



AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

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

July 18, 2016 - Monday

7:00 P.M.

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

- 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 Tuesday, July 5, 2016

Documents:

[III. JULY 5, 2016 DRAFT MINUTES.PDF](#)

- IV. Department Of Planning's Opening Remarks/Updates
- V. Public Hearings – No Items For Consideration
- VI. Old Business – Three (3) Items For Consideration
 - 1. Letters Of Recommendation – One (1) Item For Consideration
 - a. 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: 17X320088 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:

[VI.A. FICK SUPPLY.PDF](#)

a.1. Public Comments On Recommendation

2. Information Reports – Two (2) Items For Consideration

a. P.Z. 1-16 Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc., 338 South Kirkwood Road, Suite 103, Kirkwood, Missouri 63122

A request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District on a 1.4 acre tract of land consisting of four (4) lots of record, all being located on the east side of Center Avenue, south of Manchester Road (Locator Numbers: 24V510232, 24V510221, 24V510166, and 24V510089/Street Addresses: 17020, 17026, and 17030 Manchester Road and 2612 Center Avenue). **Proposed Use: A total of four (4) single family dwellings on individual lots. (Ward Eight)**

Documents:

[VI.B. OLD TOWNE PARC.PDF](#)

a.1. Public Comments On Recommendation

b. P.Z. 10-16 City Of Wildwood Planning And Zoning Commission, C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040

A request to review and consider amendments to the City of Wildwood's Zoning Ordinance – Chapter 415 of the City of Wildwood Municipal Code – for all of its “R” Residence District zoning designations (Chapter 415 – Sections 110 through 160), including Chapter 415.090 NU Non-Urban Residence District, thereby adding new language to prohibit the installation of impervious surfaces and other improvements in the side yard setbacks, which are not considered structures under the Zoning Ordinance's definition of the same. **(Wards - All)**

Documents:

[VI.C. SIDE YARD SETBACKS.PDF](#)

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

1. Correspondence Items – Two (2) Items For Consideration

a. A Response To A Communication From Robert W. Covert III And Mary Kay Corsair, Which Is Dated April 15, 2016, Regarding P.Z 14-07 Covert-Corsair Homes, Inc., C/O Stock And Associates

C-8 Planned Commercial District (Town Center Workplace and Neighborhood Edge Districts); north side of Manchester Road, west of Taylor Road; seeking a modification to the site-specific ordinance, 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 (July 25, 2016). **(Ward Eight)**

Documents:

[VII.A. COVERT-CORSAIR.PDF](#)

- a.1. Public Comments On Recommendation
- b. A Response To A Request From The Wildwood City Council Regarding P.Z. 25-15 Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, C/O Volz, Inc. Conditional Use Permit (CUP) in the NU Non-Urban Residence District; north side of Manchester Road, west of Pond Road; which addresses the property owner's application to modify the governing permit to eliminate the current seven (7) year renewal requirement for this large water feature. **(Ward One)**

Documents:

[VII.B. TAYLOR LAKE.PDF](#)

- b.1. Public Comments On Recommendation
- VIII. Site Development Plans - Public Space Plans-Record Plats –No Items For Consideration
- IX. Other – No Items For Consideration
- 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](#).