



AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

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

July 5, 2016 - Tuesday

7:00 P.M.

Action Items on Tonight's Agenda ----->

One (1) Public Hearing, One (1) Information Report, Three (3) Correspondence Items, One (1) Site Development Plan Recommendation Report, and One (1) Other Item.

- I. Welcome To Attendees And Roll Call Of Commission Members
- II. Public Comments On Recommendation
- III. Review Tonight's Agenda/Questions Or Comments
- IV. Approval Of Minutes Of The Meeting Of Monday, June 20, 2016

Documents: [III. JUNE 20, 2016 DRAFT MINUTES.PDF](#)

- V. Department Of Planning's Opening Remarks/Updates
- VI. Public Hearings – One (1) Item For Consideration

- 1. P.Z. 9-16 Fick Supply Service, 501 North Eatherton Road, Wildwood, Missouri 63005
A request to amend the current M-3 Planned Industrial District Ordinance that governs this property (#1697), along with the review and action upon an Amended Site Development Plan, all being on a 21.7 acre tract of land, which is located on the west side of North Eatherton Road, north of Centaur Road (Locator Numbers: 17X32088 and 18X640013/Street Addresses: 501 and 495 North Eatherton Road). **Proposed Use: The expansion of the existing mulch storage and composting facility, with wholesaling and limited retail, to accommodate increased storage, processing, and accessory operations at this location. (Ward One)**

Documents: [V.A. FICK SUPPLY.PDF](#)

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

1. Information Reports – One (1) Item For Consideration
2. Correspondence Items – One (1) Item For Consideration
 - a. A Response To A Communication From Mike Falkner, Sterling Engineers And Surveyors, Dated March 25, 2016, Regarding P.Z. 12 And 13-15 The Villages At Bright Leaf
R-3 10,000 square foot Residence District (Town Center “Neighborhood General District” and “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD); north side of State Route 100, east of State Route 109 (Locator Numbers 23V230041, 23V230050, 23V240327, 23V330022, 23V310064, 23V330233, 23V330031, 23V330206, 23V330215, and 23V610917/Street Addresses: 2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16602, 16615, 16618, and 16618A Overlook Hills Drive); which seeks modifications to the existing site-specific ordinance (Planned Residential Development Overlay District Ordinance #2145) that governs this development to address inconsistencies between this legislation and the proposed Site Development Plan (SDP) relative to certain allowed lot widths, depths, and sizes. **(Ward Five)**

Documents: [VI.B. VILLAGES AT BRIGHTLEAF.PDF](#)

- a.1. Public Comments On Recommendation

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

1. A Report, With Recommendation, Regarding P.Z. 25, 26, And 26a – 14 Main Street Crossing, Payne Family Homes L.L.C., C/O Jerry Duepner, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132
a request for the modification of the current Planned Residential Development Overlay District (PRD) Ordinance #2116 for this approximately thirty (30) acre area (Locator Number: 23V120094/Street Address: 2461 Eatherton Road); east side of State Route 109, south of State Route 100; R-4 7,500 square foot Residence District (Town Center “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD); to allow for certain allowances/relief to existing requirements relating to required roadway improvements and utility issues, so as the project can proceed to eventual construction. **(Ward Eight)**

Documents: [VII.A. MAIN STREET CROSSING.PDF](#)

- a. Public Comments On Recommendation
2. A Report, With Recommendation, Regarding P.Z. 14-06 City Of Wildwood And Neichter/Throckmorton Development
NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD); east side of Ossenfort Road, north of Brook Hollow Drive; that requests a modification to the site-specific ordinance that governs this fifty-five (55) lot residential subdivision to allow for an extension of time for the commencement of construction to begin upon this tract of land, which must be met in a specified timeframe. **(Ward One)**

Documents: [VII.B. NEICHTERTHROCKMORTON.PDF](#)

IX. Site Development Plans - Public Space Plans-Record Plats – One (1) Item For Consideration

1. A Site Development Plan (SDP) Report, With Recommendation, Regarding The City Of Wildwood's Salt Storage Facility And Its Construction On Dedicated Public Right-Of-Way Of St. Albans Road; Northwest Corner Of Manchester Road And St. Albans Road

(Formally Part Of The Kelpo Contracting Company Site)

NU Non-Urban Residence District; which recommends approval of this structure that would be approximately five thousand (5,000) square feet in size and provide all-weather storage of salt and other deicing materials for the City of Wildwood. **(Ward One)**

Documents: [VIII.A. SALT STORAGE FACILITY.PDF](#)

a. Public Comments On Recommendation

X. Other – One (1) Item For Consideration

1. Formation Of The Planning And Zoning Commission's Nominating Committee For Its Officer Positions - Year 2016/2017 (See Attached By-Laws For Process).

Documents: [IX.A NOMINATING COMMITTEE.PDF](#)

XI. 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](#).