY
OVERTIME SCHEDULE - HEAVY CONSTRUCTION

NO. 16: Means the regular workday shall consist of eight (8) consecutive hours, exclusive of a thirty (30) minute lunch period with pay at the straight time hourly rate. The regular workday shall begin on the job site between the hours of 6:00 a.m. and 9:00 a.m. with the starting time to be determined by the Employer. This adjustable start time can, at the Employer's option, be staggered to permit starting portions of the work force at various times within the prescribed hours. The workweek shall begin Monday at the established starting time. The Employer may establish a four (4) ten (10) hour shift exclusive of a thirty (30) minute unpaid lunch period at the straight time wage rate. Forty (40) hours per week shall constitute a week's work, Monday through Thursday. In the event a job is down due to weather conditions, holiday, or other conditions beyond the control of the Employer, then Friday may, at the option of the Employer, be worked as a make-up day at the straight time wage rate. Straight time is not to exceed ten (10) hours a day or forty (40) hours per week. When an Employer works a project on a four (4) ten (10) hour day work schedule, the Employer will not bring in any other crew for a fifth workday on the project while not calling in the normal crew that had been scheduled for that project. Time and one-half (1½) shall be paid for work performed in excess of eight (8) hours on any regular workday or outside the hours limiting a regular workday, Monday through Friday. Time and one-half (1½) shall be paid for work performed on Saturdays. Double (2) time shall be paid for work performed on Sundays and recognized holidays. Projects that cannot be performed during regular workday: If required by owner, the contractor may perform work outside the normal work hours and employees shall be paid applicable straight time hourly wage rate plus a premium of two dollars and fifty cents ($2.50) per hour for the first eight (8) hours worked. Any hours worked in excess of eight (8) hours shall be paid at the applicable overtime rate plus the two dollar and fifty cent ($2.50) per hour premium. Shift work: Shifts may be established when considered necessary be the Employer. Shifts hours and rates will be as follows: First Shift, Eight (8) hours plus one-half (1/2) hour for lunch. Second Shift, Eight (8) hours plus one-half (1/2) hour for lunch. Third Shift, Eight (8) hours plus one-half (1/2) hour for lunch. Shifts shall be established for a minimum of three (3) consecutive workdays. The first shift will be paid at eight (8) hours straight time for eight (8) hours work. The second shift will be paid eight (8) hours straight time plus a two dollar and fifty cent ($2.50) per hour premium for eight (8) hours work, and third shift shall be paid eight (8) hours straight time plus a three dollar and fifty cent ($3.50) per hour premium for eight (8) hours work. Overtime is computed after the premium has been added to the hourly wage rate. Nothing above prohibits the working of two (2) shifts at greater than eight (8) hours with the excess hours to be paid at overtime rate.

NO. 17: Means eight (8) hours shall constitute the regular work day and forty (40) hours a work week, Monday through Friday. The Employer shall establish the starting time between 6:30 a.m. through 9:00 a.m. An Employer may further adjust the starting time up to 9:30 A.M. throughout the year. Time and one-half (1½) shall be paid after eight (8) consecutive hours worked after the established starting time and for hours worked before the established starting time. Time and one-half (1½) shall be paid for work performed on Saturdays. Work performed on Sundays and Holidays shall be paid at the double (2) time rate of pay. The Employer when working on Highway and Road Work may have the option to schedule the work week for his paving crew only from Monday through Thursday at ten (10) hours per day at the straight time rate of pay with all hours in excess of ten (10) hours in any one day to be at the applicable overtime rate of time and one-half (1½). If the Employer elects to work from Monday through Thursday and is stopped due to inclement weather (rain, snow, sleet falling), the Employer shall have the option to work Friday at the straight time rate of pay to complete the forty (40) hours.

NO. 25: Means a regular work week of forty (40) hours, starting on Monday and ending on Friday. The regular work day shall be either eight (8) or ten (10) hours. If a crew is prevented from working forty (40) hours Monday through Friday, or any part thereof by reason of inclement weather; Saturday or any part thereof maybe worked as a make-up day at the straight time rate. Employees who are part of a regular crew on a make-up day, notwithstanding the fact that they may not have been employed the entire week, shall work Saturday at the straight time rate. A work day is to begin between 6:00 a.m. and 9:00 a.m. However, the project starting time maybe advanced or delayed if mutually agreed to by the interest parties. All hours worked on recognized holidays, or days observed as such, double (2) time shall be paid.

ST. LOUIS COUNTY
HOLIDAY SCHEDULE – HEAVY CONSTRUCTION

NO. 7: The following days shall be observed as legal holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day. No work shall be performed on the Fourth of July, Labor Day or Christmas Day. Any work performed on the above holidays shall be paid for at two (2) times the regular straight time rate of pay. When any of the above holidays fall on Sunday, the following Monday shall be observed as such holiday. If a holiday falls on Saturday, it shall not be considered to be observed on the previous Friday or following Monday. Such days shall be regular workdays.

NO. 9: All work performed on Sundays and the following recognized holidays, or the days observed as such, of New Year's Day, Decoration Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day, shall be paid at double (2) the hourly rate plus an amount equal to the hourly Total Indicated Fringe Benefits. Whenever any such holidays fall on a Sunday, the following Monday shall be observed as a holiday.

NO. 10: All work done on New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day shall be paid at the double time rate of pay. When a holiday occurs on Saturday it shall not be observed on either the previous Friday or the following Monday. Such days shall be regular work days. If such a holiday occurs on Sunday, it shall be observed on the following Monday.

NO. 11: Means all work performed on New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day, Christmas Day, and any additional holidays which may be mutually agreed upon shall be paid at the double (2) time rate of pay. Whenever any such holiday falls on a Sunday, the following Monday shall be recognized and observed as the holiday. No work shall be performed on Labor Day.

NO. 12: All work performed on New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day, Christmas Day, or days celebrated as such, shall be paid at the double time rate of pay. When one of the foregoing holidays falls on Sunday, it shall be celebrated on the following Monday. When one of the foregoing holidays falls on Saturday, it shall be celebrated on the Friday before the holiday.

NO. 21: The following days are recognized as holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. If a holiday falls on a Sunday, it shall be observed on the following Monday. No work shall be performed on Labor Day except in case of jeopardy to work under construction. This rule is applied to protect Labor Day. When a holiday falls during the normal work week, Monday through Friday, it shall be counted as eight (8) hours toward the forty (40) hour week; however, no reimbursement for this eight (8) hours is to be paid the workman unless worked. An Employer working a four (4) day, ten (10) hour schedule may use Friday as a make-up day when an observed holiday occurs during the work week. Employees have the option to work that make-up day. If workmen are required to work the above enumerated holidays, or days observed as such, they shall receive double (2) the regular rate of pay for such work.

NO. 26: The following days are recognized as holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. If a holiday falls on a Sunday, it shall be observed on the following Monday. No work shall be performed on Labor Day except in case of jeopardy to work under construction. This rule is applied to protect Labor Day. When a holiday falls during the normal work week, Monday through Friday, it shall be counted as eight (8) hours toward the forty (40) hour week; however, no reimbursement for this eight (8) hours is to be paid the workmen unless worked. An Employer working a four (4) day, ten (10) hour schedule may use Friday as a make up day when an observed holiday occurs during the work week. Employees have the option to work that make up day. If workmen are required to work the above enumerated holidays, or days observed as such, they shall receive double (2) the regular rate of pay for such work.

NO. 31: All work performed on New Year's Day, Presidents' Day, Veterans' Day, Good Friday, Decoration Day, Fourth of July, Labor Day, Christmas Eve Day, Christmas Day, Thanksgiving Day and Day after Thanksgiving or days celebrated for the same.

Al Foster Trail Head Park

Site Development

City of Wildwood, Missouri

GENERAL NOTES:

1. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS.
2. TOPOGRAPHIC INFORMATION PROVIDED BY HEIDEMAN & ASSOC., INC AND DOERING ENGINEERING, INC.
3. PROPOSED CONTOURS ARE SHOWN TO FINISHED GRADES. CONTRACTOR SHALL GRADE PAVEMENT AND BUILDING PAD AREAS TO FINISH GRADES INDICATED, UNLESS OTHERWISE INDICATED.
4. PROPOSED GRADES SHALL BE WITHIN 0.1 FEET, MORE OR LESS, OF THOSE SHOWN ON THE GRADING PLAN.
5. CONTRACTOR TO CALCULATE CUT/FILL QUANTITIES AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF BALANCE CONDITION CAN NOT BE MET.
6. NO GRADING SHALL OCCUR ON THE SITE UNTIL A GRADING PERMIT IS SECURED WITH THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS. SILTATION CONTROL DEVICES SHALL BE INSTALLED AND FUNCTIONING BEFORE A GRADING PERMIT WILL BE ISSUED.
7. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED AND STRAWED WITHIN 30 DAYS FROM THE COMPLETION OF GRADING OPERATIONS.
8. STORM SEWER CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO LATEST METROPOLITAN ST. LOUIS SEWER DISTRICT "STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES", AND THE CITY OF WILDWOOD STANDARDS UNLESS OTHERWISE NOTED HEREIN.
9. EXISTING ABOVE & BELOW GROUND UTILITIES TO BE PROTECTED AND USED IN PLACE, UNLESS OTHERWISE SPECIFIED (SEE DEMOLITION PLAN).
10. MANHOLES AND INLET TOPS BUILT WITHOUT FURNISHED ELEVATIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. LOCATION AND ELEVATION OF EXISTING INLETS, MANHOLES AND PIPES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
12. ALL CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO AREA WITHIN THE LIMITS OF DISTURBANCE INDICATED ON THE PLAN UNLESS OTHERWISE INDICATED OR DIRECTED.

SITE GRADING NOTES:

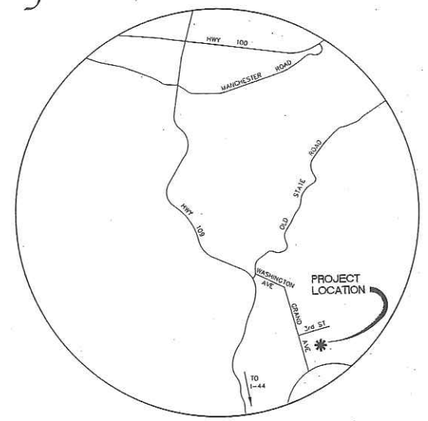
1. NOTIFY THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. PARKING ON NON-SURFACED AREAS IS PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS. CONTRACTOR SHALL KEEP ROAD CLEAR OF MUD AND DEBRIS.
3. THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY.
4. EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
5. ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DEEMED NECESSARY BY THE CITY OF WILDWOOD.
6. TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.
7. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED TO SUCH A DENSITY AS TO PREVENT EROSION.
8. WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS / CITY ENGINEER SUCH AS PERMANENT SEEDING, PERIODIC METTING, MULCHING, OR OTHER SUITABLE MEANS.
9. IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF PERMANENT GROUND COVER, A FAST GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION.
10. NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OR ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.
11. STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
12. SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.
13. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL. COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION UNDER ALL PAVED AREAS. COMPACTION TESTING TO BE PERFORMED BY GEOTECHNICAL ENGINEER HIRED BY THE CONTRACTOR.
14. SOFT SOILS IN THE BOTTOM OF BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS OR TRAPS SHOULD BE REMOVED, SPREAD OUT AND PERMITTED TO DRY SUFFICIENTLY TO BE USED AS FILL. THIS MATERIAL SHALL BE PLACED PER RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER (HIRED BY THE CONTRACTOR).
15. ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
16. EXISTING TREES INDICATED TO BE REMOVED MAY BE BURNED ON-SITE PROVIDED THE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO BURN OPERATIONS.
17. ROOTS OF EXISTING TREES INDICATED TO BE REMOVED SHALL BE GRUBBED TO A MIN. DEPTH OF 18" BELOW FINISH GRADE.
18. ANY WELLS, CISTERNS AND/OR SPRINGS, WHICH MAY EXIST ON THIS PROPERTY, SHOULD BE LOCATED AND SEALED IN A MANNER ACCEPTABLE TO THE CITY OF WILDWOOD AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
19. ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SPECIFICALLY APPROVED OTHERWISE.

BENCHMARK INFORMATION:
St Louis County Highway and Transportation Benchmark Book:
16-24 Elevation 453.15
"Standard Tablet" stamped 53-15 S.L.C. at northwest entrance to La Salle Institute; on northwest end of east headwall along Highway 109 about 0.8 miles northwest of the intersection of Highway 109 and Old State Road.

STOP! Call Before you DIG
1-800-344-7483
TOLL FREE
State Law requires 2 days advance notice. "The law in the State of Missouri defines emergency excavation as one presenting danger to life, health, or property."
MISSOURI ONE-CALL SYSTEM INC.
10223 NORTHEAST DR.
JEFFERSON CITY, MO 65109

UTILITY SERVICES

WATER	MISSOURI AMERICAN WATER
SEWER	SEPTIC
FIRE	METRO WEST FIRE DISTRICT
ELECTRIC	AMEREN U.E.
GAS	LACLEDE GAS CO.
PHONE	AT T



LOCATION MAP

February 2016

SHEET LIST

C1	DEMOLITION PLAN
C2	SITE LAYOUT PLAN
C3	SITE GRADING PLAN
C4	ENLARGED PLANS
SWPP	ENLARGED PLANS
E1	SITE ELECTRICAL PLAN
D1-D4	DETAILS
L1	LANDSCAPE PLAN
L2	DETAILS + SPECS
S1	SPECIFICATIONS
S2	SPECIFICATIONS

ALTERNATES

ALT. #1 - Overflow Parking Area Pavement
Flush Concrete Curbs, Grass Pave Agg. Base, Grass Pave Surfacing, Compaction Test, Seeding, Striping

ALT. #2 - Overflow Parking Area Landscape
Shrub Bed Soil Prep, Shrub Bed Mulch, Shrubs, (Topsoil/Seed/Mulch to replace aggregate parking removed shall be included in the Base Bid)

ALT. #3 - Information Board
Installation, Owner Supplied Roof Install

ALT. #4 - Picnic Tables, BBQ Pits, Trash Receptacles

ALT. #5 - 3 Station Disc Golf Course
Heavy Duty Baskets, Conc. Tee Pads, Tee Signs, Selective Clearing

ALT. #6 - Grated Drainage Trough
In lieu of RCP and Swale Construction.

WILDWOOD

PREPARED FOR:
Department of Planning + Parks
16860 Main Street Wildwood,
Missouri 63040 (636) 458-0440
CONTACT: Joe Vujnich jvujnich•city of wildwood.com

PREPARED BY:
terraspec
LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
5030 GRIFFIN ROAD
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(314)984-8211 FAX(314)843-1718
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Consulting Civil, Surveying Electrical Mechanical Engineers
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Phone: 314-822-2217
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CIVIL ENGINEERING • PLANNING • SURVEYING
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STRUCTURAL:
Hawkinson Associates, LLC
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314.807.4386 Office/Cell 636.227.3776 Fax
todd@hawkinsonassociates.com

LEGEND

EXISTING CONDITIONS		NEW IMPROVEMENTS	
CONTOUR	500	CONTOUR	500
SPOT ELEVATION	+500.00	SPOT ELEVATION	+500.00
STORM SEWER		STORM SEWER	
SANITARY SEWER		MANHOLE	
MANHOLE		AREA INLET	
CURB INLET		GRATE INLET	
GRATE INLET		TO BE REMOVED	T.B.R.
WATER LINE		USE IN PLACE	U.I.P.
FIRE HYDRANT		ADJUST TO GRADE	A.T.G.
GAS SERVICE			
ELECTRIC SERVICE			
TELEPHONE SERVICE			
UTILITY POLE			
GUY WIRE			
LIGHT STANDARD			
SIGN			
TREE			
BUSH			

BASE MAP 26V

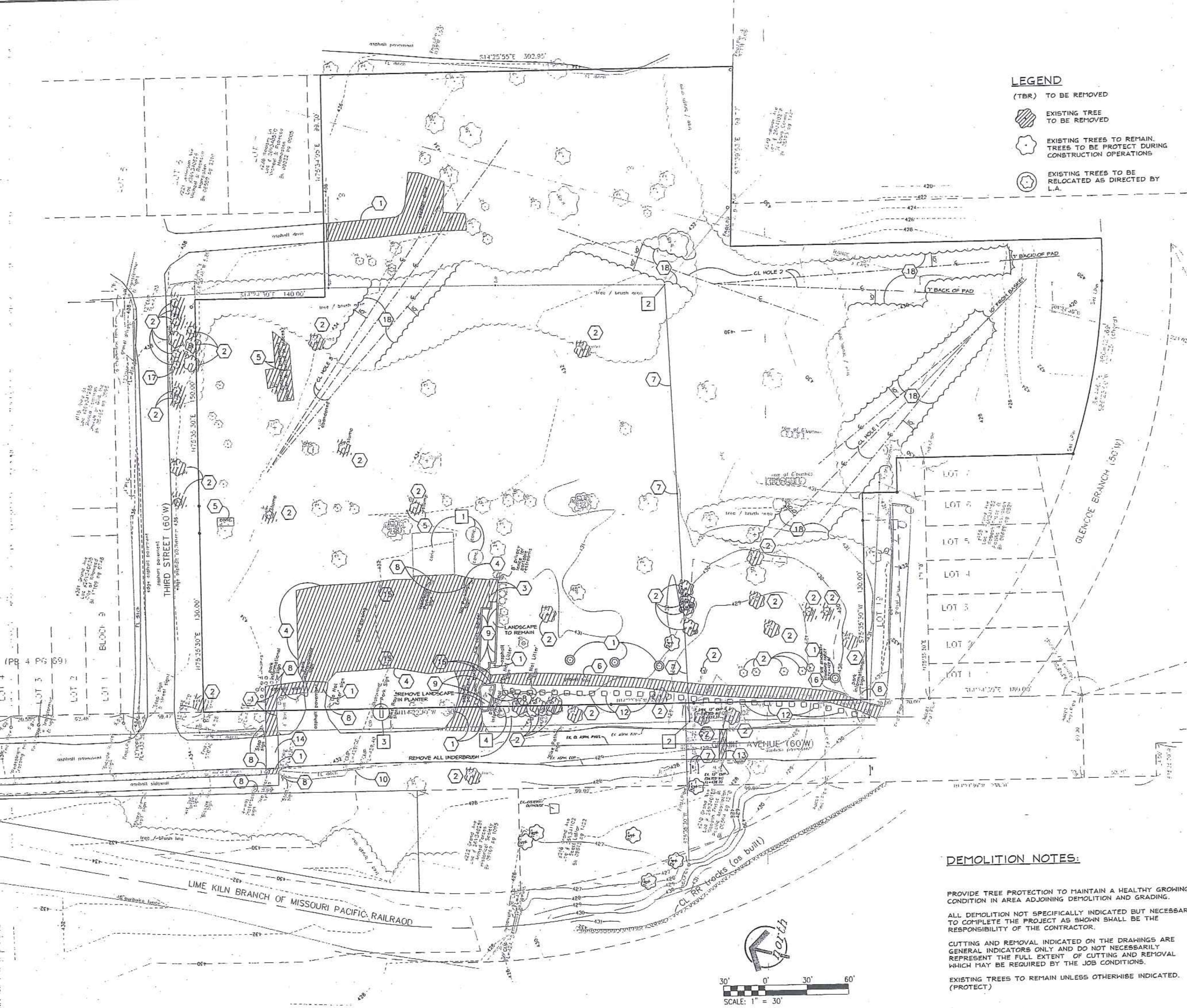
DEMOLITION KEYED NOTES:

REMOVE

- ⟨1⟩ REMOVE ASPHALT PAVEMENT AND BASE REPLACE WITH TOPSOIL WHEN NO IMPROVEMENTS ARE INDICATED.
- ⟨2⟩ REMOVE TREES, STUMPS & BRUSH AS INDICATED (N.I.C.)
- ⟨3⟩ REMOVE 6' HT WOOD PRIVACY FENCE
- ⟨4⟩ REMOVE GRAVEL PARKING AREA REPLACE WITH TOPSOIL WHEN NO IMPROVEMENTS ARE INDICATED.
- ⟨5⟩ REMOVE CONCRETE PAD REPLACE WITH TOPSOIL WHEN NO IMPROVEMENTS ARE INDICATED.
- ⟨6⟩ REMOVE GRAVEL PATH REPLACE WITH TOPSOIL WHEN NO IMPROVEMENTS ARE INDICATED.
- ⟨7⟩ ELECTRIC, TELEPHONE, CABLE LINES & POWER POLES REMOVED BY OTHERS
- ⟨8⟩ REMOVE SIGNS, STORE & REUSE AS DIRECTED.
- ⟨9⟩ REMOVE CONCRETE PLANTER CURBS
- ⟨10⟩ REMOVE CMP
- ⟨1⟩ EXISTING TREES TO BE RELOCATED AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT
- ⟨12⟩ REMOVE LIMESTONE BOULDERS, STORE AND REUSE TO BUILD NEW BOULDER RETAINING WALL (APPROX. 30 BOULDERS)
- ⟨13⟩ SAWCUT, REMOVE & REPLACE EXIST. ASPHALT AS NEEDED TO REMOVE EXIST. CMP CULVERT AND REPLACE WITH NEW DRAINAGE STRUCTURE.
- ⟨14⟩ REMOVE EXISTING SURFACE APPLIED, DECORATIVE CROSSWALK.
- ⟨15⟩ REMOVE EXISTING WHEEL STOPS (19 QTY), STORE AND REUSE IN PROPOSED PARKING LOT.
- ⟨16⟩ 6x6 POST TO BE REMOVED
- ⟨17⟩ REMOVE POST AND FENCE
- ⟨18⟩ REMOVE TREES & BRUSH AS NEEDED FOR DISC GOLF (ALT.#5) SELECTIVE PRUNING AND/OR REMOVAL OF TREES AND BRUSH AS INDICATED FOR DISC GOLF (NO TREES LARGER THAN 8" TO BE REMOVED) (ALT.#5)

REMAIN

- [1] CONCRETE PADS TO REMAIN (PROTECT)
- [2] POWER POLES TO REMAIN (PROTECT)
- [3] PARK SIGN TO REMAIN (PROTECT)
- [4] TREE TO REMAIN



LEGEND

(TBR) TO BE REMOVED

EXISTING TREE TO BE REMOVED

EXISTING TREES TO REMAIN. TREES TO BE PROTECT DURING CONSTRUCTION OPERATIONS

EXISTING TREES TO BE RELOCATED AS DIRECTED BY L.A.

LEGEND

o	FOUND MONUMENTATION
•	SET MONUMENTATION
CO	CLEAN OUT
o	SIGN
←	GUY WIRE
UP	UTILITY POLE
TB	TELEPHONE BOX/PEDESTAL
—OETC—	OVERHEAD ELECTRIC TELEPHONE CABLE
O	BUSH
SIZE	TREE
	TREE / BRUSH LINE

BENCHMARK: INFORMATION:
ST LOUIS COUNTY HIGHWAY AND TRANSPORTATION BENCHMARK BOOK:
16-24 ELEVATION 453.75
"STANDARD TABLET" STAMPED 53-75 S.L.C. AT NORTHWEST ENTRANCE TO LA SALLE INSTITUTE; ON NORTHWEST END OF EAST HEADWALL ALONG HIGHWAY 109 ABOUT 0.8 MILES NORTHWEST OF THE INTERSECTION OF HIGHWAY 109 AND OLD STATE ROAD.

NOTE: UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE RECORDS, THEREFORE THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES, AND UTILITIES MUST BE CONSIDERED APPROXIMATE, AND IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY NOT SHOWN.

DEMOLITION NOTES:

PROVIDE TREE PROTECTION TO MAINTAIN A HEALTHY GROWING CONDITION IN AREA ADJOINING DEMOLITION AND GRADING.

ALL DEMOLITION NOT SPECIFICALLY INDICATED BUT NECESSARY TO COMPLETE THE PROJECT AS SHOWN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CUTTING AND REMOVAL INDICATED ON THE DRAWINGS ARE GENERAL INDICATORS ONLY AND DO NOT NECESSARILY REPRESENT THE FULL EXTENT OF CUTTING AND REMOVAL WHICH MAY BE REQUIRED BY THE JOB CONDITIONS.

EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED. (PROTECT)

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE

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5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

Al Foster Trailhead Park

Grand Ave & 3rd St.
Wildwood, Missouri

OWNER

City of Wildwood

16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE

Existing Condition/ Demo Plan

JOB NUMBER

10015

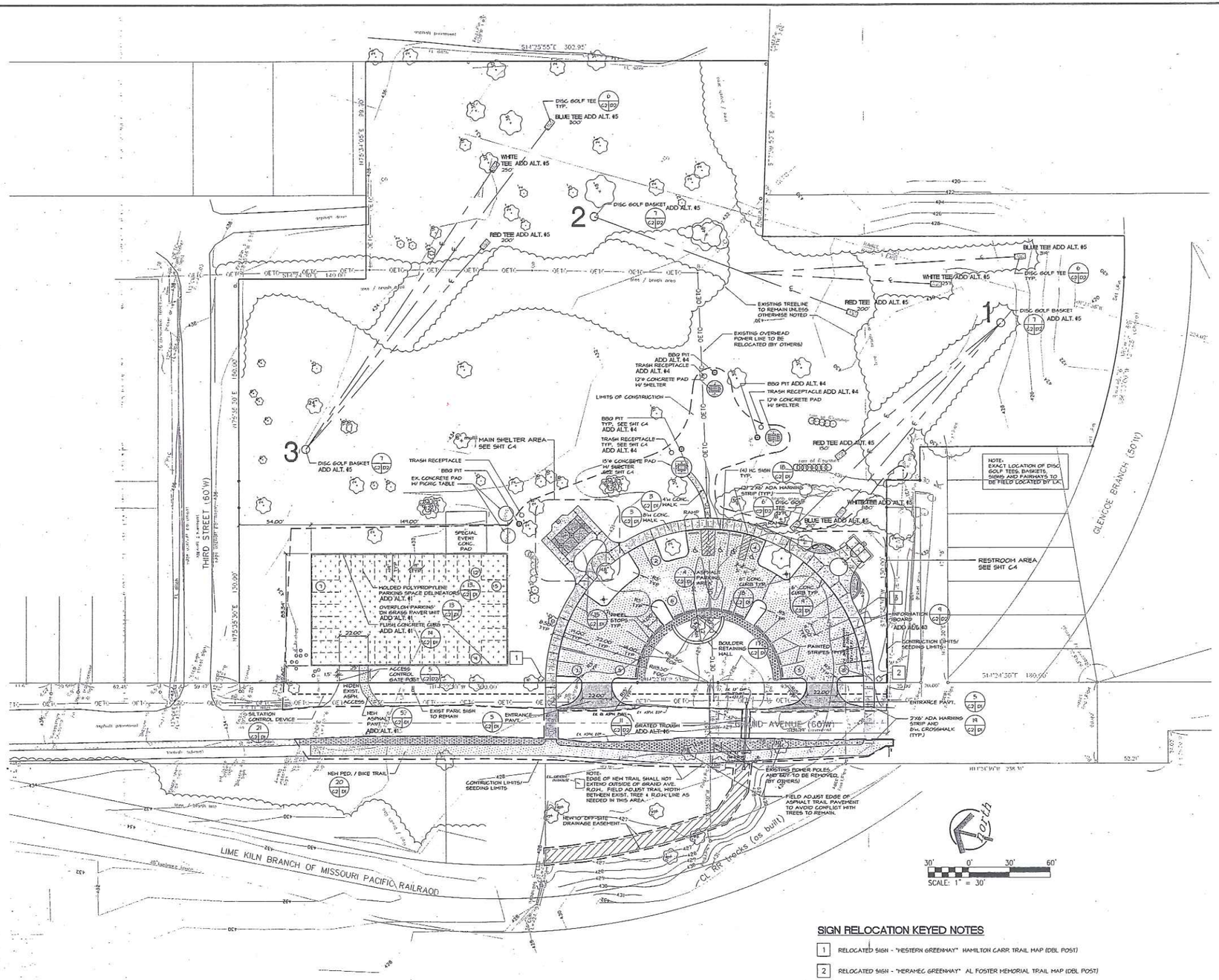
DATE 02/08/16 DRAWN BY DWD

REVISION

\- -

SHEET NUMBER

C1



SIGN RELOCATION KEYED NOTES

1. RELOCATED SIGN - "WESTERN GREENWAY" HAMILTON CARR TRAIL MAP (DBL POST)
2. RELOCATED SIGN - "MERAMEC GREENWAY" AL FOSTER MEMORIAL TRAIL MAP (DBL POST)
3. RELOCATED SIGN - "GLENCOE OPPORTUNITIES" HISTORICAL INFORMATION SIGN (SINGLE POST)

NOTE: Underground facilities, structures, and utilities have been plotted from best available records, therefore the relationship between proposed work and existing facilities, structures, and utilities must be considered approximate, and it is the contractors responsibility to determine their exact location and the existence of any not shown.

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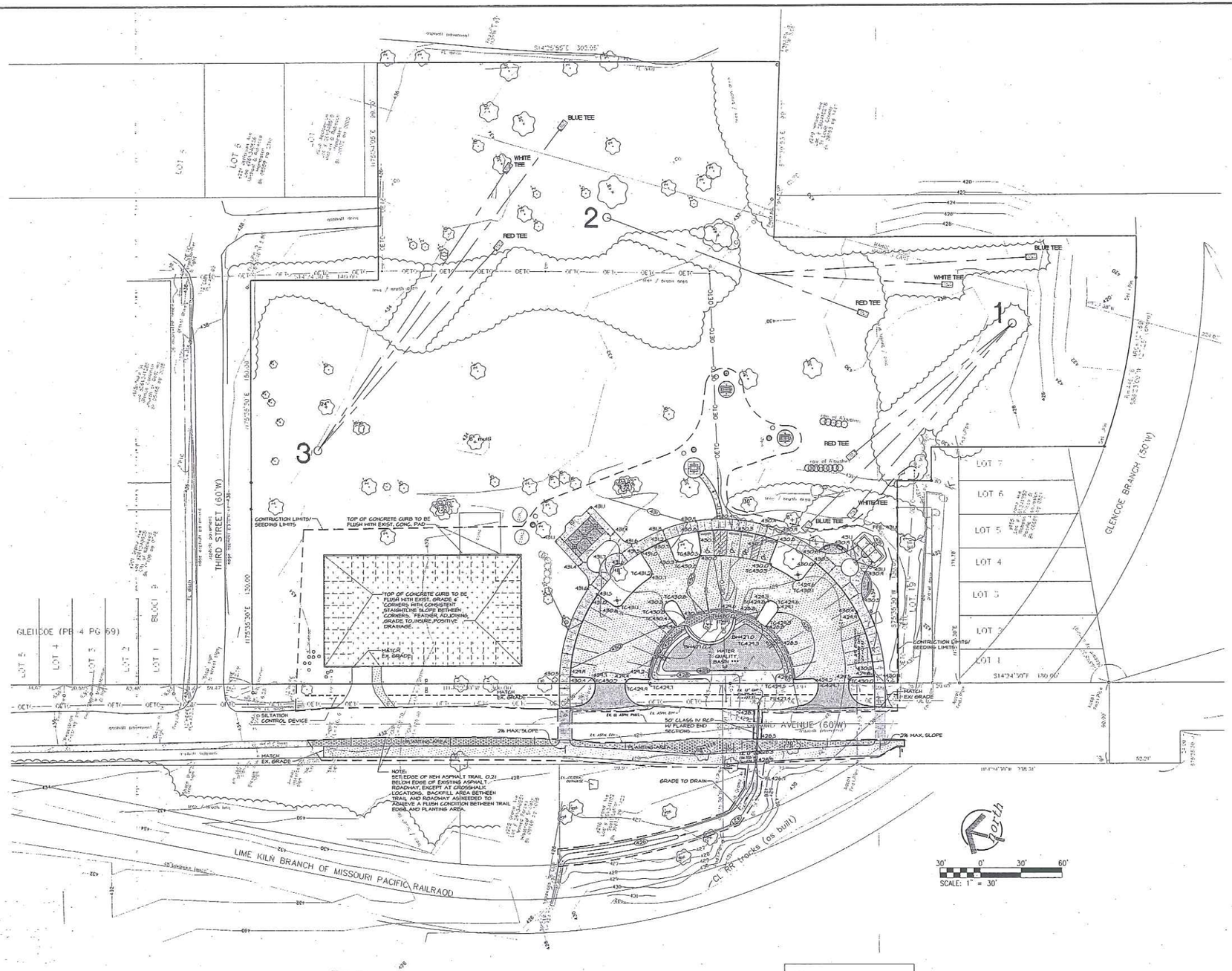
SHEET TITLE
Site Layout Plan

JOB NUMBER
10015

DATE 02/08/16 DRAWN BY DWD

REVISION
- -

SHEET NUMBER
C2



NOTE:
*** REMOVE ADDITIONAL 30" OF EXISTING SOIL BELOW PROPOSED FINISH GRADE WITHIN SHADED AREA AND REPLACE WITH BIO RETENTION SOIL. SEE SHT L1 FOR SPECS.

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SHEET TITLE

Site Grading Plan

JOB NUMBER

10015

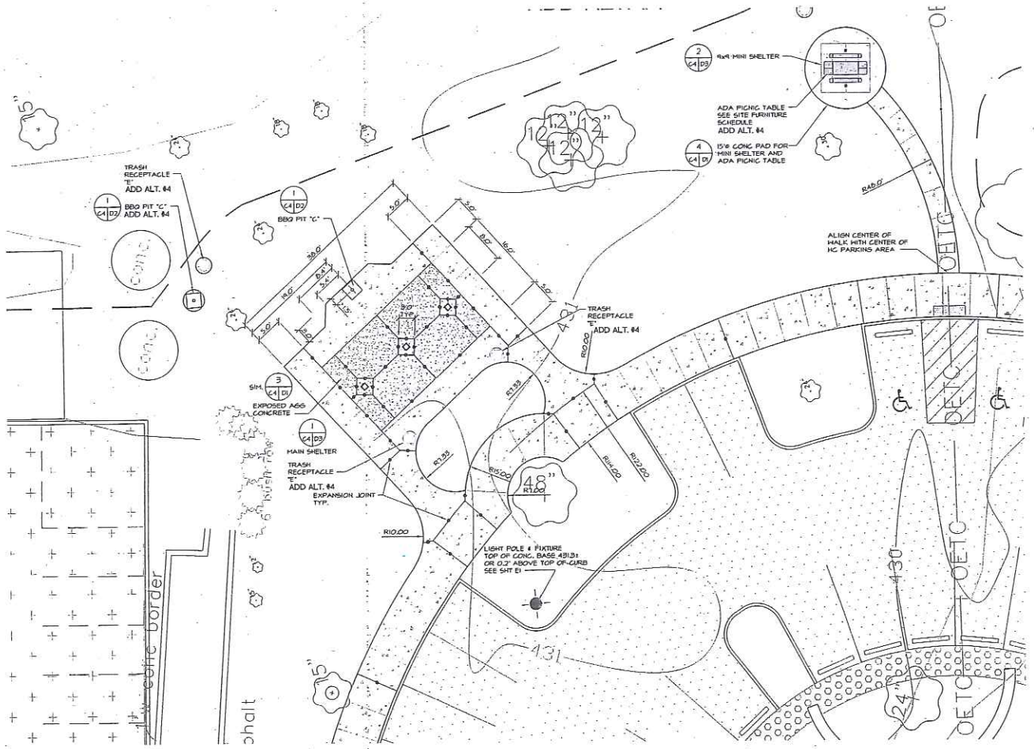
DATE 02/08/16 DRAWN BY DWD

REVISION

-

SHEET NUMBER

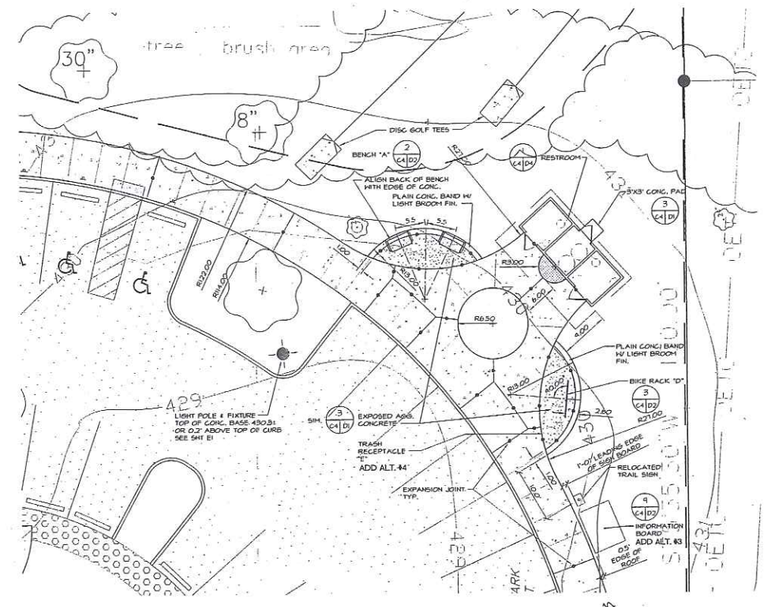
C3



Main and ADA Mini Shelter Areas

SCALE: 1" = 10'-0"

SCALE: 1" = 10'



Restroom Area

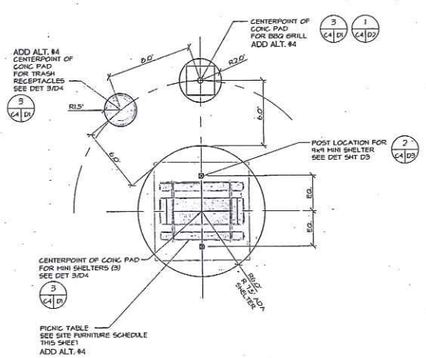
SCALE: 1" = 10'-0"

SCALE: 1" = 10'

LEGEND

	AREA INLET/CURB INLET
	MANHOLE
	FLARED END SECTION (FES)
	CLEAN OUT
	LIGHT STANDARD
	BOLLARD LIGHT
	GUY WIRE
	UTILITY POLE
GV	GAS VALVE
WV	WATER VALVE
WM	WATER METER
	BENCHMARK
	SIGN
MB	MAILBOX
	HANDICAP
YF	YARD FAUCET
FP	FLAGPOLE
—W—	WATER LINE
—G—	GAS LINE
—OE—	OVERHEAD ELECTRIC
—OT—	OVERHEAD TELEPHONE
—OETC—	OVERHEAD ELECTRIC TELEPHONE CABLE
	BUSH
SIZE	DECIDUOUS TREE
SIZE	CONIFEROUS TREE
EOP	EDGE OF PAVEMENT
FOC	FACE OF CURB
BOC	BACK OF CURB

NOTE: Underground facilities, structures, and utilities have been plotted from best available records, therefore the relationship between proposed work and existing facilities, structures, and utilities must be considered approximate, and it is the contractors responsibility to determine their exact location and the existence of any not shown.



Picnic Table/ Mini Shelter Area Detail

SCALE: 1" = 5'-0"

SCALE: 1" = 5'

Site Furniture Schedule

KEY	ITEM	QUANTITY	MODEL	MANUFACTURER	LOCAL DISTRIBUTOR	REMARKS
A	4' BENCH	2	CM410(D)	WABASH VALLEY 1-800-253-8619	FRY & ASSOCIATES 816-221-4825	COLORS: TO BE SELECTED
B	ADA PICNIC TABLE ADD ALT.#4	2	SC115 (D)	WABASH VALLEY 1-800-253-8619	FRY & ASSOCIATES 816-221-4825	COLORS: TO BE SELECTED
	REG. PICNIC TABLE ADD ALT.#4	5	SC111 (D)	WABASH VALLEY 1-800-253-8619	FRY & ASSOCIATES 816-221-4825	COLORS: TO BE SELECTED
C	BBQ PIT BASE BID	1	D2-48-B2 W/ UTIL. SHELF S1	PILOT ROCK R.J. THOMAS MFG. 1-800-762-5002	FRY & ASSOCIATES 816-221-4825	COLOR - BLACK
	BBQ PIT ADD ALT.#4	4	D2-48-B2 W/ UTIL. SHELF S1	PILOT ROCK R.J. THOMAS MFG. 1-800-762-5002	FRY & ASSOCIATES 816-221-4825	COLOR - BLACK
D	7' BIKE RACK	1	125-40	DuMOR, INC 1-800-598-4018	FRY & ASSOCIATES 816-221-4825	COLOR: TO BE SELECTED POWDER COAT FINISH
E	32 GAL. TRASH RECEPTACLES ADD ALT.#4	7	FR400 (D) W/ SB100 LID	WABASH 1-800-253-8619	FRY & ASSOCIATES 816-221-4825	COLOR: TO BE SELECTED POWDER COAT FINISH

* NOTE:
CONTRACTOR MAY SUBMIT "EQUAL" SUBSTITUTIONS FOR ALL FURNITURE AND EQUIPMENT TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PROVIDED THEY ARE RECEIVED NO LATER THAN 5 DAYS PRIOR TO BID OPENING.

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16860 Main Street
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Fax: (636) 458-6969

SHEET TITLE

Enlarged Site Layout Plan

JOB NUMBER

10015

DATE 02/08/16 DRAWN BY DWD

REVISION

SHEET NUMBER

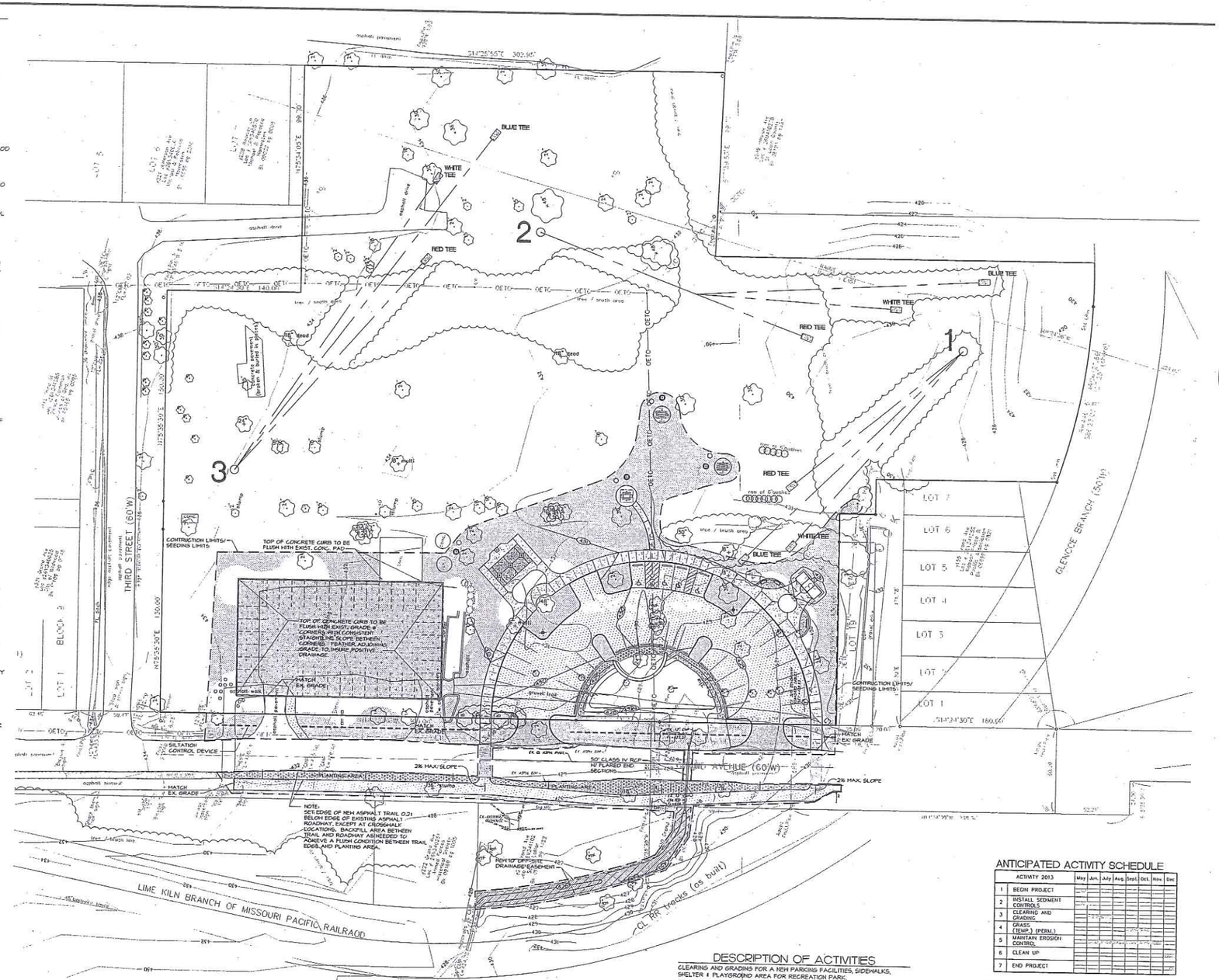
C4

SEDIMENT / EROSION CONTROL NOTES:

1. NOTIFY THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
2. STORM WATER RUNOFF FROM THIS SITE DOES NOT FLOW TO A VALUABLE RESOURCE WATER AS DEFINED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
3. PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS IS 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.
4. THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED AS NEEDED THROUGHOUT THE DAY.
5. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
6. ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS.
7. EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
8. TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.
9. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.
10. WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 5 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS SUCH AS PERMANENT SEEDING, PERIODIC WETTING, MULCHING, OR OTHER SUITABLE MEANS.
11. IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF PERMANENT GROUND COVER, A FAST GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION. IF ADEQUATE STORMWATER DETENTION AND EROSION CONTROL DEVICES HAVE NOT BEEN ESTABLISHED.
12. ALL FINISHED GRADES (AREAS NOT TO BE DISTURBED BY FUTURE IMPROVEMENT) IN EXCESS OF 20% SLOPES (5:1) SHALL BE MULCHED AND TACKED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET WHEN SEEDED
13. NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.
14. STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
15. SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.
16. EROSION CONTROL MEASURES OUTLINED ON THIS EROSION & SEDIMENT CONTROL PLAN ARE TO BE USED AS A GUIDE FOR THE CONTRACTOR IN THE MANAGEMENT OF SEDIMENT AND EROSION CONTROL. A STORM WATER POLLUTION PREVENTION MANUAL HAS ALSO BEEN PREPARED FOR THIS PROJECT AND SHALL ALSO BE USED IN THE MANAGEMENT OF SEDIMENT AND EROSION CONTROL FOR THE CONSTRUCTION SITE.
17. ANY LAND CLEARING, CONSTRUCTION OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN, AND THE PERSON ISSUED A LAND DISTURBANCE PERMIT ASSUMES AND ACKNOWLEDGES RESPONSIBILITY FOR COMPLIANCE WITH THE APPROVED STORM WATER POLLUTION PLAN AT THE SITE OF THE PERMITTED ACTIVITY.
18. AREAS SHALL BE IMMEDIATELY SEEDED (OR OTHERWISE STABILIZED) WHEN NO ACTIVITY IS EXPECTED TO OCCUR WITHIN FIVE (5) CALENDAR DAYS.
19. PRIOR TO ANY MAJOR LAND DISTURBANCE ACTIVITY, A LAND DISTURBANCE PERMIT FROM THE STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES WILL BE REQUIRED.
20. SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASH DOWN STATION PRIOR TO LEAVING THE SITE. NO TRACKING OF MUD ONTO CITY OF WILDWOOD ROADS SHALL BE ALLOWED.
21. THE PERMITEE SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN WHENEVER:
    - DESIGN OPERATION OR MAINTENANCE OF BMP IS CHANGED
    - DESIGN OF THE CONSTRUCTION PROJECT IS CHANGED THAT COULD SIGNIFICANTLY AFFECT THE QUALITY OF THE STORM WATER DISCHARGES.
    - SITE OPERATORS INSPECTIONS INDICATE DEFICIENCIES IN THE SWPPP OR ANY BMP
    - INSPECTIONS BY THE CITY OR BY MODNR INDICATE DEFICIENCIES IN THE SWPPP OR ANY BMP
    - THE SWPPP IS DETERMINED TO BE INEFFECTIVE IN SIGNIFICANTLY MINIMIZING OR CONTROLLING EROSION OR EXCESSIVE SEDIMENT DEPOSITS IN STREAMS OR LAKES.
    - THE SWPPP IS DETERMINED TO BE INEFFECTIVE IN PREVENTING POLLUTION OF WATERWAYS FROM CONSTRUCTION WASTE, CHEMICALS, FUELING FACILITIES, CONCRETE TRUCK WASHOUT, TOXIC OR HAZARDOUS MATERIALS, SITE LITTER OR ANY OTHER SUBSTANCES OR WASTES LIKELY TO HAVE AN ADVERSE IMPACT ON WATER QUALITY.
    - THE TOTAL SETTLEABLE SOLIDS FROM A STORM WATER OUTFALL EXCEEDS 1/2 (0.5) ml/L/hr IF DISCHARGE IS WITHIN THE PRESCRIBED PROXIMITY OF A "VALUABLE RESOURCE WATER" AS DEFINED BY MODNR.
    - THE TOTAL SETTLEABLE SOLIDS FROM A STORM WATER OUTFALL EXCEEDS 2 1/2 mL/hr FOR ANY OTHER OUTFALL
    - THE CITY OR THE MODNR DETERMINES VIOLATIONS OF WATER QUALITY STANDARDS MAY OCCUR OR HAVE OCCURRED.

LEGEND

	AREA INLET/CURB INLET
	MANHOLE
	FLARED END SECTION (FES)
CO	CLEAN OUT
	LIGHT STANDARD
	BOLLARD LIGHT
	GUY WIRE
UP	UTILITY POLE
GV	GAS VALVE
WV	WATER VALVE
WM	WATER METER
	BENCHMARK
	SIGN
MB	MAILBOX
	HANDICAP
YF	YARD FAUCET
	FLAGPOLE
—W—	WATER LINE
—G—	GAS LINE
—OE—	OVERHEAD ELECTRIC
—OT—	OVERHEAD TELEPHONE
—OETC—	OVERHEAD ELECTRIC TELEPHONE CABLE
	BUSH
SIZE	DECIDUOUS TREE
SIZE	CONIFEROUS TREE



DESCRIPTION OF ACTIVITIES

CLEARING AND GRADING FOR A NEW PARKING FACILITIES, SIDEWALKS, SHELTER & PLAYGROUND AREA FOR RECREATION PARK.

ANTICIPATED ACTIVITY SCHEDULE

	ACTIVITY 2013	May	Jun.	July	Aug.	Sept.	Oct.	Nov.	Dec
1	BEGIN PROJECT								
2	INSTALL SEDIMENT CONTROLS								
3	CLEARING AND GRADING								
4	GRASS (TEMP.) (PERM.)								
5	MAINTAIN EROSION CONTROL								
6	CLEAN UP								
7	END PROJECT								

BMP SUMMARY TABLE

BMP Description	Temporary	Permanent	Quantity
Construction Entrance	X		1 ea.
Wash Down Station	X		1 ea.
Silt Fence	X		391 LF.
Seeding & Mulching	X	X	4,545 s.y.

STOP! Call Before you DIG
1-800-344-7483
TOLL FREE
State Law requires 2 days advance notice. "The law in the State of Missouri defines emergency excavation as one preventing danger to life, health, or property."
MISSOURI ONE-CALL SYSTEM INC.
10223 NORTHEAST DR.
JEFFERSON CITY, MO 65109

NOTE: Underground facilities, structures, and utilities have been plotted from best available records, therefore the relationship between proposed work and existing facilities, structures, and utilities must be considered approximate, and it is the contractors responsibility to determine their exact location and the existence of any not shown.

North

40' 0' 40' 80'
SCALE: 1" = 40'

SILTATION CONTROL DEVICE

AREAS TO BE SEEDED & MULCHED, SEE LANDSCAPE PLAN & SPECS.

SWPPP CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF ST. LOUIS COUNTY, THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, AND THE GENERAL PERMIT REQUIREMENTS OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THIS PLAN IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR KNOWINGLY SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR THESE VIOLATIONS

*Signature: _____ Date: _____

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SHEET TITLE

Sediment & Erosion Control Plan

JOB NUMBER

10015

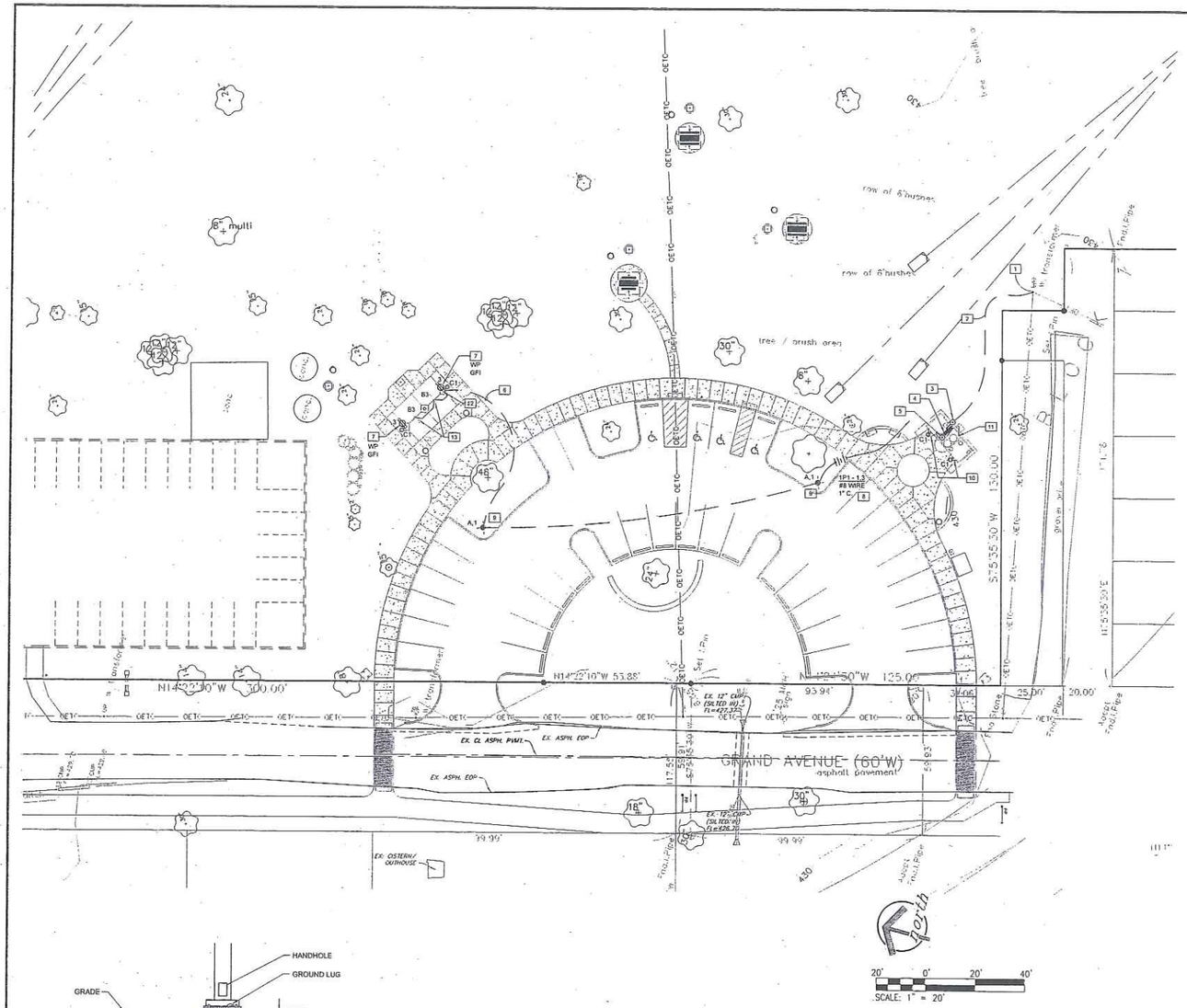
DATE 02/08/16 DRAWN BY DWD

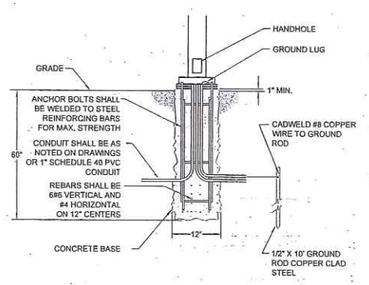
REVISION

- -

SHEET NUMBER

SWPP





FIXTURE TYPE 'A' BASE DETAIL

SCALE: NONE

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KEYED NOTES: (THIS DRAWING ONLY)

1. EXISTING AMEREN U.E. POWER POLE AND TRANSFORMER.
2. PROVIDE 4# 3 & 1# 8G., 1 ½" CONDUIT FROM AMEREN POWER POLE. RUN FROM AMEREN U.E. POLE TO AMEREN U.E. METER MOUNTED ON WALL OF RESTROOM BUILDING. ALL ELECTRICAL INSTALLATION SHALL CONFORM TO AMEREN U.E. REQUIREMENTS.
3. AMEREN U.E. METER MOUNTED ON WALL OF RESTROOM BUILDING.
4. PANELBOARD "1P1" INCLUDED AS PART OF PRE MANUFACTURED RESTROOM BUILDING. PROVIDE CONNECTION OF THE PANELBOARD FROM THE AMEREN U.E. METER 4 #3, & 1 #8G., 1 ½" C.
5. PROVIDE A TORK # 71202-18 ASTRONOMIC TIME CLOCK FOR CONTROL OF THE SITE LIGHTING. RUN CIRCUIT #1 THRU TIME CLOCK FOR CONTROL.
6. ROUTE CONDUIT WITHIN PAVILION STRUCTURE TO THE LIGHTING, FAN AND OUTLET FIXTURES. COORDINATE WITH PAVILION MANUFACTURER TO ACCOMMODATE INTERNAL ROUTING. FIXTURES TO BE SURFACE MOUNTED ON STRUCTURAL STEEL FRAME OF PAVILION. FIXTURE BOXES TO BE PAINTED SAME COLOR AS MOUNTING SURFACE.
7. PROVIDE TAMPER RESISTANT & WEATHER RESISTANT GROUND FAULT RECEPTACLES ON PAVILION STRUCTURE AT 18" ABOVE. SEE DETAIL ON DRAWING D3. DRESS OUT CONDUIT PER ARCHITECTURAL DETAIL.
8. TRANSITION FROM #8 WIRE TO #10 WIRE FOR TERMINATION TO LOADS. #8 WIRE PROVIDED FOR VOLTAGE DROP DUE TO LOAD DISTANCE FROM PANELBOARD. PROVIDE PROPER SIZE BOX FOR WIRE CAPACITY.
9. SITE LIGHTING FIXTURE (TYPE 'A'). SEE BASE DETAIL ON THIS DRAWING.
10. WALL MOUNTED LIGHTING FIXTURES TO BE INSTALLED CENTERED OVER DOORS ON CONTRACTOR FRAMED FRONT WALL EXTENSION ABOVE CONCRETE PORTION OF PREMANUFACTURED PORTION OF RESTROOM BUILDING AS INDICATED ON RESTROOM DETAIL SHEET D4.
11. ALL ELECTRICAL UTILITIES WITHIN THE RESTROOM BUILDING SHALL BE PROVIDED AND PREWIRED TO PANELBOARD "1P1" BY THE RESTROOM MANUFACTURER.
12. LOCATE FAN CONTROLLER ON PAVILION SUPPORT STRUCTURE.
13. MOUNT CEILING FANS AND ROUTE CONDUIT IN PAVILION PER MANUFACTURER AND ARCHITECTURAL DETAILS. SEE NOTE #12 FOR FAN CIRCUITING AND CONTROLS.

GENERAL NOTES: (THIS DRAWING ONLY)

1. ALL WORK SHALL CONFORM TO THE ENFORCED 2008 NEC & ALL LOCAL CODES THAT APPLY.
2. ALL CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC AND RGS ABOVE GRADE.
3. ALL WIRING SHALL BE "RHW" 90°C.
4. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL UNDERGROUND CONDUIT AND FEEDERS IN CONDUIT FROM AMEREN POWER POLE TO NEW SERVICE PANEL "1P1". THE ELECTRICAL CONTRACTOR SHALL STUB THE CONDUIT UP THE AMEREN POLE APPROX. 3' AND COIL UP APPROX. 30' OF CABLE AT THE POLE BASE FOR AMEREN TO RUN UP THE POLE AND TERMINATE ON THE POLE MOUNTED TRANSFORMER. AMEREN WILL PROVIDE THE CONDUIT UP THE POLE.
5. THE ELECTRICAL CONTRACTOR WILL PROVIDE AND INSTALL THE METER BASE, ALL WIRING THRU THE METER BASE TO THE NEW SERVICE PANEL. AMEREN WILL PROVIDE AND INSTALL THE METER.
6. ALL WORK SHALL CONFORM TO THE AMEREN U.E. REQUIREMENTS.
7. AMEREN U.E. CHARGES SHALL BE PAID FOR BY THE OWNER AND NOT INCLUDED IN THE BID.

PANEL: 1P1

AMPACITY: 100 VOLTAGE 240/120V LUGS: YES MCB: YES MAIN: MLO MOUNT: SURFACE

LOAD	M	C	N	R	L	TYP	NO.	CIR NO.	NO.	TYP	L	R	N	C	M	LOAD
4 1/2ft. Dr. 4 LTRE 'C' FIXTURES					0.23	20/1	1	A	2	20/1						SPARE
17 OUTLICE & 2 FANS				6.6		20/1	3	B	4	20/1						SPARE
SPARE						20/1	5	A	6	20/1						SPARE
SPARE						20/1	7	B	8	20/1						SPARE
SPARE						20/1	9	A	10	20/1						SPARE
						20/1	11	B	12	20/1						
						20/1	13	A	14	20/1						
						20/1	15	B	16	20/1						
						20/1	17	A	18	20/1						
						20/1	19	B	20	20/1						
						20/1	21	A	22	20/1						
						20/1	23	B	24	20/1						
						20/1	25	A	26	20/1						
						20/1	27	B	28	20/1						
						20/1	29	A	30	20/1						

LIGHTING LOAD X 125%=	0 KVA	1 AMPS
UNOVA + 80% REMAINDER=	1 KVA	3 AMPS
NON CONT. LOAD x 100%=	0 KVA	0 AMPS
CONTINUOUS LOAD x 125%=	0 KVA	0 AMPS
MOTORS + 25% LARGEST=	0 KVA	0 AMPS
TOTAL DEMAND=	1 KVA	4 AMPS

1. PANELBOARD SHALL BE SERVICE ENTRANCE RATED
2. PANELBOARD SHALL BE PROVIDED BY THE RESTROOM STRUCTURE MANUFACTURER.
3. QUANTITY AND SIZES OF BREAKERS IN PANELBOARD SHALL BE DETERMINED BY RESTROOM STRUCTURE MANUFACTURER. THE E.C. SHALL CONNECT TO 2-20A-1P BREAKERS IN PANEL FOR LOADS INDICATED. UTILIZE SPARE BREAKERS IN PANEL OR PROVIDE NEW 20A-1P CIRCUITS TO MATCH EXISTING IN SPACE.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	MOUNTING (1)	FIXTURE / LAMP DATA: LAMP QUANTITY	(2) SYSTEM WATTAGE	(3) LAMP TYPE	(4) BALLAST TYPE	ORDERING CODE	VOLT	NOTES
A	SITE LIGHTING FIXTURE	USA-RSBPT318-ULED-111-KILED-NW-120-TKONE-BAL-600C-T 4"POLE #RKTS 154-11	16' POLE	1	91	LED	NA	NA	120	EQUALS GARDCO OR KIM 2
B	SHELTER FAN	MINKA (EURODOWNER) F599-BUA	CEILING	NA	NA	NA	NA	NA	120	1
C	RESTROOM/SHELTER LIGHTING	LITHONIA LIGHTING - OLV1WM	W	3	15	LED	NA	NA	120	2

(1) MOUNTING
R - RECESSED
S - SURFACE
E - EXTERIOR
PM - POLE MOUNTED
W - WALL
P - PENDANT
G - GRADE

(2) SYSTEM WATTAGE
TOTAL POWER CONSUMPTION (IN WATTS) OF THE BASIS OF DESIGN FIXTURE.

(3) LAMP TYPE
F - FLUORESCENT
CF - COMPACT FLUORESCENT
I - INCANDESCENT
LED - LIGHT EMITTING DIODE
MH - METAL HALIDE
HPS - HIGH PRESSURE SODIUM
FWF - FURNISHED WITH FIXTURE
PS - PULSE START

(4) BALLAST TYPE
NA - NOT APPLICABLE
BIL - BI-LEVEL BALLAST (SEE SPECIFICATION)
FRS - PROGRAM RAPID START (SEE SPECIFICATION)
ACCEPTABLE BALLASTS FOR FLUORESCENT FIXTURES:
GENERAL ELECTRIC (ULTRA START) OR SYLVANIA (QUICKTRONIC)
PER SPEC

NOTE:
PROVIDE PRODUCT DATA SHEETS FOR LAMPS AND BALLASTS FOR EACH FIXTURE. SEE SPECIFICATION SECTION 16515.

1. PROVIDE FAN SPEED CONTROLLER MOUNTED ON PAVILION SUPPORT STRUCTURE.
2. LIGHTING SHALL BE CONTROLLED VIA TORK TIME CLOCK.

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE

terraspec

5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

Al Foster Trailhead Park

Grand Ave & 3rd St.
Wildwood, Missouri

OWNER

City of Wildwood

16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE

Site Electrical Plan

JOB NUMBER

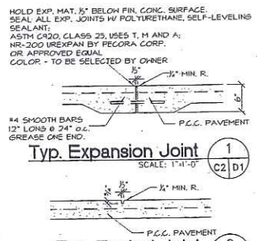
10015

DATE 02/08/16 DRAWN BY DWD

REVISION

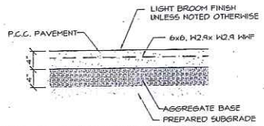
SHEET NUMBER

E1



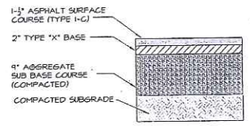
Typ. Expansion Joint (1 | C2 D1)
SCALE: 1"=1'-0"

Typ. Tooled Joint (2 | C2 D1)
SCALE: 1"=1'-0"

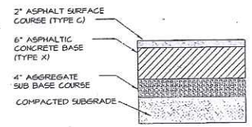


NOTE: ALL CONCRETE FOR WALKS AND PAVT. TO BE 4,000 P.S.I. @ 28 DAYS
ALL PAVT. EDGES TO BE TOOLED TO ½" R.

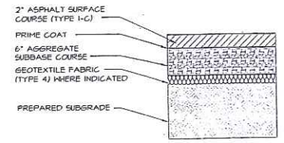
Typ. Concrete Pavement (3 | C2 D1)
SCALE: 1"=1'-0"



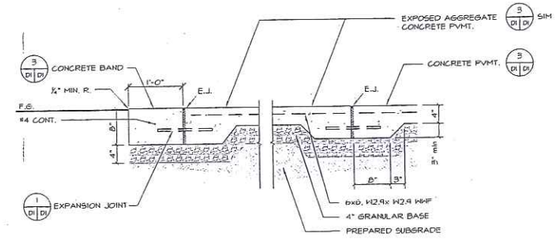
Asphalt Pavement (4 | C2 D1)
SCALE: 1"=1'-0"



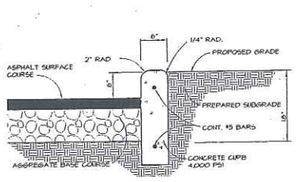
Entrance Pavement (5 | C2 D1)
(WITHIN R.O.W.)
SCALE: 1"=1'-0"



Asphalt Trail (6 | C2 D1)
SCALE: 1"=1'-0"

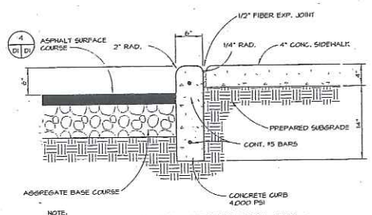


Exposed Agg. Concrete (7 | C2 D1)
SCALE: 1"=1'-0"



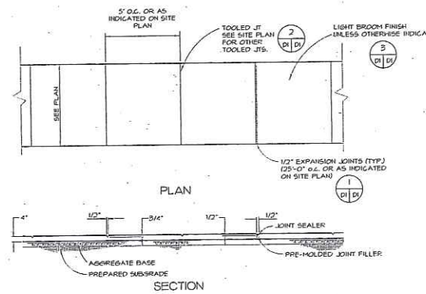
NOTE:
PROVIDE EXPANSION JOINTS @ 30' o.c. AND SAWCUT CONTROL JOINTS @ 10' o.c. COORDINATE JOINTING WITH WALK PAVEMENT JOINTS.

6" Vertical Concrete Curb (8 | C2 D1)
N.T.S.

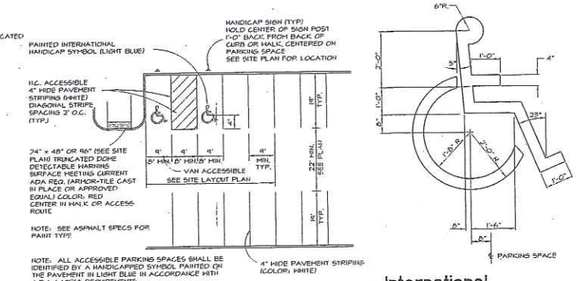


NOTE:
PROVIDE EXPANSION JOINTS @ 30' o.c. AND SAWCUT CONTROL JOINTS @ 10' o.c. COORDINATE JOINTING WITH WALK PAVEMENT JOINTS.

6" Vertical Concrete Curb With Sidewalk (9 | C2 D1)
N.T.S.



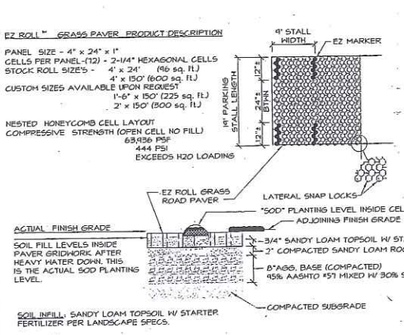
Concrete Sidewalk Detail (10 | C2 D1)
N.T.S.



NOTE: FOR REFERENCE SEE SITE LAYOUT PLAN

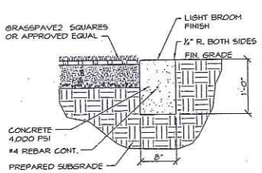
Typical Parking Detail (11 | C2 D1)
N.T.S.

International Handicap Symbol (12 | C2 D1)
N.T.S.



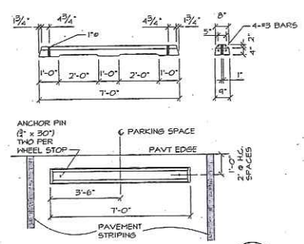
GRASS SEED OR SOD: SEE LANDSCAPE SPECS
BASE BID - SEED
ADD ALT. - SOD

Grass Paver Unit (13 | C2 D1)
SCALE: 1"=1'-0"
ADD ALT. #1

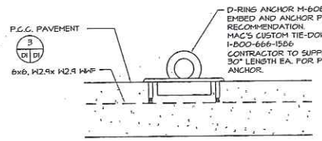


NOTE:
PROVIDE EXPANSION JOINTS @ 30' o.c. AND SAWCUT CONTROL JOINTS @ 10' o.c.

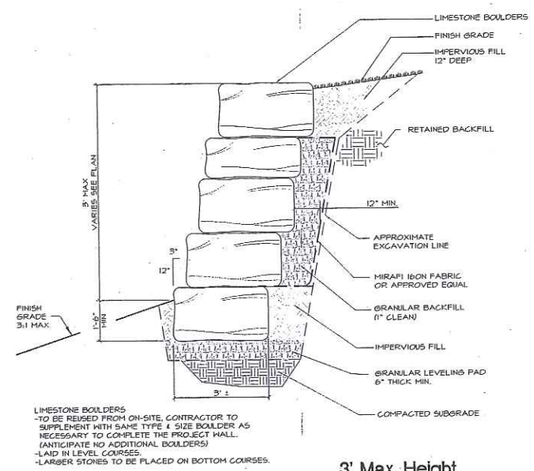
Flush Concrete Curb (14 | C2 D1)
SCALE: 1"=1'-0"
ADD ALT. #1



Typ. Conc Wheel Stops (15 | C2 D1)
SCALE: 3/8"=1'-0"

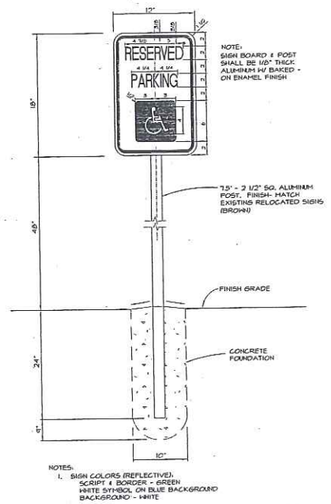


Picnic Table Anchor (16 | C2 D1)
SCALE: 3"=1'-0"



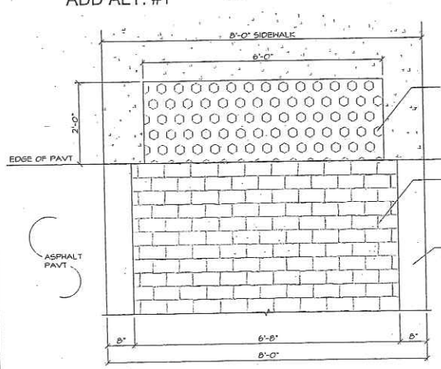
LIMESTONE BOULDERS
-TO BE REUSED FROM ON-SITE, CONTRACTOR TO SUPPLEMENT WITH SAME TYPE & SIZE BOULDER AS NECESSARY TO COMPLETE THE PROJECT WALL. (ANTICIPATE NO ADDITIONAL BOULDERS)
-LAID IN LEVEL COURSES.
-LARGER STONES TO BE PLACED ON BOTTOM COURSES.

3' Max. Height
Typical Boulder Wall Section-Non Reinforced (17 | C2 D1)
SCALE: 1/2"=1'-0"



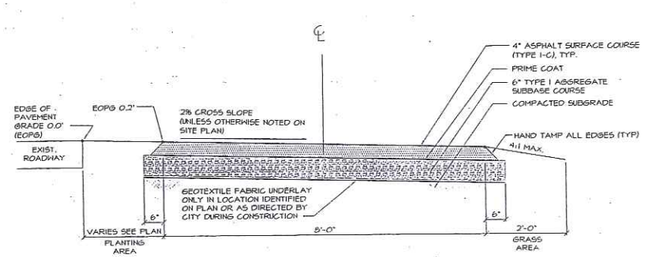
NOTES:
1. SIGN COLORS (REFLECTIVE):
SCRIPT & BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE

Handicap Sign Detail (18 | C2 D1)
N.T.S.

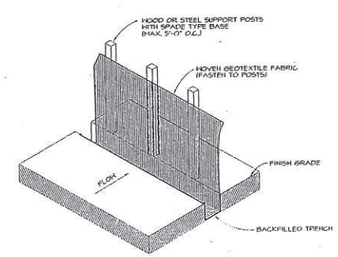


* SURFACE APPLIED, PREFORMED, THERMOPLASTIC PAVEMENT MARKING MATERIAL "TRAFFIC PATTERNS" BY ENNIS-FLINT 336-475-6600 OR APPROVED EQUAL

Cross Walk Detail (19 | C2 D1)
SCALE: 3/4"=1'-0"



Typ. Trail Pavt Cross Section (20 | C2 D1)
N.T.S.



Siltation Control Device (21 | C2 D1)
N.T.S.

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE

terraspec

5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

Al Foster Trailhead Park

Grand Ave & 3rd St.
Wildwood, Missouri

OWNER

City of Wildwood

16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE

Details

JOB NUMBER

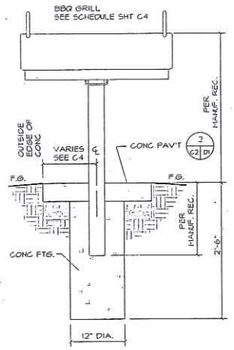
10015

DATE 02/08/16 DRAWN BY DWD

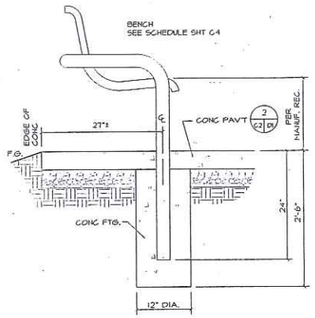
REVISION

SHEET NUMBER

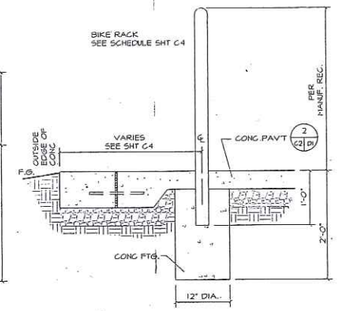
D1



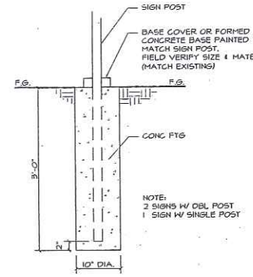
BBQ Pit Ftg Detail (1) C4 D2
SCALE: 1" = 1'-0"



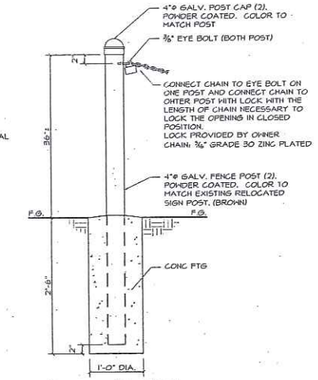
Bench Ftg Detail (2) C4 D2
SCALE: 1" = 1'-0"



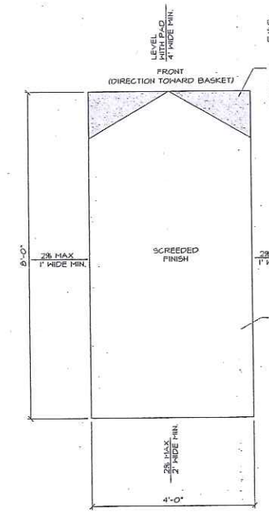
Bike Rack Ftg Detail (3) C4 D2
SCALE: 1" = 1'-0"



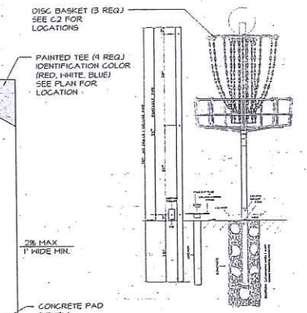
Relocated Sign Ftg Detail (4) C2 D2
SCALE: 1" = 1'-0"



Access Control
Gate Post Detail (5) C2 D2
SCALE: 1" = 1'-0"
ADD ALT. #1



Disc Golf Tee (6) C2 D2
SCALE: 3/4" = 1'-0"
ADD ALT. #5



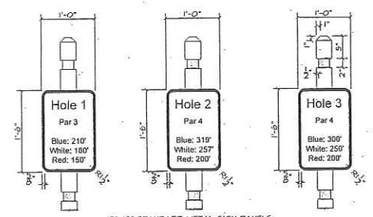
DISC GOLF BASKETS

MODEL : MACH III .
REMOVABLE DISC POLE/ DISC BASKET WITH DELUXE MOUNTING OPTION. STOCK IN HOUSE POWDER COATING "BLAZE ORANGE"

MANUFACTURER:
DISC GOLF ASSOCIATION
13 HANSER WAY
WATSONVILLE, CA 95076
831-722-6031

DISTRIBUTOR:
DISC UNLIMITED INC.
7 NORTH 1ST ST.
HERINGTON, KS 67449
785-258-2484

Disc Golf Basket (7) C2 D2
SCALE: 3/4" = 1'-0"
ADD ALT. #5



12"x18" STANDARD METAL SIGN PANELS 0.080" THICK, ALUMINUM, HIGH INTENSITY PRISMATIC. INSTALLATION HARDWARE TO BE STAINLESS STEEL

⅜" DIA. MOUNTING HOLES (2 REQUIRED)

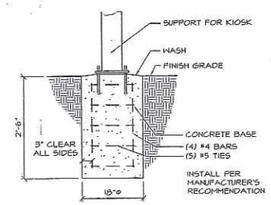
COLORS:
TEXT:
HOLE # - BLACK
PAR # - BLACK
BLUE: xxx - BLUE
WHITE: xxx - WHITE
RED: xxx - RED

BACKGROUND - YELLOW
SIGN BACK - NO COLOR

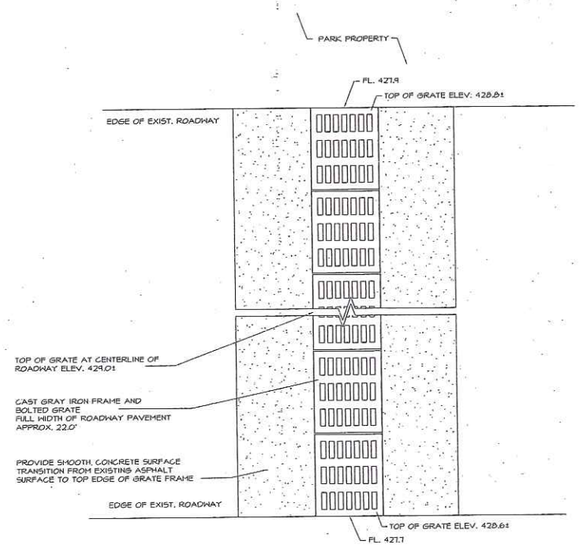
NOTE:
- COORDINATE LETTER SIZE AND STYLE WITH SIGN MANUFACTURER.
- VERIFY TEE TO HOLE DISTANCE.
- SIGNS TO BE FIELD LOCATED BY LA.

Disc Golf Tee + Rules Signs (8) C2 D1
SCALE: 1" = 1'-0"

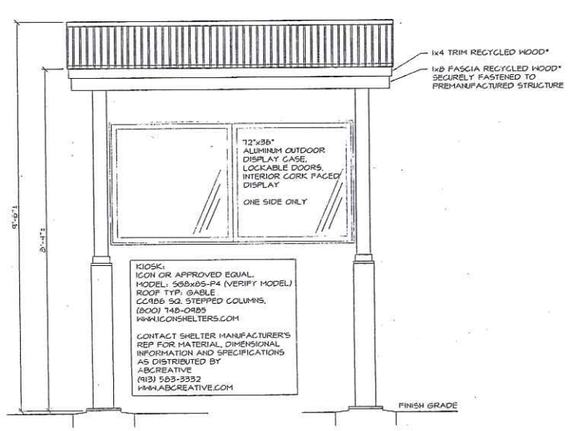
BASE PLAN



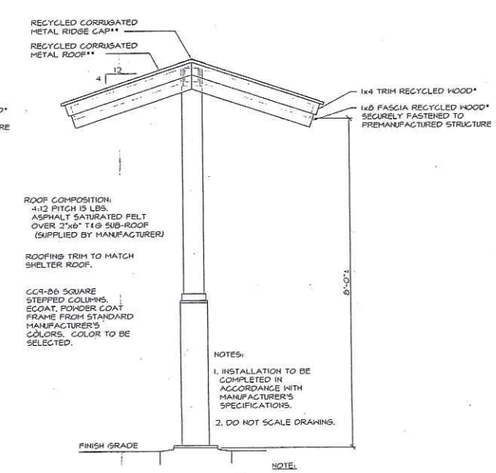
KIOSK FTG DETAIL



PLAN



FRONT ELEVATION



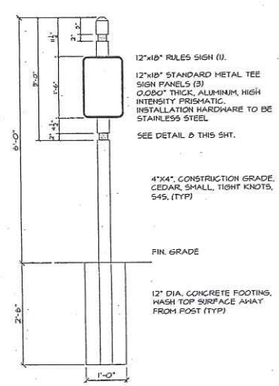
SIDE ELEVATION

NOTE:

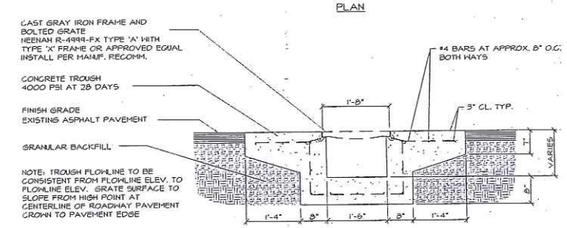
* OWNER SUPPLIED 1x8 WEATHERED, OAK BOARDS. VARIOUS LENGTHS TO BE UTILIZED FOR TRIM AND FASCIA ON ALL 9x9 MINI SHELTERS AND 28x16 MAIN SHELTER. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR RIPPING MATERIAL TO SIZES INDICATED.

** PRE-MANUFACTURED STRUCTURE TO BE SUPPLIED WITHOUT ROOF SURFACE MATERIAL. INSTALLATION CONTRACTOR TO UTILIZE OWNER SUPPLIED CORRUGATED METAL SURFACE. INSTALL PER SAME DETAILS & PROCEDURES AS REQUIRED BY MANUFACTURER SUPPLIED ROOFING SPECIFIED FOR MAIN SHELTER AND RESTROOM BUILDING.

Information Board (9) C2 D2
SCALE: 3/4" = 1'-0"
ADD ALT. #3



Disc Golf Sign/ Post (10) C2 D2
SCALE: 3/4" = 1'-0"



SECTION AA

Grated Drainage Trough Detail (11) C2 D2
SCALE: 3/4" = 1'-0"
ADD ALT. #6

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

terraspec

Al Foster Trailhead Park

Grand Ave & 3rd St.
Wildwood, Missouri

OWNER
City of Wildwood
16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

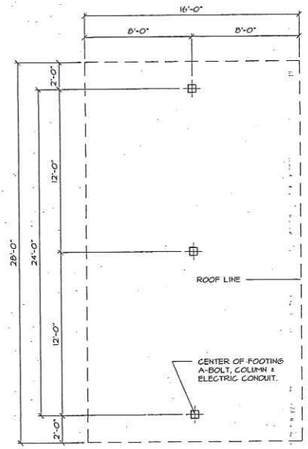
SHEET TITLE
Details

JOB NUMBER
10015

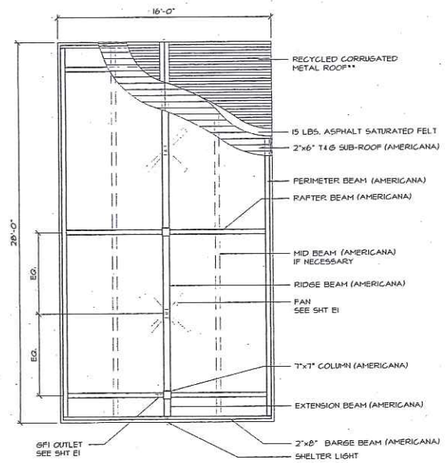
DATE 02/08/16 DRAWN BY DWD

REVISION
-

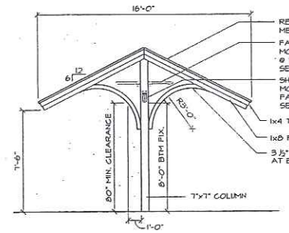
SHEET NUMBER
D2



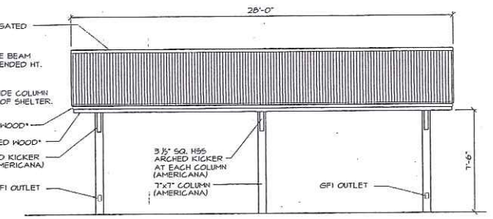
Layout Plan
SCALE: 1/4" = 1'-0"



Plan View
SCALE: 1/4" = 1'-0"



End Elevation
SCALE: 1/4" = 1'-0"

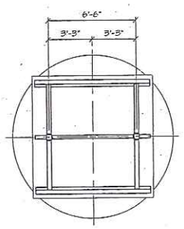


Side Elevation
SCALE: 1/4" = 1'-0"

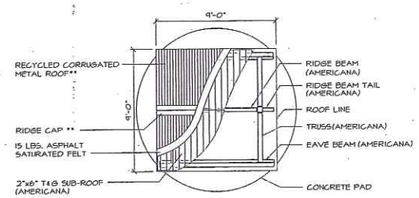
* OWNER SUPPLIED 1x8 WEATHERED, OAK BOARDS, VARIOUS LENGTHS TO BE UTILIZED FOR TRIM AND FASCIA ON ALL 9x9 MINI SHELTERS AND 28x16 MAIN SHELTER. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR RIPPING MATERIAL TO SIZES INDICATED.

** OWNER SUPPLIED 2'x10' WEATHERED, CORRUGATED METAL PANELS TO BE UTILIZED FOR ROOFING ON ALL 9x9 MINI SHELTERS AND 28x16 MAIN SHELTER. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR RIPPING MATERIAL TO SIZES INDICATED.

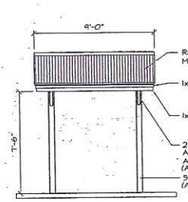
28'x16' Main Shelter (1 / C2 D3)
SCALE: 1/4" = 1'-0"



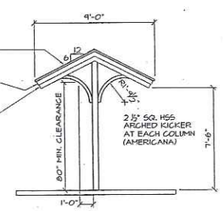
Layout Plan
SCALE: 1/4" = 1'-0"



Plan View
SCALE: 1/4" = 1'-0"



Side Elevation
SCALE: 1/4" = 1'-0"

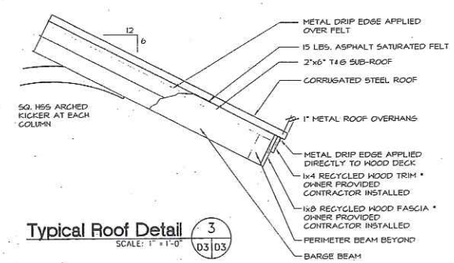


End Elevation
SCALE: 1/4" = 1'-0"

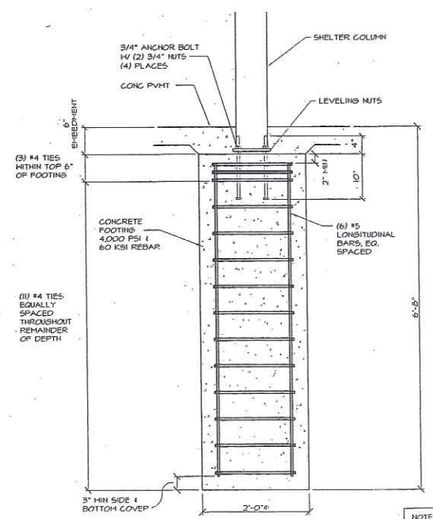
* OWNER SUPPLIED 1x8 WEATHERED, OAK BOARDS, VARIOUS LENGTHS TO BE UTILIZED FOR TRIM AND FASCIA ON ALL 9x9 MINI SHELTERS AND 28x16 MAIN SHELTER. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR RIPPING MATERIAL TO SIZES INDICATED.

** OWNER SUPPLIED 2'x10' WEATHERED, CORRUGATED METAL PANELS TO BE UTILIZED FOR ROOFING ON ALL 9x9 MINI SHELTERS AND 28x16 MAIN SHELTER. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR RIPPING MATERIAL TO SIZES INDICATED.

9'X9' Mini Shelter (2 / C2 D3)
SCALE: 1/4" = 1'-0"

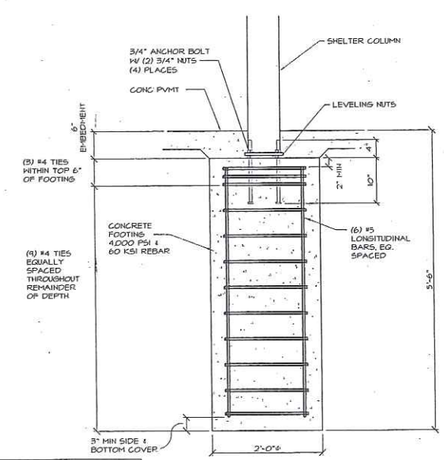


Typical Roof Detail (3 / D3 D3)
SCALE: 1" = 1'-0"



28'x16' Shelter
Column Base-Plate / Footing Detail (4 / D3 D3)
SCALE: 1" = 1'-0"

NOTE:
SOILS NEED TO BE VERIFIED AND CAPABLE OF HANDLING 2,000 PSF AND HAVE ALLOWABLE LATERAL PASSIVE SOIL RESISTANCE OF 40 PSI/FT.



9'x9' Shelter
Column Base-Plate / Footing Detail (5 / D3 D3)
SCALE: 1" = 1'-0"

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE

terraspec

5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

Al Foster Trailhead Park

Grand Ave & 3rd St.
Wildwood, Missouri

OWNER

City of Wildwood

16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE

Shelter Details

JOB NUMBER

10015

DATE 02/08/16 DRAWN BY DWD

REVISION

- -

SHEET NUMBER

D3

GENERAL NOTES

1. SHELTER DESIGN
   A. THIS SHELTER HAS BEEN DESIGNED AS AN OPEN STRUCTURE. THE ADDITION OF ANY ENCLOSURE SUCH AS WALLS, INSECT MESH, OR SHADE SCREENS SHALL BE PROHIBITED AS INCREASED WIND FORCES MAY RESULT
2. FOUNDATION
   A. THE FOUNDATION SHALL REST ON SOUND SOIL THAT IS FREE OF ORGANIC AND DELETERIOUS MATERIALS AND CAPABLE OF SUPPORTING 1000 PSF VERTICAL BEARING PRESSURE
   B. FOUNDATION DESIGN SHOWN IS A RECOMMENDATION ONLY. OWNER SHALL VERIFY ACTUAL SOIL CONDITIONS AT EACH JOB SITE AND ANY REQUIRED ADJUSTMENTS TO THE FOOTING DESIGN SHALL BE DESIGNED BY OTHERS
3. CONCRETE
   A. COMPRESSION STRENGTH OF ALL REINFORCED CONCRETE SHALL NOT BE LESS THAN 2500 PSI AT 28 DAYS
   B. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF MINIMUM ASTM A615 GRADE 40 FOR #4 AND SMALLER BARS AND GRADE 60 FOR 5 BARS LARGER THAN #4.
   C. MINIMUM CONCRETE CLEAR COVER FOR REINFORCING BARS SHALL BE 2", UNLESS NOTED OTHERWISE
   D. ANCHOR RODS SHALL BE F1554 GRADE 36 ROD, HEADED, OR WITH HEAVY HEX NUT TACKED TO ROD
4. STRUCTURAL STEEL
   A. STEEL PLATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.
   B. HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A500, GRADE B
   C. WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY'S SPECIFICATION FOR THE MATERIAL BEING WELDED
   D. WELDING ELECTRODES SHALL BE E70XX
   E. STRUCTURAL STEEL COMPONENTS SHALL BE COATED WITH ANTI-GRAFFITI POLYESTER TGIC POWDER COAT FINISH MEETING AAMA 2604-02 SPECIFICATION
6. ROOF DECK
   A. ROOF DECK SHALL BE TONGUE-AND-GROOVE WOOD, SOUTHERN YELLOW PINE OR WESTERN RED CEDAR, #1 GRADE OR BETTER, KILN DRIED, 2x6 NOMINAL DIMENSION
   B. TONGUE-AND-GROOVE DECK SHALL BE COVERED BY ROOFING MATERIALS BY OTHERS AS NOTED ON THE DRAWING
7. FASTENERS
   A. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325 OR A307 (SEE DETAILS)
   B. HIGH STRENGTH BOLTS SHALL BE HOT DIP GALVANIZED
   C. ALL BOLTS SHALL BE TIGHTENED TO A SNUG-TIGHT CONDITION AS DEFINED IN THE 2004 RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
8. SHOP FABRICATION AND FIELD ASSEMBLY
   A. ALL STRUCTURAL STEEL COMPONENTS SHALL BE SHOP FABRICATED SO THAT FIELD ASSEMBLY OF CONNECTIONS CAN BE PERFORMED USING ONLY BOLTING AND SCREW PLACEMENT
   B. ALL SHOP WELDING TO BE PERFORMED BY AWS CERTIFIED WELDERS
   C. ALL SHOP WELDS SHALL BE IN STRICT ACCORDANCE WITH THE STRUCTURAL WELDING CODE AWS D1.1 OF THE AMERICAN WELDING SOCIETY SPECIFICATIONS. ALL STRUCTURAL WELDS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF "PRE-QUALIFIED" WELDED JOINTS. ALL WELDING SHALL CONFORM TO AWS A5.18 ER70S-6 SERIES E70XX ELECTRODES - LOW HYDROGEN
   D. FIELD WELDING SHALL NOT BE REQUIRED

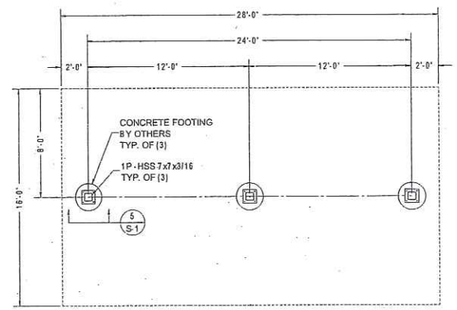
BASIS OF DESIGN

DESIGN PARAMETERS	
ROOF LIVE LOAD	20 PSF
GROUND SNOW LOAD	20 PSF
DESIGN ROOF DEAD LOAD	5 PSF
WIND CRITERIA I EXPOSURE C	90 MPH
SOIL DESIGN BEARING STRENGTH	1000 PSF
CODES	2009 IBC ASCE 7-95

BUILDING DATA	
OCCUPANCY CLASSIFICATION	A-3 (NONSEPARATE USE)
CONSTRUCTION TYPE	TYPE II-B
FLOOR AREA	448 SQ. FT.
OCCUPANCY LOAD	1 SQ. FT. / OCCUPANT = 84 OCCUPANTS / SHELTER

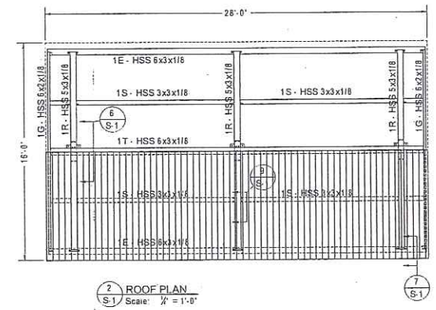
DESIGN CRITERIA

WIND DESIGN CRITERIA	
BASIC WIND SPEED	90 MPH
WIND IMPORTANCE FACTOR	$I_w = 1.0$
OCCUPANCY CATEGORY	II
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	N/A (OPEN STRUCTURE)
DESIGN WIND PRESSURE (COMPONENTS & CLADDING)	SEE CALCS
SEISMIC DESIGN CRITERIA	
SEISMIC IMPORTANCE FACTOR	$I_e = 1.0$
OCCUPANCY CATEGORY	II
SPECTRAL RESPONSE ACCELERATION, 0.2 SECOND	$S_s = 0.585$
SPECTRAL RESPONSE ACCELERATION, 1.0 SECOND	$S_1 = 0.155$
SITE CLASS	D (ASSUMED)
SPECTRAL RESPONSE COEFFICIENT, S_{DS}	0.470
SPECTRAL RESPONSE COEFFICIENT, S_{D1}	0.325
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC FORCE RESISTING SYSTEM	CANTILEVERED COLUMN SYSTEM
DESIGN BASE SHEAR	$V = C_sW$
RESPONSE MODIFICATION FACTOR	$R = 1.25$
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE



1 / S-1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

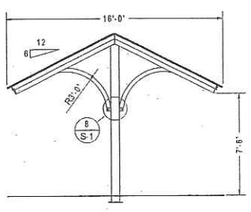
NOTE: T&G WOOD SUB-ROOF (BY AMERICANA) SHALL BE COVERED BY ASPHALT SATURATED FELT AND CORRUGATED METAL ROOF BY OTHERS RECOMMENDED ATTACHMENT FASTENTER: #10 x 1" LAG SCREW.



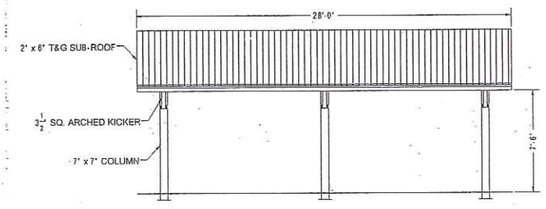
2 / S-1 ROOF PLAN
Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

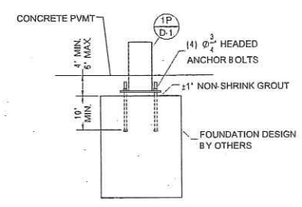
THIS DRAWING FOR ESTIMATING PURPOSES ONLY



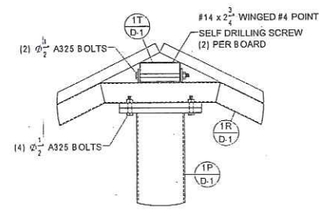
3 / S-1 END ELEVATION
Scale: 1/4" = 1'-0"



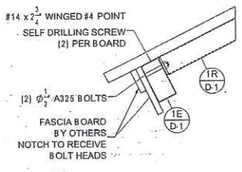
4 / S-1 SIDE ELEVATION
Scale: 1/4" = 1'-0"



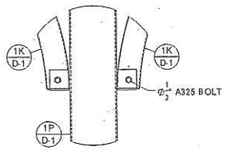
5 / S-1 FOUNDATION SECTION
Scale: 1/4" = 1'-0"



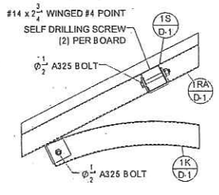
6 / S-1 RAFTER TO POST CONNECTION
Scale: 1 1/2" = 1'-0"



7 / S-1 EDGE BEAM TO RAFTER CONNECTION
Scale: 1 1/2" = 1'-0"



8 / S-1 KICKER TO POST CONNECTION
Scale: 1 1/2" = 1'-0"



9 / S-1 PURLIN TO RAFTER CONNECTION
Scale: 1 1/2" = 1'-0"

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SEAL
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TITLE
16'-0" x 28'-0"
CHEROKEE SHELTER
WILDWOOD, MO 63038

DRAWN BY	AY
CHECKED BY	
SCALE	SEE DETAILS
DATE	12/3/2015
REVISE DATE	12/8/2015
P.O. NO.	
JOB NO.	
DRAWING NO.	
SHEET	S-1
	OF 1 SHEETS

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
terraspec
5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)904-0211 FAX(314)843-1718

Al Foster Trailhead Park
Grand Ave & 3rd St.
Wildwood, Missouri

OWNER
City of Wildwood
16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE
16x28 Shelter

JOB NUMBER
10015

DATE 02/08/16 DRAWN BY DWD

REVISION
- -

SHEET NUMBER
D3A

GENERAL NOTES

1. SHELTER DESIGN
   A. THIS SHELTER HAS BEEN DESIGNED AS AN OPEN STRUCTURE. THE ADDITION OF ANY ENCLOSURE SUCH AS WALLS, INSECT MESH, OR SHADE SCREENS SHALL BE PROHIBITED AS INCREASED WIND FORCES MAY RESULT.
2. FOUNDATION
   A. THE FOUNDATION SHALL REST ON SOUND SOIL THAT IS FREE OF ORGANIC AND DELETERIOUS MATERIALS AND CAPABLE OF SUPPORTING 1000 PSF VERTICAL BEARING PRESSURE.
   B. FOUNDATION DESIGN SHOWN IS A RECOMMENDATION ONLY. OWNER SHALL VERIFY ACTUAL SOIL CONDITIONS AT EACH JOB SITE AND ANY REQUIRED ADJUSTMENTS TO THE FOOTING DESIGN SHALL BE DESIGNED BY OTHERS
3. CONCRETE
   A. COMPRESSION STRENGTH OF ALL REINFORCED CONCRETE SHALL NOT BE LESS THAN 2500 PSI AT 28 DAYS
   B. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF MINIMUM ASTM A615 GRADE 40 FOR #4 AND SMALLER BARS AND GRADE 60 FOR BARS LARGER THAN #4
   C. MINIMUM CONCRETE CLEAR COVER FOR REINFORCING BARS SHALL BE 2", UNLESS NOTED OTHERWISE.
   D. ANCHOR RODS SHALL BE F1554 GRADE 36 ROD, HEADED, OR WITH HEAVY HEX NUT TACKED TO ROD
4. STRUCTURAL STEEL
   A. STEEL PLATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.
   B. HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A500, GRADE B
   C. WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY'S SPECIFICATION FOR THE MATERIAL BEING WELDED
   D. WELDING ELECTRODES SHALL BE E70XX
   E. STRUCTURAL STEEL COMPONENTS SHALL BE COATED WITH ANTI-GRAFFITI POLYESTER TGIC POWDER COAT FINISH MEETING AAMA 2604-02 SPECIFICATION
6. ROOF DECK
   A. ROOF DECK SHALL BE TONGUE-AND-GROOVE WOOD. SOUTHERN YELLOW PINE OR WESTERN RED CEDAR, #1 GRADE OR BETTER. KILN DRIED, 2x6 NOMINAL DIMENSION.
   B. TONGUE-AND-GROOVE DECK SHALL BE COVERED BY ROOFING MATERIALS BY OTHERS AS NOTED ON THE DRAWING.
7. FASTENERS
   A. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325 OR A307 (SEE DETAILS).
   B. HIGH STRENGTH BOLTS SHALL BE HOT DIP GALVANIZED
   C. ALL BOLTS SHALL BE TIGHTENED TO A SNUG-TIGHT CONDITION AS DEFINED IN THE 2004 RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS
8. SHOP FABRICATION AND FIELD ASSEMBLY
   A. ALL STRUCTURAL STEEL COMPONENTS SHALL BE SHOP FABRICATED SO THAT FIELD ASSEMBLY OF CONNECTIONS CAN BE PERFORMED USING ONLY BOLTING AND SCREW PLACEMENT.
   B. ALL SHOP WELDING TO BE PERFORMED BY AWS CERTIFIED WELDERS
   C. ALL SHOP WELDS SHALL BE IN STRICT ACCORDANCE WITH THE STRUCTURAL WELDING CODE AWS D1.1 OF THE AMERICAN WELDING SOCIETY SPECIFICATIONS. ALL STRUCTURAL WELDS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF "PRE-QUALIFIED" WELDED JOINTS. ALL WELDING SHALL CONFORM TO AWS A5.18 : ER70S-6 SERIES E70XX ELECTRODES - LOW HYDROGEN
   D. FIELD WELDING SHALL NOT BE REQUIRED

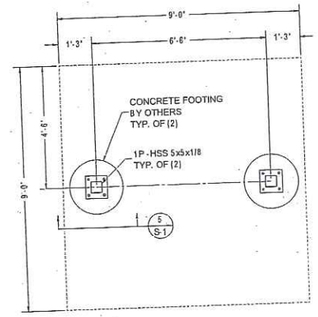
BASIS OF DESIGN

DESIGN PARAMETERS	
ROOF LIVE LOAD	20 PSF
GROUND SNOW LOAD	20 PSF
DESIGN ROOF DEAD LOAD	5 PSF
WIND CRITERIA / EXPOSURE C	90 MPH
SOIL DESIGN BEARING STRENGTH	1000 PSF
CODES	2009 IBC ASCE 7-05

BUILDING DATA	
OCCUPANCY CLASSIFICATION	A-3 (NONSEPARATE USE)
CONSTRUCTION TYPE	TYPE II-B
FLOOR AREA	81 SQ. FT
OCCUPANCY LOAD	7 SQ. FT. / OCCUPANT = 11 OCCUPANTS / SHELTER

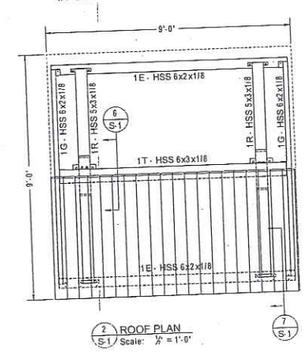
DESIGN CRITERIA

WIND DESIGN CRITERIA BASIC WIND SPEED	90 MPH
WIND IMPORTANCE FACTOR	$I_w = 1.0$
OCCUPANCY CATEGORY	II
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	N/A (OPEN STRUCTURE)
DESIGN WIND PRESSURE (COMPONENTS & CLADDING)	SEE CALCS
SEISMIC DESIGN CRITERIA	
SEISMIC IMPORTANCE FACTOR	$I_E = 1.0$
OCCUPANCY CATEGORY	II
SPECTRAL RESPONSE ACCELERATION, 0.2 SECOND	$S_s = 0.505$
SPECTRAL RESPONSE ACCELERATION, 1.0 SECOND	$S_1 = 0.155$
SITE CLASS	D (ASSUMED)
SPECTRAL RESPONSE COEFFICIENT, S_{DS}	0.470
SPECTRAL RESPONSE COEFFICIENT, S_{D1}	0.225
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC FORCE RESISTING SYSTEM	ORDINARY STEEL MOMENT FRAME
DESIGN BASE SHEAR	$V = C_s W$
RESPONSE MODIFICATION FACTOR	$R = 1.25$
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE



1 / S-1 FOUNDATION PLAN
Scale: 3/4" = 1'-0"

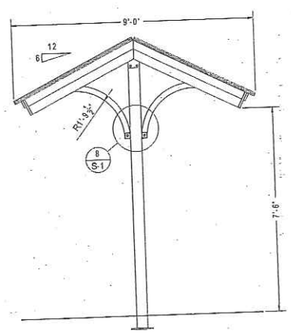
NOTE: T&G WOOD SUB-ROOF (BY AMERICANA) SHALL BE COVERED BY ASPHALT SATURATED FELT AND CORRUGATED METAL ROOF BY OTHERS. RECOMMENDED ATTACHMENT FASTENTER: #10 x 1" LAG SCREW.



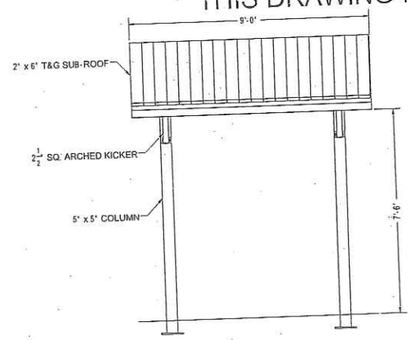
2 / S-1 ROOF PLAN
Scale: 3/4" = 1'-0"

NOT FOR CONSTRUCTION

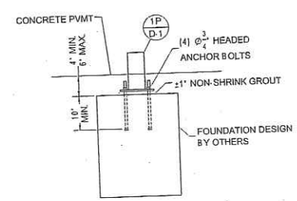
THIS DRAWING FOR ESTIMATING PURPOSES ONLY



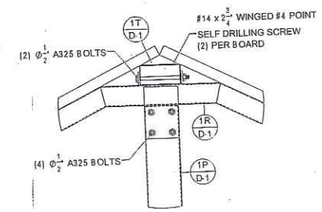
3 / S-1 END ELEVATION
Scale: 3/4" = 1'-0"



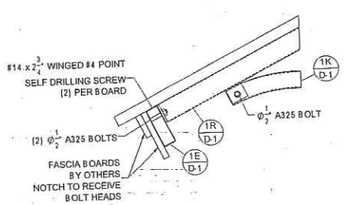
4 / S-1 SIDE ELEVATION
Scale: 3/4" = 1'-0"



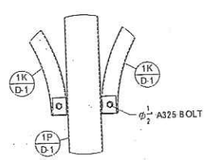
5 / S-1 FOUNDATION SECTION
Scale: 3/4" = 1'-0"



6 / S-1 RAFTER TO POST CONNECTION
Scale: 1 1/2" = 1'-0"



7 / S-1 EDGE BEAM TO RAFTER CONNECTION
Scale: 1 1/2" = 1'-0"



8 / S-1 KICKER TO POST CONNECTION
Scale: 1 1/2" = 1'-0"

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SEAL

PRELIMINARY
THIS DRAWING IS FOR ESTIMATING USE ONLY
NOT INTENDED FOR CONSTRUCTION USE.

TITLE

9'-0" x 9'-0"
CHEROKEE SHELTER
WILDWOOD, MO 63038

DRAWN BY	AY
CHECKED BY	
SCALE	SEE DETAILS
DATE	12/2/2015
REVISE DATE	12/8/2015
P.O. NO.	
JOB NO.	
DRAWING NO.	
SHEET	S-1
	OF 1 SHEETS

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE

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Trailhead Park
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Wildwood, Missouri

OWNER

City of Wildwood

16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE

9x9 Mini
Shelter

JOB NUMBER

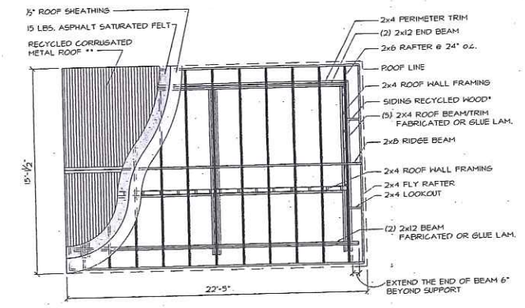
10015

DATE 02/08/16 DRAWN BY DWD

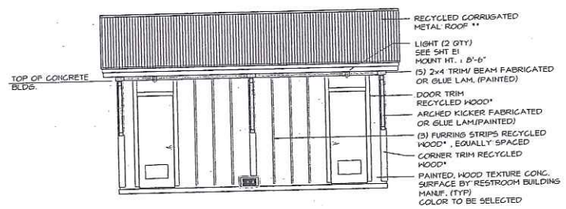
REVISION

SHEET NUMBER

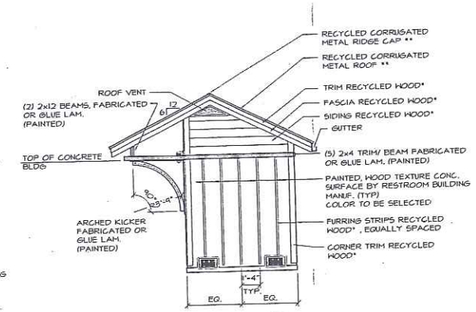
D3B



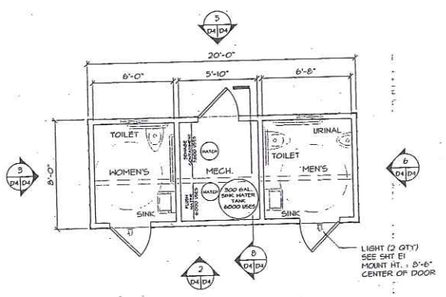
Roof Plan 1 (D4 D4)
SCALE: 1/4" = 1'-0"



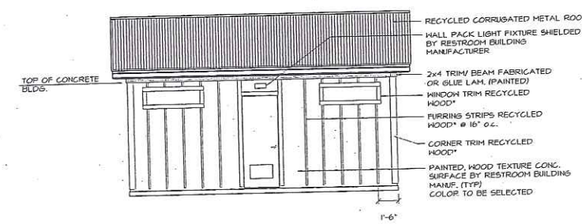
Front Elevation 2 (D4 D4)
SCALE: 1/4" = 1'-0"



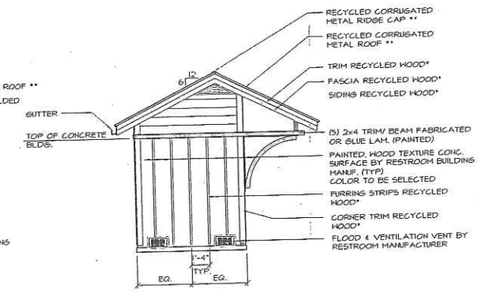
Right Elevation 3 (D4 D4)
SCALE: 1/4" = 1'-0"



Floor Plan 4 (C2 D4)
SCALE: 1/4" = 1'-0"



Rear Elevation 5 (D4 D4)
SCALE: 1/4" = 1'-0"



Left Elevation 6 (D4 D4)
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

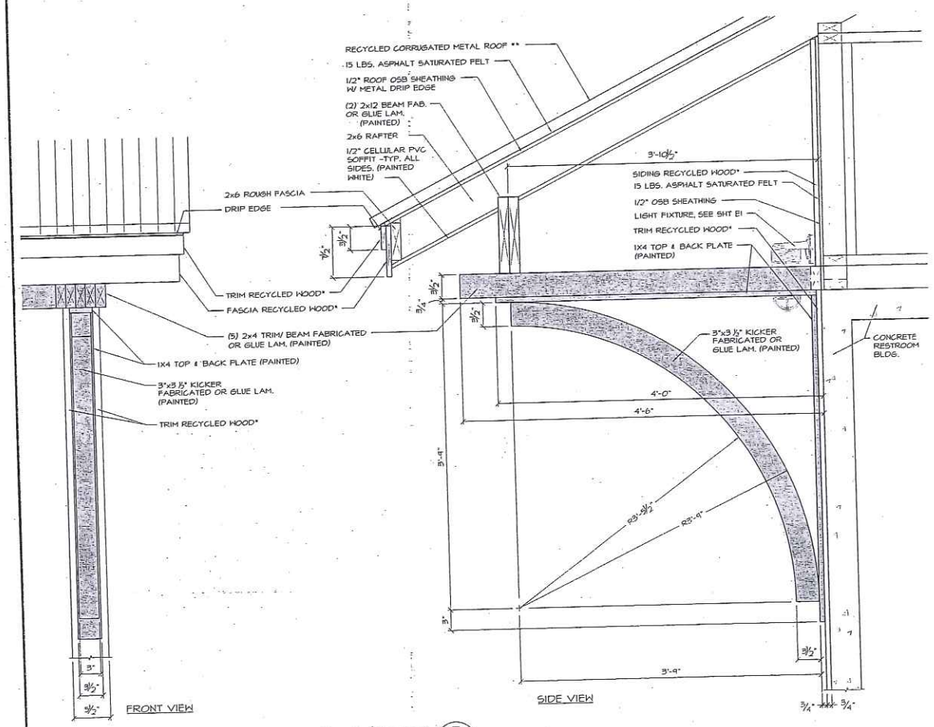
* OWNER SUPPLIED, CONTRACTOR INSTALLED, 1x8 WEATHERED, OAK BOARDS, VARIOUS LENGTHS TO BE UTILIZED FOR SIDING, TRIM AND FASCIA ON PRE-MANUFACTURED RESTROOM BLDG. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR RIPPING MATERIAL TO SIZES INDICATED.

** OWNER SUPPLIED 2'x10' WEATHERED, CORRUGATED METAL PANELS TO BE UTILIZED FOR ROOFING ON RESTROOM BLDG.. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR RIPPING MATERIAL TO SIZES INDICATED.

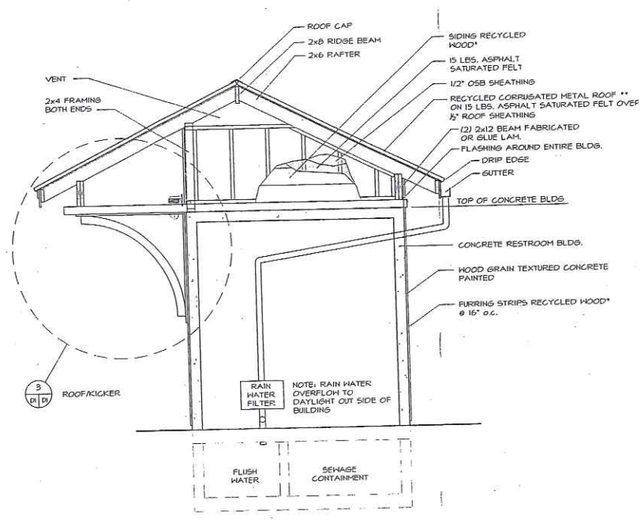
RESTROOM BUILDING CONSIST OF A PRE-MANUFACTURED, CONCRETE STRUCTURE WITH A FLAT CONCRETE ROOF COMPLETE WITH ALL INTERIOR LIGHTS AND FIXTURES, SURFACE FINISHES, PLUMBING, WIRING, ETC.. EXTERIOR WALLS ARE PRE FINISHED. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR ROOF CONSTRUCTION AND ALL EXTERIOR FINISH WORK EXCEPT PRE PAINTED EXTERIOR SURFACE OF CONCRETE BUILDING. (SEE SPECS BELOW)

SPECIFICATIONS FOR PRECAST RESTROOM BUILDING (CUSTOMIZED DURANGO MODEL) AS DISTRIBUTED BY GREEN FLUSH TECHNOLOGIES OR APPROVED EQUAL

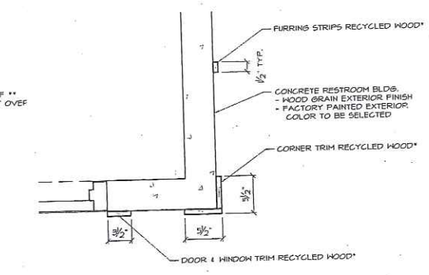
- PRECAST CONCRETE RESTROOM BUILDING WITH OUTSIDE DIMENSIONS EQUAL TO 8'-0"H X 20'-0"L X 10'0"H SET OVER A CONCRETE VAULT WITH OUTSIDE DIMENSIONS EQUAL TO 8'-0"H X 20'-0"L X 3'0"H.
- CONCRETE FLOORS FOR CABIN AND VAULT SHALL BE MINIMUM 6" THICK. CONCRETE CEILING/ROOF SHALL BE FLAT WITH NO SLOPE.
- CONCRETE CABIN WALLS SHALL BE 4" THICK. CONCRETE VAULT WALLS SHALL BE 4" THICK MINIMUM.
- INTERIOR CABIN WALLS SHALL BE SMOOTH, PAINTED CONCRETE (WHITE).
- EXTERIOR CABIN WALLS SHALL HAVE SIMULATED WOOD, PAINTED FINISH (COLOR TO BE SELECTED).
- CONCRETE FLOORS SHALL HAVE A LIGHT BROOM FINISH (NATURAL COLOR, SEALED)
- FIBERGLASS 3'-0" X 7'-0" DOORS WITH VANDAL RESISTANT VENTILATION GRILLS - APPROX. 1'X2', AND FRAMES (COLOR TO BE SELECTED).
- TRANSFER GRILLS IN WALLS BETWEEN CABINS AND MECHANICAL ROOM;
- FAN IN CEILING OF MECHANICAL ROOM EQUIPPED WITH MOTION SENSORS IN BOTH CABINS AND AUTOMATIC TIMER WITH MANUAL OVERRIDE.
- HEAVY DUTY DOOR HARDWARE.
- FROSTED POLYCARBONATE WINDOWS (1'-0"X4'-0") WITH METAL FRAMES.
- PLUMBING: VITREOUS CHINA PLUMBING FIXTURES INCLUDING SINKS, URINAL, AND 1-2 GT. FLUSH TOILETS;
- METERING FAUCETS;
- TAMPER PROOF HOSE BIBS (2);
- FLOOR DRAINS (2);
- RAINWATER CATCHMENT SYSTEM WITH 100 MICRON FILTER WITH FULL LENGTH GUTTER ON BACK FASCIA;
- ONE POLYETHYLENE 500 GALLON POTABLE WATER STORAGE TANK IN MECHANICAL ROOM; AND ALL NECESSARY PIPING.
- ELECTRICAL: 120V AC ELECTRICAL SERVICE AND PANEL; MOTION AND PHOTO-CELL CONTROLLED INTERIOR AND EXTERIOR LIGHTS.
- AUTOMATIC MAGNETIC DOOR LOCKS
- SENSOR AND WARNING STROBE LIGHT FOR WHEN SEWAGE TANK APPROACHES FULL CAPACITY; ALL NECESSARY WIRING.
- ACCESSORIES: DOOR CLOSERS; GRAB BARS; TOILET PAPER HOLDERS; SOAP DISPENSERS; AND MIRRORS.
- FLOOD AND VENTILATION VENTS.



Roof /Kicker 7 (D4 D4)
SCALE: 1-1/2" = 1'-0"



Section 8 (D4 D4)
SCALE: 1/2" = 1'-0"



Trim/Furring Detail 9 (D4 D4)
SCALE: 1-1/2" = 1'-0"

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Wildwood, Missouri

OWNER

City of Wildwood

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SHEET TITLE

Restroom Details

JOB NUMBER

10015

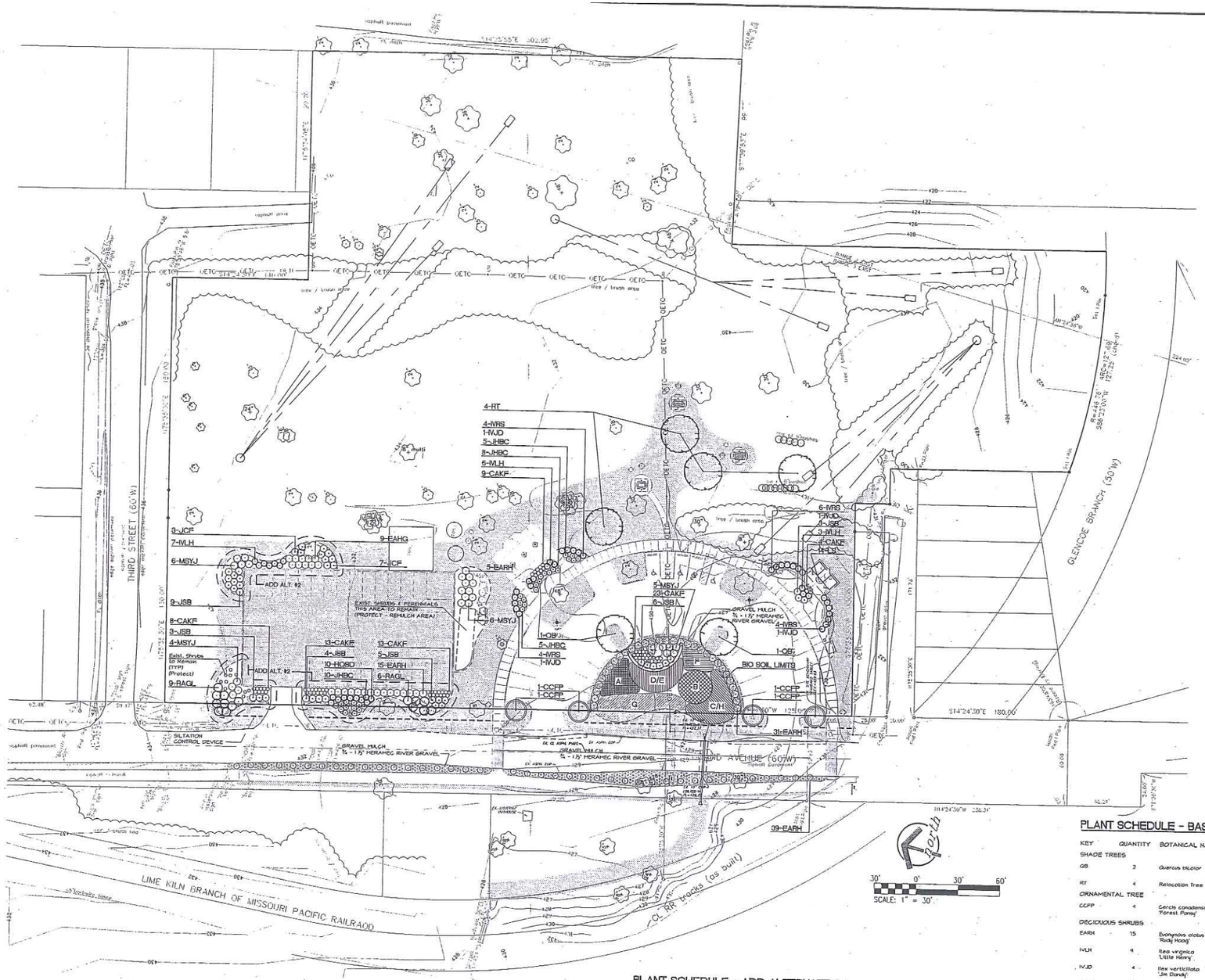
DATE 02/08/16 DRAWN BY DWD

REVISION

-

SHEET NUMBER

D4



GENERAL NOTES

1. REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING AND/OR PROPOSED CONDITIONS IMMEDIATELY TO THE CITY'S REPRESENTATIVE.

2. DO NOT PROCEED WITH CONSTRUCTION ACTIVITIES WHERE KNOWN DISCREPANCIES EXIST. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS RESULTING FROM FAILURE TO PROVIDE PROPER NOTIFICATION.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED CONSTRUCTION ACTIVITIES NECESSARY TO ACCOMPLISH SPECIFIED WORK.

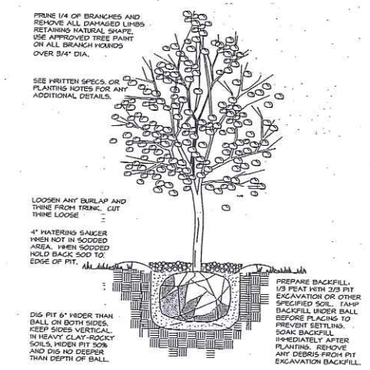
4. SEE PLANTING DETAILS AND NOTES FOR ADDITIONAL INFORMATION

5. ALL SHRUB BEDS SHALL RECEIVE 3"-4" SHREDDED HARDWOOD BARK MULCH. APPLY GRANULAR PRE-EMMERGENT HERBICIDE THROUGHOUT PLANT BED. APPLY PER MANUFACTURER'S RECOMMENDED RATE.

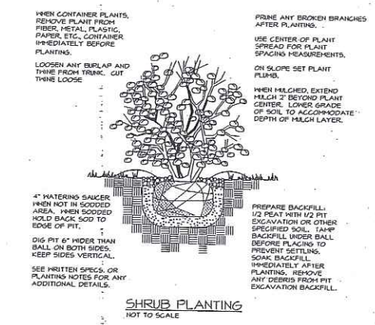
6. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE. OTHERS MAY EXIST THAT ARE PRESENTLY UNKNOWN. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UTILITIES FIELD LOCATED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY CONSTRUCTION PERMITS FROM APPROPRIATE AGENCIES PRIOR TO BEGINNING WORK.

8. IN THE EVENT THAT PLAN GRAPHICS AND PLANT SCHEDULE CONFLICT, PLAN GRAPHICS SHALL TAKE PRECEDENCE; CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.



DECIDUOUS TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

PLANT SCHEDULE - BASE BID

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE & PLANTING METHOD		REMARKS
SHADE TREES						
QB	2	Quercus bicolor	SWAMP WHITE OAK	3-3 1/2" CAL.	B & B	
RT	4	Nyssa sylvatica (Red Maple)		3-4" CAL.	B & B	
ORNAMENTAL TREE						
CCFP	4	Cercis canadensis 'Forest Pansy'	FOREST PANSY REDBUD	2-2 1/2" CAL	B & B	SPECIMENS, SINGLE TRUNK, 4' TRUNK HEIGHT
DECIDUOUS SHRUBS						
EARH	15	Euonymus alatus 'Rudy Haag'	RUDY HAAG BURNING BUSH	5 GAL.	CONT.	
IVLH	9	Ilex virginica 'Little Henry'	LITTLE HENRY VIRGINIA SWEETSPIRE	5 GAL.	CONT.	
IVJD	4	Ilex verticillata 'Jim Dandy'	JIM DANDY WINTERBERRY	5 GAL.	CONT.	
IVRS	18	Ilex verticillata 'Red Sprite'	RED SPRITE WINTERBERRY	5 GAL.	CONT.	
EVERGREEN SHRUBS						
JHBC	18	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	5 GAL.	CONT.	
JSB	4	Juniperus sabina 'Buffalo'	BUFFALO JUNIPER	5 GAL.	CONT.	
GROUNDCOVER/ANNUALS/ PERENNIALS/GRASSES						
CAKF	36	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS 'KARL FOERSTER'	3 GAL.	CONT.	
LS	14	Liriope spicata	LILY TURF	1 GT.	CONT.	12" o.c.
MSYJ	11	Miscanthus sinensis 'Yaku Jima'	MAIDENHAIR GRASS	5 GAL.	CONT.	

PLANT SCHEDULE - ADD ALTERNATE #2

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE & PLANTING METHOD		REMARKS
DECIDUOUS SHRUBS						
EARH	24	Euonymus alatus 'Rudy Haag'	RUDY HAAG BURNING BUSH	5 GAL.	CONT.	
HOSD	10	Hydrangea quercifolia 'Sike's Dwarf'	SIKES DWARF OAKLEAF HYDRANGEA	5 GAL.	CONT.	
IVLH	7	Ilex virginica 'Little Henry'	LITTLE HENRY VIRGINIA SWEETSPIRE	5 GAL.	CONT.	
RAGL	15	Rhus aromatica 'Gro-Low'	GROW LOW FRAGRANT SUMAC	5 GAL.	CONT.	
EVERGREEN SHRUBS						
JHBC	10	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	5 GAL.	CONT.	
JSB	21	Juniperus sabina 'Buffalo'	BUFFALO JUNIPER	5 GAL.	CONT.	
JCF	10	Juniperus chinensis 'Fruitlandii'	FRUITLAND COMPACT JUNIPER	5 GAL.	CONT.	
GROUNDCOVER/ANNUALS/ PERENNIALS/GRASSES						
CAKF	34	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS 'KARL FOERSTER'	3 GAL.	CONT.	
MSYJ	10	Miscanthus sinensis 'Yaku Jima'	MAIDENHAIR GRASS	5 GAL.	CONT.	

NOTE: ALL SOIL PREP, MULCHING & SEEDING IN THIS AREA IS PART OF ALTERNATE #2.

PLANT SCHEDULE (WATER QUALITY BASIN) - BASE BID

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE & PLANTING METHOD	REMARKS
A	105	Carex muskingumensis	PALM SEDGE	TYPE 3B DCP	24" o.c.
B	100	Chelone obliqua	ROSE TURTLEHEAD	TYPE 3B DCP	24" o.c.
C	88	Amsonia illustris	SHINING BLUESTAR	TYPE 3B DCP	24" o.c. RANDOM PLACEMENT
D	66	Eupatorium coelestinum	MIST FLOWER	TYPE 3B DCP	24" o.c. RANDOM PLACEMENT
E	66	Heuchera richardsonii	PRAIRIE ALUMROOT	TYPE 3B DCP	24" o.c. RANDOM PLACEMENT
F	83	Hibiscus laevocarpos	ROSE MALLOW	TYPE 3B DCP	24" o.c.
G	215	Pycnanthemum tenuifolium	SLENDER MOUNTAIN MINT	TYPE 3B DCP	24" o.c.
H	58	Juncus effusus	SOFT RUSH	TYPE 3B DCP	24" o.c. RANDOM PLACEMENT

BIO RETENTION SOIL SPECIFICATIONS

PLANTING SOIL SHALL BE SANDY LOAM OR LOAMY SAND (SHOULD CONTAIN A MINIMUM OF 60 PERCENT SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 10 PERCENT BY VOLUME. A SATURATED HYDRAULIC CONDUCTIVITY OF AT LEAST 10 FEET PER DAY (0.51 INCHES PER HOUR) IS REQUIRED. THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1 INCH IN DIAMETER. BRUSH OR SEEDS FROM NOXIOUS WEEDS, SUCH AS JOHNSON GRASS, MISHKOT AND CANADIAN THISTLE SHALL NOT BE PRESENT IN THE SOILS. PLACEMENT OF THE PLANTING SOIL SHALL BE IN LIFTS OF 12 TO 18 INCHES TO 30" FINAL DEPTH. LOOSELY COMPACTED (RUBBER WHEELED HEAVY EQUIPMENT AND MECHANICAL TAMPING DEVICES ARE NOT RECOMMENDED FOR COMPACTION).

SPECIFIC PLANTING SOIL CHARACTERISTICS	
PARAMETER	VALUE
PH RANGE	5.2 TO 8.00
ORGANIC MATTER	1.5 TO 5.0%
MAGNESIUM	35 LBS. PER ACRE, MINIMUM
PHOSPHORUS	75 LBS. PER ACRE, MINIMUM
POTASSIUM	85 LBS. PER ACRE, MINIMUM
SOLUBLE SALTS	≤ 500 PPM

BIO RETENTION MULCH SPECIFICATIONS

MULCH LAYER SHOULD BE STANDARD LANDSCAPE STYLE DOUBLE SHREDDED HARDWOOD MULCH. MULCH LAYER SHOULD BE FREE OF OTHER MATERIALS, SUCH AS WEED, SOIL, ROOTS, ETC. MULCH DEPTH: 2-3".

NOTE: Underground facilities, structures, and utilities have been plotted from best available records, therefore the relationship between proposed work and existing facilities, structures, and utilities must be considered approximate, and it is the contractors responsibility to determine their exact location and the existence of any not shown.

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Wildwood, Missouri

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SHEET TITLE
Landscape Plan

JOB NUMBER
10015

DATE 02/08/16 DRAWN BY DWD

REVISION

SHEET NUMBER
L1

PART 1 - GENERAL

SUMMARY

THIS SECTION INCLUDES PROVISIONS FOR THE FOLLOWING ITEMS:
TREES.
SHRUBS.
GROUND COVER.
LAWN REPARATIONS.
SOIL AMENDMENTS.
INITIAL MAINTENANCE OF LANDSCAPE MATERIALS.

QUALITY ASSURANCE

SUBCONTRACT LANDSCAPE WORK TO A SINGLE FIRM SPECIALIZING IN LANDSCAPE WORK.

SOURCE QUALITY CONTROL:

GENERAL: SHIP LANDSCAPE MATERIALS WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNING AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS.

DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE. SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.

ANALYSIS AND STANDARDS: PACKAGE STANDARD PRODUCTS WITH MANUFACTURER'S CERTIFIED ANALYSIS. FOR OTHER MATERIALS, PROVIDE ANALYSIS BY RECOGNIZED LABORATORY MADE IN ACCORDANCE WITH METHODS ESTABLISHED BY THE ASSOCIATION OF OFFICIAL AGRICULTURE CHEMISTS, WHEREVER APPLICABLE.

TREES, SHRUBS AND PLANTS: PROVIDE TREES, SHRUBS, AND PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60J "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT.

LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

WHERE FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS ARE SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND LABEL WITH NUMBER TO ASSURE SYMMETRY IN PLANTING.

INSPECTION: THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. ARCHITECT RETAINS RIGHT TO FURTHER INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

SUBMITTALS

PLANT AND MATERIAL CERTIFICATIONS:

CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES.

MANUFACTURER'S OR VENDOR'S CERTIFIED ANALYSIS FOR SOIL AMENDMENTS AND FERTILIZER MATERIALS.

LABEL DATA SUBSTANTIATING THAT PLANTS, TREES, SHRUBS AND PLANTING MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS.

SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE REQUIRED, STATING BOTANICAL AND COMMON NAME, PERCENTAGES BY WEIGHT, AND PERCENTAGES OF PURITY, GERMINATION, AND HARD SEED FOR EACH GRASS SEED SPECIES.

DELIVERY, STORAGE AND HANDLING

PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING OF ROLLED STRIPS.

TREES AND SHRUBS: PROVIDE FRESHLY DUG TREES AND SHRUBS. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY.

DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

JOB CONDITIONS

UTILITIES: DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.

EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT BEFORE PLANTING.

SEQUENCING AND SCHEDULING

PLANTING TIME: PROCEED WITH AND COMPLETE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.

PLANT OR INSTALL MATERIALS DURING NORMAL PLANTING SEASONS FOR EACH TYPE OF PLANT MATERIAL REQUIRED.

SPECIAL PROJECT WARRANTY

WARRANTY TREES AND SHRUBS, FOR A PERIOD OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND LANDSCAPE INSTALLER'S CONTROL.

REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. MAKE REPLACEMENTS DURING GROWTH SEASON FOLLOWING END OF WARRANTY PERIOD. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD UNLESS, IN OPINION OF LANDSCAPE ARCHITECT, IT IS ADVISABLE TO EXTEND WARRANTY PERIOD FOR A FULL GROWING SEASON.

ANOTHER WARRANTY INSPECTION WILL BE CONDUCTED AT END OF EXTENDED WARRANTY PERIOD, IF ANY, TO DETERMINE ACCEPTANCE OR REJECTION. ONLY ONE REPLACEMENT PERIOD, IF ANY, TO DETERMINE ACCEPTANCE OR REJECTION. ONLY ONE REPLACEMENT PER TREE, SHRUB OR PLANT WILL BE REQUIRED AT END OF WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.

PART 2 - PRODUCTS TOPSOIL

PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES.

SOIL AMENDMENTS

PEAT HUMUS: FINELY DIVIDED PEAT, SO COMPLETELY DECOMPOSED AND FREE OF FIBERS THAT ARTS BIOLOGICAL IDENTITY IS LOST. PROVIDE IN GRANULAR FORM, FREE OF HARD LUMPS AND WITH A RANGE SUITABLE FOR INTENDED USE.

MANURE: WELL ROTTED, UNLEACHED STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS AND CONTAINING NO CHEMICALS OR INGREDIENTS HARMFUL TO PLANTS.

MULCH: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS, OR PLANTS AND CONSISTING OF SHREDDED HARDWOOD.

COMMERCIAL FERTILIZER: COMPLETE FERTILIZER OF NEUTRAL CHARACTER, WITH SOME ELEMENTS DERIVED FROM ORGANIC SOURCES AND CONTAINING FOLLOWING PERCENTAGES OF AVAILABLE PLANT NUTRIENTS:

FOR TREES AND SHRUBS, PROVIDE FERTILIZER WITH NOT LESS THAN 20 PERCENT (20%) TOTAL NITROGEN, 10 PERCENT (10%) AVAILABLE PHOSPHORIC ACID AND 5 PERCENT (5%) SOLUBLE POTASH. THIS FERTILIZER SHALL BE PROVIDED IN SLOW RELEASE TABLET FORM.

FOR SODDED LAWNS, AFTER INSTALLATION OF SOD, PROVIDE FERTILIZER WITH NOT LESS THAN TEN PERCENT (10%) AVAILABLE NITROGEN AND NOT LESS THAN SIX PERCENT (6%) PHOSPHORIC ACID AND NOT LESS THAN FOUR PERCENT (4%) POTASH. IRRIGATE AFTER APPLICATION.

FOR SOIL PREPARATION OF ALL LAWN AREAS, PROVIDE STARTER FERTILIZER 18-24-6.

PLANT MATERIALS

QUALITY: PROVIDE TREES, SHRUBS, AND OTHER PLANTS OF SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60J "AMERICAN STANDARD FOR NURSERY STOCK".

DECIDUOUS TREES: PROVIDE TREES OF HEIGHT AND CALIPER SCHEDULED OR SHOWN AND WITH BRANCHING CONFIGURATION RECOMMENDED BY ANSI Z60J FOR TYPE AND SPECIES REQUIRED. PROVIDE SINGLE STEM TREES EXCEPT WHERE SPECIAL FORMS ARE SHOWN OR LISTED.

PROVIDE BALLED AND BURLAPPED (B&B) DECIDUOUS TREES.

CONTAINER GROWN DECIDUOUS TREES WILL BE ACCEPTABLE IN LIEU OF BALLED AND BURLAPPED DECIDUOUS TREES SUBJECT TO SPECIFIED LIMITATIONS OF ANSI Z60J FOR CONTAINER STOCK.

DECIDUOUS SHRUBS: PROVIDE SHRUBS OF THE HEIGHT SHOWN OR LISTED AND WITH NOT LESS THAN MINIMUM NUMBER OF CANES REQUIRED BY ANSI Z60J FOR TYPE AND HEIGHT OF SHRUB REQUIRED.

PROVIDE BALLED AND BURLAPPED (B&B) DECIDUOUS SHRUBS. CONTAINER GROWN DECIDUOUS SHRUBS WILL BE ACCEPTABLE IN LIEU OF BALLED AND BURLAPPED DECIDUOUS SHRUBS SUBJECT TO SPECIFIED LIMITATIONS FOR CONTAINER GROWN STOCK.

CONIFEROUS AND BROADLEAFED EVERGREENS: PROVIDE EVERGREENS OF SIZES SHOWN OR LISTED. DIMENSIONS INDICATE MINIMUM SPREAD FOR SPREADING AND SEMI-SPREADING TYPE EVERGREENS AND HEIGHT FOR OTHER TYPES, SUCH AS GLOBE, DWARF, CONE, PYRAMIDAL, BROAD UPRIGHT, AND COLUMNAR. PROVIDE NORMAL QUALITY EVERGREENS WITH WELL BALANCED FORM. COMPLYING WITH REQUIREMENTS FOR OTHER SIZE RELATIONSHIPS TO THE PRIMARY DIMENSION SHOWN.

PROVIDE BALLED AND BURLAPPED (B&B) EVERGREENS.

CONTAINER GROWN EVERGREENS WILL BE ACCEPTABLE, SUBJECT TO SPECIFIED LIMITATIONS FOR CONTAINER GROWN STOCK.

PLANT MIX BACKFILL:

PLANT MIX SHALL BE USED TO BACKFILL AROUND ALL TREE/SHRUB PLANTINGS AND IN ALL PLANTERS, AS INDICATED ON THE DRAWINGS.

GRASS MATERIALS

GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PROPORTIONS AS INDICATED BELOW. SEED SHALL NOT EXCEED ONE (1) PERCENT WEED CONTACT.

30-30% ANNUAL RYEGRASS
30-80% K-31 TALL FESCUE
OR SIMILAR "CONTRACTOR'S" SEED MIX

GROUND COVER

PROVIDE PLANTS ESTABLISHED AND WELL ROOTED IN REMOVABLE CONTAINERS OR INTERNAL PEAT POTS AND WITH NOT LESS THAN MINIMUM NUMBER AND LENGTH OF RUNNERS REQUIRED BY ANSI Z60J FOR THE POT SIZE SHOWN OR LISTED.

MISCELLANEOUS LANDSCAPE MATERIALS:

ANTI-EROSION MULCH: PROVIDE CLEAN, SEED-FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.

ANTI-DESICCANT: EMULSION TYPE, FILM-FORMING AGENT DESIGNED TO PERMIT TRANSPIRATION, BUT RETARD EXCESSIVE LOSS OF MOISTURE FROM PLANTS. DELIVER IN MANUFACTURER'S FULLY IDENTIFIED CONTAINERS AND MIX IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

FILTRATION/SEPARATION FABRIC: WATER PERMEABLE FILTRATION FABRIC OF POLYPROPYLENE FABRIC OR AS NOTED ON DRAWINGS.

PART 3 - EXECUTION

INSTALLATION:

PROCEED WITH AND COMPLETE THE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF THE SITE BECOME AVAILABLE, WORKING WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.

COOPERATE WITH ANY OTHER CONTRACTORS AND TRADES WHICH MAY BE WORKING IN ANY ADJACENT TO THE LANDSCAPE WORK AREAS, EXAMINE DRAWINGS WHICH SHOW THE DEVELOPMENT OF THE ENTIRE SITE AND BECOME FAMILIAR WITH THE SCOPE OF ALL WORK REQUIRED.

EXCAVATION FOR PLANTING:

WHERE RUBBLE FILL IS ENCOUNTERED, PREPARE PLANTING PITS PROPERLY BY REMOVAL OF RUBBLE OR OTHER ACCEPTABLE METHODS.

OBSTRUCTIONS: IF ROCK, UNDERGROUND CONSTRUCTION WORK, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES OR SHRUBS, NOTIFY THE LANDSCAPE ARCHITECT. WITH LOCATIONS MAY BE SELECTED BY THE LANDSCAPE ARCHITECT.

DRAINAGE: IF SUBSOIL CONDITIONS INDICATE THE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE, OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND WATER, NOTIFY THE LANDSCAPE ARCHITECT BEFORE BACKFILLING.

SOIL PREPARATION:

LIMIT PREPARATION TO AREAS WHICH WILL BE PLANTED IN THE IMMEDIATE FUTURE AND TO AREAS WHERE MAIN AND LATERAL IRRIGATION LINES HAVE BEEN INSTALLED.

IMMEDIATELY PRIOR TO APPLICATION OF THE REQUIRED AMENDMENTS, THE AREA SHALL BE THOROUGHLY RIPPED, DISKED, OR CULTIVATED TO A DEPTH OF SIX INCHES (6").

PREPARE SOIL FOR LAWN AS FOLLOWS: THE MANURE SHALL BE APPLIED UNIFORMLY TO ALL LAWN AREAS AT THE RATE OF THREE (3) CU. YARDS/1000 SQ. FEET.

AFTER PLACEMENT OF MANURE TO PROPER RATES, THOROUGHLY ROTOTILL TO A DEPTH OF SIX INCHES (6") ALL AREAS TO BE SOIL PREPPED IMMEDIATELY AFTER SPREADING OF THE SOIL AMENDMENTS. DISKING OR RIPPING IN AMENDMENTS WILL NOT BE ACCEPTABLE.

FOR ALL SHRUB BED AND GROUND COVER AREAS, MIX INTO THE TOP 6" OF SOIL SIX (6) CUBIC FEET OF MANURE PER 100 SQ. FT. OF AREA. REMOVE ANY TURF, WEEDS, OR OTHER VEGETATION COMPLETELY (INCLUDING ROOTS) PRIOR TO SOIL PREPARATION.

FINE GRADING:

FINISH GRADING SHALL BE ACCOMPLISHED TO WITHIN 1/10 OF A FOOT OF PROPOSED ELEVATIONS ON ANY AREA OF DISTURBED OR FILL SOIL. A SMOOTH, COMPATIBLE TRANSITION SHALL BE PRODUCED BETWEEN AREAS OF UNDISTURBED SOIL AND THE AREAS BEING FINISH GRADED. DEBRIS SHALL BE REMOVED AFTER FINAL PASS.

BLADING, DRAGGING, AND SOIL CULTIVATION TECHNIQUES SHALL BE USED TO PRODUCE A SOIL CONDITION ACCEPTABLE FOR SODDING, SEEDING, GROUND COVER BEDS, SHRUB AREAS, OR MULCHED AREAS AS SHOWN ON THE PLANS. IN SODDING AREAS, THE FINISH GRADE SHALL BE HELD TWO INCHES (2") BELOW EXISTING OR PROPOSED LEVELS OF SIDEWALKS, CURBS, SPRINKLER HEADS ETC. SEEDED AREAS SHALL BE HELD ONE INCH (1") BELOW SUCH ELEMENTS, AND MULCHED AREAS SHALL BE HELD ONE INCH (1") GREATER THAN SPECIFIED DEPTH OF THE MULCH.

DRAINAGE SWALES, DRAIN PIPES, OR OTHER OPEN SHEET DRAINAGE AREAS REQUIRING PARTICULARLY ACCURATE GRADES SHALL BE STAKED BY USE OF AN INSTRUMENT BEFORE CONSTRUCTION TO INSURE PROPER DRAINAGE. GRASSED SWALES SHALL BE CONTOURED BETWEEN 1-1/2 AND 4% GRADES UNLESS OTHERWISE SPECIFIED. DRAINAGE WAYS SHALL NOT CONTAIN ANY WATER HOLDING DEPRESSIONS.

MOUNDS, TERRACES OR OTHER EARTH FORMS SHALL BE CONSTRUCTED TO PLANS AND/OR INSTRUCTIONS OF LANDSCAPE ARCHITECT AND SHALL BE INSPECTED AND APPROVED PRIOR TO FINISH LANDSCAPE TREATMENT. CONTRACTOR SHALL USE APPROPRIATE GRADING EQUIPMENT TO INSURE DETAIL MODULATION OF EARTHWORKS AS SHOWN ON PLANS OR DIRECTED BY LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL PREPARE THE SITE IN AN ORDERLY CONDITION FREE OF ALL DEBRIS SO THAT SEEDING, SODDING, PLANTING, AND OTHER CONSTRUCTION OPERATIONS MAY PROCEED IMMEDIATELY. ALL AREAS OUTSIDE THE CONTRACT LIMITS WHICH HAVE BEEN DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION IN ACCORDANCE WITH PROCEDURES AS DESCRIBED HEREIN AT CONTRACTOR'S EXPENSE.

LOOSEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS VERY DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY OFF BEFORE PLANTING OF LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION OR CAUSE SURFACE EROSION.

RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO PLANTING.

AFTER FINE GRADING, APPLY STARTER FERTILIZER (18-24-6) AT A RATE OF FOUR POUNDS (4 LBS.) PER THOUSAND SQ. FEET (1000 SQ. FT.) UNIFORMLY ACROSS THE LANDSCAPE AREAS.

EXCAVATION FOR TREES AND SHRUBS

EXCAVATE PITS, BEDS AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.

FOR BALLED AND BURLAPPED (B&B TREES AND SHRUBS), MAKE EXCAVATIONS AT LEAST HALF AGAIN AS WIDE AS THE BALL DIAMETER AND EQUAL TO THE BALL DEPTH, PLUS FOLLOWING ALLOWANCE FOR SETTING OF BALL ON A LAYER OF COMPACTED BACKFILL.

ALLOW FOR 3 INCH THICK SETTING LAYER OF PLANTING SOIL MIXTURE.

FOR CONTAINER GROWN STOCK, EXCAVATE AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, ADJUSTED TO SIZE OF CONTAINER WIDTH AND DEPTH.

FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW WATER TO PERCOLATE OUT PRIOR TO PLANTING.

PLANTING TREES AND SHRUBS

SET BALLED AND BURLAPPED (B&B) STOCK ON LAYER OF COMPACTED PLANTING SOIL MIXTURE, PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF BALL AT SAME ELEVATION AS ADJACENT FINISHED LANDSCAPE GRADES. REMOVE BURLAP FROM SIDES. OF BALLS; RETAIN ON BOTTOMS. WHEN SET, PLACE ADDITIONAL BACKFILL AROUND BASE AND SIDES OF BALL, AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.

SET CONTAINER GROWN STOCK, AS SPECIFIED, FOR BALLED BURLAPPED STOCK, EXCEPT CUT CANS OR 2 SIDES WITH AN APPROVED CAN CUTTER. REMOVE BOTTOMS OF WOODEN BOXES AFTER PARTIAL BACKFILLING SO AS NOT TO DAMAGE ROOT BALLS.

AT THE TIME OF PLANTING, SLOW RELEASE FERTILIZER TABLETS SHALL BE APPLIED TO EACH PLANT AT THE MANUFACTURER'S PRESCRIBED RATE. IN CASE OF MULTIPLE STEM, THE DIAMETER WILL BE CUMULATIVE MEASUREMENTS. THE TABLETS WILL BE PLACED NO MORE THAN FOUR INCHES (4"@115) AWAY FROM PLANT ROOTS OR BALL AND ABOUT SIX INCHES (6") BELOW FINISHED GRADE.

DISH TOP OF BACKFILL TO ALLOW FOR MULCHING.

MULCH PITS, TRENCHES, AND PLANTED AREAS. PROVIDE NOT LESS THAN 4 INCHES (4") THICKNESS OF MULCH, ON TOP OF BACKFILL.

APPLY ANTI-DESICCANT, USING POWER SPRAY, TO PROVIDE AN ADEQUATE FILM OVER TRUNKS, BRANCHES, STEMS, TWIGS AND FOLIAGE.

IF DECIDUOUS TREES OR SHRUBS ARE MOVED WHEN IN FULL LEAF SPRAY WITH ANTI-DESICCANT AT NURSERY BEFORE MOVING AND SPRAY AGAIN 2 WEEKS AFTER PLANTING.

PRUNE, THIN OUT, AND SHAPE TREES AND SHRUBS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD, UNLESS OTHERWISE DIRECTED BY ARCHITECT. DO NOT CUT TREE LEADERS, AND REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES. IF ANY. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER.

REMOVE AND REPLACE EXCESSIVELY PRUNED OR MISFORMED STOCK RESULTING FROM IMPROPER PRUNING.

MULCH. BEFORE MULCH IS PLACED, GRANULAR PRE-EMERGENCE WEED KILLER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS OVER ALL MULCHED AREAS. EVEN CORRECT APPLICATION OF PRE-EMERGENCE IS IMPERATIVE. ANY PLANTS FOUND TO BE IN UNHEALTHY CONDITION AS A RESULT OF IMPROPER APPLICATION SHALL IMMEDIATELY BE REMOVED AND REPLACED BY THE CONTRACTOR.

MULCH TREE PITS AND ENTIRE SHRUB BEDS WITH FOUR INCHES (4") OF MULCH. INSTALL SHRUB BED MULCH OVER WEED CONTROL FABRIC. MAKE SURE MULCH IS TO SPECIFIED DEPTH AT EDGES OF WALKS AND OTHER PAVED SURFACES, AND DOES NOT PROTRUDE ABOVE ADJACENT FINISHED GRADE OF SAME SURFACES.

SEEDING NEW LAWNS

DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE.

SOW SEED USING A SPREADER OR SEEDING MACHINE. DO NOT SEED WHEN WIND VELOCITY EXCEEDS 5 MILES PER HOUR. DISTRIBUTE SEED EVENLY OVER ENTIRE AREA BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

SOW SPECIFIED SEED AT A RATE OF 10 LBS/1000 SF.

RAKE SEED LIGHTLY INTO TOP 1/8 INCH OF SOIL. ROLL LIGHTLY AND WATER WITH A FINE SPRAY.

PROTECT SEEDED AREAS AGAINST EROSION BY SPREADING SPECIFIED LAWN MULCH AFTER COMPLETION OF SEEDING OPERATIONS. SPREAD UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1-1/2 INCHES LOOSE MEASUREMENT OVER SEEDED AREAS.

STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS. RATE OF APPLICATION SHALL BE 1-1/2 TONS PER ACRE.

EROSION CONTROL NETTING SHALL BE INSTALLED ON ALL SLOPES GREATER THAN 4:1

PLANTING GROUND COVER

SPACE GROUND COVER PLANTS AS INDICATED OR SCHEDULED.

DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS AND BACKFILL WITH PLANTING SOIL. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER. WATER THOROUGHLY AFTER PLANTING TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.

MULCH AREAS BETWEEN GROUND COVER PLANTS; PLACE NOT LESS THAN 3 INCHES THICK, UNLESS OTHERWISE NOTED.

MAINTENANCE

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.

MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL FINAL ACCEPTANCE, BUT IN NO CASE LESS THAN FOLLOWING PERIODS:

30 DAYS AFTER SUBSTANTIAL COMPLETION OF PLANTING.

MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

CLEANUP AND PROTECTION

DURING LANDSCAPE WORK, KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION.

PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

INSPECTION AND ACCEPTANCE

WHEN LANDSCAPE WORK IS COMPLETED, INCLUDING MAINTENANCE, LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY.

LANDSCAPE WORK MAY BE INSPECTED FOR ACCEPTANCE IN PORTIONS AS AGREEABLE TO LANDSCAPE ARCHITECT, PROVIDED EACH PORTION OF WORK OFFERED FOR INSPECTION IS COMPLETE, INCLUDING MAINTENANCE.

WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED BY ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE

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SHEET TITLE

Landscape Plan

JOB NUMBER

10015

DATE 02/08/16 DRAWN BY DW

REVISION

SHEET NUMBER

L2

I. EARTHWORK

1. PROJECT CONDITIONS

EXISTING UTILITIES: LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF EXCAVATION WORK. IF UTILITIES ARE INDICATED TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING EARTHWORK OPERATIONS.

SHOULD UNCHARTED OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT UTILITY OWNER IMMEDIATELY FOR DIRECTIONS. COOPERATE WITH OWNER AND UTILITY COMPANIES IN KEEPING RESPECTIVE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED UTILITIES TO SATISFACTION OF UTILITY OWNER.

PROTECTION OF PERSONS AND PROPERTY: BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK.

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.

PERFORM EXCAVATION BY HAND WITHIN DRIPLINE OF LARGE TREES TO REMAIN. PROTECT ROOT SYSTEMS FROM DAMAGE OR DRY OUT TO THE GREATEST EXTENT POSSIBLE. MAINTAIN MOIST CONDITION FOR ROOT SYSTEM AND COVER EXPOSED ROOTS WITH MOISTENED BURLAP.

2. SOIL MATERIALS

SUBBASE MATERIAL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, CRUSHED SLAG AND NATURAL OR CRUSHED SAND.

BACKFILL AND FILL MATERIALS: SATISFACTORY SOIL MATERIALS FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATTER.

3. EXCAVATION

EARTH EXCAVATION INCLUDES EXCAVATION OF PAVEMENTS AND OTHER OBSTRUCTIONS VISIBLE ON SURFACE; UNDERGROUND STRUCTURES, UTILITIES AND OTHER ITEMS INDICATED TO BE DEMOLISHED AND REMOVED; TOGETHER WITH EARTH AND OTHER MATERIALS ENCOUNTERED THAT ARE NOT CLASSIFIED AS ROCK.

4. DEWATERING

PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.

DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, WELL POINTS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS.

ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS TO CONVEY RAINWATER AND WATER REMOVED FROM EXCAVATIONS TO COLLECTING OR RUNOFF AREAS. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

5. STORAGE OF EXCAVATED MATERIALS

STOCKPILE EXCAVATED MATERIALS ACCEPTABLE FOR BACKFILL AND FILL WHERE DIRECTED. PLACE, GRADE AND SHAPE STOCKPILES FOR PROPER DRAINAGE.

LOCATE AND RETAIN SOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS. DO NOT STORE WITHIN DRIP LINE OF TREES INDICATED TO REMAIN.

6. EXCAVATION FOR STRUCTURES

CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10 FOOT AND EXTENDING A SUFFICIENT DISTANCE FROM FOOTINGS AND FOUNDATIONS TO PERMIT PLACING AND REMOVAL OF CONCRETE FORMWORK; INSTALLATION OF SERVICES AND OTHER CONSTRUCTION AND FOR INSPECTION.

EXCAVATIONS FOR FOOTINGS AND FOUNDATIONS: DO NOT DISTURB BOTTOM OF EXCAVATION. EXCAVATE BY HAND TO FINAL GRADE JUST BEFORE CONCRETE REINFORCEMENT IS PLACED. TRIM BOTTOMS TO REQUIRED LINES AND GRADES TO LEAVE SOLID BASE TO RECEIVE OTHER WORK.

7. EXCAVATION FOR PAVEMENTS

CUT SURFACE UNDER PAVEMENTS TO COMPLY WITH CROSS-SECTIONS, ELEVATIONS AND GRADES AS INDICATED.

8. COLD WEATHER PROTECTION

PROTECT EXCAVATION BOTTOMS AGAINST FREEZING WHEN ATMOSPHERIC TEMPERATURE IS LESS THAN 35 DEGREES

9. BACKFILL AND FILL

GENERAL: PLACE SOIL MATERIAL IN LAYERS TO REQUIRED SUBGRADE ELEVATIONS FOR EACH AREA CLASSIFICATION LISTED BELOW.

UNDER GRASSED AREAS, USE SATISFACTORY EXCAVATED OR BORROW MATERIAL.

UNDER WALKS AND PAVEMENTS, USE SUBBASE MATERIAL, SATISFACTORY EXCAVATED OR BORROW MATERIAL OR A COMBINATION.

UNDER STEPS, USE SUBBASE MATERIAL.

BACKFILL EXCAVATIONS AS PROMPTLY AS WORK PERMITS, BUT NOT UNTIL COMPLETION OF THE FOLLOWING:

ACCEPTANCE OF CONSTRUCTION BELOW FINISH GRADE.

REMOVAL OF CONCRETE FORMWORK.

REMOVAL OF TRASH AND DEBRIS FROM EXCAVATION.

10. PLACEMENT AND COMPACTION

GROUND SURFACE PREPARATION: REMOVE VEGETATION, DEBRIS, OBSTRUCTIONS AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACEMENT OF FILLS. PLOW STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO THAT FILL MATERIAL WILL BOND WITH EXISTING SURFACE.

WHEN EXISTING GROUND SURFACE HAS A DENSITY LESS THAN THAT SPECIFIED UNDER "COMPACTION" FOR PARTICULAR AREA CLASSIFICATION, BREAK UP GROUND SURFACE, PULVERIZE, MOISTURE-CONDITION TO OPTIMUM MOISTURE CONTENT AND COMPACT TO REQUIRED DEPTH AND PERCENTAGE OF MAXIMUM DENSITY.

PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. COMPACT EACH LAYER TO REQUIRED PERCENTAGE OF MAXIMUM DRY DENSITY OR RELATIVE DRY DENSITY FOR EACH AREA CLASSIFICATION. DO NOT PLACE BACKFILL OR FILL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.

CONTROL SOIL AND FILL COMPACTION, PROVIDING MINIMUM PERCENTAGE OF DENSITY SPECIFIED FOR EACH AREA CLASSIFICATION INDICATED BELOW.

PERCENTAGE OF MAXIMUM DENSITY REQUIREMENTS: COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DENSITY, IN ACCORDANCE WITH ASTM D 1557:

UNDER LAWN OR UNPAVED AREAS, COMPACT TOP 6 INCHES OF SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 90 PERCENT MAXIMUM DENSITY.

UNDER WALKWAYS, COMPACT TOP 6 INCHES OF SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 95 PERCENT MAXIMUM DENSITY.

UNDER STEPS AND PAVEMENTS, COMPACT TOP 12" OF SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 95 PERCENT MAXIMUM DENSITY.

11. GRADING

1. GENERAL: UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING UNDER THIS SECTION, INCLUDING ADJACENT TRANSITION AREAS. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES. COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED OR BETWEEN SUCH POINTS AND EXISTING GRADES.

LAWN OR UNPAVED AREAS: FINISH AREAS TO RECEIVE TOPSOIL TO WITHIN NOT MORE 0.10 FOOT ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS.

PAVEMENT & WALKS: SHAPE SURFACE OF AREAS UNDER WALKS TO LINE, GRADE AND CROSS-SECTION, WITH FINISH SURFACE NOT MORE THAN 0.10 FOOT ABOVE OR BELOW REQUIRED SUBGRADE ELEVATION

COMPACTION: AFTER GRADING, COMPACT SUBGRADE SURFACES TO THE DEPTH AND INDICATED PERCENTAGE OF MAXIMUM OR RELATIVE DENSITY FOR EACH AREA CLASSIFICATION.

2. EROSION CONTROL

PROVIDE EROSION CONTROL METHODS IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

3. MAINTENANCE

PROTECTION OF GRADED AREAS: PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION. KEEP FREE OF TRASH AND DEBRIS.

REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES.

RECONDITIONING COMPACTED AREAS: WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, SCARIFY SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

4. DISPOSAL OF EXCESS AND WASTE MATERIALS

EXCESS EXCAVATED MATERIAL SHALL BE DISTRIBUTED ON SITE PER OWNER AND/OR ARCHITECT DIRECTION
NO EXCESS EXCAVATED MATERIAL ANTICIPATED

REMOVE WASTE MATERIALS, INCLUDING TRASH AND DEBRIS AND DISPOSE OF IT OFF OWNER'S PROPERTY

III. ASPHALT PAVING

1. SITE CONDITIONS

WEATHER LIMITATIONS: APPLY PRIME AND TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES F (10 DEGREES C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES F (1 DEGREE C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS AN EXCESS OF MOISTURE.

CONSTRUCT HOT-MIXED ASPHALT SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40 DEGREES F (4 DEGREES C) AND WHEN BASE IS DRY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES F (MINUS 1 DEGREE C) AND RISING.

GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS.

2. MATERIALS

GENERAL: USE LOCALLY AVAILABLE MATERIALS AND GRADATIONS THAT EXHIBIT A SATISFACTORY RECORD OF PREVIOUS INSTALLATIONS.

COARSE AGGREGATE: SOUND ANGULAR CRUSHED STONE, CRUSHED GRAVEL OR PROPERLY CURED CRUSHED BLAST FURNACE SLAG, COMPLYING WITH ASTM D 692-88.

FINE AGGREGATE: SHARP-EDGED NATURAL SAND OR SAND PREPARED FROM STONE, PROPERLY CURED BLAST FURNACE SLAG, GRAVEL, OR COMBINATIONS THEREOF, COMPLYING WITH ASTM D 1073.

ASPHALT CEMENT: ASTM D 3381 FOR VISCOSITY-GRADED MATERIAL; ASTM D 946 FOR PENETRATION-GRADED MATERIAL.

PRIME COAT: CUT-BACK ASPHALT TYPE, ASTM D 2027; MC-30, MC-70 OR MC-250.

3. ASPHALT-AGGREGATE MIXTURE

PROVIDE PLANT-MIXED, HOT-LAID ASPHALT-AGGREGATE MIXTURE COMPLYING WITH ST. LOUIS COUNTY STANDARD SPECIFICATIONS FOR TYPE "X" AND TYPE "C" ASPHALTIC CONCRETE.

4. SURFACE PREPARATION

GENERAL: REMOVE LOOSE MATERIAL FROM COMPACTED GRANULAR BASE SURFACE IMMEDIATELY BEFORE APPLYING PRIME COAT.

PRIME COAT: CUT BACK ASPHALT TYPE, ASTM D 2027; MC-30, MC-70 OR MC-250.APPLY AT RATE OF 0.20 TO 0.50 GALLON PER SQ. YD., OVER COMPACTED BASE.

TACK COAT: EMULSIFIED ASPHALT; ASTM D 977 APPLY TO CONTACT SURFACES OF PREVIOUSLY CONSTRUCTED ASPHALT SURFACES AT A RATE OF 0.05 TO 0.15 GAL. PER SQ. YD. OF SURFACE.

5. PLACING MIX

GENERAL: PLACE HOT-MIXED ASPHALT MIXTURE ON PREPARED SURFACE, SPREAD, AND STRIKE OFF.

SPREAD MIXTURE AT MINIMUM TEMPERATURE OF 225 DEGREES F (107 DEGREES C).

PLACE AREAS INACCESSIBLE TO EQUIPMENT BY HAND. PLACE EACH COURSE TO REQUIRED GRADE, CROSS-SECTION, AND COMPACTED THICKNESS.

6. ROLLING

GENERAL: BEGIN ROLLING WHEN MIXTURE WILL BEAR ROLLER WEIGHT WITHOUT EXCESSIVE DISPLACEMENT.

COMPACT MIXTURE WITH HOT HAND TAMPERS OR VIBRATING PLATE COMPACTORS IN AREAS INACCESSIBLE TO ROLLERS.

BREAKDOWN ROLLING: ACCOMPLISH BREAKDOWN OR INITIAL ROLLING IMMEDIATELY FOLLOWING ROLLING OF JOINTS AND OUTSIDE EDGE. CHECK SURFACE AFTER BREAKDOWN ROLLING AND REPAIR DISPLACED AREAS BY LOOSENING AND FILLING, IF REQUIRED, WITH HOT MATERIAL.

SECOND ROLLING: FOLLOW BREAKDOWN ROLLING AS SOON AS POSSIBLE, WHILE MIXTURE IS HOT. CONTINUE SECOND ROLLING UNTIL MIXTURE HAS BEEN EVENLY COMPACTED.

FINISH ROLLING: PERFORM FINISH ROLLING WHILE MIXTURE IS STILL WARM ENOUGH FOR REMOVAL OF ROLLER MARKS. CONTINUE ROLLING UNTIL ROLLER MARKS ARE ELIMINATED AND COURSE HAS ATTAINED 95 PERCENT LABORATORY DENSITY.

PATCHING: REMOVE AND REPLACE PAVING AREAS MIXED WITH FOREIGN MATERIALS AND DEFECTIVE AREAS. CUT OUT SUCH AREAS AND FILL WITH FRESH, HOT-MIXED ASPHALT. COMPACT BY ROLLING TO SPECIFIED SURFACE DENSITY AND SMOOTHNESS.

PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED.

ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.

IV. PORTLAND CEMENT CONCRETE PAVING

1. JOB CONDITIONS

TRAFFIC CONTROL: MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS REQUIRED FOR OTHER CONSTRUCTION ACTIVITIES.

2. MATERIALS

FORMS: STEEL, WOOD, OR OTHER SUITABLE MATERIAL OF SIZE AND STRENGTH TO RESIST MOVEMENT DURING CONCRETE PLACEMENT AND TO RETAIN HORIZONTAL AND VERTICAL ALIGNMENT UNTIL REMOVAL. USE STRAIGHT FORMS, FREE OF DISTORTION AND DEFECTS.

USE FLEXIBLE SPRING STEEL FORMS OR LAMINATED BOARDS TO FORM RADIUS BENDS AS REQUIRED.

COAT FORMS WITH A NONSTAINING FORM RELEASE AGENT THAT WILL NOT DISCOLOR OR DEFACE SURFACE OF CONCRETE.

WELDED WIRE MESH: WELDED PLAIN COLD-DRAWN STEEL WIRE FABRIC, ASTM A 185.

REINFORCING BARS: DEFORMED STEEL BARS, ASTM A 615, GRADE 60.

JOINT DOWEL BARS: PLAIN STEEL BARS, ASTM A 615, GRADE 60. CUT BARS TRUE TO LENGTH WITH ENDS SQUARE AND FREE OF BURRS.

CONCRETE MATERIALS: COMPLY WITH REQUIREMENTS OF APPLICABLE "CONCRETE" NOTES FOR CONCRETE MATERIALS, ADMIXTURES, BONDING MATERIALS, CURING MATERIALS AND OTHERS AS REQUIRED.

3. CONCRETE MIX, DESIGN AND TESTING

COMPLY WITH REQUIREMENTS OF APPLICABLE "CONCRETE" NOTES FOR CONCRETE MIX DESIGN AND AS HEREIN SPECIFIED.

DESIGN MIX TO PRODUCE NORMAL-WEIGHT CONCRETE CONSISTING OF PORTLAND CEMENT, AGGREGATE, WATER-REDUCING OR HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER), AIR-ENTRAINING ADMIXTURE AND WATER TO PRODUCE THE FOLLOWING PROPERTIES:

COMPRESSIVE STRENGTH: 4000 PSI, MINIMUM AT 28 DAYS, UNLESS OTHERWISE INDICATED.

SLUMP LIMITS: 8 INCHES MINIMUM FOR CONCRETE CONTAINING HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER); 4 INCHES FOR OTHER CONCRETE.
AIR CONTENT: 5 TO 8 PERCENT.

4. SURFACE PREPARATION

REMOVE LOOSE MATERIAL FROM COMPACTED SUBGRADE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.

5. FORM CONSTRUCTION

SET FORMS TO REQUIRED GRADES AND LINES, BRACED AND SECURED. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO THAT FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.

6. REINFORCEMENT

LOCATE, PLACE, AND SUPPORT REINFORCEMENT AS SPECIFIED IN "CAST IN PLACE CONCRETE" NOTES, UNLESS OTHERWISE INDICATED.

7. CONCRETE PLACEMENT

GENERAL: COMPLY WITH REQUIREMENTS OF "CONCRETE" NOTES FOR MIXING AND PLACING CONCRETE, AND AS HEREIN INDICATED. PLACE CONCRETE BY METHODS THAT PREVENT SEGREGATION OF MIX. CONSOLIDATE CONCRETE ALONG FACE OF FORMS AND ADJACENT TO TRANSVERSE JOINTS WITH INTERNAL VIBRATOR. KEEP VIBRATOR AWAY FROM JOINT ASSEMBLIES, REINFORCEMENT, OR SIDE FORMS. USE ONLY SQUARE-FACED SHOVELS FOR HAND-SPREADING AND CONSOLIDATION. CONSOLIDATE WITH CARE TO PREVENT DISLOCATION OF REINFORCING, DOWELS, AND JOINT DEVICES.

8. JOINTS

GENERAL: CONSTRUCT EXPANSION, WEAKENED-PLANE (CONTRACTION) AND CONSTRUCTION JOINTS TRUE TO LINE WITH FACE PERPENDICULAR TO SURFACE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AR RIGHT ANGLES TO THE CENTERLINE, UNLESS OTHERWISE INDICATED.

TOOLED JOINTS: FORM WEAKENED-PLANE JOINTS IN FRESH CONCRETE BY GROOVING TOP PORTION WITH A RECOMMENDED CUTTING TOOL AND FINISHING EDGES WITH A JOINTER.

EXPANSION JOINTS: PROVIDE 1/2"x4" PREFORMED EXPANSION JOINT MATERIAL FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, AND OTHER FIXED OBJECTS, UNLESS OTHERWISE INDICATED. JOINTS SHALL BE FULL DEPTH WITH TOP EDGE 1/2 INCH BELOW FINISH SURFACE OF CONCRETE AND SEALED.

EXTEND JOINT MATERIAL FULL WIDTH AND DEPTH OF JOINT.

FURNISH JOINT MATERIAL IN ONE-PIECE LENGTHS FOR FULL WIDTH BEING PLACED WHEREVER POSSIBLE.

PROTECT TOP EDGE OF JOINT MATERIAL DURING CONCRETE PLACEMENT WITH A METAL CAP OR OTHER TEMPORARY MATERIAL. REMOVE PROTECTION AFTER CONCRETE HAS BEEN PLACED ON BOTH SIDES OF JOINT.

9. CONCRETE FINISHING

AFTER STRIKING-OFF AND CONSOLIDATING CONCRETE, SMOOTH SURFACE BY SCREEDING AND FLOATING.

AFTER FLOATING, TEST SURFACE FOR TRUENESS WITH A 10-FT. STRAIGHTEDGE. DISTRIBUTE CONCRETE AS REQUIRED TO REMOVE SURFACE IRREGULARITIES, AND REFLOAT REPAIRED AREAS TO PROVIDE A CONTINUOUS SMOOTH FINISH.

WORK EDGES OF SLABS, GUTTERS, BACK TOP EDGE OF CURB AND FORMED JOINTS WITH AN EDGING TOOL AND ROUND TO 1/4" RADIUS, UNLESS OTHERWISE INDICATED. ELIMINATE TOOL MARKS ON CONCRETE SURFACE.

AFTER COMPLETION OF FLOATING AND WHEN EXCESS MOISTURE OR SURFACE SHEEN HAS DISAPPEARED, COMPLETE TROWELING AND FINISH SURFACE AS INDICATED ON DRAWINGS.

DO NOT REMOVE FORMS FOR 24 HOURS AFTER CONCRETE HAS BEEN PLACED. AFTER FORM REMOVAL, CLEAN ENDS OF JOINTS AND POINT-UP ANY MINOR HONEYCOMBED AREAS. REMOVE AND REPLACE AREAS OR SECTIONS WITH MAJOR DEFECTS, AS DIRECTED.

10. REPAIRS AND PROTECTION

REPAIR OR REPLACE BROKEN OR DEFECTIVE CONCRETE, AS DIRECTED.

PROTECT CONCRETE FROM DAMAGE UNTIL ACCEPTANCE OF WORK. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 14 DAYS AFTER PLACEMENT.

SWEEP CONCRETE PAVEMENT AND WASH FREE OF STAINS, DISCOLORATIONS, DIRT AND OTHER FOREIGN MATERIAL JUST BEFORE FINAL INSPECTION.

V. CAST-IN PLACE CONCRETE

1. QUALITY ASSURANCE

CODES AND STANDARDS: COMPLY WITH PROVISIONS OF FOLLOWING CODES, SPECIFICATIONS AND STANDARDS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

CONCRETE REINFORCING STEEL INSTITUTE (CRSI), "MANUAL OF STANDARD PRACTICE".

2. FORM MATERIALS

FORMS FOR EXPOSED FINISH CONCRETE: PLYWOOD, METAL, METAL-FRAMED PLYWOOD FACED, OR OTHER ACCEPTABLE PANEL-TYPE MATERIAL TO PROVIDE CONTINUOUS, STRAIGHT, SMOOTH EXPOSED SURFACES. FURNISH IN LARGEST PRACTICABLE SIZES TO MINIMIZE NUMBER OF JOINTS AND TO CONFORM TO JOINT SYSTEM SHOWN ON DRAWINGS.

FORMS FOR UNEXPOSED FINISH CONCRETE: PLYWOOD, LUMBER, METAL, OR OTHER ACCEPTABLE MATERIAL. PROVIDE LUMBER DRESSED ON AT LEAST 2 EDGES AND ONE SIDE FOR TIGHT FIT.

FORMS FOR CYLINDRICAL COLUMNS AND SUPPORTS: METAL, FIBERGLASS-REINFORCED PLASTIC, OR PAPER OR FIBER TUBES. PROVIDE PAPER OR FIBER TUBES OF LAMINATED PLIES WITH WATER-RESISTANT ADHESIVE AND WAX-IMPREGNATED EXTERIOR FOR WEATHER AND MOISTURE PROTECTION. PROVIDE UNITS WITH SUFFICIENT WALL THICKNESS TO RESIST WET CONCRETE LOADS WITHOUT DEFORMATION.

FORM COATINGS: PROVIDE COMMERCIAL FORMULATION FORM-COATING COMPOUNDS WITH A MAXIMUM VOC OF 350 MG/L THAT WILL NOT BOND WITH, STAIN, OR ADVERSELY AFFECT CONCRETE SURFACES AND WILL NOT IMPAIR SUBSEQUENT TREATMENTS OF CONCRETE SURFACES.

FORM TIES: FACTORY-FABRICATED, ADJUSTABLE-LENGTH, REMOVABLE OR SNAP-OFF METAL FORM TIES, DESIGNED TO PREVENT FORM DEFLECTION AND TO PREVENT SPALLING CONCRETE UPON REMOVAL. PROVIDE UNITS THAT WILL LEAVE NO METAL CLOSER THAN 1-1/2 INCHES TO EXPOSED SURFACE.

3. REINFORCING MATERIALS REINFORCING BARS: ASTM A 615, GRADE 60 DEFORMED.

4. CONCRETE MATERIALS

PORTLAND CEMENT: ASTM C 150, TYPE I.

USE ONE BRAND OF CEMENT THROUGHOUT PROJECT UNLESS OTHERWISE ACCEPTABLE TO ARCHITECT.

NORMAL WEIGHT AGGREGATES: ASTM C 33 AND AS HEREIN SPECIFIED. PROVIDE AGGREGATES FROM A SINGLE SOURCE FOR EXPOSED CONCRETE.

FOR EXTERIOR EXPOSED SURFACES, DO NOT USE FINE OR COARSE AGGREGATES CONTAINING SPALLING-CAUSING DELETERIOUS SUBSTANCES.

WATER: DRINKABLE.

5. PROPORTIONING AND DESIGN OF MIXES

DESIGN MIXES TO PROVIDE NORMAL WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES, AS INDICATED ON DRAWINGS AND SCHEDULES:

4000-PSI, 28-DAY COMPRESSIVE STRENGTH; W/C RATIO, 0.58 MAXIMUM (NON-AIR-ENTRAINED), 0.46 MAXIMUM (AIR-ENTRAINED).

SLUMP LIMITS: PROPORTION AND DESIGN MIXES TO RESULT IN CONCRETE SLUMP AT POINT OF PLACEMENT AS FOLLOWS:

REINFORCED FOUNDATION SYSTEMS: NOT LESS THAN 1 INCH AND NOT MORE THAN 3 INCHES.

OTHER CONCRETE: NOT MORE THAN 4 INCHES.

6. CONCRETE MIXING

READY-MIX CONCRETE: COMPLY WITH REQUIREMENTS OF ASTM C94, AND AS SPECIFIED.

WHEN AIR TEMPERATURE IS BETWEEN 85 DEGREES F (30 DEGREES C) AND 90 DEGREES F (32 DEGREES C), REDUCE MIXING AND DELIVERY TIME FROM 1-1/2 HOURS TO 75 MINUTES, AND WHEN AIR TEMPERATURE IS ABOVE 90 DEGREES F (32 DEGREES C), REDUCE MIXING AND DELIVERY TIME TO 60 MINUTES.

7. PLACING REINFORCEMENT

GENERAL: COMPLY WITH CONCRETE REINFORCING STEEL INSTITUTE'S RECOMMENDED PRACTICE FOR "PLACING REINFORCING BARS", FOR DETAILS AND METHODS OF REINFORCEMENT PLACEMENT AND SUPPORTS AND HEREIN SPECIFIED.

CLEAN REINFORCEMENT OF LOOSE RUST AND MILL SCALE, EARTH, ICE, AND OTHER MATERIALS THAT REDUCE OR DESTROY BOND WITH CONCRETE.

ACCURATELY POSITION, SUPPORT AND SECURE REINFORCEMENT AGAINST DISPLACEMENT.

PLACE REINFORCEMENT TO OBTAIN AT LEAST MINIMUM COVERAGES FOR CONCRETE PROTECTION. ARRANGE, SPACE, AND SECURELY TIE BARS AND BAR SUPPORTS TO HOLD REINFORCEMENT IN POSITION DURING CONCRETE PLACEMENT OPERATIONS. SET WIRE TIES SO ENDS ARE DIRECTED INTO CONCRETE, NOT TOWARD EXPOSED CONCRETE SURFACES.

INSTALL WELDED WIRE FABRIC IN AS LONG LENGTHS AS PRACTICABLE. LAP ADJOINING PIECES AT LEAST ONE FULL MESH AND LACE SPLICES WITH WIRE. OFFSET LAPS OF ADJOINING WIDTHS TO PREVENT CONTINUOUS LAPS IN EITHER DIRECTION.

8. PREPARATION OF FORM SURFACES

GENERAL: COAT CONTACT SURFACES OF FORMS WITH AN APPROVED, NONRESIDUAL, LOW-VOC, FORM-COATING COMPOUND BEFORE REINFORCEMENT IS PLACED.

DO NOT ALLOW EXCESS FORM-COATING MATERIAL TO ACCUMULATE IN FORMS OR TO COME INTO CONTACT WITH IN-PLACE CONCRETE SURFACES AGAINST WHICH FRESH CONCRETE WILL BE PLACED. APPLY IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS.

COAT STEEL FORMS WITH A NONSTAINING, RUST-PREVENTATIVE MATERIAL. RUST-STAINED STEEL FORMWORK IS NOT ACCEPTABLE.

9. CONCRETE PLACEMENT

INSPECTION: BEFORE PLACING CONCRETE, INSPECT AND COMPLETE FORMWORK INSTALLATION, REINFORCING STEEL, AND ITEMS TO BE EMBEDDED OR CAST IN. NOTIFY OTHER CRAFTS TO PERMIT INSTALLATION OF THEIR WORK; COOPERATE WITH OTHER TRADES IN SETTING SUCH WORK.

GENERAL: COMPLY WITH ACI 304, "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE", AND AS HEREIN SPECIFIED.

DEPOSIT CONCRETE CONTINUOUSLY OR IN LAYERS OF SUCH THICKNESS THAT NO CONCRETE WILL BE PLACED ON CONCRETE THAT HAS HARDENED SUFFICIENTLY TO CAUSE THE FORMATION OF SEAMS OR PLANES OF WEAKNESS. IF A SECTION CANNOT BE PLACED CONTINUOUSLY, PROVIDE CONSTRUCTION JOINTS AS HEREIN SPECIFIED. DEPOSIT CONCRETE TO AVOID SEGREGATION AT ITS FINAL LOCATION.

PLACING CONCRETE IN FORMS: DEPOSIT CONCRETE IN FORMS IN HORIZONTAL LAYERS NOT DEEPER THAN 24 INCHES AND IN A MANNER TO AVOID INCLINED CONSTRUCTION JOINTS. WHERE PLACEMENT CONSISTS OF SEVERAL LAYERS, PLACE EACH LAYER WHILE PRECEDING LAYER IS STILL PLASTIC TO AVOID COLD JOINTS.

CONSOLIDATE PLACED CONCRETE BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING, OR TAMPING. USE EQUIPMENT AND PROCEDURES FOR CONSOLIDATION OF CONCRETE IN ACCORDANCE WITH ACI 309.

DO NOT USE VIBRATORS TO TRANSPORT CONCRETE INSIDE FORMS. INSERT AND WITHDRAW VIBRATORS VERTICALLY AT UNIFORMLY SPACED LOCATIONS NOT FARTHER THAN VISIBLE EFFECTIVENESS OF MACHINE. PLACE VIBRATORS TO RAPIDLY PENETRATE PLACED LAYER AND AT LEAST 6 INCHES INTO PRECEDING LAYER. DO NOT INSERT VIBRATORS INTO LOWER LAYERS OF CONCRETE THAT HAVE BEGUN TO SET. AT EACH INSERTION LIMIT DURATION OF VIBRATION TO THE NECESSARY TO CONSOLIDATE CONCRETE AND COMPLETE EMBEDMENT OF REINFORCEMENT AND OTHER EMBEDDED ITEMS WITHOUT CAUSING SEGREGATION OF MIX.

PLACING CONCRETE SLABS: DEPOSIT AND CONSOLIDATE CONCRETE SLABS IN A CONTINUOUS OPERATION, WITHIN LIMITS OF CONSTRUCTION JOINTS, UNTIL THE PLACING OF A PANEL OR SECTION IS COMPLETED.

CONSOLIDATE CONCRETE DURING PLACING OPERATIONS SO THAT CONCRETE IS THOROUGHLY WORKED AROUND REINFORCEMENT AND OTHER EMBEDDED ITEMS AND INTO CORNERS.

BRING SLAB SURFACES TO CORRECT LEVEL WITH STRAIGHTEDGE AND STRIKE OFF. USE BULL FLOATS OR DARBIES TO SMOOTH SURFACE, FREE OF HUMPS OR HOLLOWS. DO NOT DISTURB SLAB SURFACES PRIOR TO BEGINNING FINISHING OPERATIONS.

MAINTAIN REINFORCING IN PROPER POSITION DURING CONCRETE PLACEMENT.

COLD-WEATHER PLACING: COMPLY WITH PROVISIONS OF ACI 306 AND AS FOLLOWS. PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES. WHEN AIR TEMPERATURE HAS FALLEN TO OR IS EXPECTED TO FALL BELOW 40 DEGREES F (4 DEGREES C), UNIFORMLY HEAT WATER AND AGGREGATES BEFORE MIXING TO OBTAIN A CONCRETE MIXTURE TEMPERATURE OF NOT LESS THAN 50 DEGREES F (10 DEGREES C) AND NOT MORE THAN 80 DEGREES F (27 DEGREES C) AT POINT OF PLACEMENT.

DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW. DO NOT PLACE CONCRETE ON FROZEN SUBGRADE OR ON SUBGRADE CONTAINING FROZEN MATERIALS.

DO NOT USE CALCIUM CHLORIDE, SALT, AND OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS UNLESS OTHERWISE ACCEPTED IN MIX DESIGNS.

HOT-WEATHER PLACING: WHEN HOT WEATHER CONDITIONS EXIST THAT WOULD SERIOUSLY IMPAIR QUALITY AND STRENGTH OF CONCRETE,

VI. ROUGH CARPENTRY

GENERAL

1. THIS SECTION INCLUDES FRAMING WITH DIMENSION LUMBER, FRAMING WITH ENGINEERED WOOD PRODUCTS, WOOD BLOCKING AND NAILERS.

2. DEFINITIONS:

EXPOSED FRAMING: FRAMING NOT CONCEALED BY OTHER CONSTRUCTION.

DIMENSION LUMBER: LUMBER OF 2 INCHES NOMINAL OR GREATER BUT LESS THAN 5 INCHES NOMINAL IN LEAST DIMENSION.

3. DELIVERY, STORAGE, AND HANDLING: STACK LUMBER FLAT WITH SPACERS BENEATH AND BETWEEN EACH BUNDLE TO PROVIDE AIR CIRCULATION. PROTECT LUMBER FROM WEATHER BY COVERING WITH WATERPROOF SHEETING, SECURELY ANCHORED. PROVIDE FOR AIR CIRCULATION AROUND STACKS AND UNDER COVERINGS.

PRODUCTS

4. WOOD PRODUCTS, GENERAL:

LUMBER: "DOC*PS*20 AND APPLICABLE RULES OF GRADING AGENCIES INDICATED. IF NO GRADING AGENCY IS INDICATED, PROVIDE LUMBER THAT COMPLIES WITH THE APPLICABLE RULES OF ANY RULES-WRITING AGENCY CERTIFIED BY THE ALSC BOARD OF REVIEW. PROVIDE LUMBER GRADED BY AN AGENCY CERTIFIED BY THE ALSC BOARD OF REVIEW TO INSPECT AND GRADE LUMBER UNDER THE RULES INDICATED.

FACTORY MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF GRADING AGENCY.

PROVIDE DRESSED LUMBER, S4S, UNLESS OTHERWISE INDICATED.

MAXIMUM MOISTURE CONTENT OF LUMBER: 19 PERCENT FOR 2-INCH NOMINAL THICKNESS OR LESS, NO LIMIT FOR MORE THAN 2-INCH NOMINAL UNLESS OTHERWISE INDICATED.

ENGINEERED WOOD PRODUCTS: PROVIDE ENGINEERED WOOD PRODUCTS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION AND FOR WHICH CURRENT MODEL CODE RESEARCH OR EVALUATION REPORTS EXIST THAT SHOW COMPLIANCE WITH BUILDING CODE IN EFFECT FOR PROJECT.

5. DIMENSION LUMBER FRAMING

LOAD-BEARING WALLS: NO.2 GRADE.

SPECIES: HEM-FIR (NORTH); NLGA, SOUTHERN PINE; SPIB, DOUGLAS FIR-LARCH; WCLIB OR WWPA.

RAFTERS AND OTHER FRAMING: CONSTRUCTION OR NO.2 GRADE.

SPECIES: HEM-FIR (NORTH); NLGA, SOUTHERN PINE; SPIB, DOUGLAS FIR-LARCH; WCLIB OR WWPA.

EXPOSED EXTERIOR FRAMING: PROVIDE MATERIAL HAND-SELECTED FOR UNIFORMITY OF APPEARANCE AND FREEDOM FROM CHARACTERISTICS, ON EXPOSED SURFACES AND EDGES, THAT WOULD IMPAIR FINISH APPEARANCE, INCLUDING DECAY, HONEYCOMB, KNOT-HOLES, SHAKE, SPLITS, TORN GRAIN, AND MANE.

SPECIES AND GRADE: AS INDICATED ABOVE FOR LOAD-BEARING CONSTRUCTION OF SAME TYPE.

6. ENGINEERED WOOD PRODUCTS

LAMINATED-VENEER LUMBER: STRUCTURAL COMPOSITE LUMBER MADE FROM WOOD VENEERS WITH GRAIN PRIMARILY PARALLEL TO MEMBER LENGTHS, EVALUATED AND MONITORED ACCORDING TO ASTM"D"5456 AND MANUFACTURED WITH AN EXTERIOR-TYPE ADHESIVE COMPLYING WITH ASTM"D"2559

7. MISCELLANEOUS LUMBER

GENERAL: PROVIDE MISCELLANEOUS LUMBER INDICATED AND LUMBER FOR SUPPORT OR ATTACHMENT OF OTHER CONSTRUCTION, INCLUDING BLOCKING AND NAILERS.

FOR ITEMS OF DIMENSION LUMBER SIZE, PROVIDE CONSTRUCTION OR NO.2 GRADE LUMBER OF ANY SPECIES.

FOR BLOCKING NOT USED FOR ATTACHMENT OF OTHER CONSTRUCTION, UTILITY, STUD, OR NO."3 GRADE LUMBER OF ANY SPECIES MAY BE USED PROVIDED THAT IT IS CUT AND SELECTED TO ELIMINATE DEFECTS THAT WILL INTERFERE WITH ITS ATTACHMENT AND PURPOSE.

FOR BLOCKING AND NAILERS USED FOR ATTACHMENT OF OTHER CONSTRUCTION, SELECT AND CUT LUMBER TO ELIMINATE KNOTS AND OTHER DEFECTS THAT WILL INTERFERE WITH ATTACHMENT OF OTHER WORK.

8 FASTENERS

GENERAL: PROVIDE FASTENERS OF SIZE AND TYPE INDICATED THAT COMPLY WITH REQUIREMENTS SPECIFIED IN THIS ARTICLE FOR MATERIAL AND MANUFACTURE

WHERE ROUGH CARPENTRY IS EXPOSED TO WEATHER, IN GROUND CONTACT, PRESSURE-PRESERVATIVE TREATED, OR IN AREA OF HIGH RELATIVE HUMIDITY, PROVIDE FASTENERS WITH HOT-DIP ZINC COATING COMPLYING WITH ASTM"A"153/A"153M OR TYPE"304 STAINLESS STEEL.

GALVANIZED-STEEL SHEET: HOT-DIP, ZINC-COATED STEEL SHEET COMPLYING WITH ASTM"A"653/A"653M, G60 COATING DESIGNATION.

JOIST HANGERS: U-SHAPED JOIST HANGERS WITH 2-INCH LONG SEAT AND 1-1/4-INCH WIDE NAILING FLANGES AT LEAST 85 PERCENT OF JOIST DEPTH. THICKNESS: 0.050 INCH.

EXECUTION

9. INSTALLATION, GENERAL

SET ROUGH CARPENTRY TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB, TRUE TO LINE, CUT, AND FITTED. FIT ROUGH CARPENTRY TO OTHER CONSTRUCTION; SCRIBE AND COPE AS NEEDED FOR ACCURATE FIT. LOCATE FURRING, NAILERS, BLOCKING, AND SIMILAR SUPPORTS TO COMPLY WITH REQUIREMENTS FOR ATTACHING OTHER CONSTRUCTION.

FRAMING STANDARD: COMPLY WITH AF&PA'S NCD"L,"DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION," UNLESS OTHERWISE INDICATED.

FRAMING WITH ENGINEERED WOOD PRODUCTS: INSTALL ENGINEERED WOOD PRODUCTS TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

DO NOT SPLICE STRUCTURAL MEMBERS BETWEEN SUPPORTS UNLESS OTHERWISE INDICATED.

PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, AND TRIM.

SORT AND SELECT LUMBER SO THAT NATURAL CHARACTERISTICS WILL NOT INTERFERE WITH INSTALLATION OR WITH FASTENING OTHER MATERIALS TO LUMBER. DO NOT USE MATERIALS WITH DEFECTS THAT INTERFERE WITH FUNCTION OF MEMBER OR PIECES THAT ARE TOO SMALL TO USE WITH MINIMUM NUMBER OF JOINTS OR OPTIMUM JOINT ARRANGEMENT.

SECURELY ATTACH ROUGH CARPENTRY WORK TO SUBSTRATE BY ANCHORING AND FASTENING AS INDICATED, COMPLYING WITH THE FOLLOWING: NES"NER-272 FOR POWER-DRIVEN FASTENERS.

USE STEEL COMMON NAILS UNLESS OTHERWISE INDICATED. SELECT FASTENERS OF SIZE THAT WILL NOT FULLY PENETRATE MEMBERS WHERE OPPOSITE SIDE WILL BE EXPOSED TO VIEW OR WILL RECEIVE FINISH MATERIALS. MAKE TIGHT CONNECTIONS BETWEEN MEMBERS. INSTALL FASTENERS WITHOUT SPLITTING WOOD. DRIVE NAILS SNUG BUT DO NOT COUNTERSINK NAIL HEADS UNLESS OTHERWISE INDICATED.

FOR EXPOSED WORK, ARRANGE FASTENERS IN STRAIGHT ROWS PARALLEL WITH EDGES OF MEMBERS, WITH FASTENERS EVENLY SPACED, AND WITH ADJACENT ROWS STAGGERED.

10. WOOD BLOCKING, AND NAILER INSTALLATION

INSTALL WHERE INDICATED AND WHERE REQUIRED FOR ATTACHING OTHER WORK. FORM TO SHAPES INDICATED AND CUT AS REQUIRED FOR TRUE LINE AND LEVEL OF ATTACHED WORK. COORDINATE LOCATIONS WITH OTHER WORK INVOLVED.

ATTACH ITEMS TO SUBSTRATES TO SUPPORT APPLIED LOADING. RECESS BOLTS AND NUTS FLUSH WITH SURFACES UNLESS OTHERWISE INDICATED.

11. RAFTER FRAMING INSTALLATION

RAFTERS: NOTCH TO FIT EXTERIOR WALL PLATES AND USE METAL FRAMING ANCHORS. DOUBLE RAFTERS TO FORM HEADERS AND TRIMMERS AT OPENINGS IN ROOF FRAMING, IF ANY, AND SUPPORT WITH METAL HANGERS. WHERE RAFTERS ABUT AT RIDGE, PLACE DIRECTLY OPPOSITE EACH OTHER AND NAIL TO RIDGE MEMBER OR USE METAL RIDGE HANGERS.

PROVIDE SPECIAL FRAMING AS INDICATED FOR EAVES, OVERHANGS, DORMERS, AND SIMILAR CONDITIONS IF ANY.

VII. SHEATHING

GENERAL

1. THIS SECTION INCLUDES WALL SHEATHING AND ROOF SHEATHING.

2. DELIVERY, STORAGE, AND HANDLING

STACK PANELS FLAT WITH SPACERS BENEATH AND BETWEEN EACH BUNDLE TO PROVIDE AIR CIRCULATION. PROTECT SHEATHING FROM WEATHER BY COVERING WITH WATERPROOF SHEETING, SECURELY ANCHORED. PROVIDE FOR AIR CIRCULATION AROUND STACKS AND UNDER COVERINGS.

PRODUCTS

3. WALL SHEATHING

ORIENTED-STRAND-BOARD WALL SHEATHING: EXPOSURE 1, SHEATHING. NOMINAL THICKNESS: NOT LESS THAN 1/2 INCH

4 ROOF SHEATHING

ORIENTED-STRAND-BOARD ROOF SHEATHING: EXPOSURE 1, SHEATHING. NOMINAL THICKNESS: NOT LESS THAN 1/2 INCH.

5. FASTENERS

GENERAL: PROVIDE FASTENERS OF SIZE AND TYPE INDICATED THAT COMPLY WITH REQUIREMENTS SPECIFIED IN THIS ARTICLE FOR MATERIAL AND MANUFACTURE.

FOR ROOF AND WALL SHEATHING, PROVIDE FASTENERS WITH HOT-DIP ZINC COATING COMPLYING WITH ASTM"A"153/A"153M.

EXECUTION

6. INSTALLATION, GENERAL

DO NOT USE MATERIALS WITH DEFECTS THAT IMPAIR QUALITY OF SHEATHING OR PIECES THAT ARE TOO SMALL TO USE WITH MINIMUM NUMBER OF JOINTS OR OPTIMUM JOINT ARRANGEMENT. ARRANGE JOINTS SO THAT PIECES DO NOT SPAN BETWEEN FEWER THAN THREE SUPPORT MEMBERS.

CUT PANELS AT PENETRATIONS, EDGES, AND OTHER OBSTRUCTIONS OF WORK; FIT TIGHTLY AGAINST ABUTTING CONSTRUCTION UNLESS OTHERWISE INDICATED.

USE COMMON WIRE NAILS UNLESS OTHERWISE INDICATED. SELECT FASTENERS OF SIZE THAT WILL NOT FULLY PENETRATE MEMBERS WHERE OPPOSITE SIDE WILL BE EXPOSED TO VIEW OR WILL RECEIVE FINISH MATERIALS. MAKE TIGHT CONNECTIONS. INSTALL FASTENERS WITHOUT SPLITTING WOOD.

COORDINATE WALL AND ROOF SHEATHING INSTALLATION WITH FLASHING AND JOINT-SEALANT INSTALLATION SO THESE MATERIALS ARE INSTALLED IN SEQUENCE AND MANNER THAT PREVENT EXTERIOR MOISTURE FROM PASSING THROUGH COMPLETED ASSEMBLY.

COORDINATE SHEATHING INSTALLATION WITH INSTALLATION OF MATERIALS INSTALLED OVER SHEATHING SO SHEATHING IS NOT EXPOSED TO PRECIPITATION OR LEFT EXPOSED AT END OF THE WORKDAY WHEN RAIN IS FORECAST.

VIII. MISCELLANEOUS CARPENTRY

1. THE GENERAL CONTRACTOR MUST ASSUME THE RESPONSIBILITY OF VERIFYING DETAILS AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND SHORING. VERIFY ALL COLOR SELECTIONS WITH THE OWNER. OBTAIN ALL BUILDING AND FIRE PERMITS BEFORE BEGINNING CONSTRUCTION.

2. SHEET METAL, FLASHING AND COUNTER FLASHING SHALL BE WATERTIGHT/WEATHERPROOF AND COMPLY WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA. FLASHING SHALL BE ALUMINUM UNLESS OTHERWISE NOTED, REQUIRED BY MANUFACTURERS, AND/OR WHERE ALUMINUM IS INCOMPATIBLE WITH OTHER COMPONENTS OR PRODUCTS.

3. ROOFING: PROVIDE AND/OR INSTALL THE ROOFING SHOWN ON THE DRAWINGS AND EVERYTHING REQUIRED TO COMPLETE A GOOD WEATHERTIGHT/ROOF INSTALLATION THAT QUALIFIES FOR THE MANUFACTURER'S WARRANTY, WHERE APPLICABLE. CONTRACTOR SUPPLIED CORRUGATED METAL ROOFING SHALL BE "1/8" CORRUGATED PAINTED PANELS THAT REPLICATE THE LOOK OF A REAL RUSTED ROOF. "CORTEN A2P RAW" BY WESTERN STATES METAL ROOFING, 855-426-7836 (OR APPROVED EQUAL). FELT UNDERLAYMENT SHALL CONFORM TO ASTM D 226, AND SHALL BE 15# FELT. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

4. SOFFIT PANELS SHALL BE CELLULAR PVC, 1/2" SHEETS AVAILABLE FROM AZEK TRIMBOARDS (OR APPROVED EQUAL), VYCON CORP., 20811 W. 100TH STREET, LENEXA, KS 66220, 913-322-2935. CELLULAR PVC MATERIAL SHALL BE FREE OF VOIDS, HOLES, CRACKS, FOREIGH INCLUSIONS AND OTHER DEFECTS. UNIFORM SURFACE SHALL BE FREE FROM CUPPING, WARPING AND TWISTING. PROVIDE MANUFACTURER'S 25 YEAR WARRANTY.

FASTENERS - ALL TYPES OF DURABLE FASTENERS (STAINLESS STEEL AND/ OR HOT DIPPED-GALVANIZED) THAT WORK WELL WITH WOOD ARE ACCEPTABLE. FASTENERS FROM A NAIL GUN WORK WELL. STANDARD BOX NAILS WITH A FULL ROUND HEAD ARE PREFERRED.

ADHESIVES - BONDING AZEK TO AZEK, SOLVENT BASED ADHESIVES SYSTEMS USED FOR RIGID PVC PIPE WORK WELL. LATEX ADHESIVES PROVIDE MORE WORKING TIME. FOR BONDING AZEK TO VARIOUS SUBSTRATES - IN GENERAL CONTACT CEMENT, EPOXY, RUBBER BASED AND URETHANE ADHESIVES ARE ACCEPTABLE.

SEALANTS - USE URETHANE, POLYURETHANE OR ACRYLIC BASED SEALANTS WITHOUT SILICONE

INSTALLATION - COMPLY WITH ALL MANUFACTURER'S PRODUCT INSTALLATION INSTRUCTIONS AND TECHNICAL BULLETIN INSTRUCTIONS.

5. PAINTING OF PVC SOFFIT AND WOOD TRIM BOARDS INDICATED TO BE PAINTED SHALL BE DONE USING COMMERCIAL GRADE, PREMIUM, EXTERIOR 100% ACRYLIC LATEX PAINT BY SHERWIN-WILLIAMS, PITTSBURGH PAINT, PORTER PAINT, BENJAMIN MOORE, OR APPROVED EQUAL. COLOR(S) TO BE SELECTED. PREPARE AND PRIME ALL SURFACES PER MANUFACTURER'S REQUIREMENTS. SOFFIT PANELS TO BE PAINTED WHITE UNLESS OTHERWISE INDICATED

IX. PAINTING

GENERAL SPECIFICATIONS

1. WORK INCLUDED

THIS SECTION INCLUDES SURFACE PREPARATION AND FIELD PAINTING OF EXPOSED EXTERIOR ITEMS AND SURFACES

PAINT EXPOSED SURFACES INDICATED ON DRAWING. IF A COLOR OF FINISH IS NOT INDICATED, ARCHITECT WILL SELECT FROM STANDARD COLORS AND FINISHES AVAILABLE.

DO NOT PAINT PREFINISHED ITEMS, CONCEALED SURFACES, FINISHED METAL SURFACES, OPERATING PARTS, AND LABELS.

2. SUBMITTALS

PRODUCT DATA: FOR EACH PAINT SYSTEM INDICATED. INCLUDE PRIMERS.

SAMPLES FOR VERIFICATION: FOR EACH COLOR AND MATERIAL TO BE APPLIED, WITH TEXTURE TO SIMULATE ACTUAL CONDITIONS, ON REPRESENTATIVE SAMPLES OF THE ACTUAL SUBSTRATE.

3. QUALITY ASSURANCE

SOURCE LIMITATIONS: OBTAIN PRIMERS FOR EACH COATING SYSTEM FROM THE SAME MANUFACTURER AS THE FINISH COATS.

4. DELIVERY, STORAGE, AND HANDLING

DELIVER MATERIALS TO PROJECT SITE IN MANUFACTURER'S ORIGINAL, UNOPENED PACKAGES AND CONTAINERS BEARING MANUFACTURER'S NAME AND LABEL.

STORE MATERIALS NOT IN USE IN TIGHTLY COVERED CONTAINERS IN A WELL-VENTILATED AREA AT A MINIMUM AMBIENT TEMPERATURE OF 45°DEG°F. MAINTAIN STORAGE CONTAINERS IN A CLEAN CONDITION, FREE OF FOREIGN MATERIALS AND RESIDUE.

5. PROJECT CONDITIONS

APPLY WATERBORNE PAINTS ONLY WHEN TEMPERATURES OF SURFACES TO BE PAINTED AND SURROUNDING AIR ARE BETWEEN 50 AND 90°DEG°F.

APPLY SOLVENT-THINNED PAINTS ONLY WHEN TEMPERATURES OF SURFACES TO BE PAINTED AND SURROUNDING AIR ARE BETWEEN 45 AND 95°DEG°F .

DO NOT APPLY PAINT IN SNOW, RAIN, FOG, OR MIST; OR WHEN RELATIVE HUMIDITY EXCEEDS 85 PERCENT; OR AT TEMPERATURES LESS THAN 5°DEG°F ABOVE THE DEW POINT; OR TO DAMP OR WET SURFACES.

PRODUCTS

6. PAINT MATERIALS, GENERAL

MATERIAL COMPATIBILITY: PROVIDE BLOCK FILLERS, PRIMERS, AND FINISH-COAT MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH THE SUBSTRATES INDICATED UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

MATERIAL QUALITY: PROVIDE MANUFACTURER'S BEST-QUALITY PAINT MATERIAL OF THE VARIOUS COATING TYPES SPECIFIED THAT ARE FACTORY FORMULATED AND RECOMMENDED BY MANUFACTURER FOR APPLICATION INDICATED. PAINT-MATERIAL CONTAINERS NOT DISPLAYING MANUFACTURER'S PRODUCT IDENTIFICATION WILL NOT BE ACCEPTABLE.

PROPRIETARY NAMES: USE OF MANUFACTURER'S PROPRIETARY PRODUCT NAMES TO DESIGNATE COLORS OR MATERIALS IS NOT INTENDED TO IMPLY THAT PRODUCTS NAMED ARE REQUIRED TO BE USED TO THE EXCLUSION OF EQUIVALENT PRODUCTS OF OTHER MANUFACTURERS. FURNISH MANUFACTURER'S MATERIAL DATA AND CERTIFICATES OF PERFORMANCE FOR PROPOSED SUBSTITUTIONS.

COLORS: AS INDICATED ON THE DRAWINGS AND/OR AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.

7. EXTERIOR AND INTERIOR FINISH COATS

EXTERIOR SATIN ACRYLIC ENAMEL: FACTORY-FORMULATED SATIN WATERBORNE ACRYLIC-LATEX ENAMEL FOR EXTERIOR APPLICATION.

GLIDDEN PROFESSIONAL: FORTIS 450 EXTERIOR SATIN PAINT; APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.2 MILS.

EXECUTION

8. EXAMINATION

EXAMINE SUBSTRATES, AREAS, AND CONDITIONS, WITH APPLICATOR PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR PAINT APPLICATION.

PROCEED WITH PAINT APPLICATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED AND SURFACES RECEIVING PAINT ARE THOROUGHLY DRY.

START OF PAINTING WILL BE CONSTRUED AS APPLICATOR'S ACCEPTANCE OF SURFACES AND CONDITIONS WITHIN A PARTICULAR AREA.

9. PREPARATION

GENERAL: REMOVE HARDWARE AND HARDWARE ACCESSORIES, PLATES, MACHINED SURFACES, LIGHTING FIXTURES, AND SIMILAR ITEMS ALREADY INSTALLED THAT ARE NOT TO BE PAINTED. IF REMOVAL IS IMPRACTICAL OR IMPOSSIBLE BECAUSE OF SIZE OR HEIGHT OF THE ITEM, PROVIDE SURFACE-APPLIED PROTECTION BEFORE SURFACE PREPARATION AND PAINTING.

CLEANING: BEFORE APPLYING PAINT OR OTHER SURFACE TREATMENTS, CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF THE VARIOUS COATINGS. REMOVE OIL AND GREASE BEFORE CLEANING.

SURFACE PREPARATION: CLEAN AND PREPARE SURFACES TO BE PAINTED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS FOR EACH PARTICULAR SUBSTRATE CONDITION AND AS SPECIFIED.

MATERIAL PREPARATION: MIX AND PREPARE PAINT MATERIALS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

10. APPLICATION

GENERAL: APPLY PAINT ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. USE APPLICATORS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED. ALL PAINTED SURFACES SHALL RECEIVE 2 FINISH COATS OVER A PRIMER COAT.

DO NOT PAINT OVER DIRT, RUST, SCALE, GREASE, MOISTURE, SCUFFED SURFACES, OR CONDITIONS DETRIMENTAL TO FORMATION OF A DURABLE PAINT FILM.

PROVIDE FINISH COATS THAT ARE COMPATIBLE WITH PRIMERS USED.

SAND LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT.

SCHEDULING PAINTING: APPLY FIRST COAT TO SURFACES THAT HAVE BEEN CLEANED, PRETREATED, OR OTHERWISE PREPARED FOR PAINTING AS SOON AS PRACTICABLE AFTER PREPARATION AND BEFORE SUBSEQUENT SURFACE DETERIORATION.

THE NUMBER OF COATS AND FILM THICKNESS REQUIRED ARE THE SAME REGARDLESS OF APPLICATION METHOD. DO NOT APPLY SUCCEEDING COATS UNTIL PREVIOUS COAT HAS CURED AS RECOMMENDED BY MANUFACTURER. IF SANDING IS REQUIRED TO PRODUCE A SMOOTH, EVEN SURFACE ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, SAND BETWEEN APPLICATIONS

IF UNDERCOATS OR OTHER CONDITIONS SHOW THROUGH FINAL COAT OF PAINT, APPLY ADDITIONAL COATS UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR, AND APPEARANCE. GIVE SPECIAL ATTENTION TO ENSURE THAT EDGES, CORNERS, CREVICES, WELDS, AND EXPOSED FASTENERS RECEIVE A DRY FILM THICKNESS EQUIVALENT TO THAT OF FLAT SURFACES.

ALLOW SUFFICIENT TIME BETWEEN SUCCESSIVE COATS TO PERMIT PROPER DRYING. DO NOT RECOAT SURFACES UNTIL PAINT HAS DRIED TO WHERE IT FEELS FIRM, AND DOES NOT DEFORM OR FEEL STICKY UNDER MODERATE THUMB PRESSURE, AND UNTIL APPLICATION OF ANOTHER COAT OF PAINT DOES NOT CAUSE UNDERCOAT TO LIFT OR LOSE ADHESION.

APPLICATION PROCEDURES: APPLY PAINTS AND COATINGS BY BRUSH, ROLLER, SPRAY, OR OTHER APPLICATORS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

BRUSHES: USE BRUSHES BEST SUITED FOR TYPE OF MATERIAL APPLIED. USE BRUSH OF APPROPRIATE SIZE FOR SURFACE OR ITEM BEING PAINTED.

ROLLERS: USE ROLLERS OF CARPET, VELVET-BACK, OR HIGH-PILE SHEEP'S WOOL AS RECOMMENDED BY MANUFACTURER FOR MATERIAL AND TEXTURE REQUIRED.

SPRAY EQUIPMENT: USE AIRLESS SPRAY EQUIPMENT WITH ORIFICE SIZE AS RECOMMENDED BY MANUFACTURER FOR MATERIAL AND TEXTURE REQUIRED.

MINIMUM COATING THICKNESS: APPLY PAINT MATERIALS NO THINNER THAN MANUFACTURER'S RECOMMENDED SPREADING RATE TO ACHIEVE DRY FILM THICKNESS INDICATED. PROVIDE TOTAL DRY FILM THICKNESS OF THE ENTIRE SYSTEM AS RECOMMENDED BY MANUFACTURER.

PRIME COATS: BEFORE APPLYING FINISH COATS, APPLY A PRIME COAT, AS RECOMMENDED BY MANUFACTURER, TO MATERIAL THAT IS REQUIRED TO BE PAINTED OR FINISHED AND THAT HAS NOT BEEN PRIME COATED BY OTHERS. RECOAT PRIMED AND SEALED SURFACES WHERE EVIDENCE OF SUCTION SPOTS OR UNSEALED AREAS IN FIRST COAT APPEARS, TO ENSURE A FINISH COAT WITH NO BURN-THROUGH OR OTHER DEFECTS DUE TO INSUFFICIENT SEALING.

PIGMENTED (OPAQUE) FINISHES: COMPLETELY COVER SURFACES AS NECESSARY TO PROVIDE A SMOOTH, OPAQUE SURFACE OF UNIFORM FINISH, COLOR, APPEARANCE, AND COVERAGE. CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, ROPINESS, OR OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE.

COMPLETED WORK: MATCH APPROVED SAMPLES FOR COLOR, TEXTURE, AND COVERAGE. REMOVE, REFINISH, OR REPAINT WORK NOT COMPLYING WITH REQUIREMENTS.

11. CLEANING

CLEANUP: AT THE END OF EACH WORKDAY, REMOVE EMPTY CANS, RAGS, RUBBISH, AND OTHER DISCARDED PAINT MATERIALS FROM PROJECT SITE.

AFTER COMPLETING PAINTING, CLEAN GLASS AND PAINT-SPATTERED SURFACES. REMOVE SPATTERED PAINT BY WASHING AND SCRAPING WITHOUT SCRATCHING OR DAMAGING ADJACENT FINISHED SURFACES.

12. PROTECTION

PROTECT WORK OF OTHER TRADES, WHETHER BEING PAINTED OR NOT, AGAINST DAMAGE FROM PAINTING. CORRECT DAMAGE BY CLEANING, REPAIRING OR REPLACING, AND REPAINTING, AS APPROVED BY ARCHITECT.

PROVIDE "WET PAINT" SIGNS TO PROTECT NEWLY PAINTED FINISHES. AFTER COMPLETING PAINTING OPERATIONS, REMOVE TEMPORARY PROTECTIVE WRAPPINGS PROVIDED BY OTHERS TO PROTECT THEIR WORK.

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE

terraspec

5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

Al Foster Trailhead Park

Grand Ave & 3rd St.
Wildwood, Missouri

OWNER

City of Wildwood

16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE

Technical Specification

JOB NUMBER

10015

DATE 02/08/16 DRAWN BY DWD

REVISION

- -

SHEET NUMBER

S2

BILL #2173 **ORDINANCE #2173**

AN ORDINANCE APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND, ALL WITHIN THE "CHRISTMAS VALLEY SUBDIVISION", KNOWN AS PARCELS 1 AND 2 [ST. LOUIS COUNTY LOCATOR NUMBERS: 20V210071 AND 20V210107, RESPECTIVELY]; EACH BEING LOCATED IN PART OF SECTION 24, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED WEST OF CHRISTMAS VALLEY ROAD AND NORTH OF YULETIDE TRAIL, FOR THE PURPOSES OF TRANSFERRING APPROXIMATELY 1.4 ACRES BETWEEN THE TWO (2) PROPERTIES. (Ward Three)

WHEREAS, the owners of said properties are seeking the adjustment of these two (2) legal lots of record, which would allow for their modifications, as set forth by the *Subdivision and Development Regulations* adopted by the City of Wildwood;

WHEREAS, the reconfigurations of these parcels of ground will transfer approximately 1.4 acres from Parcel 1 to Parcel 2, thereby resulting in the larger, and vacant, adjusted lot now being in excess of five (5) acres, thus allowing the addition of permitted farming uses for marketing and sales purposes; and

WHEREAS, the smaller, newly-configured 'Adjusted Parcel 1' that is also subject of for this adjustment will continue to meet the minimum three (3) acre requirement, as defined by Chapter 415.090 NU Non-Urban Residence District of the City's Zoning Ordinance;

WHEREAS, the resulting parcels of ground, post adjustment, comply with all the provisions of Chapter 420.360 of the *Subdivision and Development Regulations* (Boundary Adjustment - Exceptions) of the City of Wildwood with regard to lot widths, dimensions, and sizes, as well as related specifications regarding access; and

WHEREAS, this adjustment impacts the boundary line setback distances, thereby affecting the use of the existing frame barn on the larger, adjusted lot, which will not allow for its use as a private stable, since it does not meet the minimum one-hundred (100) foot setback distance for such, but may be retained for the storage of farming equipment to maintain the property; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to benefit the health, safety, and general welfare of its residents and property owners.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One. The City Council of the City of Wildwood hereby approves and authorizes the adjustment of certain common boundary lines between two (2) existing parcels of ground, all within the "Christmas Valley Subdivision", known as Parcels 1 and 2 [St. Louis County Locator Numbers: 20V210071 and 20V210107, respectively]; each being located in part of Section 24, Township 45 North, Range 3 East, City of Wildwood,

St. Louis County, Missouri, and more specifically situated west of Christmas Valley Road and north of Yuletide Trail, for the purposes of transferring approximately 1.4 acres between the two (2) properties. These lots are indicated graphically and by legal description upon the Boundary Adjustment Plat accompanying the property owners' request, which is attached hereto and made a part hereof.

Section Two. The Director of Planning and the City Clerk are authorized and directed to evidence the approval of the Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificate of Approval for this instrument. The petitioner is required and directed to record this Boundary Adjustment Plat in the Office of the St. Louis County Recorder of Deeds within sixty (60) days of its approval by the City Council, or their action shall be null and void.

Section Three. This ordinance shall be in full force and effect, from and after its passage and approval, providing all required fees are paid to the City, all other applicable requirements of the City's ordinances and codes are met, and recorded copies of the plat are returned to the Department of Planning by the petitioner(s) or representative.

THIS BILL WAS PASSED AND APPROVED THIS ___DAY OF _____2016 BY THE COUNCIL OF THE CITY OF WILDWOOD AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

_____	_____
Presiding Officer	**Timothy Woerther, Mayor**

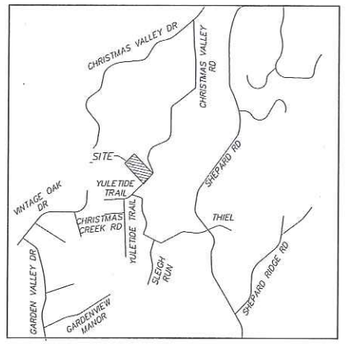
ATTEST:

_____	_____
City Clerk	**City Clerk**

BOUNDARY ADJUSTMENT PLAT
PART OF SECTION 24, TOWNSHIP, 45 NORTH, RANGE 3 EAST

ST. LOUIS COUNTY, MISSOURI
ZONED NU NON-URBAN RESIDENCE DISTRICT

VICINITY MAP
NOT TO SCALE

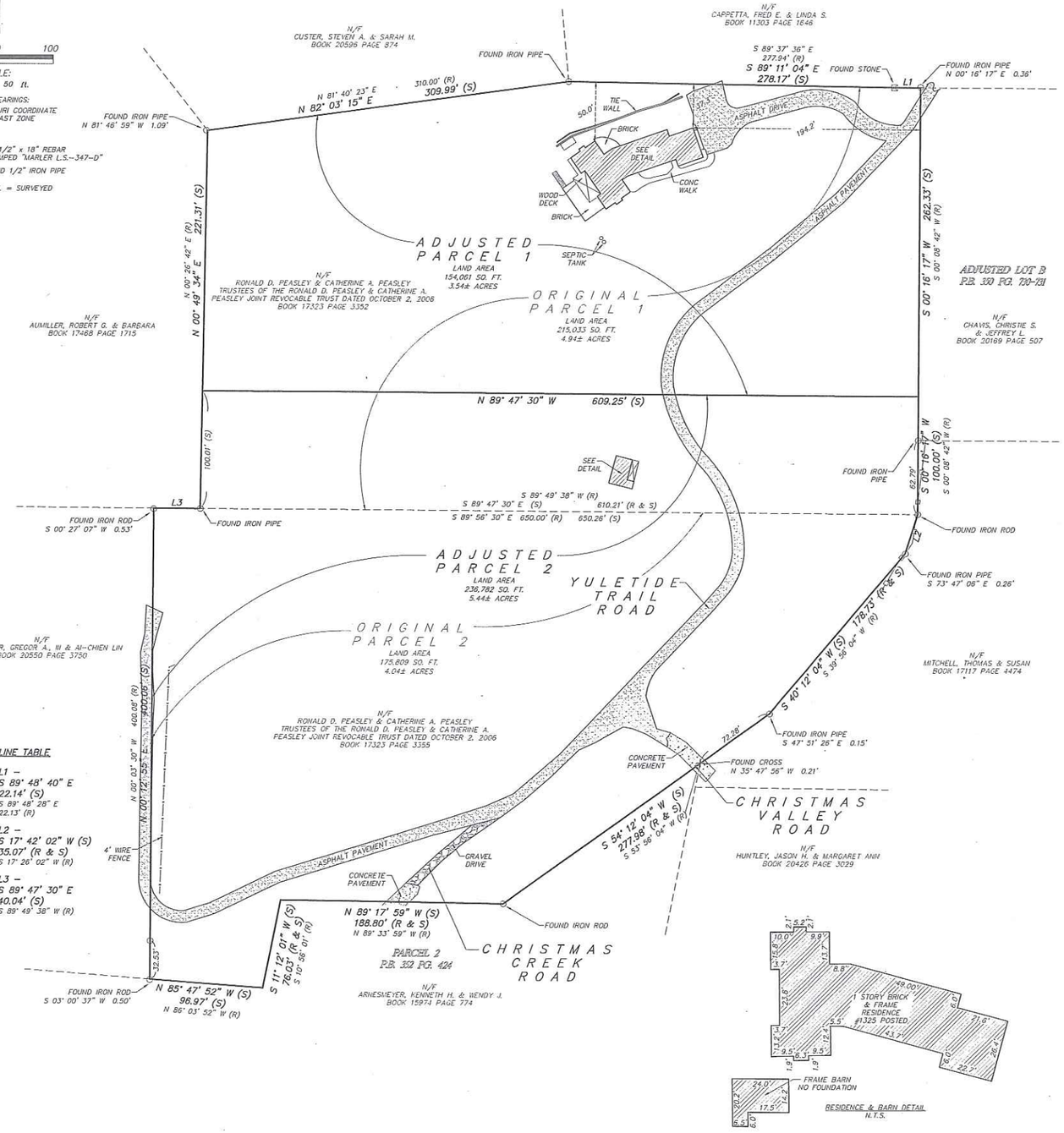


0 50 100
SCALE:
1 inch = 50 ft.

BASIS OF BEARINGS:
GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE

● – DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
○ – DENOTES FOUND 1/2" IRON PIPE

R.= RECORD AND S. = SURVEYED



RESIDENCE & BARN DETAIL
N.T.S.

GENERAL NOTES:

The properties are designated as St. Louis County parcel #20V210071 Bk. 17323 Pg. 3351 (Parcel 1) and parcel #20V210107 Bk. 17323 Pg. 3354 (Parcel 2)

There are no lien holders of record

BENCHMARK

SL-11145
ELEV.=776.43'

CUT SQUARE ON TOP OF AND NEAR THE SOUTHWEST CORNER OF A 3' X 3' CONCRETE BASE FOR A RAISED METAL BOX ROUGHLY ONE FOOT SQUARE, WHICH IS SOUTH OF A LARGER RAISED METAL TRAFFIC SIGNAL CONTROL BOX NORTH OF THE INTERSECTION OF HIGHWAY 109 WITH SHEPARD ROAD; ROUGHLY 39 FEET NORTHEAST OF THE CENTERLINE OF HIGHWAY 109, 46 FEET NORTHWEST OF THE CENTERLINE OF SHEPARD ROAD, AND 3 FEET SOUTH OF THE LARGER TRAFFIC SIGNAL CONTROL BOX.

SERVICE PROVIDERS LIST

Gas: Laclede Gas Company
720 Olive Street Rd.
St. Louis, Mo 63101
(314)-342-0500

Sewer: Private Septic

Electric: Ameren Missouri
280 Old State Road
Ellisville, Mo 63021
(314)-342-1111

Water: Missouri American Water Company
727 Craig Road
St. Louis, Mo. 63141
(314)-996-2306

Cable: Charter Communications
941 Charter Common Drive
Town and Country, Mo. 63017
(636)-220-2165

City Council Ward #6

Telephone: AT&T
14780 Manchester Road
Ballwin, Mo 63011
(636)-332-7261

Fire Dist.: Metro West
P.O. Box 310
Wildwood, Mo. 63040
(636)-458-2100

School Dist.: Rockwood School District
111 East North Str.
Eureka, Mo. 63025
(636)-938-2200

Nearest Major Intersection:
Highway 109 &
Old State Road

Watershed: Hamilton-Carr Creek

Zip Code: 63038

Police: St. Louis County
Wildwood Precinct

LINE TABLE

L1 –
S 89° 48' 40" E
22.14' (S)
S 89° 48' 28" E
22.13' (R)

L2 –
S 17° 42' 02" W (S)
35.07' (R & S)
S 17° 26' 02" W (R)

L3 –
S 89° 47' 30" E
40.04' (S)
S 89° 49' 38" W (R)

RECORD LAND DESCRIPTIONS

Parcel #1
A tract of land located in Section 24, Township 45 North, Range 3 East, St. Louis County, Missouri, and more particularly described as follows: Beginning at a point, said point being the Southeast corner of a tract of land conveyed to R.G. Aumiller by deed recorded in Book 6310 page 2520; thence North 00 degrees 26 minutes 42 seconds East 321.57 feet along the East line of said Aumiller tract to a point; thence leaving said Aumiller tract North 81 degrees 40 minutes 23 seconds East 310.00 feet to a point thence South 89 degrees 37 minutes 36 seconds East 277.94 feet to a point; thence North 89 degrees 48 minutes 28 seconds East 22.13 feet to a point; thence South 00 degrees 08 minutes 42 seconds East 362.88 feet to a point; thence South 89 degrees 49 minutes 38 seconds West 610.21 feet to the point of beginning.

Parcel #2
A tract of land in Section 24, Township 45 North Range 3 East, St. Louis County, Missouri, and being more particularly described as follows: Beginning at a point in North line of a tract of land conveyed to Thomas D. Pixley and Virginia M. Pixley, his wife, by deed recorded in Book 6574 page 600 of the St. Louis County records, said point being the Northeast corner of a tract of land conveyed to Gregor Anton Schmucker and Sandra Jean Schmucker, his wife, by deed recorded in Book 6749 page 2266 of the St. Louis County records; thence along the North line of the said Pixley tract, North 89 degrees 56 minutes 30 seconds East 650.00 feet to the Northeast corner of the said Pixley tract; thence generally in a westerly direction along the South line of the said Pixley tract, the following courses and distances: South 17 degrees 26 minutes 02 seconds West 35.07 feet, South 39 degrees 56 minutes 04 seconds West 178.73 feet, South 53 degrees 56 minutes 04 seconds West 277.98 feet, North 89 degrees 33 minutes 59 seconds West 188.80 feet, South 10 degrees 56 minutes 01 second West 76.03 feet and North 86 degrees 03 miautes 52 seconds West 96.67 feet to a point, said point being the Southeast corner of the aforementioned Schmucker tract; thence leaving Pixley's South line and along the East line of said Schmucker tract, North 0 degrees 03 minutes 30 seconds West 400.08 feet to the point of beginning by Elbring Surveying Company during April, 1976.

LAND DESCRIPTION ADJUSTED LOT XX

XXX

MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. 347-D

By: _____
MARTY L. MARLER
MISSOURI P.L.S. 2501

JOB NO. 1510-020
DRWN BY: J.W.M.

MARLER SURVEYING COMPANY, INC.
11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
110 WEST MAIN STREET, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net

DEPUTY C.B.
CHK'D BY: M.L.M.

BILL #2174 **ORDINANCE #2174**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD TO EXECUTE A SUCCESSOR DEVELOPER AGREEMENT WITH *THE OAKS AT WILDWOOD OWNERS ASSOCIATION* FOR COMPLETION OF REQUIRED IMPROVEMENTS FOR WILDWOOD FOREST DRIVE, A PRIVATE ROADWAY, IN ACCORDANCE WITH APPROVED PLANS, AND ALLOW FOR THE RELEASE OF FUNDS FROM DEFAULTED ESCROW, NOW HELD BY THE CITY, PER TWO (2) LETTERS OF CREDIT, WHICH WERE CALLED, AFTER THE ORIGINAL DEVELOPER COULD NO LONGER MEET SAID OBLIGATIONS CONTAINED THEREIN. (Ward One)

WHEREAS, the City of Wildwood, Missouri approved the original seven (7) lot residential development, which is located on the north side of State Route 100, west of Mueller Road, in 2001; and

WHEREAS, as part of the approval process, compliance to the City's *Subdivision and Development Regulations* was required to ensure the creation of these lots would comply with its obligations and specifications contained therein; and

WHEREAS, one (1) of the obligations of City's *Subdivision and Development Regulations* was the timely installation of certain improvements, such as guarantee access to lots, provide utility services, manage stormwater and wastewater facilities, and create a pedestrian network within the site; and

WHEREAS, these codes specify levels of improvements and also creates a process to provide financial guarantees to the City and future homebuyers that construction and installation of them will be accomplished in a timely manner and according to accepted standards and specifications; and

WHEREAS, at the time the plat was approved, the original developer, DesPeres Investments LLC, established escrow agreements with the City, but since, all lots have been sold to private parties; thus, the developer had chosen to relinquish its rights hereafter and be released of any subdivision obligations, causing the Letters of Credit to be called upon by the City of Wildwood; and

WHEREAS, the Oaks at Wildwood Owners Association is seeking the approval of the City of Wildwood to be considered as Successor Developer, guaranteeing completion of certain subdivision improvements, per Exhibit A, and allowing the City to release the seized funds, or a portion thereof, directly to said association's contractor, upon the satisfactory installation/construction and inspection of said improvements; and

WHEREAS, the Departments of Planning and Public Works believe the forfeited funds may be utilized, upon City Council action, by the Successor Developer for addressing the final asphalt street re-surfacing and adding a concrete vertical curb around the cul-de-sac island; and

WHEREAS, due to the default of the subdivision by the original developer, all rights associated with the financial guarantees have been voided and the City is within its authority to utilize these funds to promote the public's health, safety, and welfare in this regard, specifically, to the benefit of the residents that reside in this subdivision.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One. The City Council of the City of Wildwood, Missouri hereby authorizes the Mayor to execute a Successor Developer Agreement with *The Oaks at Wildwood Owners Association* for completion of required improvements for Wildwood Forest Drive, a private roadway, in accordance with approved plans, and allow for the release of funds from defaulted escrow, now held by the City, per two (2) Letters of Credit, which were called, after the original developer could no longer meet said obligations contained therein. Said Successor Developer Agreement and related information are hereby attached and incorporated herein as part of this ordinance.

Section Two. With acceptance of this agreement, *The Oaks at Wildwood Owners Association* hereby acknowledges releases of the escrow will be determined upon the completion of remaining improvements and it is the sole responsibility of said Successor Developer for submitting escrow inspection requests, in writing, relating to this subdivision herein guaranteed by this agreement.

Section Three. The Mayor and the Director of Planning of the City of Wildwood, Missouri are hereby authorized and directed to evidence the approval of this Successor Developer Agreement by affixing their signatures thereto. The City Attorney is likewise authorized to evidence the approval of this agreement and verify its legal compliance with all applicable ordinances, statutes, and codes by affixing said signature thereon.

Section Four. This ordinance shall be in full force and effect from and after its passage and approval providing all required signatures, seals, notarizations, and acknowledgements have been placed upon the document(s) herein referred to and/or attached.

THIS BILL WAS PASSED AND APPROVED THIS ___ DAY OF _____, 2016 BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

_____	_____
Presiding Officer	**Timothy Woerther, Mayor**

ATTEST:

_____	_____
City Clerk	**City Clerk**

SUCCESSOR DEVELOPER AGREEMENT
GUARANTEEING SUBDIVISION IMPROVEMENTS

THIS AGREEMENT made and entered into by

OAKS AT WILDWOOD
OWNERS ASSOCIATION

herein called SUCCESSOR DEVELOPER and CITY OF WILDWOOD, MISSOURI, herein called CITY:

WITNESSETH THAT:

WHEREAS, the original Developer of the Subdivision identified below submitted plans, information and data to the City of Wildwood Department of Planning for the creation and development of a subdivision to be known as: OAKS AT WILDWOOD OWNERS ASSOCIATION, (the "Subdivision") and requesting approval of the same; and

WHEREAS, after construction commenced in the Subdivision, the original developer defaulted in completing the required improvements and the City declared the funds guaranteeing such improvements forfeited pursuant to Chapter 420 of the Wildwood Municipal Code and pursuant to a Deposit Agreement dated 22 OCTOBER 2001.

WHEREAS, the SUCCESSOR DEVELOPER is seeking the approval of the CITY to permit the SUCCESSOR DEVELOPER to assume the responsibility of the Developer pursuant to Section 420.080 for the remaining subdivision improvements and to obtain the right to certain releases from the forfeited funds in exchange for assuming such responsibility and completing such improvements;

WHEREAS, such approval will benefit the SUCCESSOR DEVELOPER by removing the Subdivision from it default and enabling completion of the subdivision for sale of lots as planned,

WHEREAS, the subdivision plans have been approved and the City of Wildwood's Director of Planning ("Director") has reasonably estimated and determined that the cost of construction, installation and completion of the subdivision improvements are all in accordance with the provisions of Chapter 420;

NOW, THEREFORE, in consideration of the covenants, promises and agreements herein provided, and that the SUCCESSOR DEVELOPER completes the remaining improvements, it is hereby mutually agreed:

1. That the SUCCESSOR DEVELOPER assumes the responsibility of the Developer of the Subdivision as set forth in Section 420.080 respecting the improvements described on Exhibit "A," attached hereto and incorporated by reference herein.

2. That the CITY acknowledges that it currently holds in escrow the amount of TWENTY-SEVEN THOUSAND FIVE HUNDRED NINETY-ONE AND 01/100 DOLLARS ($27,591.01) in cash ("DEPOSIT SUM") from forfeited funds and for the purpose of completing the Subdivision improvements, all in accordance with the approved plans therefore and in accordance with the ordinances of the City regulating the same.

3. That the CITY shall release 90% of the DEPOSIT SUM or portions thereof upon receipt of a written authorization from the said Director of Planning that said improvements on Exhibit "A" have been properly completed. In order to obtain such written approval, the SUCCESSOR DEVELOPER shall, to the extent appropriate, make written request to each appropriate inspecting authority to inspect said improvements, with a copy to the Director of Planning.

4. That the remaining 10% of the DEPOSIT SUM shall be held by the CITY to secure the maintenance obligations of the SUCCESSOR DEVELOPER. Upon expiration of the maintenance obligations pursuant to Section 420.080 and final approval of all required improvements, the Director of Planning shall release from the remaining DEPOSIT SUM to the SUCCESSOR DEVELOPER.

5. Exercise or waiver by CITY of any enforcement action under this Agreement or Chapter 420 does not waive or foreclose any other or subsequent enforcement action whatsoever. The deposit held under this Agreement shall be governed by the provisions of Section 420.080, as amended, of the Wildwood Subdivision Code and the SUCCESSOR DEVELOPER agrees to the provisions thereof as if set forth herein.

6. Nothing herein shall be construed to create or permit any liability in the CITY for the subdivision improvements or for reimbursement therefor, or for the conduct of SUCCESSOR DEVELOPER, or its use of the released funds, nor shall such improvements be deemed in any way improvements or infrastructure of the CITY, except for such improvements as may herinafter be formally accepted by the CITY for public dedication.

7. The CITY and SUCCESSOR DEVELOPER hereby accept this agreement as a lawful and satisfactory Deposit Agreement under the provisions and requirements of Section 420.080, as amended, of the City of Wildwood ordinances. This Agreement and the obligations and rights hereunder are not assignable or transferable by the SUCCESSOR DEVELOPER. Furthermore, in the event of a default, abandonment or failure of the SUCCESSOR DEVELOPER to complete the improvements, no other person, firm or entity shall acquire (whether by contract, judicial foreclosure or other means) any rights to the remaining escrow funds as a SUCCESSOR DEVELOPER without entering into a separate Deposit Agreement with the City.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 6th day of APRIL A.D. 2016.

OAKS AT WILDWOOD OWNERS' ASSOCIATION [Developer]

ATTEST (seal):

Title: President
Type name: TODD D. BASLER

Title: Secretary
Type name: DAVID W. RUDD

CITY OF WILDWOOD, MISSOURI

Joseph Vujnich
DIRECTOR OF PLANNING

APPROVED:
CITY OF WILDWOOD COUNCIL

ATTEST (seal):

MAYOR

Date Approved:_____

NOTE: The signatures of the DEVELOPER shall be acknowledged before a Notary Public. In the case of a partnership, all partners must sign. In the case of a corporation, the affidavits of the corporation secretary setting forth the authority of the signing officer and the acknowledgement of the corporation act must be attached.

APPROVED:

CITY ATTORNEY

CORPORATE EXECUTING OFFICIAL'S ACKNOWLEDGEMENT

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 6th day of APRIL, A.D., 2016, before me appeared TODD BASLER, to me personally known, who, being by me duly sworn, did say that (s)he is the President of _____, a Missouri CORPORATION and that (s)he executed the foregoing agreement pursuant to the authority given him/her by the Board of Directors of the

aforesaid corporation, and that said agreement was signed and sealed by him on behalf of the aforesaid corporation by authority of its Board of Directors and said TODD BASLER, as President of the said corporation, acknowledged said agreement to be a lawful, free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

My commission expires June 30, 2019

Kathleen Hencken Beach
Notary Public

KATHLEEN HENCKEN BEACH
Notary Public - Notary Seal
STATE OF MISSOURI
Franklin County
My Commission Expires: June 30 2019
Commission # 15423898

CORPORATE SECRETARY'S ACKNOWLEDGEMENT

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 6th day of APRIL, A.D., 2016, before me appeared DAVID RUDD, to me personally known, who, being by me duly sworn, did say that (s)he is the Secretary of OAKS AT WILDWOOD OA, a Missouri CORPORATION and that TODD BASLER who executed the foregoing agreement as President of the aforesaid corporation is in fact the President of that Corporation and was authorized and directed by the Board of Directors of the aforesaid corporation to execute the foregoing agreement.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

My commission expires June 30, 2019

Kathleen Hencken Beach
Notary Public

KATHLEEN HENCKEN BEACH
Notary Public - Notary Seal
STATE OF MISSOURI
Franklin County
My Commission Expires: June 30 2019
Commission # 15423898

EXHIBIT A

SCHEDULE OF REMAINING SUBDIVISION IMPROVEMENTS

THE OAKS AT WILDWOOD OWNERS ASSOCIATION

Pursuant to Article 1 of the *Successor Developer Agreement Guaranteeing Subdivision Improvements,* The Oaks at Wildwood Owners Association (SUCCESSOR DEVELOPER) desires to use the forfeited funds to complete the following improvement projects:

1. Two (2) inch asphalt cap for Wildwood Forest Drive

2. Concrete curb for the interior of the cul de sac on Wildwood Forest Drive

Topps Paving & Sealing, LLC.
11502 Dorsett Road
Maryland Heights, MO 63043
PH: (314) 333-4444 St. Charles (636) 447-1649

BBB MEMBER

February 29, 2016

Artisan Constructors
Attn.: Tom Roberts
2300 Wildwood Forest Dr.
Glencoe, Mo 63038

Our New Easy To Remember Number
(314) 333-4444

Dear Tom,

Thank you for the opportunity to present this paving bid. Topps Paving, LLC. has been seal-coating and paving for over 30 years. Some recent clients include:

AMERICAN AIRLINES
BETHANY BAPTIST CHURCH
CHIPPER ROAD
COLUMNS BANQUET CENTER
CONWAY WOODS SUBDIVISION
CROWN PLAZA
FOUNDERS PARK
HUMANE SOCIETY
MID RIVERS PLAZA
IMPERIAL HILLS SUBDIVISION
JIFFY LUBE (SEVERAL)
K-MART
MISSOURI NATIONAL GUARD
MO. STATE HIGHWAY PATROL
PUBLIC STORAGE (SEVERAL)
ST. LOUIS JOB CORPS
ST. LOUIS POST DISPATCH
ST. LOUIS ZOO
SUNTRUP FORD - WESTPORT
THE RENAISSANCE HOTEL - AIRPORT
UNITED PARCEL SERVICE
W GEYER LANE

Topp's Paving, LLC. is covered by a $2 million dollar liability insurance policy. The staff an equipment are geared to handle parking lots of any size. The pavers take pride in their workmanship and conduct themselves professionally at all times.

Thank you for the attention to my bid. Feel free to call (314) 739-3993 with any questions. Should you choose Topps Paving, LLC. you will be pleased with our service.

Sincerely,

Justin Sheehan

Justin Sheehan
Operations Manager
Cell Phone: (314) 575-9583

Asphalt Art

PROPOSAL

P.O. BOX 730 EUREKA, MO. 63025
(314) 799-4974

Name	Tom Roberts	Phone	314-560-7740	Date	02/29/16
Street	2300 Wildwood Forest Dr.	Job	Overlay The Oaks of Wildwood		
City	Glencoe	State	Mo.	Zip	63038

We hereby submit specifications for

Area Approx: 2,710 sq.yds.

* Clean entire area to be paved and apply SS#1 Primer for proper bond.
* Fill in low or excavated areas with asphalt, shape and compact.
* Install Type"C" Asphalt approximately 2" Thick after compacted.
* Blend and taper Asphalt where necessary for proper drainage.
* All edges will be uniform and tamped, or Sandsealed.
* Clean up excess debris from job.

Asphalt Art will provide all insurance necessary for this job

we hereby propose to furnish labor and materials in accordance with above specifications for the sum of: Twenty Five Thousand Six Hundred Dollars $ 25,600.00

with payment made as follows: 50% on start, 50% on completion. All work to be completed in a workmanlike manner according to standard practices. Any changes from above specifications will become and extra charge over above estimate. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Customer is liable for any reasonable fees and expenses incurred in the collection of payment owed to Asphalt Art.

Authorized Signature _____

Acceptance Signature _____ Date: _____

From: **Ryan Craig** [illegible]
Subject: Curb job in your neighborhood
Date: February 25, 2016 at 10:50 AM
To: Tom Roberts [illegible]

We propose to come in and install a 6" wide curb about 12" tall. Around the inside of the island.
We will also remove the dirt,rock and tree that's in there to the back of toms property
We will saw cut out a section of asphalt to run conduit from the eletric box between tom and his neighbors house to the center of island. And then fill in the trench with concrete.

Total cost -$3000

Ryan Craig
Craig and son concrete
6367952865

7/7/2015

ACCOUNT CURRENT STATUS REPORT

SUBDIVISION NAME: OAKS AT WILDWOOD
SUBDIVISION ID: 2002001-1-C
LOC#: 941

AGREEMENT: L
EXP DATE: 04/22/2016

DEVELOPER: DESPERES INVESTMENTS, LLC
504 HICKORY RIDGE COURT
ST. LOUIS, MO 63131
CONTACT: KENNETH TIEMEYER
PHONE:

FINANCIAL INSTITUTION: FIRST NATIONAL BANK
7707 FORSYTH BOULEVARD
CLAYTON, MO 63105
CONTACT: ERNEST COE
PHONE:

BENEFICIARY: City of Wildwood
183 Plaza Drive
Wildwood, MO 63040
CONTACT: Terri L. Gaston
PHONE: 636-458-0440

DEFAULT DATE: 10/22/2015
60 DAY WARNING DATE: 08/22/2015
30 DAYS TO DEFAULT: 09/22/2015
15 DAYS TO DEFAULT: 10/07/2015
PLANNER: TLG

	ORIGINAL BALANCE	CURRENT BALANCE
5% Storm Sewers	203.45	0.00
85% Storm Sewers	3,458.57	0.00
Streets - Public	0.00	0.00
Streets - Private	59,353.52	2,967.68
Street Signs	165.00	0.00
Street Lights	660.00	0.00
Sidewalks	0.00	0.00
Road Widening	0.00	0.00
Temp. Turnaround Install	0.00	0.00
Temp. Turnaround Removal	0.00	0.00
Temp. Barricades	0.00	0.00
Box Culvert	0.00	0.00
Detention/Retention	0.00	0.00
Handicapped Access	0.00	0.00
Erosion Control	3,100.00	3,100.00
Siltation Control	2,875.00	2,875.00
Sink Holes	0.00	0.00
Sanitary Sewers	0.00	0.00
Streets Remove/Replace	0.00	0.00
Storm Sewers (Pre 94)	0.00	0.00
Guard Rails	0.00	0.00
Water Mains	0.00	0.00
Street Tree	0.00	0.00
Common Ground Sod	0.00	0.00
Multiple Use Trail	0.00	0.00
Fencing	0.00	0.00
Grading	4,250.00	4,250.00
Landscaping	6,370.00	0.00
Swimming Pool	0.00	0.00
Recreation Building	0.00	0.00
Monuments	3,025.00	3,025.00
Retaining Wall	0.00	0.00
10% Maintenance Obligation	0.00	0.00
Misc. Improvements	23,806.70	1,621.76
TOTAL COSTS:	107,267.24	17,839.44

REMARKS:

7/7/2015

ACCOUNT CURRENT STATUS REPORT

SUBDIVISION NAME: OAKS AT WILDWOOD
SUBDIVISION ID: 2002001-1-M
LOC#: 942

AGREEMENT: L
EXP DATE: 04/22/2016

DEVELOPER: DESPERES INVESTMENTS, LLC
504 HICKORY RIDGE COURT
ST. LOUIS, MO 63131
CONTACT: KENNETH TIEMEYER **PHONE:**
FINANCIAL INSTITUTION: FIRST NATIONAL BANK
7707 FORSYTH BOULEVARD
CLAYTON, MO 63105
CONTACT: ERNEST COE **PHONE:**
BENEFICIARY: City of Wildwood
183 Plaza Drive
Wildwood, MO 63040
CONTACT: Terri L. Gaston **PHONE:** 636-458-0440
DEFAULT DATE: 10/22/2015
60 DAY WARNING DATE: 08/22/2015
30 DAYS TO DEFAULT: 09/22/2015
15 DAYS TO DEFAULT: 10/07/2015
PLANNER: TLG

	ORIGINAL BALANCE	CURRENT BALANCE
5% Storm Sewers	0.00	0.00
85% Storm Sewers	0.00	0.00
Streets - Public	0.00	0.00
Streets - Private	0.00	0.00
Street Signs	0.00	0.00
Street Lights	0.00	0.00
Sidewalks	0.00	0.00
Road Widening	0.00	0.00
Temp. Turnaround Install	0.00	0.00
Temp. Turnaround Removal	0.00	0.00
Temp. Barricades	0.00	0.00
Box Culvert	0.00	0.00
Detention/Retention	0.00	0.00
Handicapped Access	0.00	0.00
Erosion Control	0.00	0.00
Siltation Control	0.00	0.00
Sink Holes	0.00	0.00
Sanitary Sewers	0.00	0.00
Streets Remove/Replace	0.00	0.00
Storm Sewers (Pre 94)	0.00	0.00
Guard Rails	0.00	0.00
Water Mains	0.00	0.00
Street Tree	0.00	0.00
Common Ground Sod	0.00	0.00
Multiple Use Trail	0.00	0.00
Fencing	0.00	0.00
Grading	0.00	0.00
Landscaping	0.00	0.00
Swimming Pool	0.00	0.00
Recreation Building	0.00	0.00
Monuments	0.00	0.00
Retaining Wall	0.00	0.00
10% Maintenance Obligation	9,751.57	9,751.57
Misc. Improvements	0.00	0.00
TOTAL COSTS:	9,751.57	9,751.57

REMARKS:

Memo

WILDWOOD
Department of Public Works

COPY

To: Joe Vujnich, Director of Planning

From: Scott B. Hummel, Superintendent of Streets

Date: January 27, 2003

Re: The Oaks at Wildwood 95%

The following improvements have been constructed in accordance with the approved Improvement Plans for the above-referenced development and are hereby approved. This constitutes your authority to release 95% of the escrow funds for the streets in The Oaks at Wildwood Development.

Please note, the final pavement thickness is designed at 8". Currently core results have revealed the pavement to be 5.28" – 5.56". Upon completion of construction the final 2"+ lift of asphaltic concrete must be completed prior to the final 5% release.

It is requested that you contact the City of Wildwood's Department of Public Works, at 458-0440, 48 hours prior to proceeding with the final 2" lift so that an inspector may be present during the work.

Should you have any questions or need additional information, please contact me at 636-405-2042.

SBH

cc: Ryan Thomas, Director of Public Works - City Engineer
Terri Gaston, Planner - Subdivision
Kenneth R. Tiemeyer, Des Peres Investments, LLC.
File

midwest engineering services, inc.

geotechnical • environmental • materials engineers

11252 Midland Avenue, Suite 110
St. Louis, MO 63114
314-426-7172
FAX 314-426-5131
www.midwesteng.com

Field Activity Summary

Client: Mr. Mike Sheahan
Des Peres Investments
P.O. Box 70
Grover, MO 63040

Project: Wildwood Forest Drive
Wildwood, Missouri

Date: December 16, 2002

MES Project No.: 8-25136-1

MES Representative: Mark Arnold

Items Observed/Inspected:

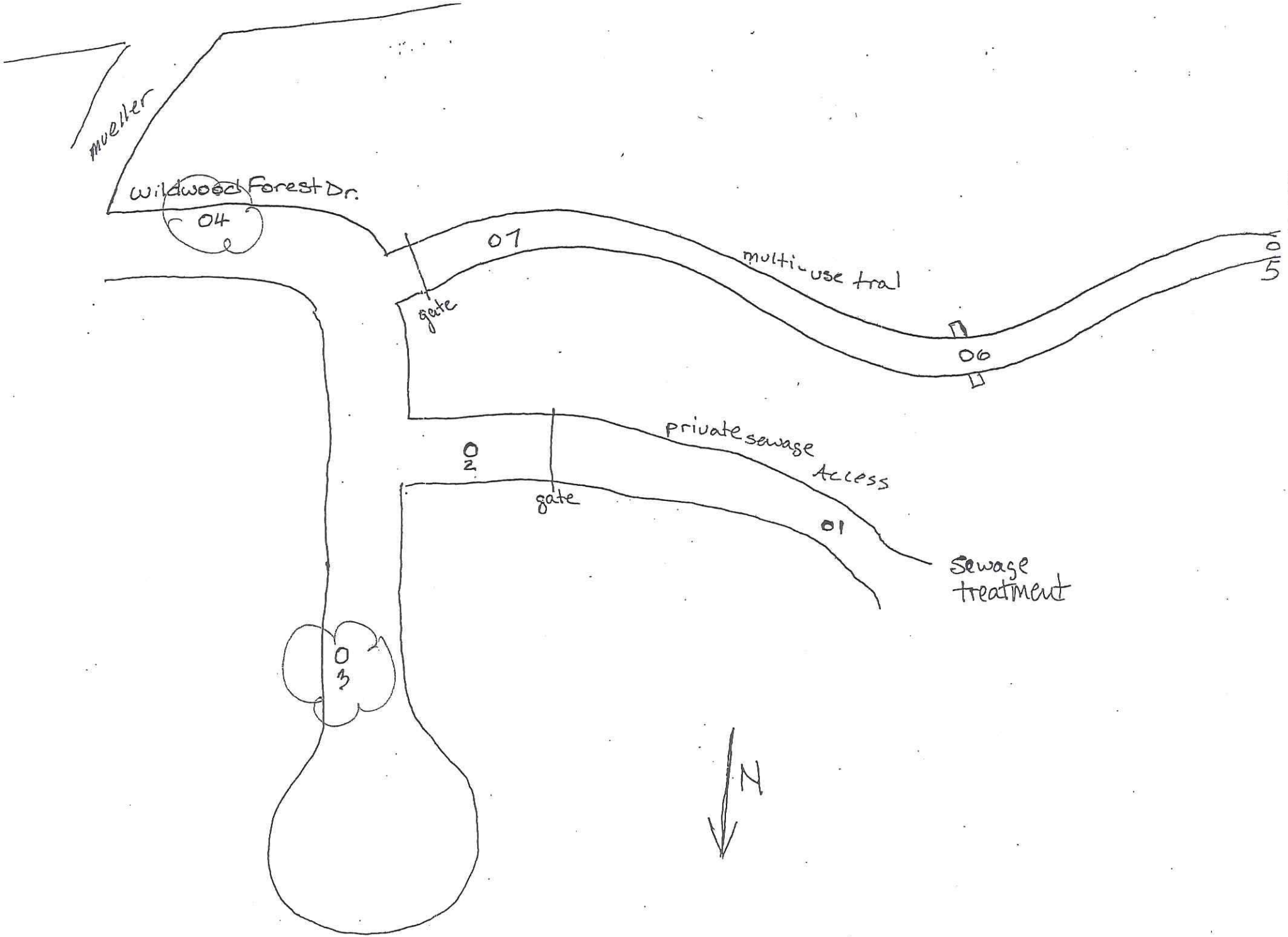
- Coring

Summary of Activities:

- Asphalt coring (see diagram).
- Density and thickness of drilled asphalt samples.

Sample #	Thickness	Density
1	2.25"	147.2
2	2.35"	148.4
3	5.56"	146.7
4	5.28"	146.3
5	2.49"	147.9
6	2.35"	148.2
7	2.67"	148.5

will require minimum 8" total asphalt or 2½" cap.


mueller
wildwood Forest Dr.
04
07
multi-use trail
05
gate
06
private sewage
Access
02
gate
01
Sewage
treatment
03
N

BILL #2175 **ORDINANCE #2175**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REQUESTING MONTHLY SUCCESSOR CONNECTION REPORTS FROM AMEREN MISSOURI. (Wards – All)

WHEREAS, Ameren Missouri completes monthly successor connection reports for both residential and non-residential properties within its overall service area; and,

WHEREAS, these reports can be provided to municipalities, which reflect changes in occupancy within their jurisdiction; and

WHEREAS, the City Council of the City of Wildwood, Missouri desires to receive a copy of this monthly report to assist in data collection of new residences and businesses.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. For any month, when there is a change of user of residential or non-residential electric service, or the establishment of new service, within the City of Wildwood, Ameren Missouri shall notify the City of Wildwood in writing within seven (7) working days, after the end of the month of said changes, indicating the address and apartment or unit number, and the name(s) whose service is connected or billed.

Section Two. Ameren Missouri shall submit annually to the City an invoice for its cost associated with this ordinance. The cost of this service shall not exceed $150.00. Future price increases, if any, will only reflect the actual cost incurred by Ameren Missouri to provide this service. The City shall pay to Ameren Missouri the amount of the invoice within thirty (30) days of receipt.

Section Three. This Ordinance shall be in full force and effect after its passage and approval.

This Bill was passed and approved this ____ day of _____, 2016 by the City Council of the City of Wildwood, Missouri after having been read by title two (2) times prior to its passage.

_____	_____
Presiding Officer	TIMOTHY WOERTHER, MAYOR
ATTEST:	ATTEST:
_____	_____
City Clerk	City Clerk

RESOLUTION #2016-09

A RESOLUTION AUTHORIZING AN INCREASE TO AN AGREEMENT WITH ENVIRONMENTAL STEWARDSHIP CONCEPTS, LLC FOR ENVIRONMENTAL CONSULTING SERVICES RELATIVE TO THE ELLISVILLE SUPERFUND SITE WITHIN THE CITY OF WILDWOOD

WHEREAS, on January 22, 2016, the City Administrator authorized an agreement with Environmental Stewardship Concepts, LLC to provide environmental consulting services and advice to the City in connection with the Ellisville Superfund Site within the City of Wildwood, paid on an hourly basis not to exceed $5,000.00; and

WHEREAS, expenses associated with said agreement have reached the initial sum of $5,000.00; and

WHEREAS, it is desired of the City to continue with said environmental consulting services, to assist the City in addressing the public health concerns associated with the Ellisville Superfund Site.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One

The City Administrator is hereby authorized to increase an agreement with Environmental Stewardship Concepts, LLC for environmental consulting services relative to the Ellisville Superfund Site within the City of Wildwood. The total aggregate expenses and liability of the City under the increased agreement authorized herein with Environmental Stewardship Concepts, LLC shall not exceed the amount of $20,000.00, an increase of $15,000.00.

Section Two

This Resolution shall be effective upon passage and approval.

PASSED AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD THIS _____ DAY OF _____, 2016.

_____
TIMOTHY WOERTHER, MAYOR

ATTEST:

_____
CITY CLERK

WILDWOOD

April 4, 2016

The Planning and Zoning Commission
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re:	A response to a communication dated March 10, 2016 from Joel Oliver, Gardner Capital Development, noting its withdrawal of the proposal for a change in the Town Center Regulating Plan and the amendment of an existing planned district on the subject tract of land.
Zoning:	NU Non-Urban Residence District (Current)
Location:	North side of Plaza Drive, at Market Avenue
Ward:	Eight

Planning and Zoning Commission Members:

Subsequent to the public hearing that was conducted by the Planning and Zoning Commission on October 19, 2015, the Department of Planning has received a letter from Joel Oliver, a representative of Gardner Capital Development, which is requesting its current proposal for an apartment building on an approximately two (2) acre tract of land that is located in Town Center be withdrawn and no further action be considered by the City in its regard. The letter is dated March 10, 2016. In this letter, the petitioner's representative notes that, after further consideration, the company is seeking this action on the petitions that had been filed with the Planning and Zoning Commission, given it does not plan to proceed to address the considerations identified in the Department of Planning's report on this matter.

The request from Gardner Capital Development would formally end the consideration of these requests and preserve the current land use category of the properties, which is set forth in the Town Center Regulating Plan, as well as their existing zoning district designation (Amended C-8 Planned Commercial District). The Department supports this request for withdrawal. Therefore, based upon the attached letter, the Department of Planning is requesting a favorable action from the members regarding the withdrawal of this matter from the Commission's active agenda[1].

If any of the Planning and Zoning Commission members should have any questions or comments regarding this letter or the petitioner's request, please feel free to contact the Department of Planning at (636) 458-0440. A presentation on this request is planned at tonight's meeting. Thank you for your review and anticipated action on the same.

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[1] **The Planning and Zoning Commission voted 8 to 0 to remove this item from its active agenda.**

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable City Council of the City of Wildwood, Missouri
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Rob Golterman, City Attorney
Travis Newberry, Planner – Zoning
Joel Oliver, Gardner Capital Development

GARDNER CAPITAL

CITY OF WILDWOOD
MAR 10 2016
DEPT OF PLANNING & PARKS

March 10, 2016

Kathy Arnett
Assistant Director of Planning & Parks
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Re: P.Z. 18-15 Villas of Wildwood

Dear Kathy,

Thank you for your recent letter. We at Gardner Capital appreciate the continuing relationship we have with you and the Planning & Parks Department in the City of Wildwood.

At this time, we will not be moving forward with the above referenced development, Villas of Wildwood. Please accept our formal withdrawal of the request for proposal, received in August, 2015.

Again, we eagerly anticipate working with you and your department in the future as opportunities arise. Please feel to contact me, should you need at (314) 561-6060 or by email at joliver@gardnercapital.com.

Sincerely,

Joel Oliver
Senior Development Manager