



AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

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

May 2, 2016 - Monday

7:30 P.M.

Action Items on Tonight's Agenda -----> Two (2) Public Hearings, One (1) Letter of Recommendation, Two (2) Information Reports, and One (1) Correspondence Item.

- I. Welcome To Attendees And Roll Call Of Commission Members
- II. Review Tonight's Agenda/Questions Or Comments
- III. Approval Of Minutes Of The Meeting Of Monday, April 18, 2016

Documents: [III. APRIL 18 DRAFT MINUTES.PDF](#)

IV. Department Of Planning's Opening Remarks/Updates

V. Public Hearings – Two (2) Items For Consideration

- 1. P.Z. 27, 28, And 29-15 Valley Road Subdivision, Pulte Homes Of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017
A request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area.
Accompanying this Master Plan change would also be an amendment to the City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R-1 one (1) Acre Residence District, with an application of a Planned Residential Development Overlay District (PRD), have been

submitted for a 124 acre tract of land that is located west side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U520284, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive). Proposed Use: A total of one hundred sixteen (116) individual lots, with common ground, and required public space areas. (Ward Two)

Documents: [V.A. VALLEY ROAD SUBDIVISION.PDF](#)

2. P.Z. 5 And 5(A)-16 Stonecrest At Wildwood, NorthPoint Development, 5015 Nothwest Canal Street, Suite 200, Riverside, Missouri, 64150
A request for the modification of the Town Center Plan's Regulating Plan for two (2) lots that are a 1.6 acre area of the Phase II portion of the Wildwood Town Center Project, thereby altering their current designation from "Downtown District" to "Neighborhood General District" to accommodate a change in zoning from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District for this site, all being located on the south side of State Route 100, north of Plaza Drive, and west of Fountain Place (Locator Numbers 23V220242 and 23V220233/Street Addresses 251 and 261 Plaza Derive). Proposed Use: A three (3), story senior housing facility, which would allow a maximum of eighty-one (81) units. (Ward Eight)

Documents: [V.B. STONECREST.PDF](#)

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

1. Letters Of Recommendation – One (1) Item For Consideration
 - a. P.Z. 25-15 Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, C/O Volz, Inc., Mark Kilgore, 10849 Indian Head Industrial Boulevard, St. Louis, Missouri 63132
A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a thirty-two point one (32.1) acre tract of land that is located on the west side of Mueller Road, south of State Route 100, and north of Manchester Road (Locator Number 23X340061/Street Address: 17715 Manchester Road). Proposed Use: A large water feature – lake – (as defined by §415.030 of the City of Wildwood's Zoning Regulations), which exceeds one (1) acre in overall size – one point seven four (1.74) acres. (Ward One)

Documents: [VI.A. LAURIE TAYLOR.PDF](#)

a.1. Public Comments On Recommendation

2. Information Reports – Two (2) Items 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)

Documents: [VI.C. DOWNTOWN AND WORKPLACE DISTRICTS.PDF](#)

a.1. Public Comments On Recommendation

VII. New Business – One (1) Item For Consideration

1. Correspondence Items – One (1) Item For Consideration

- a. P.Z. 8-16 James Thurman, 930 Kingsridge Court, Wildwood, Missouri, 63021, C/O Sport Court St. Louis, 343 Great Oaks Drive, Labadie, Missouri 63055, is seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court that is twenty-six (26) feet by thirty-four (34) feet in size, which is to be located at 930 Kingsridge Court, Wildwood, Missouri (Locator Number 24T110296); R-1A 22,000 square foot Residence District, with a Planned Environment Unit (PEU). This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The proposed game court is to be situated to the east of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting for this request. (Ward Eight)

Documents: [VII.A. THURMAN OUTDOOR GAME COURT.PDF](#)

- a.1. Public Comments On Recommendation

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

IX. Other

X. Closing Remarks And Adjournment By Chair Of Commission

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