WILDWOOD

CITY COUNCIL

COUNCIL CHAMBERS

MONDAY, JULY 25, 2016

7:30 P.M.

CITY COUNCIL AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES – July 11, 2016 Work Session & Regular Agenda Minutes

Documents:

DRAFT MINUTES 7-11-16 CITY COUNCIL MEETING.PDF

V. MAYOR'S APPOINTMENTS AND ANNOUNCEMENTS

VI. PUBLIC PARTICIPATION

VII. PUBLIC HEARING(S)

A. (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)

B. (Postponed At The June 27, 2016 City Council Meeting – To Remain Postponed)

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, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, and 23V610917/Street Addresses: 2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16615, 16602, and 16618 Overlook Hills Drive); which seeks modifications to the existing site-specific ordinance (Planned Residential Overlay District Ordinance # 2145) that governs this site to address inconsistencies between this legislation and the proposed Site Development Plan (SDP) relative to certain allowed lot widths, depths, and sites. (Ward – Five)

C. 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: 17X32008 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:

PUBLIC HEARING - PZ 9-16 FICK SUPPLY SERVICE.PDF

D. P.Z 14-07 Covert-Corsair Homes, Inc., C/O Stock And Associates

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:

PUBLIC HEARING - PZ 14-07 COVERT CORSAIR HOMES.PDF

E. 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. A 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** that addresses petitioner's request for modifications to the current Planned Residential Development Overlay District (PRD) Ordinance #2116 for this approximately thirty (30) acre tract of land (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:

PULBIC HEARING - PZ 25 26 26A-14 MAIN STREET CROSSING.PDF

F. P.Z. 14-06 City Of Wildwood And Neichter/Throckmorton Development

A recommendation regarding **P.Z. 14-06 City of Wildwood and Neichter/Throckmorton**

Development by the Planning and Zoning Commission regarding this residential subdivision; 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 responds to the petitioner's request 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 (May 27, 2016). (Ward – One)

Documents:

PUBLIC HEARING - PZ 14-06 CITY OF WILDWOOD AND NEICHTER-THROCKMORTON.PDF

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. (Postponed At The July 11, 2016 City Council Meeting – To Remain Postponed) - BILL #2197

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A COOPERATION AGREEMENT FOR INTERNET ACCESS SITES WITH ST. LOUIS COUNTY, MISSOURI, FOR THE USE OF EMERGENCY COMMUNICATIONS TOWERS FOR THE PURPOSES OF PROVIDING HIGH-SPEED INTERNET ACCESS SERVICES TO THE RESIDENTS OF THE CITY. *Recommended by the Rural Internet Access Committee* (Second Reading) (Wards – All)

2. BILL #2200

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A CHANGE TO THE TOWN CENTER PLAN'S REGULATING PLAN; AMENDING ORDINANCE #1650 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED C-8 PLANNED COMMERCIAL DISTRICT FOR A CERTAIN ONE POINT SIX (1.6) ACRE TRACT OF LAND FOR USE AS A RESIDENTIAL SENIOR SERVICE FACILITY (P.Z. 5 and 5a-16 Stonecrest at Wildwood). *Recommended by the Planning and Zoning Commission* (Second Reading) (Ward – Eight)

Documents:

BILL 2200.PDF

B. NEW BUSINESS

1. BILL #2201

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SECTIONS 210.310, 210.340, AND 415.590 OF THE CITY OF WILDWOOD, MISSOURI, MUNICIPAL CODE BY DELETING THEM IN THEIR ENTIRETY AND ENACTING, IN LIEU THEREOF, NEW SECTIONS 210.310, 210.340, AND 415.590; AMENDING Section 415.200.c of the Municipal Code by enacting a new Subsection 17; AMENDING Section 415.210.e of the Municipal Code by enacting a new Subsection 2; AMENDING SECTION 600.070 OF THE MUNICIPAL CODE BY ENACTING A NEW SUBSECTION J AMENDING Title VI of the Municipal Code by enacting a new Chapter 645; PROHIBITING SEXUAL MISCONDUCT; PROVIDING REGULATIONS PERTAINING TO THE LOCATION OF SEXUALLY ORIENTED BUSINESSES IN THE ZONING DISTRICTS OF THE CITY; LICENSING AND REGULATING SEXUALLY ORIENTED BUSINESSES; AND OTHER MATTERS PERTAINING THERETO. (First Reading) (Wards – All)

Documents:

BILL 2201.PDF

IX. RESOLUTIONS

A. RESOLUTION #2016-19

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD TO APPLY TO THE MISSOURI DEPARTMENT OF TRANSPORTATION FOR FUNDING OF TWO CAPITAL PROJECTS UNDER THE MISSOURI MOVES COST SHARE PROGRAM. *Recommended by the Department of Public Works* (Wards – All)

Documents:

RES 2016-19 MISSOURI MOVES COST SHARE PROGRAM FUNDING APPLICATION.PDF

X. OTHER

A. Approval Of Expenditures

Documents:

OTHER - APROVAL OF EXPENDITURES 7-25-16.PDF

B. Receive & File

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:

RECEIVE AND FILE - PZ 25-15 LAURIE TAYLOR.PDF

XI. ADJOURNMENT

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]

City Council Policy Established August 9, 2004:

A ten (10) minute break is to be taken at 9:00 p.m., during the regularly scheduled City Council meeting

WILDWOOD

CITY OF WILDWOOD

JULY 11, 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 7:30 P.M.

A roll call was taken with the following results:

Present at Roll Call:

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

Absent:

Council Member Greg Alexander

A quorum was present

Also present:

Mr. Ryan Thomas, City Administrator
Mr. John Young, 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 Bowlin led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the June 27, 2016, City Council meeting were submitted for approval. A motion was made by Council Member Baugus, 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.

MAYOR APPOINTMENTS/ANNOUNCEMENTS

Presentation – FY-2015 Comprehensive Annual Financial Report, RubinBrown LLP (Wards – All)

Mr. Ted Williamson from RubinBrown LLP reviewed the required communications from the 2015 Comprehensive Annual Financial Report.

A motion was made by Council Member Baugus, seconded by Council Member Manton, to accept the report as presented. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

PUBLIC PARTICIPATION

Mr. Joe Bartmess, 615 Dartmouth Terrace Court, stated Wildwood was hosting the Annual International Baseball Tournament. Mr. Bartmess stated the opening ceremony was July 30th with a picnic starting at 5:00 p.m. and the ceremony starting at 7:00 p.m. Mr. Bartmess stated he wanted to personally invite all of the elected officials and if they would like to speak at the ceremony to contact him. Mr. Bartmess thanked Gary Crews for his help.

Ms. Barbara Sprenger, 84 Strecker Road, spoke regarding some of her concerns about the EPA's tactic of excluding important data. Ms. Sprenger stated Mundell and Associates should review the report and stop EPA in their tracks.

Comments from citizens who did not wish to speak at the meeting:

Ms. Sue Dean, 19217 Falzone Road, stated she was opposed to the Pond-Grover Loop Road Extension and that given the opportunity, all members of her household would vote against it. Ms. Dean stated if necessary she would appreciate the chance to collect names against this.

Ms. Shirley Roberts, 16016 Sandalwood Creek Drive, stated she was opposed to the Pond-Grover Loop Road Extension. Ms. Roberts stated you are asking them to give up their green space when the road is not even needed. Ms. Roberts stated it is important to remember that those effected by the road do not want it and the Council is elected to represent the residents' choices.

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)

(*Postponed at the June 27, 2016 City Council Meeting – to remain postponed)*

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, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, and 23V610917/Street Addresses: 2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16615, 16602, and 16618 Overlook Hills Drive); which seeks modifications to the existing site-specific ordinance (Planned Residential Overlay District Ordinance # 2145) that governs this site to address inconsistencies between this legislation and the proposed Site Development Plan (SDP) relative to certain allowed lot widths, depths, and sites. (Ward – Five)

A response to a communication from Hassan Abdiannia, Icell Enterprises, L.L.C., that is dated May 11, 2016, regarding St. Louis County P.C. 6-89 Amoco Oil Company, which seeks the City's review and action on a requested change to the current, governing site-specific ordinance for the existing BP Amoco Station and, if granted, would thereby allow for the sale of wine and beer at this location; southeast corner of State Route 109 and Wild Horse Creek Road (Locator Number 19W420224/300 State Route 109); Amended C-8 Planned Commercial District. The City of Wildwood's Amended Master Plan – 2016 - was modified to accommodate this consideration, which previously treated this location as a legal, non-conforming use, precluding any changes to the current, governing ordinance. (Ward – One)

Mayor Bowlin opened the public hearing. Deputy City Clerk Rechtin read the public hearing into the record.

Director of Planning and Parks Vujnich stated that this was introduced to the City Council in the form of Bill #2198. Director of Planning and Parks Vujnich stated the Planning and Zoning Commission endorsed the sale of beer and wine at this location and ask the City Council to approve the amendment to the site-specific ordinance.

Mr. Larry Feuerstein, 18019 Pine Canyon Court, spoke in support of the amendment to the Ordinance. Mr. Feuerstein briefly shared four points in support of the amendment.

There being nothing further, Mayor Bowlin closed the public hearing.

P.Z. 7-16 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040 – A request to evaluate possible amendments to Chapter 415.590. "Sexually-Explicit Business Regulations," of the City of Wildwood Municipal Code, which would thereby consider the addition of new language to expand the types of businesses that would be regulated as sexually-oriented businesses and expand regulations in regard to particular activities conducted within sexually-oriented businesses. (Wards – All)

Mayor Bowlin opened the public hearing. Deputy City Clerk Rechtin read the public hearing into the record.

Director of Planning and Parks Vujnich reviewed the history of the review by the Department of Planning as well as the recommendation from the Planning and Zoning Commission. City Attorney Young reviewed some of the content that was recommended in the amendment.

Discussion was held regarding the following: would these changes be upheld in court; are we stating that we don't want any of these types of businesses in town; there is a line and we have not crossed that line; the defined terms are in the regulations that have been provided.

A motion was made by Council Member Baugus, seconded by Council Member Manton, to authorize the Department of Planning to prepare legislation supporting the recommendation from the Planning and Zoning Commission and include an update to the City Code on indecent exposure.

A roll call vote was taken with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Stine, Levitt, Goodson and Garritano

Nays – None
Absent – Alexander
Abstain – None
Whereupon Mayor Bowlin declared the motion passed.

There being nothing further, Mayor Bowlin closed the public hearing.

UNFINISHED BUSINESS

BILL #2196 **AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF WILDWOOD TO ISSUE A PURCHASE ORDER TO TYLER TECHNOLOGIES FOR ACCOUNTING SOFTWARE AND HARDWARE UPGRADES.** ***Recommended by the Administration/Public Works Committee*** **(Second Reading) (Wards – All)**

A motion was made by Council Member Manton, seconded by Council Member McCutchen, for the second reading of Bill #2196. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2196 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2196 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Stine, Levitt, Goodson and Garritano
Nays – None
Absent – Alexander
Abstain – None
Whereupon Mayor Bowlin declared Bill #2196 approved, passed and it became **ORDINANCE #2196**.

BILL #2197 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A COOPERATION AGREEMENT FOR INTERNET ACCESS SITES WITH ST. LOUIS COUNTY, MISSOURI, FOR THE USE OF EMERGENCY COMMUNICATIONS TOWERS FOR THE PURPOSES OF PROVIDING HIGH-SPEED INTERNET ACCESS SERVICES TO THE RESIDENTS OF THE CITY.** ***Recommended by the Rural Internet Access Committee*** **(Second Reading) (Wards – All)**

A motion was made by Council Member Marshall, seconded by Council Member McGowen, to postpone Bill #2197 for two weeks. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

BILL #2198 **AN ORDINANCE AMENDING THE AMENDED PLANNED COMMERCIAL DEVELOPMENT IN THE C-8 PLANNED COMMERCIAL DISTRICT ORIGINALLY APPROVED PURSUANT TO ORDINANCE #14,466 (ST. LOUIS COUNTY, MISSOURI, AND ADOPTED BY THE CITY OF WILDWOOD, MISSOURI) TO ALLOW FOR THE SALE OF BEER AND WINE AT THE BP-AMOCO STATION LOCATED ON THE SOUTHEAST CORNER OF STATE ROUTE 109 AND WILD HORSE CREEK ROAD. (St. Louis County P.C. 6-89 Amoco Oil Company)** ***Recommended by the Planning and Zoning Commission*** **(Second Reading) (Ward – One)**

A motion was made by Council Member DeHart, seconded by Council Member McGowen, for the second reading of Bill #2198. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2198 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2198 with the following results:
Ayes – McGowen, DeHart, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Stine, Levitt, Goodson and Garritano
Nays – Marshall
Absent – Alexander
Abstain – None
Whereupon Mayor Bowlin declared Bill #2198 approved, passed and it became **ORDINANCE #2198**.

DRAFT

NEW BUSINESS

BILL #2200 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A CHANGE TO THE TOWN CENTER PLAN'S REGULATING PLAN; AMENDING ORDINANCE #1650 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED C-8 PLANNED COMMERCIAL DISTRICT FOR A CERTAIN ONE POINT SIX (1.6) ACRE TRACT OF LAND FOR USE AS A RESIDENTIAL SENIOR SERVICE FACILITY. (Ward Eight)** ***Recommended by the Planning and Zoning Commission*** **(First Reading) (Ward – Eight)**

A motion was made by Council Member Goodson, seconded by Council Member Garritano, for the first reading of Bill #2200. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen voted Nay). Bill #2200 was read for the first time by title only.

RESOLUTION(S)

RESOLUTION #2016-18 **A RESOLUTION AUTHORIZING AN INCREASE TO AN AGREEMENT WITH MUNDELL & ASSOCIATES, INC. FOR ENVIRONMENTAL CONSULTING SERVICES RELATIVE TO THE ELLISVILLE SUPERFUND SITE WITHIN THE CITY OF WILDWOOD.** ***Recommended by the Department of Administration*** **(Wards – All)**

A motion was made by Council Member Dodwell, for the adoption of Resolution #2016-18, which motion was seconded by Council Member Garritano. Resolution #2016-18 was read into the record. A voice vote was taken for the approval of Resolution #2016-18 with a unanimous affirmative result.

OTHER

Receive & File – 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 Kelpe 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)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Discussion was held regarding the following: are the renderings ready; sent the draft to the Architectural Review Board and they made comments and suggestions that we are working on; are we looking to spend money to make it look beautiful; no, the majority of the structure is concrete since it will hold salt; an upgraded shingle was requested; it will hopefully be built before it is needed this coming winter.

Appeal by Petitioner of Recommendation of Denial by the Planning and Zoning Commission – 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)

Director of Planning and Parks Vujnich stated the Planning and Zoning Commission considered the petitioner's proposal and ultimately did not support the application. Director of Planning and Parks Vujnich stated in the Zoning Ordinance, there is an appeal and protest process and the petitioner is now requesting further review by the City Council. Director of Planning and Parks Vujnich stated the City Council is now required to refer it to the Planning/Economic Development/Parks Committee for a public hearing and then a recommendation will be sent to the full City Council.

Discussion was held regarding the following: so a motion is not needed, it is required to be forwarded; yes; are they allowed to bring a new proposal to the Planning/Economic Development/Parks Committee or do they have to bring what came before the Planning and Zoning Commission; will have the City Attorney look into that.

A motion was made by Council Member Baugus, seconded by Council Member McGowen, to send the request to the Planning/Economic Development/Parks Committee for a public hearing.
A roll call vote was taken with the following results:
Ayes – McGowen, DeHart, Baugus, Dodwell, Cox, Stine, Levitt, Goodson and Garritano
Nays – Marshall, Manton, Cullinane, McCutchen, Bertolino, and Porter
Absent – Alexander
Abstain – None
Whereupon Mayor Bowlin declared the motion passed.

Other

Discussion was held regarding the following: thank you to the Police, especially in the recent days; what can we do in our communities to help alleviate fear of the police; maybe if there was a way to provide training or tips to the public on how to interact with Officers during traffic stops or at other times; can forward that suggestion on; many people in our community ask for Officers by name; extremely thankful for the caliber of people we have; one individual we failed to recognize earlier was our City Treasurer Steve Cross; he does a great job working with staff.

ADJOURNMENT

A motion was made by Council Member Baugus, seconded by Council Member Levitt, 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 8:25 p.m.

Approved this _____ day of _____, 2016.

_____
James R. Bowlin, Mayor

ATTEST:
_____
City Clerk

DRAFT

COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS

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

MONDAY, JULY 11, 2016
6:30 P.M.

The meeting was called to order at 6:30 P.M.

A roll call was taken with the following results:

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

MAYOR'S COMMENTS AND ANNOUNCEMENTS – None

FOR INFORMATION

Rural Internet Access Committee Update (Wards – All)

Director of Planning and Parks Vujnich gave a brief update. City Attorney Young stated we should be able to have the second reading on Bill #2197 at the City Council meeting in two weeks.

Celebrate Wildwood Event Update (Wards – All)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

DRAFT

Director of Planning and Parks Vujnich stated all Council Members were invited to participate in the parade. Mayor Bowlin stated all Council Members would have a banner on the car identifying their name and Ward.

Marketing and Public Relations Update (Wards – All)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Construction Project Update (Wards – All)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

FOR ACTION

Consultant Agreement with Mundell & Associates (Wards – All)

City Administrator Thomas stated there was a Resolution on the agenda that would increase the agreement cap with Mundell and Associates to $11,000.

Missouri Moves Cost-Share Program – Proposed Funding Applications (Wards – All)

Director of Public Works Brown stated there was cost-share money available. Director of Public Works Brown stated no district, as in St. Louis County, could be awarded more than five million dollars. Director of Public Works Brown stated there was a minimum match of 50% and the money had to be spent by the end of the MoDOT fiscal year which would be June 30, 2017. Director of Public Works Brown stated the projects needed to be shovel ready. Director of Public Works Brown stated the Department was recommending two bicycle/pedestrian safety projects. Director of Public Works Brown briefly discussed the projects and their locations.

Discussion was held regarding the following: on the Old State Road sidewalk improvements, why would they end at Harbor Pointe; the idea was to at least get to Copper Lakes; the problem with going west is that we don't have right-of-way or common ground; thank you for taking care of these big safety issues.

A motion was made by Council Member Cullinane, seconded by Council Member Manton, to move forward with the Department's recommendation and to have a Resolution brought forward to the City Council. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER – None

ADJOURNMENT

A motion was made by Council Member Manton, seconded by Council Member Baugus, to adjourn work session. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Work Session was adjourned at 6:55 p.m.

DRAFT

WILDWOOD®

LETTER OF RECOMMENDATION
Planning and Zoning Commission
July 18, 2016 Executive Session
"Planning Tomorrow Today"

Petition No.:	P.Z. 9-16 Fick Supply
Petitioner:	Dave Fick, Fick Supply Services, Inc.
Zoning District:	M-3 Planned Industrial District
Location:	West side of North Eatherton Road, north of Centaur Road
Street Addresses:	501 and 495 North Eatherton Road
Locator Numbers:	17X32008 and 18X640013
Ward:	One
Approval Date of the Plan Package:	July 18, 2016
RE:	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 for this 21.7 acre tract of land, which would allow the expansion of the existing operations of the facility.

Introduction – This 21.7 acre tract of land is located on the west side of North Eatherton Road, north of Centaur Road, a portion of which is the current location of a mulch processing facility, with wholesaling and limited retail. The site has a Master Plan designation of "Industrial" and was zoned M-3 Planned Industrial District in 2010. The petitioner is proposing to expand the facility to accommodate increased storage, processing, and accessory operations. The petitioner is also requesting additional permitted uses in regard to the type of material allowed as part of the composting operation. These requests warrant two (2) separate considerations, which are the review and action upon an Amended Site Development Plan and the consideration of amendments to the current M-3 Planned Industrial District.

Area Synopsis - The subject site of this request is a 21.7 acre tract of land located on the west side of Eatherton Road, north of Centaur Road. The location of this property is very near the northern boundary of the City and directly across the street from the municipal boundary of the City of Chesterfield. Additionally, the property adjoins the access strip to the Howell Island Conservation Area, which is a Missouri Department of Conservation holding.

The property is generally rectangular in shape and orientated in an east-west direction, with a proposed expanded section of land having a generally north-south orientation paralleling the

Monarch-Chesterfield Levee, and adjoined to the western one-third of the existing facility. The subject site has a portion of the Monarch-Chesterfield Levee District located upon it, which has been improved to a five hundred (500) year elevation for flood protection purposes in this area. This levee is located in the westernmost one-third of the site, but does not provide flood protection to the entire parcel of ground.

Sole access to the site is from Eatherton Road; a County-maintained arterial roadway. This roadway is two (2) lanes in width, with limited improvements. The roadway lacks sidewalks, improved shoulders, and stormwater management facilities, but is in good condition in terms of pavement quality and maintenance. Eatherton Road provides access to a mixed land use pattern, which includes agricultural, recreational, institutional, industrial (Spirit of St. Louis Airport), and low-density residential. The roadway has a north-south alignment and ultimately connects Wild Horse Creek Road to Chesterfield Airport Road.

The property is currently being utilized for the petitioner's mulch processing business and related material storage. This facility has several small buildings located upon it, acting as office and storage spaces, along with concrete bins for materials, and typically large, high mounds of processed mulch. Several small tree stands exist in the northeast corner of the site, with an additional line of trees following its northern boundary between the Missouri Department of Conservation holding and this property. However, to the west of the levee, the site is heavily wooded and overgrown. Soils appear deep, but are poorly drained. The property's slope is flat, with no relief.

The property is currently zoned M-3 Planned Industrial District, which was approved in 2010. A review of land use and development patterns in the vicinity of the subject site is as follows:

To the west: Adjoining the subject property is a large public holding that is owned by the Missouri Department of Conservation. This facility, Howell Island Conservation Area, is over two thousand (2,000) acres in size and relatively inaccessible due to its proximity to the Missouri River. This large property is zoned NU Non-Urban Residence and FPNU Floodplain Non-Urban Residence Districts. Beyond this property is the Missouri River.

To the south: Abutting in this direction are several large parcels of ground zoned M-3 Planned Industrial District and FPM-3 Floodplain Planned Industrial District, which are currently used for agricultural purposes. These properties range in size from fifty-three (53) acres to over one hundred (100) acres in size. Further to the south is Centaur Road.

To the east: Crossing Eatherton Road are numerous large parcels of ground with municipal zoning from the City of Chesterfield, which are used for two (2) principle purposes. These uses are agricultural and industrial. Much of this land is either owned by St. Louis County or protected for use in conjunction with the Spirit of St. Louis Airport and limited to office/warehouse activities. These properties are located in the City of Chesterfield. The airport facility is a mix of land uses and includes warehousing, offices, some commercial service uses, and manufacturing activities.

Current Request – Two (2) separate requests are being considered as part of this proposed expansion of the existing mulch processing facility. The petitioner is requesting the review and action on the Amended Site Development Plan (SDP) that depicts the proposed expanded tract of land. The petitioner is also requesting changes to the M-3 Planned Industrial District to address certain inconsistencies, along with the consideration of expanding its permitted uses.

Amended Site Development Plan>>> The Amended Site Development Plan (SDP) shows limited improvements on the proposed expansion area; however, it also depicts a number of additional improvements that have been added, without Planning and Zoning Commission approval, since the ratification of the initial M-3 Planned Industrial District in 2010. These additional improvements to the current mulch processing facility will also be addressed as part of the M-3 Planned Industrial District review and recommendation. The following information is provided on the Amended Site Development Plan:

1. The addition of an 8.99 acre tract of land, to the existing 12.7 acre lot, with a portion of this additional area having a gravel yard for stockpiling material installed upon it.
2. A twenty (20) foot wide filter strip, with native seeding, along the eastern boundary of the proposed expanded area, per Metropolitan St. Louis Sewer District (MSD) requirements.
3. A total of thirty-one (31) storage bins, all being located on the current mulch processing facility portion of this tract of land.
4. A total of nineteen (19) parking spaces, all being located on the current mulch processing facility portion of this tract of land.
5. A total of thirteen (13) storage spaces for equipment, all being located on the current mulch processing facility portion of this tract of land.
6. The petitioner is not showing any additional public space.
7. The petitioner is not showing any additional structures on this tract of land.

Amended M-3 Planned Industrial District>>> The site-specific governing ordinance for the current mulch processing facility states the following "Permitted Uses":

1. **PERMITTED USES**

   The uses permitted in this M-3 Planned Industrial District shall be limited to a mulch storage and processing facility, which may include the composting of landscape materials associated with a primary waste stream, but not grass hay or yard clippings, the wholesaling and limited retailing of these materials, the outdoor storage of materials, including sand, rock, stone, gravel, and other similar items, vehicle parking and equipment storage (of equipment used at the site for the purposes of these permitted uses), and related accessory activities.

The petitioner is requesting the M-3 Planned Industrial District be amended to allow for the composting facility to process the following waste classes, as defined by *St. Louis County Waste Management Code, Chapter 607*:

"40. *Organic Waste* means any natural carbon-hydrogen based material by-product from food production, clothing, agricultural and horticultural operations, landscape maintenance, forestry and timber industry, animal and human waste, biosolids or other materials originally from plants or animals. Examples include, but are not limited to: food scraps, yard trimmings, fruit and vegetable produce culls, sawdust, wood chips, limbs, dead animals and other similar materials." **(Class D)**

"64. *Yard By-Products* means source separated leaves, grass clippings, yard and garden vegetation, tree limbs six (6) inches or less in diameter, and Christmas trees. The term does not include waste generated in the production of decorative or ceremonial items, stumps, roots, or shrubs with intact root balls." **(Class E)**

"30. *Liquid Waste* Means any waste material that is determined to contain free liquids as defined by Method 9095 (Paint Filter Liquid Test) as described in Test Methods for Evaluating Solid Wastes, Physical/Chemical Methods (EPA) Pub. No. SW-846 or similar publications. **(Class H)**

ANALYSIS – This site is located in a portion of the City of Wildwood designated as "Industrial" in the City's Master Plan. This area is intended to accommodate all permitted activities defined in the M-1 Industrial District of the City's Zoning Ordinance. These uses include some of the most intense in the City in terms of types of activities that focus on manufacturing, warehousing, and distribution of goods, services, and materials. This designation is limited principally to the Chesterfield Valley Area of the City of Wildwood. The type of use on this site was considered favorably as part of the initial M-3 Planned Industrial District process in 2010, due to its compatibility with the "Industrial" Master Plan designation; its consistency with surrounding land use and zoning pattern; and its overall application of good planning practice. As part of the current request, the petitioner has provided conceptual approval from the appropriate jurisdictions.

The Amended Site Development Plan (SDP) indicates limited improvements installed on the proposed expansion area. As noted above, a number of additional improvements have been installed at the current mulch processing facility, after the initial M-3 Planned Industrial District was approved in 2010. Therefore, the Planning and Zoning Commission would note a number of amendments to the site-specific governing ordinance must be considered at this time. The Planning and Zoning Commission believes the expansion of the site to accommodate increased storage, processing, and accessory operations is appropriate, with the following considerations and amendments:

Amended Site Development Plan>>>

1. Provide a cross-access easement and temporary slope construction license along the southern boundary of the expanded area of the site.
2. The structure/building setback along the eastern boundary of the expanded area of the site shall be sixty (60) feet.
3. All side yard and rear yard structure/building setbacks shall be thirty (30) feet.

4. Landscaping be provided on the proposed berm to be located paralleling the eastern boundary of the expanded site.

Amended M-3 Planned Industrial District>>>

1. The overall size of the facility shall not exceed 21.8 acres.
2. The number of spaces provided for equipment storage shall not exceed thirteen (13).
3. The number of storage bins shall be limited to thirty-one (31).
4. The authorized equipment parked or stored on the property shall not exceed six (6) front-loaders, four (4) dump trucks, and a backhoe.
5. Minimum parking requirements shall comply with the City of Wildwood's Zoning Ordinance, Chapter 415.310 Off-Street Parking and Loading Requirements – Industrial. Additionally, a ratio of four (4) spaces per 1,000 square feet of office, retail, or wholesale space dedicated on the site shall be provided.
6. The addition to the Permitted Uses on this site of "Yard By-Products" (Class E), as defined by *St. Louis County Waste Management Code, Chapter 607*, along with the limited addition of "Organic Waste" (Class D), but not "Liquid Waste" (Class H), again as defined by the same. This additional use is recommended for approval, with the conditions the Spirit of St. Louis Airport, Federal Aviation Agency, and any other agency, as deemed appropriate by the Department of Planning, provide conceptual approvals of such.

SUMMARY AND RECOMMENDATION – The Planning and Zoning Commission has considered the Amended Site Development Plan (SDP) for the proposed expansion of the facility, as well as the additional improvements installed since the initial M-3 Planned Industrial District was approved and believes them to be appropriate for its support and favorable recommendation. This consideration, along with the request from the petitioner to expand the permitted uses for this site, led to the need to amend its site-specific governing ordinance, which, again, the Planning and Zoning Commission believes to be acceptable at this location.

The Planning and Zoning Commission believes the expansion of the facility can be accommodated on this larger site and cause no undue impact, and the use is compatible with the "Industrial" Master Plan designation; consistent with surrounding land use and zoning pattern; and applies good planning practices. **The Planning and Zoning Commission, by a vote of 8 to 0, at its July 18, 2016 Executive Session, is recommending approval of the Amended Site Development Plan (SDP), conditioned on the items noted above, while also endorsing amendments to the site-specific governing ordinance.** Accordingly, the Planning and Zoning Commission has hereby amended the existing site-specific governing ordinance to read as follows:

ATTACHMENT B

1. PERMITTED USES

The uses permitted in this M-3 Planned Industrial District shall be limited to a mulch storage and processing facility, which may include the composting of landscape materials associated with a primary waste stream, **along with Class D "Organic Wastes," but those items being limited to agricultural and horticultural operations, landscape maintenance operations, food waste, forestry and timber industry residues, animal manure, and lumber trimmings from the pallet and construction industry, and Class E "Yard By-Products", as all being defined by the *St. Louis County Waste Management Code, Chapter 607*,**~~but not grass, hay, or yard clippings~~, the wholesaling and limited retailing of these materials, the outdoor storage of materials, including sand, rock, stone, gravel, and other similar items, vehicle parking and equipment storage (of equipment used at the site for the purposes of these permitted uses), and related accessory activities.

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

a. The overall size of this facility shall not exceed ~~ten (10)~~ **twenty-two 22** acres in area.

b. The area designated on this site for equipment storage shall not exceed ~~five (5)~~ **thirteen (13)** total spaces in number. The equipment authorized to be parked or stored in these spaces shall be a ~~front-loader, a back-hoe, and up to three (3) dump trucks~~ **six (6) front-loaders, four (4) dump trucks, and a backhoe**. No long-term storage (over forty-eight (48) consecutive hours) shall be authorized for any tractor-trailer unit**, except those vehicles owned by this operator of the facility**.

c. The office/sales building shall not exceed one thousand six hundred (1,600) square feet in size, nor one (1) story in height above final grade. A second building shall be authorized on the site and it shall not exceed three thousand two hundred (3,200) square feet in size, nor one (1) story in height above final grade. These buildings shall not be of a modular design and must be permanent structures that replicated the appearance of the area's architectural style and character, but, minimally, that of a residential dwelling. The owner/operator shall provide architectural renderings, in all compass directions, to the Architectural Review Board for review and approval, as part of the Site Development Plan review process. The orientation of the buildings relative to the placement on the property shall also be reviewed by the Planning and Zoning Commission on the Site Development Plan. The proposed architectural design, character, and style of all new buildings and any expansions shall adhere to the City of Wildwood's Review Board Requirements (Chapter 415.220 of the City's Zoning Ordinance).

d. The number of storage bins authorized as part of the M-3 Planned Industrial District shall be limited to ~~eighteen (18)~~ **thirty-one (31)** in total.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the date of approval of the Preliminary Development Plan by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning and Zoning Commission. The Site Development Plan shall include, but not be limited to, the following:

a. Outboundary and legal description of the property.
b. Location map of generalized nature, north arrow, and plan scale.
c. Location and size of all proposed structures, including mulch piles, compost heaps, business signage, retaining walls, and storage bins.
d. Location and size of all parking areas and corresponding parking calculations.
e. Existing and proposed contours at two (2) foot intervals.
f. Roadways and driveways on and adjacent to the property in question including required right-of-way dedication, pavement widening, and cross-access easement areas.
g. The design, location, and size of all proposed lighting, fences, and trash enclosures and areas.
h. A landscape plan including, but not limited to, the location, size, and general type of all plant and other materials to be used. (See Landscape Requirements Section of this Ordinance).
i. The approximate location of all stormwater and sanitary sewer facilities.
j. Parking and structure setbacks from adjacent property lines.
k. Location of all existing and proposed easements.
l. Location and method of protecting existing tree stands to be preserved.
m. A description of the area's (all surrounding properties within four hundred (400) feet of the subject site) infrastructure and site improvements of a general nature. Principally, building locations on individual properties, curb cuts, and driveway locations along the right-of-way, as well as other natural and man-made features must be shown.
n. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 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:

Structure/Building Setbacks

a. All existing and proposed (new) buildings or structures, storage bins, mulch piles, and compost heaps, excluding boundary and/or retaining walls, or fences, shall adhere to the following setbacks:

    1. Fifty (50) feet for any front yard area (North Eatherton Road).

2. Thirty (30) feet for any side or rear yard area**, excepting a sixty (60) foot distance shall be provided along the entire eastern boundary of the expanded section.**

Parking Setbacks

b. All parking stalls, loading spaces, internal drives or roadways, excluding points of ingress and egress, shall adhere to the requirements of Chapter 415.210 M-3 Planned Industrial District of the City of Wildwood's Zoning Ordinance, which shall be superseded by the following:

1. Fifty (50) feet for any front yard area (North Eatherton Road).
2. Thirty (30) feet for any side or rear yard area.

Minimum Parking Requirements

c. Minimum parking requirements shall be set forth in the City of Wildwood's Zoning Ordinance, Chapter 415.310 Off-Street Parking and Loading Requirements – Industrial **and a ratio of four (4) spaces per 1,000 square feet of office, retail, or wholesale space authorized on the site**. All parking spaces and access drives shall be paved, as approved by the City's Director of Public Works.

Access and Roadway Improvements, Including Sidewalks

d. Access to this development from North Eatherton Road shall be restricted to one (1) commercial entrance located and constructed, as directed by the St. Louis County Department of Highways and Traffic and the City of Wildwood Department of Public Works.

e. Improve North Eatherton Road to one-half of an eighty (80) foot right-of-way and a sixty (60) foot pavement, with additional widening to provide an eight (8) foot wide stabilized shoulder, as directed by the St. Louis County Department of Highways and Traffic and the City of Wildwood Department of Public Works. Based upon current roadway conditions, the developer may dedicate and provide the required right-of-way dedication and establish a cash escrow to fund all required improvements to the roadway, including finish grade, as some future date. Verify handling of stormwater runoff along North Eatherton Road will not require additional easement dedication. Pavement improvements, including all stormwater drainage facilities, shall be as directed by the St. Louis County Department of Highways and Traffic, City of Chesterfield, Missouri, and the City of Wildwood Department of Public Works.

Miscellaneous Roadway Requirements

f. Provide a cross-access easement and temporary slope construction license, or other appropriate legal instrument or agreement, guaranteeing permanent access between this site and the adjoining property to the south, as directed by the Departments of Planning and Public Works.

g. Installation of identification signage and landscaping shall be reviewed by the City of Wildwood Department of Public Works and the St. Louis County Department of Highways and Traffic for sight distance considerations and approved prior to installation.

h. 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 road improvements. All utilities within the district and on rights-of-way otherwise constructed pursuant to this authorization shall be installed and placed underground in locations as approved by the Director of Public Works.

Landscape Requirements - Specific

i. Building and parking setbacks shall be landscaped in accord with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual. The frontage area, where the parking spaces are shown, shall be landscaped and planted in accord with this same code.

j. The southern boundary line area of this property shall be appropriately landscaped and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual, thereby installing a minimum Bufferyard "E" standard at this location.

k. All new landscaping materials shall meet the following criteria: Deciduous Trees – three (3) inch minimum caliper; Evergreen Trees – Eight (8) feet minimum height; and Shrubs- twenty-four (24) inch minimum height.

l. Existing vegetation shall be denoted on the Site Development Plan and indicated as being preserved. Said existing trees and other materials will be marked for retention, prior to any expansion of this development under the provisions set forth in this site-specific ordinance.

Lighting Requirements

m. Light standards shall not exceed sixteen (16) feet in height. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels and all lighting aspects of this project shall comply with the provisions of the City of Wildwood's Zoning Ordinance, 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, on the Site Development Plan, shall approve the location of all light standards and their design and appearance.

Sign Regulations

n. One (1) freestanding monument business sign shall be permitted as part of this M-3 Planned Industrial District along North Eatherton Road. This sign may not exceed a height of six (6) feet, nor an overall size of twenty-five (25) square feet. All other requirements relative to this sign shall be as set forth Chapter 415.420 Sign Regulations for all "C" and "M" Districts of the City of Wildwood Zoning Ordinance.

o. No advertising, temporary, or portable signs shall be authorized in this M-3 Planned Industrial District development.

Miscellaneous Conditions

p. All trash areas shall be enclosed with a six (6) foot high sight-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The Planning and Zoning Commission on the Site Development Plan shall approve the location and design of the enclosure. 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 buildings.

q. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.

r. No development, disturbance, or use of the established easement area for the Monarch-Chesterfield Levee shall be permitted as part of this M-3 Planned Industrial District. A minimum fifty (50) foot structure and disturbance setback shall be established along its eastern length. Additionally, no development, disturbance, or use of the property shall be authorized for the area west of the levee structure.

s. No rooftop mechanical equipment shall be allowed within this M-3 Planned Industrial District.

t. Hours and days of operation for this facility shall be 8:00 a.m. to 5:00 p.m., Monday through Saturday.

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 number of new parking spaces by the following rate schedule.

Type of Development	Required Contribution
Manufacturing	~~$460.04~~$592.86/Parking Space
Loading Space	~~$2,823.08~~$3,638.14/Loading Space

(Parking space, as defined and required by Chapter 415.310 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, 2017** ~~January 1, 2011~~, 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. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works, the City of Chesterfield, Missouri, and the Metropolitan St. Louis Sewer District 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, City of Chesterfield, and Metropolitan St. Louis Sewer District Standards.
   2. All stormwater shall be discharged at an adequate natural discharge point by means of bleeder ditches and/or construction of portions of the main channel, as outlined in the Chesterfield Valley Master Drainage Plan or by other means that may be approved. This requirement may require extensive of-site sewer ditch work and appropriate easements.

Geotechnical Report – New Buildings or Structures

b. Provide a Geotechnical Report covering any future 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. This

requirement will only be required of a new building or structure is constructed on the subject property.

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 BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Landscape Bonds or Escrows

a. If the estimated cost of new landscaping required by the Planning and Zoning Commission on the Site Development Plan exceeds one thousand ($1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year deposit bond or escrow sufficient in amount to guarantee the installation and maintenance of said landscaping in a form determined by the Director of Planning.

Notifications to Department of Planning

b. Prior to issuance of grading, foundation, or building permits, all approvals from the Department of Public Works, the Missouri Department of Conservation, the Missouri Department of Natural Resources, the City of Chesterfield, Missouri, the Monarch-Chesterfield Levee District, the Spirit of St. Louis Airport, the St. Louis County Departments of Highways and Traffic and Health, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

Traffic Generation Assessment Contribution

c. Traffic generation assessment contribution shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits.

Certification of Plans

d. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. This requirement will only be required if a new building is constructed on the subject property.

9. VERIFICATION PRIOR TO OCCUPANCY PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any occupancy permits, the following requirements shall be met:

Roadway Improvements

a. Road improvements and right-of-way dedications to North Eatherton Road shall be completed, or the appropriate escrow established, prior to the issuance of an occupancy permit, unless otherwise noted in this ordinance. As previously noted, delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

10. GENERAL DEVELOPMENT CONDITIONS

a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they related to the development of this tract of land.

b. 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.

c. 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.

d. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

e. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.

f. 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 M-3 Planned Industrial District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulations of the City whether by implication or reference.

g. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, 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 M-3 Planned Industrial District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

h. Prior to issuance of a Special Use Permit (SUP) by the St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit must be established with the Department of Planning to guarantee completion of the required roadway improvements.

11. 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 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 ordinance, but shall be completed prior to issuance of any zoning authorization for a building permit 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 provided parking spaces, shall be **4,937 square feet** or its equivalent. This public space area can be provided in the form of a planted landscape/wildflower strip that will act as privately-held public space (twenty-five (25) feet in total width) to be located along the northern boundary of the site (between the existing western end of the the bleeder ditch and the permanent easement to Monarch-Chesterfield Levee District), as indicated on the Preliminary Development Plan submitted in conjunction with this rezoning request, and the trail easement on the levee area itself.

All other conditions remain unchanged and in full force.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Travis Newberry, Planner
Dave Fick, Fick Supply Services

Editor's Note: Changes to Ordinance #1697 are shown as follows: additions by red, underlined, and bolded type.

BILL NO. 325, 1989

ORDINANCE NO. 14,608, 1989

Introduced by Councilman Whitehall

AN ORDINANCE

AMENDING SECTION 2 OF ORDINANCE 5441 AS AMENDED BY REPEALING SAID SECTION 2, AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS SECTION 2. (P.C. 15A-70 Robert W. Murray).

BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. Section 2 of Ordinance No. 5441 as amended is repealed and in lieu thereof the following is adopted:

"SECTION 2. The application for a Planned Industrial Development on the tract of land described in Section 1 is approved on condition that said development and plan is carried out in accordance with the preliminary plans filed with the St. Louis County Planning Commission and forwarded to the County Council with a communication received and filed March 19, 1970, which preliminary plans are also approved and incorporated herein by reference as if fully set out in and made a part of this ordinance, and subject to all applicable ordinances, rules and regulations, as well as the conditions recommended by the Planning Commission in its report, as follows:

1. Prior to the issuance of a building permit, petitioner shall submit to the Planning Commission for review and approval a final development plan and detailed development site plans for the property in question, showing the location and size of all existing and proposed structures, existing and proposed grades, location and size of all proposed parking areas, all roadways and driveways on or adjacent to the property in question, and the location and size of all proposed landscaping, fences, signs and sidewalks. Sections for development shall be labeled as such on the final development plan. A detailed site plan of each section shall be submitted to the Planning Commission for review and approval. Each detailed site plan shall include, but not be limited to, the above items.

2. The uses permitted in this M-3 Planned Industrial District shall be those permitted without a Conditional Use Permit within the M-2 Industrial District. In addition, freestanding buildings affiliated with other permitted uses and a concrete batch plant and accessory structures are allowed.

3. The height limitations for structures, yard requirements, off-street loading requirements and sign regulations shall be the same as those contained in Section 1003.153 of the Zoning Ordinance. Parking requirements shall be imposed at the time of submission of the detailed section site plans, but in no case shall the M-2 Industriall District Parking Regulations be diminished.

4. All two-way driveways within the property in question shall be improved with a paved surface of at least 20 feet in width. Diminution of this requirement is only possible for labeled one-way driveways when included on approved section site plans.

5. Road improvements shall be regulated by the following conditions:

a. Prior to issuance of a building permit, petitioner shall submit to the Planning Commission a plan approved by the St. Louis County Department of Highways and Traffic showing the location of all proposed roadways and curb cuts.

b. The developer shall be required to improve one half of contiguous roadways or equivalent as determined by the Department of Highways and Traffic and approved by the Department of Planning.

c. The developer shall improve portions of Eatherton Road north of the property where ninety degree turns occur as determined by the Department of Highways and Traffic and approved by the Department of Planning.

6. No source of illumination shall be so situated that light is cast directly on any public right-of-way or on adjoining property.

7. The uses permitted herein shall be operated in conformance with the performance standards contained in Section 1003.163 of the Zoning Ordinance.

8. There shall be no discharge of solvents, metal degreasers, paint, lacquers, other non-biodegradable or similar substances by means of sanitary sewer system, storm water drains, or ponding.

9. Any transfer of ownership or lease of property shall include in the transfer of lease agreement a provision that the purchaser or lessee agrees to be bound by the conditions set forth and the approved development plan for the property.

Within twelve months of the date of approval of the development plan by the County Council, the final development plan shall be submitted to the Planning Commission for its approval. Within eighteen months of the date of approval of the final development plan by the Planning Commission, construction shall commence of the first phase.

10. The Zoning Enforcement Officer of St. Louis County, Missouri, shall be charged with the duty of enforcing the conditions of this permit."

SECTION 2. In all other respects Ordinance No. 5441 as amended shall remain in full force and effect.

ADOPTED: September 21, 1989

WILLIAM E. WHITEHALL
CHAIRMAN, COUNTY COUNCIL

APPROVED: September 22, 1989

GENE McNARY
COUNTY EXECUTIVE

ATTEST: LELA APPERSON
DEPUTY ADMINISTRATIVE DIRECTOR

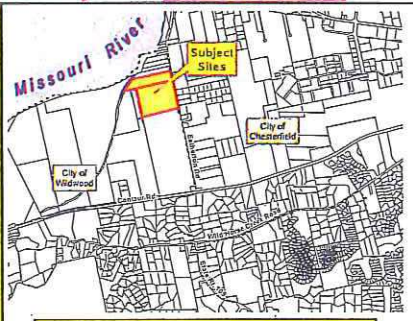
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
TUESDAY, July 5, 2016, at 7:00 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 Site:
501 and 495 North Eatherton Road

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **TUESDAY, July 5, 2016, at 7:00 p.m.**, **in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

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: 17X32008 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)**

Please note, as of June 6, 2016, all Planning and Zoning Commission meetings will begin at 7:00 p.m.

***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.

P.Z. Number(s): _____
(as assigned by department)

PETITION

CITY OF WILDWOOD
APR 11 2016
DEPT OF PLANNING & PARKS

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
_____ Approval of a Planned District or other special procedure (C-8/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: Fick Supply Service, Inc.

Mailing Address: 501 North Eatherton Rd.
Wildwood, MO 63005

Telephone Number, with Area Code: (636) 532-4978

Fax Number, with Area Code: _____

E-Mail Address: dave@ficksupply.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):
501 & 495 North Eatherton Rd..
Wildwood, MO 63005

Locator Number(s) of the petitioned Property(ies):
17X320088 & 18X640013

Total Acreage of the Site to the Nearest Tenth of an Acre:
Proposed Lot B: 21.7 Ac.

Current Zoning District Designation: M-3 Planned Industrial District (Ord. 1697)

Proposed Zoning District Designation: Amended M-3 Planned Industrial District

Proposed Planned District or Special Procedure:

USE INFORMATION

Current Use of Petitioned Site: Mulch Storage and Processing Facility

Proposed Use of Site: (Expanded Use)
Compost Facility, as defined by St. Louis County Waste Management Code, Chapter 607 (Waste Classes Allowed: D, E & H)

Proposed Title of Project: Fick Supply

Proposed Development Schedule (include approximate date of start and completion of the project):
Construction Schedule: 07/01/16 to 10/01/16

CONSULTANT INFORMATION

Engineer's/Architect's Name: Stock & Associates Consulting Engineers, Inc.

Address: 257 Chesterfield Business Parkway
Chesterfield, MO 63005

Telephone Number, with area code: (636) 530-9100

Fax Number, with area code: (636) 530-9130

E-Mail Address: george.stock@stockasoc.com

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.

(X) 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): Gregory M. Spock

ADDRESS: 257 Chesterfield Business Parkway
Chesterfield, MO 63005

TELEPHONE NUMBER: (636) 530-9100

[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 11 DAY OF April, 20 16.

SEAL: NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DANIEL JOSEPH STOCK
My Commission Expires
March 17, 2017
St. Louis County
Commission #13486125

SIGNED: [signature]
(NOTARY PUBLIC)

NOTARY PUBLIC Daniel Stock,
STATE OF MISSOURI.

MY COMMISSION EXPIRES 3/17/17.

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

WILDWOOD

May 27, 2016

George Stock, Jr.
Stock and Associates
257 Chesterfield Business Parkway
Chesterfield, Missouri 63017

Re:	First Review of the Amended Site Development Plan for Fick Supply Services
Location:	West side of North Eatherton Road, north of Centaur Road
Zoning:	M-3 Planned Industrial District
Ward:	One

Dear Mr. Stock:

The Department of Planning has completed its review of the submitted Site Development Plan for the expansion of the compost facility that is located on North Eatherton Road. This review compared the compliance of the submitted plan to the requirements of the governing site-specific ordinance, the Zoning Ordinance, and the design criteria of the City of Wildwood for development proposals in all zoning district designations. The results of this review indicated a number of items that must be addressed before the matter can be posted for the required public hearing before the Planning and Zoning Commission. These items are as follows:

1. Please verify the following requirements of the site-specific ordinance are being met by the current operation:

    a. That no grass, hay or yard clippings are being composted at the current site.
    b. That authorized equipment parked or stored on the property does not exceed a front-loader, backhoe, and three (3) dump trucks.
    c. That storage bins do not exceed twenty-two (22) in total.
    d. That all parking spaces and access drives are paved.
    e. That the required public space strip of landscaping/wildflowers has been installed along the northern boundary of the site (between the existing western end of the bleeder ditch and the permanent easement of the Levee District).

2. Please revise the general notes, as shown on the attached sheet.
3. Please correct the spelling of "Plat" in Line #2 of the Title Block (PLAF)
4. Please overlay the proposed lots on the remainder of the adjoining tract of land, where the additional acreage for the expansion of this site originates. This information is needed to determine the impact on this previously approved industrial subdivision (Preliminary Plat).

5. Please be advised the project will be required to provide public space, with the addition of any new parking spaces in conjunction with this expanded use. Please provide the Public Space Table and calculations to determine the obligation, if any.
6. Please provide comments or approvals from the City of Chesterfield, the Monarch Fire Protection District, the Chesterfield-Monarch Levee District, the Metropolitan St. Louis Sewer District (MSD), and the St. Louis County Department of Transportation.
7. Please be advised the cross section details for the reverse filter and gravel yard are still under review by the Department of Public Works.
8. Please verify the appropriate Flood Map is referenced in this regard.

If you should have any questions or comments regarding this review process, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your patience during this review and your anticipated cooperation in this regard.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Council Members De Hart and McGowen, Ward One
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
John A. Young, City Attorney
Kathy Arnett, Assistance Director of Planning and Parks
Travis Newberry, Planner

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PROPOSED LO
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GENERAL NOTES:

BOUNDARY INFORMATION BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, TOPOGRAPHICAL INFORMATION FROM RECORD. PROPERTY IS SUBJECT TO AN ACTUAL FIELD SURVEY.

ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.

ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD, METROPOLITAN ST. LOUIS SEWER DISTRICT, ~~AND~~ THE CITY OF WILDWOOD.

OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE ~~COMMENCEMENT OF ANY OFF-SITE GRADING.~~ ISSUANCE OF ANY GRADING PERMIT BY THE CITY OF WILDWOOD

ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY AND THE CITY OF WILDWOOD STANDARDS.

ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH SAINT LOUIS COUNTY, CITY OF WILDWOOD, ~~AND~~ MSD STANDARDS.

STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

PARKING AND LOADING SPACES FOR THIS DEVELOPMENT WILL BE AS REQUIRED IN THE CITY OF WILDWOOD CODE.

PARKING CALCULATIONS

REQUIRED PARKING: 15 EMPLOYEES WORKING ON A MAXIMUM SHIFT X 2/3 = 10 SPACES
5 OPERATING VEHICLES TO BE STORED ON SITE = 5 SPACES
4 SPACES FOR EVERY 1,000 SQ. FT. SALES ROOM = 4 SPACES REQ.
TOTAL REQUIRED PARKING = 19 SPACES

PROVIDED PARKING: 22 SPACES INCLUDING 1 HANDICAP SPACE.

9. NO ADDITIONAL LIGHTING IS PROPOSED FOR THIS PLAN.

10. PROPOSED USE: COMPOST FACILITY, AS DEFINED BY ST. LOUIS COUNTY WASTE MANAGEMENT CODE, CHAPTER 607 (WASTE CLASSES ALLOWED: CLASS D – ORGANIC WASTE, WASTE CLASS E – YARD BY-PRODUCTS, WASTE CLASS H – LIQUID WASTE)

11. THE PROPERTY IS SLOPED AT AN AVERAGE OF 2%.

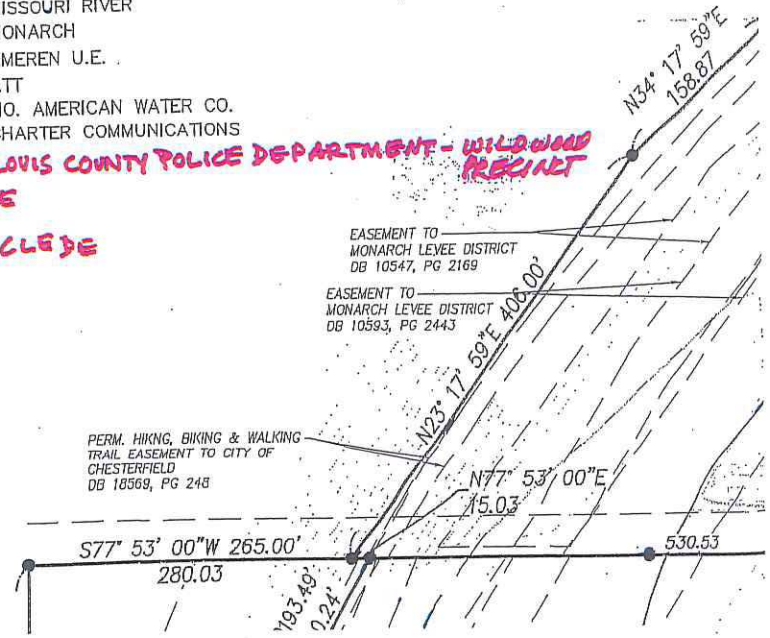
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SITE INFORMATION

SITE ADDRESS	= 501 NORTH EATHERTON ROAD WILDWOOD, MO 63005
PROPOSED SITE AREA	= 21.683 Ac.
OWNER	= FICK SUPPLY SERVICE INC.
LOCATOR NO.	= 17X320088
CITY	= CITY OF WILDWOOD
FLOOD MAP	= 29189C0145K (DATED 2/4/15)
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH
ELECTRIC SERVICE	= AMEREN U.E.
PHONE SERVICE	= ATT
WATER SERVICE	= MO. AMERICAN WATER CO.
CABLE SERVICE	= CHARTER COMMUNICATIONS
POLICE:	ST. LOUIS COUNTY POLICE DEPARTMENT - WILDWOOD PRECINCT
WARD:	ONE
GAS:	LACLEDE



STOCK & ASSOCIATES
Consulting Engineers, Inc.

June 16, 2016

City of Wildwood
16860 Main Street
Wildwood, MO 63040

Attention: Mr. Joe Vujnich, Director-Department of Planning

Re: Fick Supply Services – First Review of Amended Site Development Plan - West side of North Eatherton Road, North of Centaur Road – M-3 Planned Industrial District, Ward One (Stock Project No. 205-4476.1)

Dear Mr. Vujnich:

The following are written responses to comments from The City of Wildwood regarding the above-referenced submittal.

Comment 1. *Please verify the following requirements of the site-specific ordinance are being met by the current operation:*

a.) That no grass, hay or yard clippings are being composted at the current site.

Response: **The proposed use, Compost Facility, as defined by St. Louis County Waste management Code, Chapter 607 (Waste Classes Allowed: Class D – Organic Waste, Waste Class E – Yard By-products, Waste Class H – Liquid Waste) allows for the composting of grass, yard clippings, etc. This line should be removed from the new ordinance.**

b.) That authorized equipment parked or stored on the property does not exceed a front-loader, backhoe, and three (3) dump trucks.

Response: **Currently parked/stored at the site are seven (7) tractor trailers, four (4) dump trucks and six (6) front end loaders. We identify the areas where the equipment is parked overnight on the site plan.**

c.) That storage bins do not exceed twenty-two (22) in total.

Response: **There are currently 31 storage bins. The nine (9) additional bins were added in the center of the facility, west of the shop.**

d.) That all parking spaces and access drives are paved.

Response: **Access drives are all paved. Customer and handicap parking in front of the office and shop is paved as well. The 10 spaces used for employee parking behind (north) of the office are gravel.**

257 CHESTERFIELD BUSINESS PARKWAY •ST. LOUIS, MO 63005 •(636) 530-9100
Fax (636) 530-9130 • E-MAIL ADDRESS: general@stockassoc.com

e.) That the required public space strip of landscaping/wildflowers has been installed along the northern boundary of the site (between the existing western end of the bleeder ditch and the permanent easement of the Levee District).

Response: **The public space landscape strip was planted.**

Comment 2. *Please revise the general notes, as shown on the attached sheet.*

Response: **Revised.**

Comment 3. *Please correct the spelling of "Plat" in Line #2 of the Title Block (PLAF).*

Response: **Corrected**

Comment 4. *Please overlay the proposed lots on the remainder of the adjoining tract of land, where the additional acreage for the expansion of this site originates. This information is needed to determine the impact on this previously approved industrial subdivision (Preliminary Plat).*

Response: **Overlaid and screened the lots from Eatherton Road Corporate Park.**

Comment 5. *Please be advised the project will be required to provide public space, with the addition of any new parking spaces in conjunction with this expanded use. Please provide the Public Space Table and calculations to determine the obligation, if any.*

Response: **Provided public space calculations. Public space provided under the original Site Development is greater than required.**

Comment 6. *Please provide comments or approvals from the City of Chesterfield, the Monarch Fire Protection District, the Chesterfield-Monarch Levee District, the Metropolitan St. Louis Sewer District (MSD), and the St. Louis County Department of Transportation.*

Response: **Correspondence with all agencies is included in this submittal. The City of Chesterfield is requesting Chesterfield Valley Stormwater Easements on the Eatherton Road Corporate Park Parcel, which will be provided when that parcel is developed.**

Comment 7. *Please be advised the cross section details for the reverse filter and gravel yard are still under review by the Department of Public Works.*

Response: **Acknowledged.**

Comment 8. *Please verify the appropriate Flood Map is referenced in this regard.*

Response: **Updated Flood Map information.**

Should you have any further comments and/or questions, please feel free to contact me.

Sincerely,

George M. Stock

George Stock, P.E.,
President

CC: Mr. Andrew Dixon, P.E., (andrew.dixon@stockassoc.com)
Mr. Dave Fick - dave@ficksupply.com (w/pdf)
Mr. Kraig Kreikemeier - kraigk1@sbcglobal.net (w/pdf)

Andrew Dixon

From: Heine, Robert <RHeine@stlouisco.com>
Sent: Wednesday, April 20, 2016 1:36 PM
To: Andrew Dixon
Cc: George Stock; Cheri Evans; Dave Fick; kraigk1@sbcglobal.net
Subject: RE: 4476 Fick Supply

Andrew,

I have reviewed the Amended Site Development plan for Fick Supply at 4476 Eatherton Road (dated 4/11/16). The Airport has no objections to this plan and will not require further review unless new buildings are added to the project. Feel free to call if you have any questions.

Bob

Robert S. Heine, P.E.
Airport Engineer
Spirit Of St. Louis Airport
Ph: 636-532-2222
Cell: 314-220-2189

From: Andrew Dixon [mailto:andrew.dixon@stockassoc.com]
Sent: Wednesday, April 20, 2016 1:10 PM
To: Heine, Robert
Cc: George Stock; Cheri Evans; Dave Fick; kraigk1@sbcglobal.net
Subject: 4476 Fick Supply

Mr. Heine, attached is an Amended Site Development Plan for Fick Supply located at 501 N Eatherton Road that we have submitted to the City of Wildwood. The City review process requires review and conceptual approval of the plan by the Spirit of St. Louis Airport. The proposed plan consists of an expansion of Fick Supply's gravel storage yard, associated grading and drainage. Should you have any questions, please feel free to contact me.
Thanks, Drew
636-530-9100

Disclaimer: This email message (including attachments) contains information which may be confidential and/or legally privileged. Unless you are the intended recipient, you may not use, copy or disclose to anyone the message or any information contained in the message or from any attachments that were sent with this email, and if you have received this email message in error, please advise the sender by email or at (636) 530-9100, and delete the message. Unauthorized disclosure and/or use of information contained in this email may result in civil and criminal liability. Everything in this e-mail and attachments relating to the official business of Stock & Associates Consulting Engineers, Inc., is proprietary to the company. Neither the sender of the e-mail, nor Stock & Associates Consulting Engineers, Inc., shall be liable to any party for any direct, indirect or consequential damages, including, without limitation, loss of profit, interruption of business or loss of information, data or software or otherwise.

Andrew Dixon

From: Knoll, James <JMKnoll@stlouisco.com>
Sent: Monday, April 25, 2016 2:36 PM
To: 'rbrown@cityofwildwood.com'
Cc: Andrew Dixon; George Stock
Subject: FW: 4476 Fick Supply
Attachments: 4476-Base-SDP.pdf

Rick,

Please consider this email as St. Louis County conceptual approval of the attached site development plan.

Feel free to call if any questions.

Thanks,
Jim

James M. Knoll, PE, CFM
Supervisor, Project Managers | Civil Plan Review and Special Use Permits Groups
St. Louis County Department of Transportation
41 S. Central Ave. | Clayton, MO 63105
direct 314-615-8554 | office 314-615-8517 | fax 314-615-7084
jmknoll@stlouisco.com | www.stlouisco.com

From: Andrew Dixon [mailto:andrew.dixon@stockassoc.com]
Sent: Wednesday, April 20, 2016 1:03 PM
To: Knoll, James <JMKnoll@stlouisco.com>
Cc: George Stock <george.stock@stockassoc.com>; Cheri Evans <cheri.evans@stockassoc.com>; Dave Fick <dave@ficksupply.com>; kraigk1@sbcglobal.net
Subject: 4476 Fick Supply

Jim, attached is an Amended Site Development Plan for Fick Supply located at 501 N Eatherton Road that we have submitted to the City of Wildwood. The City review process requires review and conceptual approval of the plan by St. Louis County Department of Highways and Traffic. The proposed plan consists of an expansion of Fick Supply's gravel storage yard, associated grading and drainage. Should you have any questions, please feel free to contact me.
Thanks, Drew
636-530-9100

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HORNER SHIFRIN

THE POWERHOUSE AT UNION STATION • 401 S. 18th ST., STE. 400 • SAINT LOUIS, MISSOURI 63103-2296
314-531-4321 • FAX 314-531-6966 • www.HornerShifrin.com

Memorandum

TO: David Human, Monarch-Chesterfield Levee District
Diane Summers

FROM: Karen Frederich

SUBJECT: Amended Site Development Plan for Fick Supply
501 North Eatherton Road

DATE: April 27, 2016

H&S JOB NO.: 1610000

CC: Andrew Dixon, Stock & Associates
Mike Geisel, City of Chesterfield
Matt Hunn & Rachel Lopez, Corps of Engineers

The Amended Site Development Plan prepared by Stock & Associates (209-4476) with a seal date of 04/11/2016 has been reviewed. The development is located west of Eatherton Road, north of Wings Corporate Drive. The plan shows the gravel yard for stockpiling material being extended southward, landward of the levee and on the underseepage berm.

The plans show the proposed reverse filter's top elevation as 461; the filter will need to extend to the adjacent grade to prevent runoff from entering the filter and fouling the openness of the surface aggregate.

Due to the proximity of the improvements to the primary flood protection system, design plans and construction documents should be submitted to the Monarch-Chesterfield Levee District for review and comment. When received, the plans will be forwarded to the St. Louis District Corps of Engineers for review and approval under Federal Statute 33 U.S.C. Section 408.

The Levee District is not making a determination of the project's general conformance with the Chesterfield Valley Master Stormwater Plan. It should be noted that we have not reviewed nor analyzed any aspect of the interior stormwater drainage system or water quality and those are the responsibility of the City and MSD, respectively.

The Levee District has no other comments at this time.

MONARCH FIRE PROTECTION DISTRICT

13725 Olive Blvd., Chesterfield, MO 63017-2640
Phone: 314.514.0900 Fax: 314.514.0696
www.monarchfpd.org

April 28, 2016

Andrew Dixon
Stock & Associates, Inc.
257 Chesterfield Business Pkwy.
Chesterfield, MO 63005

Re: Fick Supply, 501 Eatherton Road North

Dear Mr. Dixon:

I have reviewed and approved the Amended Site Development Plan for the project mentioned above. This project is being reviewed for compliance with the 2009 International Fire Code as adopted by Ordinance 31 *The Fire Prevention Code* of the Monarch Fire Protection District. Please make note of the following conditions of approval:

- Approved as submitted.

If you have any questions, please contact me at 314-514-0900 ext. 313, or at herin.r@monarchfpd.org.

Yours in Firesafety,

Roger N. Herin

Roger N. Herin, MCP
Deputy Chief/Fire Marshal

Metropolitan St. Louis
Sewer District
2350 Market Street
St. Louis, MO 63103

May 2, 2016

Stock and Associates
Attn: Andrew Dixon
257 Chesterfield Business Parkway
St. Louis, MO 63005

Re: Fick Supply – 501 N. Eatherton
Amended Site Development Plan

Dear Mr. Dixon,

MSD has reviewed the Amended Site Development Plan dated 4-11-16 for the above referenced site and offers the following preliminary comments:

1. Based on the extent of the scope depicted on this plan, formal MSD review, approval, and permits will be required prior to construction. For a disturbed area greater than one acre, Post Construction Best Management Practices (BMPs) will be required to treat the extents of the project's disturbed area and should be integrated on the proposed plan.

    a. The proximity of the seepage berm and flood zones should be taken into consideration as the grading plan and water quality strategy are developed.

    b. Maintenance Agreements are required for the BMPs and shall be executed by each property owner whose parcel contains a BMP.

    c. Land disturbance and impervious areas added on Lot B shall also factor into future development activities that may occur on Proposed Lot A.

2. Approval from the Monarch Chesterfield Levee District and the City of Chesterfield with regards to their requirements for work in the proximity of the levee and for the project's compliance with the Chesterfield Valley master drainage plan will be required prior to MSD approval of final plans.

3. The site is located within the Caulks Creek Surcharge area. The scope depicted on this amended site development plan does not warrant an assessment of the Caulks Creek surcharge at this time.

This review is subject to the requirements of detailed formal review of final design plans and is subordinate to the review and approval of final design plans. Please call me at (314) 768-2773 if you have any questions.

Sincerely,

Jason Peterein, P.E.
Principal Engineer
Engineering/Planning-Development Review

Andrew Dixon

From: Kim Streicher <KStreicher@chesterfield.mo.us>
Sent: Wednesday, June 01, 2016 1:59 PM
To: Andrew Dixon
Cc: George Stock; Cheri Evans
Subject: RE: 4476: Fick Supply
Attachments: 4476-Base-SDP.pdf; Chesterfield Valley Stormwater Easement.doc

Drew,

The master plan shows a 15' flat bottom with 4:1 side slopes centered on the southern property line and a 15' wide flat bottom with 4:1 side slopes along the eastern property line. It looks like a 50' easement along that southern property line and a 100' easement along the eastern property line will encompass the future channel, allow for the required future 80' ROW on North Eatherton, and should line up with the existing Chesterfield Valley Storm Easement on Lot B. See attached.

Thanks,
Kim

From: Andrew Dixon [mailto:andrew.dixon@stockassoc.com]
Sent: Wednesday, June 01, 2016 9:25 AM
To: Kim Streicher <KStreicher@chesterfield.mo.us>
Cc: George Stock <george.stock@stockassoc.com>; Cheri Evans <cheri.evans@stockassoc.com>
Subject: RE: 4476: Fick Supply

Kim, please indicate what easements you need for the Chesterfield Master Storm Water infrastructure. There are no other proposed improvements, just the expansion of the gravel yard, berm and swale.
Thanks, Drew

From: Kim Streicher [mailto:KStreicher@chesterfield.mo.us]
Sent: Tuesday, May 31, 2016 7:35 AM
To: Andrew Dixon
Subject: RE: 4476: Fick Supply

Hi Drew,

We will need easements for the Chesterfield Valley Master Storm Water infrastructure to be recorded even though the infrastructure doesn't need to be built until the parcel is developed. When I spoke to Joe Vujnich about it he said he had thought that they were going to be building buildings/pavement and had requested an updated plan. My plan is dated 4/26/16. Is that the most recent? Are they proposing any development other than a gravel yard, landscape berm and swale?

From: Andrew Dixon [mailto:andrew.dixon@stockassoc.com]
Sent: Friday, May 27, 2016 3:26 PM
To: Kim Streicher <KStreicher@chesterfield.mo.us>
Subject: 4476: Fick Supply

Hi Kim, I wanted to follow up regarding your review of the Fick expansion. Do you have any comments/approvals of the SDP I can forward to the City of Wildwood?
Thanks, Drew

From: Kim Streicher [mailto:KStreicher@chesterfield.mo.us]
Sent: Tuesday, May 03, 2016 10:13 AM
To: Andrew Dixon
Subject: RE: Fick Supply

And who is the Wildwood contact for the project?

From: Andrew Dixon [mailto:andrew.dixon@stockassoc.com]
Sent: Tuesday, May 03, 2016 9:39 AM
To: Kim Streicher <KStreicher@chesterfield.mo.us>
Subject: RE: Fick Supply

Kim, see attached. Thanks, Drew

From: Kim Streicher [mailto:KStreicher@chesterfield.mo.us]
Sent: Tuesday, May 03, 2016 9:32 AM
To: Andrew Dixon
Subject: RE: Fick Supply

Thanks Drew,

Do you have a copy of the zoning Ordinance 1697?

From: Andrew Dixon [mailto:andrew.dixon@stockassoc.com]
Sent: Friday, April 29, 2016 2:16 PM
To: Kim Streicher <KStreicher@chesterfield.mo.us>; Ryan Schriber <ryan.schriber@stockassoc.com>
Subject: RE: Fick Supply

Kim, attached is the current plan for your review. Please let me know if you need anything else.
Thanks, Drew

From: Kim Streicher [mailto:KStreicher@chesterfield.mo.us]
Sent: Wednesday, April 27, 2016 10:16 AM
To: Ryan Schriber
Cc: Andrew Dixon
Subject: RE: Fick Supply

Thanks,

Drew,

Could you send me just a pdf of the plan?

Thanks,
Kim

From: Ryan Schriber [mailto:ryan.schriber@stockassoc.com]
Sent: Wednesday, April 27, 2016 9:59 AM

To: Kim Streicher <KStreicher@chesterfield.mo.us>
Cc: Andrew Dixon <andrew.dixon@stockassoc.com>
Subject: Re: Fick Supply

Drew Dixon.

On Apr 27, 2016, at 9:55 AM, Kim Streicher <KStreicher@chesterfield.mo.us> wrote:

> Good morning Ryan,
>
> Do you know who from Stock is working on the Fick Supply Amended Site Development Plan? I was wondering if I could get a copy so I can take a look at it as it relates to the Chesterfield Valley Master Storm Water Plan.
>
> Thanks!
> Kim
> <image001.jpg>

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AMENDED SITE DEVELOPMENT PLAN

PROPOSED LOT 5B OF THE PROPOSED BOUNDARY ADJUSTMENT PLAF OF TRACTS OF LAND IN U. S. SURVEY 132, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

CURRENT ZONING: M3 – Planned Industrial District (Ord. # 1697)

GENERAL NOTES

1. BOUNDARY INFORMATION BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, TOPOGRAPHICAL INFORMATION FROM RECORD. PROPERTY IS SUBJECT TO AN ACTUAL FIELD SURVEY.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
3. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
4. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
5. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY AND THE CITY OF WILDWOOD STANDARDS.
6. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH SAINT LOUIS COUNTY AND MSD STANDARDS.
7. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
8. PARKING AND LOADING SPACES FOR THIS DEVELOPMENT WILL BE AS REQUIRED IN THE CITY OF WILDWOOD CODE.

PARKING CALCULATIONS

REQUIRED PARKING: 15 EMPLOYEES WORKING ON A MAXIMUM SHIFT X 2/3 = 10 SPACES
5 OPERATING VEHICLES TO BE STORED ON SITE = 5 SPACES
4 SPACES FOR EVERY 1,000 SQ. FT. SALES ROOM = 4 SPACES REQ.
TOTAL REQUIRED PARKING = 10 SPACES

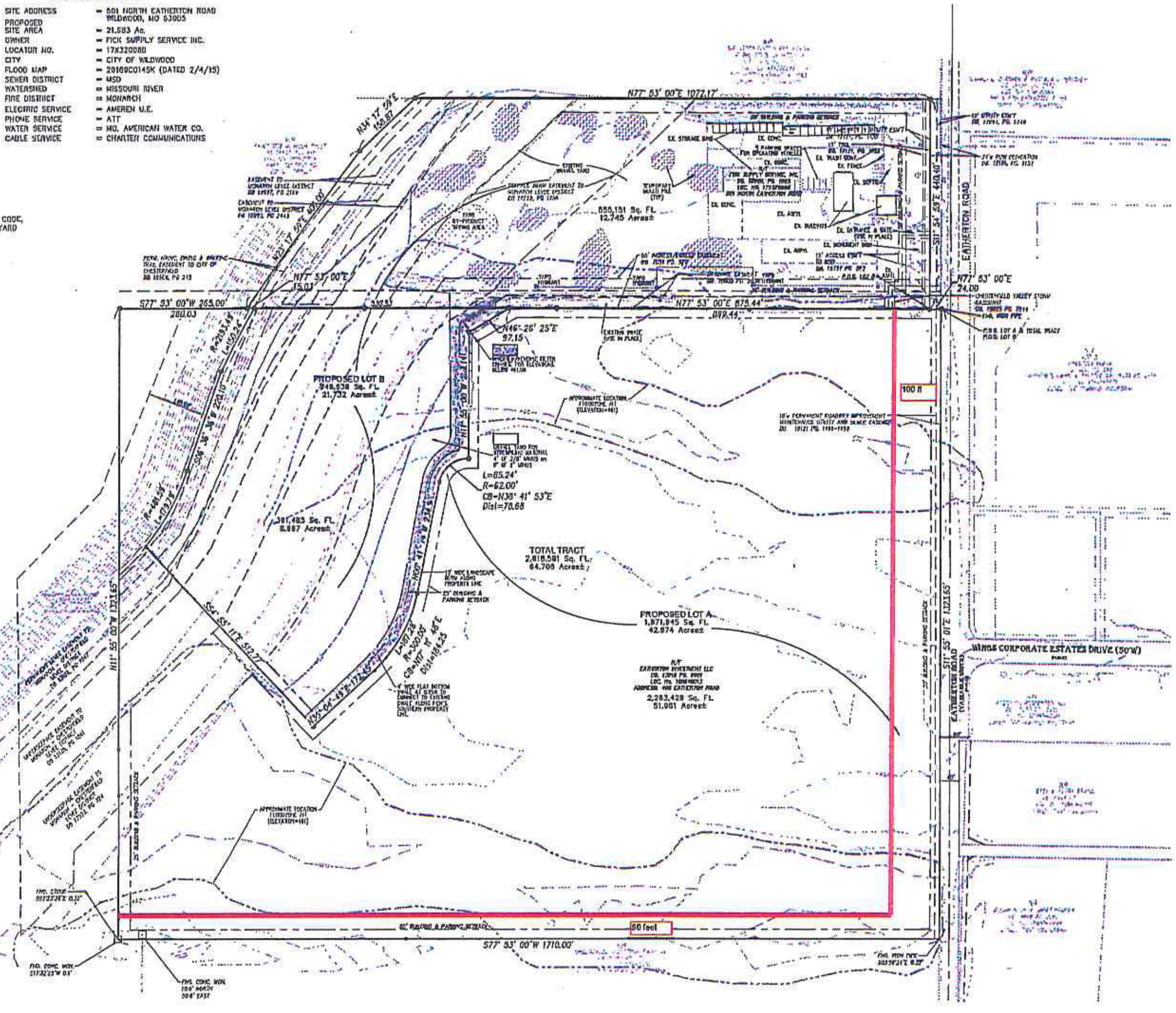
PROVIDED PARKING: 22 SPACES INCLUDING 1 HANDICAP SPACE.

9. NO ADDITIONAL LIGHTING IS PROPOSED FOR THIS PLAN.
10. PROPOSED USE: COMPOST FACILITY, AS DEFINED BY ST. LOUIS COUNTY WASTE MANAGEMENT CODE, CHAPTER 607 (WASTE CLASSES ALLOWED: CLASS D – ORGANIC WASTE, WASTE CLASS E – YARD BY-PRODUCTS, WASTE CLASS H – LIQUID WASTE)
11. THE PROPERTY IS SLOPED AT AN AVERAGE OF 2%.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SITE INFORMATION

SITE ADDRESS	= 501 NORTH EATHERTON ROAD WILDWOOD, MO 63005
PROPOSED SITE AREA	= 21.583 Ac.
OWNER	= FICK SUPPLY SERVICE INC.
LOCATOR NO.	= 17X320080
CITY	= CITY OF WILDWOOD
FLOOD MAP	= 29189C0145K (DATED 2/4/15)
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH
ELECTRIC SERVICE	= AMEREN U.E.
PHONE SERVICE	= ATT
WATER SERVICE	= MO. AMERICAN WATER CO.
CABLE SERVICE	= CHARTER COMMUNICATIONS

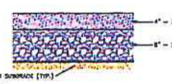


LEGEND

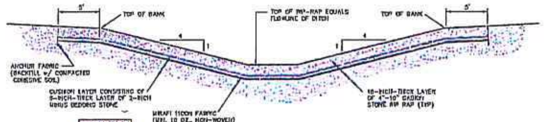
EXISTING SANITARY SEWER
EXISTING STORM SEWER
PROPOSED SANITARY SEWER — 8" SS —
PROPOSED STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES — G — W — T — E —
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION ( )
HANDICAPPED PARKING

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.V.C.	– POLYVINYL CHLORIDE PIPE
R.C.P.	– REINFORCED CONCRETE PIPE
R.I.M.U.S.E.	– ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY AND SEWER EASEMENT
SQ.	– SQUARE
T	– TELEPHONE CABLE
V.C.P.	– VITRIFIED CLAY PIPE
W	– WATER
(50'W)	– RIGHT-OF-WAY WIDTH



GRAVEL YARD SECTION
(n.t.s.)



REVERSE FILTER CROSS-SECTION
(n.t.s.)

ST. LOUIS COUNTY BENCHMARK

WBD 11-109 ELEV. STANDARD ALUMINUM DISK STAMPED SL-41 1980. DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELL PIPELINE MARKER, 19' EAST OF THE CENTERLINE OF EATHERTON AND 65' NORTH OF THE EAST PIPELINE MARKER. APPROX. 1.1 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD. ELEV. 461.34 (NAVD DATUM)

PREPARED FOR:
Fick Supply Service, Inc.
501 North Eatherton Road
Wildwood, MO 63005

LOCATION MAP

PROPOSED LOT A

A tract of land being part of a larger tract of land as conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 of the St. Louis County Records located in part of U.S. Survey 132, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron pipe located at the northeast corner of said Eatherton Investments, L.L.C. tract, said point also being located on the west right-of-way line of Eatherton Road; thence along said right-of-way line, South 11 degrees 55 minutes 01 seconds East, 1323.65 feet to a point, from which a found iron pipe bears South 03 degrees 59 minutes 24 seconds East, 0.32 feet; thence departing said right-of-way line, South 77 degrees 53 minutes 00 seconds West, 1710.00 feet to the west line of said Eatherton Investments, L.L.C. tract, from which a concrete monument bears, South 17 degrees 32 minutes 25 seconds West, 0.10 feet; thence along said west line, North 11 degrees 55 minutes 00 seconds West, 1321.65 feet to the north line west corner of above said Eatherton Investments, L.L.C. tract; thence along said north line, North 77 degrees 53 minutes 00 seconds East, 280.03 feet to the beginning of a non-tangential curve to the left having a radius of 2193.49 feet; thence departing said north line the following courses and distances, along said curve with an arc length of 150.24 feet and a chord which bears South 15 degrees 09 minutes 40 seconds West, 150.21 feet, South 08 degrees 38 minutes 36 seconds West, 220.10 feet to the beginning of a non-tangential curve to the right having a radius of 481.59 feet; along said curve with an arc length of 179.80 feet and a chord which bears South 15 degrees 48 minutes 42 seconds West, 178.75 feet; South 54 degrees 55 minutes 11 seconds East, 512.77 feet; North 35 degrees 04 minutes 49 seconds East, 172.45 feet to a point of curvature to the left having a radius of 300.00 feet; along said curve with an arc length of 187.28 feet and a chord which bears North 17 degrees 11 minutes 48 seconds East, 184.25 feet to a point of tangency; North 00 degrees 41 minutes 14 seconds West, 234.90 feet to a point of curvature to the right having a radius of 62.00 feet, along said curve with an arc length of 85.24 feet and a chord which bears North 38 degrees 41 minutes 53 seconds East, 78.68 feet, North 11 degrees 55 minutes 00 seconds West, 288.14 feet AND North 46 degrees 26 minutes 25 seconds East, 97.15 feet to the north line of above said Eatherton Investments, L.L.C. tract; thence along said north line, North 77 degrees 53 minutes 00 seconds East, 899.44 feet to the Point of Beginning, containing 1,871,945 square feet or 42.974 acres more or less.

PROPOSED LOT B

A tract of land being part of a larger tract of land as conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 and all of a tract of land as conveyed to Fick Supply Service, Inc by instrument recorded in Book 1332, PG. 1963 both of the St. Louis County Records, located in U.S. Survey 132, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a found iron pipe located at the northeast corner of a tract of land conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 of the St. Louis County Records, said point also being located on the west right-of-way line of Eatherton Road, thence along the north line of said Eatherton Investments, L.L.C. tract, South 77 degrees 53 minutes 05 seconds West, 24.00 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said north line, South 77 degrees 53 minutes 00 seconds West, 875.44 feet; thence departing said north line the following courses and distances; South 46 degrees 26 minutes 25 seconds West, 97.15 feet, South 11 degrees 55 minutes 00 seconds East, 288.14 feet to the beginning of a non-tangential curve to the left having a radius of 62.00 feet; along said curve with an arc length of 85.24 feet and a chord which bears South 38 degrees 41 minutes 53 seconds West, 78.68 feet to a point of tangency; South 00 degrees 41 minutes 14 seconds East, 234.90 feet to a point of curvature to the right having a radius of 300.00 feet; along said curve with an arc length of 187.28 feet and a chord which bears South 17 degrees 11 minutes 48 seconds West, 184.25 feet to a point of tangency; South 35 degrees 04 minutes 49 seconds West, 172.45 feet; North 54 degrees 55 minutes 11 seconds West, 512.77 feet to the beginning of a non-tangential curve to the left having a radius of 481.59 feet; along said curve with an arc length of 179.80 feet and a chord which bears North 15 degrees 48 minutes 42 seconds East, 178.75 feet; North 08 degrees 38 minutes 36 seconds East, 220.10 feet to the beginning of a non-tangential curve to the right having a radius of 2193.49 feet and along said curve with an arc length of 150.24 feet and a chord which bears North 15 degrees 09 minutes 42 seconds East, 150.21 feet to the north line of above said Eatherton Investments, L.L.C. tract; thence along said north line, South 77 degrees 53 minutes 00 seconds West, 15.03 feet to the east line of a tract of land as conveyed to Charlotte M. Hoch Trust fund, by instrument recorded in Book 14484, Page 778 of above said records; thence along the east lines of said Hoch tract the following courses and distances: North 23 degrees 17 minutes 59 seconds East, 409.00 feet and North 34 degrees 17 minutes 59 seconds East, 156.87 feet to the south line of a tract of land as conveyed to The Conservation Commission of the State of Missouri, by instrument recorded in Book 7075, Page 723 of above said records a point; thence along said south line, North 77 degrees 53 minutes 00 seconds East, 1072.17 feet to the west line of Eatherton Road; thence along said west right-of-way line, South 11 degrees 54 minutes 59 seconds East, 440.40 feet to the Point of Beginning and containing 944,636 square feet or 21.732 acres more or less.

TOTAL TRACT

A tract of land being located in part of U.S. Survey 132, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron pipe located at the northeast corner of a tract of land conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 of the St. Louis County Records, said point also being located on the west right-of-way line of Eatherton Road, thence along said right-of-way line, South 11 degrees 55 minutes 01 seconds East, 1323.65 feet to a point, from which a found iron pipe bears South 03 degrees 59 minutes 24 seconds East, 0.32 feet; thence departing said right-of-way line, South 77 degrees 53 minutes 00 seconds West, 1710.00 feet to the west line of said Eatherton Investments, L.L.C. tract, from which a concrete monument bears, South 17 degrees 32 minutes 25 seconds West, 0.10 feet; thence along said west line, North 11 degrees 55 minutes 00 seconds West, 1321.65 feet to the north line west corner of above said Eatherton Investments, L.L.C. tract; thence along said north line, North 77 degrees 53 minutes 00 seconds East, 265.00 feet to the west line of a tract of land as conveyed to Charlotte M. Hoch Trust fund, by instrument recorded in Book 14484, Page 778 of above said records; thence along the west lines of said Hoch tract the following courses and distances: North 23 degrees 17 minutes 59 seconds East, 409.00 feet and North 34 degrees 17 minutes 59 seconds East, 156.87 feet to the south line of a tract of land as conveyed to The Conservation Commission of the State of Missouri, by instrument recorded in Book 7075, Page 723 of above said records a point, thence along said south line, North 77 degrees 53 minutes 00 seconds East, 1072.17 feet to the west line of Eatherton Road; thence along said west right-of-way line, South 11 degrees 54 minutes 59 seconds East, 440.40 feet to the Point of Beginning, containing 2,818,581 square feet or 64.705 acres more or less.

PREPARED BY:
Stock & Associates Consulting Engineers, Inc.

AMENDED SITE DEVELOPMENT PLAN
FICK SUPPLY - 501 N EATHERTON RD
CITY OF WILDWOOD
ST. LOUIS COUNTY, MISSOURI

GEORGE M. STOCK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY

REVISIONS:

AMENDED SITE DEVELOPMENT PLAN

1 OF 1

EASEMENT

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, That _____,for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to _____in hand paid by the City of Chesterfield, the receipt of which is hereby acknowledged, do(es) hereby give, grant, extend, and confer on the City of Chesterfield, Missouri, their successors and assigns as their interest may appear for the purpose of construction, maintaining and repair of the basins, reservoirs, channels, drainage facilities and sewer lines in conformance with the Chesterfield Valley Storm Water Plan, on the strip or strips of ground described as shown hachured on the attached "Easement Plat" marked Exhibit "A", and made a part hereof, 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 basins, reservoirs, channels, drainage facilities and sewer lines. The property owner(s) shall be responsible for maintaining the dry/wet basins, channels, drainage facilities and sewer lines in good working order and in good repair as appropriate. In the event that the property owner(s) or its successors in title to said property shall fail to adequately maintain the basins, reservoirs, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan, the City of Chesterfield, Missouri, their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owners of said property for the services performed. It is further agreed that in the event that said bill or charge for services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) until paid in full.

The City of Chesterfield may from time to time enter upon said premises to construct, reconstruct, or maintain the sewers or stormwater improvements aforesaid, and may assign its rights in this easement to the State, County, or other political subdivisions of the State. The right-of-way hereby granted is irrevocable and shall continue forever.

All stormwater easements as dedicated to the City of Chesterfield per the above, shall not be in the possession or control of the City. Nor shall the City be responsible for the maintenance, inspection, alteration, repair, operation, removal or relay on any stormwater drainage system.

IN WITNESS WHEREOF, the above named grantor(s) has(ve) signed these presents this _____ day of _____, 20 _____.

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this _____ day of _____, 20_____, before me, the undersigned Notary Public, personally appeared _____ to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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.

Notary Public

_____

My Commission Expires:

From: **Travis Newberry** travis@cityofwildwood.com
Subject: FW: Fick Supply PZ request
Date: July 18, 2016 at 3:14 PM
To: Joe Vujnich JVujnich@cityofwildwood.com

TN

FYI

From: Dave Fick [mailto:dave@ficksupply.com]
Sent: Monday, July 18, 2016 3:12 PM
To: Travis Newberry
Cc: Andrew Dixon
Subject: Fick Supply PZ request

Travis,

Good Afternoon!

I am writing to you to clarify the request before the Planning and Zoning Commission and ask for re-consideration on this matter tonight.

The original request came to you as licensing for a "Compost Facility" which included all Class D,E and H wastes being allowed.
We should have been more specific in our request and would like to ask the Commission to consider the following:

- Please remove the "Liquid Waste" Class H from the request.
  We would not have allowed this into our process regardless.

- Retain the Class D "Organic Waste" request, but limit the composting/mulch feedstocks to:
  - Agricultural and Horticultural Operations
  - Landscape Maintenance Operations
  - Food Waste
  - Forestry and Timber Industry Residues
  - Animal Manure
  - Lumber Trimmings from the pallet and construction industry

As has been the past, this request of licensing would ultimately be governed by St Louis County Department of Health as well as DNR.
Through regular monitoring, use of Best Management Practices and inspections for odors, pathogens and vectors, our facility will be a model for the surrounding area.
--Please note that review of our inspections with St Louis County Health illustrate our flawless history.--

Please consider this matter before the Commission this evening. I will be available for any questions at the meeting.

Thank you for your time and consideration.

City of Chesterfield

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

July 15, 2016

Travis Newberry, Planner
City of Wildwood
16860 Main Street
Wildwood, Missouri 63040

Via email: travis@cityofwildwood.com

Re: PZ 9-16 Fick Supply Service, 501 North Eatherton Road, Wildwood Missouri 63005

Dear Mr. Newberry:

The Planning and Development Services Division is in receipt of the City of Wildwood's notices of Public Meeting and Public Hearing regarding a request to amend the current M-3 Planned Industrial District Ordinance along with an Amended Site Development Plan at the property mentioned above. At this time, the City of Chesterfield has the following comments regarding this request:

1. Future development must comply with the current version of the Chesterfield Valley Stormwater Master Plan. When appropriate, the site plan and record plat must be reviewed by the City of Chesterfield for compliance with this plan. Improvement plans shall also be submitted to the city for review and approval with respect to the Chesterfield Valley Stormwater Master Plan. Please contact Kim Streicher at 636-537-4768 or kstreicher@chesterfield.mo.us.
2. Please be advised that Chesterfield Valley Stormwater Easements will be required in conjunction with any future record plat or site plan associated with this development.

The City of Chesterfield appreciates the opportunity to comment.

Sincerely,

Jonathan D. Raiche, AICP
Senior Planner

Cc: Aimee Nassif, Planning and Development Services Director
Kim Streicher, Senior Engineer

AMENDED SITE DEVELOPMENT PLAN

PROPOSED LOT B OF THE PROPOSED BOUNDARY ADJUSTMENT PLAT OF
495 & 501 N EATHERTON RD
LOCATED IN U. S. SURVEY 132, TOWNSHIP 45 NORTH, RANGE 3 EAST,
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

CURRENT ZONING: M3 - Planned Industrial District (Ord. # 1697)

GENERAL NOTES:

1. BOUNDARY INFORMATION BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, TOPOGRAPHICAL INFORMATION FROM RECORD. PROPERTY IS SUBJECT TO AN ACTUAL FIELD SURVEY.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
3. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT, CITY OF CHESTERFIELD, AND THE CITY OF WILDWOOD.
4. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE ISSUANCE OF ANY GRADING PERMIT BY THE CITY OF WILDWOOD.
5. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY AND THE CITY OF WILDWOOD STANDARDS.
6. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF WILDWOOD, SAINT LOUIS COUNTY AND MSD STANDARDS.
7. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
8. PARKING AND LOADING SPACES FOR THIS DEVELOPMENT WILL BE AS REQUIRED IN THE CITY OF WILDWOOD CODE.

PARKING CALCULATIONS

REQUIRED PARKING: 15 EMPLOYEES WORKING ON A MAXIMUM SHIFT X 2/3 = 10 SPACES
4 SPACES FOR EVERY 1,000 SQ. FT. SALES ROOM = 4 SPACES REQ.
TOTAL REQUIRED PARKING = 14 SPACES

PROVIDED PARKING: 19 SPACES INCLUDING 1 HANDICAP SPACE.

EQUIPMENT STORAGE: 7 TRACTOR TRAILERS
4 DUMP TRUCKS
6 FRONT END LOADERS

9. NO ADDITIONAL LIGHTING IS PROPOSED FOR THIS PLAN.
10. PROPOSED USE: COMPOST FACILITY, AS DEFINED BY ST. LOUIS COUNTY WASTE MANAGEMENT CODE, CHAPTER 607 (WASTE CLASSES ALLOWED: CLASS D – ORGANIC WASTE, WASTE CLASS E – YARD BY-PRODUCTS, WASTE CLASS H – LIQUID WASTE)
11. THE PROPERTY IS SLOPED AT AN AVERAGE OF 2%.
12. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH"; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE ELEVATIONS DETERMINED BFE=461 AND SHADED ZONE "X" (AREAS OF .2% CHANCE FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY AND INCORPORATED AREAS. THIS MAP IS IDENTIFIED AS MAP NO. 29189C0145 K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015. (PLOTTED GRAPHICALLY)
13. PUBLIC SPACE FOR THIS DEVELOPMENT WILL BE AS REQUIRED IN THE CITY OF WILDWOOD CODE.

PUBLIC SPACE CALCULATIONS

REQUIRED: 290.4 SF OF PUBLIC SPACE PER NEW PARKING SPACE.
19 PARKING SPACES PROVIDED (19 x 290.4 SF/SPACE) = 5,517.6 SF

PROVIDED: PER THE ORIGINAL SITE DEVELOPMENT PLAN
8,385 SF OF MULTI-USE TRAIL
2,500 SF OF LANDSCAPE SCREENING

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER — 8" SS
- PROPOSED STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES — G — W — T — E —
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION ( )
- HANDICAPPED PARKING

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.V.C.	–	POLYVINYL CHLORIDE PIPE
R.C.P.	–	REINFORCED CONCRETE PIPE
R.I.M.U.S.E.	–	ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY AND SEWER EASEMENT
SQ.	–	SQUARE
T	–	TELEPHONE CABLE
V.C.P.	–	VITRIFIED CLAY PIPE
W	–	WATER
(86'W)	–	RIGHT-OF-WAY WIDTH

PREPARED FOR:

Fick Supply Service, Inc.
501 North Eatherton Road

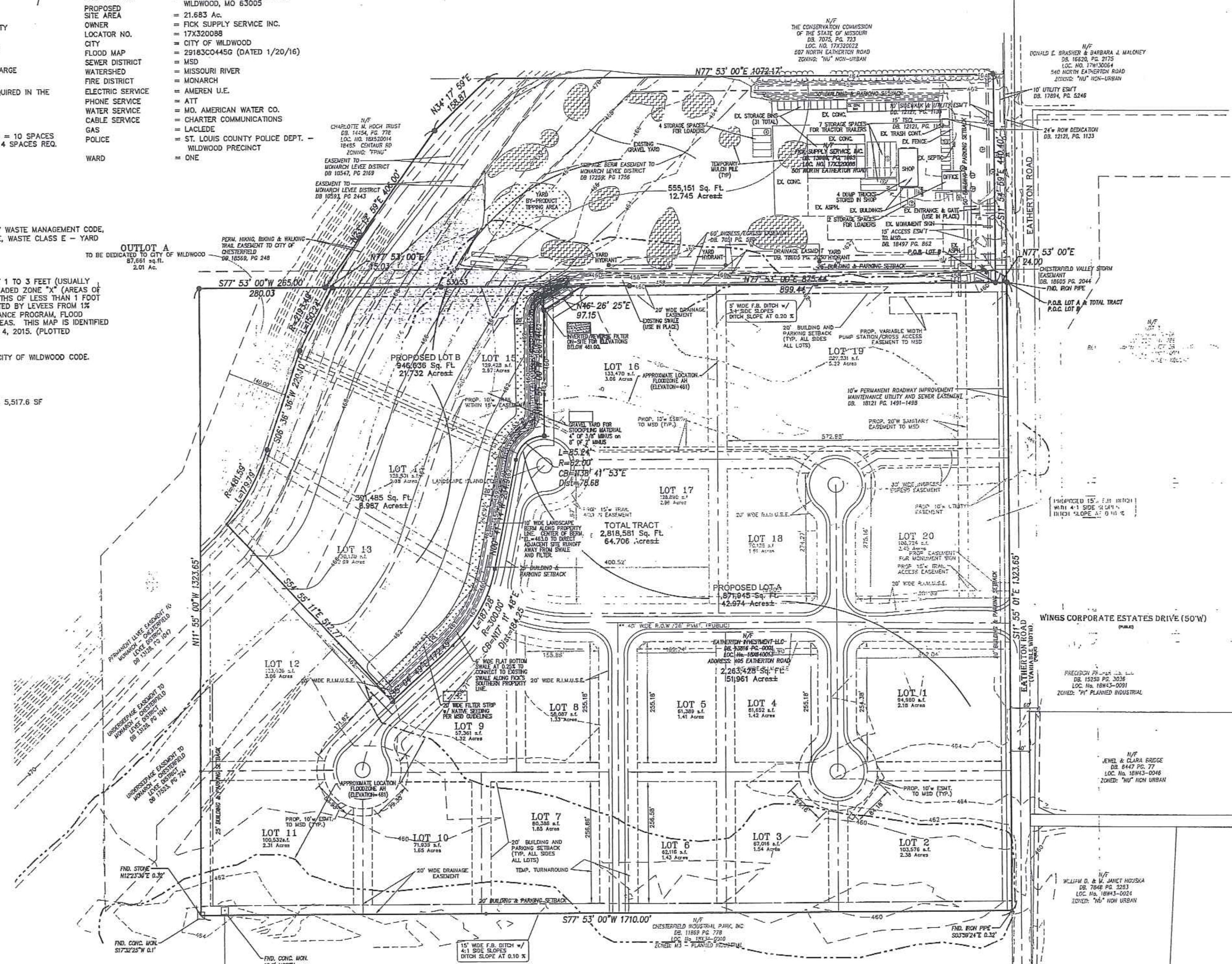
ST. LOUIS COUNTY BENCHMARK

MSD 11-109 ELEV: STANDARD ALUMINUM DISK STAMPED SL-41 1990. DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELL PIPELINE MARKER; 19' EAST OF THE CENTERLINE OF EATHERTON AND 60' NORTH OF THE EAST PIPELINE MARKER. APROX 1.1 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD.
ELEV: 461.36 (USGS DATUM)

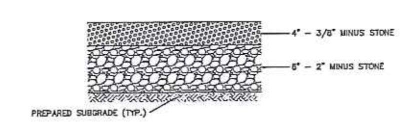
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SITE INFORMATION

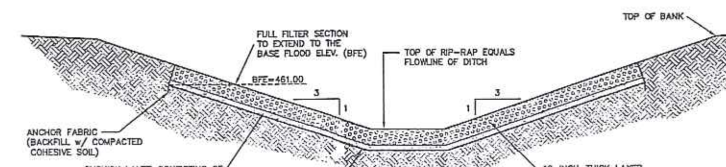
SITE ADDRESS	= 501 NORTH EATHERTON ROAD WILDWOOD, MO 63005
PROPOSED SITE AREA	= 21.683 Ac.
OWNER	= FICK SUPPLY SERVICE INC.
LOCATOR NO.	= 17X320088
CITY	= CITY OF WILDWOOD
FLOOD MAP	= 29183C0445G (DATED 1/20/16)
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH
ELECTRIC SERVICE	= AMEREN U.E.
PHONE SERVICE	= ATT
WATER SERVICE	= MO. AMERICAN WATER CO.
CABLE SERVICE	= CHARTER COMMUNICATIONS
GAS	= LACLEDE
POLICE	= ST. LOUIS COUNTY POLICE DEPT. – WILDWOOD PRECINCT
WARD	= ONE



LOCATION MAP
(NOT TO SCALE)



GRAVEL YARD SECTION
(n.t.s.)



REVERSE FILTER CROSS-SECTION
(n.t.s.)

PROPOSED LOT A

A tract of land being part of a larger tract of land as conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 of the St. Louis County Records located in part of U.S. Survey 132, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron pipe located at the northeast corner of said o Eatherton Investments, L.L.C. tract, said point also being located on the west right-of-way line of Eatherton Road; thence along said right-of-way line, South 11 degrees 55 minutes 01 seconds East, 1323.65 feet to a point, from which a found iron pipe bears South 03 degrees 59 minutes 24 seconds East, 0.32 feet; thence departing said right-of-way line, South 77 degrees 53 minutes 00 seconds West, 1710.00 feet to the west line of said Eatherton Investments, L.L.C. tract, from which a concrete monument bears, South 17 degrees 32 minutes 25 seconds West, 0.10 feet; thence along said west line, North 11 degrees 55 minutes 00 seconds West, 1323.65 feet to the north line west corner of above said Eatherton Investments, L.L.C. tract; thence along said north line, North 77 degrees 53 minutes 00 seconds East, 280.03 feet to the beginning of a non-tangential curve to the left having a radius of 2193.49 feet; thence departing said north line the following courses and distances: along said curve with an arc length of 150.24 feet and a chord which bears South 15 degrees 09 minutes 42 seconds West, 150.21 feet; South 06 degrees 36 minutes 36 seconds West, 220.10 feet to the beginning of a non-tangential curve to the right having a radius of 481.59 feet; along said curve with an arc length of 179.80 feet and a chord which bears South 16 degrees 48 minutes 42 seconds West, 178.75 feet; South 54 degrees 55 minutes 11 seconds East, 512.77 feet; North 35 degrees 04 minutes 49 seconds East, 172.45 feet to a point of curvature to the left having a radius of 300.00 feet; along said curve with an arc length of 187.28 feet and a chord which bears North 17 degrees 11 minutes 48 seconds East, 184.25 feet to a point of tangency; North 00 degrees 41 minutes 14 seconds West, 234.90 feet to a point of curvature to the right having a radius of 62.00 feet; along said curve with an arc length of 85.24 feet and a chord which bears North 38 degrees 41 minutes 53 seconds East, 78.68 feet; North 11 degrees 55 minutes 00 seconds West, 266.14 feet AND North 46 degrees 26 minutes 25 seconds East, 97.15 feet to the north line of above said Eatherton Investments, L.L.C. tract; thence along said north line, North 77 degrees 53 minutes 00 seconds East, 899.44 feet to the Point of Beginning, containing 1,871,945 square feet or 42.974 acres more of less.

PROPOSED LOT B

A tract of land being part of a larger tract of land as conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 and all of a tract of land as conveyed to Fick Supply Service, Inc by instrument recorded in Book 1399, PG. 1665 both of the St. Louis County Records, located in U.S Survey 132, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a found iron pipe located at the northeast corner of a tract of land conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 of the St. Louis County Records, said point also being located on the west right-of-way line of Eatherton Road; thence along the north line of said Eatherton Investments, L.L.C tract, South 77 degrees 53 minutes 00 seconds West, 24.00 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said north line, South 77 degrees 53 minutes 00 seconds West, 875.44 feet; thence departing said north line the following courses and distances: South 46 degrees 26 minutes 25 seconds West, 97.15 feet, South 11 degrees 55 minutes 00 seconds East, 266.14 feet to the beginning of a non-tangential curve to the left having a radius of 62.00 feet; along said curve with an arc length of 85.24 feet and a chord which bears South 38 degrees 41 minutes 53 seconds West, 78.68 feet to a point of tangency; South 00 degrees 41 minutes 14 seconds East, 234.90 feet to a point of curvature to the right having a radius of 300.00 feet; along said curve with an arc length of 187.28 feet and a chord which bears South 17 degrees 11 minutes 46 seconds West, 184.25 feet to a point of tangency; South 35 degrees 04 minutes 49 seconds West, 172.45 feet; North 54 degrees 55 minutes 11 seconds West, 512.77 feet to the beginning of a non-tangential curve to the left having a radius of 481.59 feet; along said curve with an arc length of 179.80 feet and a chord which bears North 16 degrees 48 minutes 42 seconds East, 178.75 feet, North 06 degrees 36 minutes 36 seconds East, 220.10 feet to the beginning of a non-tangential curve to the right having a radius of 2193.49 feet and along said curve with an arc length of 150.24 feet and a chord which bears North 15 degrees 09 minutes 42 seconds East, 150.21 feet to the north line of above said Eatherton Investments, L.L.C. tract; thence along said north line, South 77 degrees 53 minutes 00 seconds West, 15.03 feet to the east line of a tract of land as conveyed to Charlotte M. Hoch Trust tract, by instrument recorded in Book 14454, Page 778 of above said records; thence along the east lines of said Hoch tract the following courses and distances: North 23 degrees 17 minutes 59 seconds East, 406.00 feet and North 34 degrees 17 minutes 59 seconds East, 158.87 feet to the south line of a tract of land as conveyed to The Conservation Commission of the State of Missouri, by instrument recorded in Book 7075, Page 723 of above said records a point; thence along said south line, North 77 degrees 53 minutes 00 seconds East, 1072.17 feet to the west line of Eatherton Road; thence along said west right-of-way line, South 11 degrees 54 minutes 59 seconds East, 440.40 feet to the Point of Beginning and containing 944,636 square feet or 21.732 acres more or less.

TOTAL TRACT

A tract of land being located in part of U.S. Survey 132, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron pipe located at the northeast corner of a tract of land conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 of the St. Louis County Records, said point also being located on the west right-of-way line of Eatherton Road; thence along said right-of-way line, South 11 degrees 55 minutes 01 seconds East, 1323.65 feet to a point, from which a found iron pipe bears South 03 degrees 59 minutes 24 seconds East, 0.32 feet; thence departing said right-of-way line, South 77 degrees 53 minutes 00 seconds West, 1710.00 feet to the west line of said Eatherton Investments, L.L.C. tract, from which a concrete monument bears, South 17 degrees 32 minutes 25 seconds West, 0.10 feet; thence along said west line, North 11 degrees 55 minutes 00 seconds West, 1323.65 feet to the north line west corner of above said Eatherton Investments, L.L.C. tract; thence along said north line, North 77 degrees 53 minutes 00 seconds East, 265.00 feet to the east line of a tract of land as conveyed to Charlotte M. Hoch Trust tract, by instrument recorded in Book 14454, Page 778 of above said records; thence along the east lines of said Hoch tract the following courses and distances: North 23 degrees 17 minutes 59 seconds East, 406.00 feet and North 34 degrees 17 minutes 59 seconds East, 158.87 feet to the south line of a tract of land as conveyed to The Conservation Commission of the State of Missouri, by instrument recorded in Book 7075, Page 723 of above said records a point; thence along said south line, North 77 degrees 53 minutes 00 seconds East, 1072.17 feet to the west line of Eatherton Road; thence along said west right-of-way line, South 11 degrees 54 minutes 59 seconds East, 440.40 feet to the Point of Beginning, containing 2,818,580 square feet or 64.705 acres more or less.

CITY OF WILDWOOD
JUN 16 2016
DEPT. OF PLANNING & PARKS

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

AMENDED SITE DEVELOPMENT PLAN
FICK SUPPLY - 501 N EATHERTON RD
CITY OF WILDWOOD
ST. LOUIS COUNTY, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/10/16

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER:000996

REVISIONS:

1	2016.04.26 - RELABELED FIRE HYDRANTS - YARD HYDRANTS PER MONARCH FPD COMMENTS
2	2016.06.10 - CITY COMMENTS

DRAWN BY: A.C.D.	CHECKED BY: G.M.S.
DATE: 04/11/16	JOB NO: 209-4476
M.S.D. P #: P-0030875-00	BASE MAP #: 17-X/18-X
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXXX	

SHEET TITLE: AMENDED SITE DEVELOPMENT PLAN

SHEET NO.: 1 OF 1

WILDWOOD

July 18, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re:	A response by the Planning and Zoning Commission to a correspondence from Mary Kay Corsair and Robert Covert (owners of the subject property), which is dated April 15, 2016, 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, given the specified timeframe ends on July 25, 2016.
Street Address:	16815 Manchester Road
Location:	North side of Manchester Road, west of Taylor Road
Zoning District:	C-8 Planned Commercial District
Town Center Plan Designations:	'Neighborhood General and Workplace' Districts
Ward:	Eight

Council Members:

INTRODUCTION - The Planning and Zoning Commission is in receipt of a correspondence from the owners of an eleven (11) acre site, which is part of the Town Center Area, and dated April 15, 2016. This property is located on the north side of Manchester Road, west of Taylor Road, and zoned C-8 Planned Commercial District, with "Workplace and Neighborhood General" Districts uses permitted there. The intent of this correspondence is to seek an amendment to the site-specific ordinance to allow additional time for commencement of construction to begin on the site. The Planning and Zoning Commission has reviewed the files and materials associated with the original action on the zoning change request from 2007 and developed a recommendation in this regard. Accordingly, acting at its July 18, 2016, Executive Session and, by a vote of 8 to 0, the Planning and Zoning Commission hereby submits the following report, with recommendation, to the City Council for its consideration and action in this regard.

BACKGROUND AND HISTORY - For the purpose of review, P.Z. 14-07 Covert Corsair Homes, Inc. was a request for a change in zoning from the R-4 7,500 square foot Residence District, with a Planned Environment Unit, to the C-8 Planned Commercial District. The subject site is 11.3 acres in size and located on the north side of Manchester Road, west of Taylor Road. This property is located within the "Workplace and Neighborhood General" Districts (1998) of the City's Town Center Area. The rezoning request for the subject site was to accommodate a mixed-use project that would include one hundred sixty-eight (168) residential units (garden-style condominiums), with underground parking. Additionally, two (2), twenty thousand (20,000) square foot commercial buildings were proposed to be located along the property's Manchester Road frontage and intended for professional/general offices, restaurants, or service activities.

During the Planning and Zoning Commission's review of this rezoning request, a number of items were modified relating to the design of this site. Specifically, the locations of the western-most residential buildings were changed in order to increase the separation between them and the existing residential homes adjoining this boundary of the site. Additionally, the design of the internal roadway was altered to accommodate the required streetscape improvements and provide ample room for a bicycle lane through the site. This roadway connection was critical to the design of this site, given it will ultimately provide access between Manchester Road and Main Street (through the property to the north) and meet a requirement established by the Missouri Department of Transportation for an alternative access from State Route 100 to Manchester Road. Finally, the revised design incorporated the necessary public space amenities, as required by the City's Public Space Requirements of the Zoning Ordinance.

The Planning and Zoning Commission recommended approval of the change in zoning, given its compliance with the Town Center Plan and its related standards and guidelines. The Letter of Recommendation from the Planning and Zoning Commission was forwarded to the City Council, with this affirmative recommendation for the change in zoning and application of the C-8 Planned Commercial District. The City Council received this letter and ultimately approved and passed the change in zoning on March 10, 2008. This approval was based upon the compliance of this request to the City's Master Plan and Town Center Plan, the improved design that provided a better transition from this development to existing residential areas, and the installation and development of the infrastructure needed to support this use, including the required public space.

With the approval of the C-8 Planned Commercial District ordinance, the petitioner was required to complete the Site Development Plan review process and receive approval from the Planning and Zoning Commission within one (1) year of the March 10, 2008 date. This date would have been March 10, 2009. A one-time six (6) month extension is authorized by the site-specific ordinance, and the Planning and Zoning Commission approved this extension at its February 17, 2009 Executive Session. Therefore, the new date for the required submittal and action on the Site Development Plan became September 10, 2009, but was not met.

As noted, with the City Council's action, the approval of the required Site Development Plan was to have been completed by September 10, 2009. With the September 2009 date already passed and the residential home and commercial market suffering under the Great Recession, the petitioner sought an eighteen (18) month extension for the approval of the Site Development Plan. Although the plan was not completed, the petitioners, along with their engineer, had continued to work towards this end, but certain design considerations, such as stormwater facilities and roadway extension, delayed its approval by the Planning and Zoning Commission, which led to the petitioner's requested extension.

This request was considered by the Planning and Zoning Commission in April 2010 and its members recommended the extension of time for the approval of the Site Development Plan be granted to this project. The Commission members noted the current climate for residential projects was still very difficult and, by not allowing additional time, the City would be ignoring the problems that exist across the country relative to new developments of this type. Additionally, the petitioners had been working on the plan with City staff and other service providers/utilities to address the integration of this site into the surrounding network of improvements that were being planned on adjacent properties or already in place. With this support, the Commission agreed to an additional eighteen (18) months of time for the submittal of the required plan, which would be October 2011. The City Council concurred and the request for an extension of time for the Site Development Plan was granted shortly thereafter by the City. The Site Development Plan received approval from the Planning and Zoning Commission on January 25, 2011, being well within this extended timeframe.

In April 2013, the owners of this eleven (11) acre site requested an extension of time for the commencement of construction to begin on the site, which was to have occurred thirty (30) months following the approval of the Site Development Plan. Accompanying this extension request was an amendment to the site-specific ordinance to allow the unit type to change from condominiums to apartments. The petitioners noted, at the meeting with the Department of Planning, that interest in the project was limited and they did not want to proceed forward, given the financial burden an unsuccessful development would be to them. However, the petitioners were marketing the property to other potential developers, which was part of their reason for requesting a change to the unit type, thereby hoping such would generate more interest in this location. Along with this aforementioned correspondence, the petitioners provided active permits from both the U.S. Army Corp of Engineers and Missouri Department of Natural Resources for site work and disturbance of waterways, which were still valid at the time. The petitioners contended, with these permits still being valid, an extension to the timeline for commencement of construction was reasonable.

In considering the extension of time, the Planning and Zoning Commission was supportive of allowing an additional eighteen (18) months for construction to commence, which was considered appropriate to address unforeseen circumstances or outside influences that have affected the conditions of the residential housing and commercial markets. The Commission noted the economic climate has been difficult for a developer to begin a project of this nature and understood the petitioners' need for this additional time, given reaching the required threshold for commencement of construction would disturb much of the site and be expensive to complete. Thus, the Commission recommended the date for commencement of construction be extended for an additional eighteen (18) months, which changed the deadline to January 2015.

With regards to the requested unit type amendment from condominium to apartment units, the Commission had reservations and did not support it. The Commission was concerned with this unit type and the effect the lack of owner-occupied condominiums could have on Town Center. The City Council held a public hearing on this matter on June 10, 2013, where it reviewed the recommendation of the Planning and Zoning Commission, and supported the extension to the requested timeframe to commence construction on the site, but did not share the concerns of the Commission regarding the addition of apartment type units, as permitted uses on the site. Thus, after careful consideration and deliberation of all the comments, information, and documentation, including the Planning and Zoning Commission's Letter of Recommendation, the City Council authorized the preparation of the legislation to allow for the site-specific ordinance to be modified to accommodate the extension of time, as well as to include 'apartment type units' as a permitted use on the site. Again, the requirement for the commencement of construction to begin on the site was extended for an additional eighteen (18) months, which changed the timeline to January 25, 2015.

In a correspondence dated September 10, 2014, the petitioners again requested additional time for the commencement of construction. As part of this request, the petitioners noted there was still limited interest in developing this property from multiple-family developers, however, there had been slightly more interest given the additional allowance of apartment units. The petitioners also provided an active permit from the U.S. Army Corps of Engineers for site work and disturbance of waterways, which is valid through 2019. In considering this request, the Planning and Zoning Commission noted the continued challenges of the multiple-family housing market. At its December 15, 2014 meeting, the Planning and Zoning Commission acted favorably to amend the site-specific governing ordinance to allow for an eighteen (18) month extension for the commencement of construction, the new deadline for such being **July 25, 2016**. The City Council, upon receipt of this recommendation, concurred and the deadline was changed again.

CURRENT REQUEST - The Planning and Zoning Commission is in receipt of a correspondence from the owners of this eleven (11) acre site, which is dated April 15, 2016. This property is located on the north side of Manchester

Road, west of Taylor Road, and zoned C-8 Planned Commercial District. The intent of this correspondence is to seek an amendment to the site-specific ordinance to allow for additional time for commencement of construction to begin on the site.

As noted during the previous request, apartments would provide a type of residential unit that is limited in the City and a use that has not been constructed in Town Center since 1996. Additionally, along with the correspondence and discussion, the petitioners have provided an active permit from the U.S. Army Corp of Engineers though 2019 for site work and disturbance of waterways. It is the petitioners' contention, with these permits still being valid and the unit type, an extension to the timeline for commencement of construction is reasonable.

ANALYSIS - In considering this proposed extension of time, the Planning and Zoning Commission is not supportive of allowing an additional eighteen (18) months for construction to begin at the site, given those challenges that existed for many years, during and after the Great Recession, in the multiple-family market have abated. The Commission would also note the economic climate, since the approval of the site-specific governing ordinance (#1953) in 2008, has improved and the City has seen a spike in residential requests of all types. In addition, it is the Commission's opinion that, if it were to approve the extension of time for commencement of construction to begin on the site, will not lead to its imminent development. Therefore, the Planning and Zoning Commission recommends the date for commencement of construction not be extended past its current deadline of July 25, 2016.

SUMMARY AND RECOMMENDATION - Given the above noted rationales for this non-support, the Planning and Zoning Commission is recommending an eighteen (18) month extension of time not be granted to this project, so as to extend the deadline for commencement of construction. Accordingly, the Planning and Zoning Commission is recommending no change to C-8 Planned Commercial District Ordinance #1953 and the current ordinance read as previously approved by the City Council, which is provided below.

1. PERMITTED USES

The uses allowed in this C-8 Planned Commercial District (Town Center Workplace and Neighborhood General District designations) shall be limited to professional offices, general offices, restaurants, including fast-food types, but without drive-through facilities, and retail and service activities, as defined in the Town Center Plan (as amended March 2, 1998), with associated parking, but not financial institutions, vehicle repair/service facilities, and taverns. Additionally, this C-8 Planned Commercial District shall authorize the development of no more than one hundred sixty-eight (168) condominium units, and/or apartment type, with underground parking, housed in garden style types of buildings (as shown on the submitted Preliminary Development Plan).

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

a. The uses permitted in this C-8 Planned Commercial District shall be contained in a total of nine (9) buildings. The two (2) authorized commercial buildings fronting onto Manchester Road shall not exceed a total of twenty thousand (20,000) square feet in gross floor area (Buildings AA1 and AA2). These two (2) buildings (AA1 and AA2) cannot exceed an individual size of ten thousand (10,000) square feet respectfully. The seven (7) residential buildings shall be approved as such:

Residential Building Identification	Gross Floor Area (footprint) – in square foot	Maximum Height (in stories), including parking deck*
Building BB	13,330	Four (4)
Building CC	13,330	Three (3)
Building DD	13,330	Two (2)
Building EE	13,330	Two (2)
Building FF	13,330	Four (4)
Building GG	13,330	Four (4)
Building HH	13,330	Four (4)

* Only two (2) of the identified four (4) buildings shall be allowed four (4) stories, the other two (2) structures cannot exceed a maximum of three (3) stories in overall height.

b. The area of this C-8 Planned Commercial District shall be a minimum of eleven (11) acres in overall size, unless otherwise reduced in area by public roadway dedications, as required herein. No division of this lot, once consolidated, shall be authorized, unless approved by the City Council of the City of Wildwood.

c. The two (2) allowable commercial buildings must be located abutting the Manchester Road right-of-way, so as to provide no less than eighty (80) percent of that frontage occupied by an arcade, porch, or building façade, along with the required commercial plaza. The orientation of these commercial buildings shall be as shown on the Preliminary Development Plan submitted by the petitioner as part of the rezoning request. These buildings shall be constructed with glazing to provide a minimum fifty (50) percent transparency along Manchester Road and exhibit no individual bay distance of greater than thirty (30) feet, without providing some type of recess, projection, or pilaster.

d. In those instances where a building façade is absent, a garden or screen wall shall be installed. This wall(s) must complement the appearance of the buildings located within the same block in terms of its design, architecture, color, material, and character. All garden or screen walls located upon this site shall be reviewed and approved by the Architectural Review Board as part of the Site Development Plan review and approval process.

e. No loading docks are authorized within the boundaries of this C-8 Planned Commercial District.

f. No structure or building shall exceed four (4) stories in overall height, as measured from final finish grade of the adjoining street. No commercial building shall exhibit less than a one and one-half (1½) story profile in terms of its massing along Manchester Road, with a first story, interior clear height not less than twelve (12) feet.

g. The proposed architectural design, character, and style of all buildings and structures, including retaining walls, 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. Consideration and action relative to the required design shall be by the Architectural Review Board in accordance with the Town Center Development Manual for the "Workplace and Neighborhood General" District designations.

    1. Each residential building may have key components that are identical, but colors, materials and their use on the elevations of the structures, shingle types and colors, and other architectural treatments must be varied to create interest within the project in terms of their appearances.

All of these components and treatments will be reviewed and approved by the City's Architectural Review Board.

h. The integration of public art features shall be required throughout key public spaces and gathering areas to act as focal points within this development. These features are creditable deductions from the required Public Space Dedication required in Condition 5 of this legislation. A minimum of two (2) of these features must be provided within the boundaries of this C-8 Planned Commercial District. The City Council shall consider and act upon the selection and location of these art features, prior to the release of any building permits for any of the permitted uses.

i. All residential units within the boundaries of this C-8 Planned Commercial District of this site must incorporate a deck, porch, or balcony on their front elevations.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months of the date of approval of the preliminary development plan by the City Council and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended for an additional eighteen (18) months, through appeal to and approval by the Planning and Zoning Commission. The Site Development Plan shall include, but not be limited to, the following:

a. Outboundary and legal description of the property.
b. Location map of generalized nature, north arrow, and plan scale.
c. Location and size of all proposed structures, including canopies, arcades, business signage, and any garden or retaining walls.
d. Location and size of all parking areas and corresponding parking calculations.
e. Existing and proposed contours at two (2) foot intervals.
f. Roadways and driveways on and adjacent to the property in question, including required right-of-way dedication, pavement widening, and cross access easement areas.
g. The design, location, and size of all proposed lighting, fences, and trash areas.
h. A landscape plan including, but not limited to, the location, size, and general type of all plant and other materials to be used. (See Landscape Requirements Section of this Ordinance).
i. The approximate location of all stormwater and sanitary sewer facilities.
j. Parking and structure setbacks from adjacent property lines.
k. Location of all existing and proposed easements.
l. Location and method of protecting existing tree stands to be preserved.
m. A description of the area's (all surrounding properties within one hundred (100) feet of the subject site) infrastructure and site improvements of a general nature. Principally, building locations on individual properties, curb cuts, and driveway locations along the right-of-way, as well as other natural and man-made features must be shown.
n. 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:

Building/Structure Setbacks

a. All buildings or structures, excluding boundary, garden and/or retaining walls, or fences, shall adhere to the setbacks therein established by the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts, except as follows:

    1. Fifty (50) feet from the western boundary line of this C-8 Planned Commercial District for all residential buildings/structures.

Parking Setbacks

b. All parking stalls, loading spaces, internal drives, excluding points of ingress and egress and public or private roadways, shall adhere to the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts, unless otherwise approved on the Site Development Plan by the Planning and Zoning Commission or as noted below:

    1. One hundred (100) feet from the Manchester Road right-of-way line, as shown on the submitted Preliminary Development Plan.

Minimum Parking Requirements

c. Minimum parking requirements shall be set forth in the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts and Chapter 415.290 Parking Regulations of the City of Wildwood's Zoning Ordinance. However, parking spaces for the authorized commercial uses shall be provided at a ratio of three (3) spaces per one thousand (1,000) square feet of gross floor area. Additionally, the following requirements shall also apply:

    1. All parking spaces and access drives shall be paved.
    2. A minimum of one hundred sixty-eight (168) parking spaces shall be provided as part of the residential building's design (underground).

Access and Roadway Improvements, including sidewalks

d. The developer of the project shall be responsible for the construction and installation of all improvements within Manchester Road right-of-way along the subject site's frontage, which shall conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed and approved by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items) shall consist of approved materials and installed, as required by the City of Wildwood's Town Center Plan within the right-of-way of Manchester Road by the developer of this project, and be approved by the Department of Public Works.

    1. The developer shall be responsible for the design and construction of a left-turn lane within Manchester Road right-of-way to serve this site. The design details of this left-turn lane shall be provided in conjunction with the Manchester Road Streetscape Requirements and Street Specifications, first as part of the Site Development Plan review process and then as part of the Improvement Plans submitted to the Departments of Public Works and Planning for final action. All design requirements and construction details shall be as directed and approved by the Department of Public Works.

e. Dedicate all the right-of-way, easements, and licenses within the subject site necessary for the improvement of Manchester Road. In this regard, the developer/owner shall dedicate a minimum of ten (10) feet of land area along the subject property's frontage to the City of Wildwood for public right-of-way purposes. This dedication shall be reviewed by the Department of Public Works and acted upon by Planning and Zoning Commission on the Site Development Plan.

f. Access to this development from Manchester Road shall be limited to one (1) public street intersection designed in accordance with the City of Wildwood's Street Specifications of the Town Center and as directed and approved by the Department of Public Works.

g. Provide a sidewalk conforming to City of Wildwood ADA standards along Manchester Road, as directed by the Department of Public Works. Said sidewalk shall conform to the City of Wildwood's Street Specifications of the Town Center Plan and be no less than ten (10) feet in width and comply with the Streetscape Requirements of the aforementioned plan.

New Public Street (North/South Roadway)

h. Dedicate land area within the site for a fifty (50) foot right-of-way for a yet un-named public street and construct said roadway, sidewalks, and improvements in conformance with the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items shall consist of approved materials) shall be installed by the developer, as required by the City of Wildwood's Town Center Plan, within the right-of-way of this yet un-named street and be approved by the Department of Public Works.

i. Dedicate all other easements and licenses within the subject site, as necessary for the improvement of the proposed yet un-named public street, per the direction of the Department of Public Works, consistent with the approved design for this Town Center infrastructure improvement.

j. The construction extent of this roadway shall be from the northern edge of the new right-of-way area for Manchester Road to the northern property line of the subject property and again be the responsibility of the developer of this site to complete in accordance with approved plans.

Miscellaneous Roadway Requirements

k. Provide cross-access easement and temporary slope construction license, or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties to the west and east of the subject tract of land, as directed by the Departments of Planning and Public Works. Improvements associated with the required cross-access shall be deeded and recorded prior to the occupancy (both temporary and final) of the building and be the full responsibility of the developer. Said design and construction specifications shall be as directed by the Department of Public Works and acted upon by the Planning and Zoning Commission on the Site Development Plan.

l. Installation of identification signage and landscaping shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to installation.

m. 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 road improvements. All utilities within the C-8 Planned Commercial District and on rights-of-way otherwise constructed pursuant to this authorization shall be installed and placed underground in locations, as approved by the Director of Public Works.

n. Sidewalks shall be required on all public and private streets and provide for a continuous and logical layout of this pedestrian network. Minimally, this pedestrian network shall include plazas, patios, and other features and provide ample areas for access to all locations within the boundaries of this C-8 Planned Commercial District. 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 and the Architectural Review Board as part of the Site Development Plan review process.

o. 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.

Landscape Requirements - Specific

p. Building and parking setbacks shall be landscaped in accord with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

q. 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 and the Architectural Review Board as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.

r. All lawn areas shall be appropriately landscaped and sodded and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

s. 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.

t. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Lighting Requirements

u. Light standards shall not exceed sixteen (16) feet in height. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of the City of Wildwood's Zoning Code proposed 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 location of all light standards and their design and appearance shall be approved by the Planning and Zoning Commission on the Site Development Plan.

Sign Regulations

v. All signage shall be in accord with requirements of the City of Wildwood's Town Center Architectural Guidelines, subject to the following:

1. All wall signs shall comply with the Chapter 415.420 Sign Regulations for the C-2 Shopping District, except all signage shall be externally illuminated according to the Town Center Plan's Architectural Guidelines.
2. No wall sign shall exceed thirty (30) square feet in overall size.
3. No freestanding monument type sign shall be authorized within the boundaries of this C-8 Planned Commercial District.
4. No advertising, temporary, or portable signs shall be authorized in this C-8 Planned Commercial District development. No other signs shall be authorized, except as may comply with the C-2 Shopping District Regulations of the City of Wildwood Zoning Ordinance and the Town Center Plan's Architectural Guidelines.

Miscellaneous Conditions

w. All trash areas shall be enclosed with a six (6) foot high sight-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The location and design of the enclosure shall be reviewed and acted upon by the Planning and Zoning Commission 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 main building.

x. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.

y. No rooftop mechanical equipment shall be allowed within this C-8 Planned Commercial District.

z. Improvements associated with public infrastructure, such as roadways, sidewalks (internal and within the public right-of-way), 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 Planning and indicated on the required Site Development Plan, which will be reviewed and acted upon by the Planning and Zoning Commission.

aa. The owner or developer shall be required to obtain public sewer service from the Metropolitan St. Louis Sewer District for the treatment of wastewater effluent.

bb. The design, color, material, and location of all garden and screen walls or fences 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.

cc. The developer shall grant the right to the City of Wildwood to utilize areas, buildings, and structures for the installation of wireless antenna and related equipment through the granting of appropriate easements for service to this site.

5. PUBLIC SPACE REQUIREMENTS

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 ordinance, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the individual commercial building 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 provided parking spaces at a rate of 290.4 square feet per parking space (commercial) and 828 square feet per unit for residential.

a. In compliance with all requirements of the Public Space Regulations of the City's Zoning Ordinance, the proposed commercial plaza shall be a minimum of seventy-five (75) feet in width, located between the two (2) commercial buildings, placed at the ten (10) foot build-to line with the new Manchester Road right-of-way, and designed and constructed as directed by the Planning and Zoning Commission. The design of this commercial plaza shall be reviewed and acted upon as part of the Site Development Plan process by the Planning and Zoning Commission.

6. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the East 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 (and provided) parking spaces by the following rate schedule.

Type of Development	Required Contribution
Condominiums/Apartments	$382.06/Parking Space
General Retail	$1,751.08/Parking Space
Professional Office	$1,751.08/Parking Space
Sit-Down Restaurant	$1,751.08/Parking Space
General Office	$583.66/Parking Space
Shopping Centers	$1,751.08/Parking Space
Loading Space	$2,865.42/Loading Space

(For the purposes of this calculation, a parking space as defined and required by Chapter 415.280 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, 2009, 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.

7. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater

a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works and the Metropolitan St. Louis Sewer District 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 and Metropolitan St. Louis Sewer District Standards.
   2. All stormwater shall be discharged at an adequate natural discharge point.
   3. Detention or differential runoff of stormwater shall be required in accord with the standards of Metropolitan St. Louis Sewer District and the City of Wildwood. These facilities shall be provided in permanent retention facilities, specifically a lake of a minimum one-half (½) acre in size. The retention facilities shall be completed and in operation prior to paving of any driveways or parking areas.
   4. 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.
   5. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.
   6. The provision of all approvals from the U.S. Army Corp of Engineers and the Missouri Department of Natural Resources shall be required for the enclosure of the creek. Any mitigation efforts required by these two (2), federal and State agencies shall also be approved by the City of Wildwood.
   7. The approved stormwater management plan for this development may include the use of off-site, regional facilities in terms of the retention/detention of runoff from this site, unless otherwise authorized by the Department of Public Works on the Site Development Plan. The developer(s) shall be responsible for all costs associated with the construction and modifications to existing facilities to accomplish this regional stormwater management requirement, if applicable.

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.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, both on-site and upon downstream properties.

Traffic Study

d. The developer shall provide to the Departments of Planning and Public Works a Traffic Study indicating the anticipated trip generation from this use and corresponding improvements to address changes in circulation patterns, turning movements, volumes, and other related circumstances for Manchester Road. The Traffic Study must be completed by a qualified engineer having recent (within the last two (2) years) experience in this area of expertise. Review and approval of the Traffic Study shall be by the City of Wildwood Departments of Planning and Public Works.

Phase I Environmental Assessment

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the properties indicating their current condition relative to past utilization of this tract of land.

8. 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.

9. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Landscape Bonds or Escrows

a. If the estimated cost of new landscaping required by the Planning and Zoning Commission on the Site Development Plan exceeds one thousand ($1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year deposit bond or escrow sufficient in amount to guarantee the installation and maintenance of said landscaping in a form determined by the Director of Planning.

Notification of Department of Planning

b. Prior to issuance of foundation or building permits, all approvals from the Department of Public Works, the U.S. Army Corp of Engineers, the Missouri Department of Natural Resources, Metro West Fire

Protection District, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

Roadway Improvements

c. Road improvements and right-of-way dedication shall be completed, prior to the issuance of an occupancy permit, unless otherwise noted in this ordinance. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

Traffic Generation Assessment Contribution

d. Traffic generation assessment contribution shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits.

Certification of Plans

e. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report.

10. GENERAL DEVELOPMENT CONDITIONS

a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required.

b. 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.

c. 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.

d. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

e. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.

f. 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 C-8 Planned Commercial 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.

g. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, 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 C-8 Planned Commercial District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

h. Substantial construction shall begin by July 25, 2016 for the parcel of ground governed by this C-8 Planned Commercial District ordinance. Construction shall be deemed to have commenced with the final grading for and installation of roadways necessary for the first approved plat or phase of construction and commencement of installation of the sanitary and storm sewers.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Travis Newberry, Planner
Mary Kay Corsair and Robert W. Covert III, Property Owners

Attachment A

Background Information

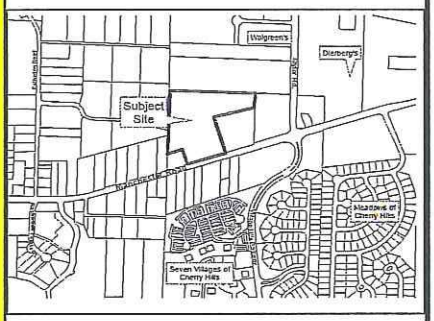
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the City Council
Monday, July 25, 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 1,500 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 Address of Subject Site:
16815 Manchester Road
Wildwood, MO 63040

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES. THANK YOU!

The City Council of the City of Wildwood will conduct a public hearing on **Monday, July 25, 2016, at 7:30 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding a request for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to the hearing and addressed to the City Council, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

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)**

***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 City Council, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the City Council'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 (636) 458-0440. Thank you in advance for your interest in this matter.

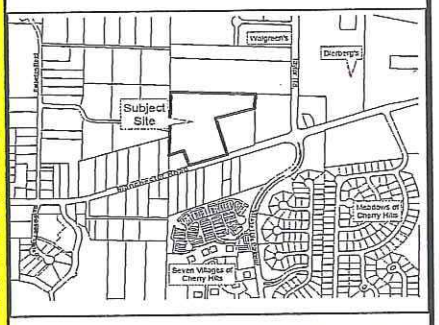
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Monday, July 18, 2016, at 7:00 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 1,500 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 Address of Subject Site:
16815 Manchester Road
Wildwood, MO 63040

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES. THANK YOU!

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Monday, July 18, 2016, at 7:00 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding a request for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

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 that governs this 11.3 acre site that was approved for a total of seven (7), multiple-story buildings, housing one hundred sixty-eight (168) condominium and/or apartment units, along with two (2) commercial buildings fronting onto Manchester Road, with associated parking, 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)**

Please note, as of June 6, 2016, all Planning and Zoning Commission meetings will begin at 7:00 p.m.

***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 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 (636) 458-0440. Thank you in advance for your interest in this matter.

Covert-Corsair
Robert W. Covert III and Mary Kay Corsair
P. O. Box 280
Wildwood, MO 63040

CITY OF WILDWOOD

April 15, 2016

APR 20 2016

DEPT OF PLANNING & PARKS

Mr. Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Dear Mr. Vujnich:

Re: Governing Ordinance No. 1953 and
Site Development Plan
16815 Manchester Road
11.29 Acres
Wildwood, MO 63040

At this time, we are requesting that the governing Ordinance/ Site Development Plan for the above captioned property be extended from July 25, 2016.

We appreciate your consideration to our request.

Sincerely,

Robert W Covert III

Robert W. Covert III
President

Mary Kay Corsair

Mary Kay Corsair
Vice President

RWC/MKC:gkw

Attachment B

Site Development Plan

2011012500528
PLAT: BK: 359, PG: 28-33
FILED FOR RECORD -
Jan 26, 2011 10:26 AM
RECORDER OF DEEDS
ST. LOUIS COUNTY,MO.
Witness my hand and official seal
on the day and year aforesaid.
Janice M. Hammonds
Deputy Recorder CLB2

28

SITE DEVELOPMENT PLAN

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.

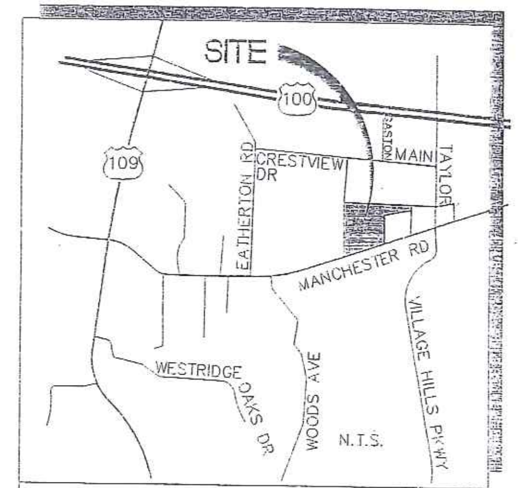
ORDINANCE #1723

LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING

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.V.C. - POLYVINYL CHLORIDE PIPE
R.C.P. - REINFORCED CONCRETE PIPE
SQ. - SQUARE
T - TELEPHONE CABLE
V.C.P. - VETRIFIED CLAY PIPE
W - WATER
(86'W) - RIGHT-OF-WAY WIDTH



LOCATION MAP
(NOT TO SCALE)

PROPERTY DATA

LOT:	11.29 Acres ±
LOT ZONING:	C-8 PLANNED COMMERCIAL DISTRICT
PROPOSED USE:	RESIDENTIAL AND RETAIL
PARKING SETBACK:	CONFORMING TO CITY OF WILDWOOD "TOWN CENTER NEIGHBORHOOD DESIGN STANDARDS, WORKPLACE AND NEIGHBORHOOD GENERAL DISTRICTS" OR AS APPROVED BY PLANNING AND ZONING COMMISSION, EXCEPT 100' FROM MANCHESTER ROAD RIGHT-OF-WAY.
BUILDING SETBACK:	CONFORMING TO CITY OF WILDWOOD "TOWN CENTER NEIGHBORHOOD DESIGN STANDARDS, WORKPLACE AND NEIGHBORHOOD GENERAL DISTRICTS", EXCEPT 50' FROM WESTERN BOUNDARY.
LOCATOR NUMBER:	24V630286
ADDRESS:	16815 MANCHESTER RD
ZIP CODE:	63040
WARD NUMBER:	8
FIRE DISTRICT:	METRO WEST
SCHOOL DISTRICT:	ROCKWOOD R-6
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED:	CAULKS CREEK WATERSHED
ELECTRIC COMPANY:	AMERENUE
GAS COMPANY:	LACLEDE GAS COMPANY
PHONE COMPANY:	AT&T
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY
POLICE:	WILDWOOD POLICE DEPARTMENT
FLOOD MAP PANEL:	29189C0235 H
WUNNENBERG'S:	PAGE 31, GRID 25 II

PROJECT DATA

BUILDING	AREA		PARKING REQ'D
AA RETAIL	20,000 S.F.	(3 P.S./1,000 S.F.)	60 P.S.
PARKING REQUIRED			60 P.S.
PARKING PROVIDED			61 P.S.

CONDOMINIUM DATA

BUILDING	PARKING REQ'D		
BB	CONDOMINIUM	(2 SPACES PER UNIT)x(24 UNITS)	48 P.S.
CC	CONDOMINIUM	(2 SPACES PER UNIT)x(24 UNITS)	48 P.S.
DD	CONDOMINIUM	(2 SPACES PER UNIT)x(16 UNITS)	32 P.S.
EE	CONDOMINIUM	(2 SPACES PER UNIT)x(16 UNITS)	32 P.S.
FF	CONDOMINIUM	(2 SPACES PER UNIT)x(24 UNITS)	48 P.S.
GG	CONDOMINIUM	(2 SPACES PER UNIT)x(32 UNITS)	64 P.S.
HH	CONDOMINIUM	(2 SPACES PER UNIT)x(32 UNITS)	64 P.S.
PARKING REQUIRED			336 P.S.
PARKING PROVIDED		SURFACE PARKING	168 P.S.
		UNDERGROUND PARKING	168 P.S.
			336 P.S.

DENSITY CALCULATIONS

	AREA	PERCENTAGE
BUILDING	113,310 SF	23%
PAVEMENT	169,661 SF	35%
GRASS	209,003 SF	42%
TOTAL	491,974 SF	100%

GENERAL NOTES

1.) BOUNDARY AND TOPOGRAPHIC SURVEY DERIVED FROM "OUTBOUNDARY TOPOGRAPHICAL SURVEY AND LOCATION OF IMPROVEMENTS SURVEY", MAY 1986, BY THE STERLING COMPANY. ALL INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE AND FOR REFERENCE ONLY. TOPOGRAPHY AND EXISTING CONDITIONS SHOULD BE VERIFIED BY A CURRENT FIELD SURVEY.

2.) ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.

3.) GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND MSD STANDARDS.

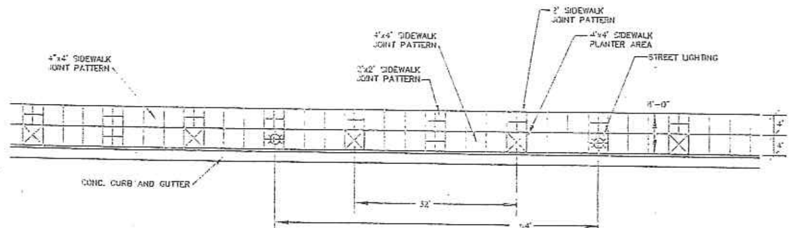
4.) SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) : 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL REPORT.

5.) STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

6.) ALL EXISTING AND NEW OVERHEAD UTILITY LINES SHALL BE PLACED UNDERGROUND.

7.) ALL STREET ENTRANCES, STREET INTERSECTIONS, CUL-DE-SAC AND SIDEWALKS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD ADA STANDARDS.

8.) SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0235 H, WITH A REVISED DATE OF AUGUST 2, 1995.



NOTES:
1. CAST IRON TREE GRATE TYPE SHALL BE AS DIRECTED BY THE CITY OF WILDWOOD. TREE GRATE SHALL BE PLACED WITHIN THE SIDEWALK PLANTER AREA.
2. CENTER OF STREET LIGHT FIXTURES SHALL BE LOCATED 2' FROM THE BACK OF CURB. STREET LIGHT FIXTURES SHALL BE TRADITIONAL PERIOD STYLE POST AND LUMINARIES AS DIRECTED BY THE CITY OF WILDWOOD.

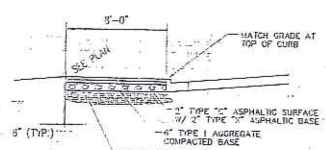
SIDEWALK JOINT PATTERN DETAIL (INTERNAL ROAD)
(n.t.s.)

SURVEYOR'S CERTIFICATION

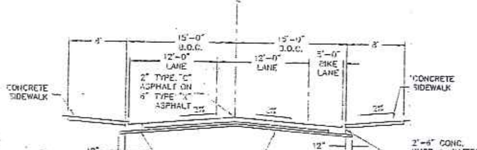
This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Plan from record information and therefor is subject to an actual boundary survey, and shows the existing and proposed subdivision of the tract.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

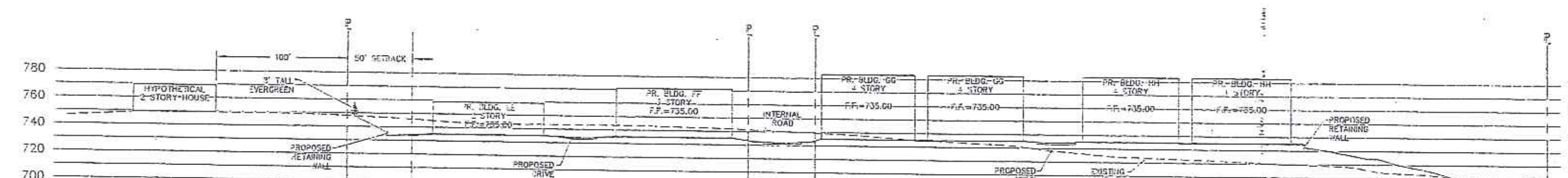
By: [signature] 12/22/10
DANIEL EHLMANN, Missouri L.S. No. 2215



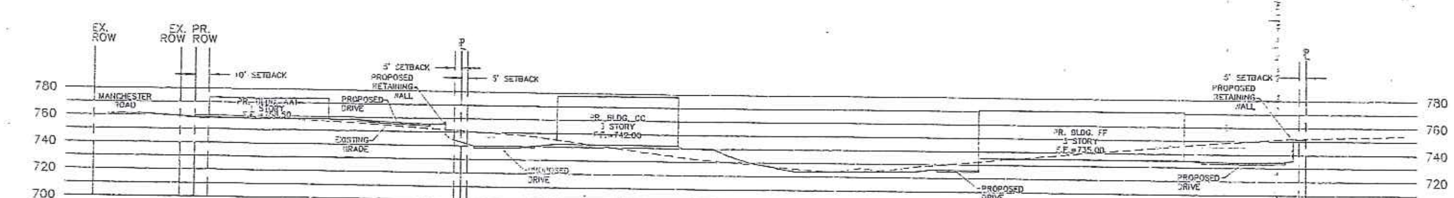
MULTI-USE PATH DETAIL
(n.t.s.)



TYPICAL STREET SECTION (INTERNAL ROAD)
(n.t.s.)

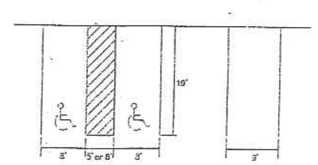


SITE SECTION A – A
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=50'



SITE SECTION B – B
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=50'

APPROVED 1-6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: [signature]
DATE: 1-25-11

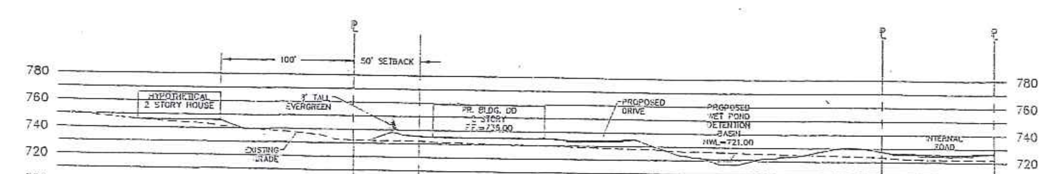


TYPICAL PARKING STALLS DETAIL
(n.t.s.)

PROPERTY DESCRIPTION

A tract of land being located in the Southeast 1/4 of Section 1, Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of a tract of land as conveyed to New Community Church as recorded in Book 11044, Page 568 of the above said records, said point also being the Southwest corner of Lot Six of Francine Acres, a subdivision according to the plat thereof as recorded in Plat Book 101, Page 6 of the St. Louis County Records, said point also being located on the Northerly line of Manchester Road, 60 feet wide; thence along said Northerly line South 71 degrees 49 minutes 22 seconds West 425.16 feet to the East line a tract of land as conveyed to Larry J. and Eleanor A. Barnoski by instrument recorded in Book 6827, Page 812 of above said records said point also being located on the East line of Lot 1 of above said Francine Acres; thence along said East line North 18 degrees 10 minutes 38 seconds West 200.12 feet to the North line of said Barnoski tract; thence along said North line South 71 degrees 49 minutes 22 seconds West 68.21 feet; South 00 degrees 48 minutes 20 seconds West 11.44 feet and South 71 degrees 49 minutes 22 seconds West 100.00 feet to the North-South Center line of above said Section 1; thence along said North-South Center Line North 00 degrees 48 minutes 20 seconds East 735.88 feet to the South line of the Resubdivision of Lot 4 of Dierbergs Wildwood and Lot 5B of the Resubdivision of Lot 5 of Dierbergs Wildwood, a subdivision according to the plat there of as recorded in Plat Book 352, Pages 1018 and 1019 of the above said records; thence along said South line South 87 degrees 18 minutes 30 seconds East 910.60 feet to the West line of a tract of land as conveyed to Dierbergs Wildwood II LLC by instrument recorded in Book 12181, Page 199 of the above said records; thence along said West line South 00 degrees 45 minutes 00 seconds West 142.90 feet to the Northerly line of above said New Community Church tract; thence along said North line and the West line of said New Community Church tract South 74 degrees 57 minutes 07 seconds West 447.46 feet and South 18 degrees 10 minutes 38 seconds East 450.03 feet to the Point of Beginning and containing 491,968 square feet or 11.294 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 20, 2008.



SITE SECTION C – C
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=50'

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:
1. A COMPLETED TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #1491, SECTION 7(d)
2. GEOTECHNICAL REPORT
3. PHASE I ENVIRONMENTAL ASSESSMENT
4. LANDSCAPE AND LIGHTING PLANS
5. IMPROVEMENT PLANS, WHICH MEET CITY REQUIREMENTS AND ADDRESS THE ALIGNMENT OF MANCHESTER ROAD, AS SET FORTH BY THE CITY'S DEPARTMENT OF PUBLIC WORKS.

REVISED PER CITY COMMENTS 07/07/10
REVISED PER CITY COMMENTS 03/25/10
REVISED PER CITY COMMENTS 01/11/10
REVISED PER CITY COMMENTS 11/05/09
REVISED PER CITY COMMENTS 12/21/10
REVISED PER CITY COMMENTS 11/10/10
REVISED PER CITY COMMENTS 07/13/10

PREPARED FOR:
COVERT - CORSAIR HOMES, INC.
P.O. BOX 280
Wildwood, MO 63040
CONTACT: Mr. Robert W. Covert III (Bob) and Ms. Mary Kay Corsair

ELEVATION DATUM

MSD BENCHMARK #43-50 ELEV. = 766.77
"L" CHISELED ON SOUTHEAST CORNER OF CONCRETE STOOP OF LARRY'S TAVERN LOCATED 50' NORTH OF CENTERLINE OF MANCHESTER ROAD & 0.23 MILES EAST OF CENTERLINE OF WOODS AVENUE.

M.S.D. REF# D-089-00
BASE MAP # 25-II

COVERT - CORSAIR HOMES, INC.
SITE DEVELOPMENT PLAN

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
[signature] 12/22/10
GEORGE M. STOCK E-25116

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

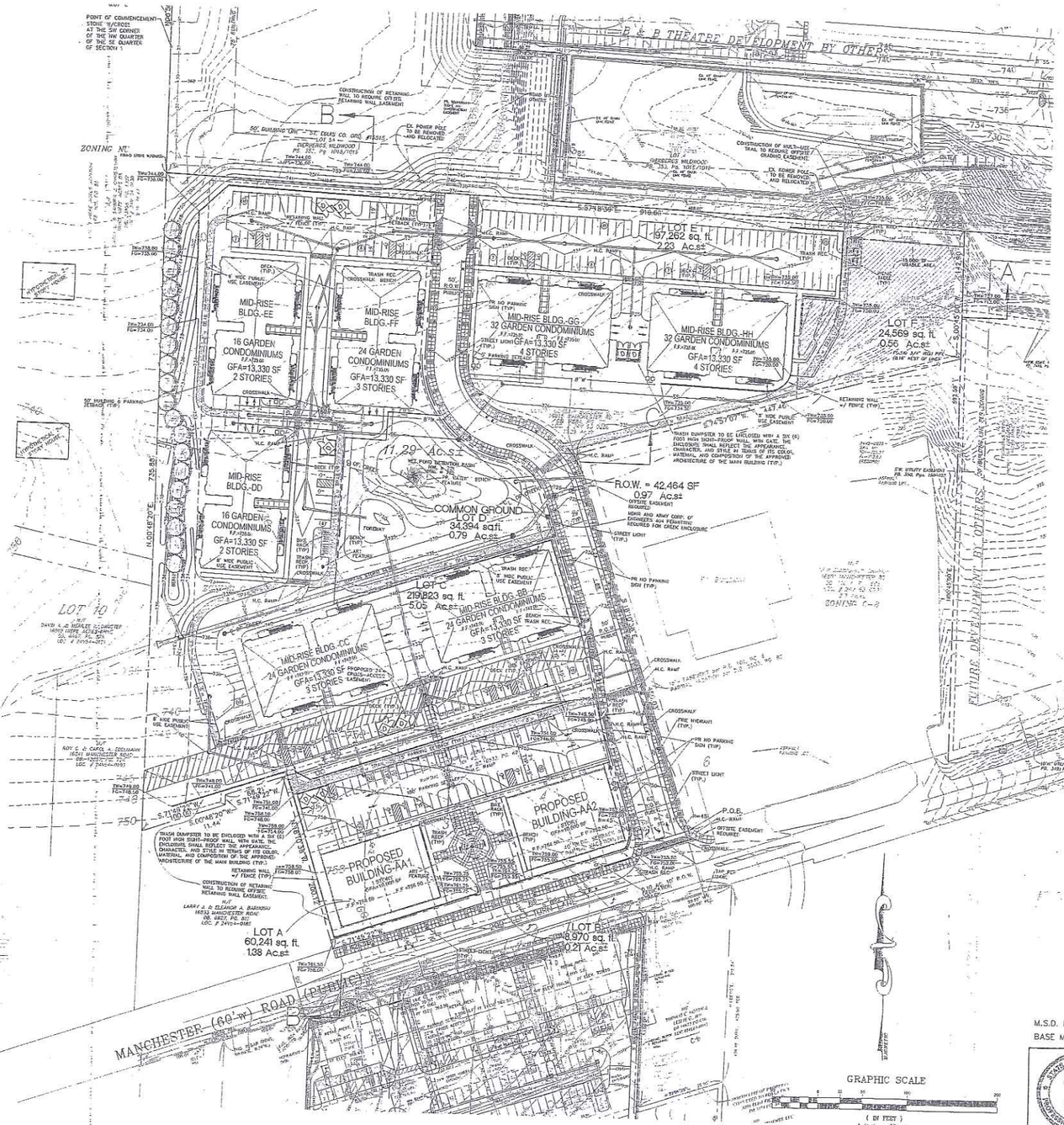
DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	1 of 6

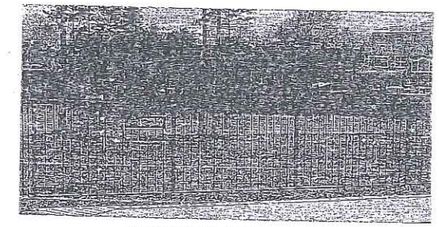
SITE DEVELOPMENT PLAN

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5th PRINCIPAL MERIDIAN,
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

ORDINANCE #1723

29

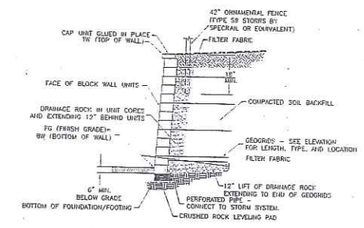




RETAINING WALL GUARDRAIL EXHIBIT

(n.t.s.)

RETAINING WALL GUARDRAIL SHALL BE BLACK, ANNODIZED ALUMINUM, TYPE 59 STORRS BY SPECRAIL (OR EQUIVALENT). RAIL SHALL BE CONTINUOUS ALONG RETAINING WALL.



TYPICAL RETAINING WALL SECTION

(n.t.s.)

NOTES –
1. ALL CONSTRUCTION SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS
2. THE ABOVE INFORMATION IS A CONCEPT ONLY. ACTUAL DESIGN OF RETAINING WALL SHALL BE BY A LICENSED PROFESSIONAL ENGINEER & SUBMITTED TO STOCK AND ASSOCIATES FOR GENERAL COMPLIANCE WITH GRADING PLAN.
3. ACCEPTED ALTERNATE WALL SYSTEM: VERSA-LOK OR UNILOCK PISA.
4. TOP-TOP OF RETAINING WALL. FG=FINISHED GRADE AT BASE OF WALL.
5. COLOR SELECTION TO BE COORDINATED WITH ARCHITECT AND APPROVED BY OWNER
6. THE WALL DESIGNER SHALL INCLUDE A "GLOBAL STABILITY ANALYSIS" WITH THE SUBMISSION OF PERMIT PLANS.

APPROVED 2 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: [illegible]
DATE: 1-25-11

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:
1. A COMPLETED TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #1491, SECTION 7(d)
2. GEOTECHNICAL REPORT
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REVISED PER CITY COMMENTS 07/07/10
REVISED PER CITY COMMENTS 03/25/10
REVISED PER CITY COMMENTS 01/11/10
REVISED PER CITY COMMENTS 11/05/09
REVISED PER CITY COMMENTS 12/21/10
REVISED PER CITY COMMENTS 11/10/10
REVISED PER CITY COMMENTS 07/13/10

M.S.D. REF# D-089-00
BASE MAP # 25-II

COVERT – CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
PROFESSIONAL ENGINEER

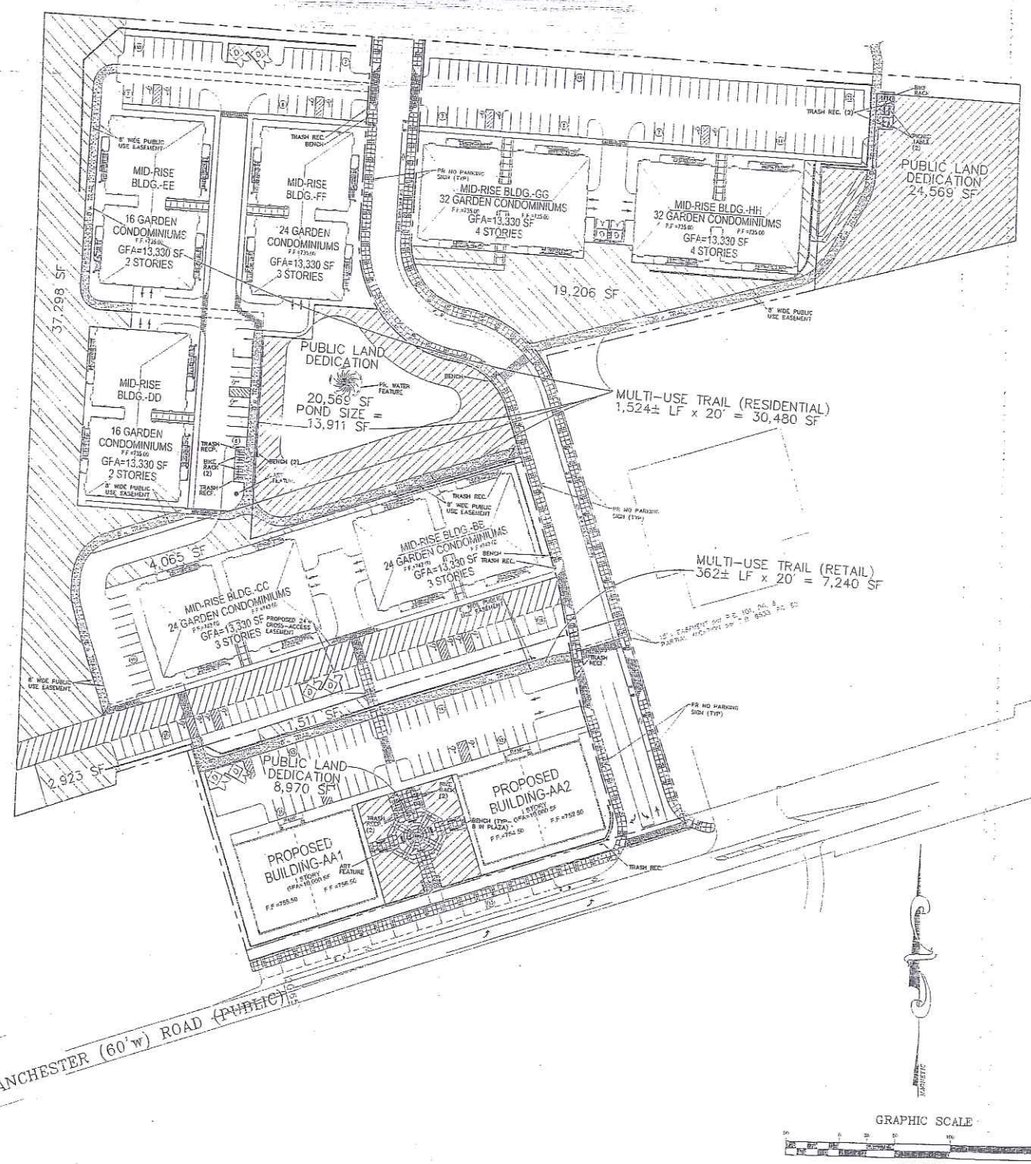
12/22/10
GEORGE M. STOCK E-25116

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

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	2 of 6

PUBLIC SPACE CALCULATIONS

30



COMMON GROUND LEGEND

- PUBLIC COMMON GROUND
- PRIVATE COMMON GROUND

Residential:
- Number of Provided Parking Spaces: 336 spaces
- Number of Proposed Units: 168
- Standard for Public Space: 825 square feet per dwelling unit
- Amount of Required Public Space: 138,104 square feet
- Amount of Provided Public Space: 138,110 square feet
  - Multi-Use Trail: 30,480 square feet
  - Underground Detention Area: N/A square feet
  - Public Land Dedication: 46,135 square feet
  - Private Common Ground: 63,492 square feet
    - List installed improvements:
      - Picnic Tables: 2 total number
      - Benches: 6 total number
      - Trash Receptacles: 6 total number
      - Bike Racks: 3 total number
      - Art Feature: 1 total number
      - Other: Water Feature 1
  - Other:

Retail:
- Number of Provided Parking Spaces: 61 spaces
- Number of Proposed Units: N/A
- Standard for Public Space: 290.4 square feet per parking space
- Amount of Required Public Space: 17,714 square feet
- Amount of Provided Public Space: 17,721 square feet
  - Multi-Use Trail: 7,240 square feet
  - Underground Detention Area: N/A square feet
  - Public Land Dedication: 8,970 square feet
  - Private Common Ground: 1,531 square feet
    - List installed improvements:
      - Picnic Tables: total number
      - Benches: 8 total number
      - Trash Receptacles: 2 total number
      - Bike Racks: 2 total number
      - Art Feature: 1 total number
      - Other:
  - Other:

Note:
The design of the Commercial Plaza shall be reviewed and acted upon by the Planning and Zoning Commission.

APPROVED 3 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED:
DATE: 1-25-11

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:
1. A COMPLETED TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #491, SECTION 7(c)
2. GEOTECHNICAL REPORT
3. PHASE I ENVIRONMENTAL ASSESSMENT
4. LANDSCAPE AND LIGHTING PLANS
5. IMPROVEMENT PLANS, WHICH MEET CITY REQUIREMENTS AND ADDRESS THE ALIGNMENT OF MANCHESTER ROAD, AS SET FORTH BY THE CITY'S DEPARTMENT OF PUBLIC WORKS.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

M.S.D. REF# D-089-00
BASE MAP # 25-II

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
PROFESSIONAL ENGINEER
12/22/10
GEORGE M. STOCK E-25116

REVISED PER CITY COMMENTS 07/07/10
REVISED PER CITY COMMENTS 03/25/10
REVISED PER CITY COMMENTS 01/11/10
REVISED PER CITY COMMENTS 11/05/09
REVISED PER CITY COMMENTS 12/21/10
REVISED PER CITY COMMENTS 11/10/10
REVISED PER CITY COMMENTS 07/13/10

COVERT – CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

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

DRAWN BY:	DATE	CHECKED BY:	DATE	JOB NUMBER	SHEET
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	3 of 6

STORMWATER POLLUTION PREVENTION PLAN

LEGEND

- SF — SILTATION FENCE
- CONSTRUCTION ENTRANCE
- IP — INLET PROTECTION
- CD — CHECK DAM

GRAVEL BAGS:
INSTALLATION/CONSTRUCTION PROCEDURES:

1. FILL BAGS APPROXIMATELY 2/3 FULL.
2. GRADE AND STABILIZE SOIL ON WHICH BAGS ARE TO BE PLACED.
3. INSTALL CENTER LINE OF BAGS ON BOTTOM ROW.
4. PLACE REMAINING BAGS ON EACH SIDE OF CENTER - MIN. WIDTH OF BOTTOM ROW IS 3 BAGS.
5. PLACE UPPER ROWS OF BAGS, STAGGERING ENDS IN BRICK-LIKE PATTERN.

O&M PROCEDURES:

SITE CONDITIONS FOR REMOVAL:

COMPLETION OF UPSTREAM WORK AND VEGETATION OF CONTRIBUTING RUNOFF AREAS.

1. INSPECT ONCE A WEEK AND AFTER EVERY STORM.
2. REPLACE AND STABILIZE ANY DAMAGED BAGS OR BAGS THAT HAVE MOVED OUT OF PLACE.
3. WHEN SILT BUILDS UP IN FRONT OF A ROW OF GRAVEL BAGS PERFORMING THE FUNCTION OF SILT FENCE, MOVE THE ROW OF BAGS IN FRONT OF THE SEDIMENT BUILDUP. THIS "NEW ROW" WILL CAPTURE ADDITIONAL SEDIMENT AND KEEP CONCENTRATED FLOWS FROM REACHING THE PREVIOUS SEDIMENT DEPOSIT.
4. REMOVE SEDIMENT AT ROWS OF BAGS USED AS WEIRS OR LIPS. BAGS MAY BE REPOSITIONED TO FACILITATE REMOVAL OF SEDIMENT.

CHECK DAM:
INSTALLATION/CONSTRUCTION PROCEDURES:

1. GRADE DRAINAGE WAY AND COMPACT AREA OF CHECK DAM.
2. PLACE ROCK, SAND BAGS OR GRAVEL BAGS TO REQUIRED CONFIGURATION PERPENDICULAR TO FLOW.
3. MAXIMUM SPACING BETWEEN DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM DAMS IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.

O&M PROCEDURES:

1. INSPECT ONCE A WEEK AND AFTER EVERY STORM.
2. REMOVE TRASH AND LEAF ACCUMULATION.
3. REMOVE SEDIMENT BUILDUP ONCE IT REACHES 1/2 DEPTH OF CHECK DAM OR 12" DEPTH, WHICHEVER IS LESS.
4. RESTORE DAM STRUCTURE TO ORIGINAL CONFIGURATION TO PROTECT BANKS.
5. REPLACE ROCK ON UPSTREAM FACE OF DAM IF PONDING DOES NOT DRAIN IN REASONABLE TIMEFRAME.

SITE CONDITIONS FOR REMOVAL:

REMOVE AFTER CONTRIBUTING DRAINAGE AREAS HAVE BEEN ADEQUATELY STABILIZED AND VEGETATION IS ADEQUATELY ESTABLISHED IN DRAINAGEWAY. REGRADE AND VEGETATE AREA OF CHECK DAM.

EROSION CONTROL NOTES

1. EROSION AND SILTATION CONTROL SHALL BE INSTALLED 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.
2. AT LEAST ONCE EVERY WEEK AND AFTER EVERY RAINFALL EVENT OF 0.25 INCHES OR MORE, EROSION AND SILTATION CONTROL DEVICES SHALL BE INSPECTED FOR DAMAGE AND AMOUNT OF SEDIMENTATION ACCUMULATED AND CORRECTIVE ACTIONS TAKEN.
3. TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.
4. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.
5. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 5 DAYS IN ANY AREA, THE DISTURBED AREA SHALL BE SEEDED OR OTHERWISE STABILIZED TO SIGNIFICANTLY REDUCE THE ERODIBILITY OF THE SOIL. PROTECTIVE MEASURES MAY INCLUDE A COMBINATION OF SEEDING, SODDING, MULCHING OR OTHER SUITABLE MEANS TO PROTECT THE GROUND SURFACE FROM EROSION.
6. 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.
7. 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.
8. DUST CONTROL MEASURES TO BE USED DURING PERIODS OF DRY WEATHER AND REDUCE POLLUTANTS FROM ENTERING INTO STORMWATER.
9. CONTRACTOR TO MAINTAIN CLEAN STREETS SURROUNDING THE DEVELOPMENT AND REDUCING/PREVENTING DUST POLLUTION BY USING DUST CONTROL MEASURES. SPRINKLING IS ONE TYPE OF DUST CONTROL THAT MAY BE USED ON HAUL ROUTE AND OTHER TRAFFIC AREAS ON SITE.
10. ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
11. PRIOR TO ANY MAJOR LAND DISTURBANCE ACTIVITY, A LAND DISTURBANCE PERMIT FROM THE STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES WILL BE REQUIRED.
12. IN THE EVENT OF SILT RUNOFF FROM SUBJECT PROPERTY ONTO OFFSITE PROPERTY, THE CONTRACTOR SHALL NOTIFY THE OFFSITE PROPERTY OWNER AND OBTAIN CONSENT TO REMOVE SEDIMENT AND RESTORE PROPERTY TO ORIGINAL CONDITION.

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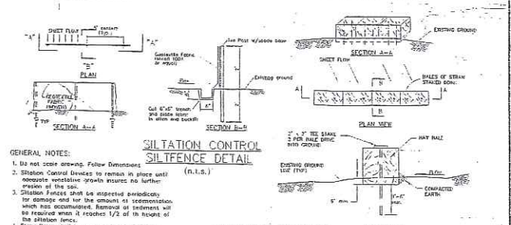
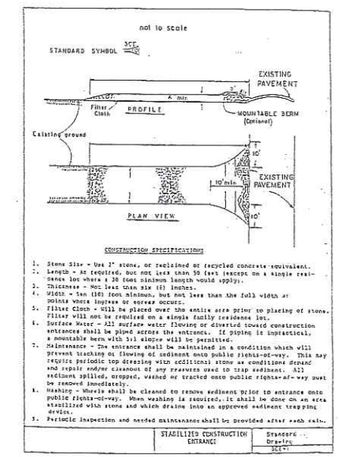


SILTATION CONTROL
SILTFENCE DETAIL
(n.t.s.)

GENERAL NOTES:

1. Do not scale drawing. Follow Dimensions
2. Siltation Control Devices to remain in place until adequate vegetative growth insures no further erosion of the soil.
3. Silt Fences shall be inspected periodically for damage and for the amount of sedimentation which has accumulated. Removal of sediments will be required when it reaches 1/2 of th height of the siltation fence.
4. Straw Bales shall be inspected periodically for deterioration. Bales which have rotted or failed shall be replaced.
5. Attachment of Geotextile
   Fabric to be in accordance with the manufacturer's recommendation

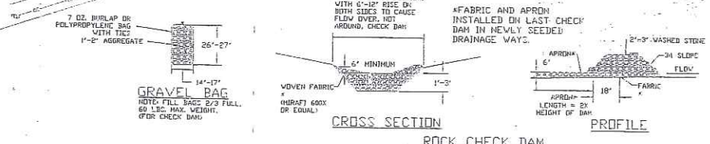
SILTATION CONTROL
HAY BALE DETAIL
(n.t.s.)



CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or recycled or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrance shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediments spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE	Standard Drawing No. 204**



ROCK CHECK DAM

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:

1. A COMPLETED TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #1451, SECTION 7(e)
2. GEOTECHNICAL REPORT
3. PHASE I ENVIRONMENTAL ASSESSMENT
4. LANDSCAPE AND LIGHTING PLAN.
5. IMPROVEMENT PLANS, WHICH MEET CITY REQUIREMENTS AND ADDRESS THE ALIGNMENT OF MANCHESTER ROAD, AS SET FORTH BY THE CITY'S DEPARTMENT OF PUBLIC WORKS.

APPROVED 4 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: [signature]
DATE: 1-25-11

M.S.D. REF# D-089-00
BASE MAP # 25-II

△ REVISED PER CITY COMMENTS 07/07/10
△ REVISED PER CITY COMMENTS 03/25/10
△ REVISED PER CITY COMMENTS 01/11/10
△ REVISED PER CITY COMMENTS 11/05/09
△ REVISED PER CITY COMMENTS 12/21/10
△ REVISED PER CITY COMMENTS 11/10/10
△ REVISED PER CITY COMMENTS 07/13/10

COVERT – CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

STATE OF MISSOURI
GEORGE M. STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
2/22/10
GEORGE M. STOCK E-25116

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

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	4 of 6

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BILL #1723 ORDINANCE #1723

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A MODIFICATION TO AN EXISTING C-8 PLANNED COMMERCIAL DISTRICT ORDINANCE FOR THE PURPOSES OF ALLOWING AN EXTENSION OF TIME TO SUBMIT THE REQUIRED SITE DEVELOPMENT PLAN TO THE PLANNING AND ZONING COMMISSION FOR ITS APPROVAL, ALL IN ACCORDANCE WITH THE LETTER OF RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION DATED APRIL 19, 2010 ON THIS MATTER. (P.Z. 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates); Ward Eight

WHEREAS, the development of the City's Town Center Area has been done in accordance with plans, standards, and guidelines created by an expert in "New Urbanism" for the purposes of establishing a compact community of residential, commercial, institutional, and public space activities that are linked together by a coordinated system of streets, roadways, and sidewalks, along with unique architecture and design components; and

WHEREAS, the Town Center Area has seen interest in it, since its inception, from a number of different developers that have offered a range of projects, including large "Commercial/Workplace" types, residential neighborhoods, and a range of office/retail projects along Manchester Road and State Route 109; and

WHEREAS, the development of residential units in the City has been limited to single family types that are detached or attached, but not at higher densities consistent with the "Neighborhood General" District requirements of the Town Center Plan; and

WHEREAS, the need for higher density residential settings in the Town Center Area is critical to the success of providing the population to support the business community in their immediate vicinity, as well as provide a variety of housing, with a mix of styles and prices; and

WHEREAS, the petitioners own an eleven (11) acre parcel of ground in the Town Center Area that abuts Manchester Road that was rezoned by St. Louis County for a higher density residential development, but did not proceed to construction and completion, and allowed the tract of land to remain vacant; and

WHEREAS, a petition was filed by these owners with the City of Wildwood utilizing the C-8 Planned Commercial District that sought to develop this same eleven (11) acre site with one hundred sixty-eight (168) residential units in a total of seven (7) buildings and approximately 20,000 square feet of "Workplace" type activities, which includes the installation of required infrastructure and utilities to meet the increased demand placed on the site and the surrounding area; and

WHEREAS, the City Council supported this request and noted it was in compliance with the City's Master and Town Center Plans, provided an appropriate transition between it and established residential areas, and met the level of public space that was in keeping with the City's requirements; and

WHEREAS, the ordinance authorizing this C-8 Planned Commercial District on the subject property was approved on March 10, 2008, which allowed the petitioners twelve (12) months to complete the Site Development Plan review process and receive approval from the Planning and Zoning Commission; and

WHEREAS, this time period was extended once by the Planning and Zoning Commission, which granted an additional six (6) months to receive approval of the aforementioned plan; and

WHEREAS, the petitioners and their design team have continued to work towards the completion of this plan; however, certain considerations have delayed its approval by the Planning and Zoning Commission, which led to the petitioner to submit a request for additional time to complete this action; and

WHEREAS, the Planning and Zoning Commission reviewed this request and believed an extension to this time period was appropriate in order to address unforeseen circumstances or outside influences that may affect the viability of a project of this size and magnitude, such as the current economic conditions associated with the residential housing and commercial markets; and

WHEREAS, the Commission also noted this proposed design has been determined to be an appropriate application of the City's regulations for this site and believes the denial of such a request may not result in an improved design in the future; and

WHEREAS, the City Council held a public hearing on this matter on April 26, 2010, where it reviewed the recommendation of the Planning and Zoning Commission, as well as comments regarding this request; and

WHEREAS, the City Council supports the requested modification to this C-8 Planned Commercial District to accommodate an extension to the required timeframe to receive approval of the Site Development Plan; and

WHEREAS, after careful and due deliberation and consideration of all comments, information, and documentation, including, but not limited to, the Planning and Zoning Commission's Letter of Recommendation, the City Council authorized the preparation of the legislation to allow for the site specific ordinance to be modified to accommodate the extension of time; and

WHEREAS, the City Council of the City of Wildwood, Missouri is empowered to consider and act upon requests of this nature based upon Chapter 89 of Missouri Revised Statutes, the City of Wildwood Charter, and local codes under the provisions of its need to promote and protect the public's health, safety, and general 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 by approving changes to existing C-8 Planned Commercial District Ordinance #1491 Regulations, which are set forth therein for the following described tract of land:

A tract of land being located in the Southeast 1/4 of Section 1, Township 44 North, Range 2 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of a tract of land as conveyed to New Community Church as recorded in Book 11044, Page 568 of the above said records, said point also being the Southwest corner of Lot Six of Francine Acres, a subdivision according to the plat thereof as recorded in Plat Book 101, Page [illegible] of the St. Louis County Records, said point also being located on the Northerly line of Manchester Road, 60 feet wide; thence along said Northerly line South 71 degrees 49 minutes 09 seconds West 425.16 feet to the East line a tract of land as conveyed to Larry J. and Eleanor A. Bennicke by instrument recorded in Book 6377, Page 212 of above said records said point also being located on the East line of Lot 1 of above said Francine Acres; thence along said East line North 15 degrees 10 minutes 51 seconds West 200.12 feet to the North line of said Bennicke tract; thence along said North line South 71 degrees 49 minutes 09 seconds West 68.21 feet, South 60 degrees 48 minutes 07 seconds West 11.44 feet and South 71 degrees 49 minutes 09 seconds West 100.00 feet to the North-South Center line of above said Section 1; thence along said North-South Center Line North 00 degrees 45 minutes 67 seconds East 735.83 feet to the South line of the Resubdivision of Lot 4 of Diesberg Wildwood and Lot 5B of the Resubdivision of Lot 5 of Diesberg Wildwood, a subdivision according to the plat thereof as recorded in Plat Book 353, Page 101 of the above said records; thence along said South line South 87 degrees 15 minutes 43 seconds East 910.72 feet to the West line of a tract of land as conveyed to Diesberg Wildwood II LLC by instrument recorded in Book 12181, Page 199 of the above said records; thence along said West line South 00 degrees 48 minutes 31 seconds West 142.01 feet to the Northerly line of above said New Community Church tract; thence along said North line and the West line of said New Community Church tract South 74 degrees 56 minutes 54 seconds West 447.41 feet and South 15 degrees 10 minutes 51 seconds East 450.00 feet to the Point of Beginning and containing 491,974 square feet or 11.294 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 20, 2008.

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 April 19, 2010, 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

The uses allowed in this C-8 Planned Commercial District (Town Center Workplace and Neighborhood General District designations) shall be limited to professional offices, general offices, restaurants, including fast-food types, but without drive-through facilities, and retail and service activities, as defined in the Town Center Plan (as amended March 2, 1998), with associated parking, but not financial institutions, vehicle repair/service facilities, and taverns. Additionally, this C-8 Planned Commercial District shall authorize the development of no more than one hundred sixty-eight (168) condominium units, with underground parking, housed in garden style types of buildings (as shown on the submitted Preliminary Development Plan).

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

a. The uses permitted in this C-8 Planned Commercial District shall be contained in a total of nine (9) buildings. The two (2) authorized commercial buildings fronting onto Manchester Road shall not exceed a total of twenty thousand (20,000) square feet in gross floor area (Buildings AA1 and AA2). These two (2) buildings (AA1 and AA2) cannot exceed an individual size of ten thousand (10,000) square feet respectfully. The seven (7) residential buildings shall be approved as such:

Residential Building [illegible]	[illegible] Square Feet [illegible]	Maximum Height (stories) [illegible]
Building BB	13,330	Four (4)
Building CC	13,330	Three (3)
Building DD	13,330	Two (2)
Building EE	13,330	Two (2)
Building FF	13,330	Four (4)
Building GG	13,330	Four (4)
Building HH	13,330	Four (4)

Only two (2) of the identified four (4) buildings shall be allowed four (4) stories, the other two (2) structures cannot exceed a maximum of three (3) stories in overall height.

b. The area of this C-8 Planned Commercial District shall be a minimum of eleven (11) acres in overall size, unless otherwise reduced in area by public roadway dedications, as required herein. No division of this lot, once consolidated, shall be authorized, unless approved by the City Council of the City of Wildwood.

c. The two (2) allowable commercial buildings must be located abutting the Manchester Road right-of-way, so as to provide no less than eighty (80) percent of that frontage occupied by an arcade, porch, or building façade, along with the required commercial plaza. The orientation of these commercial buildings shall be as shown on the Preliminary Development Plan submitted by the petitioner as part of the rezoning request. These buildings shall be constructed with glazing to provide a minimum fifty (50) percent transparency along Manchester Road and exhibit no individual bay distance of greater than thirty (30) feet, without providing some type of recess, projection, or pilaster.

d. In those instances where a building façade is absent, a garden or screen wall shall be installed. This wall(s) must complement the appearance of the buildings located within the same block in terms of its design, architecture, color, material, and character. All garden or screen walls located upon this site shall be reviewed and approved by the Architectural Review Board as part of the Site Development Plan review and approval process.

e. No loading docks are authorized within the boundaries of this C-8 Planned Commercial District.

f. No structure or building shall exceed four (4) stories in overall height, as measured from final finish grade of the adjoining street. No commercial building shall exhibit less than a one and one-half (1½) story profile in terms of its massing along Manchester Road, with a first story, interior clear height not less than twelve (12) feet.

g. The proposed architectural design, character, and style of all buildings and structures, including retaining walls, 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. Consideration and action relative to the required design shall be by the Architectural Review Board in accordance with the Town Center Development Manual for the "Workplace and Neighborhood General" District designations.

1. Each residential building may have key components that are identical, but colors, materials and their use on the elevations of the structures, shingle types and colors, and other architectural treatments must be varied to create interest within the project in terms of their appearances. All of these components and treatments will be reviewed and approved by the City's Architectural Review Board.

h. The integration of public art features shall be required throughout key public spaces and gathering areas to act as focal points within this development. These features are creditable deductions from the required Public Space Dedication required in Condition 5 of this legislation. A minimum of two (2) of these features must be provided within the boundaries of this C-8 Planned Commercial District. The City Council shall consider and act upon the selection and location of these art features, prior to the release of any building permits for any of the permitted uses.

i. All residential units within the boundaries of this C-8 Planned Commercial District of this site must incorporate a deck, porch, or balcony on their front elevations.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months of the date of approval of the preliminary development plan by the City Council and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended for an additional eighteen (18) months, through appeal to and approval by the Planning and Zoning Commission. The Site Development Plan shall include, but not be limited to, the following:

a. Outboundary and legal description of the property.
b. Location map of generalized nature, north arrow, and plan scale.
c. Location and size of all proposed structures, including canopies, arcades, business signage, and any garden or retaining walls.
d. Location and size of all parking areas and corresponding parking calculations.
e. Existing and proposed contours at two (2) foot intervals.
f. Roadways and driveways on and adjacent to the property in question, including required right-of-way dedication, pavement widening, and cross access easement areas.
g. The design, location, and size of all proposed lighting, fences, and trash areas.
h. A landscape plan including, but not limited to, the location, size, and general types of all plant and other materials to be used. (See Landscape Requirements Section of this Ordinance).
i. The approximate location of all stormwater and sanitary sewer facilities.
j. Parking and structure setbacks from adjacent property lines.
k. Location of all existing and proposed easements.
l. Location and method of protecting existing tree stands to be preserved
m. A description of the area's (all surrounding properties within one hundred (100) feet of the subject site) infrastructure and site improvements of a general nature. Principally, [illegible] locations on individual properties, curb cuts, and driveway locations along the right-of-way, as well as other natural and man-made features must be shown.
n. 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

Building/Structure Setbacks

a. All buildings or structures, excluding boundary, garden and/or retaining walls, or fences, shall adhere to the setbacks therein established by the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts, except as follows:

1. Fifty (50) feet from the western boundary line of this C-8 Planned Commercial District for all residential buildings/structures.

Parking Setbacks

b. All parking stalls, loading spaces, internal drives, excluding points of ingress and egress and public or private roadways, shall adhere to the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts, unless otherwise approved on the Site Development Plan by the Planning and Zoning Commission or as noted below:

1. One hundred (100) feet from the Manchester Road right-of-way line, as shown on the submitted Preliminary Development Plan.

Minimum Parking Requirements

c. Minimum parking requirements shall be set forth in the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts and Chapter 415.290 Parking Regulations of the City of Wildwood's Zoning Ordinance. However, parking spaces for the authorized commercial uses shall be provided at a ratio of three (3) spaces per one thousand (1,000) square feet of gross floor area. Additionally, the following requirements shall also apply:

1. All parking spaces and access drives shall be paved.
2. A minimum of one hundred sixty-eight (168) parking spaces shall be provided as part of the residential building's design (underground).

Access and Roadway Improvements, including sidewalks

d. The developer of the project shall be responsible for the construction and installation of all improvements within Manchester Road right-of-way along the subject site's frontage, which shall conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed and approved by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items) shall consist of approved materials and installed, as required by the City of Wildwood's Town Center Plan within the right-of-way of Manchester Road by the developer of this project, and be approved by the Department of Public Works.

1. The developer shall be responsible for the design and construction of a left-turn lane within Manchester Road right-of-way to serve this site. The design details of this left-turn lane shall be provided in conjunction with the Manchester Road Streetscape Requirements and Street Specifications, first as part of the Site Development Plan review process and then as part of the Improvement Plans submitted to the Departments of Public Works and Planning for final action. All design requirements and construction details shall be as directed and approved by the Department of Public Works.

e. Dedicate all the right-of-way, easements, and licenses within the subject site necessary for the improvement of Manchester Road. In this regard, the developer/owner shall dedicate a minimum of ten (10) feet of land area along the subject property's frontage to the City of Wildwood for public right-of-way purposes. This dedication shall be reviewed by the Department of Public Works and acted upon by Planning and Zoning Commission on the Site Development Plan.

f. Access to this development from Manchester Road shall be limited to one (1) public street intersection designed in accordance with the City of Wildwood's Street Specifications of the Town Center and as directed and approved by the Department of Public Works.

g. Provide a sidewalk conforming to City of Wildwood ADA standards along Manchester Road, as directed by the Department of Public Works. Said sidewalk shall conform to the City of Wildwood's Street Specifications of the Town Center Plan and be no less than ten (10) feet in width and comply with the Streetscape Requirements of the aforementioned plan.

New Public Street (North/South Roadway)

h. Dedicate land area within the site for a fifty (50) foot right-of-way for a yet un-named public street and construct said roadway, sidewalks, and improvements in conformance with the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items shall consist of approved materials) shall be installed by the developer, as required by the City of Wildwood's Town Center Plan, within the right-of-way of this yet un-named street and be approved by the Department of Public Works.

i. Dedicate all other easements and licenses within the subject site, as necessary for the improvement of the proposed yet un-named public street, per the direction of the Department of Public Works, consistent with the approved design for this Town Center infrastructure improvement.

j. The construction extent of this roadway shall be from the northern edge of the new right-of-way area for Manchester Road to the northern property line of the subject property and again be the responsibility of the developer of this site to complete in accordance with approved plans.

Miscellaneous Roadway Requirements

k. Provide cross-access easement and temporary slope construction license, or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties to the west and east of the subject tract of land, as directed by the Departments of Planning and Public Works. Improvements associated with the required cross-access shall be deeded and recorded prior to the occupancy (both temporary and final) of the building and be the full responsibility of the developer. Said design and construction specifications shall be as directed by the Department of Public Works and acted upon by the Planning and Zoning Commission on the Site Development Plan.

l. Installation of identification signage and landscaping shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to installation.

m. 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 road improvements. All utilities within the C-8 Planned Commercial District and on rights-of-way otherwise constructed pursuant to this authorization shall be installed and placed underground in locations, as approved by the Director of Public Works.

n. Sidewalks shall be required on all public and private streets and provide for a continuous and logical layout of this pedestrian network. Minimally, this pedestrian network shall include plazas, patios, and other features and provide ample areas for access to all locations within the boundaries of this C-8 Planned Commercial District. 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 and the Architectural Review Board as part of the Site Development Plan review process.

o. 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.

Landscape Requirements - Specific

p. Building and parking setbacks shall be landscaped in accord with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

q. 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 and the Architectural Review Board as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.

r. All lawn areas shall be appropriately landscaped and sodded and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

s. 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.

t. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Lighting Requirements

u. Light standards shall not exceed sixteen (16) feet in height. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of the City of Wildwood's Zoning Code proposed 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 location of all light standards and their design and appearance shall be approved by the Planning and Zoning Commission on the Site Development Plan.

APPROVED 5 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vujnich
DATE: 1-25-11

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:
1. A COMPLETED TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #1491, SECTION 7(d)
2. GEOTECHNICAL REPORT
3. PHASE I ENVIRONMENTAL ASSESSMENT
4. LANDSCAPE AND LIGHTING PLANS
5. IMPROVEMENT PLANS, WHICH MEET CITY REQUIREMENTS AND ADDRESS THE ALIGNMENT OF MANCHESTER ROAD, AS SET FORTH BY THE CITY'S DEPARTMENT OF PUBLIC WORKS.

REVISED PER CITY COMMENTS 07/07/10
REVISED PER CITY COMMENTS 03/25/10
REVISED PER CITY COMMENTS 01/11/10
REVISED PER CITY COMMENTS 11/05/09
REVISED PER CITY COMMENTS 12/21/10
REVISED PER CITY COMMENTS 11/10/10
REVISED PER CITY COMMENTS 07/13/10

M.S.D. REF# D-089-00
BASE MAP # 25-II

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
12/22/10
GEORGE M. STOCK E-25116

COVERT - CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

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

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	5 of 6

Sign Regulations

v. All signage shall be in accord with requirements of the City of Wildwood's Town Center Architectural Guidelines, subject to the following:

1. All wall signs shall comply with the Chapter 415.420 Sign Regulations for the C-2 Shopping District, except all signage shall be externally illuminated according to the Town Center Plan's Architectural Guidelines.
2. No wall sign shall exceed thirty (30) square feet in overall size.
3. No freestanding monument type sign shall be authorized within the boundaries of this C-8 Planned Commercial District.
4. No advertising, temporary, or portable signs shall be authorized in this C-8 Planned Commercial District development. No other signs shall be authorized, except as may comply with the C-2 Shopping District Regulations of the City of Wildwood Zoning Ordinance and the Town Center Plan's Architectural Guidelines.

Miscellaneous Conditions

w. All trash areas shall be enclosed with a six (6) foot high sight-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The location and design of the enclosure shall be reviewed and acted upon by the Planning and Zoning Commission 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 main building.

x. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.

y. No rooftop mechanical equipment shall be allowed within this C-8 Planned Commercial District.

z. Improvements associated with public infrastructure, such as roadways, sidewalks (internal and within the public right-of-way), 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 Planning and indicated on the required Site Development Plan, which will be reviewed and acted upon by the Planning and Zoning Commission.

aa. The owner or developer shall be required to obtain public sewer service from the Metropolitan St. Louis Sewer District for the treatment of wastewater effluent.

bb. The design, color, material, and location of all garden and screen walls or fences 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.

cc. The developer shall grant the right to the City of Wildwood to utilize areas, buildings, and structures for the installation of wireless antenna and related equipment through the granting of appropriate easements for service to this site.

5. PUBLIC SPACE REQUIREMENTS

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 ordinance, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the individual commercial building 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 provided parking spaces at a rate of 290.4 square feet per parking space (commercial) and 828 square feet per unit for residential.

a. In compliance with all requirements of the Public Space Regulations of the City's Zoning Ordinance, the proposed commercial plaza shall be a minimum of seventy-five (75) feet in width, located between the two (2) commercial buildings, placed at the ten (10) foot build-to line with the new Manchester Road right-of-way, and designed and constructed as directed by the Planning and Zoning Commission. The design of this commercial plaza shall be reviewed and acted upon as part of the Site Development Plan process by the Planning and Zoning Commission.

6. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the East 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 (and provided) parking spaces by the following rate schedule.

Type of Development	Required Contribution
Condominiums	$382.06/Parking Space
General Retail	$1,751.08/Parking Space
Professional Office	$1,751.08/Parking Space
Sit-Down Restaurant	$1,751.08/Parking Space
General Office	$583.66/Parking Space
Shopping Centers	$1,751.08/Parking Space
Loading Space	$2,865.42/Loading Space

(For the purposes of this calculation, a parking space as defined and required by Chapter 415.280 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, 2011, 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.

7. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater

a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works and the Metropolitan St. Louis Sewer District 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 and Metropolitan St. Louis Sewer District Standards.
2. All stormwater shall be discharged at an adequate natural discharge point.
3. Detention or differential runoff of stormwater shall be required in accord with the standards of Metropolitan St. Louis Sewer District and the City of Wildwood. These facilities shall be provided in permanent retention facilities, specifically a lake of a minimum one-half (½) acre in size. The retention facilities shall be completed and in operation prior to paving of any driveways or parking areas.
4. 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.
5. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.
6. The provision of all approvals from the U.S. Army Corp of Engineers and the Missouri Department of Natural Resources shall be required for the enclosure of the creek. Any mitigation efforts required by these two (2), federal and State agencies shall also be approved by the City of Wildwood.
7. The approved stormwater management plan for this development may include the use of off-site, regional facilities in terms of the retention/detention of runoff from this site, unless otherwise authorized by the Department of Public Works on the Site Development Plan. The developer(s) shall be responsible for all costs associated with the construction and modifications to existing facilities to accomplish this regional stormwater management requirement, if applicable.

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.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, both on-site and upon downstream properties.

Traffic Study

d. The developer shall provide to the Departments of Planning and Public Works a Traffic Study indicating the anticipated trip generation from this use and corresponding improvements to address changes in circulation patterns, turning movements, volumes, and other related circumstances for Manchester Road. The Traffic Study must be completed by a qualified engineer having recent (within the last two (2) years) experience in this area of expertise. Review and approval of the Traffic Study shall be by the City of Wildwood Departments of Planning and Public Works.

Phase I Environmental Assessment

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the properties indicating their current condition relative to past utilization of this tract of land.

8. 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.

9. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Landscape Bonds or Escrows

a. If the estimated cost of new landscaping required by the Planning and Zoning Commission on the Site Development Plan exceeds one thousand ($1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year deposit bond or escrow sufficient in amount to guarantee the installation and maintenance of said landscaping in a form determined by the Director of Planning.

Notification of Department of Planning

b. Prior to issuance of foundation or building permits, all approvals from the Department of Public Works, the U.S. Army Corp of Engineers, the Missouri Department of Natural Resources, Metro West Fire Protection District, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

Roadway Improvements

c. Road improvements and right-of-way dedication shall be completed, prior to the issuance of an occupancy permit, unless otherwise noted in this ordinance. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

Traffic Generation Assessment Contribution

d. Traffic generation assessment contribution shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits

Certification of Plans

e. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report.

10. GENERAL DEVELOPMENT CONDITIONS

a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required.

b. 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.

c. 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.

d. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

e. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.

f. 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 C-8 Planned Commercial 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.

g. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, 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 C-8 Planned Commercial District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

h. Substantial construction shall begin within thirty (30) months of the approval of the Site Development Plan for the parcel of ground governed by this C-8 Planned Commercial District ordinance. Construction shall be deemed to have commenced with the final grading for and installation of roadways necessary for the first approved plat or phase of construction and commencement of installation of the sanitary and storm sewers.

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 24 day of May, 2010 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

#1723

This plan was approved by the City of Wildwood's Planning and Zoning Commission in accordance with the provisions of Section 415.190 of the Zoning Code. This plan shall be developed under the conditions herein prescribed by Ordinance ~~#1451~~, which was approved by the City Council of the City of Wildwood, Missouri on ~~March 16, 2008~~. May 24, 2010

Joe Vujnich, Director of Planning

1-25-11

Date

33

Laura Rechtin — Assistant —

I, ~~Lynne Greene-Beldner~~, City Clerk of the City of Wildwood, St. Louis County, Missouri do hereby certify the Site Development Plan submitted for this commercial development is required under Ordinance ~~#1451~~ #1723, which was approved by the City Council on ~~March 10, 2008~~ May 24, 2010. 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, Missouri, St. Louis County on this 27th day of January 2011.

~~Lynne Greene-Beldner~~, City Clerk — Assistant
Laura Rechtin

Owner's Script:

Covert- ~~Coward~~ Corsair Homes, Inc., Profit Sharing Plan
(Owners)

in connection with a change in zoning for the following described property from R-4 with PEU to C-8

Covert- ~~Coward~~-Corsair Homes, Inc., Profit Sharing Plan, the owners(s) of the property shown on this plan for and in consideration of being granted a permit to develop said property under the provisions of Section 415.190 (applicable subsection) of the City's Zoning Code and the C-8 District (present zoning), do hereby agree, declare, and covenant that from the date of recording of this plan, the property shall be developed only as shown herein. This covenant shall run with the land, and shall be enforceable pursuant to Sections 67.870 through 67.900, R.S. Mo. by the City of Wildwood or its successor as a plan of development adopted by the City of Wildwood's Planning and Zoning Commission to promote orderly development. This plan may be amended or supersede by the Planning and Zoning Commission or modified by the Department of Planning or voided by order of the City of Wildwood's City Council, each as more particularly authorized by the City of Wildwood's Zoning Code now and hereafter in affect.

PROPERTY DESCRIPTION

A tract of land being located in the Southeast 1/4 of Section 1, Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of a tract of land as conveyed to New Community Church as recorded in Book 11044, Page 568 of the above said records, said point also being the Southwest corner of Lot Six of Francine Acres, a subdivision according to the plat thereof as recorded in Plat Book 101, Page 6 of the St. Louis County Records, said point also being located on the Northerly line of Manchester Road, 60 feet wide; thence along said Northerly line South 71 degrees 49 minutes 22 seconds West 425.16 feet to the East line a tract of land as conveyed to Larry J. and Eleanor A. Bamoski by instrument recorded in Book 6827, Page 812 of above said records said point also being located on the East line of Lot 1 of above said Francine Acres; thence along said East line North 18 degrees 10 minutes 38 seconds West 200.12 feet to the North line of said Bamoski tract; thence along said North line South 71 degrees 49 minutes 22 seconds West 68.21 feet; South 00 degrees 48 minutes 20 seconds West 11.44 feet and South 71 degrees 49 minutes 22 seconds West 100.00 feet to the North-South Center line of above said Section 1; thence along said North-South Center Line North 00 degrees 48 minutes 20 seconds East 735.88 feet to the South line of the Resubdivision of Lot 4 of Dierbergs Wildwood and Lot 5B of the Resubdivision of Lot 5 of Dierbergs Wildwood, a subdivision according to the plat there of as recorded in Plat Book 353, Pages 1018 and 1019 of the above said records; thence along said South line South 87 degrees 16 minutes 30 seconds East 910.60 feet to the West line of a tract of land as conveyed to Dierbergs Wildwood II LLC by instrument recorded in Book 12181, Page 199 of the above said records; thence along said West line South 00 degrees 45 minutes 00 seconds West, 142.90 feet to the Northerly line of above said New Community Church tract; thence along said North line and the West line of said New Community Church tract South 74 degrees 57 minutes 07 seconds West 447.46 feet and South 18 degrees 10 minutes 38 seconds East 450.03 feet to the Point of Beginning and containing 491,968 square feet or 11.294 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 20, 2006.

Signature: Robert W. Covert III, Trustee

Signature: Mary Kay Corsair, Trustee

STATE OF MISSOURI }
} SS.
COUNTY OF ST. LOUIS }

On this 23 day of December, 20~~09~~10, before me personally appeared Robert W. Covert III and Mary Kay Corsair who being by me duly sworn, did say they are the Trustees of the Covert- ~~Convert~~-Corsair Homes, Inc., Profit Sharing Plan Trust and that said instrument was signed on behalf of said Trust and that said Trustees acknowledged said instrument to be the free act and deed of said Trust.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Daniel Stock
Print Name

My commission expires: 3/17/2013

APPROVED 6 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vujnich
DATE: 1-25-11

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:
1. A COMPLETED TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #1491, SECTION 7(d)
2. GEOTECHNICAL REPORT
3. PHASE I ENVIRONMENTAL ASSESSMENT
4. LANDSCAPE AND LIGHTING PLAN
5. IMPROVEMENT PLANS, WHICH MEET CITY REQUIREMENTS AND ADDRESS THE ALIGNMENT OF MANCHESTER ROAD, AS SET FORTH BY THE CITY'S DEPARTMENT OF PUBLIC WORKS.

REVISED PER CITY COMMENTS 07/07/10	
REVISED PER CITY COMMENTS 03/25/10	REVISED PER CITY COMMENTS 12/21/10
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REVISED PER CITY COMMENTS 11/05/09	REVISED PER CITY COMMENTS 07/13/10

M.S.D. REF# D-089-00
BASE MAP # 25-II

COVERT – CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER PE-25116 — PROFESSIONAL ENGINEER
12/22/10
GEORGE M. STOCK E-25116

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

DRAWN BY	DATE	CHECKED BY	DATE	JOB NUMBER	SHEET
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	6 of 6

WILDWOOD

July 5, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re:	**P.Z. 25, 26, and 26a–14**
Petitioner:	**Main Street Crossing, Payne Family Homes L.L.C.**
Request:	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.
Zoning:	R-4 7,500 square foot Residence District ("Neighborhood Edge" District), with a Planned Residential Development Overlay District (PRD).
Location:	Locator Number: 23V120094/Street Address: 2461 Eatherton Road; east side of State Route 109, south of State Route 100
Tract Size:	28 acres
Locator Numbers:	
Ward:	Eight

Council Members:

INTRODUCTION AND ACTION >>> The Planning and Zoning Commission is in receipt of the request from the City Council that seeks its review of the site-specific ordinance that governs this large Town Center Area residential development called Main Street Crossing. The request of City Council is to review the current site-specific ordinance to determine if the developer's (Payne Family Homes) requests for amendments are reasonable regarding changes to roadway requirements and utilities improvements. Given the City Council's request, the Planning and Zoning Commission has reviewed the files relating to this twenty-eight (28) acre site, along with other supporting information, and completed a recommendation in this regard. Accordingly, acting at its July 5, 2016 Executive Meeting, and by a vote of 7 to 1, hereby submits its report and recommendation to the City Council for its consideration and action. The development of this information has complied with the requirements of the Zoning Ordinance for the amendment of a special procedures permit, including postings.

BACKGROUND >>> Since the approval of the site-specific ordinance for this Town Center project, a number of meetings and actions have continued to occur regarding its development. The impetus for these meetings and actions was the developer of this project's desire to seek public financing incentives from the City of Wildwood to offset the cost of roadway improvements associated with

the development of the allowable one hundred four (104) lots on this twenty-eight (28) acre site. Specifically, the developer was seeking an undefined amount of funding from these public incentives to address expenses associated with infrastructure and utilities, which at the start of this review process by City Council would have been approximately one million dollars ($1,000,000.00). Ultimately, through the crediting of Traffic Generation Assessment Fees and the planned funding of the mandatory twenty (20) percent of a grant application to the East-West Gateway Council of Governments, the City was planning on contributing approximately seven hundred fifty thousand dollars ($750,000.00) to the project.

Key to this contribution, and in addition to it, was a grant application component of it, which was intended to cover the entire cost of State Route 109 improvements, to be submitted by the City to the East-West Gateway Council of Governments. The proposal was for the City to provide the twenty (20) percent matching requirement, while the grant itself would fund the remaining one million three hundred thousand dollar ($1,300,000.00) amount. This one point six million dollar ($1,600,000.00) project would provide for the roundabout at the project's entrance onto State Route 109. With the use of this grant funding approach for this project, the developer would then only be responsible for the roadway components interior to the subject site and along Eatherton Road (the east boundary of the property).

The grant application was not funded by the East-West Gateway Council of Governments, which meant the desired funding source for the State Route 109 roundabout, and related improvements, would be delayed at least to the next funding cycle (2017) or become the sole responsibility of the developer, as the existing site–specific ordinance requires at this time. The developer advised City Council it could not fund the entirety of the required roadway improvements and would need assistance, which would include the committed Traffic Generation Assessment fee credit, both for the one hundred four (104) home sites approved for Main Street Crossing, but also the future development of the commercial outlots to the west of the subject site. The City Council, in directing staff in this regard, referred the matter to the Planning and Zoning Commission to address the developer's request to allow the phasing of improvements or outright changes to them, so as to reduce cost and allow the project to proceed.

CURRENT REQUEST >>> To this end, the developer has identified a number of requested changes to the project's existing requirements relative to infrastructure and utilities to address the current, estimated costs associated with the roadway and utility related items. With these changes significant savings would occur and allow the project to proceed to its next phase, which includes the review and action of the Planning and Zoning Commission on the Site Development Plan. These items for consideration, as defined by the developer, include the following roadway and utility related improvements:

Cost Items – Main Street	Proposed Changes	Potential Savings
Street Lights	Alternating 75 foot spacing; no lights in street median	$144,000.00
Utility Relocations	Request Ameren Missouri to absorb these costs, as they are related to development of City roads in public rights-of-way	$130,000.00

Street Improvements (Street trees, sidewalks, handicapped ramps)	Costs to be paid by commercial outlots, when developed	$128,151.00
Water Main	Remove cost for water main, per Missouri American Water Company e-mail	$144,340.00

Cost Items – Eatherton Road	Proposed Changes	Potential Savings
Street Lights	Alternating 75 foot spacing	$31,500.00
Utility Relocations	Request Ameren Missouri to absorb these costs, as they are related to development of City roads in public rights-of-way	$140,000.00

Other Items	Proposed Changes
State Route 109 Improvements and Access Restrictions	The current site-specific ordinance requires the developer to construct a roundabout at the property's frontage onto State Route 109 for access purposes. The City is now offering to fund this roundabout through a grant process, but will have to wait to the next funding cycle to apply. Therefore, some form of temporary access arrangement needs to be considered at this time. The current site-specific ordinance prohibits the use of Eatherton Road, until such time forty (40) percent of the building permits for the 104 homesites have been issued, which assumed the roadway improvements to State Route 109 would be completed by that stage of the development. Request this prohibition be removed from the ordinance, given the proposed access to the site is via a right-in/right-out curb cut onto State Route 109.
Building Permit Limitations	The current site-specific ordinance requires all roadway improvements be completed, which would include Eatherton Road, Main Street, and State Route 109, before more than twenty (20) percent of the building permits for the dwellings are issued. Request this prohibition be modified in the ordinance to allow more dwellings to be completed.

These requested changes would amend the current governing ordinance for this site and, according to the developer, create the needed relief to allow the project to be fiscally achievable.

ANALYSIS >>> In considering these items, the Planning and Zoning Commission would have to first note that the Department of Planning, and this membership, defined all of these improvements and requirements to the developer at the start of the zoning process. In the first correspondence prepared by the City, it identified the level, type, and extent of these roadway and utility requirements, before the public hearing had been scheduled on the Regulating Plan change and associated rezoning and application of the Planned Residential Development Overlay District (PRD). The Commission makes note of this matter to assure the City Council that a developer has a full understanding of the City's requirements before beginning any zoning process in Wildwood, which leads to a great deal of resources and time being put forth by all parties.

In considering the items the developer has identified relative to this project, the Commission has determined the following in regards to each. These determinations are as follows:

Cost Items – Main Street	Proposed Changes	Commission's Position
Street Lights	Alternating 75 foot spacing; no lights in street median	The developer is seeking a change to the spacing pattern of the planned street lighting, which is set forth in the Town Center Plan's Streetscape Requirements and corresponding Street Specifications. These two (2) sources for the design criteria of streets and roadways have been utilized in their current forms for all public improvements constructed in this special area, since its adoption in 1998. However, with the development of the first two (2) phases of the Manchester Road Streetscape Projects, both Phase I and Phase II, the City has used a different pattern of street light spacing due to cost and comparable benefit. The Planning and Zoning Commission approved the changes to the lighting design of these two (2) phases of the City's project, before implementation, given their respective inclusion in the Town Center Plan. The pattern of spacing was doubled, from seventy-five (75) feet to one hundred fifty (150) feet, but with the standards being staggered on opposite sides of the street or roadway to ensure no area along them has more than seventy-five (75) feet separation from a light source. This pattern has provided the needed lighting to address safety and visibility along these Town Center streets and roadways, while addressing a criticism of the early lighting pattern on Taylor Road, and others, as having too many lights and illumination. Accordingly, in the case of this current request, the Commission is supportive of the revised pattern of street light spacing being used for these planned Town Center streets. This allowance for an increase in the spacing allocations of streetlights is premised on the City's use of this same standard for its past and current projects, specifically on Manchester Road. Additionally, the spacing pattern provides the needed, and minimum, levels of illumination for safety and visibility on the streets of this project, which are the principal needs in this regard. Along with these reasons, the Commission believes this change also will assist to preserve the night sky of Wildwood by providing the minimum needed lighting, but no more than such.
Utility Relocations	Request Ameren Missouri to absorb these costs, as they are related to development of City roads in public rights-of-way	The developer has asked the City to address the costs of the utility relocations associated with the overhead electrical lines that parallel the eastern edge of the State Route 109 right-of-way and Eatherton Road. These electrical lines are so placed, and at a height, that makes the relocations of them essential for access to the site. The relocations of these lines, if developer driven due to its project, are costs that must be assumed by the private entity, not Ameren Missouri. This cost can be substantial, which is the reason the developer is seeking the City's assumption of these components, and would lead to reduced costs, since public projects do not have to compensate the utility for the line relocations.

Cost Items – Main Street	Proposed Changes	Commission's Position
		This approach, from the developer's perspective, would provide major cost savings to it. Despite this developer's request, the Commission does not believe this approach can be accommodated due to these relocations are not initiated by the City, nor includes any funding from Wildwood, and would not likely pass the review processes of Ameren Missouri. However, the City can certainly make the argument of the public benefit associated with these roadway projects, which have prompted the need for these utility relocations, but this request, if granted and accepted by Ameren Missouri, would inevitably lead to no new development ever being responsible for utility relocations in the future, if the City was always considered as the project source for new roadways and streets they require to address new demand created by development projects by initiated by private entities. Therefore, the request does not appear to be feasible, and does not require any change to the governing ordinance for this project. Regardless, the City can certainly ask Ameren Missouri about this matter.
Street Improvements (Street trees, sidewalks, handicapped ramps)	Costs to be paid by commercial outlots, when developed	The developer is also seeking the relief to completing all of the Main Street improvements associated with the required streetscape through a portion of the overall site, specifically, where the commercial outlots are planned. The roadway would make a complete connection between Eatherton Road and State Route 109, but not be consistent in character along its length. This relief includes the streetlights, trees, tree grates, and furniture. Along with these improvements associated with the required streetscape for Main Street, the developer is also noting the need to minimize the pedestrian facilities in this same area as well, including handicap ramps. Collectively, the developer would construct the currently required Main Street improvements through the eastern portion of the site, but not for its entire length, thereby leaving the remaining improvements to a future time, again when the commercial outlots are developed for use. The Commission does not support this request for relief from the ordinance identified requirements for all of Main Street. The need for a completed street, including pedestrian facilities, is necessary, given the eventual addition of one hundred four (104) new homesites upon the overall site. Additionally, there is no timeline for the development of the commercial outlots, so such could happen very quickly or take many years. This undetermined timeline would create major safety considerations for the future and lessen the efficiency and function of the overall use of the roadway. This non-support is also premised on creating a non-accessible route, when no community should ever ignore the need to create accessible facilities for those individuals and groups with special needs.

Cost Items – Main Street	Proposed Changes	Commission's Position
		Additionally, the City, in the past, has required completed and full improvements to roadways to service Town Center Area, regardless of cost or other factors. Taylor Road, between State Route 100 and Manchester Road, was a requirement of Dierbergs Markets to complete and had to meet the improvement levels of the Street Specifications and Streetscape Requirements of the Town Center Plan. Therefore, for consistency and equitability, the Commission does not believe allowing a lesser street to be constructed on such an important roadway connection is appropriate.
Water Main	Remove cost for water main per Missouri American Water Company e-mail	The current language in the site-specific ordinance states as follows: "The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same." Although the Commission is just ensuring that adequate potable water is available to the new development, while not impacting existing residences in the vicinity, it will not support any action that leads to a less than cohesive system for all public utilities that not only fails to meet current demands, but future needs. This consideration is premised on certain developments and residential subdivisions in the area struggling with appropriate water pressures and flows to address minimum fire standards, as well as quality of life issues. Therefore, the Commission is not recommending any change to the current language in the site-specific ordinance, but would also seek the direction of the Metro West Fire Protection District in this regard, before the Site Development Plan is acted upon by it.

Cost Items – Eatherton Road	Proposed Changes	Commission's Position
Street Lights	Alternating 75 foot spacing	The developer is seeking a change to the spacing pattern of the planned street lighting, which is set forth in the Town Center Plan's Streetscape Requirements and corresponding Street Specifications. These two (2) sources for the design criteria of streets and roadways have been utilized in their current forms for all public improvements constructed in this special area, since its adoption in 1998. However, with the development of the first two (2) phases of the Manchester Road Streetscape Projects, both Phase I and Phase II, the City has used a different pattern of street light spacing due to cost and comparable benefit. The Planning and Zoning Commission approved the changes to the lighting design of these two (2) phases of the City's project, before implementation, given their respective inclusion in the Town Center Plan. The pattern of spacing was doubled, from seventy-five (75) feet to one hundred fifty (150) feet, but with the standards being staggered on opposite sides of the street or roadway to ensure no area along them has more than seventy-five (75) feet separation from a light source.

Cost Items – Eatherton Road	Proposed Changes	Commission's Position
		This pattern has provided the needed lighting to address safety and visibility along these Town Center streets and roadways, while addressing a criticism of the early lighting pattern on Taylor Road, and others, as having too many lights and illumination. Accordingly, in the case of this current request, the Commission is supportive of the revised pattern of street light spacing being used for these planned Town Center streets. This allowance for an increase in the spacing allocations of streetlights is premised on the City's use of this same standard for its past and current projects, specifically on Manchester Road. Additionally, the spacing pattern provides the needed, and minimum, levels of illumination for safety and visibility on the streets of this project, which are the principal needs in this regard. Along with these reasons, the Commission believes this change also will assist to preserve the night sky of Wildwood by providing the minimum needed lighting, but no more than such.
Utility Relocations	Request Ameren Missouri to absorb these costs, as they are related to development of City roads in public rights-of-way	The developer has asked the City to address the costs of the utility relocations associated with the overhead electrical lines that parallel the eastern edge of the State Route 109 right-of-way and Eatherton Road. These electrical lines are so placed, and at a height, that makes the relocations of them essential for access to the site. The relocations of these lines, if developer driven due to its project, are costs that must be assumed by the private entity, not Ameren Missouri. This cost can be substantial, which is the reason the developer is seeking the City's assumption of these components, and would lead to reduced costs, since public projects do not have to compensate the utility for the line relocations. This approach, from the developer's perspective, would provide major cost savings to it. Despite this developer's request, the Commission does not believe this approach can be accommodated due to these relocations are not initiated by the City, nor includes any funding from Wildwood, and would not likely pass the review processes of Ameren Missouri. However, the City can certainly make the argument of the public benefit associated with these roadway projects, which have prompted the need for these utility relocations, but this request, if granted and accepted by Ameren Missouri, would inevitably lead to no new development ever being responsible for utility relocations in the future, if the City was always considered as the project source for new roadways and streets they require to address new demand created by private development projects initiated by private entities. Therefore, the request does not appear to be feasible, and does not require any change to the governing ordinance for this project. Regardless, the City can certainly ask Ameren Missouri about this matter.

Other Items	Proposed Changes	Commission's Position
State Route 109 Improvements and Access Restrictions	Allow for a right-in/right-out access point onto State Route 109, in lieu of the current roundabout, for temporary use into/out of the site. Request this prohibition be removed from the ordinance restricting access to Eatherton Road, given the proposed main access point into site is via a right-in/right-out curb cut onto State Route 109.	The Commission, given the City's desire to oversee and complete the State Route 109 improvements along this site's frontage, is supporting a modification to the current governing ordinance to allow for a temporary access point onto this roadway, while the roundabout is pursued through other channels, including grant funding and the development of surrounding properties in the future. However, this allowance would be premised upon the developer meeting all of the Missouri Department of Transportation's (MoDOT) requests for additional information, studies, and improvements set forth hereafter. If the developer does not meet these requirements, the Commission would not support proceeding forward in this manner. The current language of the site-specific ordinance prohibits the use of Eatherton Road for access purposes to the new homes, until at least forty (40) percent of them are completed, which was intended to correspond to the completion of the roundabout at the site's frontage onto State Route 109. The Commission is wary of allowing too much traffic onto Eatherton Road, given its current design and capacity. However, it recognizes the need to allow for potential access at some point sooner than forty (40) percent of the building permits being issued for the project. Accordingly, the Commission is recommending the forty (40) percent requirement be eliminated, but the prohibition on the use of Eatherton Road for construction traffic remain in place, as-is, while requiring the minimum level of roadway improvements be completed, so as to provide multiple locations of ingress/egress. This approach would still allow for an amount of time for the developer and the City to address the State Route 109 access issue with the roundabout and determine if all of the remaining portions of Eatherton Road could be constructed to a new standard that would better accommodate increased traffic upon it.
Building Permit Limitations	Modify the current site-specific ordinance's language that requires all roadway improvements be completed, which would include Eatherton Road, Main Street, and State Route 109, before more than twenty (20) percent of the building permits for the dwellings are issued.	Given the fluid nature of the roadway components of this project, and the inability of the developer to meet them, the Commission is willing to address this request by amending the percentage to a higher level, which again provides all of the parties an opportunity for more time.

SUMMARY AND RECOMMENDATION >>> The Planning and Zoning Commission is supporting a limited extent of the requested changes sought by the petitioner in this case. These changes are necessary, given the direction of the City Council from its action on the developer's request for

public finance incentives, while recognizing the need to minimize potential impacts to existing neighborhoods in the vicinity of the site. These changes provide more flexibility to the developer and reduce costs. Accordingly, the Planning and Zoning Commission is recommending Planned Residential Development Overlay District Ordinance #2116 be amended to read as follows:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **one hundred four (104)**, detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each of the allowable residential properties.

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 **4,000 square feet** in size. The minimum width of any lot within this P.R.D. Overlay District shall be **forty (40) 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. These lot widths 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 across **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 **seventy-six (76)** of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of **six (6)** 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 **twenty (20) feet** in width 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 New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of twenty-eight (28) of the allowable one hundred four (104) lots. These lots do not need to incorporate the garage-offset distance noted in Condition 2(d.) of this Ordinance.**

f. The first story, interior clear height for all single family dwellings shall be not less than **nine (9) feet**.

g. 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.

h. 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**. 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.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than twenty-eight (28) acres and no greater than 28.5 acres.

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.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the Regulating Plan changes, the rezoning of the subject site, and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

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:

(1) **Twenty (20)** feet from any right-of-way line.
(2) **Five (5) 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.
(3) **Fifteen (15) feet from any rear yard property line** and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of **twenty-five (25) feet. Driveway widths serving these 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

c. 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, ***which shall incorporate the ultimate design for the planned installation of a roundabout and related items, while constructing a temporary, right-in/right-out access point*** ~~***a roundabout***~~ ***and related channelization island(s) and other improvements required therein***. Improvements, ***whether temporary or permanent in nature***, 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~~.

d. Establish a minimum seventy (70) foot wide public right-of-way for the construction of Main Street within the site, for a total of thirty-four (34) feet of pavement area (inclusive of the concrete vertical curb and gutter and grass median) 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 seventy (70) 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. All streetscape requirements (street trees, lights ***(spacing of lights on one (1) side of any street/roadway shall be no greater than one hundred fifty (150) feet in distance)***, 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 Main Street and directed by the Department of Public Works.

e. Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all 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 these rights-of-way areas, 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. 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 rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. Dedicate the required amount of right-of-way and/or easements along this property's Eatherton Road frontage to the City of Wildwood, Missouri for public roadway purposes and for the construction of required roadway improvements, which include a widening of a minimum of five (5) feet in width, a five (5) foot wide sidewalk, and street trees and lights, including a minimum three (3) foot wide tree lawn area for these improvements. A future roundabout, and related channelization islands and other improvements required therein, shall not be required, but the dedication of right-of-way for such shall be made at the time of the Record Plat. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by 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 Eatherton Road and directed by the Department of Public Works.

g. Extend all existing stub streets abutting the subject site into it and these extensions shall 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. These stub street extensions shall include Larksong Drive South, Kilare Lane, and Grover Ridge Drive. Safety components determined necessary for any stub street extension shall be indicated on the Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission.

h. Dedicate a minimum forty (40) foot wide strip of land on the subject site for a future street connection to the south, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. The location of this planned stub street shall be generally in the southeast corner of the subject site, approximately 370 feet to the west of existing Eatherton Road. Within this dedication of public right-of-way, construct a roadway that shall 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.

i. Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all 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.

j. 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 Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

k. 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.

l. 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.

m. **Construction access shall be from State Route 109 during the development of this site, not via the Cambury Subdivision or Eatherton Road.**

n. 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.

o. 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. ***The City of Wildwood will assist, where applicable, with the discussions on said utility requirements, so as to minimize delays and costs to the developer. Any decision in this regard shall be acted upon by the City Council, if funding is associated with such.***

p. 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

q. 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

r. 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.

s. 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.

t. 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.

u. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting

pattern. 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 one hundred four (104) dwelling units.

v. The developer shall provide a minimum ten (10) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and care, along the entire southern boundary of the site, and upon individual rear lot areas, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

w. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

x. 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.

y. 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

z. 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

aa. 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.

bb. 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.

cc. 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.

dd. 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.

ee. 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.

ff. Access to Eatherton Road from this Planned Residential Development Overlay District, e.g. any street or alley, including Main Street, shall not be authorized, **until such time as all necessary street and roadway improvements, including temporary access to State Route 109, have been completed to an acceptable minimum level to the Missouri Department of Transportation (MoDOT) and the City of Wildwood.** ~~forty (40) percent of the authorized units within its boundaries are owner-occupied~~. Until this threshold is reached, access shall be restricted/blocked to Eatherton Road, as shown on the Site Development Plan and reviewed and acted upon by the Department of Public Works and the Planning and Zoning Commission. Specifications for the manner in which access shall be controlled to Eatherton Road shall be at the discretion of the City of Wildwood, but all costs associated with such are the responsibility of the developer.

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, 2016, 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.

The Planning and Zoning Commission is recommending these fees be credited to the developer for use for the purposes of assisting with completion of required improvements within the right-of-way of State Route 109 and the off-site portion of the Main Street right-of-way. The granting of these credits is at the sole discretion of the City Council.

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.

    1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
    2. All stormwater shall be discharged at an adequate natural discharge point.
    3. 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.
    4. 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.
    5. 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.

6. 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.
7. 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.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the property, which indicates its current condition relative to its past utilization by other owners. Determination regarding any required mediation shall be identified and completed, prior to the approval of the Record Plat and before the occupancy of any residential unit, all being in accordance with State and federal standards and guidelines, as set forth by the United States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR), for any determined contaminant exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

Floodplain Study and Plans

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

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 (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, 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 and Eatherton Road must be completed prior to the issuance of building permits in excess of **fifty (50)** ~~twenty (20)~~ percent of the units. **The State Route 109 required improvements may be credited against the overall Traffic Generation Assessment Fee (TGA) charge associated with these 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.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

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**.

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
Council Members Garritano and Goodson, Ward Eight
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Tom Cummings, Representative of the Developer – Payne Family Homes

PUBLIC FINANCING APPLICATION AND REPORT

WILDWOOD

PRIMER

PUBLIC FINANCING PROPOSAL

Proposal 2015-01

Payne Family Homes
(Main Street Crossing Project)

City of Wildwood, Missouri
Development Finance Group's Recommendation
Issue Date – June 13, 2016
"Planning Tomorrow Today®"

The Development Finance Group (DFG) has been meeting on a regular basis to address the requests of City Council on a proposal by Payne Family Homes ("PFH") to the City of Wildwood for the Main Street Crossing Project. These requests from the City Council were set forth during its meeting on this matter that was held on March 14, 2016. Specifically, the City Council was seeking more information on the costs of the roadway improvements prompting the developer's request and how these costs could be allocated to the parties in a more clear and concise fashion.

To this end, the DFG has held meetings with PFH over the course of the past few weeks, first on April 5, 2016 and then again on April 19, 2016, to discuss project costs, proposed allocation of funding and other considerations to improve the financial viability of the development. As a result, the DFG prepared a final recommendation to the City Council for its consideration at the April 25, 2016 City Council Work Session, from which it authorized the scheduling of a Public Hearing to receive public input for consideration of the request and recommendation. This recommendation is organized in two separate parts, for costs associated with MO Route 109 Improvements and Main Street Improvements.

PART ONE: MO ROUTE 109 IMPROVEMENTS

Principally, the MO Route 109 Improvements include the construction of a roundabout to accommodate the intersection of Main Street with MO Route 109, including associated right-of-way improvements within the State right-of-way. An application for federal transportation funding had been submitted to the East-West Gateway Council of Governments, which, if awarded, would have funded 80% of the cost of these improvements, in addition to an upgrade from a single-lane to multi-lane roundabout and additional improvements to the north and south along MO Route 109.

Current Cost Estimate:	**$1,518,225**
Federal Share of Cost (80%):	$1,214,580
Local Share of Cost (20%):	**$ 303,645**

It has since been learned that the City's 2016 application for federal funding is not recommended to receive funding; therefore, it will be necessary to reapply for this funding in 2017. The East-West Gateway Council of Governments has provided some guidance on how to improve our chance for funding next year, which includes a reduced scope of work to improve the cost-effectiveness score.

If PFH wishes to proceed with the Main Street Crossing development, without the certainty of funding for the roundabout, it may request approval of an interim improvement for access to MO Route 109. This request would require the approval of both the City and MoDOT. The City's review would begin with its Planning & Zoning Commission. If approved, the interim condition would likely remain in place until the year 2019 at the earliest, when the federal funding may become available.

DFG Recommendations for Local Share of Cost for MO Route 109 Improvements:

1. $303,645 funded 100% by the City of Wildwood
2. Sources of City funding:
    a. Current East Area and West Area TGA Fund Balances: $165,000
    b. Future Collected East Area and West Area TGA Funds: $138,645
3. Recommendation subject to the approval of the City's application for federal funding in 2017

Reasons for Recommendation:

1. Although required as a condition of the rezoning of the Main Street Crossing site, the improvements to MO Route 109 serve a regional benefit, and would be desired with or without the development.
2. With the construction phase of the federally-funded project not scheduled until the Year 2019 at the earliest, adequate time remains to increase the balance of the East Area and West Area TGA Funds from monies collected from other planned developments, thereby making it possible to fund the improvements without necessitating the use of general revenue and/or capital project funds.

PART TWO: MAIN STREET IMPROVEMENTS

Principally, the Main Street Improvements include the construction of Main Street, including associated streetscape improvements, between Eatherton Road and MO Route 109.

Current Cost Estimate:	**$1,471,517**
Committed Developer Funding:	$ 400,000
Unfunded Cost:	**$1,071,517**

DFG Recommendations for Unfunded Cost of Main Street Improvements:

1. Waiver of the TGA Funds to be collected from the Main Street Crossing development (approximately $250,000).
2. Provide to PFH TGA Funds collected by the City at the time the commercial outlots are developed (approximately $200,000).
3. Remaining unfunded cost ($621,517) to be funded by PFH, except as it may be reduced through identified design modifications, if approved by the appropriate divisions of City Government,

including the Planning & Zoning Commission and/or Department of Public Works [not a function of the DFG and outside the scope of this review]

Reasons for Recommendations:

1. The waiver of the TGA Funds to be collected from the Main Street Crossing development is justified, in light of the off-site improvements provided across the commercial outlots and as acknowledged in the conditions of the rezoning.
2. Completing the improvements to both Route 109 and Main Street, as provided herein, should spur development of the commercial outlots, justifying the allocation of the to-be collected TGA Funds to PFH.
3. A number of potential design modifications have been identified, which involve lighting, utilities and contributions by other parties, which could reduce the remaining identified unfunded cost [not a function of the DFG and outside the scope of this review].
4. Notwithstanding any further cost reductions due to approved design modifications, the total unfunded cost of $621,517 would result in a minimal additional cost of less than $6,000 per residential lot.

SUMMARY OF RECOMMENDED CITY CONTRIBUTION:

Route 109 Improvements:	$303,645
Main Street Improvements:	$450,000
Total Recommended Contribution:	**$753,645**
Percentage funded by current/future TGA funds:	***100%***

Following public comment, if the City Council wishes to proceed with the recommendation of the DFG (subject to the uncertainty of funding for the Route 109 roundabout), the appropriate next step would be to refer the matter to the Planning & Zoning Commission to review the site specific conditions associated with the current zoning approval.

Attachments:

Letter from Payne Family Homes, identifying cost saving opportunities (April 21, 2016)
Updated Cost Estimate – Main Street (April 19, 2016)
Updated Cost Estimate – MO Route 109 Improvements (April 12, 2016)
Updated Cost Estimate – Eatherton Road (April 12, 2016)
DFG's 2nd Addendum to Report and Recommendation (April 25, 2016)
DFG's 1st Addendum to Report and Recommendation (March 14, 2016)
DFG's Original Report and Recommendation (February 22, 2016)

April 21, 2016

VIA ELECTRONIC MAIL
City of Wildwood
Department of Planning
Attn.: Mr. Joe Vujnich
16860 Main Street
Wildwood, MO 63040

RE: Main Street Crossing Development Cost Saving Opportunities

Dear Mr. Vujnich:

During our meeting with the Development Finance Group (DFG) on 4/5/16, the Payne Family Homes (PFH) team and the DFG discussed several potential opportunities for development cost savings related to the above property.

This effort was undertaken after the Director of Public Works identified cost savings, and scope adjustments in an email dated 3/28/16. These changes are reflected in the attached cost estimates entitled "CURRENT" for each of Hwy 109 Improvements, Main Street, and Eatherton Rd.

During our subsequent meeting on 4/19/16, the DFG stated to the PFH team that the Hwy 109 Roundabout and associated Improvements are planned to be undertaken by the City as part of a project that would not require PFH financial contribution, so any reference to that portion of the table below has been removed, and the figures adjusted accordingly.

The following potential cost savings were identified in our meeting on 4/5/16 as possible ways to decrease project cost:

[The remainder of this page was intentionally left blank.]

10407 Baur Blvd. Suite B St. Louis, MO 63132 Phone: 314.996.0300 / Fax: 314.996.0309
www.PayneFamilyHomes.com

MAIN STREET CROSSING POTENTIAL COST SAVINGS

Cost item	Proposed Change	Potential Savings
Street Lights	Alternating 75' spacing; no lights in the street median	$144,000.00
Utility Relocations	Request Ameren to absorb these costs, as they are related to development of City roads in ROW	$130,000.00
Street Improvements (Street trees, sidewalk, handicapped ramp)	Costs to be paid by commercial outlots when developed	$128,151.00
Water Main	Remove cost for water main per Missouri American Water email	$144,340.00

EATHERTON ROAD POTENTIAL COST SAVINGS

Cost Item	Proposed Change	Potential Savings
Street Lights	Alternating 75' spacing;	$31,500.00
Utility Relocations	Request Ameren to absorb these costs, as they are related to development of City roads in ROW	$140,000.00

CONTINGENCY SAVINGS

Cost Item	Proposed Change	Potential Savings
Contingency	Reduction in overall project contingency as reflected by potential reduced project cost	$71, 799.10

Total potential project cost savings: $789,790.10

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It is acknowledged by PFH, and it should be noted here, that some of the above potential cost savings require additional City approvals, and/or the agreement and cooperation of third parties in order to be achieved—including but not limited to City entities other than the DFG, the owners of adjacent parcels, utility companies, etc. These agreements and approvals are not assumed by PFH, or guaranteed in any way by the City or the DFG, but could be obtained through PFH's continued cooperation with the City, and ongoing efforts of PFH with third parties.

We would like to thank the DFG for its efforts in helping to identify the potential synergies and cost saving opportunities listed above, and note that we look forward to working with all parties to see as many of these opportunities implemented as possible.

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

Cc via email with attachments:

Hon. Tim Woerther
Rob Golterman
Ryan Thomas
Rick Brown
David Neiers
Bill Allen
Mike Falkner

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THE **STERLING** CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
Revised April 19, 2016

"MAIN STREET" IMPROVEMENTS:

GRADING / SILTATION CONTROL - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.3	AC.	$6,500	$8,450
WASHDOWN STATION	0	EA.	$5,750	$0
TEMPORARY SEDIMENT BASIN	1	EA.	$3,500	$3,500
ROUGH GRADING	21,600	C.Y.	$2.50	$54,000
SOD WITHIN RIGHT-OF-WAY	7,263	S.Y.	$3.50	$25,421
HYDROSEEDING SLOPES	8,070	S.Y.	$1.15	$9,281
NATURAL RESOURCE PROTECTION FENCE	773	L.F.	$3.00	$2,319
SILT FENCE	1,590	L.F.	$2.00	$3,180
SILT FENCE MAINTENANCE	1,590	L.F.	$1.00	$1,590
SOIL TESTING	21,600	C.Y.	$0.35	$7,560
			TOTAL:	**$115,300**

STREETS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL	
ASPHALTIC CONCRETE PAVEMENT (2"c, 10"x)	4,033	S.Y.	$47.00	$189,551	
4" TYPE 1 AGGREGATE BASE (PAVEMENT)	4,840	S.Y.	$4.40	$21,296	
22' ACCESS DRIVE ENTRANCE APRON (2"c,10"x)	0	S.Y.	$47.00	$0	
6" VERTICAL CONC. CURB & GUTTER	7,264	L.F.	$20.70	$150,365	
5' WIDE CONCRETE SIDEWALK	3,632	L.F.	$19.00	$69,008	(1)
4" TYPE 1 AGGREGATE BASE (SIDEWALK)	2,020	S.Y.	$4.40	$8,888	(1)
STREET SIGNS	5	S.F.	$200	$1,000	
GUARDRAIL	635	L.F.	$21.00	$13,335	
HANDICAP RAMP	10	EA.	$1,035	$10,350	(1)
			TOTAL:	**$463,793**	

WATER MAIN- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL	
8" D.I. / VALVES AND FITTINGS	1,892	L.F.	$70	$132,440	
HYDRANT AND VALVE	6	EA.	$1,900	$11,400	
CONNECTION TO EXISTING MAIN	1	EA.	$500	$500	
			TOTAL:	**$144,340**	(1)

STORM SEWERS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STORM MANHOLE	1	EA.	$1,640.00	$1,640
DOUBLE CURB INLET	9	EA.	$2,650.00	$23,850
18" R.C.P.	460	L.F.	$38.00	$17,480
PIPE BEDDING (18" R.C.P.)	460	L.F.	$4.80	$2,208
24" R.C.P.	170	L.F.	$48.50	$8,245
PIPE BEDDING (24" R.C.P.)	170	L.F.	$4.90	$833
30" R.C.P.	140	L.F.	$68.00	$9,520
PIPE BEDDING (30" R.C.P.)	140	L.F.	$5.00	$700
24" FLARED END SECTION	1	EA.	$1,295.00	$1,295
30" FLARED END SECTION	2	EA.	$1,400.00	$2,800
JETTING	790	L.F.	$1.50	$1,185
GRANULAR FILL UNDER PAVEMENT	385	TN.	$11.00	$4,235
RIP-RAP / HEAVY STONE REVETMENT	100	S.Y.	$47.00	$4,700
MSD INSPECTION FEE	790	L.F.	$3.39	$2,678
			TOTAL:	**$81,369**

ENGINEERING AND CONSTRUCTION SURVEY	0	EA.	$45,000.00	**$0**

LANDSCAPING - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL	
STREET TREES (Every 30 ft)	126	L.S.	$275	$34,650	(1)
LANDSCAPING (Waldbart Bid)	1	L.S.	$7,240	$7,240	
			TOTAL:	**$41,890**	

MISC. UTILITY - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL	
AMEREN FACILITY RELOCATIONS	1	L.S.	$110,000	$110,000	(1) (2)
CABLE & ATT RELOCATIONS	1	L.S.	$20,000	$20,000	(1)
ELECTRIC -STREET LIGHTS	60	EA.	$4,500	$270,000	(1)
ELECTRIC -2" CONDUIT	3,945	L.F.	$6.30	$24,854	
ELECTRIC TRENCHING	3,945	L.F.	$3.50	$13,808	
ELECTRIC PULL BOX	8	EA.	$875.00	$7,000	
			TOTAL:	**$445,661**	

IRRIGATION SYSTEM- MAIN STREET	QTY		UNIT COST	TOTAL
R/W (27'X1940') = 52,380 SQ FT	52,380	S.F.	$0.75	**$39,285**
ISLAND (11'X740') = 8,140 SQ FT	8,140	S.F.	$0.75	**$6,105**
			TOTAL:	**$45,390**

"MAIN STREET" IMPROVEMENTS SUBTOTAL	**$1,337,743**
CONTINGENCY 10 %	$133,774
"MAIN STREET" IMPROVEMENTS TOTAL	**$1,471,517**

(1) Potential cost savings exist, as identified by PFH and the DFG. These cost savings require additional agreements, approvals, and/or cooperation from third parties, and are not assumed to be a part of this revised cost estimate.
(2) Price received from Ameren in email dated August 13, 2014 from Bob Bailey

GENERAL NOTES:

1) This cost estimate was prepared from the preliminary plan and is not based on actual final engineering and approved plans.
2) This estimate is not based on actual bids from contractors and is merely an opinion of the probable cost.
3) No construction management fees, permits, finance fees, offsite easements, utility services, etc. are included in this analysis.
4) No cost for hauling additional grading material on or off site has been included. Balance onsite is anticipated.
5) Grading cost wiill vary depending on the time of year grading takes place.
6) Excluded items:
   Land Cost
   Real Estate Taxes
   Submittal Fees

THE **STERLING** CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
April 12, 2016

"MODOT / 109" IMPROVEMENTS:

GRADING / SILTATION CONTROL - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL	
CLEARING & CHIPPING	1.4	AC.	$6,500	$9,100	
ROUGH GRADING	31,090	C.Y.	$3.50	$108,815	(3)
EARTH HAUL / IMPORT	31,090	C.Y.	$10.00	$310,900	
SOD	7,744	S.Y.	$3.50	$27,104	
SILT FENCE	1,275	L.F.	$4.00	$5,100	
SILT FENCE MAINTENANCE	1,275	L.F.	$1.00	$1,275	
SOIL TESTING	31,900	C.Y.	$0.35	$11,165	
			TOTAL:	**$473,459**	

IMPROVEMENTS - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
1 3/4" SP125CLP RESURFACE OF EX. PAVEMENT	1,360	S.Y.	$10.00	$13,600
1 3/4" SP125CLP / 9 1/4" SP250C OVER 4" TYPE 5	3,319	S.Y.	$49.70	$164,954
7" STAMPED CONCRETE TRUCK APRON	370	S.Y.	$70.00	$25,900
ASPHALTIC CONCRETE PAVEMENT (Temporary)	900	S.Y.	$47.00	$42,300
4" TYPE 1 AGGREGATE BASE	1,068	S.Y.	$4.40	$4,699
FULL DEPTH SAWCUT	1,200	L.F.	$6.00	$7,200
8" MEDIAN ISLAND	630	S.Y.	$62.50	$39,375
TYPE A CURB & GUTTER	890	L.F.	$20.70	$18,423
6" VERTICAL CURB	550	L.F.	$10.62	$5,841
6" MOUNTABLE CURB	290	L.F.	$27.77	$8,053
8' WIDE CONCRETE SIDEWALK	995	L.F.	$30.00	$29,850
HANDICAP RAMP	3	EA.	$1,035.00	$3,105
GUARD RAIL (STANDARD, NOT WOOD FACED)	660	L.F.	$21.00	$13,860
CRASHWORTHY END TERMINAL	2	EA.	$1,984.00	$3,968
REMOVAL OF EXISTING ASPHALT ROADWAY	438	S.Y.	$42.00	$18,396
TEMPORARY TRAFFIC CONTROL	1	L.S.	$10,000	$10,000
CONSTRUCTION STAGING	1	L.S.	$50,000	$50,000
			TOTAL:	**$459,525**

STORM SEWERS- MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
30" R.C.P.	20	L.F.	$68.00	$1,360
PIPE BEDDING (30" R.C.P.)	20	L.F.	$5.00	$100
30" FLARED END SECTION	1	EA.	$1,400.00	$1,400
JETTING	20	L.F.	$1.50	$30
GRANULAR FILL UNDER PAVEMENT	36	TN.	$11.00	$396
RIP-RAP / HEAVY STONE REVETMENT	33	S.Y.	$47.00	$1,551
5' x 3' CONCRETE BOX CULVERT	10	L.F.	$210.00	$2,100
10'x10' CONCRETE BOX CULVERT	315	L.F.	$975.00	$307,125
MSD INSPECTION FEE	345	L.F.	$3.39	$1,170
			TOTAL:	**$315,232**

LANDSCAPING:

DESCRIPTION:	QTY.		UNIT COST	TOTAL	
STREET TREES (Every 30 ft.)	33	EA.	$275.00	$9,075	(1)
LANDSCAPING ROUNDABOUT	1	L.S.	$5,000	$5,000	(1)
			TOTAL:	**$14,075**	

DETENTION AND WATER QUALITY:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
BIORETENTION AND UNDERDRAINS	595	S.F.	$18.00	$10,710
CONTROL STRUCTURE	1	EA.	$6,000	$6,000
			TOTAL:	**$16,710**

ENGINEERING AND CONSTRUCTION SURVEYING	1	L.S.	LUMP SUM	**$50,000**

MISC. UTILITY - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ELECTRIC - STREET LIGHTS (LUMP SUM)	4	EA.	$11,926	$47,704
ELECTRIC - TRENCHING	1,000	L.F.	$3.50	$3,500
NOTE: Street light unit cost includes conduit, wire, post, light and footing			**TOTAL:**	**$51,204**

MODOT / 109 IMPROVEMENTS SUBTOTAL	**$1,380,204**
CONTINGENCY 10 %	$138,020
MODOT / 109 IMPROVEMENTS TOTAL	**$1,518,225**

(1) Potential cost savings exist, as identified by PFH and DFG. These cost savings require additional agreements, approvals, and/or cooperation from third parties, and are not assumed to be a part of this revised cost estimate.

(3) Grading unit cost is reflective of extra costs that will be incurred due to restricted construction zone along Hwy 109 ROW.
NOTE: No cost has been added to acquire the additional R/W to construct Roundabout

GENERAL NOTES:

1) This cost estimate was prepared from the preliminary plan and is not based on actual final engineering and approved plans.
2) This estimate is not based on actual bids from contractors and is merely an opinion of the probable cost.
3) No construction management fees, permits, finance fees, offsite easements, utility services, etc. are included in this analysis.
4) Grading cost wiill vary depending on the time of year grading takes place.

5) Excluded items:
   Land Cost
   Real Estate Taxes
   Submittal Fees
6) No cores have been taken of the existing highway 109 pavement to ensure the pavement base is suitable as a base to use in place.

THE **STERLING** CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
April 12, 2016

EATHERTON ROADWAY IMPROVEMENTS PER CITY REQUEST:

GRADING / SILTATION CONTROL - Eatherton Road:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ROUGH GRADING	1,300	C.Y.	$2.50	$3,250
SOD	570	S.Y.	$3.50	$1,995
SOIL TESTING	1,300	C.Y.	$0.35	$455
			TOTAL:	**$5,700**

IMPROVEMENTS - Eatherton Road:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ASPHALTIC CONCRETE PAVEMENT (2"c, 10"x)	1,270	S.Y.	$47.00	$59,690
4" TYPE 1 AGGREGATE SUBBASE	1,533	S.Y.	$4.40	$6,745
FULL DEPTH SAWCUT	908	L.F.	$6.00	$5,448
6" VERTICAL CONCRETE CURB & GUTTER	947	L.F.	$20.70	$19,603
TEMPORARY TRAFFIC CONTROL	1	L.S.	$10,000	$10,000
CONSTRUCTION STAGING	1	L.S.	$10,000	$10,000
			TOTAL:	**$111,486**

MISC. UTILITY - Eatherton Road:

DESCRIPTION:	QTY.		UNIT COST	TOTAL	
AMEREN FACILITY RELOCATIONS	6	EA.	$20,000	$120,000	(1)
CABLE & ATT RELOCATIONS	1	L.S.	$20,000	$20,000	(1)
STREET LIGHTING	15	EA.	$4,500	$67,500	(1)
ELECTRIC - CONDUIT TRENCHING	930	L.F.	$3.50	$3,255	
			TOTAL:	**$210,755**	

LANDSCAPING - Eatherton Road:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES	33	EA.	$275	$9,075
BUFFER (Waldbart Bid)	1	L.S.	$16,466	$16,466
			TOTAL:	**$25,541**

	EATHERTON ROAD IMPROVEMENTS SUBTOTAL	**$353,482**
CONTINGENCY	10 %	$35,348
	EATHERTON ROAD IMPROVEMENTS TOTAL	**$388,830**

(1) Potential cost savings exist, as identified by PFH and the DFG. These cost savings require additional agreements, approvals, and/or cooperation from third parties, and are not assumed to be a part of this revised cost estimate.

WILDWOOD

PUBLIC FINANCING PROPOSAL

Proposal 2015-01

Payne Family Homes
(Main Street Crossing Project)

City of Wildwood, Missouri
Development Finance Group's 2nd Addendum to Report and Recommendation
Issue Date – April 25, 2016
"Planning Tomorrow Today"

The Development Finance Group (DFG) has been meeting on a regular basis to address the requests of City Council on a proposal by Payne Family Homes ("PFH") to the City of Wildwood for the Main Street Crossing Project. These requests from the City Council were set forth during its meeting on this matter that was held on March 14, 2016. Specifically, the City Council was seeking more information on the costs of the roadway improvements prompting the developer's request and how these costs could be allocated to the parties in a more clear and concise fashion.

To this end, the DFG has held meetings with PFH over the course of the past few weeks, first on April 5, 2016 and then again on April 19, 2016, to discuss project costs, proposed allocation of funding and other considerations to improve the financial viability of the development. As a result, the DFG has reached a final recommendation to the City Council for its consideration at the April 25, 2016 City Council Work Session. This recommendation is organized in two separate parts for costs associated with MO Route 109 Improvements and Main Street Improvements.

PART ONE: MO ROUTE 109 IMPROVEMENTS

Principally, the MO Route 109 Improvements include the construction of a roundabout to accommodate the intersection of Main Street with MO Route 109, including associated right-of-way improvements within the State right-of-way. An application for federal transportation funding has been submitted to the East-West Gateway Council of Governments, which, if awarded, would fund 80% of the cost of these improvements, in addition to an upgrade from a single-lane to multi-lane roundabout and additional improvements to the north and south along MO Route 109.

Current Cost Estimate:	**$1,518,225**
Federal Share of Cost (80%):	$1,214,580
Local Share of Cost (20%):	**$ 303,645**

DFG Recommendations for Local Share of Cost for MO Route 109 Improvements:

1. $303,645 funded 100% by the City of Wildwood
2. Sources of City funding:
    a. Current East Area and West Area TGA Fund Balances: $165,000
    b. Future Collected East Area and West Area TGA Funds: $138,645
3. Recommendation subject to the approval of the City's application for federal funding

Reasons for Recommendation:

1. Although required as a condition of the rezoning of the Main Street Crossing site, the improvements to MO Route 109 serve a regional benefit, and would be desired with or without the Main Street Crossing development.
2. With the construction phase of the federally-funded project not scheduled until the Year 2019, adequate time remains to increase the balance of the East Area and West Area TGA Funds from funds collected from other planned developments, thereby making it possible to fund the improvements without necessitating the use of general revenue and/or capital project funds.

PART TWO: MAIN STREET IMPROVEMENTS

Principally, the Main Street Improvements include the construction of Main Street, including associated streetscape improvements, between Eatherton Road and MO Route 109.

Current Cost Estimate:	**$1,471,517**
Committed Developer Funding:	$ 400,000
Unfunded Cost:	**$1,071,517**

DFG Recommendations for Unfunded Cost of Main Street Improvements:

1. Waiver of the TGA Funds to be collected from the Main Street Crossing development (approximately $250,000)
2. Refund to PFH of TGA Funds collected by the City at the time the commercial outlots are developed (approximately $200,000)
3. Remaining unfunded cost ($621,517) to be funded by Payne Family Homes, except as it may be reduced through identified design modifications, if approved by the appropriate divisions of City Government, including the Planning & Zoning Commission and/or Department of Public Works [not a function of the DFG and outside the scope of this review]

Reasons for Recommendations:

1. The waiver of the TGA Funds to be collected from the Main Street Crossing development is justified, in light of the off-site improvements provided across the commercial outlots and as acknowledged in the conditions of the rezoning.
2. Completing the improvements to both Route 109 and Main Street, as provided herein, should spur development of the commercial outlots, justifying the refund of the to-be collected TGA Funds.
3. A number of potential design modifications have been identified, which involve lighting, utilities and contributions by other parties, which could reduce the remaining identified unfunded cost [not a function of the DFG and outside the scope of this review].

4. Notwithstanding any further cost reductions due to approved design modifications, the total unfunded cost of $621,517 would result in a minimal additional cost of less than $6,000 per residential lot.

SUMMARY OF RECOMMENDED CITY CONTRIBUTION:

Route 109 Improvements:	$303,645
Main Street Improvements:	$450,000
Total Recommended Contribution:	**$753,645**
Percentage funded by current/future TGA funds:	***100%***

If any of the City Council members should have questions or comments in this regard, please feel free to contact any of the members of the DFG. A presentation is planned on this matter at tonight's City Council meeting. Thank you for your consideration of this information and action on the same.

Attachments:

Letter from Payne Family Homes, identifying cost saving opportunities (April 21, 2016)
Updated Cost Estimate – Main Street (April 19, 2016)
Updated Cost Estimate – MO Route 109 Improvements (April 12, 2016)
Updated Cost Estimate – Eatherton Road (April 12, 2016)
DFG's 1st Addendum to Report and Recommendation (March 14, 2016)
DFG's Original Report and Recommendation (February 22, 2016)

WILDWOOD

PUBLIC FINANCING PROPOSAL

Proposal 2015-01

Payne Family Homes
(Main Street Crossing Project)

City of Wildwood, Missouri
Development Finance Group's Addendum to Previous Report and Recommendation
Issue Date – March 14, 2016
"Planning Tomorrow Today"

The Development Finance Group (DFG) has continued its review of the application that was submitted by Payne Family Homes ("Payne") for the Main Street Crossing Project. The group met with the applicant to address some of the referenced misunderstandings that were described by Payne at the City Council meeting on this matter, as well as to have an understanding of the applicant's intent in terms of any payments or planned participation in regards to the cost of these collective required roadway improvements. The latter of these two (2) matters was of prime importance to the DFG, since the original application in this regard noted no participation/funding from Payne.

At this meeting, the following items were noted by the applicant relating to these improvements.

1. The applicant is funding the entirety of the Eatherton Road improvements set forth in the site-specific ordinance for the project. This amount is just less than three hundred seventy thousand dollars (<$370,000.00).
2. The applicant had set aside in its budget for this project approximately four hundred thousand dollars ($400,000.00) for Main Street construction, thinking of it as a collector street, not an arterial type of roadway.
3. The applicant had not budgeted any funding for State Route 109 improvements, despite being advised in its first meeting with the City on this potential project of this requirement to provide a connection to it from this site.
4. The on-going desire of the applicant for the City to offer the solution to this funding shortfall, given the housing project is a positive for Town Center.
5. The detailed discussion of cost breakdowns for these two (2) roadways, particularly the inclusion of the contingency amounts in the applicant's request for City funding, did not result in an agreement for their removal from the submitted application (contingency amounts assigned for both roadways totals over $286,000.00).

6. The future allocation of fees from the Traffic Generation Assessment that will be placed on the development of the three (3) commercial outlots be allocated to Payne, given that these outlots benefit from these required roadway improvements. The DFG believes that payment to Payne upon collection of TGA's for development of these outlots is a reasonable approach to offset the cost of the Main Street Improvements.
7. The fees available from the current East and West Funds of the Traffic Generation Assessment Trust Fund total under one hundred sixty-five thousand dollars ($165,00.00), which the applicant requested be paid toward these roadway costs. The DFG believes providing the current funds that are available from the West Traffic Generation Assessment Fee (TGA) for the State Route 109 improvements is a reasonable accommodation to the applicant's request and would reduce the amount of its twenty (20) percent match to the Transportation Improvement Program (TIP) referenced below by approximately eighty-two thousand dollars ($82,000.00). The contribution from the West TGA was found to be reasonable by DFG due to the roundabout design exceeding what would be minimally necessary for the proposed Main Street Crossing Project, i.e. western leg to roundabout, additional widening.
8. The applicant would agree to participate in the Transportation Improvement Program (TIP) for the State Route 109 improvements, thereby incurring almost three hundred thousand dollars ($300,000.00) of its costs.

The outcome of the meeting can be summarized in the following requested terms:

Improvements (Estimated Cost)	Applicant's Contribution ($)	City's Requested Contribution from City or Other Sources ($)
State Route 109 ($1,832,563.00)	284,351.33 (20% match to City's TIP Application minus TGA Contribution)	1,466,050.00 (Federal funding if awarded to City) $82,161.67 (West TGA Fund)
Main Street ($1,306,802.00)	400,000.00 (Amount budgeted in the project's original Pro Forma)	906,802.00
Total	684,351.33	2,455,013.67

The DFG still has reservations regarding this request and cannot support the City's sharing in the cost of these improvements beyond the $82,161.67 West TGA Fund contribution and future TGA's from development of the commercial outlots. In addition, the City will be providing its efforts and expertise in proceeding with the TIP application. Finally, as noted in the DFG's initial report dated February 22, 2016, it is also recommended that the TGA's assessed for the Main Street Project itself (approximately $250,000.00) be waived in light of the off-site improvements.

If any of the City Council members should have questions or comments in this regard, please feel free to contact any of the members of the DFG. A presentation is planned on this matter at tonight's City Council meeting. Thank you for your consideration of this information and action on the same.

WILDWOOD

PUBLIC FINANCING PROPOSAL

Proposal 2015-01

Payne Family Homes

(Main Street Crossing Project)

City of Wildwood, Missouri

Development Finance Group's Report and Recommendation

Issue Date - February 22, 2016

"Planning Tomorrow Today"

I. History of Zoning Process

In accordance with the procedures established by the City Council in 2006, the Development Finance Group has been reviewing the information provided by the developer of this twenty-eight (28) acre site that is interested in constructing one hundred four (104) single family dwellings on individual lots. This developer, Payne Family Homes, began the City's rezoning process in 2014 and received approval for a change in the property's zoning district designation in late 2015, along with an accompanying Planned Residential Development Overlay District (PRD). During this period of time, approximately one year, the developer and City staff worked to address a number of issues relating to this use of the property, including the extent of infrastructure needed to provide efficient, safe, and appropriate levels of improvements for traffic utilizing the surrounding system of State and City roadways, along with addressing other important considerations relating to the City's Town Center Plan, since this site is located within this special area of Wildwood. These additional issues included the level of roadway and site improvements within the property itself for the purposes of service to the intended users, the pedestrian connections and related system of improvements to meet the walkability standards of the Town Center Plan, the architecture of the built environment, the treatment of stormwater runoff from the development, public space provisions, and the design of landscaping and lighting. Additionally, the land use designation of the portion of the property abutting Eatherton Road was also studied thoroughly, given its classifications were requested for changes (Downtown District/Neighborhood General District to Neighborhood Edge District).

A portion of this one year timeframe was spent with the developer, City staff, and representatives of the Missouri Department of Transportation (MoDOT) working on what changes to State Route 109 would be needed to handle the extent of anticipated traffic generated by this development. Numerous meetings were held, the traffic study reviewed, and modifications made to the proposed design to incorporate traffic calming features and facilities for both pedestrians and bicyclists. Funding of these improvements to the State right-of-way, as well as for the City's required

improvements to Main Street and Eatherton Road were also discussed during this time. The outcome of these discussions was a plan that was presented to City officials and the community in 2015, prior to the zoning change request before the Planning and Zoning Commission was acted upon. This plan called for constructing a roundabout on State Route 109, widening its current configuration, and adding multi-modal transit options. As mentioned above, this level of improvement within the State's right-of-way did not take into account the on-site roadways needed and required by the City, which were substantial, given the proximity of this site to two of the four major streets in the Wildwood Town Center Area (State Route 109 and Old Manchester Road).

Internal roadway improvements included the construction of Main Street, one of the most significant roadways in the Town Center Area, in terms of width, amenities, and design considerations and the planning, engineering, and dedication of land area for a roundabout at the intersection of Eatherton Road and Main Street. The Main Street improvements internal to the site included two stub street connections from Cambury Subdivision, while connecting another from Old Grover Estates. These required roadway improvements were identified in the Town Center Plan, given this site has always been designated for a number of mixed districts and development allowances since its adoption. All of these roadway considerations were reviewed, along with the Traffic Study for this project, and needed to meet the City's and State's goals of providing a system of streets and pedestrian facilities that were safe, efficient, and appropriate for this purpose.

Along with the designs of the roadways themselves, these roadways had to also meet the streetscape requirements of the City's Town Center Area. These requirements include the standard set of street trees, lights, and grates, stormwater improvements, and pedestrian amenities, like trash receptacles, signage, and benches. These features make this public environment very special and add to the character of the project and enhance the overall architecture of the buildings. These features are integral to the success of a Town Center project and must be provided as part of any design.

Once all of the roadway issues had been studied, presented to the interested parties, and agreed upon, the developer began assessing costs for these identified items. After study, the developer determined an overall cost of over three million dollars ($3,000,000) for all of these roadway items. This figure includes both State and City-mandated items. City officials, from the start of the zoning process on this property, anticipated a significant cost.

As mentioned, the zoning of the property was completed in late 2015 and, since that time, the developer has been working on several considerations relating to this project. One of the primary considerations includes the preparation of the Site Development Plan for submittal to the Planning and Zoning Commission. This Site Development Plan process has also worked toward a better understanding of costs associated with the project's infrastructure and utilities. Specifically, during this process, the issue of the remaining outlots that directly front onto State Route 109 and their associated access were further refined for future considerations, along with the water line component needed to serve this site.

II. Other Public Finance Incentive Project (s)

This understanding of the project's cost has led the developer to consider all means to address them and allow it to move forward at this time. Acknowledging these costs and the desire to provide all improvements, as part of its construction, the developer is requesting the City consider providing a Public Finance Incentive Package for the purposes of this Town Center Area Project. This application is the third submitted to the City in the last fifteen (15) years of development within the Town Center Area. The first of those was Koman Properties' Wildwood Town Center, which is located at the intersection of State Route 100 and Taylor Road and which was submitted prior to adoption by the Council of the formal procedures. This proposal was for a Community Improvement District (CID) at an amount of approximately ten million dollars ($10,000,000) to assist in offsetting costs for constructing Main Street, a public parking garage, street identification piers, a fountain, a public plaza, and other related infrastructure costs. This project included over 350,000 square feet of commercial and residential type activities, but only on a fifteen (15) acre site. This public finance incentive was approved by the City Council in December 2005 and is currently in place and operational. Key components of this Public Finance Incentive Package can be summarized as follows:

1. A one percent sales tax on all retail sales;
2. A property tax assessment on all real property; and
3. A special assessment on real property.

Each of these assessments are intended to ensure the bonds that were issued for monies relating to improvements on the site would provide the required return and meet the agreements set forth at the time of their offering. In many ways, the use of these three revenue sources provides a substantial safety net for the investors in this project, the City and the CID.

The Community Improvement District formed for the Wildwood Town Center Project has been in place for almost ten (10) years. The bonds for improvements were issued and the improvements constructed, inspected, and accepted by the Board of Directors, with another ten (10) year period of time left to complete the payments to the bond holders. Principally, certain streets, street identification piers, the fountain, and the parking garage have been the subject of recent requests. All of the features were considered appropriate for inclusion in the district due to the public benefit derived from them to Wildwood residents by providing a higher standard of quality in terms of the public environment. Upgrading projects in the Town Center Area, like Koman Properties' Wildwood Town Center, was ultimately the necessary justification for its support by the City Council.

The second proposal focused on the Slavik Tract that is located in the southwest quadrant of the State Route 100 and State Route 109 intersection and was submitted by the developer – The Desco Group. This proposal requested over ten million dollars ($10,000,00.00) for the improvements to this large fifty (50) plus acre site that was to be used for a major commercial development, which included a Target Store. The funding was intended for State Route 100, State Route 109, Manchester Road, and utility improvements that were planned for this site, given its intensity of development. This project was approved by the City Council, via an Amended C-8 Planned

Commercial District Ordinance, and, thereafter, the public financing application was submitted to the City.

The Development Finance Group reviewed the application and noted the scale of this project justified the level of improvements and considerations for public financing, but had reservations, given the experience with the only other similar proposal that had been acted upon by the City for the Wildwood Town Center Project underway by Koman Properties. Concerns were identified relating to the mix of financial tools sought by the developer, which included a Community Improvement District (CID) and Industrial Revenue Bonds. Additionally, the lack of a safety net for less than anticipated sales tax revenues, the only source of payment for all of the bonds issued by this combination, also led the Development Finance Group to seek more information, before making a final recommendation. However, the group did note, in its report, that such improvements did exceed what would normally be anticipated and justified on-going and positive consideration of this application. However, after the issuance of the Group's report to City Council, the developer withdrew the request and decided not to proceed with the overall project. This decision was made in 2007, just as an economic recession was starting to make headlines across the world.

III. Current Request

The current application filed by Payne Family Homes seeks the City's support through a combination of direct sources from the City for the purposes of funding roadway and limited utility improvements. The developer provided a detailed summary of these roadway and limited utility improvements to the Development Finance Group, along with costs, as part of the official submittal package for this proposal. These improvements and costs are summarized on the next four pages and are broken down into two components, Main Street improvements and MoDOT/State Route 109 improvements:

THE **STERLING** CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
July 27, 2015

"MAIN STREET" IMPROVEMENTS:

GRADING / SILTATION CONTROL - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.3	AC.	$6,500	$8,450
WASHDOWN STATION	1	EA.	$5,750	$5,750
TEMPORARY SEDIMENT BASIN	2	EA.	$3,500	$7,000
ROUGH GRADING	21,600	C.Y.	$2.25	$48,600
SOD WITHIN RIGHT-OF-WAY	13,068	S.Y.	$3.50	$45,738
HYDROSEEDING SLOPES	5,171	S.Y.	$1.15	$5,947
NATURAL RESOURCE PROTECTION FENCE	1,643	L.F.	$6.00	$9,858
SILT FENCE	2,460	L.F.	$4.00	$9,840
SILT FENCE MAINTENANCE	2,460	L.F.	$1.00	$2,460
SOIL TESTING	21,600	C.Y.	$0.30	$6,480
			TOTAL:	**$150,123**

STREETS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ASPHALTIC CONCRETE PAVEMENT (2"c, 10"x)	3,875	S.Y.	$59.00	$228,625
4" TYPE 1 AGGREGATE BASE	5,861	S.Y.	$4.40	$25,788
22' ACCESS DRIVE ENTRANCE APRON (2"c,10"x)	82	S.Y.	$59.00	$4,838
6" VERTICAL CONC. CURB & GUTTER	7,152	L.F.	$20.70	$148,046
5' WIDE CONCRETE SIDEWALK	3,658	L.F.	$19.00	$69,502
STREET SIGNS	5	S.F.	$200	$1,000
GUARDRAIL	532	L.F.	$16.25	$8,645
HANDICAP RAMP	10	EA.	$1,035	$10,350
			TOTAL:	**$496,795**

WATER MAIN- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
8" P.V.C.	1,892	L.F.	$70.00	$132,440
HYDRANT AND VALVE	6	EA.	$1,900	$11,400
CONNECTION TO EXISTING MAIN	1	EA.	$500	$500
			TOTAL:	**$144,340**

STORM SEWERS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STORM MANHOLE	1	EA.	$1,350.00	$1,350
DOUBLE CURB INLET	9	EA.	$2,575.00	$23,175
18" R.C.P.	460	L.F.	$27.60	$12,696
PIPE BEDDING (18" R.C.P.)	460	L.F.	$4.80	$2,208
24" R.C.P.	170	L.F.	$35.50	$6,035
PIPE BEDDING (24" R.C.P.)	170	L.F.	$4.90	$833
30" R.C.P.	140	L.F.	$48.00	$6,720
PIPE BEDDING (30" R.C.P.)	140	L.F.	$5.00	$700
24" FLARED END SECTION	1	EA.	$1,295.00	$1,295
30" FLARED END SECTION	2	EA.	$1,400.00	$2,800
JETTING	790	L.F.	$1.50	$1,185
GRANULAR FILL UNDER PAVEMENT	385	TN.	$10.00	$3,850
RIP-RAP / HEAVY STONE REVETMENT	100	S.Y.	$47.00	$4,700
MSD INSPECTION FEE	790	L.F.	$3.39	$2,678
			TOTAL:	$70,225
ENGINEERING AND CONSTRUCTION SURVEY	LUMP SUM		TOTAL	$45,000

LANDSCAPING - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft)	126	L.S.	$275	$34,650
LANDSCAPING (Waldbart Bid)	1	L.S.	$7,240	$7,240
			TOTAL:	$41,890

MISC. UTILITY - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
AMEREN FACILITY RELOCATIONS *	1	L.S.	$110,000	$110,000
CABLE & ATT RELOCATIONS	1	L.S.	$20,000	$20,000
ELECTRIC - STREET LIGHTS (Every 65' both sides)	60	EA.	$1,500	$50,400
ELECTRIC - CONDUIT	3,945	L.F.	$3.50	$13,839
			TOTAL:	$194,239

IRIGATION SYSTEM- MAIN STREET	QTY		UNIT COST	TOTAL
R/W (27'X1940') = 52,380 SQ FT	52,380	S.F.	$0.75	$39,285
ISLAND (11'X740') = 8,140 SQ FT	8,140	S.F.	$0.75	$6,105
			TOTAL:	$45,390

	"MAIN STREET" IMPROVEMENTS SUBTOTAL	$1,188,002
MISC.	10 %	$118,800
	"MAIN STREET" IMPROVEMENTS TOTAL	$1,306,802

* PRICE RECEIVED FROM AMEREN IN EMAIL DATED AUGUST 13, 2014 FROM BOB BAILEY

THE **STERLING** CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
July 27, 2015

"MODOT / 109" IMPROVEMENTS:

GRADING / SILTATION CONTROL - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.4	AC.	$6,500	$9,100
WASHDOWN STATION	1	EA.	$5,750	$5,750
ROUGH GRADING	31,090	C.Y.	$2.25	$69,953
EARTH HAUL / IMPORT	31,090	C.Y.	$10.00	$310,900
SOD	7,744	S.Y.	$3.50	$27,104
SILT FENCE	1,275	L.F.	$4.00	$5,100
SILT FENCE MAINTENANCE	1,275	L.F.	$1.00	$1,275
SOIL TESTING	31,900	C.Y.	$0.30	$9,570
			TOTAL:	$438,752

IMPROVEMENTS - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
12" P.C. CONCRETE PAVEMENT	3,030	S.Y.	$87.50	$265,125
ASPHALTIC CONCRETE PAVEMENT (2"c, 10"x)	1,900	S.Y.	$59.00	$112,100
ASPHALTIC CONCRETE PAVEMENT (Temporary)	900	S.Y.	$59.00	$53,100
4" TYPE 1 AGGREGATE BASE	5,330	S.Y.	$4.40	$23,452
FULL DEPTH SAWCUT	100	L.F.	$5.00	$500
8" MEDIAN ISLAND	630	S.Y.	$62.50	$39,375
TYPE A CURB & GUTTER	890	L.F.	$38.00	$33,820
6" VERTICAL CURB	550	L.F.	$38.00	$20,900
6" MOUNTABLE CURB	290	L.F.	$38.00	$11,020
8' WIDE CONCRETE SIDEWALK	995	L.F.	$30.00	$29,850
HANDICAP RAMP	3	EA.	$1,035.00	$3,105
GUARD RAIL	660	L.F.	$16.25	$10,725
CRASHWORTHY END TERMINAL	2	EA.	$1,984.00	$3,968
REMOVAL OF EXISTING ASPHALT ROADWAY	3,200	S.Y.	$42.00	$134,400
TEMPORARY TRAFFIC CONTROL	1	L.S.	$10,000	$10,000
CONSTRUCTION STAGING	1	L.S.	$50,000	$50,000
			SUB-TOTAL:	$801,440
			10% Maint.	$80,144
			TOTAL:	$881,584

STORM SEWERS- MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
30" R.C.P.	20	L.F.	$48.00	$960
PIPE BEDDING (30" R.C.P.)	20	L.F.	$5.00	$100
30" FLARED END SECTION	1	EA.	$1,400.00	$1,400
JETTING	20	L.F.	$1.50	$30
GRANULAR FILL UNDER PAVEMENT	36	TN.	$10.00	$360
RIP-RAP / HEAVY STONE REVETMENT	33	S.Y.	$47.00	$1,551
5' x 3' CONCRETE BOX CULVERT	10	L.F.	$210.00	$2,100
8'x6' CONCRETE BOX CULVERT	315	L.F.	$680.00	$214,200
MSD INSPECTION FEE	345	L.F.	$3.39	$1,170
			SUB-TOTAL:	$221,871
			10% Maint.	$22,187
			TOTAL:	**$244,058**

LANDSCAPING:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft.)	33	EA.	$275.00	$9,075
LANDSCAPING ROUNDABOUT	1	L.S.	$5,000	$5,000
			SUB-TOTAL:	$14,075
			10% Maint.	$1,408
			TOTAL:	**$15,483**

DETENTION AND WATER QUALITY:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
BIORETENTION AND UNDERDRAINS	595	S.F.	$18.00	$10,710
CONTROL STRUCTURE	1	EA.	$6,000	$6,000
			SUB-TOTAL:	$16,710
			10% Maint.	$1,671
			TOTAL:	**$18,381**

ENGINEERING AND CONSTRUCTION SURVEYING	1	L.S.	LUMP SUM	**$50,000**

MISC. UTILITY - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ELECTRIC - STREET LIGHTS	15	EA.	$840	$12,600
ELECTRIC - CONDUIT	1,000	L.F.	$3.50	$3,500
			SUB-TOTAL:	$16,100
			10% Maint.	$1,610
			TOTAL:	**$17,710**

MODOT / 109 IMPROVEMENTS SUBTOTAL	**$1,665,967**
MISC. 10 %	$166,597
MODOT / 109 IMPROVEMENTS TOTAL	**$1,832,563**

NOTE: No cost has been added to acquire the additional R/W to construct Roundabout

In defining this list of roadway and utility items, the developer has limited it to those improvements that are required by the site-specific ordinance or necessary for the project to receive needed services to function. Equally important to note is the structure of the proposal does ultimately set forth that almost all public infrastructure improvements associated with this project will be paid by either this proposed Public Finance Incentive Package or credited Traffic Generation Assessment Fees from the City of Wildwood. This analysis of funding for these public improvements is reflected in the table provided below:

1. Direct Funding from the City (Operating Revenues -?)
2. Capital Improvement Funds
3. East Trust Fund Contribution
4. West Trust Fund Contribution

Principally, the developer is requesting the allocation of over three million dollars ($3,000,000.00) from these sources for the improvements necessary for access and water service to the site. Two important points of the developer's proposal include the desire to not participate in any of the costs for the two major street improvements or the water line extension from State Route 100 to the south. Additionally, the developer also does not distinguish from which of these four sources the funding should be directed or the requested amounts from each.

IV. Analysis

In considering this application, the Development Finance Group has determined that said application does not meet a reasonability test for its support and the members have identified the following reasons for a position of non-support in this regard:

1. The development of the property, under the current zoning district designation, required Regulating Plan changes and an accommodation to allow for the majority of the units to have front-entry garages, instead of rear-entry types, as set forth in the Town Center Plan. If the City were to provide a substantial infusion of funds to this project, it would surely seek a more compliant design to the Town Center Plan's intent for the Neighborhood Edge District, which the developer has noted on many occasions cannot be provided at this site, given its lack of experience on New Urbanism housing designs.
2. The Town Center Plan's Regulating Plan identifies this site as suitable for residential uses at a very high-density, which was intended to offset greater development costs associated with any future project due to the Town Center Area's Street Specifications and Streetscape Requirements.
3. The site is a greenfield and does not have a zoning legacy, nor other unusual development circumstances associated with it. In fact, the site has more favorable physical characteristics than most others located in Town Center and the surrounding parts of the community, which reduce certain costs.
4. The overall site's use, which includes the three Workplace District outlots, was intended to compensate for development costs. Therefore, the developer needs to address some of the costs it is seeking from the City through an agreement or reciprocity with the owner of these

outlots.

5. The planned improvements to State Route 109 are beneficial to the City and its residents by improving both the driver and pedestrian/bicycle environments along its associated length, but not immediately necessary, to the extent identified, if this site were not to develop with these new homesites. Therefore, the need for these improvements is premised on this project, not from organic traffic growth that is occurring on State Route 109.
6. The development of this property furthers the goals of the City in extending Main Street through the subject site and promoting the Street Network Map of the Town Center Plan, which is the major reason the City Council supported granting a credit to the required Traffic Generation Assessment Fee assigned to this project - $250,000.00.
7. The limited number of community-based enhancements included in the proposal at this time offers no incentive for support of the application. In the case of Koman's Wildwood Town Center Project, a fountain, numerous street identification piers, a public plaza, and a public parking garage were included in the design of the project, which enhanced its character and created a very nice environment for employees, customers, and visitors to the site. None of these types of extras are contemplated in the current application.
8. The extent of improvements to the site and surrounding roadway system are at such a level that consideration of a public finance incentive package is not reasonable, when compared to other projects that sought no such assistance in this regard.
9. The level of the funding requested provides for almost the entire amount of these public improvements to be absorbed by outside sources, rather than the developer's own. This arrangement reflects more of a philosophical concern and the level of commitment on the part of the developer to truly make this project special.

Given these considerations, the Development Finance Group does not support this application and, unless otherwise directed by City Council, will not pursue any additional information from the developer on this matter.

V. Recommendation

The Development Finance Group appreciates the opportunity to provide this review to the City Council on such an important matter of this nature. This Group has determined, based upon the submitted application and its review process, that such an application does not have potential merit and the City Council should not proceed with further discussions, as set forth in the adopted "Procedures for the Review and Processing of Requests for Development Finance Incentives." However, given that this is only a recommendation, if the City Council believes it is worth further discussions and negotiations with the developer on the key points identified herein, the Group can certainly undertake them, under an expedited timeframe. Conversely, if the City is successful with its Transportation Improvement Program (TIP) application for State Route 109 work, the developer may not be obligated for many of those roadway improvements, but rather, could participate in such by providing the required twenty (20) percent match of funding under the program's guidelines and requirements, which the Development Finance Group believes to be very reasonable.

VI. Development Finance Group Members

Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Joe Vujnich, Department of Planning

VII. Attachments

- Developer's Proposal
- Policy Documents for the City's Review of Public Financing Proposals
- Other Information and Background

WILDWOOD

January 11, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re:	Development Finance Incentives Application Packet for Main Street Crossing Project
Permitted Use:	One Hundred Four (104) Single Family Detached Dwellings on Individual Lots
Location:	Town Center Area; east side of State Route 109, south of State Route 100
Applicant:	Payne Family Homes, L.L.C.

Council Members:

Recently, the City was in receipt of a filing relating to the City's Development Finance Incentives Policy, which was first adopted by the City Council in 2006. The development of this policy, and corresponding ordinance, was in response to the outcomes and considerations of the City's first public finance project, which was Koman Properties' Wildwood Town Center Project and the anticipated submittal of future applications of a similar or like nature. Thereafter, the City Council, in developing and adopting this policy and ordinance, wanted a more formal approach followed for these types of requests, along with having more information available about it, sooner than later in this overall review process. This policy and related ordinance are attached to this letter for the City Council's review.

The applicant for this public financing request is Payne Family Homes, L.L.C. and specific to the Main Street Crossing Project that is located on State Route 109, south of State Route 100, and extends to the east to Eatherton Road. This project, as the City Council may recall, includes the extension of Main Street and work within the State Route 109 right-of-way area, which requires the installation of a roundabout. The applicant has noted in previous conversations during the rezoning process at the City Council the costs of these two (2) improvements is substantial and cannot necessarily be carried by a residential development of one hundred four (104) homesites. The most recent cost estimate has the total amount of these two (2) roadways, i.e. State Route 109 and Main Street, around three million dollars ($3,000,000.00), which according to Payne Family Homes, L.L.C. is the reason for this application to the City.

As noted in the attached materials, the Development Finance Group will review the application. This group includes the City Administrator, City Attorney, Director of Public Works, and the Director of Planning. This group will review all of the application materials, request any additional information

that is determined to be needed for full consideration of the request, and provide a recommendation to the City Council in this regard. This process is funded by the applicant, under the requirements of the adopted policy and will take at least through February of this year for the Development Finance Group to complete its task and be prepared to present its recommendation to the City Council for its review and associated action.

If any of the City Council members should have questions or comments in regards to this process, please feel free to contact the Departments of Planning or Public Works or the City Administrator at (636) 458-0440. A presentation is planned on this matter at tonight's Work Session. Thank you for your review of this information and any input you might provide in this regard.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Tom Cummings, Applicant for Payne Family Homes

PAYNE family HOMES

CITY OF WILDWOOD
DEC 29 2015
DIV. OF PLANNING & PARKS

December 29, 2015

VIA HAND DELIVERY
City of Wildwood
Attn.: Joe Vujnich
Director of Planning
16860 Main Street
Wildwood, Missouri 63040

Re: Main Street Crossing Development Financing/Funding Assistance Request

Dear Mr. Vujnich:

Payne Family Homes, LLC ("Applicant") is in receipt of your letter dated October 28, 2015 from the City of Wildwood ("City") with reference to Applicant's recent application for Development Finance Incentives and/or Development Funding Assistance for the above referenced property.

The following are Applicant's responses to the questions asked in the above referenced letter:

1. The Five Thousand and 00/100 Dollar ($5,000.00) fee requested by City is enclosed herewith.

2. The types of assistance that Applicant is seeking include any, all, or a combination of the following:

    a. Direct funding from the City

    b. Capital Improvement Funds

    c. Trust Fund East

    d. Trust Fund West

10407 Baur Blvd. Suite B St. Louis, MO 63132 Phone: 314.996.0300 / Fax: 314.996.0309

www.PayneFamilyHomes.com

3. Applicant hereby requests assistance in the full amount of the Two (2) projects described in Applicant's letter dated 9/30/15 (the "Infrastructure Improvements"). The total amount is $3,139,365.00.

4. Applicant has met with the owner of the commercial property to the West of the proposed Main Street Crossing development, and the owner of that property has acknowledged the requirement to contribute the TGA's associated with that tract as/when the property is developed in accordance with City's requirements.

   Applicant has not met with the owner of the Slavik tract (West of Hwy 109) regarding the Infrastructure Improvements, as this property is not yet zoned or permitted, and it is not certain as of the date of this letter whether/when any future action on that property will be taken by Applicant.

5. Applicant arranged for a meeting that was held on December 14, 2015 between Applicant, the City, and MODOT. In this meeting, waivers were discussed with respect to (a) the requirement to construct a roundabout in relation to the Hwy 109 Project, and (b) any right-of-way fees associated with said construction. MODOT declined any such waivers. Applicant has not approached any other public source.

6. The status of items A through C is as follows:

   a. The enclosed are the most current updated cost estimates at this time, but the final costs associated with the Infrastructure Improvements may vary from the amount in the current estimates, as final improvement plans have not yet been approved by the City, MODOT, or any other applicable authority, and material/services costs are subject to changes in market conditions beyond the control of Applicant.

      Furthermore, it should be noted that the enclosed cost estimates reflect cost savings, and economies of scale that would be achieved assuming that the Infrastructure Improvements are developed concurrently with the Main Street Crossings development. The final project cost may vary, if the projects are not coordinated this way.

   b. Applicant would propose that the development be structured as a public/private project in accordance with all applicable laws, rules, and regulations.

   c. The final contributions of costs for the Infrastructure Improvements will be the product of future discussions.

7. The most recent version of the plan has been enclosed herewith.

8. The following Master Plan goals, objectives, and policies are furthered by the proposed projects in the ways indicated below:

   a. <u>Transportation Element</u>. This development finance/funding proposal complies with Goals #1, #2 and #3 in that it provides safe streets, sidewalks and trails, the

roadway project is appropriate to the character of Wildwood and it provides multi-modal options for transportation for residents, visitors, and guests and businesses.

Objectives #1 and #4 are met in that the parkway design of Main Street and the proposed roundabouts are safe, efficient and consistent with the City's character. The development of trails and extensive sidewalks encourage bicycle and pedestrian traffic and the roads and trails are being designed to connect with other aspects of the Town Center.

Policy #1 is complied with in that the roundabout designs improve the configuration of intersections and traffic flow and Policies #4 and #5 are complied with because the design connects the trails and sidewalks with the Town Center and street maintenance is appropriately planned.

b. Economic Development Element. This development finance/funding proposal complies with Goal #4 in that the requested funding is for an expansion and development of Main Street, the upgrade to Hwy 109 and Etherton Road with roundabouts and appropriate trails, sidewalk and open space improvements.

   Objective #6 is met in that the proposed capital improvements encourage the residential and commercial development within the Town Center.

c. Open Space and Recreation Element. This development finance/funding proposal complies with Goal #1 and #3, and Policy #2 in that several small open and recreational areas throughout the development will enhance property values, promote a sense of community, and welcome and engage residents, visitors and guests. All maintenance costs for such facilities will be provided by the homeowners association.

d. Community Services Element. This development finance/funding proposal complies with Goal #2 and Objectives #1, #4 and #7 in that the current service responsibilities for the development do not exceed available municipal service capabilities, the established character of the community will be maintained and new utilities service lines will be underground.

e. Environmental Element. This development finance/funding proposal complies with Goal #4, Objectives #1, #3, #4 and #5 and Policies #1, #4, #8, #9, #10 and #18 in that the development is designed, approved and will be constructed in accordance with all necessary City, sewer district and Corps of Engineers guidelines, rules and regulations and approvals.

f. Planning Element. This development finance/funding proposal complies with Goal #3 and Objective #7 in that the development planning decisions are related closely to environmental quality, community services, transportation services and open space considerations and will meet or exceed the Neighborhood Design

Standards from the Town Center Plan.

9. The following City Council Strategic Goals and Objectives are furthered by the proposed projects in the ways indicted below:

    a. Promote and Facilitate Development of the Town Center. Goal #1 and Strategic Objectives #1, #2, #3 and #4 are met in that the planned connectivity of the roads, including the Main Street extension and construction of connectors to other neighborhoods, trails and sidewalks, along with the residential development. Additionally, the development contains functional public common areas, and the common areas, including the storm water detention and rain garden areas, will be maintained by the homeowners association. Public funding for the roundabouts connection to Main Street is appropriate.

    b. Develop a Long-term Financial Plan. Goal #2 and Objective #2 are satisfied in that the residential development will increase sales and utility tax revenues to the City.

    c. Implement the Park and Recreation Action Plan. Goal #3 and Objective #2 are satisfied in that the development has public use areas and the trail extensions connect with the sidewalk on Hwy 109 and will connect with the Town Center.

Applicant hereby requests that City review the above information and enclosed documents, and prepare a recommendation to the City that might be heard at the next available hearing.

Please contact me at your earliest convenience, to let me know when the matter can be set for public hearing.

Sincerely yours,

Thomas E. Cummings
Vice President of Land Acquisition

Enclosures

CC via email w/o enclosures: David N. Neiers
Robert J. Golterman
Mayor Timothy Woerther
Ryan Thomas
Rick Brown

10407 Baur Blvd. Suite B St. Louis, MO 63132 Phone: 314.996.0300 / Fax: 314.996.0309

www.PayneFamilyHomes.com

CITY OF WILDWOOD

ACKNOWLEDGEMENT OF RECEIPT

Information Package for Consideration of Development Finance Incentives

I, Tom Cummings, representing Payne Family Homes, LLC (name of company, if applicable), by signing this statement, hereby acknowledges that I/we have been furnished a copy of the official policy relating to Development Finance Incentives by the City Administrator and/or the Director of Planning, along with the Procedures and Processes for Development Finance Incentives, as adopted by City of Wildwood Ordinance #1345, and have also been offered an opportunity to ask any questions regarding them by the aforementioned personnel of the City of Wildwood, along with contact information for the same for future use.

Thomas J. Cummings *Signature*	9/17/15 *Date*
Signature (if needed)	*Date*
Signature (if needed)	*Date*

Draft Date: October 19, 2006

Planning Commission Update

SAMPLE

NOT PART OF ORDINANCE

THE **STERLING** CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
July 27, 2015

"MAIN STREET" IMPROVEMENTS:

GRADING / SILTATION CONTROL - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.3	AC.	$6,500	$8,450
WASHDOWN STATION	1	EA.	$5,750	$5,750
TEMPORARY SEDIMENT BASIN	2	EA.	$3,500	$7,000
ROUGH GRADING	21,600	C.Y.	$2.25	$48,600
SOD WITHIN RIGHT-OF-WAY	13,068	S.Y.	$3.50	$45,738
HYDROSEEDING SLOPES	5,171	S.Y.	$1.15	$5,947
NATURAL RESOURCE PROTECTION FENCE	1,643	L.F.	$6.00	$9,858
SILT FENCE	2,460	L.F.	$4.00	$9,840
SILT FENCE MAINTENANCE	2,460	L.F.	$1.00	$2,460
SOIL TESTING	21,600	C.Y.	$0.30	$6,480
			TOTAL:	**$150,123**

STREETS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ASPHALTIC CONCRETE PAVEMENT (2"c, 10"x)	3,875	S.Y.	$59.00	$228,625
4" TYPE 1 AGGREGATE BASE	5,861	S.Y.	$4.40	$25,788
22' ACCESS DRIVE ENTRANCE APRON (2"c,10"x)	82	S.Y.	$59.00	$4,838
6" VERTICAL CONC. CURB & GUTTER	7,152	L.F.	$20.70	$148,046
5' WIDE CONCRETE SIDEWALK	3,658	L.F.	$19.00	$69,502
STREET SIGNS	5	S.F.	$200	$1,000
GUARDRAIL	532	L.F.	$16.25	$8,645
HANDICAP RAMP	10	EA.	$1,035	$10,350
			TOTAL:	**$496,795**

WATER MAIN- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
8" P.V.C.	1,892	L.F.	$70.00	$132,440
HYDRANT AND VALVE	6	EA.	$1,900	$11,400
CONNECTION TO EXISTING MAIN	1	EA.	$500	$500
			TOTAL:	**$144,340**

STORM SEWERS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STORM MANHOLE	1	EA.	$1,350.00	$1,350
DOUBLE CURB INLET	9	EA.	$2,575.00	$23,175
18" R.C.P.	460	L.F.	$27.60	$12,696
PIPE BEDDING (18" R.C.P.)	460	L.F.	$4.80	$2,208
24" R.C.P.	170	L.F.	$35.50	$6,035
PIPE BEDDING (24" R.C.P.)	170	L.F.	$4.90	$833
30" R.C.P.	140	L.F.	$48.00	$6,720
PIPE BEDDING (30" R.C.P.)	140	L.F.	$5.00	$700
24" FLARED END SECTION	1	EA.	$1,295.00	$1,295
30" FLARED END SECTION	2	EA.	$1,400.00	$2,800
JETTING	790	L.F.	$1.50	$1,185
GRANULAR FILL UNDER PAVEMENT	385	TN.	$10.00	$3,850
RIP-RAP / HEAVY STONE REVETMENT	100	S.Y.	$47.00	$4,700
MSD INSPECTION FEE	790	L.F.	$3.39	$2,678
			TOTAL:	**$70,225**
ENGINEERING AND CONSTRUCTION SURVEY	LUMP SUM		TOTAL	**$45,000**

LANDSCAPING - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft)	126	L.S.	$275	$34,650
LANDSCAPING (Waldbart Bid)	1	L.S.	$7,240	$7,240
			TOTAL:	**$41,890**

MISC. UTILITY - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
AMEREN FACILITY RELOCATIONS *	1	L.S.	$110,000	$110,000
CABLE & ATT RELOCATIONS	1	L.S.	$20,000	$20,000
ELECTRIC - STREET LIGHTS (Every 65' both sides)	60	EA.	$1,500	$50,400
ELECTRIC - CONDUIT	3,945	L.F.	$3.50	$13,839
			TOTAL:	**$194,239**

IRIGATION SYSTEM- MAIN STREET	QTY		UNIT COST	TOTAL
R/W (27'X1940') = 52,380 SQ FT	52,380	S.F.	$0.75	**$39,285**
ISLAND (11'X740') = 8,140 SQ FT	8,140	S.F.	$0.75	**$6,105**
			TOTAL:	**$45,390**

	"MAIN STREET" IMPROVEMENTS SUBTOTAL	**$1,188,002**
MISC.	10 %	$118,800
	"MAIN STREET" IMPROVEMENTS TOTAL	**$1,306,802**

* PRICE RECEIVED FROM AMEREN IN EMAIL DATED AUGUST 13, 2014 FROM BOB BAILEY

THE **STERLING** CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
July 27, 2015

"MODOT / 109" IMPROVEMENTS:

GRADING / SILTATION CONTROL - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.4	AC.	$6,500	$9,100
WASHDOWN STATION	1	EA.	$5,750	$5,750
ROUGH GRADING	31,090	C.Y.	$2.25	$69,953
EARTH HAUL / IMPORT	31,090	C.Y.	$10.00	$310,900
SOD	7,744	S.Y.	$3.50	$27,104
SILT FENCE	1,275	L.F.	$4.00	$5,100
SILT FENCE MAINTENANCE	1,275	L.F.	$1.00	$1,275
SOIL TESTING	31,900	C.Y.	$0.30	$9,570
			TOTAL:	$438,752

IMPROVEMENTS - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
12" P.C. CONCRETE PAVEMENT	3,030	S.Y.	$87.50	$265,125
ASPHALTIC CONCRETE PAVEMENT (2"c, 10"x)	1,900	S.Y.	$59.00	$112,100
ASPHALTIC CONCRETE PAVEMENT (Temporary)	900	S.Y.	$59.00	$53,100
4" TYPE 1 AGGREGATE BASE	5,330	S.Y.	$4.40	$23,452
FULL DEPTH SAWCUT	100	L.F.	$5.00	$500
8" MEDIAN ISLAND	630	S.Y.	$62.50	$39,375
TYPE A CURB & GUTTER	890	L.F.	$38.00	$33,820
6" VERTICAL CURB	550	L.F.	$38.00	$20,900
6" MOUNTABLE CURB	290	L.F.	$38.00	$11,020
8' WIDE CONCRETE SIDEWALK	995	L.F.	$30.00	$29,850
HANDICAP RAMP	3	EA.	$1,035.00	$3,105
GUARD RAIL	660	L.F.	$16.25	$10,725
CRASHWORTHY END TERMINAL	2	EA.	$1,984.00	$3,968
REMOVAL OF EXISTING ASPHALT ROADWAY	3,200	S.Y.	$42.00	$134,400
TEMPORARY TRAFFIC CONTROL	1	L.S.	$10,000	$10,000
CONSTRUCTION STAGING	1	L.S.	$50,000	$50,000
			SUB-TOTAL:	$801,440
			10% Maint.	$80,144
			TOTAL:	$881,584

STORM SEWERS- MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
30" R.C.P.	20	L.F.	$48.00	$960
PIPE BEDDING (30" R.C.P.)	20	L.F.	$5.00	$100
30" FLARED END SECTION	1	EA.	$1,400.00	$1,400
JETTING	20	L.F.	$1.50	$30
GRANULAR FILL UNDER PAVEMENT	36	TN.	$10.00	$360
RIP-RAP / HEAVY STONE REVETMENT	33	S.Y.	$47.00	$1,551
5' x 3' CONCRETE BOX CULVERT	10	L.F.	$210.00	$2,100
8'x6' CONCRETE BOX CULVERT	315	L.F.	$680.00	$214,200
MSD INSPECTION FEE	345	L.F.	$3.39	$1,170
			SUB-TOTAL:	$221,871
			10% Maint.	$22,187
			TOTAL:	**$244,058**

LANDSCAPING:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft.)	33	EA.	$275.00	$9,075
LANDSCAPING ROUNDABOUT	1	L.S.	$5,000	$5,000
			SUB-TOTAL:	$14,075
			10% Maint.	$1,408
			TOTAL:	**$15,483**

DETENTION AND WATER QUALITY:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
BIORETENTION AND UNDERDRAINS	595	S.F.	$18.00	$10,710
CONTROL STRUCTURE	1	EA.	$6,000	$6,000
			SUB-TOTAL:	$16,710
			10% Maint.	$1,671
			TOTAL:	**$18,381**

ENGINEERING AND CONSTRUCTION SURVEYING	1	L.S.	LUMP SUM	**$50,000**

MISC. UTILITY - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ELECTRIC - STREET LIGHTS	15	EA.	$840	$12,600
ELECTRIC - CONDUIT	1,000	L.F.	$3.50	$3,500
			SUB-TOTAL:	$16,100
			10% Maint.	$1,610
			TOTAL:	**$17,710**

MODOT / 109 IMPROVEMENTS SUBTOTAL	**$1,665,967**
MISC. 10 %	$166,597
MODOT / 109 IMPROVEMENTS TOTAL	**$1,832,563**

NOTE: No cost has been added to acquire the additional R/W to construct Roundabout

PAYNE family HOMES

September 30, 2015

City of Wildwood
Attn.: Mr. Ryan S. Thomas
City Administrator
16860 Main Street
Wildwood, Missouri 63040

Re: Main Street Crossing Development Financing/Funding Assistance Request

Dear Mr. Thomas:

Payne Family Homes, LLC ("Applicant") hereby requests that the City of Wildwood ("City") consider Development Finance Incentives and/or Development Funding Assistance for the above referenced property.

The tract in question is generally located East of Highway 109, West of Eatherton Rd., South of the Cambury development, and North of Old Grover Crossing. Any/all funds allocated subject to this request request would be used to construct two (2) infrastructure components crucial to the development of Wildwood Town Center (Cost estimates for the two (2) projects are attached for your reference):

(a) Main Street (from Eatherton Westward to an intersection with Hwy 109), and

(b) A new roundabout and associated improvements on Hwy 109

The proposed community that would be developed in conjunction with the above infrastructure improvements would consist of One Hundred Four (104) single family residences on approximately Twenty Eight (28) acres of land. In addition to the construction of Main Street through the property, Applicant has agreed to provide additional connectivity by connecting stub streets at Larksong Dr. and Kilare Ln. to the North, and at Grover Ridge Dr. to the South.

The site design preliminarily approved by City accomplishes many of the development goals important to the City. The Preliminary Development Plan calls for diverse housing offerings of

10407 Baur Blvd. Suite B St. Louis, MO 63132 Phone: 314.996.0300 / Fax: 314.996.0309

www.PayneFamilyHomes.com

both traditional and neo-traditional architecture in the new community. This will add the desired density and design attributes to the residential properties planned for this portion of Town Center. Importantly, Main Street will be extended from Eatherton Rd. to Hwy 109.

The extension of Main Street has been identified by the Planning Department as an integral part of this development, and further achieves the goal of extending the current street network to provide for increased connectivity among the residential neighborhoods in Town Center (by means of pedestrian paths, trails, etc.), as well as connectivity of the residential areas to the commercial and municipal elements of the Town Center.

The proposed incentives and/or assistance in constructing the two (2) projects listed above and detailed in this application are in accordance with the City's Master Plan, as amended by Resolution 2015-23 which was passed on September 14, 2015 with relation to the development of the subject tract (and the current zoning as approved by Ordinance No. 2116 on the same date). Furthermore, the requests made in this application are consistent with the Policy on Development Finance Incentives in that they would fund a project that is of significant size and nature, and provide the valued public benefits described herein.

In accordance with the procedure as outlined by City, Applicant hereby commits to pay City its entire review costs including an advanced payment in accordance with an established rate schedule.

Please contact me at your earliest convenience, so that we might schedule a meeting to further discuss the details of this application.

Sincerely yours,

Thomas E. Cummings
Vice President of Land Acquisition

10407 Baur Blvd. Suite B St. Louis, MO 63132 Phone: 314.996.0300 / Fax: 314.996.0309

www.PayneFamilyHomes.com

CITY OF WILDWOOD

APPLICATION FOR CONSIDERATION

Development Finance Incentives

Applicant Information:

Name: PAYNE FAMILY HOMES, LLC ATTN: TOM CUMMINGS

Address: 10407 BAUR, SUITE B ST LOUIS, MO 63132

City: St Louis State: MO Zip Code: 63132

Work Telephone: (314) 996-0355

Mobile Telephone: (314) 287-3110

E-Mail Address: tec@payne familyhomes.com

Property Information:

Address of Subject Property: 2461 EATHERTON RD

Locator Number of Subject Property: 23V 120094

Size of Subject Property: +/- 35.8 ac

Current Zoning of Subject Property: R-4

Town Center Regulating Plan Designation of the Subject Property: NEIGHBORHOOD EDGE

Incentive Information:

Type of Requested Incentive (i.e. TDD, NID, CID, or other): OTHER FINANCIAL ASSISTANCE

Amount of Incentive: TBD

Total Allocation of Funds Derived from Requested Incentive (Please complete under applicable headings):

Remediation of site (brownfield): SEE ATTACHED COST ESTIMATES

Roads/Streets:

Bridges:

Pedestrian Facilities:

Stormwater Management Facilities:

Parking Garage:

Public Space, including art:

Streetscape (including lights, benches, grates, bicycle racks, etc.):

Other Public Improvements:

Important Considerations/ Justifications Relating Request to the City's Master Plan and Strategic Goals (as Identified by the Applicant): SEE ATTACHED DESCRIPTION OF IMPORTANT CONSIDERATIONS & JUSTIFICATIONS

Please feel free to attach expanded explanation/justification.

By signing this form, the applicant acknowledges that he/she has received a copy of the PROCEDURES FOR THE REVIEW AND PROCESSING OF REQUESTS FOR DEVELOPMENT FINANCE INCENTIVES, has been advised by City staff of its requirements, and understands and agrees to comply with its provisions.

Signature	*Date* 9/30/15
Signature (if needed)	*Date*
Signature (if needed)	*Date*

Draft Date: October 19, 2006

Important Considerations/Justifications:

As outlined in the attached application, Applicant has provided City with cost estimates for the improvements proposed in the two (2) projects that are the subject of this application. These estimates were current as of the date they were originally delivered to City.

Applicant and City have discussed the possibility of public assistance with the proposed infrastructure improvements, but further discussions will be needed to determine the following:

(a) Updated cost estimates (based on any scope changes, unit cost changes, etc.)
(b) Project development type (public bid vs. direct award, public project administration vs. private project management, etc.)
(c) Final allocation of costs to the parties.
(d) Other matters as the parties may identify

It is important to note that Applicant acknowledges a benefit bestowed on the Main Street Crossings project by the proposed infrastructure improvements, and Applicant has accordingly expressed a willingness to work with City to fund a fair and equitable portion of the construction of these improvements.

P.Z. Number(s): _____
(as assigned by department)

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)

✓ Change in Zoning
___ Conditional Use Permit
✓ Approval of a Planned District or other special procedure (C-8/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: Payne Family Homes
Mailing Address: 10407 Baur Blvd Suite B
St. Louis, Mo. 63132
Telephone Number, with Area Code: 314-996-0341
Fax Number, with Area Code: _____
E-Mail Address: jgd@paynefamilyhomes.com
Interest in Property (Owner or Owner Under Contract):
Owner under Contract

If owner under contract, please attach a copy of the contract.

Copy attached

Owner's Name (if different than applicant):
Mildred E. Schneider, Trustee
Address: 15 Wilderness Lane
Defiance, Mo. 63341
Telephone Number, with Area Code: 636-798-2145
Care of David Schneider

SITE INFORMATION

Postal Address of the Petitioned Property(ies):

24641 Eatherton Road
Wildwood, Mo. 63040

Locator Number(s) of the petitioned Property(ies):

23V120094

Total Acreage of the Site to the Nearest Tenth of an Acre:

34.8

Current Zoning District Designation: MU (Town Center)

Proposed Zoning District Designation: Commercial and R-4 with PRD

Proposed Planned District or Special Procedure: PRD Planned Residential District

USE INFORMATION

Current Use of Petitioned Site: two single family homes

Proposed Use of Site: Detached single family residential lots and Commercial with common ground/ Public space

Proposed Title of Project: Main Street Crossing

Proposed Development Schedule (include approximate date of start and completion of the project):

We anticipate developing spring 2015 and start home construction late summer 2015

CONSULTANT INFORMATION

Engineer's/Architect's Name: Sterling Engineering and Surveying Co.

Address: 5055 New Baumgartner Rd, St. Louis, Mo. 63129

Telephone Number, with area code: 314-487-0440

Fax Number, with area code: 314-487-8944

E-Mail Address: mfalkner@sterling-eng-sur.com

Soil Scientist/Forester's Name: SCI

Address: 130 Point West Blvd
St. Charles, Mo. 63301

Telephone Number, with area code: 636-949-8200

Fax Number, with area code: 636-949-8269

E-Mail Address: sharding@sciengineering.com

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: _____

NAME (PRINTED): Jerry Dreamer

ADDRESS: 10407 Baur Blvd suite B
St Louis, Mo. 63132
jgd@payne-familyhomes.com

TELEPHONE NUMBER: 314-996-0341

[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 6th DAY OF October, 20 14.

SEAL: NANCY COPLING
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 11250033
My Commission Expires October 04, 2015

SIGNED: Nancy Coppling
(NOTARY PUBLIC)

NOTARY PUBLIC Nancy Coppling
STATE OF MISSOURI.

MY COMMISSION EXPIRES 10/4/15

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

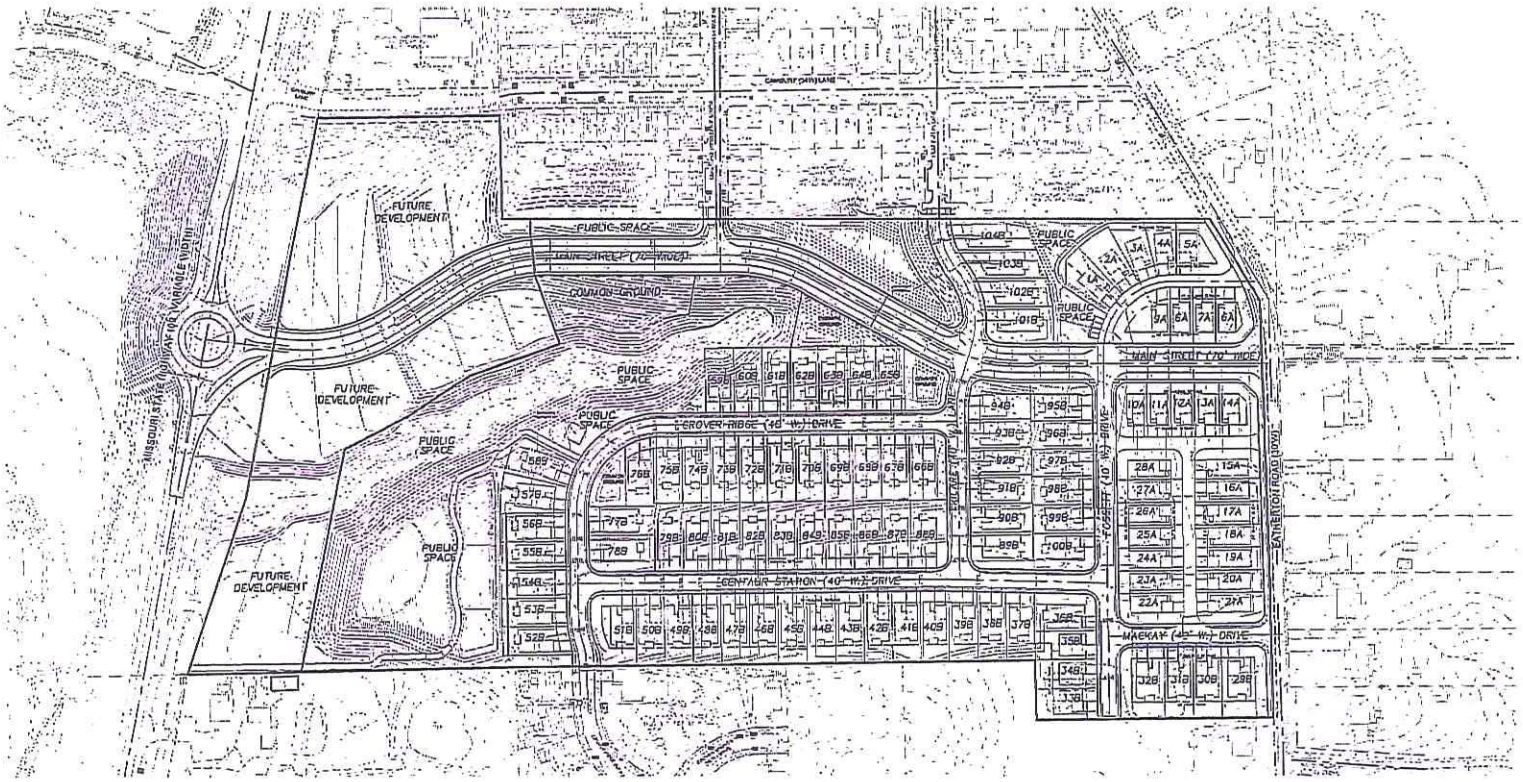
3RD SUBMITTAL DATE: _____

PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____

PACKET COMPLETE: YES NO

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, UNDERGROUND, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, EXISTING OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GROUND EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL BE IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

M3D Base Map - 23V

ISSUE	REVISION DATE
1	10-30-2015 SOCIAL SUBMITTAL
2	11-18-2015 CLIENT REVISIONS

PAYNE FAMILY HOMES
10107 BAUER BLVD., SUITE B
ST. LOUIS, MO 63132
PH. 314-996-0341
www.paynefamilyhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5655 Rue Saint Louis Road
Ballwin, Missouri 63021
PH 314-527-0110 FAX 314-527-0234
www.sterling-engineers.com
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Main Street Crossing

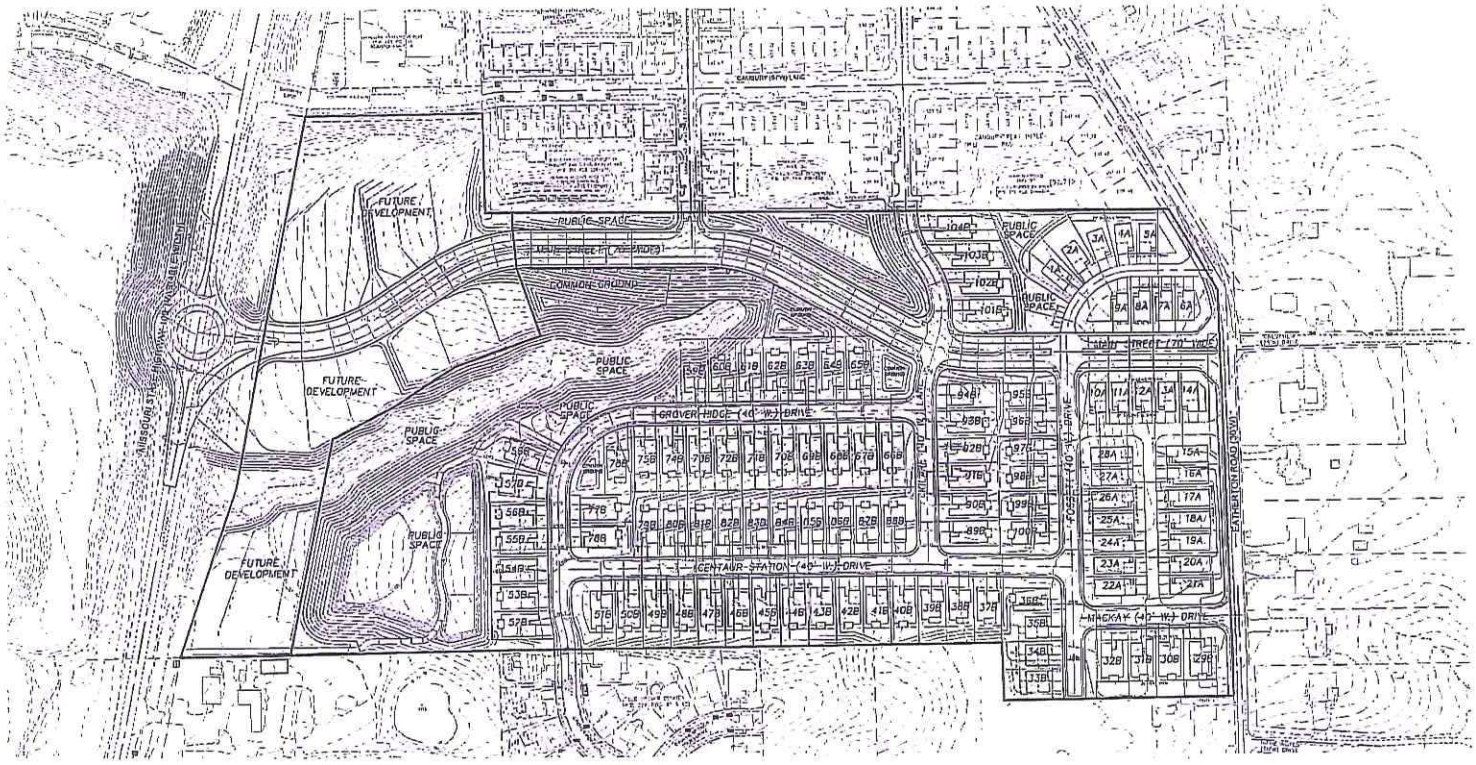
2141 EATON FONT RD., VALLEY PARK, MO

SITE DEVELOPMENT PLAN

Date: 12-29-2015
MICHAEL G. BOERDING
License No. E-38843
Civil Engineer

Job Number	14-04-126
Date	Dec. 29, 2015
Designed: SL	Sheet 1.1
Drawn: SL	
Checked:	SDP

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, UNDERGROUND OR OTHERWISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, WHETHER THE SHOWN AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION. IF UNNECESSARY, THESE PROVISIONS SHALL IN NO WAY PREVENT ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

MSD Base Map - 23V

ISSUE	REMARKS	DATE
1		11-18-2015
2	INITIAL SUBMITTAL	11-23-2015
3	CLIENT REVISIONS	12-29-2015

PAYNE FAMILY HOMES
10107 BAUER BLVD., SUITE B
ST. LOUIS, MO 63132
PH. 314-995-0341
www.paynefamilyhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
8055 New Baumgartner Road
St. Louis, Missouri 63123
Ph: 314-845-1310 Fax: 314-845-9244
www.sterlingco.com
Corporate Certificate of Authority 2001323

Main Street Crossing

2441 EATHERTON RD., WILDWOOD, MO

SITE DEVELOPMENT PLAN

Date: 12-29-2015
MICHAEL G. BOERDING
License No. E-28943
Civil Engineer

Job Number	14-04-126
Date	Dec. 29, 2015
Designed: SL	Sheet 1.1
Drawn: SL	
Checked	SOP

City of Wildwood

September 11, 2006

DEVELOPMENT FINANCE INCENTIVE POLICY STATEMENT

1. The use of public finance alternatives, in conjunction with development proposals, must exhibit a clear, compelling public purpose that advances identified strategic objectives of the City, as may be established by the City Council from time to time, and consistent with the Master Plan Goals, Objectives and Policies.

2. Public finance alternatives[1] that the City may consider in conjunction with a development proposal include the following:

    a. Neighborhood Improvement Districts (NID)
    b. Transportation Development Districts (TDD)
    c. Community Improvement Districts (CID)
    d. Other public financing options allowed under Missouri State Statute, such as Special Assessment Districts and Special Business Districts

3. In the instance of public finance alternatives, which require the establishment of a separate political subdivision (i.e. TDD's and CID's), the City will only accept an agreement that allows it to exercise appropriate control over the establishment of the district and on-going jurisdiction and oversight of its operation and administration.

4. Public finance proposals, which envision the use of public bond financing, must be of a size and nature that is financially practical and feasible in the determination of the City.

5. Public finance proposals must be of a significant nature and offer valued public benefits to justify their establishment and administration.

6. The City will not consider use of public finance options to fund construction, improvement, or renovation of privately-owned, subdivision physical assets owned in common, including private roadways.

City Council Adoption Date: SEPTEMBER 25, 2006

[1] Tax Increment Financing (TIF), in conjunction with land development proposals, will not be considered under any circumstances.

BILL #1345 **ORDINANCE #1345**

AN ORDINANCE ADOPTING PROCEDURES FOR THE REVIEW AND PROCESSING OF REQUESTS FOR DEVELOPMENT FINANCE INCENTIVES

WHEREAS, Missouri State Statutes provide authority to municipalities to utilize various public financing mechanisms that may be used as economic development incentives to fund, plan, design, construct, maintain and operate public improvements which include but are not limited to Neighborhood Improvement Districts (NID), Transportation Development Districts (TDD), Community Improvement Districts, and

WHEREAS, as the City of Wildwood (the "City") continues to grow, it has experienced and can expect to experience inquiries and requests from development interests seeking public participation and development financing incentives to fund various public improvements associated with development proposals, and

WHEREAS, the City of Wildwood has adopted a Development Finance Incentives Policy governing the forms of development finance incentives it will consider, and

WHEREAS, because "ad hoc" consideration of such requests invites uncertainty and inconsistency in the manner with which such inquires and requests are addressed, the City desires to adopt a formal written procedure for the comprehensive, coordinated and thorough review and consideration of all such requests in order to protect the interests of the City, facilitate clear, open and consistent communications between City officials and developer representatives, ensure full knowledge of critical issues by the City Council necessary for public decision making, and provide developer/applicants with the certainty of a defined procedure for the processing and consideration of such requests.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI as follows:

Section One. The "Procedures for the Review and Processing of Requests for Development Finance Incentives", attached to this Ordinance as Exhibit 'A', governing the conduct of all elected and appointed officials of the City having involvement in the reviews and decisions within the scope of these Procedures are hereby approved and adopted.

Section Two. This Ordinance shall not be subject to the general penalties for violation as established by City Code. Instead, violations of the Procedures herein shall constitute a basis for denial by the City Council of the development incentive request.

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 23rd day of October, 2006 by the City Council of the City of Wildwood, Missouri after having been read by title or in full two times prior to passage.

Edward L. Marshall
Presiding Officer

Edward L. Marshall
Edward L. Marshall, Mayor

ATTEST:

Lynne Greene Baldner
City Clerk

ATTEST:

Lynne Greene Baldner
City Clerk

'EXHIBIT A'

PROCEDURES FOR THE REVIEW AND PROCESSING OF REQUESTS FOR DEVELOPMENT FINANCE INCENTIVES

The following process and procedures are to apply to all development project proposals that include or appear to contemplate any request for economic development finance incentives, funding assistance or other incentives requiring City Council approval not already set forth by ordinance. This procedure shall not apply to incentives or variances already within the authority of City staff and not requiring City Council approval.

1. Upon inquiry or expression of intent on the part of a property owner, developer or their representative(s) that the City consider some form of development finance incentive or funding assistance, a copy of this Procedure, together with the City's "Development Finance Incentive Policy Statement [see attached] shall be provided to the inquiring party by the City Administrator or Director of Planning and Parks. Acknowledgement of receipt of this information by the inquiring party shall be provided in writing on a form furnished by the City.

2. Development finance incentive requests will be considered only in those instances where a development proposal and application including preliminary plans and other details necessary to understand the nature of the project and community benefit to be derived from it have been submitted and are under active review by the Department of Planning.

3. Each development proposal for which any form of development finance incentives or funding assistance is requested shall be made in writing on application forms provided by the City containing at a minimum the following information:

    a. A copy of the filed development application and preliminary plan.

    b. A summary of the type(s) and amount(s) of development finance incentives or assistance requested.

    c. A conceptual allocation of funds for the development depicting the specific uses of the finance incentive(s).

    d. A comprehensive explanation and rationale for the contemplated uses(s) to be made of the requested finance incentive(s) and how they conform to the City's Master Plan and Policy on Development Finance Incentives.

e. A commitment to pay to the City its entire review costs including an advanced payment in accordance with an established rate schedule.

f. A written acknowledgement from the developer/applicant that they have received a copy of the Procedure, and that they understand and agree to abide by its provisions.

4. Upon receipt of an application for a development finance incentive or funding assistance, the City Development Finance Group, composed of the City Administrator, City Attorney, Director of Planning and Director of Public Works, shall be convened to initially review and evaluate the proposal. The Director of Planning shall serve as Proposal Coordinator responsible for informing the Mayor and City Council of all application, on-going dissemination of information to and obtaining input from other members of the Development Finance Group, and coordinating contacts with the developer/applicant. The Development Finance Group shall meet with representatives of the developer/applicant to review the proposal and clarify matters, and shall consult with such additional City officials, legal advisors and finance advisors as may be appropriate.

5. The Proposal Coordinator shall then oversee preparation of a Report and Recommendation on behalf of the Development Finance Group to the Mayor and City Council on whether the application is consistent with and serves to advance the City's development goals as set forth in the Master Plan, the "Development Finance Incentives Policy", strategic goals and objectives of the City, and other policies established by the City Council. The report and recommendation to the City Council shall also contain any alternate or differing views expressed by members of the Development Finance Group and its legal or finance advisors.

6. The City Council shall then meet with the developer/applicant and Development Finance Group members to confer on the proposal and the Report and Recommendation. If the City Council determines that the proposal has potential merit, it shall authorize proceeding to the next steps in the review procedure process. City Council may at this time also initially consider such preliminary business terms (term sheet) as deemed appropriate to guide future negotiations. Nothing in any initial decision, authorization or direction of the City Council shall be considered or relied upon as an approval for any development finance incentives. Approval of any development finance incentive occurs only upon final ordinance approval after all steps in this Procedure have been completed.. No further action on the part of the Development Finance Group or other City officials shall be taken on an application if City Council does not authorize proceeding with subsequent procedural steps. In that event, any funds advanced for the costs of the City's review that remain unexpended shall be refunded to the developer/applicant.

7. If so authorized by City Council, the Development Finance Group shall then proceed to negotiate the terms and conditions of a draft development agreement

with the developer/applicant setting forth, among other things, the details, scope and limitations on proposed development incentives. The City Attorney shall serve as the Lead Negotiator on behalf of the Development Finance Group and City unless otherwise directed by the City Council. Additional City officials, legal and finance advisors may be included during the negotiations as appropriate.

IMPORTANTLY, from this point in the process until negotiations are finalized and City Council legislative actions take place, all direct contacts and communications concerning development finance incentives or funding assistance between City officials and the developer/applicant representative(s) shall be directed through the Lead Negotiator who shall be responsible for coordinating communications among Development Finance Group members, other City advisors, and the designated developer/applicant representative(s).

8. It is anticipated that development agreement negotiations will occur contemporaneous and in coordination with the overall planning development review process including typical procedural requirements by the Planning and Zoning Commission and City Council.

9. All contemplated variances or exceptions from established development procedures, standards and requirements that may arise through the course of the project planning review or development agreement negotiations must be expressly identified in writing and acted upon by the City Council prior to related development incentive legislative actions.

10. Upon conclusion of development agreement negotiations and in coordination with other development review procedural requirements, the City Council shall conduct required Public Hearings on the proposal and engage in such review and deliberations as necessary to thoroughly comprehend the proposal prior to taking final legislative action(s).

CITY OF WILDWOOD

ACKNOWLEDGEMENT OF RECEIPT

Information Package for Consideration of Development Finance Incentives

I, _____, representing _____ (name of company, if applicable), by signing this statement, hereby acknowledges that I/we have been furnished a copy of the official policy relating to Development Finance Incentives by the City Administrator and/or the Director of Planning, along with the Procedures and Processes for Development Finance Incentives, as adopted by City of Wildwood Ordinance #_____, and have also been offered an opportunity to ask any questions regarding them by the aforementioned personnel of the City of Wildwood, along with contact information for the same for future use.

Signature	*Date*
Signature (if needed)	*Date*
Signature (if needed)	*Date*

Draft Date: October 19, 2006

"Planning Tomorrow Today"

SAMPLE

NOT PART OF ORDINANCE

CITY OF WILDWOOD

APPLICATION FOR CONSIDERATION

Development Finance Incentives

Applicant Information:

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Telephone: _____

Mobile Telephone: _____

E-Mail Address: _____

Property Information:

Address of Subject Property: _____

Locator Number of Subject Property: _____

Size of Subject Property: _____

Current Zoning of Subject Property: _____

Town Center Regulating Plan Designation of the Subject Property: _____

Incentive Information:

Type of Requested Incentive (i.e. TDD, NID, CID, or other): _____

Amount of Incentive: _____

Total Allocation of Funds Derived from Requested Incentive (Please complete under applicable headings):

Remediation of site (brownfield): _____

Roads/Streets: _____

Bridges: _____

Pedestrian Facilities: _____

Stormwater Management Facilities: _____

Parking Garage: _____

Public Space, including art: _____

Streetscape (including lights, benches, grates, bicycle racks, etc.): _____

Other Public Improvements: _____

Important Considerations/ Justifications Relating Request to the City's Master Plan and Strategic Goals (as Identified by the Applicant): _____

Please feel free to attach expanded explanation/justification.

By signing this form, the applicant acknowledges that he/she has received a copy of the PROCEDURES FOR THE REVIEW AND PROCESSING OF REQUESTS FOR DEVELOPMENT FINANCE INCENTIVES, has been advised by City staff of its requirements, and understands and agrees to comply with its provisions.

Signature	*Date*
Signature (if needed)	*Date*
Signature (if needed)	*Date*

Draft Date: October 19, 2006

PLAN SHEETS

Main Street Crossing

A Tract Of Land Located In
Sections 1 & 2, Township 44 North, Range 3 East,
City Of Wildwood,
St. Louis County, Missouri

Site Development Plan

R-4 7,500 Square Foot Residence District, With A Planned Residential Development Overlay District (PRD), Town Center Neighborhood Edge District, Ordinance #2116

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
   WARD EIGHT
   METRO WEST FIRE PROTECTION DISTRICT
   ST. LOUIS COUNTY POLICE DEPARTMENT – CITY OF WILDWOOD (6TH) PRECINCT
   ROCKWOOD R-6 SCHOOL DISTRICT
   METROPOLITAN ST. LOUIS SEWER DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS. SOURCE OF TOPOGRAPHY– MSD ORTHOTOPO.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD.
7. ALL UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE
9. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD OUTDOOR LIGHTING REQUIREMENTS.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD. SEE INCLUDED LIGHTING AND LANDSCAPE PLANS.
11. BUILDING HEIGHT SHALL NOT EXCEED 2 STORIES OR 24 FEET.
12. THE NEAREST MAJOR INTERSECTION IS MANCHESTER ROAD AND STATE ROUTE 109 APPROXIMATELY 1200 FEET TO THE NORTH.
13. THE FRONT FACADES MUST BE 1.5 FEET ABOVE GRADE AT THE FRONTAGE LINES.
14. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD AND MODOT STANDARDS.
15. NO PLANTS, TREES, SIGNS, ETC., SHALL BE PLACED WITHIN THE SIGHT TRIANGLE AT INTERSECTIONS/MEDIANS AS TO RESTRICT SIGHT DISTANCE.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 23V120094

1. SITE ADDRESS: 2461 EATHERTON RD. WILDWOOD, MO 63640

   CURRENT OWNER: MILDRED E. SCHNEIDER, TRUSTEE, 15 WILDERNESS LN., DEFIANCE, MO 63341

   OWNER UNDER CONTRACT: PAYNE FAMILY HOMES, 10407 BAUR BLVD, SUITE B, ST. LOUIS, MO 63132

EXISTING ZONING: R-4 WITH A PRD, TOWN CENTER NEIGHBORHOOD EDGE DISTRICT

2. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
3.

	RESIDENTIAL	OUTLOTS
GROSS AREA OF SITE:	28.03 ACRES	6.60 ACRES
RIGHT-OF-WAY:	-5.98 ACRES	-0.80 ACRES
NET AREA:	22.05 ACRES	5.80 ACRES

4. DENSITY = 22.05 AC. X 43,560 S.F./AC. / 7,500 SQ.FT. =128 LOTS ALLOWABLE
5. NUMBER OF LOTS PROPOSED: 104
6. PARKING REQUIREMENTS:
   2 EA. X 104 LOTS = 208 SPACES
   PROVIDED = 208 SPACES

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0260K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

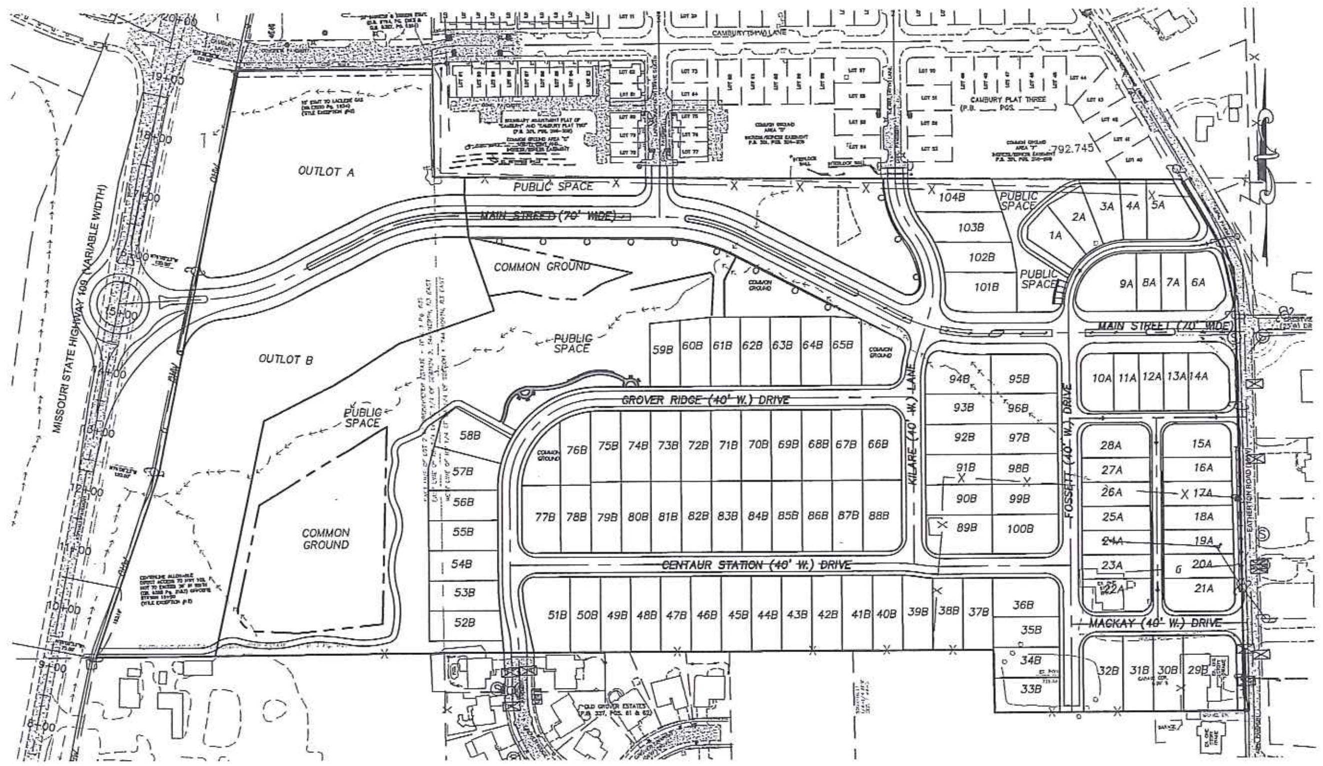
GEOTECHNICAL ENGINEER'S STATEMENT:

THESE PLANS HAVE BEEN REVIEWED BY SCI ENGINEERING, INC. FOR THEIR COMPLIANCE REGARDING GEOTECHNICAL RECOMMENDATIONS RELATIVE TO SITE DEVELOPMENT. BASED ON THIS REVIEW AND AVAILABLE SUBSURFACE INFORMATION, IT IS OUR OPINION THAT THE SITE MAY BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, GOOD CONSTRUCTION PRACTICES, AND THE RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY SCI ENGINEERING, INC DATED OCTOBER 2014.

WE HAVE NOT PREPARED ANY PART OF THESE PLANS AND MY SEAL ON THESE PLANS IS INTENDED ONLY TO CONFIRM MY PERSONAL REVIEW AND APPROVAL TO THE SITE GRADING PLAN AS IT RELATES TO THE STABILITY OF EARTH SLOPES.

SCI ENGINEERING, INC MUST BE INVOLVED DURING THE CONSTRUCTION PHASE OF THIS PROJECT IN ORDER TO DETERMINE IF SUBSURFACE CONDITIONS ARE AS ANTICIPATED FROM THE FIELD EXPLORATION DATA, THAT OUR RECOMMENDATIONS RELATIVE TO SITE GRADING ARE IMPLEMENTED, AND THAT OTHER GEOTECHNICAL ASPECTS OF SITE DEVELOPMENT ARE PERFORMED IN ACCORDANCE WITH THESE PLANS.

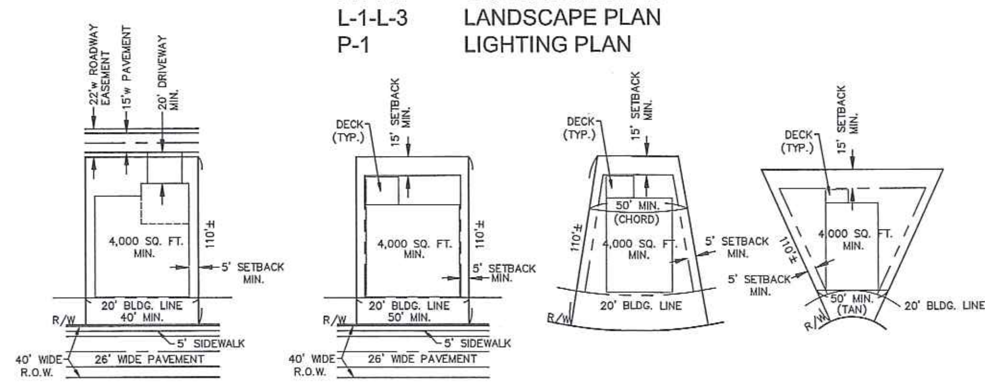
SCI ENGINEERING, INC



KEY MAP
N.T.S.

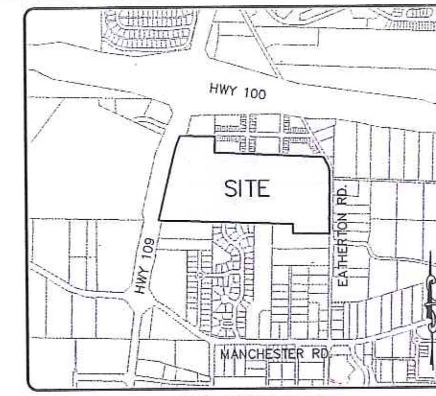
SHEET INDEX

1.1	COVER SHEET
2.1-2.2	SDP - SITE PLAN
3.1-3.2	SDP - GRADING PLAN
4.1-4.2	SDP -PUBLIC SPACE PLAN
5.1	NATURAL RESOURCES MAP
5.2	TREE PROTECTION PLAN
6.1	SITE SECTIONS
7.1-7.2	ORDINANCE #2116
L-1-L-3	LANDSCAPE PLAN
P-1	LIGHTING PLAN



TYPICAL "A" LOT
(EXCEPT PERIMETER LOTS)
NOT TO SCALE

TYPICAL "B" LOT
(EXCEPT PERIMETER LOTS)
NOT TO SCALE



LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
512	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
x	FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
EX. CI	CATCH BASIN	CI NO.
EX. AI	AREA INLET	AI NO.
EX. CI	GRATED INLET	CI NO.
EX. MH	STORM MANHOLE	MH NO.
EX. MH	SANITARY MANHOLE	MH NO.
EX. FE	FLARED END SECTION	FE NO.
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OHW)
℄	FLOW LINE	℄
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
	YARD LIGHT	
TRM	TURF REINFORCEMENT MAT	

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, AND A PART OF LOT 2 OF DREINHOEFER ESTATE IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, RECORDED IN PLAT BOOK 1, PAGE 63 OF THE LOUIS COUNTY RECORDS, ALL IN TOWNSHIP 44 NORTH, RANGE 3 EAST CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN DEED TO MILDRED E. SCHNEIDER, TRUSTEE, RECORDED IN BOOK 12833, PAGE 620 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF AT TRACT OF LAND CONVEYED TO ANDREW E. LINDBERG BY DEED RECORDED IN BOOK 7597, PAGE 1337 OF SAID RECORDS, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EATHERTON ROAD, 30 FEET WIDE, SAID POINT BEING 15 FEET PERPENDICULAR DISTANCE SOUTHWEST OF THE CENTERLINE OF SAID EATHERTON ROAD; THENCE ALONG THE NORTH LINE OF SAID LINDBERG TRACT, NORTH 87° 25' 51" WEST, 417.42 FEET, THENCE LEAVING SAID NORTH LINE, NORTH 01° 41' 38" EAST, 104.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 1; THENCE ALONG SAID SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, SAID LINE ALSO BEING THE NORTH LINE OF OLD GROVER ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 337 PAGE 61 OF SAID RECORDS, NORTH 87° 25' 51" WEST, 914.54 FEET TO THE NORTHWEST CORNER OF LOT 25 OF SAID OLD GROVER ESTATES SUBDIVISION, SAID CORNER ALSO BEING THE INTERSECTION OF SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE WEST LINE OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF ABOVE SAID SECTION 2, SAID LINE ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO COLUMBIA SPORTS, LLC BY DEED RECORDED IN BOOK 16541, PAGE 1743 OF SAID RECORDS, NORTH 87° 52' 40" WEST, 578.85 FEET TO THE NORTHWEST CORNER OF SAID COLUMBIA SPORTS, LLC TRACT, SAID CORNER BEING THE INTERSECTION OF THE EAST LINE OF MISSOURI STATE HIGHWAY 109, WIDTH VARIES, AS WIDENED BY DOCUMENT RECORDED IN DEED BOOK 6558 PAGE 2183 OF SAID RECORDS, AND SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, SAID INTERSECTION BEING 75 FEET PERPENDICULAR DISTANCE EAST OF THE CENTERLINE OF SAID HIGHWAY 109; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG SAID EAST LINE OF HIGHWAY 109 THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 21° 48' 57" EAST, 325.13 FEET TO A POINT BEING 120 FEET PERPENDICULAR DISTANCE EAST OF SAID CENTERLINE OF HIGHWAY 109; NORTH 13° 51' 37" EAST, 339.82 FEET TO A POINT OF CURVATURE; AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 22,798.32 FEET, WHOSE CHORD BEARS NORTH 14° 17' 34" EAST, 344.16 FEET, AN ARC DISTANCE OF 344.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CAMBURY LANE, 54 FEET WIDE, SAID POINT BEING 27 FEET PERPENDICULAR DISTANCE SOUTH OF THE CENTERLINE OF SAID CAMBURY LANE; THENCE LEAVING LAST SAID EAST LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CAMBURY LANE, SOUTH 87° 35' 00" EAST, 322.50 FEET TO A POINT ON THE WEST LINE OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351, PAGE 206 OF SAID RECORDS; THENCE LEAVING LAST SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE OF BOUNDARY ADJUSTMENT PLAT, SOUTH 01° 57' 00" WEST, 180.00 FEET TO THE SOUTHWEST CORNER OF SAID BOUNDARY ADJUSTMENT PLAT; THENCE LEAVING LAST SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID BOUNDARY ADJUSTMENT PLAT, SOUTH 86° 48' 00" EAST, 1246.20 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EATHERTON ROAD (30 FEET WIDE), SAID POINT BEING 15 FEET DISTANT PERPENDICULAR WEST OF THE CENTERLINE OF SAID ROAD; THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF EARTHERTON ROAD (30 FEET WIDE) AND PARALLEL TO THE CENTERLINE OF SAID ROAD THE FOLLOWING COURSES AND DISTANCES; SOUTH 27° 50' 50" EAST, 171.71 FEET TO AN ANGLE POINT; THENCE SOUTH 01° 41' 38" WEST, 736.17 FEET TO THE POINT OF BEGINNING, CONTAINING 1,508,659 SQUARE FEET OR 34.634 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2015 UNDER ORDER NO. 14-04-126.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER, 2015, AT THE REQUEST OF PAYNE FAMILY HOMES, PREPARED A SITE DEVELOPMENT PLAN OF "MAIN STREET CROSSING". A TRACT OF LAND LOCATED IN SECTIONS 1 & 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

JAMEY A HENSON, PLS
MO. REG. PLS #2007017963

MSD Base Map - 23V

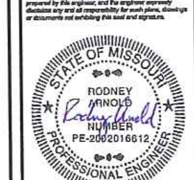
ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS

PAYNE FAMILY HOMES
10407 BAUR BLVD., SUITE B
ST. LOUIS, MO 63132
Ph. 314-996-0341
www.paynefamilyhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Main Street Crossing
2461 EATHERTON RD., WILDWOOD, MO
COVER SHEET

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

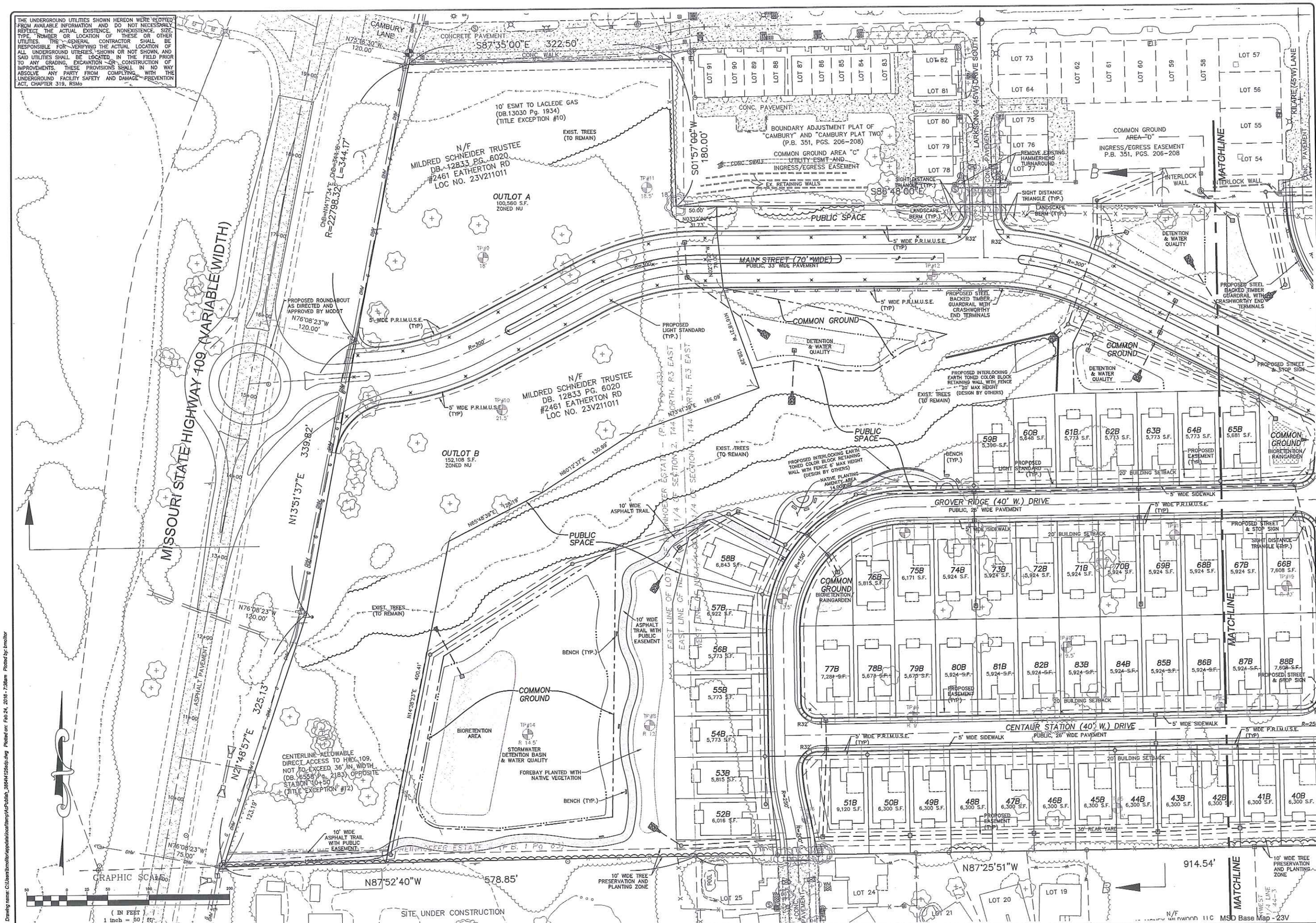


Date: 2-23-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	14-04-126
Date	Feb. 23, 2016
Designed: SL	Sheet 1.1
Drawn: SL	
Checked:	SDP

Drawing name: C:\Users\bmolitor\appdata\local\temp\AcPublish_3864\14126sdp.dwg Plotted on: Feb 24, 2016 - 7:38am Plotted by: bmolitor

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



ISSUE	REMARKS/DATE
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Corporate Certificate of Authority #001348

Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

SDP - SITE PLAN

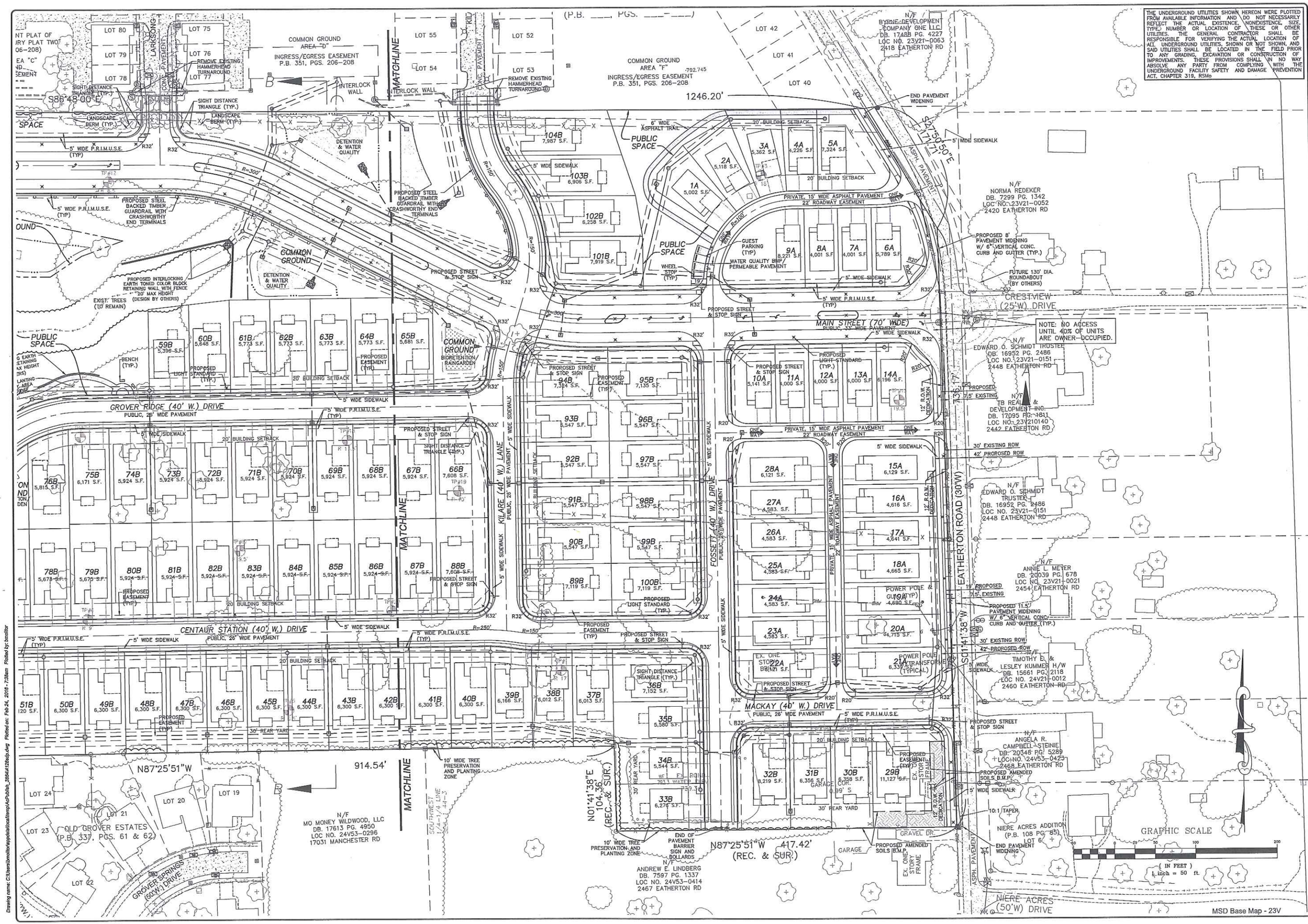
The Professional Engineer's seal and signature affixed to this print applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 2-23-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	14-04-126
Date	Feb. 23, 2016
Designed: SL	Sheet 2.1
Drawn: SL	
Checked:	SDP

Drawing name: C:\Users\bmoltor\appdata\local\temp\AcPublish_38644\126dp.dwg Plotted on: Feb 24, 2016 - 7:28am Plotted by: bmoltor



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ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS

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Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

SDP - SITE PLAN

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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 2-23-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	14-04-126
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Designed: SL	Sheet 2.2
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CAMBURY LANE
CONCRETE PAVEMENT
S87°35'00"E 322.50'
CONC. WALK
N78°16'30"W 120.00'
10' ESMT TO LACLEDE GAS (DB.13030 Pg. 1934) (TITLE EXCEPTION #10)
N/F MILDRED SCHNEIDER TRUSTEE DB. 12833 PG. 6020 #2461 EATHERTON RD LOC NO. 23V211011
OUTLOT A 100,566 S.F. ZONED NU
R=22798.32' L=344.17'
S01°57'06"W 180.00'
CONC. PAVEMENT
BOUNDARY ADJUSTMENT PLAT OF "CAMBURY" AND "CAMBURY PLAT TWO" (P.B. 351, PGS. 206-208)
COMMON GROUND AREA "C" UTILITY ESMT AND INGRESS/EGRESS EASEMENT
EX. RETAINING WALLS
S86°48'00"E
PUBLIC SPACE
MAIN STREET (76' WIDE)
COMMON GROUND
PROPOSED STEEL BACKED TIMBER GUARDRAIL WITH CRASHWORTHY END TERMINALS
PROPOSED INTERLOCKING EARTH TONED COLOR BLOCK RETAINING WALL WITH FENCE 20' MAX HEIGHT (DESIGN BY OTHERS)
N/F MILDRED SCHNEIDER TRUSTEE DB. 12833 PG. 6020 #2461 EATHERTON RD LOC NO. 23V211011
OUTLOT B 152,108 S.F. ZONED NU
339.82'
MISSOURI STATE HIGHWAY 109 (VARIABLE WIDTH)
N76°08'23"W 120.00'
N76°08'23"W 75.00'
N21°48'57"E 325.13'
ASPHALT PAVEMENT
CENTERLINE ALLOWABLE DIRECT ACCESS TO HWY. 109 NOT TO EXCEED 36' IN WIDTH (DB. 16558 Pg. 2189) OPPOSITE STATION 10+50 (TITLE EXCEPTION #12)
PROPOSED INTERLOCKING EARTH TONED COLOR BLOCK RETAINING WALL WITH FENCE 9' MAX HEIGHT (DESIGN BY OTHERS)
NATIVE PLANTING AMENITY AREA 14,000 S.F.
PUBLIC SPACE
COMMON GROUND
GROVER RIDGE (40' W.) DRIVE
PUBLIC 26' WIDE PAVEMENT
20' BUILDING SETBACK
CENTAUR STATION (40' W) DRIVE
PUBLIC 26' WIDE PAVEMENT
30' REAR YARD
N87°52'40"W 578.85'
N87°25'51"W 914.54'
SITE UNDER CONSTRUCTION
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
LOT 25
LOT 24
LOT 21
LOT 20
LOT 19
MATCHLINE
LARKSONG (45'W) DRIVE SOUTH
KILARNEY (45'W) LANE
CONC. PAVEMENT
COMMON GROUND AREA "D"
INGRESS/EGRESS EASEMENT P.B. 351, PGS. 206-208
INTERLOCK WALL
LOT 73 LOT 64 LOT 62 LOT 61 LOT 60 LOT 59 LOT 58 LOT 57 LOT 56 LOT 55 LOT 54 LOT 75 LOT 76 LOT 77 LOT 82 LOT 81 LOT 80 LOT 79 LOT 78 LOT 91 LOT 90 LOT 89 LOT 88 LOT 87 LOT 86 LOT 85 LOT 84 LOT 83

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Main Street Crossing

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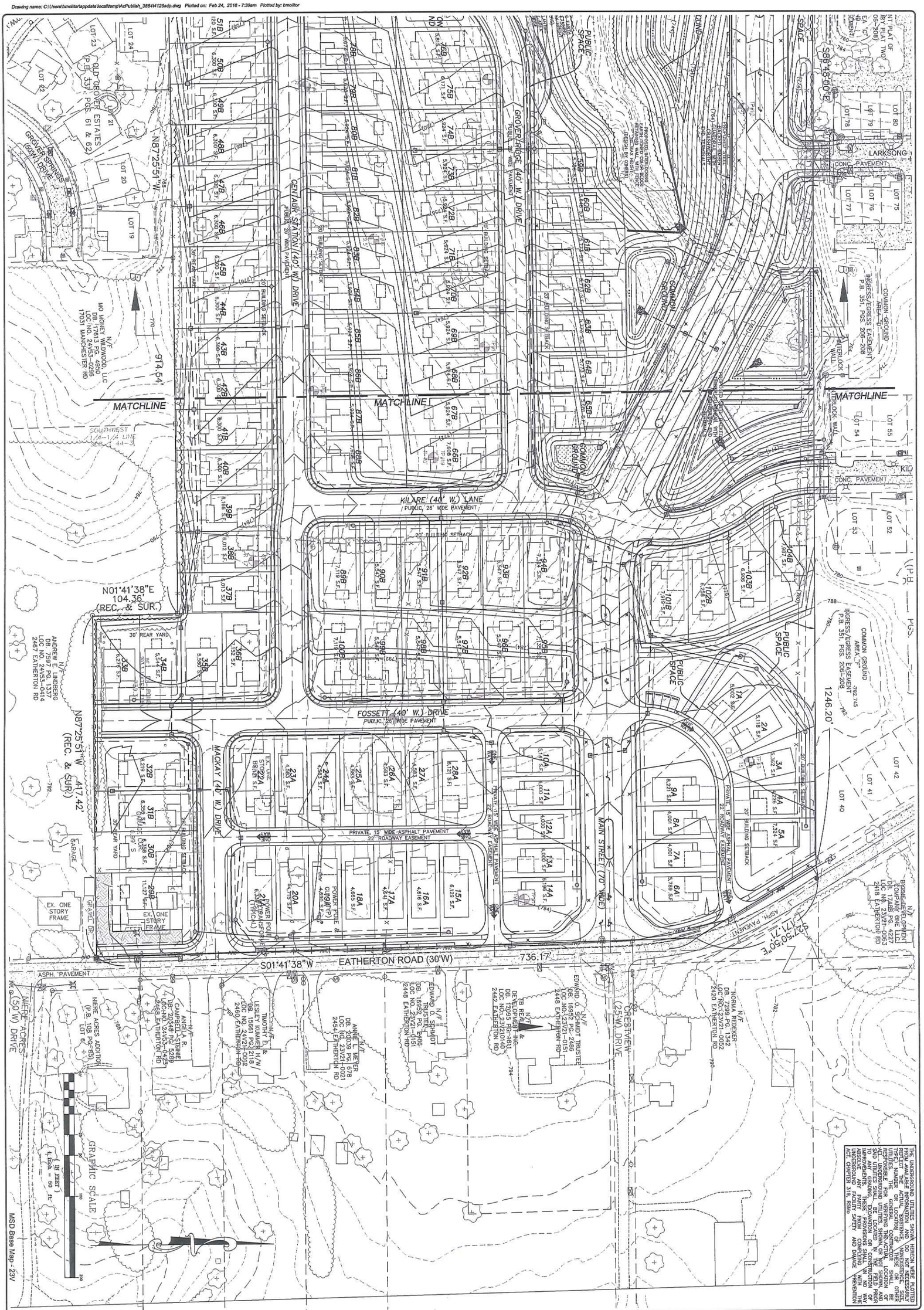
STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 2-23-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	
14-04-126	
Date	
Feb. 23, 2016	
Designed: SL	Sheet
Drawn: SL	3.1
Checked:	SDP

MSD Base Map - 23V

Drawing name: C:\Users\bmoitor\appdata\local\temp\AcPublish_3864\4125sdp.dwg Plotted on: Feb 24, 2016 - 7:39am Plotted by: bmoitor



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION, AND DO NOT NECESSARILY BE THE ONLY UTILITIES IN THE AREA. THESE OR OTHER UTILITIES MAY BE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN, OR NOT SHOWN, AND PROTECT THEM FROM DAMAGE. THE CONTRACTOR IS TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

Date	Feb. 23, 2016
Designed: SL	Sheet 3.2
Drawn: SL	
Checked:	SDP

Job Number 14-04-126

Date: 2-23-2016
RODNEY ARNOLD
Missouri Reg. No. E-28020166/2
Civil Engineer

STATE OF MISSOURI RODNEY D. ARNOLD NUMBER E-28020166/2 PROFESSIONAL ENGINEER

Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

SDP - GRADING PLAN

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Main Street Crossing

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SDP - PUBLIC SPACE PLAN

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STATE OF MISSOURI
RODNEY WINOOD ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 2-23-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

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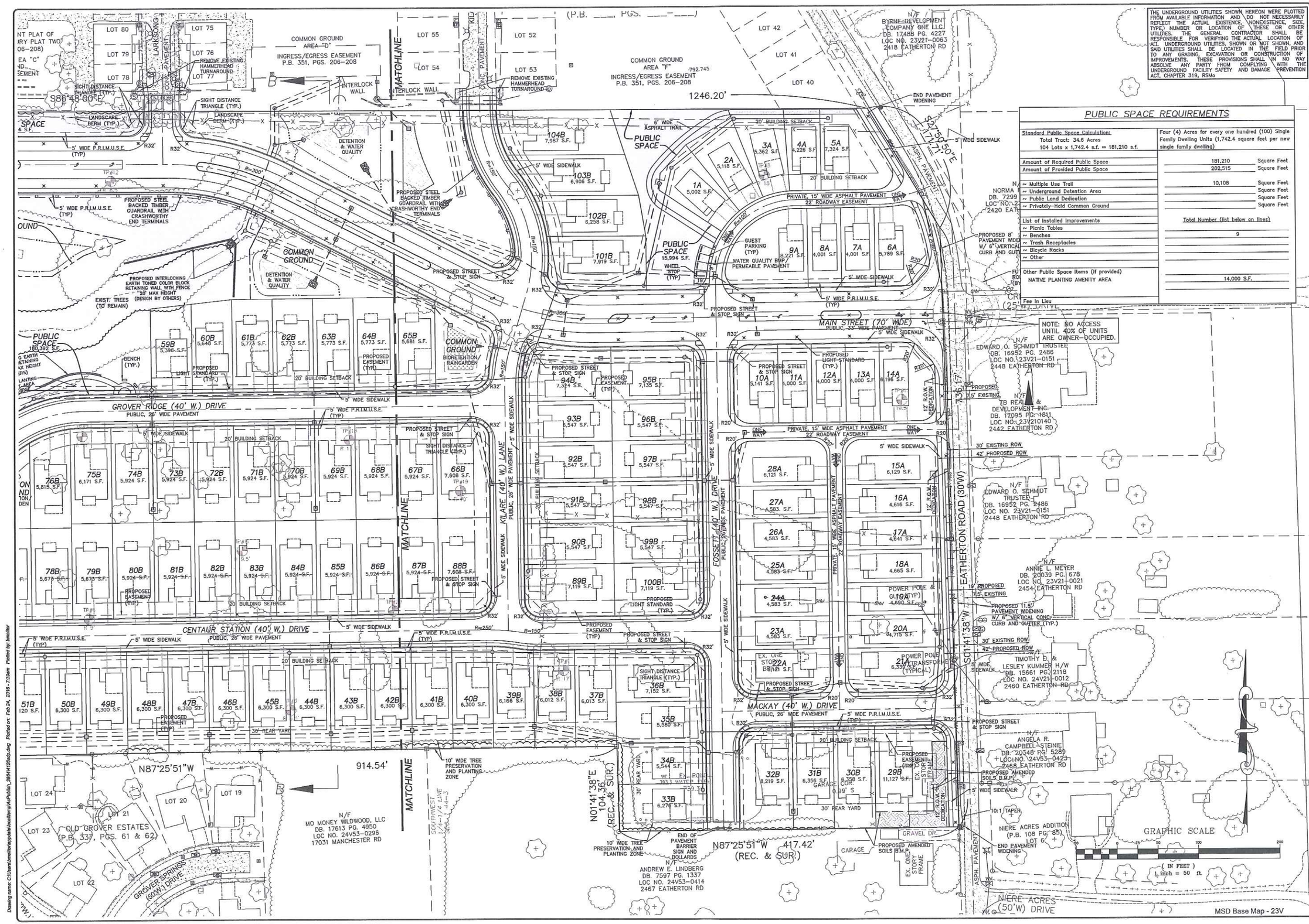

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PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 34.6 Acres 104 Lots x 1,742.4 s.f. = 181,210 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)
Amount of Required Public Space	181,210 Square Feet
Amount of Provided Public Space	202,515 Square Feet
~ Multiple Use Trail	10,108 Square Feet
~ Underground Detention Area	Square Feet
~ Public Land Dedication	Square Feet
~ Privately-Held Common Ground	Square Feet
List of Installed Improvements	Total Number (list below on lines)
~ Picnic Tables	
~ Benches	9
~ Trash Receptacles	
~ Bicycle Racks	
~ Other	
Other Public Space Items (if provided) NATIVE PLANTING AMENITY AREA	14,000 S.F.
Fee In Lieu	

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Main Street Crossing

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NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 2-23-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	14-04-126
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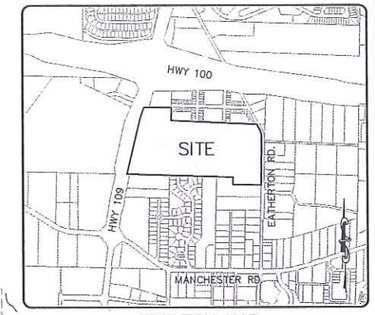
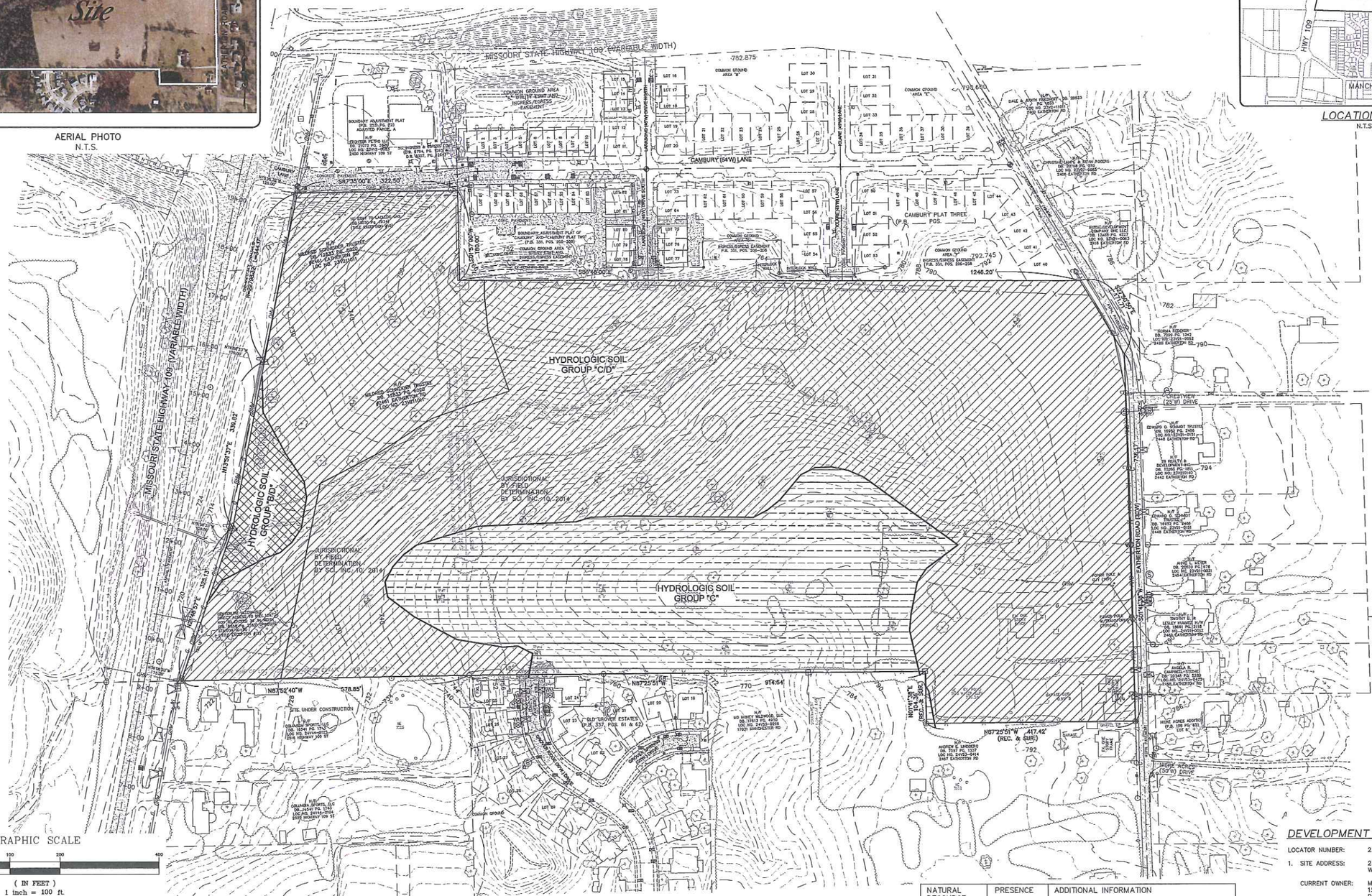
AERIAL PHOTO
N.T.S.



LOCATION MAP
N.T.S.



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SOIL SCIENTIST CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER 2015, REVIEWED A REPORT REGARDING THE SOILS AND NATURAL RESOURCE EVALUATION OF THE SUBJECT PROPERTY. THE REPORT AND INFORMATION CONTAINED ON THIS PLAN RELATING TO SAME IS IN COMPLIANCE WITH SECTION 1005.200, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDWOOD, MISSOURI.

SOIL SCIENTIST DATE

	Existing Tree Mass
	Hydrologic Group "C" Soils
	Hydrologic Group "B/D" Soils
	Hydrologic Group "C/D" Soils
	Regulated Waters

NATURAL RESOURCE	PRESENCE	ADDITIONAL INFORMATION
Wetlands	No	None identified during site walk.
Streams and Floodplains	Yes	Two streams cross the site, both of which were determined to be jurisdictional.
Karst	No	None identified during site walk.
Ponds/Lakes	Yes	One stock/farm pond identified during site walk.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 23V120094

1. SITE ADDRESS: 2461 EATHERTON RD. WILDWOOD, MO 63040

CURRENT OWNER: MILDRED E. SCHNEIDER, TRUSTEE 15 WILDERNESS LN. DEFIANCE, MO 63341

2. EXISTING USE: VACANT / UNDEVELOPED
3. GROSS AREA OF SITE: 34.60 ACRES

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0260K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

MSD Base Map - 23V

ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
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Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

NATURAL RESOURCES MAP

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RODNEY A. ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 2-23-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	14-04-126
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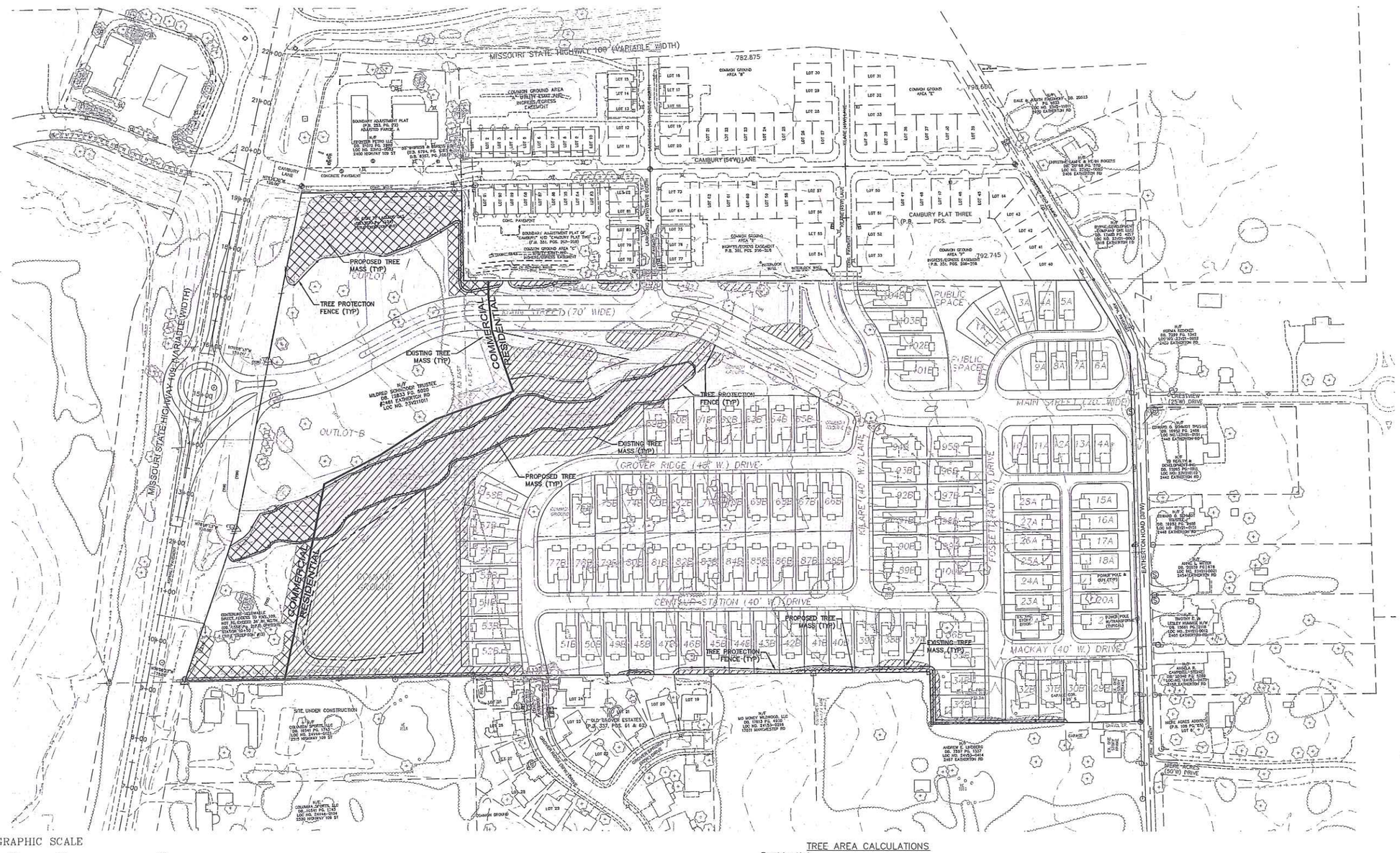

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LEGEND	
	Existing Tree Mass
	Existing Tree Mass (Residential) (Located outside of right-of-way and building area)
	Existing Tree Mass (Commercial) (Located outside of right-of-way and building area)
	Proposed Tree Mass (Residential)
	Proposed Tree Mass (Commercial)

TREE AREA CALCULATIONS

Residential:
- Existing Tree Mass: 5.59 ac.
- Proposed Tree Mass: 1.33 ac.

Commercial:
- Existing Tree Mass: 1.73 ac.
- Proposed Tree Mass: 1.15 ac.

Site Total:
- Existing Tree Mass: 7.32 ac.
- Proposed Tree Mass: 2.48 ac.
- Percentage Retained (Provided): 34%
- Percentage Retained (Required): 30%

MSD Base Map - 23V

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Main Street Crossing
2461 EATHERTON RD., WILDWOOD, MO
TREE PRESERVATION PLAN

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NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 2-23-2016
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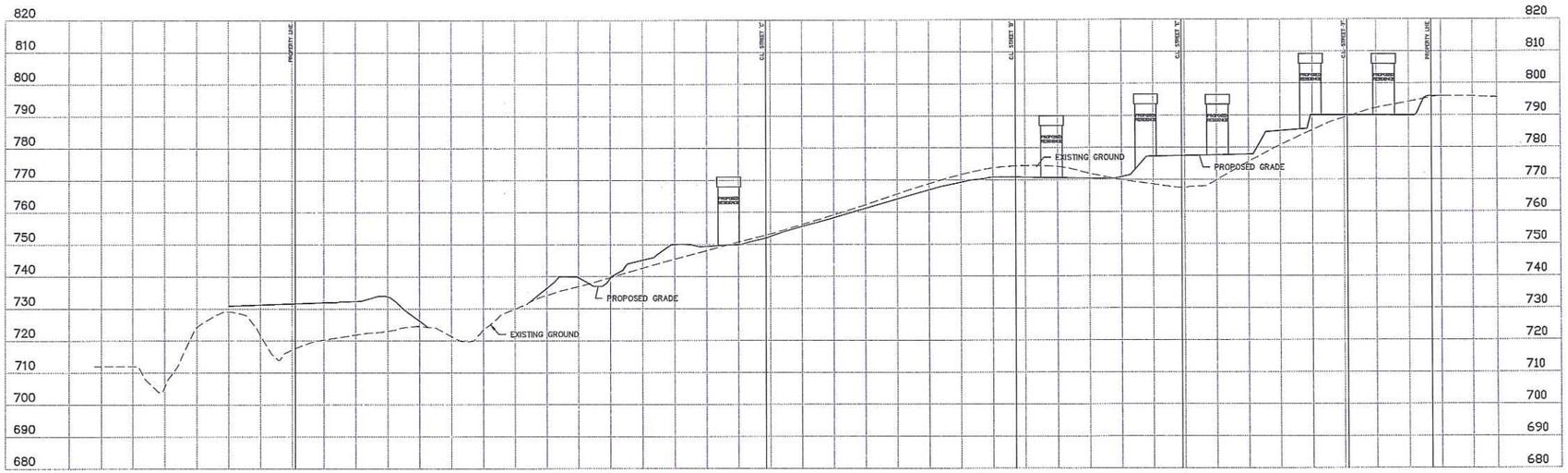
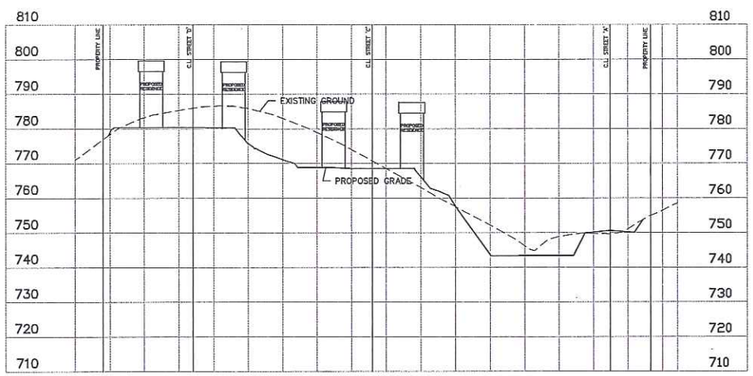
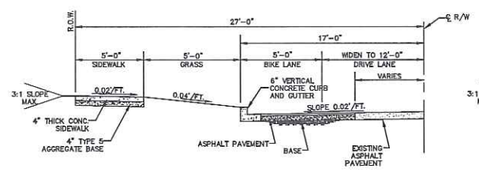


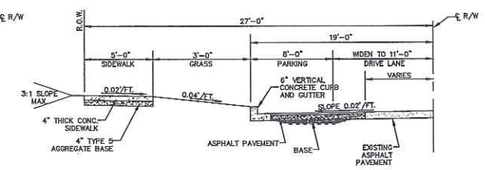
SECTION A-A



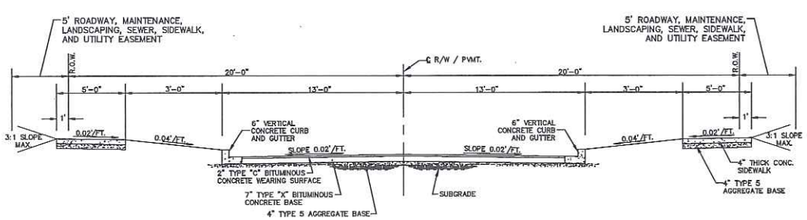
SECTION B-B



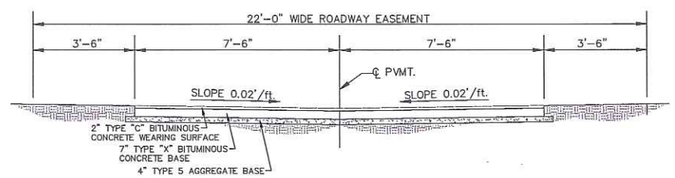
EATHERTON ROAD WITH BIKE LANE
TYPICAL PVMT. WIDENING
N.T.S.



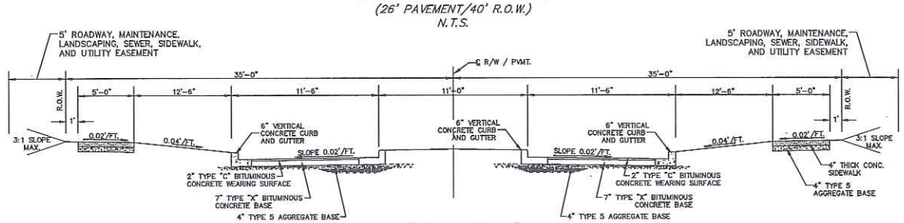
EATHERTON ROAD WITH PARALLEL PARKING
TYPICAL PVMT. WIDENING
N.T.S.



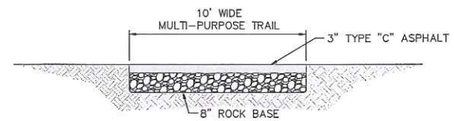
TYPICAL PVMT. SECTION
(26' PAVEMENT/40' R.O.W.)
N.T.S.



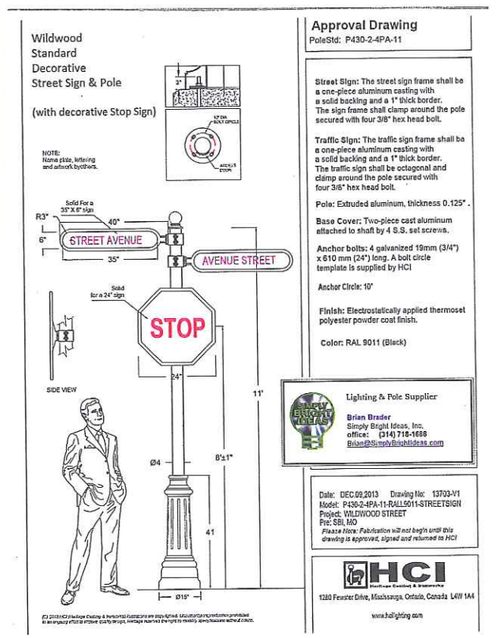
TYPICAL ALLEY PAVEMENT SECTION
(15' PAVEMENT/22' ROADWAY EASEMENT)

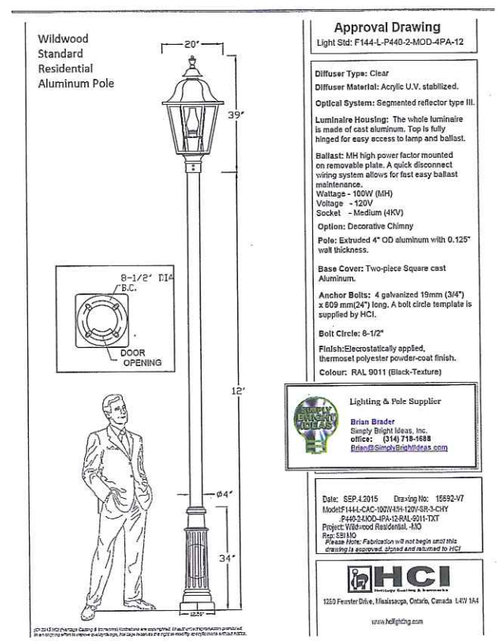


"MAIN STREET"
TYPICAL PVMT. SECTION
(70' R.O.W.)
N.T.S.



MULTI-PURPOSE TRAIL
N.T.S.





MSD Base Map - 23V

ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS

PAYNE FAMILY HOMES
10407 BAUR BLVD., SUITE B
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THE STERLING CO.
ENGINEERS & SURVEYORS
5059 New Baumgartner Road
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Ph 314-487-0440 Fax 314-487-8944
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Corporate Certificate of Authority #001348

Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

SITE SECTIONS

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All other material, information and data shown on this sheet is for reference purposes only and not considered prepared by the engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 2-23-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	
14-04-126	
Date: Feb. 23, 2016	
Designed: SL	Sheet 6.1
Drawn: SL	
Checked:	SDP

Drawing name: C:\Users\smoller\appdata\local\temp\AcPublish_3836\4126sdp.dwg Plotted on: Feb 24, 2016 - 7:39am Plotted by: smoller

AMENDED BILL #2116 ORDINANCE #2116

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES A CHANGE IN ZONING FOR A TWENTY-EIGHT (28) ACRE TRACT OF LAND THAT IS LOCATED ON THE EAST SIDE OF STATE ROUTE 109, SOUTH OF STATE ROUTE 100, FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, ALONG WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), THEREBY AUTHORIZING ONE HUNDRED FOUR (104) SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, COMMON GROUND, PUBLIC SPACE, AND THE PLANNED STREET NETWORK TO BE DEVELOPED THERE, ALL SUCH BEING CONSISTENT WITH THE LETTER OF RECOMMENDATION THAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON JULY 6, 2015. (Ward Eight)

WHEREAS, the development of single family units in the Town Center has been a priority to the City of Wildwood, since the Town Center Plan Update was adopted by the Planning and Zoning Commission in March 2010; and

WHEREAS, this priority was developed over this update process, as the City became aware of the need to provide greater areas of Town Center for housing, increase potential rooftops for economic development purposes, and address the desired market in the City of Wildwood; and

WHEREAS, the petitioned site has a number of different land use designations under the Regulating Plan of the Town Center Plan, two (2) of which are intended to allow for its development with "Downtown" District activities and "Neighborhood General" District uses, neither of which allow the traditional "home," as set forth in the plan's housing components; and

WHEREAS, much of the interest in residential housing in the Town Center Area has been for single family detached units on individual lots, developed in accordance with the plan, which is the primary land use activity set forth in the "Neighborhood Edge" District designation, which a portion of this site is so established; and

WHEREAS, the petitioner is seeking the entire twenty-eight (28) acres of the subject site be designated for "Neighborhood Edge" District uses, along with its rezoning and the application of the Planned Residential Development Overlay District (PRD), thereby accommodating its use for up to one hundred seventeen (117) single family detached dwellings on individual lots, including common ground, public space, and an extensive roadway and pedestrian network; and

WHEREAS, this matter was scheduled for a public hearing by the Planning and Zoning Commission in December 2014, where testimony was heard about the change in the Regulating Plan of the Town Center Plan, the rezoning of the property, and the application of the special procedures permit, which led to a number of other meetings and discussions about the merit of its design and units associated with this proposal; and

WHEREAS, the Planning and Zoning Commission, concerned about the location of Main Street and the lack of New Urbanism lots and homes, and the lack of stub street extensions, denied the Regulating Plan change and the associated zoning and special procedures permit requests on April 20, 2015 and forwarded that recommendation to the City Council, which received it and returned it back to the members for more study; and

WHEREAS, after several more months of discussion, the Planning and Zoning Commission granted approval of the Regulating Plan change to the Town Center Plan and the associated rezoning and special procedures permit, based upon a reduction of overall units to one hundred four (104), connection of all stub streets, improved design of units, and more functional public space (the vote of the Commission was 6 to 3); and

WHEREAS, the Planning and Zoning Commission's Letter of Recommendation, dated July 6, 2015, was forwarded to the City Council for its review and a public hearing was held on the matter on July 13, 2015, where additional public comments were provided at that time; and

WHEREAS, at the conclusion of this hearing, the City Council authorized the preparation of the necessary legislations for the purpose of authorizing these requests in the Town Center Area of Wildwood; and

WHEREAS, the City Council, in allowing the preparation of the needed legislations noted, in support of the project, the changes that had been incorporated into, since its initial submittal and hearing in December 2014, the addition of New Urbanism lots, as part of the housing mix, the extension of stub streets, the improved stormwater management design, and the inclusion of useable public space, all leading to this action; and

WHEREAS, the City Council of the City of Wildwood, via its Charter, State Statute, and local codes, is empowered to adopt laws, ordinances, and regulations regarding the development and use of land to the benefit and protection of the public's health, safety, and general welfare, of which this action is consistent with such.

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 by the action of changing the zoning district designation of the subject tract of land from its current NU Non-Urban Residence District to the R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), Town Center Neighborhood Edge District, which are set forth therein for the following described tract of land:

A tract of land situated in Sections 1 and 2, Township 44 North, Range 3 East in St. Louis County, Missouri, more particularly described as follows: Commencing at an old stone in the South line of the Northwest ¼ of the Southwest ¼ of said Section 1, set at a point where the said South line is intersected by the West line of Eatherton Road; thence along the Western line of Eatherton Road South 1 degree 53 minutes West, a distance of 104.36 feet to a point being the Southeast corner of property described in deed to Bert C. Grimm and wife, recorded in Book 1848 page 335, also being the point of beginning; thence North 87 degrees 17 minutes West along a line parallel with the South line of the Northwest ¼ of the Southwest ¼ of said Section 1, 417.42 feet to an old stone at the Southwest corner of property described in said deed to Grimm and wife; thence North 1 degree 53 minutes East of 104.36 feet to an old stone in said South line of the Northwest ¼ of the Southwest ¼ Section 1; thence North 87 degrees 17 minutes West along the South line of Northwest ¼ of the Southwest ¼ of Section, 914.42 feet to an old iron rod at the Southwest corner of said ¼ section; thence North 87 degrees 47 minutes West along the South line of the Northeast ¼ of the Southeast ¼ of Section 2, 578.52 feet to an iron pipe at its intersection with the Eastern line of Missouri Route 109; thence along the Eastern line of said Route 109, north 22 degrees 10 minutes 53 seconds East, 324.27 feet; Thence continuing along said eastern line North 14 degrees 6 minutes 29 seconds East; Thence North 14 degrees 32 minutes 43 seconds East, 346.18 feet to a point on the South line of tract conveyed to Alexander J. Coyle and wife by deed recorded in Book 1567 page 27; thence departing said Eastern line of Missouri Route 109 South 87 degrees 35 minutes East along the South line of the property conveyed to Coyle and wife as aforesaid; 319.52 feet to an iron pipe at the Southeast corner thereof being at a point in the line between said Sections 1 and 2; thence along the line between Sections 1 and 2, South 1 degree 57 minutes West 180 feet to corner of property conveyed to Albert Anderson and wife by deed recorded in Book 2909 page 26, thence along the South line of said property conveyed to Anderson and wife as aforesaid, South 86 degrees 48 minutes East 1,246.2 feet to the West line of Eatherton Road, thence Southeastwardly and Southwardly along the Western line of Eatherton Road along a curve to the right having a radius of 458.00 feet a distance of 251.66 feet; Thence continuing along said West line South 1 degree 53 minutes West, 512.47 feet to the point of beginning and containing 34.80 Acres, more or less.

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 July 6, 2015 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 one hundred four (104), detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each property.

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 4,000 square feet in size. The minimum width of any lot within this P.R.D. Overlay District shall be forty (40) 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 across 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 seventy-six (76) of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of six (6) ~~five (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 twenty (20) feet in width 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 New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of twenty-eight (28) of the allowable one hundred four (104) lots. These lots do not need to incorporate the garage offset distance noted in Condition 2(d.) of this Ordinance.

f. The first story, interior clear height for all single family dwellings shall be not less than nine (9) feet.

g. 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.

h. 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. 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.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than twenty-eight (28) acres and no greater than 28.5 acres.

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.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the Regulating Plan changes, the rezoning of the subject site, and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

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:

(1) Twenty (20) feet from any right-of-way line.
(2) Five (5) 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.
(3) Fifteen (15) feet from any rear yard property line and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of twenty-five (25) feet. Driveway widths serving these 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

c. 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 and construct a roundabout and related channelization islands and other improvements required therein. 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.

d. Establish a minimum seventy (70) foot wide public right-of-way for the construction of Main Street within the site, for a total of thirty-four (34) feet of pavement area (inclusive of the concrete vertical curb and gutter and grass median) 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 seventy (70) 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. 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 Main Street and directed by the Department of Public Works.

e. Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all 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 these rights-of-way areas, 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. 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 rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. Dedicate the required amount of right-of-way and/or easements along this property's Eatherton Road frontage to the City of Wildwood, Missouri for public roadway purposes and for the construction of required roadway improvements, which include a widening of a minimum of five (5) feet in width, a five (5) foot wide sidewalk, and street trees and lights, including a minimum three (3) foot wide tree lawn area for these improvements. A future roundabout, and related channelization islands and other improvements required therein, shall not be required, but the dedication of right-of-way for such shall be made at the time of the Record Plat. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by 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 Eatherton Road and directed by the Department of Public Works.

g. Extend all existing stub streets abutting the subject site into it and these extensions shall 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. These stub street extensions shall include Larksong Drive South, Kilare Lane, and Grover Ridge Drive. Safety components determined necessary for any stub street extension shall be indicated on the Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission.

h. Dedicate a minimum forty (40) foot wide strip of land on the subject site for a future street connection to the south, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. The location of this planned stub street shall be generally in the southeast corner of the subject site, approximately 370 feet to the west of existing Eatherton Road. Within this dedication of public right-of-way, construct a roadway that shall 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.

i. Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all 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.

j. 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 Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

k. 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.

l. 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.

m. Construction access shall be from State Route 109 during the development of this site, not via the Cambury Subdivision or Eatherton Road.

n. 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.

o. 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.

p. 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

q. 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

r. 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.

s. 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.

t. 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.

u. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. 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 one hundred four (104) dwelling units.

v. The developer shall provide a minimum ten (10) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and care, along the entire southern boundary of the site, and upon individual rear lot areas, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

w. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

MSD Base Map - 23V

ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS

PAYNE FAMILY HOMES
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www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Main Street Crossing
2461 EATHERTON RD., WILDWOOD, MO
ORDINANCE #2116

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI — RODNEY ARNOLD — NUMBER PE-2002016612 — PROFESSIONAL ENGINEER

Date: 2-23-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number 14-04-126	
Date Feb. 23, 2016	
Designed: SL	Sheet 7.1
Drawn: SL	
Checked:	SDP

Drawing name: C:\Users\bmolitor\appdata\local\temp\AcPublish_3864\14126sdp.dwg Plotted on: Feb 24, 2016 - 7:40am Plotted by: bmolitor

Signs - Residential

x. 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.

y. 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

z. 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

aa. 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.

bb. 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.

cc. 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.

dd. 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.

ee. 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.

ff. Access to Eatherton Road from this Planned Residential Development Overlay District, e.g. any street or alley, including Main Street, shall not be authorized, until such time forty (40) percent of

the authorized units within its boundaries are owner-occupied. Until this threshold is reached, access shall be restricted/blocked to Eatherton Road, as shown on the Site Development Plan and reviewed and acted upon by the Department of Public Works and the Planning and Zoning Commission. Specifications for the manner in which access shall be controlled to Eatherton Road shall be at the discretion of the City of Wildwood, but all costs associated with such are the responsibility of the developer.

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, 2016, 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.

The Planning and Zoning Commission is recommending these fees be credited to the developer for use for the purposes of assisting with completion of required improvements within the right-of-way of State Route 109 and the off-site portion of the Main Street right-of-way. The granting of these credits is at the sole discretion of the City Council.

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.

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the property, which indicates its current condition relative to its past utilization by other owners. Determination regarding any required mediation shall be identified and completed, prior to the approval of the Record Plat and before the occupancy of any residential unit, all being in accordance with State and federal standards and guidelines, as set forth by the United States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR), for any determined contaminant exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

Floodplain Study and Plans

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

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 (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, 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 and Eatherton Road must be completed prior to the issuance of building permits in excess of twenty (20) percent of the units. These required improvements may be credited against the overall Traffic Generation Assessment Fee (TGA) charge associated with these 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.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

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.

Editor's Note: Modifications recommended by the Planning and Zoning Commission at its meeting on September 8, 2015 are indicated by bolded blue type.

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 ________________________, 2015 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

MSD Base Map - 23V

ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS

PAYNE FAMILY HOMES
10407 BAUR BLVD., SUITE B
ST. LOUIS, MO 63132
Ph. 314-996-0341
www.paynefamilyhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Main Street Crossing
2461 EATHERTON RD., WILDWOOD, MO
ORDINANCE #2116

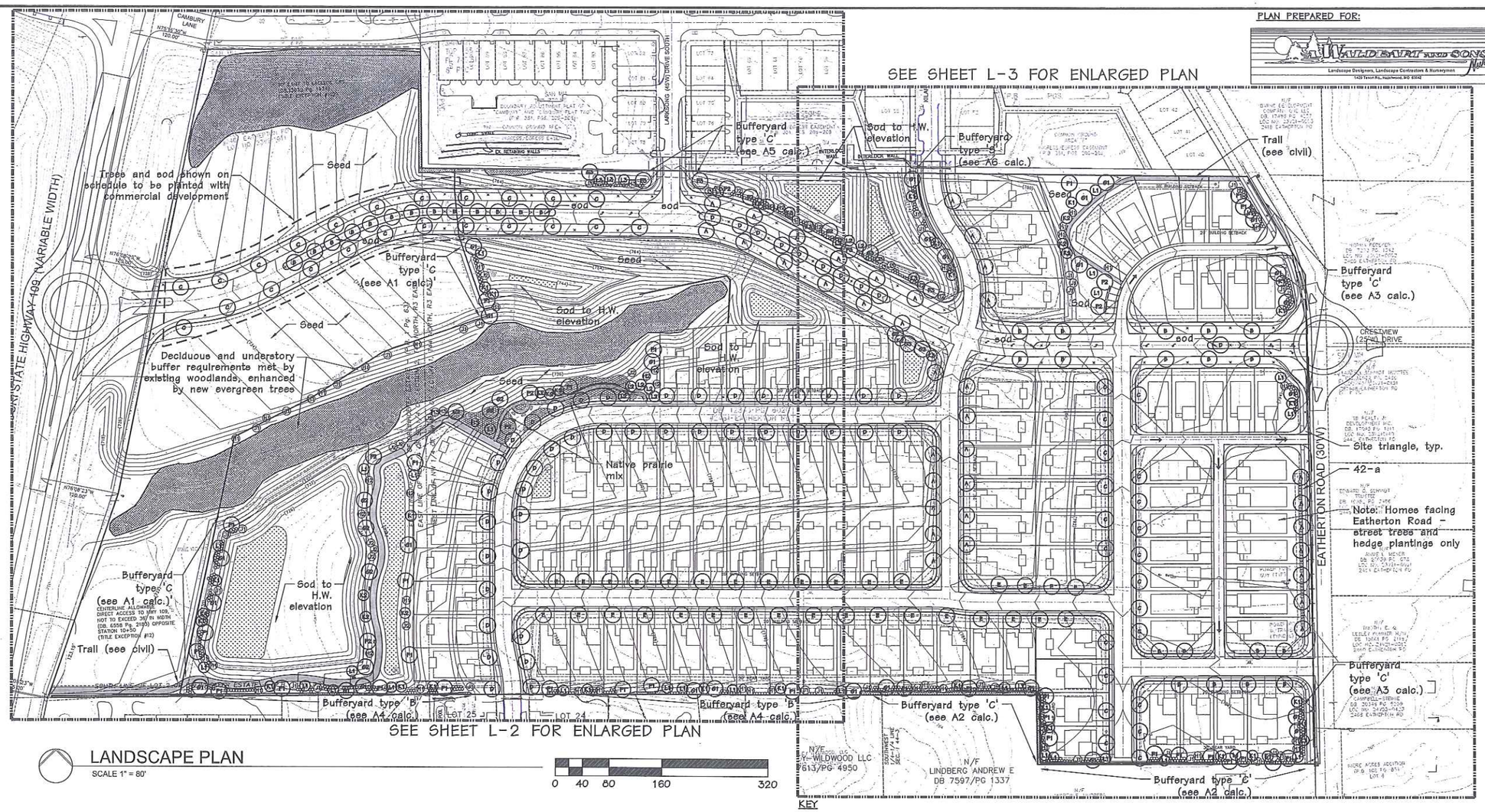
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 2-23-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number 14-04-126	
Date Feb. 23, 2016	
Designed: SL	Sheet 7.2
Drawn: SL	
Checked:	SDP

Drawing name: C:\Users\bmolitor\appdata\local\temp\AcPublish_3864\14126sdp.dwg Plotted on: Feb 24, 2016 - 7:40am Plotted by: bmolitor



PLAN PREPARED FOR:

Waldbart and Sons, Inc.
Landscape Designers, Landscape Contractors & Nurserymen
1420 Tenon Rd., Hazelwood, MO 63042

Jerald Saunders Landscape Architect
MO License # LA-007

Consultants:

LANDSCAPE PLAN

SCALE 1" = 80'

0 40 80 160 320

KEY

- Existing woodland to remain
- Native prairie mix
- MSD bio plantings

LANDSCAPE CALCULATIONS:

A) Bufferyards

1. Type "C" required along west property line as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 10 shrubs required per 150 LF)
432 LF ÷ 150 LF bufferyard unit measurement = 2.88
2.88 x 3 tree units = 8.64 = 9 canopy trees, 9 evergreen trees, and 9 understory trees
2.88 x 30 shrub units = 86.4 = 86 shrubs

2. Type "C" required along southeastern property line as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 30 shrubs required per 150 LF)
748 LF ÷ 150 LF bufferyard unit measurement = 4.98
4.98 x 3 tree units = 14.94 = 15 canopy trees, 15 evergreen trees, and 15 understory trees
4.98 x 30 shrub units = 149.4 = 149 shrubs

3. Type "C" required along east property line as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 10 shrubs required per 150 LF)
480 LF ÷ 150 LF bufferyard unit measurement = 3.2
3.2 x 3 tree units = 9.6 = 10 canopy trees, 10 evergreen trees, and 10 understory trees
3.2 x 30 shrub units = 96 shrubs

4. Type "B" required along southern property line as labeled on the plan
(2 canopy trees, 2 evergreen trees, 2 understory trees, and 20 shrubs required per 150 LF)
1,042 LF ÷ 150 LF bufferyard unit measurement = 6.94
6.94 x 2 tree units = 13.88 =14 canopy trees, 14 evergreen trees, and 14 understory trees
6.94 x 20 shrub units = 138.8 = 139 shrubs

5. Type "C" required along collector roadway as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 30 shrubs required per 150 LF)
1,413 LF ÷ 150 LF bufferyard unit measurement = 9.42
9.42 x 3 tree units = 28.26 = 28 canopy trees, 28 evergreen trees, and 28 understory trees
9.42 x 30 shrub units = 282.6 = 283 shrubs

6. Type "S" required along access roadway as labeled on the plan
(2 canopy trees, 2 evergreen trees, 2 understory trees, and 20 shrubs required per 150 LF)
190 LF ÷ 150 LF bufferyard unit measurement = 1.26
1.26 x 2 tree units = 2.52 = 3 canopy trees, 3 evergreen trees, and 3 understory trees
1.26 x 20 shrub units = 25.2 = 25 shrubs

7. Required plant materials for bufferyards shall be planted in the following sizes and percentages

Canopy Trees	Evergreen Trees	Understory Trees	Shrubs
10% 4" Caliper	10% 10' High	10% 2.5" Caliper	100% 2' High
20% 3" Caliper	20% 8' High	20% 2" Caliper	
70% 2" Caliper	70% 6' High	70% 1.5" Caliper	

B) Street Trees

1. Street trees shall be installed a minimum of every 40 LF of proposed lot frontage.
7,800 LF ÷ 40 = 195 minimum street trees required

2. A maximum of forty percent (40%) of one (1) species may be utilized to meet planting requirements.

3. Street trees shall not be planted closer than three (3) feet to any curb.

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	PERCENTAGE
STREET TREES						
A	34	Quercus rubra	Red Oak	2.5"	Deciduous	17.7%
B	31	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2.5"	Deciduous	9.4%
C	44	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5"	Deciduous	22.9
D	50	Acer rubrum 'Frankered'	Red Sunset Maple	2.5"	Deciduous	20.6%
E	33	Quercus bicolor	Swamp White Oak	2.5"	Deciduous	17.2%
	192	TOTAL STREET TREES (additional trees added to buffer plantings to meet street tree requirement)				=100%

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	PERCENTAGE
BUFFERYARD TREES & SHRUBS						
F1	30	Quercus bicolor	Swamp White Oak	2"	Deciduous, Canopy	
F2	8	Quercus bicolor	Swamp White Oak	3"	Deciduous, Canopy	
F3	4	Quercus bicolor	Swamp White Oak	4"	Deciduous, Canopy	
G1	29	Tilia cordata	Littleleaf Linden	2"	Deciduous, Canopy	
G2	8	Tilia cordata	Littleleaf Linden	3"	Deciduous, Canopy	
G3	4	Tilia cordata	Littleleaf Linden	4"	Deciduous, Canopy	
H1	33	Pinus strobus	Eastern White Pine	6' Ht.	Evergreen	
H2	10	Pinus strobus	Eastern White Pine	8' Ht.	Evergreen	
H3	4	Pinus strobus	Eastern White Pine	10' Ht.	Evergreen	
J1	32	Picea abies	Norway Spruce	6' Ht.	Evergreen	
J2	10	Picea abies	Norway Spruce	8' Ht.	Evergreen	
J3	5	Picea abies	Norway Spruce	10' Ht.	Evergreen	
K1	26	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	1.5"	Deciduous, Understory	
K2	8	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	2"	Deciduous, Understory	
K3	4	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	2.5"	Deciduous, Understory	
L1	31	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	1.5"	Deciduous, Understory	
L2	8	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2"	Deciduous, Understory	
L3	4	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2.5"	Deciduous, Understory	
a	42	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	Evergreen	
	150	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	24"	Deciduous	
	150	Viburnum x burkwoodii	Burkwood Viburnum	24"	Deciduous	
	120	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"	Evergreen	
	150	Ilex verticillata 'Jim Dandy/Red Sprite'	Jim Dandy/Red Sprite Winterberry Holly	24"	Deciduous (1:9 ratio M/F)	
	30,905	Water quality plantings per MSD requirements		plugs	space 12" o.c.	
	8,054	Kentucky Bluegrass sod		sq. ft.		

Wildwood General Notes:

A. Individual homeowners must be notified at least one week prior to the installation of plants on lots that have an occupied dwelling.
B. Unless otherwise stipulated by specific requirements of the City of Wildwood Tree Manual, the landscaping shown on this plan must be planted in accordance with the latest edition of the Tree and Shrub Transplanting Manual published by the International Society of Arboriculture (P.O.Box GG, Savoy, IL 61874-9902)
C. All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from public street lights, 5' from driveway aprons, 20' from any traffic control sign and at least 30' from any intersection.
D. Locations of street trees may be subject to change in order to avoid conflict with street lighting.
E. Any planting within a tree preservation area, as designated on the Tree Preservation Plan and shown on this plan, must be done to avoid any adverse impact to the roots of existing trees.
F. Plant substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.
G. All plant material will be reinspected for survival by the City of Wildwood Planning Department one year following installation and again two full growing seasons after planting.
H. All plants must meet standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.
I. No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the Landsape Architect immediately to relocate affected plant material.
J. Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil composition and pH levels are suitable for plant material specified for that specific location.
K. All grading for landscaped areas will not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion.
L. The landscape of all undeveloped and developed property will be properly maintained in a slightly and well-kept manner.
M. Replanting and replacement of existing plan materials will be executed on an annual basis as needed by the property owner.

Main Street Crossing

Wildwood, MO

Revisions:

Date	Description	No.
11/11/15	Base Revision	1
11/19/15	Base Revision	2
02/23/16	City Comments	3

Drawn: BB
Checked: JAS

loomisAssociates
landscapeArchitectsPlanners
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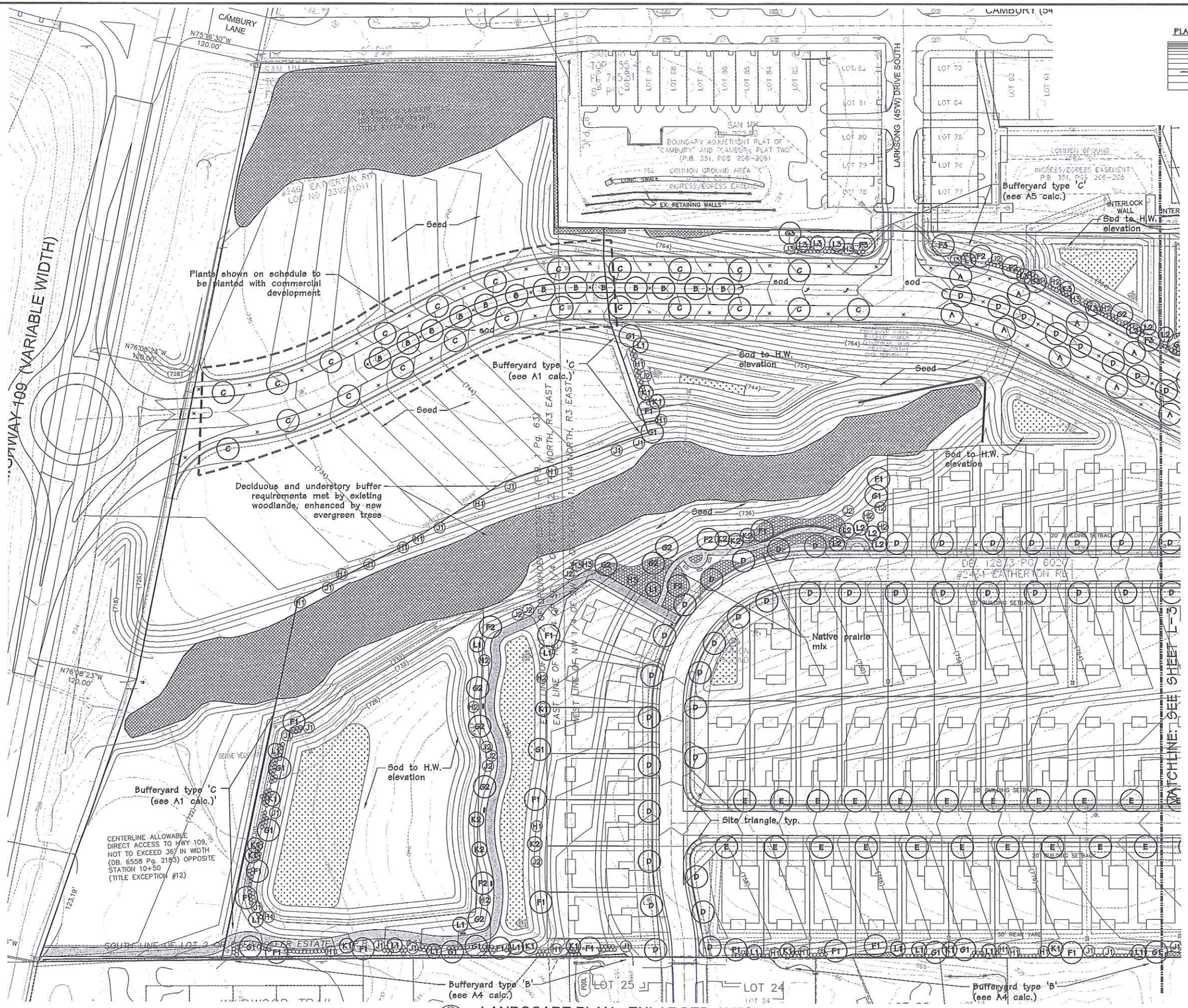
Chesterfield, Missouri 63005-1243
Office/Fax: 636/519-0094 Fax: 636/519-0097
e-mail: larry@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 11/19/14
Job #: 985.013



LANDSCAPE PLAN - ENLARGED: WEST

SCALE 1" = 50'

0 50 100 200

KEY

- Existing woodland to remain
- Native prairie mix
- MSD bio plantings

PLAN PREPARED FOR:

WALDBART AND SONS

Landscape Designers, Landscape Contractors & Nurserymen

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Main Street Crossing

Wildwood, MO

Revisions:

Date	Description	No.
11/11/15	Base Revision	1
11/19/15	Base Revision	2
02/23/16	City Comments	3

Drawn: LWH
Checked: JAS

loomisAssociates

landscapeArchitects|planners

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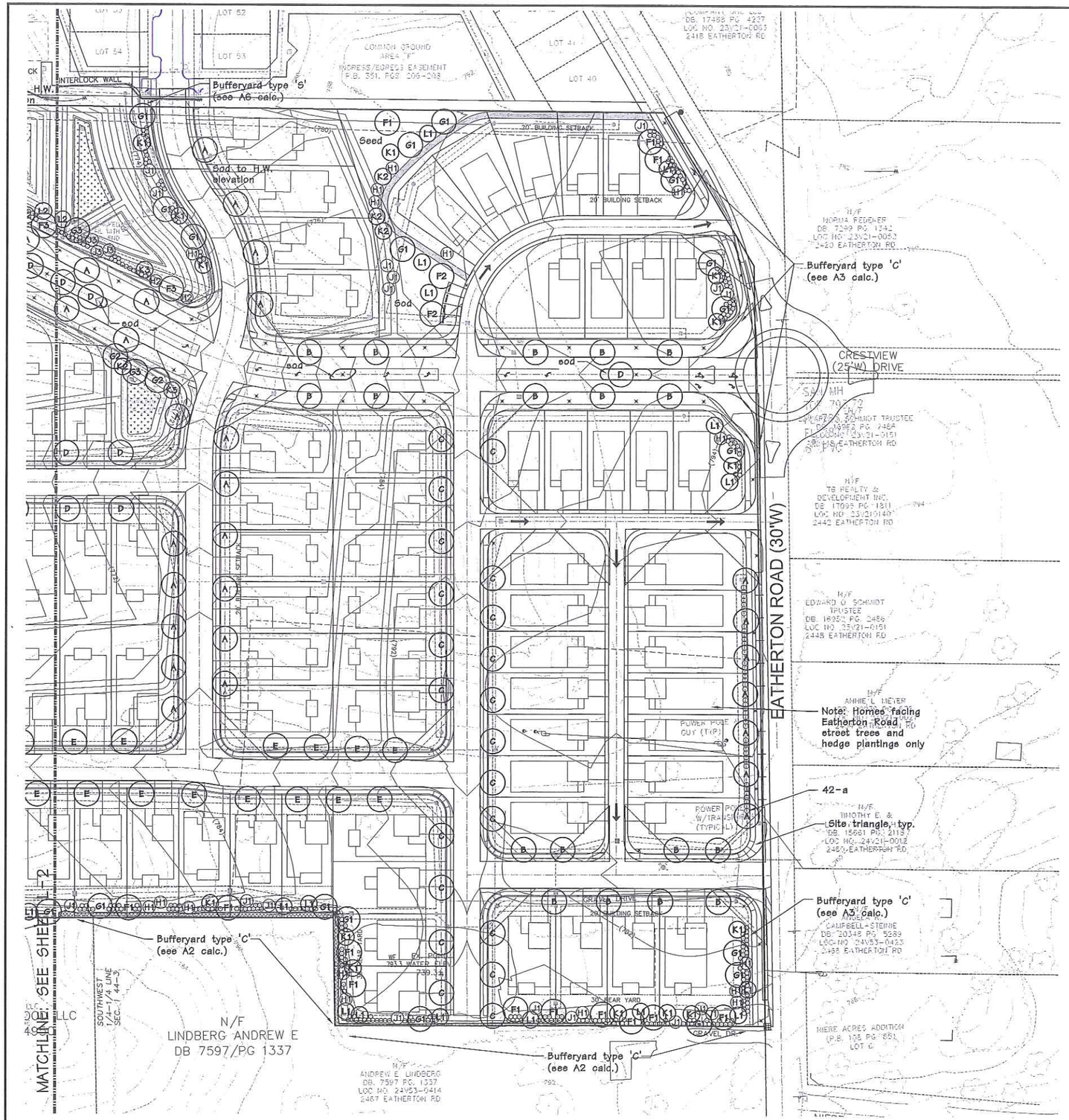
e-mail: lainfo@loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan Enlarged: West

Sheet No: L-2

Date: 11/19/14
Job #: 985.013



LANDSCAPE PLAN - ENLARGED: EAST

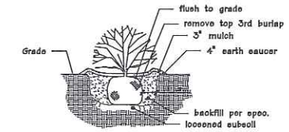
SCALE 1" = 50'

0 50 100 200

PLAN PREPARED FOR:

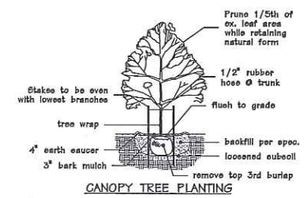
WALDBART AND SONS, Nurseryman

Landscape Designers, Landscape Contractors & Nurserymen

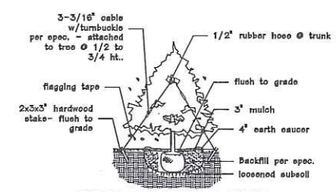


SCARIFY ROOT BALL OF ALL CONTAINER STOCK

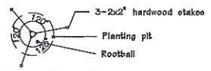
TYPICAL SHRUB PLANTING



CANOPY TREE PLANTING



TYPICAL EVERGREEN PLANTING



DETAIL PLAN VIEW

BOTANICAL NAME	COMMON NAME	PERCENTAGE	PLS OZ/ACRE
NATIVE PRAIRIE SEED MIX			
Asclepias tuberosa	Butterfly Milkweed	2.7	2.0
Aster oblongifolius	Aromatic Aster	2.7	2.0
Echinacea purpurea	Purple Coneflower	10.8	8.0
Liatris pycnostachya	Prairie Blazing Star	5.4	4.0
Penstemon digitalis	Foxglove Beardtongue	5.4	4.0
Pycnanthemum tenuifolium	Slender Mountain Mint	2.7	2.0
Schyzachyrium scoparium	Little Bluestem	37.8	28.0
Solidago nemoralis	Gray Goldenrod	5.4	4.0
Sporobolus heterolepsis	Prairie Dropseed	16.3	12.0
Ratidiba pinnata	Grayhead Coneflower	10.8	8.0
	TOTALS	100%	74.0

KEY

Existing woodland to remain

MSD bio plantings

STATE OF MISSOURI JERALD SAUNDERS NUMBER LA-7 LANDSCAPE ARCHITECT

2/23/16

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Main Street Crossing

Wildwood, MO

Revisions:

Date	Description	No.
11/11/15	Base Revision	1
11/19/15	Base Revision	2
02/23/16	City Comments	3

Drawn: LWH
Checked: JAS

loomisAssociates

landscapeArchitectsplanners

707 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
(636)519-8668 Fax (636)519-0797
e-mail: lwh@loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

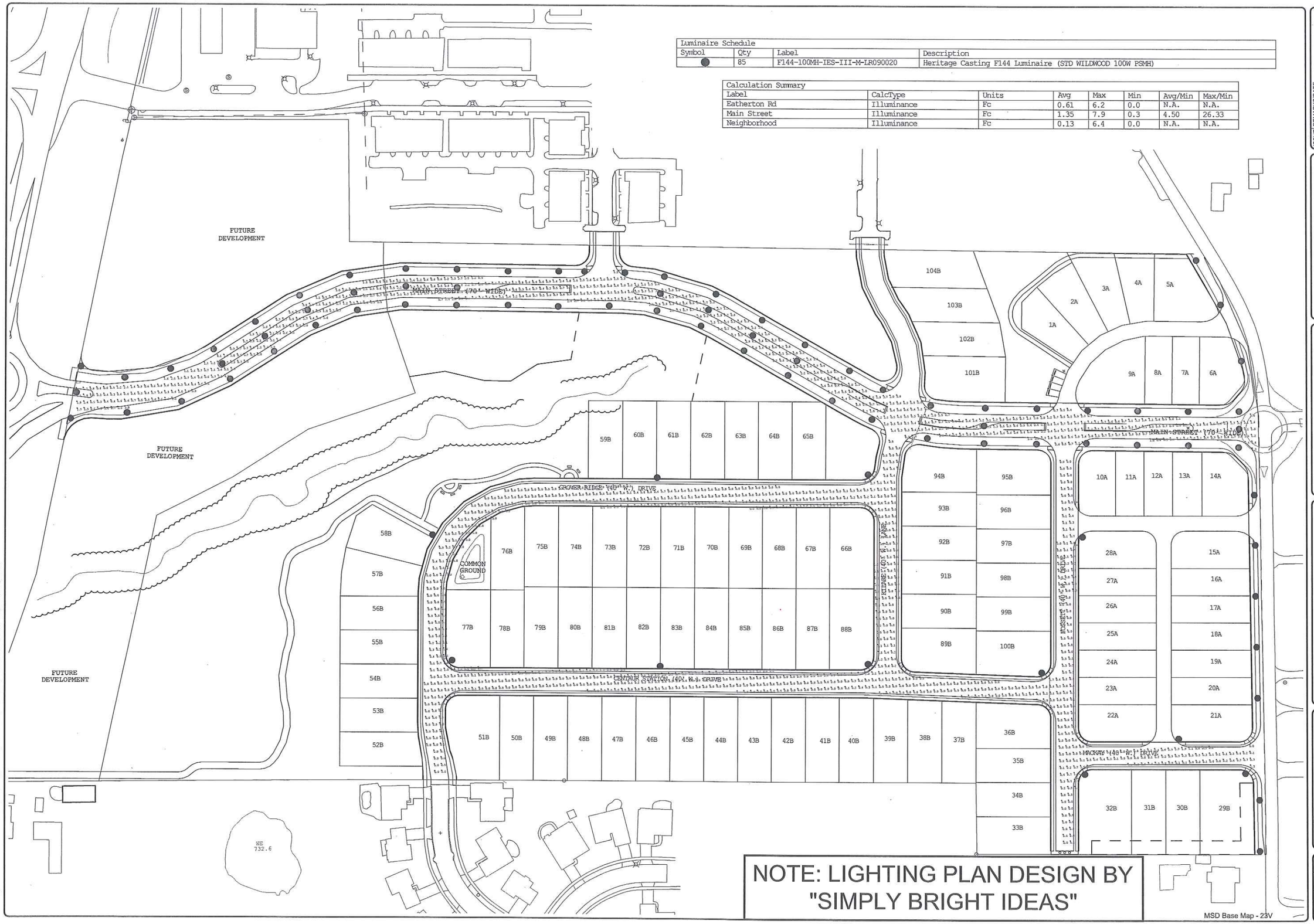
Sheet Title: Landscape Plan Enlarged: East

Sheet No: L-3

Date: 11/19/14
Job #: 985.013

Luminaire Schedule			
Symbol	Qty	Label	Description
●	85	F144-100MH-IES-III-M-LR090020	Heritage Casting F144 Luminaire (STD WILDWOOD 100W PSMH)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Eatherton Rd	Illuminance	Fc	0.61	6.2	0.0	N.A.	N.A.
Main Street	Illuminance	Fc	1.35	7.9	0.3	4.50	26.33
Neighborhood	Illuminance	Fc	0.13	6.4	0.0	N.A.	N.A.



NOTE: LIGHTING PLAN DESIGN BY "SIMPLY BRIGHT IDEAS"

ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS

PAYNE FAMILY HOMES
10407 BAUR BLVD., SUITE B
ST. LOUIS, MO 63132
Ph. 314-996-0341
www.paynefamilyhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

LIGHTING PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not bearing the seal and signature of the engineer named and prepared by the engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

Date:_____

License No.
Civil Engineer

Job Number	14-04-126
Date	Feb. 23, 2016
Designed: SL	Sheet P-1
Drawn: SL	
Checked:	SDP

Drawing name: V:\14041126 Schneider Tract\Drawings\Engineering\Site Development Plan\14126 photometric.dwg Plotted on: Feb 23, 2016 - 3:46pm Plotted by: bmotter

WILDWOOD®

July 5, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re:	A request from Greg Neichter, the petitioner/developer, which is dated May 2, 2016, regarding **P.Z. 14-06 City of Wildwood Department of Planning and Neichter/Throckmorton Development**, which seeks an extension of time to commence construction on the subject site.
Zoning:	NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD)
Location:	East Side of Ossenfort Road, south of Wild Horse Creek Road
Ward:	One

Council Members:

>> INTRODUCTION <<

The Planning and Zoning Commission is in receipt of a correspondence from Greg Neichter, petitioner/developer, dated May 2, 2016, regarding **P.Z. 14-06 City of Wildwood Department of Planning and Neichter/Throckmorton Development**, which seeks an extension of time to commence construction upon this residential subdivision. The site-specific ordinance governing this development requires that commencement of construction begin on, or before, May 27, 2016. The Planning and Zoning Commission has reviewed the files relative to this request and believes another extension is not appropriate. Therefore, the Planning and Zoning Commission, acting at its July 5, 2016, Executive Meeting, and by a vote of 8 to 0, hereby recommends no additional extension of time for commencement of construction to begin upon the site be favorably considered at this time. The deadline for commencement of construction to begin on this site is **May 27, 2016** and, with not extension, has now passed. This recommendation is hereby forwarded to the City Council for its review and consideration.

>> BACKGROUND <<

For the purposes of review, **P.Z. 14-06 City of Wildwood Department of Planning and Neichter/Throckmorton Development** was a request to reauthorize a previously approved Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the purposes of allowing a future residential subdivision on the site. The subject site has a total size of 193.7 acres and is located on the east side of Ossenfort Road,

south of Wild Horse Creek Road. The property exists as a single lot of record, and has been designated 'Non-Urban Residential Category' by the City's Master Plan, since 1996. Prior to the 2006 application for the special procedure permit, this property had been granted a Planned Residential Development Overlay District (PRD) by the City Council in 2003, but was voided, since the required Site Development Plan (SDP) was never approved by the Planning and Zoning Commission and recorded with the St. Louis County Recorder of Deeds Office within the required timeframe.

The Planning and Zoning Commission did recommend approval reauthorizing the Planned Residential Development Overlay District (PRD) onto the property for the previously approved fifty (55) lots. This previously approved lot design guaranteed, through the application of the Natural Resource Protection Standards, a minimal impact on the surrounding physical environment, the protection of the perimeter vegetation, compliance to the standards of the City for installation of infrastructure improvements, and the provision of abundant public space. The City Council received the Planning and Zoning Commission's recommendation and acted favorably upon it and approved the Planned Residential Development Overlay District (PRD) on February 27, 2007.

With the reauthorization of the Planned Residential Development Overlay District (PRD), the petitioner was required to complete the Site Development Plan (SDP) review process and obtain approval from the Planning and Zoning Commission. The developer(s) of this site completed this step in April 2007. With the completion of the Site Development Plan (SDP) review process, the next step is to complete Improvement Plans (Construction Drawings) for submittal, review, and acceptance by the Departments of Public Works and Planning. Once the Improvement Plans are completed, the project, from a construction standpoint, can typically begin. The Improvement Plans for this site were approved by the Departments of Public Works and Planning on September 14, 2007. Within the site-specific governing ordinance for this project, construction was then to commence upon the project by February 27, 2008. This construction date left the developers of this project less than five (5) months to start and meet the requirements of this deadline.

In January 2008, the petitioner requested an extension to this deadline for commencement of construction, since the development was not at stage to proceed to the issuance of permits and related items. With the submittal of the request, the Planning and Zoning Commission noted concerns about the current condition of the residential housing market and whether requiring this project to begin construction would be premature and lead to greater issues, if it were to be stopped, after starting. Given the design of the project still met all requirements of the City, the Planning and Zoning Commission agreed that an eighteen (18) month extension of time was appropriate and should be granted under the provisions of the site-specific ordinance.

This action was forwarded to the City Council for its review and consideration as well. The City Council concurred with the Planning and Zoning Commission and clearly stated the project continued to represent one (1) of the City's best applications of its Planned Residential Development Overlay District (PRD) regulations and would be a loss, if not allowed to develop under the current conditions of the existing ordinance. The City Council also noted the residential housing market was difficult and certainly this project would suffer, if launched at this time. Additionally, the City Council, although not related to the commencement of construction, also amended the ordinance for this project to address a noise issue related to its use by off-road motorcycles and vehicles on certain days. This activity was creating a noise

nuisance for the surrounding property owners. The two (2) changes to the Ordinance #1381 were approved by the City Council on May 27, 2008, which included the eighteen (18) month extension of time for commencement of construction, now November 27, 2009, and restrictions on the use of property for off-road recreational activities.

With this action by the City Council, the development was to commence construction by late 2009. The Zoning Ordinance defines "commencement of construction" as follows: "shall mean final grading for and installation of roadways necessary for first (1st) approved plat or phase of construction and commencement of installation of sanitary and storm sewers." In November 2009, with the aforementioned extension date rapidly approaching, and the residential housing market suffering under the Great Recession, the petitioner sought another eighteen (18) month extension of time for this activity to begin on the site. Thus, the Planning and Zoning Commission recommended, and the City Council concurred, the requirement for the commencement of construction to begin on the site be extended for an additional eighteen (18) months, which amended the timeline for this activity to May 27, 2011.

Once again, with the deadline for the commencement of construction approaching in May 2011, the petitioner requested another extension to this deadline. The Planning and Zoning Commission was supportive of allowing an additional twenty-four (24) month extension for the commencement of construction to begin on the site due to the unforeseen circumstances and outside influences that continued to affect the viability of a project of this size and magnitude. In this case, the outside influences remained the condition of the stalled residential housing market recovery and the financing barriers for potential buyers. Thus, the Planning and Zoning Commission recommended, and the City Council concurred, the requirement for the commencement of constitution to begin on the site be extended for an additional twenty-four (24) months, which amended the timeline for this activity to May 27, 2013.

When the May 27, 2013 deadline arrived, the Planning and Zoning Commission was again supportive of allowing an extension of time to the deadline for the commencement of construction. The Commission recognized the lingering effects of the recession on the residential market and how it continued to affect any project's viabilities. Although the Commission noted it appeared the residential market was beginning to show some signs of recovery, in part due to the pent-up demand for new housing and low mortgage rates for buyers. However, it appeared the market was just beginning to create confidence for homebuilders and lenders in these high-end residential communities and more time was needed to ensure such trends were true and could sustain a development of this size and magnitude. Therefore, the Planning and Zoning Commission recommended, and the City Council concurred, the requirement for the commencement of construction to begin on the site be extended for an additional eighteen months, which amended this timeline to November 27, 2014.

In 2014, the petitioner requested another eighteen (18) to twenty-four (24) month extension of time, given construction had not begun by the November 27, 2014 deadline. The Planning and Zoning Commission acted favorably on the request to extend the deadline eighteen (18) months, with a new deadline of May 27, 2016. The Planning and Zoning Commission approved the extension, noting it would be the last one granted for this project. This position did not reflect on the character of the project, but rather the length of time the site-specific governing ordinance had been in place, without commencement of construction.

>> CURRENT REQUEST <<

As noted above in the background of this report, with the Planning and Zoning Commission's action, the commencement of construction was to begin by May 27, 2016 for this project. With that date surpassed and the platting process not yet underway at this time, the petitioner is now seeking another eighteen (18) month extension of time.

>> ANALYSIS AND RECOMMENDATION <<

With the May 27, 2016 deadline now passed for this special procedures permit to remain in 'good standing' and no planned development of the site imminent, an extension of time to the commencement of construction has again been requested by the petitioner. This particular request for additional time associated with this Planned Residential Development Overlay District (PRD) has been considered in six (6) other separate instances. Therefore, this requested extension by the owner would be the seventh such associated with this project, since its initial approval in 2003. This number of extensions is unusual and not typical. When the Planning and Zoning Commission granted an extension in 2014, it went on record to note this action would be the last extension granted for this development to commence construction.

Previous extensions have been granted due to several appropriate reasons, which have included the following:

1. The City had not passed any new land use regulations that might change the design or requirements associated with this subdivision and it still met and, in some instances, exceeds the minimum requirements for Natural Resource Protection Standards, tree preservation requirements, public space requirements, and design standards of the City.
2. The project provides over twenty-five (25) acres of usable public space for residents, much of which is visible from Ossenfort Road, thereby preserving the view of this valley along this rural roadway.
3. The density is less than allowed under the regulations of the NU Non-Urban Residence District and had the community's support, when first approved for the allowable fifty-five (55) lots.
4. The impact of the project, given its size, has been offset by a number of the conditions in the site-specific ordinance, which include appropriate utility connections to the public systems that are available in the area and stormwater and roadway improvements commensurate with the demand.

Although the Planning and Zoning Commission is wary on an-going extensions to the ordinance-required deadlines, it has been patient in regard to this project, expecting that, when the residential market recovered, this project would become viable. Despite having a well-planned development that satisfies all of the requirements of the City's land use regulations, which would normally favor another extension of time for the commencement of construction, but after twelve (12) years, it does not convince the Planning and Zoning Commission to support and recommend favorably such to the City Council. This recommendation by the Planning and Zoning Commission is not to recommend another eighteen (18) month period of time, as requested by the petitioner/developers.

However, it is also important to identify that some of the reasons cited in previous extensions of time are no longer as applicable, as they may once have been. For example, previous recommendations recognized the lingering effects on the residential market from the Great Recession and how it continued to affect the project's viability. Yet, over the past several years, the City has experienced an increase in the number of applications for proposed residential developments and would contend the residential market continues to show apparent and strong signs of recovery.

Denying the extension of time for the commencement of construction and allowing the Planned Residential Development Overlay District (PRD) to become void will not necessarily result in a better project design in the future, but allows the community in its vicinity to comment upon it again, if applied for at some point in the future. Given these circumstances, the Planning and Zoning Commission is not recommending the requirement relating to the commencement of construction be extended for an additional eighteen (18) months and the current deadline remain as-is - May 27, 2016.

>> SUMMARY AND CONCLUSION <<

Given the above rationales for this non-support, the Planning and Zoning Commission is not supporting an eighteen (18) month extension of time for this project to proceed to the required level of commencement of construction. Accordingly, the Planning and Zoning Commission is recommending that Planned Residential Development Overlay District Ordinance **#1946** not be changed and continue to read as it has since its last adoption by the City Council.

1. PERMITTED USES

This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of fifty-five (55), detached single family dwellings on individual lots, with common ground, and all permitted accessory structures. Common ground area shall include all property not within the Planned Residential Development Overlay District boundaries, but utilized for the purposes of density calculation within the same and access to the site (a minimum of sixty-six (66) acres shall be set aside for this purpose and not be used for future lots). The minimum area of this Planned Residential Development Overlay District shall be one hundred ninety-three (193) acres. A re-circulating sand filter type, centralized wastewater treatment facility shall be provided to serve this site.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each dwelling unit shall be located on an individual lot of record, which shall not be less than one (1) acre in overall size. The minimum width of any lot within this P.R.D. Overlay District shall be one hundred fifty (150) feet in distance at the front building line, except for parcels of ground located within any cul-de-sac. These lot frontages (within the cul-de-sacs) shall be as approved on the Site Development Plan by the Planning and Zoning Commission.

b. The depth of all lots within this residential subdivision shall be a minimum two hundred (200) feet in size.

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 at street elevation.

d. The maximum area of this 193.2 acre tract of land, which can be used for development and related land disturbance for the permitted and accessory uses, shall not exceed forty-six (46) acres, including the Director of Planning's five (5) percent variance.

e. The minimum amount of this 193.2 acre tract of land, which must be preserved as part of this development, shall be one hundred forty-seven point two (147.2) acres in overall size, including the Director of Planning's five (5) percent variance.

f. Lots sizes, configurations, and locations shall meet the design of the residential subdivision, as was approved by the Planning and Zoning Commission on the Side Development Plan that was acted upon on June 7, 2004 (made a part hereof and attached in Attachment C). Variations to this approved Site Development Plan referenced herein must be submitted and acted upon the Planning and Zoning Commission, as part of its standard review process. Any requested modifications to these lots shall be based upon locations that are most suitable for disturbance, consistent with the Natural Resource Protection Standards of the City's Subdivision and Development Regulations.

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, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 415.510 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 configuration for a lot indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement, along with a minimum and maximum sizes.
c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within one hundred (100) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations.
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 sidewalks, and general location, size, right-of-way, and pavement width of all interior drives.
e. The location and size of all freestanding signs, lighting, fences, 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. General location of sanitary sewer and stormwater facilities.
h. Parking and density calculations.
i. Conceptual location and size of common ground areas, if provided.
j. 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 Chapter 410 and accompanying Tree Manual.
k. An inventory of the percent of tree canopy or individual trees to be retained on the site indicated on a Tree Preservation Plan completed in accordance with the City of Wildwood Chapter 410 Tree Preservation and Restoration Code and accompanying Tree Manual.
l. Location of all existing and proposed easements.
m. All other information not mentioned above, but required on a Preliminary Plat in accord with Section 1005.060 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:

Building Setbacks – 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 setbacks as specified in Chapter 415.110 R-1 One Acre Residence District of the City of Wildwood's Zoning Ordinance, except as noted below:

   1.) Twenty (20) feet from any roadway right-of-way, whether public or private, except a fifty (50) foot distance from Ossenfort Road, shall be required. All other front yard setback area distances shall comply with Chapter 415.110 R-1 One Acre Residence District.
   2.) Eight (8) feet from any side yard property line of any individual lot, but a minimum of thirty (30) feet shall be maintained between buildings on adjoining lots
   3.) Thirty (30) feet from any rear yard property line of any individual lot.

Parking Setbacks - Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress and streets and roads, shall comply with the requirements of Chapter 415.110 R-1 One Acre Residence District of the City of Wildwood's Zoning Ordinance.

Miscellaneous Setbacks - Right-of-Way and Other Locations

c. No portion of any residential building foundation shall encroach within twenty-five (25) feet of the 'Final Resource Protection Line.'

Access and Roadway Improvements

d. Access to Ossenfort Road shall be limited to one (1) residential street approach located to provide required sight distance and flood-free access to all lots and constructed to conform to the requirements of the Department of Public Works in this regard. All work within the right-of-way shall be as directed by the Department of Public Works.

e. Dedicate the necessary land area along Ossenfort Road to provide a seventy (70) foot right-of-way and construct two (2) feet of additional pavement width along it as well, including the installation of storm drainage facilities and related shoulders, as directed by the City of Wildwood Department of Public Works. Improvement requirements to Ossenfort Road may be escrowed in lieu of their construction by the developer to the City of Wildwood, if deemed appropriate by the Department of Public Works and the Department of Planning.

f. Construct an internal private roadway system, within a forty (40) foot right-of-way easement, for vehicles and pedestrians to serve the residential lots within this development that complies with the requirements of the City of Wildwood's 'Rural Roadway Standards' and as approved by the Department of Public Works. Street widths shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Earthen swales along portions of the internal street may not be required, where stormwater volumes justify their elimination. Along with this forty (40) foot right-of-way area, provide eight (8) foot wide roadway maintenance, pedestrian, and utility easements on either side of the roadway dedication.

g. Dedicate a minimum twenty (20) foot easement/dedication along Ossenfort Road to the City of Wildwood for the purposes of constructing a multiple-use trail that conforms to its standards, which shall be as directed by the Department of Public Works. This trail must minimally provide an adequate distance from edge of the Ossenfort Road pavement area to create separation between vehicles and pedestrians. This requirement shall also mean the easement might meander through the area of the subject site abutting the Ossenfort Road right-of-way edge to address public safety considerations.

h. No direct residential access from any individual lot within this development to Ossenfort Road shall be authorized.

Miscellaneous Roadway Requirements

i. 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.

j. 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.

Parking Requirements

k. Parking spaces shall be provided as required by Chapter 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-1 One Acre Residence District. Minimally, two (2) parking spaces for each single family dwelling shall be provided.

Landscape Requirements - Specific

l. Landscaping shall adhere to all requirements of Chapter 410 of the City's Tree Preservation and Restoration Code and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

m. All streets and roads shall be appropriately landscaped as required by the Chapter 410 Tree Preservation and Restoration Code and be approved by the Planning and Zoning Commission on the Site Development Plan.

n. 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 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. Initial clearing and grubbing of the site shall be limited to the installation of the internal roadway system.

o. Landscaping within the defined common ground areas shall comply with Chapter 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. Those areas of common ground to be used for stormwater detention/retention shall comply with the City of Wildwood requirements in this regard. The Planning and Zoning Commission on the Site Development Plan shall approve the planting pattern.

p. A registered Landscape Architect shall prepare, submit, and sign all plan(s).

Signs

q. Signs for this P.R.D. Overlay District shall be erected in accordance with Chapter 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-1 One Acre Residence District.

r. 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

s. 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. Minimally,

lighting levels and their design specifications shall be approved by the Planning and Zoning Commission, as part of a Lighting Plan submitted in conjunction with the Site Development Plan, and comply with City of Wildwood's Lighting Code – Chapter 415.450 of the Zoning Ordinance.

Miscellaneous Conditions

t. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the S.L.C.R.O. 1974, as amended.

u. 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.

v. 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 or boulders. Walls crossing property lines shall be located in a maintenance easement. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall approve said materials and design.

w. The generalized location of all utility easements for proposed service to this development shall be shown on a Typical Lot Diagram, as approved by the Planning and Zoning Commission on the Site Development Plan. Installation of utilities within the respective easements shall adhere to the requirements of the Natural Resource Protection Standards Analysis and, whenever practical, be placed in areas of existing or proposed disturbance relating to previous site activity, the construction of streets, or the layout of building lots.

x. All utilities serving this site shall be installed underground in accord with the requirements of the City of Wildwood's Subdivision and Development Regulations. Any existing easements located on the subject site, which are not being utilized, shall be vacated under the standard procedures of the City of Wildwood Subdivision and Development Regulations.

y. A trail system shall be installed around the lake and within the common ground areas containing this water feature and the floodplain to provide access to them for recreational purposes. The design of the trail shall be as directed by the Departments of Public Works and Planning and be approved on the Site Development Plan by the Planning and Zoning Commission. Additionally, within the area of the site west of Wild Horse Creek, but not including the access roadway, development shall be limited to the installation of trails, picnic areas, and other similar low-impact activities for the purposes of future use.

Sewage Treatment Plant

z. A minimum four (4) foot high, sight-proof, chain link fence shall be installed around the perimeter of the area where the centralized sewage treatment facility is to be located on the site. This fence shall be constructed with a black vinyl coating, including support structures as well. Wood slating may be incorporated in its design. The Planning and Zoning Commission shall approve the location of this fence on the Site Development Plan.

aa. Mechanical equipment associated with the operation of this facility shall be adequately screened and soundproofed to reduce noise associated with its operation over any given hour at the boundaries of the Planned Residential Development Overlay District.

bb. Mechanical systems shall be equipped with alarm systems, which will notify operators of any malfunctions or system failures and an emergency power source to provide for its operation in an event of a power failure. Minimally, the alarm shall be wired to directly notify the operator or maintenance contractor of the failure or shutdown. In the event of a system failure, operators shall meet all emergency procedures, as established by the Missouri Department of Natural Resources and the City of Wildwood.

cc. The proposed access roadway and maneuvering area will be a maximum of twelve (12) feet in width and paved. The remaining area within the perimeter of the fence not paved shall be surfaced in an appropriate dust-proof material, as determined and approved by the City of Wildwood's Department of Public Works.

dd. The developer shall provide a copy of a signed "pump and haul" agreement, whereby failure of the plant would implement a discharge shutdown; waste would be transported to an approved Metropolitan St. Louis Sewer District facility for disposal.

ee. The operator shall submit monthly inspection reports to the Missouri Department of Natural Resources and the City of Wildwood indicating adherence to all applicable standards established for the maintenance and operation of these types of facilities. This report must include a lab analysis of plant discharge samples (pH, BOD, TSS, fecal coliform) obtained and analyzed by a licensed, accredited laboratory.

ff. Operators of this facility shall provide verification of licensing with the Missouri Department of Natural Resources in the form of an approved Operating License. Along with this licensing requirement, the developer or Homeowners Association shall provide to the City of Wildwood a bond or cash deposit in the amount of five thousand ($5,000.00) to guarantee the upkeep of this facility, per Section 510.090 of the City of Wildwood's Municipal Code. This bond or cash deposit shall be in place during the operation of the wastewater treatment facility.

gg. At any point in the future, the petitioner or the relevant Homeowners Association (or any entity of it), will be required to close this treatment plant when public sanitary sewer service is available to this site by the Metropolitan St. Louis Sewer District or other comparable public district/agency. De-commissioning of the plant shall be the responsibility of the owner/developer and completed according to Missouri Department of Natural Resources and Metropolitan St. Louis Sewer District standards.

hh. The Homeowners Association shall be required to employ a maintenance contractor that has offices or facilities within a fifty (50) mile radius of the subject site. Verification shall be provided in the form of the signed contract with the location of the office/facility clearly noted.

ii. The location of this centralized treatment facility shall not be closer to the south boundary of this Planned Residential Development Overlay District than the following: six hundred (600) feet from Ossenfort Road and three hundred (300) feet from the southern boundary of the property.

jj. No portion of this Planned Residential Development Overlay District site shall be authorized for use by motocross motorcycles and all-terrain vehicles, until such time as occupancy of a single family dwelling is authorized by the City of Wildwood.

5. PUBLIC SPACE REQUIREMENTS

Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 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 ordinance, but shall be completed prior to issuance of any zoning authorizations for building permits in excess of fifty (50) percent of the total dwellings 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 permitted lots, shall be 2.2 acres or its equivalent. Qualifying public space shall be deemed to include, in this instance only, the public multiple use trail that is referenced in Section 4(g.) of this ordinance and designed in accordance with the recommendations contained therein. This trail shall be located within an easement, a width to be determined, so as to provide ample and safe separation from the edge of pavement along Ossenfort Road. The design and construction shall conform to the City of Wildwood requirements and be as directed by the Department of Public Works.

6. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the West Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment may be paid in full at the time of the first Zoning Authorization for any building or structure, or at the time of each Zoning Authorization for the individual dwellings. This contribution shall not exceed the amount established by multiplying the ordinance required number of parking spaces by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling	$1,055.10 /Parking Space

(Parking space, as defined by Chapter 415.340 of the City of Wildwood Zoning Ordinance.)

If the type of proposed development differs from that listed, rates shall be provided by the Department of Public Works.

The amount of this required contribution, if not submitted by January 1, 2014, 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.

7. 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 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) Retention of differential runoff of stormwater shall be required. These features shall be provided in permanent retention facilities, such as ponds or other acceptable alternatives. These retention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
   4) The developer shall provide an engineering analysis of the existing dam to determine its structural stability and any possible upgrades necessary to it. These upgrades, if required, shall be the responsibility of the developer to implement them prior to the issuance of building permits for any dwelling unit, except for display lots.

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 that 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.

Natural Resource Protection Standard Plans

c. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Floodplain Study

d. The developer shall provide a floodplain study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency regarding disturbance or development in the floodplain. This study shall minimally provide information relating to access across the floodplain area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

Stormwater Pollution Prevention Plan

e. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, both on-site and upon downstream properties.

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, the Missouri American Water Company, and the Missouri Department of Natural Resources must be received by the Department of Planning.

b. Prior to issuance of foundation or building permits for any lot adjoining a common area or detention facility, written certification from a professional engineer, which verifies these areas are graded in accordance with approved plans, must be received by the Department of Public Works.

Land Subdivision

c. 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

d. 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 the provisions of Chapters 415.470 and 415.510 of the City of Wildwood Zoning Ordinance.

Public Potable Water

e. The developer shall be required to provide public potable water from the Missouri American Water Company to the property, and related homesites. Since this area has been designated by the Missouri American Water Company as a

"Low Pressure Area," the total number of permitted lots shall be premised on addressing these service issues with its resolution achieved before approval of the Site Development Plan. Verification of this service shall be in a form acceptable to the City of Wildwood. Additionally, the design and location of this water system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Traffic Generation Assessment

g. Traffic Generation Assessment contributions shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment Contribution prior to the issuance of building permits for each phase of the development.

Roadway Improvements

h. Based upon the preliminary development plan, improvements to the Ossenfort Road right-of-way must be completed prior to issuance of the building permits in excess of fifty (50) percent of the total.

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 and must comply with the Stormwater Pollution Prevention Plan for this development (SWPPP). The developer shall be solely responsible for obtaining any temporary slope and construction licensees needed to address the installation of public and private improvements on this site that require the use of adjoining parcels of ground that are not under their ownership or control. A demolition permit is required for the removal of the existing dwelling and related structures.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District subdivision shall be prominently displayed at all times in all sales offices of this project

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. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public 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 infrastructure improvements.

f. 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. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.

g. 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.

h. 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.

i. 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.

j. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, 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, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

k. Commencement of construction, as defined by the City of Wildwood's Zoning Ordinance (Chapter 415.520), is required of the petitioner/developer of this residential subdivision on or before May 27, 2016.

All other conditions remain unchanged and in full force.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Council Members DeHart and McGowen, Ward One
Ryan S. Thomas, City Administrator
John A. Young, City Attorney
Travis Newberry, Planner
Greg Neichter, Property Owner

Background

Information

From: **Neichter Greg** gregjn@sbcglobal.net
Subject: Extension of existing PRD Zoning
Date: May 2, 2016 at 6:19 PM
To: Joe Vujnich joe@cityofwildwood.com

Joe,
The PRD Zoning for my 193+ acres on Ossenfort Road in the City Of Wildwood is set to expire on May 27, 2016. As we discussed, I would like to extend the existing zoning for an additional eighteen (18) months.

CITY OF WILDWOOD
MAY 02 2016
DEPT OF PLANNING & PARKS

Thanks,
Greg Neichter, Manager
Neichter Farm LLC
1412 South Mason Road
Town and Country, Missouri 63131
314-909-0442
gregjn@sbcglobal.net

Site Development Plan

DEER VALLEY ESTATES

A TRACT OF LAND BEING PART OF U.S. SURVEY 957,
TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD,
ST. LOUIS COUNTY, MISSOURI.
"NU" NON-URBAN RESIDENCE DISTRICT AND "FPNU" FLOODPLAIN NON-URBAN RESIDENCE
DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT.

LAND DESCRIPTION
OSSENFORT ROAD
193.190 ACRES
MARCH 27, 2002

JOB NUMBER 01-156

A TRACT OF LAND BEING PART OF U.S. SURVEY 957, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWEST LINE OF WILD HORSE FARM, A SUBDIVISION AS RECORDED IN PLAT BOOK 321 PAGE 49, OF THE ST. LOUIS COUNTY, MISSOURI RECORDER S OFFICE, WITH THE NORTHWEST LINE OF WILD HORSE CREEK HILLS PLAT 3, A SUBDIVISION RECORDED IN PLAT BOOK 273 PAGE, OF SAID RECORDER S OFFICE;

THENCE ALONG SAID NORTHWEST LINE, SOUTH 50 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 1315.48 FEET TO THE NORTHEAST LINE OF WILD HORSE CREEK HILLS PLAT 4, A SUBDIVISION AS RECORDED IN PLAT BOOK 288 PAGE 94 OF SAID RECORDER S OFFICE;

THENCE ALONG SAID NORTHEAST LINE, NORTH 37 DEGREES 56 MINUTES 31 SECONDS WEST, A DISTANCE OF 1341.93 FEET TO THE MOST NORTHERN CORNER THEREOF;

THENCE ALONG THE NORTHWEST LINE, THEREOF, SOUTH 52 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 932.14 FEET TO THE NORTH LINE OF BROOKHOLLOW, A SUBDIVISION AS RECORDED IN PLAT BOOK 273 PAGE 35, OF SAID RECORDER S OFFICE;

THENCE ALONG SAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 68 DEGREES 12 MINUTES 12, SECONDS WEST A DISTANCE OF 774.29 FEET, NORTH 64 DEGREES 24 MINUTES 42 SECONDS WEST A DISTANCE OF 753.27 FEET, NORTH 37 DEGREES 44 MINUTES 27 SECONDS WEST A DISTANCE OF 117.26 FEET TO THE EAST RIGHT OF WAY LINE OF OSSENFORT (40 FOOT WIDE) ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 06 DEGREES 06 MINUTES 18 SECONDS EAST A DISTANCE OF 157.47 FEET, NORTH 09 DEGREES 27 MINUTES 20 SECONDS EAST A DISTANCE OF 156.42 FEET, NORTH 11 DEGREES 35 MINUTES 27 SECONDS EAST A DISTANCE OF 200.44 FEET, NORTH 10 DEGREES 54 MINUTES 01 SECOND EAST A DISTANCE OF 800.40 FEET, NORTH 11 DEGREES 53 MINUTES 16 SECONDS EAST A DISTANCE OF 470.50 FEET, NORTH 52 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 674.45 FEET, NORTH 02 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 52.22 FEET TO THE SOUTHEAST LINE OF U.S. SURVEY 1956, ALSO BEING THE NORTHWEST LINE OF U.S. SURVEY 957;

THENCE ALONG SAID NORTHWEST LINE, NORTH 52 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 930.96 FEET TO THE NORTHWEST CORNER, THEREOF;

THENCE ALONG THE NORTHEAST LINE OF SAID U.S. SURVEY 957, SOUTH 37 DEGREES 55 MINUTES 19 SECONDS WEST, A DISTANCE OF 3984.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 193.190 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY EXECUTED BY COLE & ASSOCIATES DURING THE MONTH OF MARCH, 2002 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND CONDITIONS OF RECORD, IF ANY.

PERTINENT DATA

SCHOOL DISTRICT:	ROCKWOOD SCHOOL DISTRICT (938-2200)
NEAREST MAJOR STREET INTERSECTION:	OSSENFORT RD. & WILDHORSE CREEK RD. APPROX. 1500' TO THE NORTH
FIRE DISTRICT:	METRO WEST FIRE PROTECTION DISTRICT
SEWER DISTRICT:	PRIVATE SEWER TREATMENT PLANT
WATERSHED:	WILD HORSE CREEK
WATER:	MISSOURI AMERICAN WATER COMPANY
GAS:	LACLEDE GAS COMPANY
ELECTRIC:	AMEREN UE
TELEPHONE:	SOUTHWESTERN BELL
CABLE T.V. PROVIDER:	CHARTER COMMUNICATIONS
SOURCE OF TOPOGRAPHIC INFORMATION:	SANBORN MAPPING
ZIP CODE:	63038

GENERAL NOTES

GROSS ACREAGE OF TRACT:	193.190 ACRES
PRESENT ZONING OF TRACT:	"NU" NON-URBAN RESIDENCE DISTRICT AND "FPNU" FLOOD PLAIN NON-URBAN RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT
PRESENT LAND USE:	VACANT
PROPOSED LAND USE:	55 SINGLE FAMILY RESIDENCES

DENSITY CALCULATIONS:
GROSS AREA OF TRACT: = 193.190 ACRES

"NU"/ "FPNU" W/P.R.D. DENSITY CALCS.
("NU"/"FPNU") ("FPNU")
193.20 - 27.81 = 165.39 AC.

165.39 AC./3.0 AC. = 55 LOTS

1. LOTS PROPOSED: 55 SINGLE FAMILY RESIDENCES
2. REQUIRED PARKING: 55 DWELLING UNITS @ 2/D.U.= 110 P.S.
3. PROPOSED PARKING: 110 P.S. (MIN. 9' X 19')
4. COMMON GROUND: 66.395 ACRES
5. GRADING AND DRAINAGE PER CITY OF WILDWOOD AND M.S.D. STANDARDS. SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) : 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL REPORT AND APPROVED BY THE CITY OF WILDWOOD.
6. ALL PROPOSED STREETS TO BE DEDICATED AS PRIVATE.
7. STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
8. LANDSCAPE STANDARDS: PER CITY OF WILDWOOD STANDARDS.
9. STREET LIGHTING TO BE PROVIDED PER CITY OF WILDWOOD STANDARDS.
10. ENTRANCE, STREET INTERSECTION, AND ENTRANCE ISLAND SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.
11. SIGNAGE SHALL COMPLY WITH CITY OF WILDWOOD STANDARDS.
12. MAXIMUM HEIGHT OF PROPOSED DWELLING UNITS IS 2-STORY OR MAX. 35 FEET.
13. ENTRANCE MONUMENTS WILL BE ON BOTH SIDES OF THE DIVIDED ENTRANCE AND THE ENTRANCE ISLAND WITH A MAXIMUM OF TWO (2) SIGNS TO CONFORM TO THE CITY OF WILDWOOD ORDINANCE.
14. THE INDENTURES FOR THIS PROPOSED SUBDIVISION WILL BE PROVIDED TO THE CITY PRIOR TO THE RECORDING OF THE RECORD PLAT.
15. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT SHALL BE PLACED IN THE SIGHT DISTANCE TRIANGLE.
16. ALL EASEMENTS OF RECORD PER THE CLIENT SUPPLIED TITLE COMMITMENT HAVE BEEN INDICATED ON THE PLAN.
17. THE EXISTING FENCE ALONG OSSENFORT ROAD AND ALONG THE COMMON LINE OF BROOKHOLLOW COMMON GROUND IS TO BE REMOVED AND REPLACED WITH 3-RAIL VINYL FENCE.
18. AS PART OF THE CONSTRUCTION PLAN PROCESS, A SERVICE PROVIDER FOR THE MAINTENANCE OF THE TREATMENT PLANT WILL BE CHOSEN.
19. NO PARKING ON EITHER SIDE OF THE 20 FOOT WIDE STREETS WILL BE ALLOWED PER THE METRO WEST FIRE PROTECTION DISTRICT OF ST. LOUIS COUNTY.
20. INITIAL GRADING PHASE FOR THIS DEVELOPMENT WILL BE FOR THE PURPOSE OF ROADWAY INSTALLATION ONLY. (APPROXIMATELY 4.5± ACRES)
21. IMPROVEMENTS TO OSSENFORT ROAD RIGHT-OF-WAY MUST BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS IN EXCESS OF (50) PERCENT.
22. THE 8' WIDE (PUBLIC) MULTI-USE TRAIL WILL BE INSTALLED BY THE DEVELOPER OR THE FINISH GRADE WILL BE PROVIDED ALONG WITH A CASH ESCROW TO THE CITY FOR ITS INSTALLATION.
23. TOTAL LENGTH OF PRIVATE TRAIL = 8,300 L.F.

SANITARY TREATMENT PLANT NOTES

EMERGENCY EQUIPMENT AND PROCEDURES.
IN CASE OF WASTEWATER TREATMENT PLANT PROBLEMS, THE FOLLOWING PROCEDURES SHALL APPLY:

A. PUMP FAILURE: 2 PUMPS ARE PROVIDED TO GIVE 100% BACKUP. IF ONE PUMP FAILS, THE PUMP CONTROLLER WILL SWITCH TO THE SECOND PUMP. IF BOTH PUMPS FAIL, A HIGH WATER ALARM WILL SOUNDS AND AN OUTSIDE LIGHT WILL COME ON. IF EITHER OF THESE CONDITIONS OCCUR, THE OPERATIONAL COMPANY OF KELPE CONTRACTING, INC. WILL BE CONTACTED TO CORRECT THE FAILURE CONDITION.

Kelpe Contracting, Inc.
P.O. Box 100
Wildwood, MO 63038
636-458-1400
Contact: David Fuszner

B. LIGHT AND SIREN: THESE SYTEMS HAVE A BATTERY BACKUP IN CASE OF POWER FAILURE. THIS WILL ALSO BE MAINTAINED BY KELPE CONTRACTING, INC.

C. POWER FAILURE: IN THE EVENT OF A POWER FAILURE, THE LIGHT AND SIREN WILL COME ON. KELPE CONTRACTING, INC. MAY THEN BE CONTACTED AND THEY WILL CONTACT THE PUMP AND HAUL CONTRACTOR WHO WILL PUMP AND HAUL SANITARY SEWAGE FROM THE FACILITY. THE PUMP AND HAUL CONTRACTOR IS:

Acme Septic Tank Service
P.O. Box 10
Pacific, MO 63069
636-458-3100
Contact: Juanita Walka

D. PLANT MAINTENANCE: KELPE CONTRACTING, INC. SHALL CONDUCT REGULAR, WEEKLY VISITS TO CHECK AND MAINTAIN PLANT OPERATION, MECHANICAL SYSTEMS AND ELCTRICAL SYSTEMS.

E. PLANT EFFLUENT: KELPE CONTRACTING, INC. SHALL CONDUCT REGULAR VISITS TO MAINTAIN PLANT OPERATION AND TEST PLANT EFFLUENT. KELPE CONTRACTING, INC. WILL ALSO SUBMIT REGULAR REQUIRED REPORTS TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND TO THE CITY OF WILDWOOD.

LEGEND

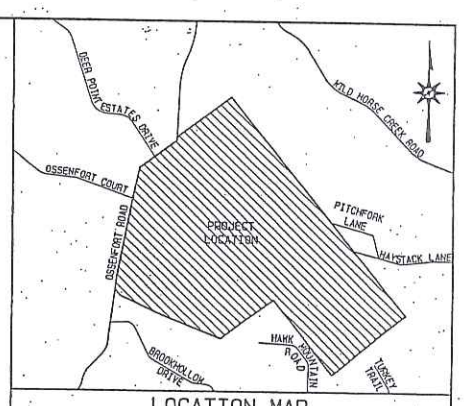
● - DENOTES 1/2" IRON PIPE WITH PLASTIC CAP STAMPED COLE LS 266D SET, UNLESS NOTED OTHERWISE.

▲ - DENOTES MONUMENTATION FOUND AS NOTED ON PLAT

BOUNDARY SURVEY NOTES:

1. ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
2. THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI (4CSR30-16.010), AND MEETS THE REQUIREMENTS OF AN URBAN CLASS SURVEY, AS DEFINED THEREIN.
3. MSD 16-134 ELEVATION 530.09 STANDARD ALUMINUM DISK STAMPED SL-97 1991, DISK IS AT THE NORTHWEST CORNER OF OSSENFORT ROAD AND DEER POINTE ESTATES DRIVE; 15 FEET NORTH OF THE CENTERLINE OF OSSENFORT ROAD AND 51 FEET WEST OF THE CENTERLINE OF DEER POINTE DRIVE.
4. TOTAL AREA OF BOUNDARY = 193.190 ACRES.
5. BASIS OF BEARING: THE BEARING ALONG THE NORTH LINE OF BROOKHOLLOW AS RECORDED IN PLAT BOOK 273, PAGE 35 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER S OFFICE AS ESTABLISHED BY GPS OBSERVATION: GPS MONUMENT SL-97 WAS OCCUPIED AND TIED TO THE AZIMUTH MARK; WHICH NORTH LINE BEARS NORTH 64 DEGREES 24 MINUTES 42 SECONDS WEST.
6. CORNER OF RECORD: OLD CONCRETE MONUMENT FOUND AT AN ANGLE POINT ON THE NORTH LINE OF BROOKHOLLOW AS SHOWN ON PLAT BOOK 273, PAGE 35 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER S OFFICE.
7. SOURCE OF RECORD TITLE:
   a. GENERAL WARRANTY DEED GRANTED TO GREGORY J. NEICHTER AS RECORDED BY DEED IN BOOK 10844, PAGE 1312 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER S OFFICE.
8. TITLE COMMITMENTS: STEWART TITLE
   COMMITMENT NUMBER: X69796
   EFFECTIVE DATE: DECEMBER 6, 1988
9. SCHEDULE B,

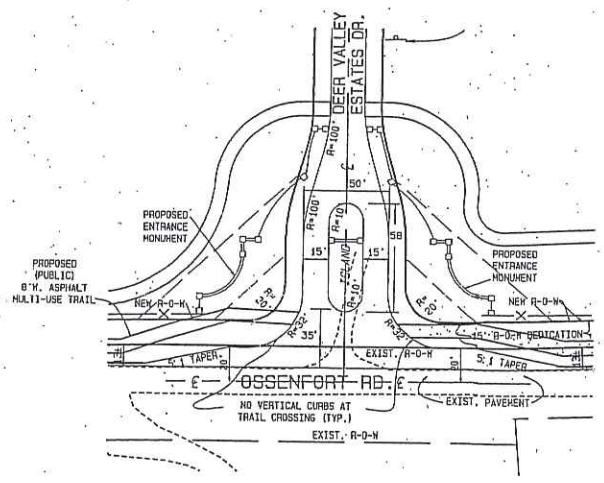
   ITEM B EASEMENT TO YARHOLA PIPE LINE CO. ACCORDING TO INSTRUMENT RECORDED IN BOOK 424 PAGE 111, SAID EASEMENT WAS ASSIGNED TO OZARK PIPE LINE CORPORATION RECORDED IN BOOK 472 PAGE 14. (BLANKET EASEMENT, MAY NOT EFFECT 193.19 ACRE TRACT).



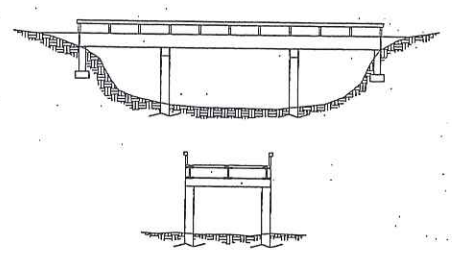
LOCATION MAP
NOT TO SCALE

PRESENT OWNER:
NEICHTER FARM L.L.C.
1412 SOUTH MASON ROAD
TOWN & COUNTRY, MO 63131
D.B.15780 PG.1002
LOC.# 22Y 24 0055

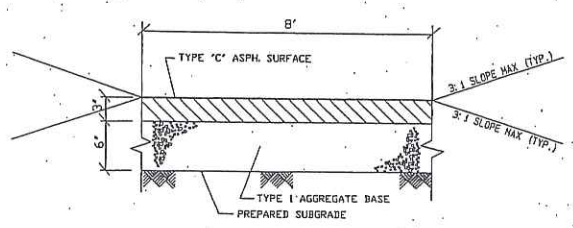
PREPARED FOR:
NEICHTER FARM L.L.C.
1412 SOUTH MASON ROAD
TOWN & COUNTRY, MO 63131
D.B.15780 PG.1002
LOC.# 22Y 24 0055
PHONE: 314-909-0442



ENTRANCE DETAIL
NOT TO SCALE



BRIDGE CROSS SECTIONS
NO SCALE
NOT PART OF SITE DEVELOPMENT PLAN APPROVAL



PUBLIC TRAIL CROSS SECTION
NO SCALE

LOT	Area (SQ FT)	Area (Ac.)
LOT 1	125787	2.888
LOT 2	163344	3.750
LOT 3	83394	1.914
LOT 4	80507	1.848
LOT 5	79777	1.831
LOT 6	92660	2.127
LOT 7	72246	1.659
LOT 8	44421	1.020
LOT 9	68723	1.578
LOT 10	146203	3.356
LOT 11	124509	2.858
LOT 12	86407	1.984
LOT 13	68577	1.574
LOT 14	71181	1.634
LOT 15	75363	1.730
LOT 16	99620	2.287
LOT 17	66526	1.527
LOT 18	51509	1.182
LOT 19	68056	1.562
LOT 20	75435	1.732
LOT 21	57123	1.311
LOT 22	109364	2.511
LOT 23	127389	2.920
LOT 24	155310	3.565
LOT 25	101155	2.322
LOT 26	85500	1.963
LOT 27	85500	1.963
LOT 28	154779	3.553
LOT 29	124935	2.868
LOT 30	91621	2.103
LOT 31	103730	2.381
LOT 32	113256	2.600
LOT 33	245629	5.639
LOT 34	251899	5.783
LOT 35	105893	2.431
LOT 36	78840	1.809
LOT 37	72155	1.656
LOT 38	62764	1.441
LOT 39	63532	1.458
LOT 40	90372	2.075
LOT 41	71293	1.637
LOT 42	71176	1.634
LOT 43	64880	1.489
LOT 44	74339	1.707
LOT 45	81889	1.880
LOT 46	72724	1.670
LOT 47	69066	1.586
LOT 48	89718	2.060
LOT 49	53701	1.233
LOT 50	62903	1.444
LOT 51	157629	3.619
LOT 52	73463	1.686
LOT 53	45736	1.050
LOT 54	48120	1.105
LOT 55	58776	1.349
COMMON GROUND A	1089190	25.004
COMMON GROUND B	1796357	41.239
COMMON GROUND ISLANDS	6610	0.152
R.O.W.	365621	8.393
DEDICATION	37900	0.870

ENGINEERING DECLARATION:

THE INFORMATION ON THIS PLAT IS FROM EXISTING AVAILABLE DATA. THE ENGINEERING IS PRELIMINARY AND CONCEPTUAL AND SHALL NOT BE CONSTRUED AS THE FINAL DESIGN FOR CONSTRUCTION, BUT FOR PRELIMINARY COSTS AND CONCEPT ONLY. THIS PRELIMINARY IS SUBJECT TO CHANGE BASED ON COMPLETE FIELD INFORMATION, ENGINEERING CALCULATIONS, AND FUTURE AVAILABLE DATA.

COLE & ASSOCIATES, INC.

SIGNATURE

DATE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY TO NEICHTER-THROCKMORTON DEVELOPMENT THAT AT THEIR REQUEST DURING THE MONTH OF AUGUST, 2002, COLE & ASSOCIATES INC. HAS PREPARED A SITE DEVELOPMENT PLAT OF A TRACT OF LAND BEING PART OF U.S. SURVEY 957, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI. THIS PLAT IS BASED ON A BOUNDARY SURVEY COMPLETED BY COLE & ASSOCIATES INC. THIS PRELIMINARY PLAT AND THE SURVEY ON WHICH IT IS BASED WERE EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

COLE & ASSOCIATES INC. L.S. 266-D

PROJECT NO. 01-156

BRIAN J. FISCHER, PLS
MISSOURI CERT. NO. L.S. 2594

DATED: _____

DEER VALLEY ESTATES

SITE DEVELOPMENT PLAN

Cole & Associates Inc.
Planning - Civil Engineering - Land Surveying
10777 Sunset Office Drive, Suite 10
St. Louis, MO 63127 (314) 984-9887 FAX: 984-0587

Checked By	Drawn By	Project Number	Date	Sheet Number
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Revisions: 10/23/02, 10/28/02, 10/31/02, 01/15/03, 01/21/03, 07/16/03, 07/23/03, 9/29/03, 3/19/04 (WILDWOOD COMMENTS), CITY COMMENTS 3/16/05, 3/8/6

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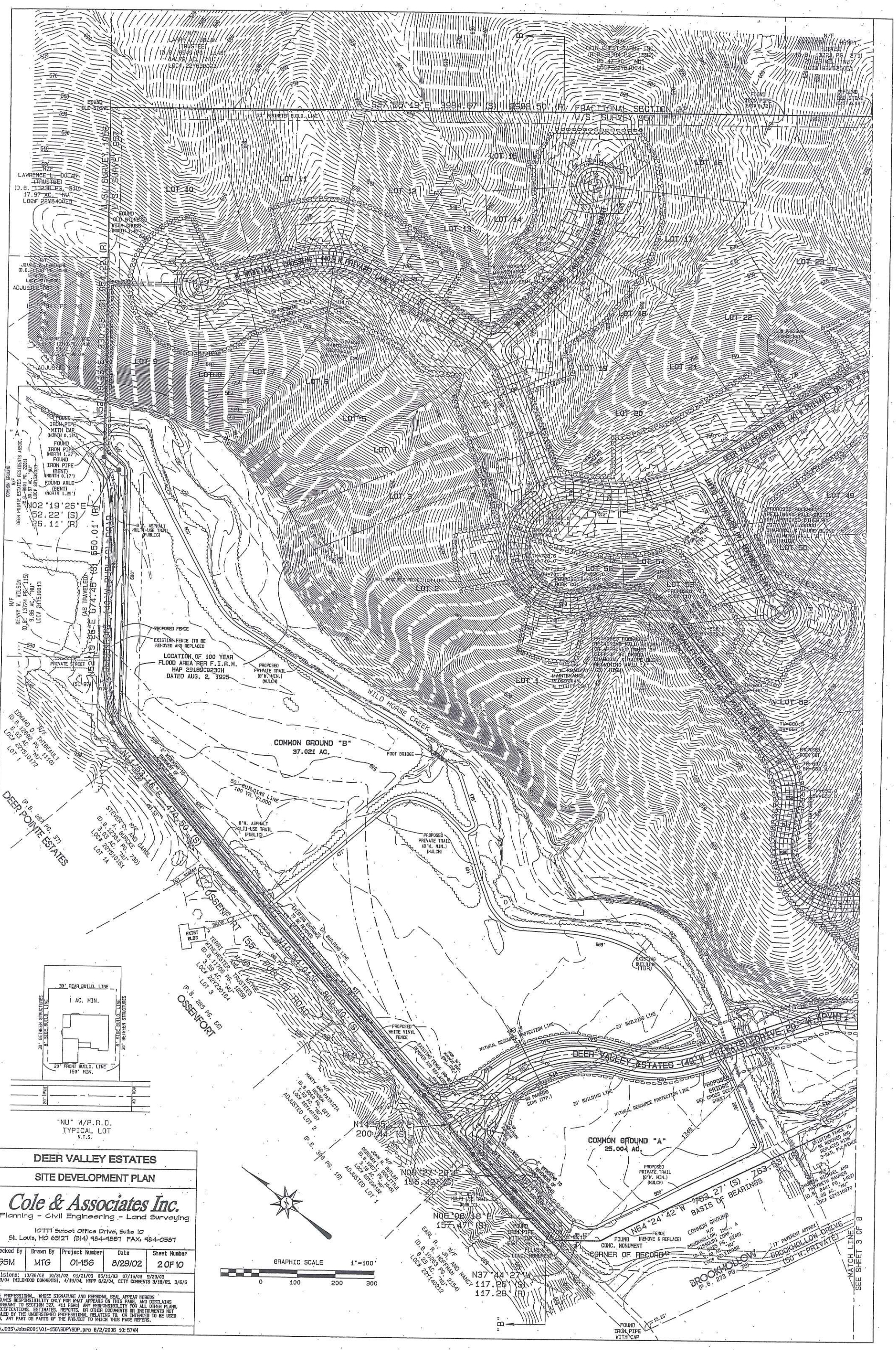

DEER VALLEY ESTATES

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THE FARM PLAT FOUR
(P.B. 274 PG. 51)

N/F
CHARLES R. AND
CATHERINE FELLOUS
(D.B. 6758 PG. 485)
5.00 AC. "NU"
DOC# 22Y340081

N/F
WESLEY G. TYREE TRUST
(D.B. 13366 PG. 896)
3.20 AC. "NU"
LOC# 22Y320117

THE FARM PLAT THREE
(P.B. 185 PG. 68)

WILD HORSE FARM
(P.B. 321 PG. 49)

S37°55'19"E 3984.67' (S) 3988.50' (R)

FRACTIONAL SECTION 32
U.S. SURVEY 957

POINT OF BEGINNING

30' PERIMETER BUILD. LINE

LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51

DEER VALLEY ESTATES (40' W. PRIVATE) DRIVE

NATURAL RESOURCE PROTECTION LINE

TURKEY TRAIL (50' W. PVT)

N37°56'31"W 1341.93' (S) 1341.94' (R)

HAWK MOUNTAIN (50' W. PRIVATE) ROAD

WILD HORSE CREEK HILLS PLAT 4
(P.B. 288 PG. 94)

LOT 68 LOT 70 LOT 72 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

BROOKHOLLOW (50' W. PRIVATE) LANE

BROOKHOLLOW
(P.B. 273 PG. 35)

N/F
MARVIN M. AND
MARYBETH MAURER
(D.B. 8337 PG. 103)
6.39 AC. "NU"
LOC# 22Y220154

N/F
MARVIN MICHAEL AND
MARYBETH MAURER
(D.B. 8441 PG. 1422)
3.08 AC. "NU"
LOC# 22Y210070

N/F
ROBERT D. AND MELISSA
A. BAKER
(D.B. 9983 PG. 1443)
3.00 AC. "NU"
LOC# 22Y310071

HOWARD AND DIANA COLE
(D.B. 8715 PG. 707)
3.22 AC. "NU"
LOC# 22Y310093

N/F
STEPHEN B. AND DEBORAH
JANE HEEDER
(D.B. 9808 PG. 1112)
4.01 AC. "NU"
LOC# 22Y220136

N/F
HARLENE V. HOLTGREWE
(D.B. 9081 PG. 61)
8.02 AC. "NU"
DOC# 22Y280145

N/F
MICHAEL T. AND MARILYN
L. MEHLLEN
(D.B. 9080 PG. 1958)
3.01 AC. "NU"
DOC# 22Y630095

N/F
MARK A. AND KATHLEEN
O. BERNDSEN
(D.B. 13464 PG. 649)
3.01 AC. "NU"
LOC# 22Y320191

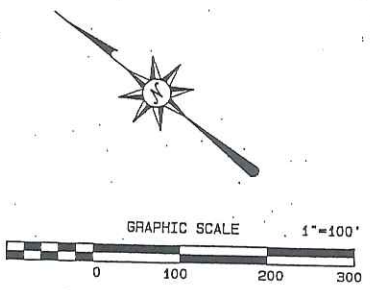
N/F
WAYNE V. AND BRANDA
APRIL RAMOS
(D.B. 12404 PG. 1458)
3.03 AC. "NU"
LOC# 22Y320180

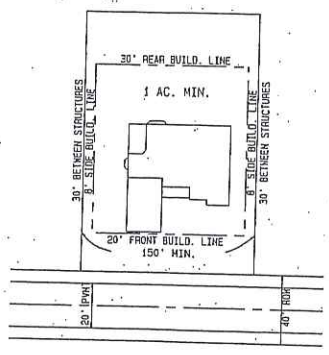
DEHART FARM ROAD (50' W. PRIVATE)

M68°12'12"W 774.29' (R/S)

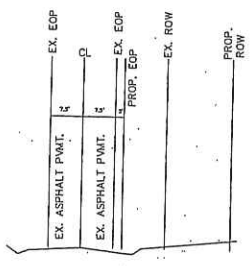
S52°44'27"W 555.74' (S)

MATCH LINE
SEE SHEET 2 OF 8





"NU" W/P.R.D.
TYPICAL LOT
N.T.S.



TYPICAL OSSENFORT RD.
SECTION
NO SCALE

DEER VALLEY ESTATES

SITE DEVELOPMENT PLAN

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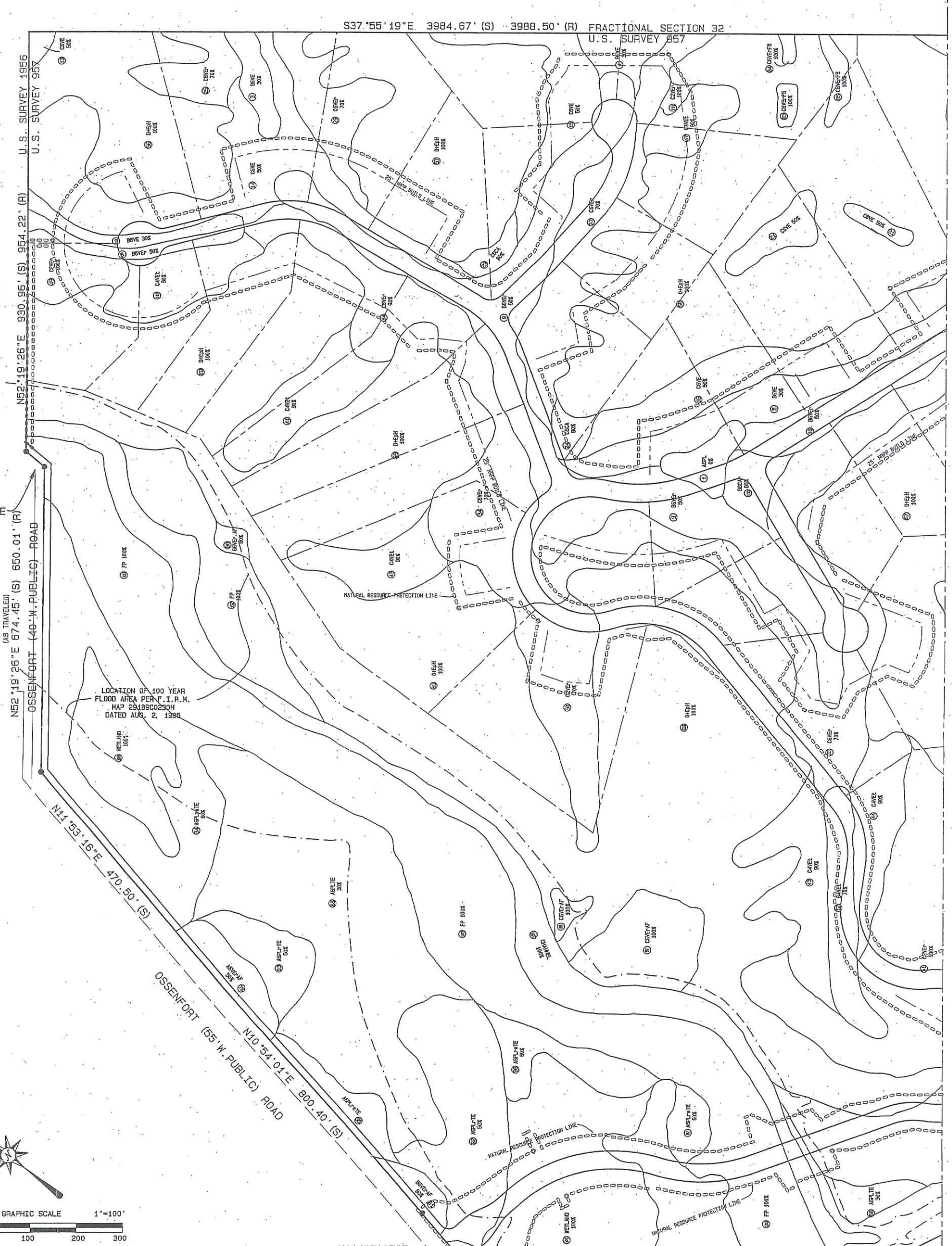

DEER VALLEY ESTATES

NATURAL RESOURCE PROTECTION PLAN

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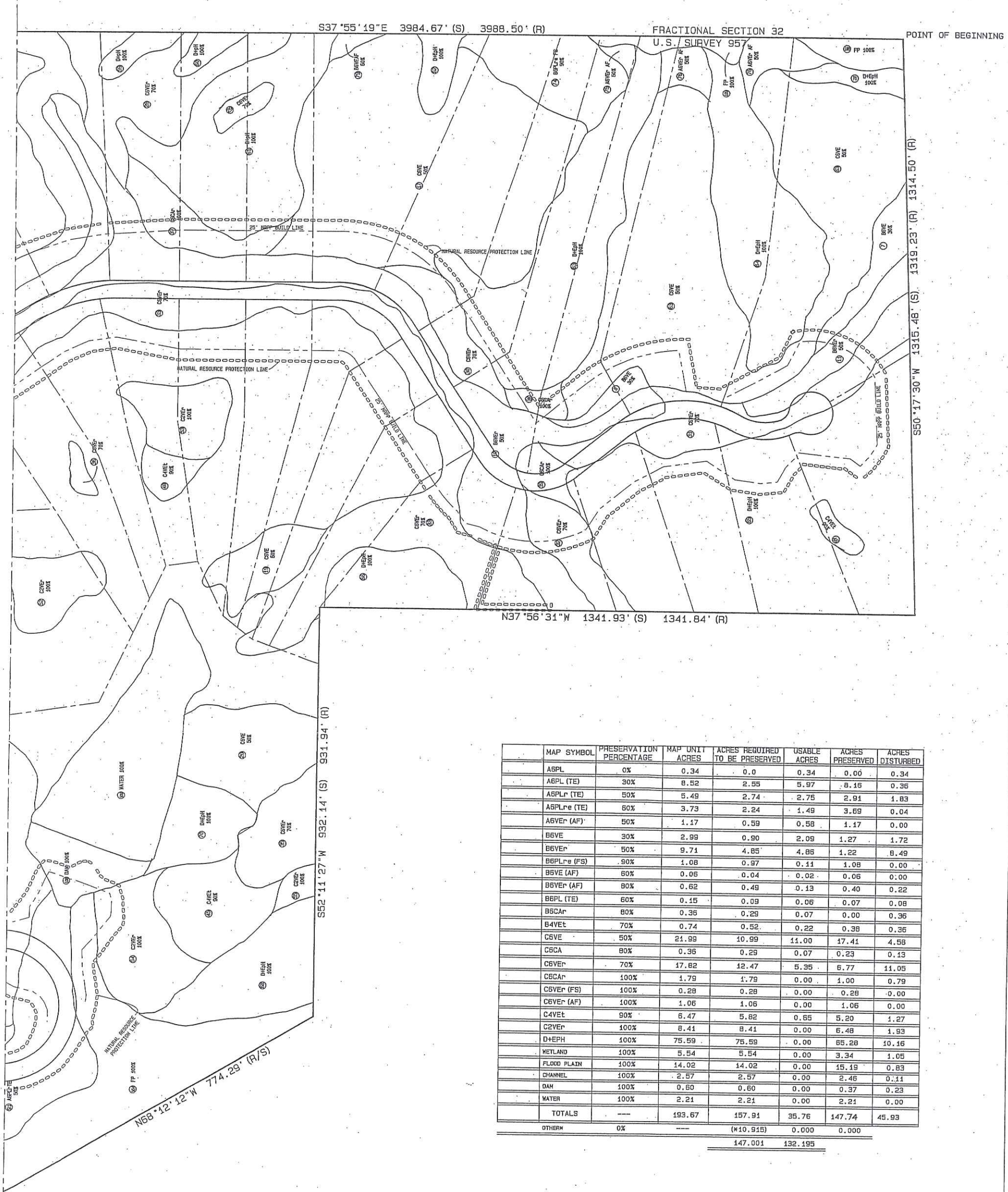

MAP SYMBOL	PRESERVATION PERCENTAGE	MAP UNIT ACRES	ACRES REQUIRED TO BE PRESERVED	USABLE ACRES	ACRES PRESERVED	ACRES DISTURBED
A6PL	0%	0.34	0.0	0.34	0.00	0.34
A6PL (TE)	30%	8.52	2.55	5.97	8.16	0.36
A6PLr (TE)	50%	5.49	2.74	2.75	2.91	1.83
A6PLre (TE)	60%	3.73	2.24	1.49	3.69	0.04
A6VEr (AF)	50%	1.17	0.59	0.58	1.17	0.00
B6VE	30%	2.99	0.90	2.09	1.27	1.72
B6VEr	50%	9.71	4.85	4.86	1.22	8.49
B6PLre (FS)	90%	1.08	0.97	0.11	1.08	0.00
B6VE (AF)	60%	0.06	0.04	0.02	0.06	0.00
B6VEr (AF)	80%	0.62	0.49	0.13	0.40	0.22
B6PL (TE)	60%	0.15	0.09	0.06	0.07	0.08
B6CAr	80%	0.36	0.29	0.07	0.00	0.36
B4VEt	70%	0.74	0.52	0.22	0.38	0.36
C6VE	50%	21.99	10.99	11.00	17.41	4.58
C6CA	80%	0.36	0.29	0.07	0.23	0.13
C6VEr	70%	17.82	12.47	5.35	6.77	11.05
C6CAr	100%	1.79	1.79	0.00	1.00	0.79
C6VEr (FS)	100%	0.28	0.28	0.00	0.28	0.00
C6VEr (AF)	100%	1.06	1.06	0.00	1.06	0.00
C4VEt	90%	6.47	5.82	0.65	5.20	1.27
C2VEr	100%	8.41	8.41	0.00	6.48	1.93
D+EPH	100%	75.59	75.59	0.00	65.28	10.16
WETLAND	100%	5.54	5.54	0.00	3.34	1.05
FLOOD PLAIN	100%	14.02	14.02	0.00	15.19	0.83
CHANNEL	100%	2.57	2.57	0.00	2.46	0.11
DAM	100%	0.60	0.60	0.00	0.37	0.23
WATER	100%	2.21	2.21	0.00	2.21	0.00
TOTALS	---	193.67	157.91	35.76	147.74	45.93
OTHER*	0%	---	(*10.915)	0.000	0.000	
			147.001	132.195		

THIS NATURAL RESOURCE PROTECTION PLAN HAS BEEN REVIEWED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CONSULTING SOIL SCIENTIST REPORT DATED MARCH 25, 2002.

DENNIS M. MEINERT - SOIL SCIENTIST

DATED

DEER VALLEY ESTATES

NATURAL RESOURCE PROTECTION PLAN

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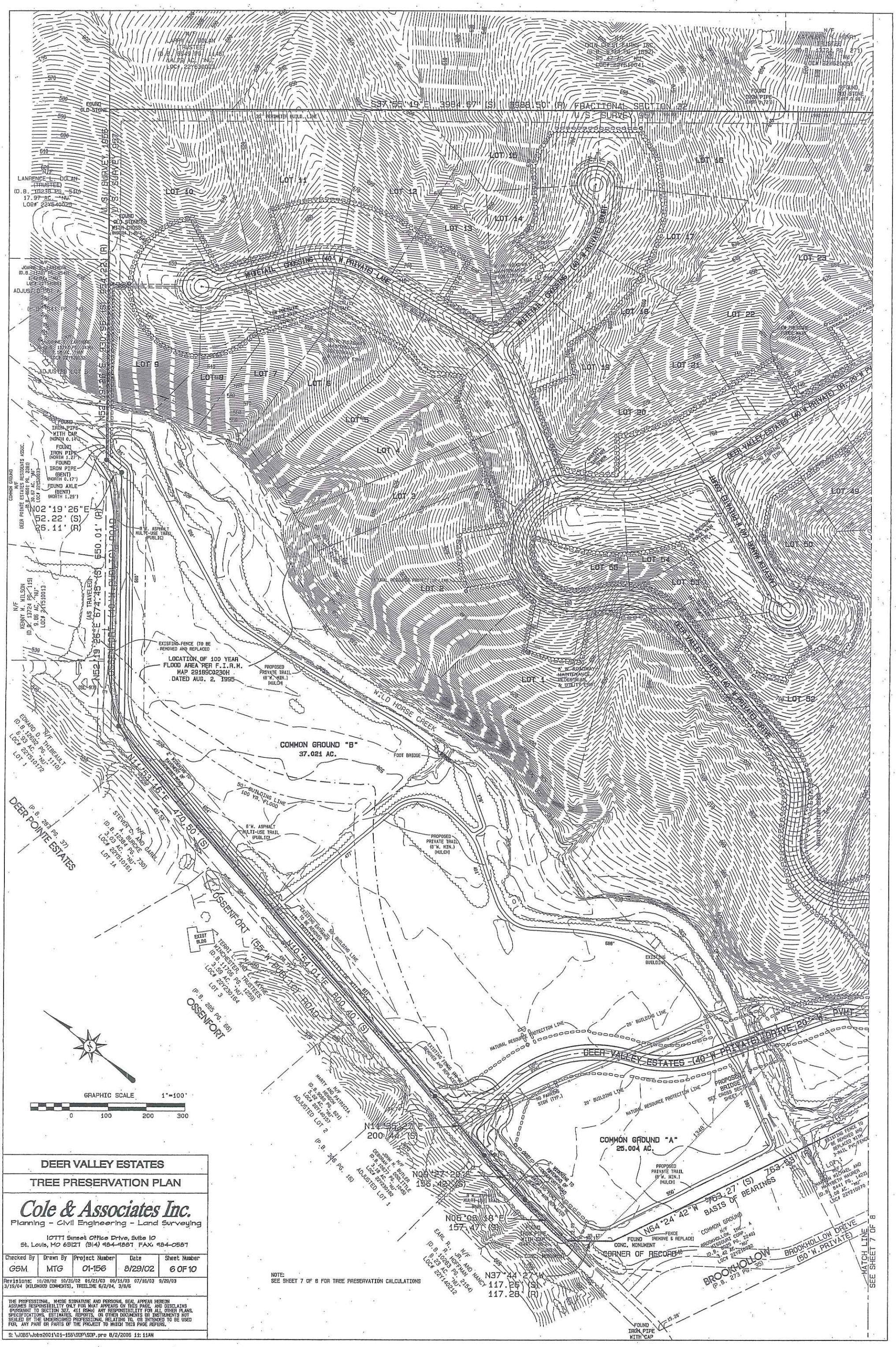

NOTE:
SEE SHEET 7 OF 8 FOR TREE PRESERVATION CALCULATIONS

DEER VALLEY ESTATES

TREE PRESERVATION PLAN

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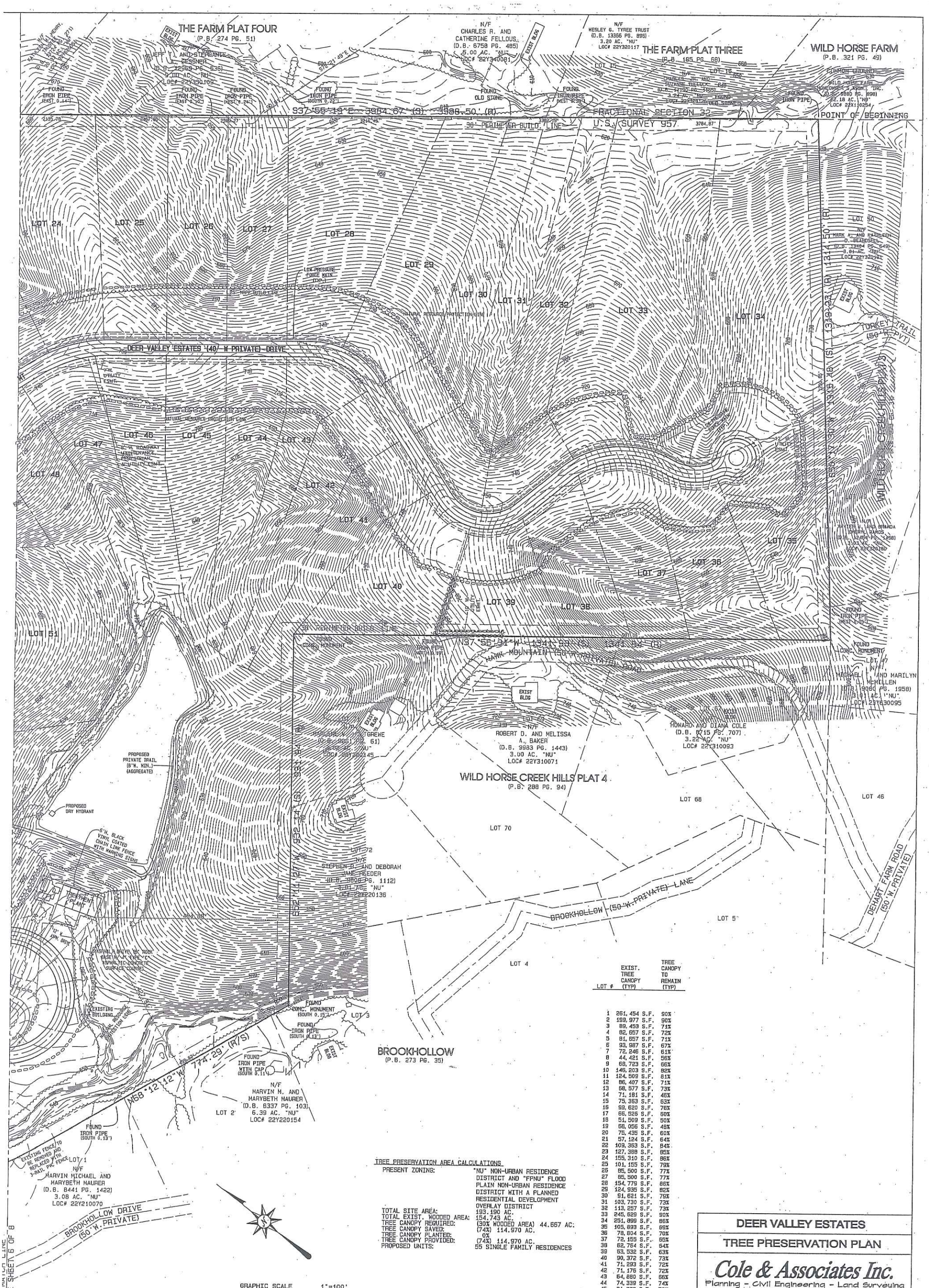

LOT #	EXIST. TREE CANOPY (TYP)	TREE CANOPY TO REMAIN (TYP)
1	261,454 S.F.	90%
2	199,977 S.F.	90%
3	89,453 S.F.	71%
4	82,657 S.F.	72%
5	81,657 S.F.	71%
6	93,987 S.F.	67%
7	72,246 S.F.	61%
8	44,421 S.F.	56%
9	68,723 S.F.	66%
10	146,203 S.F.	82%
11	124,509 S.F.	81%
12	86,407 S.F.	71%
13	68,577 S.F.	73%
14	71,181 S.F.	46%
15	75,363 S.F.	63%
16	99,620 S.F.	76%
17	66,526 S.F.	50%
18	51,509 S.F.	50%
19	68,056 S.F.	48%
20	75,435 S.F.	60%
21	57,124 S.F.	64%
22	109,363 S.F.	84%
23	127,388 S.F.	85%
24	155,310 S.F.	86%
25	101,155 S.F.	79%
26	85,500 S.F.	77%
27	85,500 S.F.	77%
28	154,779 S.F.	86%
29	124,935 S.F.	82%
30	91,621 S.F.	79%
31	103,730 S.F.	73%
32	113,257 S.F.	73%
33	245,629 S.F.	90%
34	251,899 S.F.	86%
35	105,893 S.F.	69%
36	78,804 S.F.	70%
37	72,155 S.F.	65%
38	62,764 S.F.	64%
39	63,532 S.F.	63%
40	90,372 S.F.	73%
41	71,293 S.F.	72%
42	71,176 S.F.	72%
43	64,880 S.F.	66%
44	74,339 S.F.	74%
45	81,889 S.F.	76%
46	72,724 S.F.	71%
47	69,066 S.F.	67%
48	89,718 S.F.	78%
49	53,701 S.F.	62%
50	62,903 S.F.	51%
51	157,629 S.F.	87%
52	73,463 S.F.	62%
53	45,736 S.F.	45%
54	47,530 S.F.	21%
55	56,574 S.F.	43%
COMMON GROUND A	524190 S.F.	96%
COMMON GROUND B	573890 S.F.	97%

TREE PRESERVATION AREA CALCULATIONS

PRESENT ZONING:	"NU" NON-URBAN RESIDENCE DISTRICT AND "FPNU" FLOOD PLAIN NON-URBAN RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT
TOTAL SITE AREA:	193.190 AC.
TOTAL EXIST. WOODED AREA:	154.743 AC.
TREE CANOPY REQUIRED:	(30% WOODED AREA) 44.667 AC.
TREE CANOPY SAVED:	(74%) 114.970 AC.
TREE CANOPY PLANTED:	0%
TREE CANOPY PROVIDED:	(74%) 114.970 AC.
PROPOSED UNITS:	55 SINGLE FAMILY RESIDENCES

DEER VALLEY ESTATES

TREE PRESERVATION PLAN

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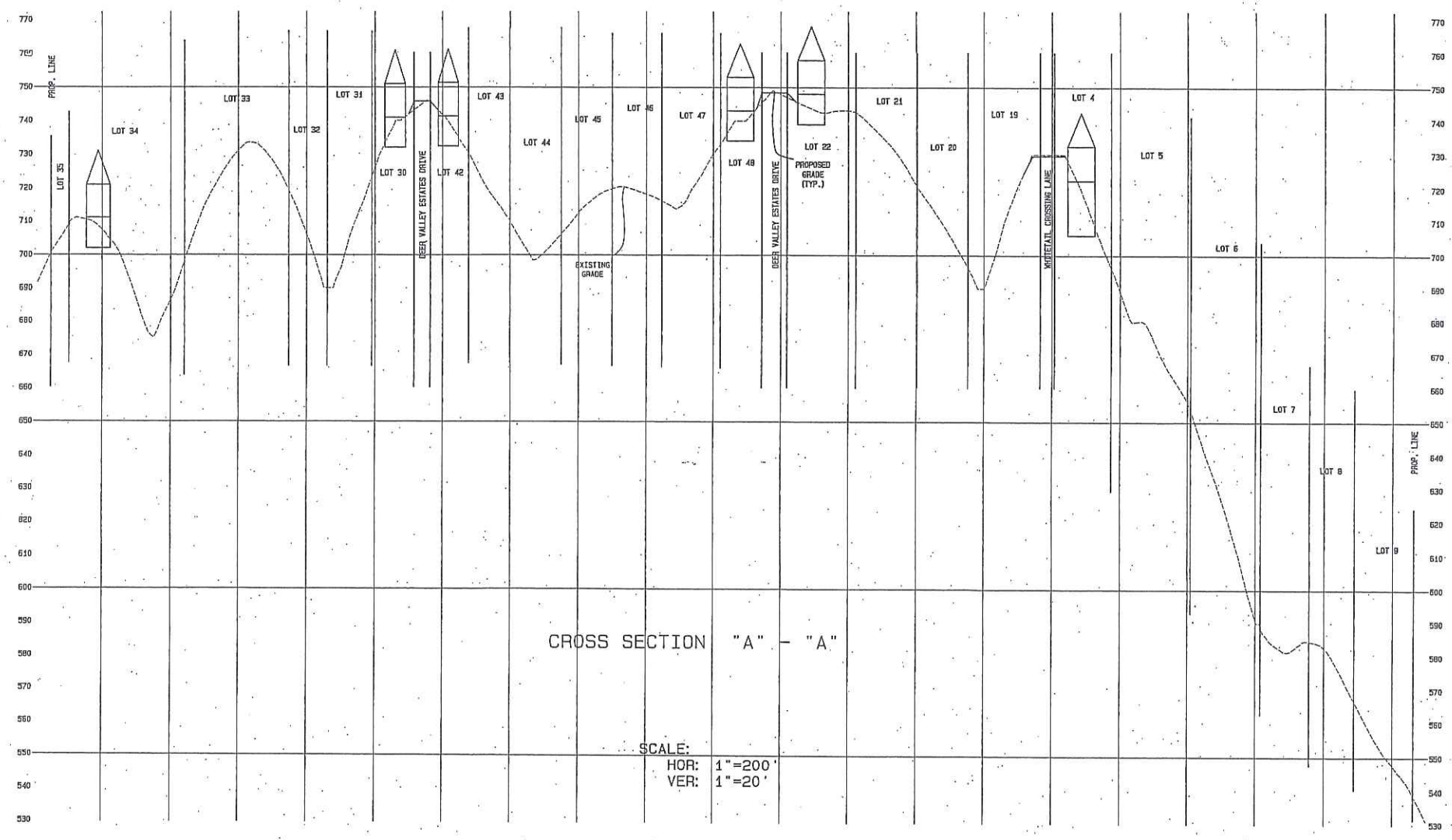

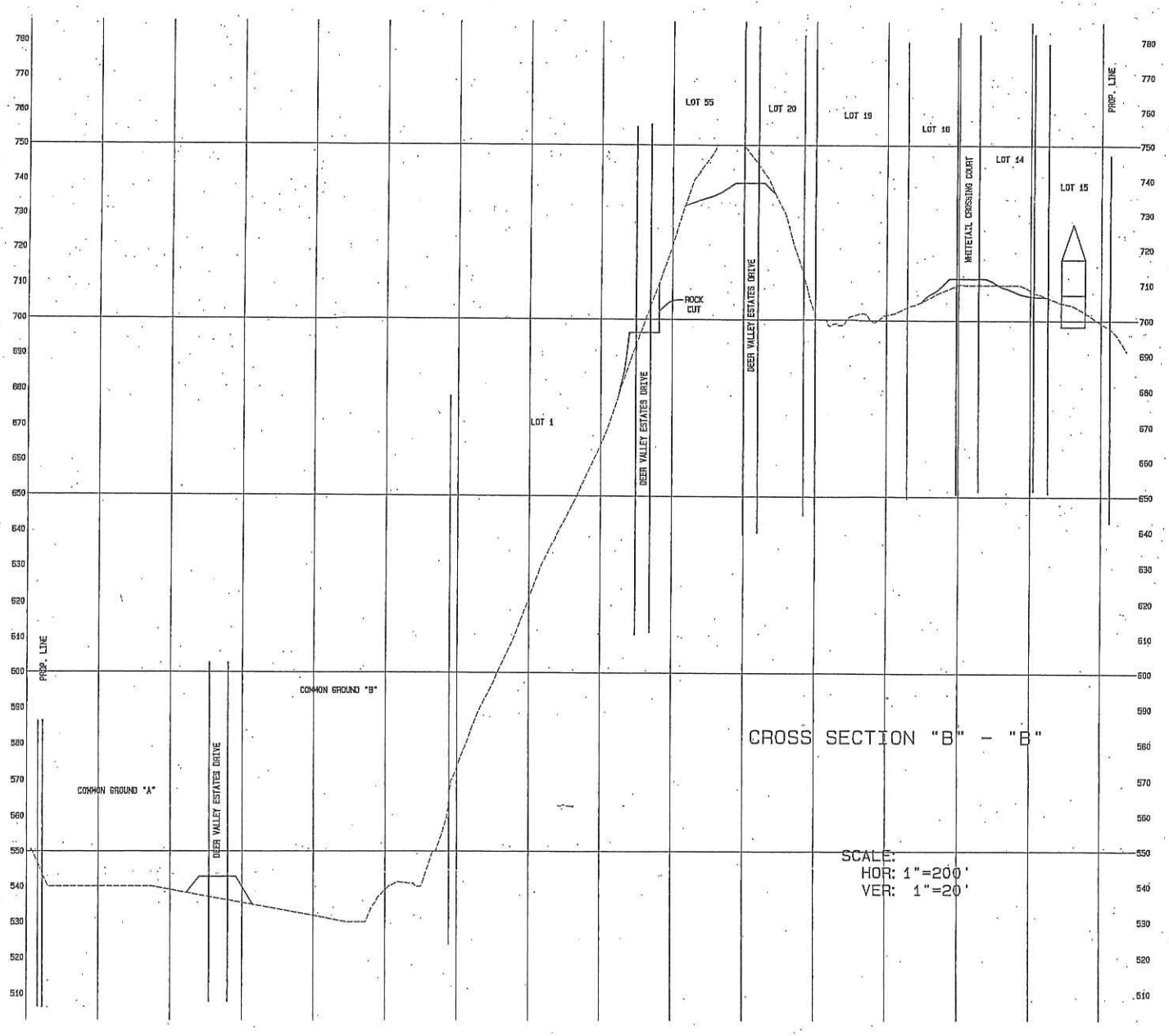

DEER VALLEY ESTATES

SITE CROSS SECTIONS

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AMENDED BILL #1008 ORDINANCE #1008

AN ORDINANCE AUTHORIZING THE APPROVAL OF A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT IN THE NU NON-URBAN RESIDENCE DISTRICT AND FPNU FLOODPLAIN NON-URBAN RESIDENCE DISTRICT UPON A 193.2 ACRE PARCEL OF GROUND TO AUTHORIZE ITS USE FOR A FIFTY-FIVE (55) LOT RESIDENTIAL SUBDIVISION UNDER A SET OF SPECIFIC CONDITIONS AND REQUIREMENTS SET FORTH HEREIN BY THIS ORDINANCE (P.Z. 25 and 25a-02 Deer Valley Estates)

WHEREAS, on February 26, 1996, the City of Wildwood, Missouri adopted its Master Plan, which identified portions of the City where low density residential development would be appropriate by designating these properties into a Conceptual Land Use Classification called the "Non-Urban Residential Area;" and

WHEREAS, those properties included in the Non-Urban Residential Area were selected because they lacked a full range of utility services, which were not readily accessible, infrastructure levels which were not commensurate with the increased use caused by the new development, topography that was not as favorable as other locations within the City, and a surrounding development pattern which was comparable in terms of density and type of use; and

WHEREAS, the designation of property within the "Non-Urban Residential Area" of the City allows for residential housing densities to be limited to one (1) dwelling per every three (3) acres, with a minimum size of one (1) acre, to allow for the clustering of homesites within these developments; and

WHEREAS, additionally, after the adoption of the Master Plan, the City Council began the process of creating complementary ordinances to implement the requirements of the Master Plan, including the City's revised Zoning Code; and

WHEREAS, one (1) of the major modifications to the Zoning Code was the creation of the Planned Residential Development Overlay District regulations, which assist in the application of the City's environmental ordinances, including the Natural Resource Protection Standards; and

WHEREAS, the Planning and Zoning Commission heard a series of requests from the petitioner for the approval of a maximum of sixty-three (63), detached single-family dwellings to be located on a 193.2 acre tract of land situated on the east side of Ossenfort Road, north of Hardt Road; which would require the approval of a Planned Residential Development Overlay District to allow for the proposed lot sizes and their layout, while also granting a Major Variance to the Natural Resource Protection Standards of the Subdivision and Development Regulations (fifteen (15) percent amount); and

WHEREAS, the Planning and Zoning Commission reviewed and analyzed these requests for consistency with the Master Plan and its related standards and guidelines, and recommended approval of the application of the Planned Residential Development Overlay District for this tract of land in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District to allow for the development of a fifty-seven (57) lot residential subdivision (fifty-one (51) lots on a 174.7 acres tract of land within the boundaries of the Planned Residential Development Overlay District and six (6) lots not included in the area) under certain design requirements and restrictions, including the preservation of the approximately fifty (50) acre area along Ossenfort Road in its current condition, the relocation of the proposed sewage treatment plant to the interior of the site, and no Major Variance to the Natural Resource Protection Standards of the Subdivision and Development Regulations; and

WHEREAS, the Planning and Zoning Commission supported this application for a Special Procedures Permit due to its compliance with the Master Plan for development in the Non-Urban Residential Area and Comprehensive Zoning Plan and the eight (8) standards for approving a Planned Residential Development Overlay District Regulations defined by the Zoning Code; and

WHEREAS, the Planning and Zoning Commission prepared the attached Letter of Recommendation reflecting its review and action upon this request and forwarded it to the City Council for their consideration in conjunction with the public hearing scheduled for October 20, 2003, which was held and where comments were heard regarding its merits; and

WHEREAS, the City Council has reviewed the input from the Planning and Zoning Commission, and the comments received from the public hearing, and supports the recommendation for approval based upon the proposal's compliance with the Master Plan relative to density, lot size, character, and other development characteristics, such as the project's compliance to the overall construction practices proposed for the installation of both public and private improvements. The City Council also concurred with the minor level of variance to the Natural Resource Protection Standards of the Subdivision and Development Regulations due to the need to protect the site from excessive disturbance, along with a lesser number of overall lots and the entire area of the site included within the boundaries of the Planned Residential Development Overlay District.

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 a part thereof, are hereby amended by approving the application of the Planned Residential Development Overlay District to the subject 193.2 acre parcel of ground in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, as set forth in this ordinance for the following described land area:

A TRACT OF LAND BEING PART OF U.S. SURVEY 957, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWEST LINE OF WILD HORSE FARM, A SUBDIVISION AS RECORDED IN PLAT BOOK 321 PAGE 49, OF THE ST. LOUIS COUNTY, MISSOURI RECORDER S OFFICE, WITH THE NORTHWEST LINE OF WILD HORSE CREEK HILLS PLAT 3, A SUBDIVISION RECORDED IN PLAT BOOK 273 PAGE, OF SAID RECORDER S OFFICE; THENCE ALONG SAID NORTHWEST LINE, SOUTH 50 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 1315.48 FEET TO THE NORTHEAST LINE OF WILD HORSE CREEK HILLS PLAT 4, A SUBDIVISION AS RECORDED IN PLAT BOOK 288 PAGE 94 OF SAID RECORDER S OFFICE; THENCE ALONG SAID NORTHEAST LINE, NORTH 37 DEGREES 56 MINUTES 31 SECONDS WEST, A DISTANCE OF 1341.93 FEET TO THE MOST NORTHERN CORNER THEREOF; THENCE ALONG THE NORTHWEST LINE, THEREOF, SOUTH 52 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 932.14 FEET TO THE NORTH LINE OF BROOKHOLLOW, A SUBDIVISION AS RECORDED IN PLAT BOOK 273 PAGE 35, OF SAID RECORDER S OFFICE; THENCE ALONG SAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 68 DEGREES 12 MINUTES 12 SECONDS WEST A DISTANCE OF 774.29 FEET, NORTH 64 DEGREES 24 MINUTES 42 SECONDS WEST A DISTANCE OF 763.27 FEET, NORTH 37 DEGREES 44 MINUTES 27 SECONDS WEST A DISTANCE OF 117.26 FEET TO THE EAST RIGHT OF WAY LINE OF OSSENFORT (40 FOOT WIDE) ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 06 DEGREES 06 MINUTES 18 SECONDS EAST A DISTANCE OF 157.47 FEET, NORTH 09 DEGREES 27 MINUTES 20 SECONDS EAST A DISTANCE OF 156.42 FEET, NORTH 11 DEGREES 35 MINUTES 27 SECONDS EAST A DISTANCE OF 200.44 FEET, NORTH 10 DEGREES 54 MINUTES 01 SECOND EAST A DISTANCE OF 800.40 FEET, NORTH 11 DEGREES 53 MINUTES 15 SECONDS EAST A DISTANCE OF 470.50 FEET, NORTH 52 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 674.45 FEET, NORTH 02 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 52.22 FEET TO THE SOUTHEAST LINE OF U.S. SURVEY 1956, ALSO BEING THE NORTHWEST LINE OF U.S. SURVEY 957; THENCE ALONG SAID NORTHWEST LINE, NORTH 52 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 930.96 FEET TO THE NORTHWEST CORNER, THEREOF; THENCE ALONG THE NORTHEAST LINE OF SAID U.S. SURVEY 957, SOUTH 37 DEGREES 55 MINUTES 19 SECONDS EAST, A DISTANCE OF 3984.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 193.190 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY EXECUTED BY COLE & ASSOCIATES DURING THE MONTH OF MARCH, 2002 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND CONDITIONS OF RECORD, IF ANY.

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, the conditions of this ordinance, and on the requirement the development and plan be carried out in part with the recommendation forwarded to the City Council by the Planning and Zoning Commission with a communication dated September 15, 2003, 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 for the 193.2 acre area referenced above in the legal description:

1. PERMITTED USES

This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of Fifty-five (55) detached single family dwellings on individual lots with common ground and all permitted accessory structures. Common ground area shall include all property not within the Planned Residential Development Overlay District boundaries, but utilized for the purposes of density calculation within the same and access to the site (a minimum of sixty-six (66) acres shall be used for this purpose and not be used for future lots). The minimum area of this Planned Residential Development Overlay District shall be one hundred ninety-three (193) acres. A re-circulating sand filter type, centralized wastewater treatment facility shall be provided to serve this site.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each dwelling unit shall be located on an individual lot of record, which shall not be less than one (1) acre in overall size. The minimum width of any lot within this P.R.D. Overlay District shall be one hundred fifty (150) feet in distance at the front building line, except for parcels of ground located within any cul-de-sac. These lot frontages shall be as approved on the Site Development Plan by the Planning and Zoning Commission.

b. The depth of all lots within this residential subdivision shall be a minimum two hundred (200) feet in size.

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 at street elevation.

d. The maximum area of this 193.2 acre tract of land, which can be used for development and related land disturbance for the permitted and accessory uses, shall not exceed forty-six (46) acres in size, including the Director of Planning s five (5) percent variance.

e. The minimum amount of this 193.2 acre tract of land, which must be preserved as part of this development, shall be one hundred forty-seven point two (147.2) acres in overall size, including the Director of Planning s five (5) percent variance.

f. Lots 12, 16, 23, and 45, as shown on the Preliminary Development Plan dated July 16, 2003, shall be eliminated from this residential subdivision to create additional preserved area on the site. Modifications to the remaining lots shall be required to create locations upon them that are most suitable for disturbance, consistent with the Natural Resource Protection Standards of the City s Subdivision and Development Regulations. Lot sizes, widths, and configurations shall be as approved on the Site Development Plan by the Planning and Zoning Commission.

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, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Section 1003.187 of the City of Wildwood Zoning Code. 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 configuration for a lot indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement, along with a minimum and maximum size.
c. 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, i.e. curb cut and access locations, stormwater facilities, and utility installations.
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 sidewalks, and general location, size, right-of-way, and pavement width of all interior drives.
e. The location and size of all freestanding signs, lighting, fences, 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. General location of sanitary sewer and stormwater facilities.
h. Parking and density calculations.
i. Conceptual location and size of common ground areas, if provided.
j. 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 Chapter 410 and accompanying Tree Manual.
k. An inventory of the percent of tree canopy or individual trees to be retained on the site indicated on a Tree Preservation Plan completed in accordance with the City of Wildwood Chapter 410 Tree Preservation and Restoration Code and accompanying Tree Manual.
l. Location of all existing and proposed easements.
m. All other information not mentioned above, but required on a preliminary plat in accord with Section 1005.060 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:

Building Setbacks - 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 setbacks as specified in Section 1003.111 R-1 One Acre Residence District of the City of Wildwood s Zoning Code, except as noted below:

1. Twenty (20) feet from any roadway right-of-way, whether public or private, except a fifty (50) foot distance from Ossenfort Road, shall be required. All other front yard setback area distances shall comply with Section 1003.111 R-1 One Acre Residence District.
2. Eight (8) feet from any side yard property line of any individual lot, but a minimum of thirty (30) feet shall be maintained between buildings on adjoining lots
3. Thirty (30) feet from any rear yard property line of any individual lot.

Parking Setbacks - Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress and streets and roads, shall comply with the requirements of Section 1003.111 R-1 One Acre Residence District of the City of Wildwood s Zoning Code.

Miscellaneous Setbacks - Right-of-Way and Other Locations

c. No portion of any residential building foundation shall encroach within twenty-five (25) feet of the Final Resource Protection Line.

Access and Roadway Improvements

d. Access to Ossenfort Road shall be limited to one (1) residential street approach located to provide required sight distance and flood-free access to all lots and constructed to conform to the requirements of the Department of Public Works in this regard. All work within the right-of-way shall be as directed by the Department of Public Works.

e. Dedicate the necessary land area along Ossenfort Road to provide a seventy (70) foot right-of-way and construct two (2) feet of additional pavement width along it as well, including the construction of storm drainage facilities and related shoulders, as directed by the City of Wildwood Department of Public Works. Improvement requirements to Ossenfort Road may be escrowed in lieu of their construction by the developer to the City of Wildwood, if deemed appropriate by the Department of Public Works and the Department of Planning.

f. Construct an internal private roadway system, within a forty (40) foot right-of-way easement, for vehicles and pedestrians to serve the residential lots within this development that complies with the requirements of the City of Wildwood s Rural Roadway Standards and as approved by the Director of Public Works. Street widths shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Earthen swales along portions of the internal street may not be required, where stormwater volumes justify their elimination. Along with this forty (40) foot right-of-way area, provide eight (8) foot wide roadway maintenance, pedestrian, and utility easements on either side of the roadway dedication.

g. Provide a trail or sidewalk within the required fifteen (15) foot dedication along Ossenfort Road to the City of Wildwood that conforms to the City of Wildwood standards, or provide finish grading therefore and required cash escrow in lieu of said construction, as directed by the Department of Public Works.

h. No direct residential access from any individual lot within this development to Ossenfort Road shall be authorized.

Miscellaneous Roadway Requirements

i. 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.

j. 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.

Parking Requirements

k. Parking spaces shall be provided as required by Section 1003.165 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Code for the R-1 One Acre Residence District. Minimally, two (2) parking spaces for each single family dwelling shall be provided.

Landscape Requirements - Specific

l. Landscaping shall adhere to all requirements of Chapter 410 of the City s Tree Preservation and Restoration Code and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

m. All streets and roads shall be appropriately landscaped as required by the Chapter 410 Tree Preservation and Restoration Code and be approved by the Planning and Zoning Commission on the Site Development Plan.

n. 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 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. Initial clearing and grubbing of the site shall be limited to the installation of the internal roadway system.

o. Landscaping within the defined common ground areas shall comply with Chapter 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. Those areas of common ground to be used for stormwater detention/retention shall comply with the City of Wildwood requirements in this regard. The Planning and Zoning Commission on the Site Development Plan shall approve the planting pattern.

p. A registered Landscape Architect shall prepare, submit, and sign all plan(s).

Signs

q. Signs for this P.R.D. Overlay District shall be erected in accordance with Section 1003.168 Sign Regulations of the City of Wildwood Zoning Code for the R-1 One Acre Residence District.

r. 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

s. 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. Minimally, lighting levels and their design specifications shall be approved by the Director of Planning and subject to reasonable standards, which adhere to generally accepted principles and practices of this industry, as defined by the City of Wildwood s Lighting Code Section 1003.169 of the Zoning Code

Miscellaneous Conditions

t. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 Physically Handicapped and Aged of the S.L.C.R.O. 1974, as amended.

u. 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 5:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

v. All retaining walls exceeding two (2) feet in height per section or crossing individual property lines shall be constructed of an appropriate interlocking concrete block system or boulders. Walls crossing property lines shall be located in a maintenance easement. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall approve said materials and design.

w. The generalized location of all utility easements for proposed service to this development shall be shown on a Typical Lot Diagram as approved by the Planning and Zoning Commission on the Site Development Plan. Installation of utilities within the respective easements shall adhere to the requirements of the Natural Resource Protection Standards Analysis and, whenever practical, be placed in areas of existing or proposed disturbance relating to previous site activity, the construction of streets, or the layout of building lots.

DEER VALLEY ESTATES

ORDINANCE

Cole & Associates Inc.
Planning - Civil Engineering - Land Surveying
10777 Sunset Office Drive, Suite 10
St. Louis, MO 63127 (314) 984-9887 FAX: 984-0587

Checked By	Drawn By	Project Number	Date	Sheet Number
GSM	MTG	01-156	8/29/02	9 OF 10

Revisions: 10/28/02 10/31/02 01/21/03 08/05/03 3/19/04 (WILDWOOD COMMENTS), 3/6/6

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x. All utilities serving this site shall be installed underground in accord with the requirements of the City of Wildwood s Subdivision and Development Regulations. Any existing easements located on the subject site, which are not being utilized, shall be vacated under the standard procedures of the City of Wildwood Subdivision and Development Regulations.

y. A trail system shall be installed around the lake and within the common ground areas containing this water feature and the floodplain to provide access to these areas for recreational purposes. The design of the trail shall be as directed by the Departments of Public Works and Planning and approved on the Site Development Plan by the Planning and Zoning Commission. Additionally, within the area of the site west of Wild Horse Creek, but not including the access roadway, development shall be limited to the installation of trails, picnic areas, and other similar low-impact activities for the purposes of recreation only.

Sewage Treatment Plant

z. A minimum four (4) foot high, sight-proof, chain link fence shall be installed around the perimeter of the area where the centralized sewage treatment facility is to be located on the site. This fence shall be constructed with a black vinyl coating, including support structures as well. Wood slatting may be incorporated in its design. The Planning and Zoning Commission shall approve the location of this fence on the Site Development Plan.

aa. Mechanical equipment associated with the operation of this facility shall be adequately screened and soundproofed to reduce noise associated with its operation over any given hour at the boundaries of the Planned Residential Development Overlay District.

bb. Mechanical systems shall be equipped with alarm systems, which will notify operators of any malfunctions or system failures and an emergency power source to provide for its operation in an event of a power failure. Minimally, the alarm shall be wired to directly notify the operator or maintenance contractor of the failure or shutdown. In the event of a system failure, operators shall meet all emergency procedures as established by the Missouri Department of Natural Resources and the City of Wildwood.

cc. The proposed access roadway and maneuvering area will be a maximum of twelve (12) feet in width and paved. The remaining area within the perimeter of the fence not paved shall be surfaced in an appropriate dust-proof material as determined and approved by the City of Wildwood s Department of Public Works.

dd. The developer shall provide a copy of a signed pump and haul agreement, whereby failure of the plant would implement a discharge shutdown, waste would be transported to an approved Metropolitan St. Louis Sewer District facility for disposal.

ee. The operator shall submit monthly inspection reports to the Missouri Department of Natural Resources and the City of Wildwood indicating adherence to all applicable standards established for the maintenance and operation of these types of facilities. This report must include a lab analysis of plant discharge samples (pH, BOD, TSS, fecal coliform) obtained and analyzed by a licensed, accredited laboratory.

ff. Operators of this facility shall provide verification of licensing with the Missouri Department of Natural Resources in the form of an approved Operating License. Along with this licensing requirement, the developer or Homeowners Association shall provide to the City of Wildwood a bond or cash deposit in the amount of five thousand ($5,000.00) to guarantee the upkeep of this facility per Section 510.090 of the City of Wildwood s Municipal Code. This bond or cash deposit shall be in place during the operation of the wastewater treatment facility.

gg. At any point in the future, the petitioner or the relevant Homeowners Association (or any entity of it), will be required to close this treatment plant when public sanitary sewer service is available to this site by the Metropolitan St. Louis Sewer District. De-commissioning of the plant shall be the responsibility of the owner/developer and completed according to Missouri Department of Natural Resources and Metropolitan St. Louis Sewer District standards.

hh. The Homeowners Association shall be required to employ a maintenance contractor that has offices or facilities within a fifty (50) mile radius of the subject site. Verification shall be provided in the form of the signed contract with the location of the office/facility clearly noted.

ii. The location of this centralized treatment facility shall not be closer to the south boundary of this Planned Residential Development Overlay District than the following: six hundred (600) feet from Ossenfort Road and three hundred (300) feet from the southern boundary of the property.

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the West Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood s Revised Codes. This assessment may be paid in full at the time of the first Zoning Authorization for any building or structure, or at the time of each Zoning Authorization for the individual dwellings. This contribution shall not exceed the amount established by multiplying the ordinance required number of parking spaces by the following rate:

Type of Development	Required Contribution
Single Family Dwelling /Parking Space	$748.99

(Parking space as defined by Section 1003.168 of the City of Wildwood Zoning Code.)

If the type of proposed development differs from that listed, rates shall be provided by the Department of Public Works.

The amount of this required contribution, if not submitted by January 1, 2004, 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 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.) Retention of differential runoff of stormwater shall be required. These features shall be provided in permanent retention facilities, such as ponds, dry reservoirs, or other acceptable alternatives. These retention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4.) The developer shall provide an engineering analysis of the existing dam to determine its structural stability and any possible upgrades necessary to it. These upgrades, if required, shall be the responsibility of the developer to install.

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 that 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.

Natural Resource Protection Standard Plans

c. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood s Subdivision and Development Regulations.

Floodplain Study

d. The developer shall provide a floodplain study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency regarding disturbance or development in the floodplain. This study shall minimally provide information relating to access across the floodplain area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

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, the Missouri American Water Company, and the Missouri Department of Natural Resources must be received by the Department of Planning.

b. Prior to issuance of foundation or building permits for any lot adjoining a common area or detention facility, written certification from a professional engineer, which verifies these areas are graded in accordance with approved plans, must be received by the Department of Public Works.

Land Subdivision

c. 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

d. 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 the provisions of Section 1003.173 and 1003.187 of the City of Wildwood Zoning Code.

Public Potable Water

e. The developer shall be required to provide public potable water from the Missouri American Water Company to the property, and related homesites. Since this area has been designated by the Missouri American Water Company as a Low Pressure Area, the total number of permitted lots shall be premised on addressing these service issues with its resolution achieved before approval of the Site Development Plan. Verification of this service shall be in a form acceptable to the City of Wildwood. Additionally, the design and location of this water system shall be reviewed and acted upon by the Planning and Zoning Commission as part of the Site Development Plan submittal process.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Traffic Generation Assessment

g. Traffic Generation Assessment contributions shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment Contribution prior to the issuance of building permits for each phase of the development.

Roadway Improvements

h. Based upon the preliminary development plan, improvements to the Ossenfort Road right-of-way must be completed prior to issuance of the building permits in excess of fifty (50) percent of the total.

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. A demolition permit is required for the removal of the existing dwelling and related structures.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District subdivision shall be prominently displayed at all times in all sales offices of this project

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. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public 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 infrastructure improvements.

f. 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. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.

g. 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.

h. 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.

i. 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.

j. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision and Development Regulations, 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, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

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 _____, 2003 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 John D. Wild, Mayor

ATTEST:

_____

City Clerk — City Clerk

IN CONNECTION WITH A CHANGE OF ZONING FOR THE FOLLOWING DESCRIBED PROPERTY FROM "N-U" TO "N-U" W/PRD

(SEE LAND DESCRIPTION ON SHEET 1 OF 10)

THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP SAID PROPERTY UNDER THE PROVISIONS OF SECTION 1003.112, 1003.187 OF THE CIT S ZONING CODE AND THE N-U W/PRD, DO HEREBY AGREE, DECLARE AND COVENANT THAT FROM THE DATE OF RECORDING OF THIS PLAN THE PROPERTY SHALL BE DEVELOPED ONLY AS SHOWN HEREIN. THIS COVENANT SHALL RUN WITH THE LAND, AND SHALL BE ENFORCEABLE PURSUANT TO SECTIONS 67.870 THROUGH 67.900 R.S. MO., BY CITY OF WILDWOOD OR ITS SUCCESSOR AS A PLAN OF A DEVELOPMENT ADOPTED BY THE CITY OF WILDWOOD PLANNING AND ZONING COMMISSION TO PROMOTE ORDERLY DEVELOPMENT. THIS PLAN MAY BE AMENDED OR SUPERSEDED BY THE PLANNING COMMISSION OR MODIFIED BY THE DEPARTMENT OF PLANNING OR VOIDED BY ORDER OF THE CITY OF WILDWOOD COUNCIL, EACH AS MORE PARTICULARLY AUTHORIZED BY THE CITY OF WILDWOOD ZONING CODE NOW OR HEREAFTER IN AFFECT.

OWNER: _____
GREGORY J. NEICHTER, MANAGING MEMBER
NEICHTER FARM L.L.C.

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, 20_____, BEFORE ME PERSONALLY APPEARED GREGORY J. NEICHTER, TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF NEICHTER FARM L.L.C., A LIMITED LIABILITY CORPORATION OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS MEMBERS AND GREGORY J. NEICHTER FURTHER ACKNOWLEDGED SAID INSTRUMENTTO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE CITY AND STATE AFORESAID THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES

_____ _____
NOTARY PUBLIC

THIS PLAN WAS APPROVED BY THE CITY OF WILDWOOD'S PLANNING AND ZONING COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF SECTION _____, OF THE ZONING CODE. THIS PLAN SHALL BE DEVELOPED UNDER THE CONDITIONS PRESCRIBED BY ORDINANCE _____ APPROVED BY THE CITY COUNTY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI ON _____.

_____
JOE VUJNICH - DIRECTOR OF PLANNING

_____
DATE

STATE OF MISSOURI)SS
COUNTY OF ST. LOUIS)
CITY OF WILDWOOD)

I, LYNNE GREENE, CITY CLERK OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE SITE DEVELOPMENT PLAN SUBMITTED FOR THIS RESIDENTIAL SUBDIVISION IS REQUIRED UNDER ORDINANCE _____, WHICH WAS APPROVED BY THE CITY COUNCIL ON _____, 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, MISSOURI, ST. LOUIS COUNTY ON THIS _____ DAY OF _____, 20___.

_____
LYNNE BELDNER, CITY CLERK

DEER VALLEY ESTATES

ORDINANCE

Cole & Associates Inc.
Planning - Civil Engineering - Land Surveying
10777 Sunset Office Drive, Suite 10
St. Louis, MO 63127 (314) 984-9887 FAX: 984-0587

Checked By	Drawn By	Project Number	Date	Sheet Number
GSM	MTG	01-156	8/29/02	10 OF 10

Revisions: 10/28/02 10/31/02 01/21/03 08/05/03 3/19/04 (WILDWOOD COMMENTS), 3/6/6

THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327, 411 RSMo) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO, OR INTENDED TO BE USED FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

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BILL #2200 **ORDINANCE # 2200**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A CHANGE TO THE TOWN CENTER PLAN'S REGULATING PLAN; AMENDING ORDINANCE #1650 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED C-8 PLANNED COMMERCIAL DISTRICT FOR A CERTAIN ONE POINT SIX (1.6) ACRE TRACT OF LAND FOR USE AS A RESIDENTIAL SENIOR SERVICE FACILITY. (Ward Eight)

WHEREAS, pursuant to § 89.310, RSMo., "Any municipality in this state may make, adopt, amend, and carry out a city plan and appoint a planning commission with the powers and duties herein set forth;" and

WHEREAS, pursuant to §§ 89.300 to 89.480, RSMo., the Planning and Zoning Commission of the City is tasked with adopting and amending the City's Master Plan and all parts thereof; and

WHEREAS, consistent with §§ 89.300 to 89.480, RSMo., the City has adopted a Town Center Plan and corresponding Final Land Use/Regulating Plan Map (the "Regulating Plan"); and

WHEREAS, the Regulating Plan establishes the permissive land use activities for all properties in the Town Center area of the City of Wildwood; and

WHEREAS, Section 3.9(b) of the City Charter provides that "Zoning ordinances may be adopted or amended only to the extent that such ordinances are consistent with the Comprehensive Zoning Plan;" and

WHEREAS, the Planning and Zoning Commission received a request for a change to the Regulating Plan from Downtown District to Neighborhood General District for a certain 1.6 acre tract of land that is located on the north side of Plaza Drive, west of Fountain Place and more particularly described in Section One of this Ordinance (the "Property") for purposes of allowing a residential senior care facility within Wildwood Town Center; and

WHEREAS, pursuant to Ordinance #1650, the Property was zoned C-8 Planned Commercial District; and

WHEREAS, the Planning and Zoning Commission received a Petition requesting an Amended C-8 Planned Commercial District for the Property for purposes of allowing no less than 2,800 square feet of commercial services on the ground floor of the building and a total number of beds not to exceed ninety-five (95) in total; and

WHEREAS, these requests were considered by the Planning and Zoning Commission at a public hearing on May 2, 2016 and discussion was held on the merits of this type of use in Town Center and the impact it would have, if authorized, on the 'Downtown' District Area of this location; and

WHEREAS, after the conclusion of the public hearing and responding to the Department of Planning's Information Report, the Planning and Zoning Commission approved the change to the Regulating Plan designation for the Property from Downtown District to Neighborhood General District, and recommended approval of the Petition requesting the Amended C-8 Planned Commercial District subject to certain terms and conditions, the specifics of such approval and recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council dated June 20, 2016, and regarding PZ 5 and 5(a)-16, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on June 27, 2016, at which interested persons were offered an opportunity to speak; and

WHEREAS, at their meeting on June 27, 2016, the City Council directed the Department of Planning to prepare draft legislation for consideration by the City Council consistent with the Planning and Zoning Commission's recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood's Zoning Ordinance, Official Zoning District Maps, and Ordinance # 1650 of the City of Wildwood, Missouri, all made a part hereof and incorporated by reference herein, are hereby amended by designating the Property described below from 'Downtown' District to the 'Neighborhood General' District:

> A tract of land being Adjusted Lot 1 and Adjusted Lot 2 of "Wildwood Town Center Plat Two", a subdivision filed for record in Plat Book 356, Pages 485 and 486 of the St. Louis County, Missouri records, and being part of the Southeast Quarter of Section 11 in Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:
>
> BEGINNING at the Southwest corner of Adjusted Lot 1 of "Wildwood Town Center Plat Two", a subdivision filed for record in Plat Book 356, Page 485 and 486 of the St. Louis County Records; thence along the Western line of said Adjusted Lot 1 North 00 degrees 50 minutes 00 seconds East, 211.49 feet to the Northwest corner thereof; thence along the Northern line of Adjusted Lot 1 and Adjusted Lot 2 the following: South 83 degrees 02 minutes 27 seconds East, 52.39 feet to a point; thence South 87 degrees 18 minutes 21 seconds East, 319.04 feet to the Northeast corner of Adjusted Lot 2; thence along the Eastern line of Adjusted Lot 2 South 02 degrees 41 minutes 39 seconds West, 111.43 feet to a point; thence North 87 degrees 18 minutes 21 seconds West, 48.00 feet to a point; thence South 02 degrees 41 minutes 39 seconds West, 96.06 feet to a point on the Northern right-of-way line of Plaza Drive; thence along said Northern right-of-way line North 87 degrees 18 minutes 21 seconds west, 316.41 feet to the Point of Beginning and containing 71,801 square feet or 1.646 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during February, 2016.

Section Two. That Ordinance # 1650 of the City of Wildwood, Missouri, be and is hereby amended by deleting Sections Two thereof in their entirety and enacting, in lieu thereof, new Section Two, to read as follows:

> **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 of the City Council from its public hearing discussion held on June 27, 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. If the developer anticipates the phasing of the permitted uses authorized for this development, and their related improvements, the following requirements and limits shall apply to the number of residential units and commercial square footage (as defined in Conditions 1(b.) and 1(c.) of this ordinance), which can be authorized within a specific phase:

PHASES	USES
One (Amended C-8 District area)	A minimum of five (5) commercial buildings not to exceed 88,300 square feet of gross floor area. Any building housing residential units shall also be required to utilize its first floor for commercial users.
Two (Amended C-8 and C-8 District area)	A maximum of **seven (7) Downtown District buildings and one (1) Neighborhood General District building (Lots 1 and 2)** ~~nine (9) Neighborhood Center~~, with all not to be less than 167,000 square feet of gross floor area ~~including the required live/work units, but not any other residential units added to these existing buildings to accommodate an authorized third or fourth floor option~~. Any building housing residential units shall also be required to utilize **a portion of its** first floor for commercial users, as approved by the Planning and Zoning Commission on the Site Development Plan.

No Phase II building permits, nor Phase I occupancy permits, shall be issued, until Main Street construction has substantially commenced, the reimbursement of the City for all of its costs associated with the purchase price of this right-of-way area is complete, and the plat for the roadway has been submitted and approved by the City of Wildwood or an acceptable agreement between the developer and the City has been signed regarding these same items.

b. The uses allowed in this Amended C-8 Planned Commercial District (Phase I) shall be limited to all permitted **'Downtown'** ~~Commercial and Neighborhood Center~~' District uses, as defined in the Town Center Plan (as amended March **1, 2010** ~~2, 1998~~ and may be modified here and after by applicable ordinance). The C-8 Planned Commercial District (Phase II) portion of this site shall be limited to all permitted **'Downtown and Neighborhood General'** ~~Neighborhood Center and Open Space~~' District uses and may also include a hotel, restaurants (fast-food, but no drive-through facilities), and medical and dental offices, with associated parking, but excluding sewage treatment plants, research laboratories and facilities, and office/warehouse units. **The 'Neighborhood General' District designation in the Phase II area is limited to two (2) existing lots (Lots 1 and 2, as indicated on the approved Site Development Plan dated March 15, 2010 in the Department of Planning's files) and the proposed location of the allowable senior care facility, which shall be limited to no more than ninety-five (95) beds, as may be set forth within the Certificate of Need (CON) approved/issued by the Missouri Health Facilities Review Board, and shall be**

provided to the City of Wildwood's City Attorney for verification and acceptance to form and compliance.

i. A minimum of ten (10) percent of the residential units in this development shall be live/work types and **shall be located within** the **'Downtown District** ~~Center~~' area of the Phase II portion of this project. Additional independent dwelling units shall ~~also be authorized~~ **be required** in conjunction with **Buildings G and J/K (Lots 3A and 6)** ~~F through N~~, but the combined, and total, number of residential units, whether live/work or independent types, **shall be as determined at the time of each Regulating Plan change (Downtown District to Neighborhood General District) and the accompanying amendment of the planned district ordinance for that specific lot or lots being considered for the buildings identified above** ~~and shall not exceed one hundred (100) on the site~~. These additional dwelling units shall be located within a 'Neighborhood **General** ~~Center~~' District designated portion of Phase II, as defined by this ordinance. Residential units shall occupy at least one (1) floor of **each of the** buildings **identified above**, unless otherwise authorized on the Site Development Plan.

ii. A multiple-level parking structure shall also be constructed in the **'Downtown' District** '~~Neighborhood Center~~' District area of the subject site (western half of property) and provide a minimum of two hundred ninety-four (294) spaces, which shall also be available for public parking purposes, as defined in a separate agreement in terms of the overall number of these stalls and other related items. No more than fifty (50) percent of the building square footage can be constructed in Phase II (as defined in Condition 1(a.)) without the parking garage commencing construction, with its completion no greater than two hundred seventy (270) days from its start. Completion shall be construed as the issuance of a final occupancy permit.

iii. Buildings J/K shall contain separate underground parking containing not less than sixty (60) total spaces.

c. An area of this site, within the Phase II portion of this development, and of a size not less than as shown on the Preliminary Development Plan, and north of the east-west arterial street within the C-8 Planned Commercial District (Phase II), shall be utilized for **'Public Space'** '~~Open Space~~' District permitted uses only. This area of '**Public Space**' ~~Open Space~~' District shall incorporate hard and soft improvements in an area of sufficient size to accommodate public events. This area shall be platted and transferred by fee simple title (general warranty deed) to the City of Wildwood, unless otherwise directed by the City Council. The design, improvements, and parking access for this facility shall be acted upon by the Planning and Zoning Commission and Architectural Review Board, as part of the Site Development Plan submittal and review process. The parking lot area located immediately to the north of this public plaza shall be dedicated for public use and access purposes, including by easement to the City of Wildwood in a form acceptable to the City Attorney, thereby granting the

City of Wildwood authority to control access and use of such area; provided the fee owner of this area shall maintain any improvements thereon, while retaining the right to use the area for additional site parking to the extent not inconsistent with the public use as may be authorized by the City.

i. **The senior care facility shall provide public art pieces, as part of the development of Lots 1 and 2, for the allowable residential uses, which shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Amended Site Development Section Plan required for this area.**

ii. **The development of this senior care facility shall also provide a public/private exterior patio/courtyard area along its Plaza Drive frontage. This patio/courtyard area shall be not less than one thousand (1,000) square feet in size and allow for seating of residents within its defined boundaries. Design details shall be reviewed and acted upon by the Planning and Zoning Commission, as part of its review and consideration of the Amended Site Development Section Plan.**

iii. **The developer shall construct along the property's State Route 100 frontage the remainder of the system of fencing and columns that currently defines this area to the east of the subject site. The columns and fencing shall match those structures already in place along this roadway frontage. Design and construction details shall be reviewed and acted upon by the Planning and Zoning Commission, as part of its review and consideration of the Amended Site Development Section Plan.**

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

a. All phases of this development shall be authorized a total of 393,300 square feet of residential and non-residential users in maximum allowable building sizes as follows:

BUILDING IDENTIFIER	SIZE - Commercial (Total square footage)	SIZE – Residential (Total square footage)
Financial Institution with Drive-through facility (Building A)	17,800	
Retail (Building B)	9,900	
Retail (Building C)	5,400	
Mixed-Use/Office/Retail (Building D)	40,000	
Retail with Drive-through facility (Building E)	15,200	
Mixed-Use (Building F)	20,000	
Mixed-Use (Building G)	30,000	
~~Mixed-Use (Building H)~~	~~30,000~~	
~~Mixed-Use (Building I)~~	~~10,000~~	
Senior Care Facility (no more than 95 beds)	**No less than 2,700**	**No more than 75,000**
Mixed-Use (Building J/K)	20,000	60,000
Mixed-Use and/or Hotel (Building L)	85,000	
Mixed-Use (Building M)	20,000	
Child Care Center/Private School (Building N)	10,000	

Total square footage of permitted buildings utilized for commercial uses only shall not to exceed 313,300 square feet in overall gross floor area. If a third and fourth story option is exercised upon Buildings F through N, they shall be residential in use and be approved as part of a Site Development Plan submittal to the Planning and Zoning Commission in terms of size and number of units, provided that required additional parking is provided for such addition stories. Residential square footage in Phase II of this development shall not be more than **seventy-five thousand (75,000)** ~~eighty thousand (80,000)~~ square feet in gross floor area and as approved by the Planning and Zoning Commission on the Site Development Plan **(amended and/or section)**.

b. A minimum of two (2) buildings, with the option of a third, must be located abutting the Taylor Road right-of-way, with no more than twenty (20) percent of the frontage not occupied by an arcade, porch, or building façade within the Amended C-8 Planned Commercial District portion of this development (Phase I). The orientation of these buildings shall be as shown on the Preliminary Development Plan submitted by the petitioner as part of the rezoning request. These buildings shall be constructed with glazing to provide a minimum of seventy (70) percent transparency along Taylor Road or as approved by the Architectural Review Board.

c. All buildings and structures located along Main Street and the internal east/west drive shall be placed at the edge of right-of-way. In any instance where a building façade is absent, a garden or screen wall shall be installed. This wall(s) must complement the appearance of the buildings located within the same block in terms of its design, architecture, color, material, and character. All garden or screen walls located within the Amended C-8 Planned Commercial District (Phase I) and C-8 Planned Commercial District (Phase II) portions of this site shall be reviewed and approved by the Architectural Review Board as part of the Site Development Plan submittal process.

d. Only two (2) docking areas are authorized within the boundaries of this Amended C-8 Planned Commercial District (Phase I) and C-8 Planned Commercial District (Phase II), which shall serve Buildings E and L. Appropriate screen walls or other comparable measures shall be employed as part of these areas to minimize visual intrusions onto adjoining properties and any roadway right-of-way, including the installation of gates at its opening. All screen walls located within the Amended C-8 Planned Commercial (Phase I) portion of this site shall be reviewed and approved by the Architectural Review Board as part of the Site Development Plan submittal process.

e. Only three (3) drive-through facilities shall be authorized in the Amended C-8 Planned Commercial District (Phase I) portion of this development. These facilities shall be in conjunction with the retail stores (Buildings B and E) and the financial institution (Building A). These facilities shall be oriented toward minor streets or the interior locations of adjoining parking lots. Architectural requirements shall be as established

in the Town Center Plan and be reviewed and acted upon by the City's Architectural Review Board.

f. The integration of a clock tower at the northwest corner of the intersection of Main Street and Taylor Road as a focal point of this development shall be required as part of the construction of Building E and allow for public access and use as part of the public open space/street atmosphere. This architectural feature shall substantially comply with the rendering provided to the Planning and Zoning Commission at its December 18, 2000 Executive Session. The Architectural Review Board shall base approval of the required design upon the character of the proposed built environment within the boundaries of the Amended C-8 Planned Commercial District (Phase I) approved on this site.

g. No structure or building in Phase I shall exceed two (2) stories in overall height, as measured from final finish grade at the adjoining street, excluding the clock tower, unless residential uses are requested as part of a third and/or fourth floor design, then a maximum of two (2) additional floors may be added. The clock tower shall not exceed a height of sixty (60) feet. This height requirement shall not apply to rooftop architectural treatments, but will be subject to Architectural Review Board approval in terms of this requirement.

h. All buildings located in Phase II shall be a minimum of two (2) stories in overall height (plus architectural rooftop treatments), as measured from final finish grade at the adjoining street, unless residential uses are requested as part of a third and/or fourth floor design, then a maximum of two (2) additional floors may be added, except as noted below:

    i. Building F may be reduced to a single story height, if Building A is authorized and constructed at the same reduced height. If Building F is reduced below a two (2) story height, its ultimate design must be considered and acted upon by the Planning and Zoning Commission on the Site Development Plan, along with the Architectural Review Board. The developer/owner of Building F shall be required to meet the following requirements in its design:

        1. A continuous pitched or barreled flat roof that meets the Architectural Guidelines of the Town Center Development Manual shall only be authorized on this building, unless otherwise approved by the Architectural Review Board. Minimally, architectural style shingles, standing seam metal, or tiles a white material color shall be required for use on this roof.
        2. Brick shall constitute one hundred (100) percent of the material to be used on all four (4) elevations of the building (grade to parapet) and of a complementary color to other buildings within a three hundred (300) foot radius of this property, except grade to the watertable (stone may be considered), glazed areas, guttering, and downspouts.

3. Gables, dormers, and towers shall not be authorized as components of this building, unless otherwise approved by the Architectural Review Board.
4. Roof penetrations shall not be authorized, unless otherwise authorized by the Architectural Review Board.
5. Openings (windows) shall have equally proportioned lights and awnings shall be used over windows abutting Fountain Place and Plaza Drive, unless otherwise acted upon the City's Architectural Review Board.
6. A porch shall be provided as a component of this building, and it must be a minimum of eight (8) feet in depth and have a metal type of canopy covering it of which its design, extent, and type shall be as reviewed and acted upon by the City's Architectural Review Board (southeast corner facing Plaza Drive and Fountain Place intersection).

ii. Building ~~I and~~ N may be reduced to a single story height, but incorporate additional roof design elements to complement the surrounding built environment in terms of massing, scale, and character. This height requirement shall be measured from final finish grade at the adjoining street, if applicable.

iii. Building L shall be allowed a total of five (5) stories along its Main Street frontage, as measured from the final finish grade of this adjoining street. All other elevation heights shall be no greater than four (4) stories in height. This height requirement shall be measured from final finish grade at the adjoining street, if applicable.

iv. Building M shall be a minimum of three (3) stories in height along its Main Street frontage. This height requirement shall be measured from final finish grade at the adjoining street, if applicable.

i. The area of this Amended C-8 Planned Commercial and C-8 Planned Commercial District (Phases I and II) shall be a minimum of fifteen (15) acres in overall size.

j. All residential units within the boundaries of this Amended C-8 Planned Commercial District and C-8 Planned Commercial District (Phases I and II) portions of this site must incorporate a deck, porch, or balcony on their front elevations, except for the proposed live/work units and **senior care facility**, which can be at sidewalk grade.

k. The proposed architectural design, character, and style of all buildings 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. Particular attention must be paid to the facades of all building and structures located along the Taylor Road and Main Street frontages and all buildings that front or have visibility from a roadway relative to its building materials, openings, elements, and color to ensure their appearance is consistent with the other elevations. All buildings utilized for 'Commercial or Neighborhood Center' District uses, except those structures abutting Taylor Road (see Condition 2(b.), must have a minimum of fifty (50) percent glazing at street level or an amount approved by the Architectural Review Board on the required renderings and models. Approval of the required

design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of these Amended C-8 Planned Commercial District and C-8 Planned Commercial District (Phases I and II) in terms of material, color, and style.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the date of approval of the Preliminary Development Plan by the City Council and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning and Zoning Commission for a period not to exceed two (2) years. The Site Development Plan shall include, but not be limited to, the following:

a. Outboundary and legal description of the property.
b. A location map of generalized nature, north arrow, and plan scale.
c. Location and size of all proposed structures, including canopies, arcades, business signage, and any garden and screen or retaining walls.
d. Location and size of all parking areas and corresponding parking calculations.
e. Existing and proposed contours at two (2) foot intervals.
f. Roadways and driveways on and adjacent to the property in question including required right-of-way dedication, pavement widening, cross access easement areas, and public green spaces within these areas.
g. The design, location, and size of all proposed lighting, fences, and dock and trash areas.
h. A landscape plan including, but not limited to, the location, size, and general type of all plant and other materials to be used. (See Landscape Requirements Section of this Ordinance).
i. The approximate location of all stormwater and sanitary sewer facilities.
j. Parking and structure setbacks from adjacent property lines.
k. Location of all existing and proposed easements.
l. A description of the area's (all surrounding properties within one hundred (100) feet of the subject site) infrastructure and site improvements of a general nature. Principally, building locations on individual properties, curb cuts, and driveway locations along the right-of-way, as well as other natural and man-made features, must be shown. This representation shall be supplemented by a recent aerial photograph of the area, which shall include all properties within one thousand (1,000) feet of the subject site and at a scale of 1:100.
m. Cross-sections through all portions of the site, particularly a minimum of two (2) such representations along Taylor Road and Main Street. These cross-sections must include all buildings and structures, including screen and plant walls and any other similar treatments.

n. All other information not mentioned above, but required on a Preliminary Plat in accord with Chapter 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 Requirements

a. All buildings or structures, excluding boundary, garden, screen, and/or retaining walls, or fences, shall adhere to the build-to lines therein established by the City of Wildwood's Town Center Neighborhood Design Standards for the **'Downtown and Neighborhood General'** ~~Commercial and Neighborhood Center~~ Districts.

Parking Setbacks

b. All parking stalls, loading spaces, internal drives, excluding points of ingress and egress and public or private roadways, shall adhere to the City of Wildwood's Town Center Neighborhood Design Standards for the **'Downtown and Neighborhood General'** ~~Commercial and Neighborhood Center~~ Districts, unless as otherwise approved on the Site Development Plan by the Planning and Zoning Commission or as noted below:

i. Fifteen (15) feet from the Taylor Road right-of-way line.

Minimum Parking Requirements

c. Minimum parking requirements as set forth in the City of Wildwood's Town Center Neighborhood Design Standards for the **'Downtown and Neighborhood General'** ~~Commercial and Neighborhood Center~~ Districts and Chapter 415.280 Parking Regulations of the City of Wildwood's Zoning Code, except that three point three (3.3) spaces per one thousand (1,000) square feet of gross floor area shall be allowed for all retail/office uses. The parking reduction associated with this overall site shall not exceed ten (10) percent of the required parking spaces to be constructed and provided for the purposes of compliance to this site-specific ordinance.

Access and Roadway Improvements, including sidewalks

Main Street

d. The developer's development plan seeks to use, and depends on the use of, the City's property to the south of these districts ("City's Main Street Property") for purpose of access, sidewalks, on-street parking, and other Main Street improvements

to which this development is dependent and conditioned. Before the issuance of any building or construction permit, the developer shall have reached a mutually binding development agreement with the City authorizing and providing for the use of the City's property for such purposes and providing the terms, including reimbursement or compensation to the City, for such use. The developer and development authorized by this ordinance shall be responsible for the acquisition of land and installation thereon of the northern one-half (1/2) of the total Main Street improvements (of a one hundred four (104) foot right-of-way or improvement width) adjacent to this development necessary for primary access to the development. These improvements shall be the responsibility of the developer to complete and must conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan as directed and approved by the Department of Public Works, when the necessary land area for its construction is available for use as required herein. All streetscape requirements (street trees, lights, and signs, waste receptacles, benches, and other items shall consist of approved materials) shall be installed as required by the City of Wildwood's Town Center Plan within the right-of-way of Main Street and be approved by the Department of Public Works. Certain requirements may be escrowed with the City of Wildwood for future installation at the discretion of the Department of Planning and the Department of Public Works. Traffic Generation Assessment Fee credits shall be granted for installation of improvements on the south one-half of Main Street, as such installation may be approved by the City, unless the City and Developer mutually agree to other reimbursement terms for that portion of the improvements. No building permit shall be issued in these districts, until the developer has obtained authority for use of the City's Main Street property by an approved development agreement. In the event the developer is unable or unwilling to enter into a development agreement acceptable to the City authorizing this use of the public property and terms thereof, this zoning approval shall authorize no building construction or other use approved herein until this ordinance has been revised to reflect and authorize a modified development and uses that are not dependent or conditioned on the use or access from the City's Main Street property.

e. Access to this development from Main Street shall be limited to four (4) curb cuts and two (2) garage entry/exit access points and designed in accordance with the City of Wildwood's Street Specifications of the Town Center and as directed by the Department of Public Works. These access points shall be coordinated with the dedication of roadway right-of-way along the southern property line of this development.

State Route 100

f. Dedicate all the right-of-way, easements, and licenses within the subject site as necessary for the improvement of State Route 100 and its intersection with the proposed Taylor Road as directed by the Missouri Department of Transportation and

the City of Wildwood. Verification of the ownership of any excess right-of-way, which exists along State Route 100 that is to be used as part of this development, must be provided in the form of a Purchase Agreement signed by the Missouri Department of Transportation prior to approval of the Site Development Plan by the Planning and Zoning Commission.

g. Conform to all of the requirements of the Missouri Department of Transportation and the City of Wildwood regarding the required State Route 100 roadway improvements. Improvements shall be as directed by the Missouri Department of Transportation.

h. Provide a variable width easement no less than ten (10) foot wide along or within State Route 100 right-of-way, and complete finish grading thereof, for the installation of a multiple use trail which conforms with the City of Wildwood's ADA requirements as directed by the Department of Public Works. The installation of this trail will also be the responsibility of the developer and be reviewed and acted upon as part of the Site Development Plan process. This improvement is considered as one (1) of the green space and public space requirements of the Town Center Plan's Commercial District and Neighborhood Center District designations and the construction cost will be a creditable charge against the developer's required Traffic Generation Assessment Fee contribution to the East Area Fund of the City of Wildwood for any portion of it located outside the subject site and within the State of Missouri's right-of-way area. Determinations regarding credits shall be made by the Departments of Planning and Public Works and completed prior to the issuance of any building permit for the Phase II portion of this overall project.

i. No vehicular access shall be allowed from this development to State Route 100, except as directed or previously authorized by the Missouri Department of Transportation and approved by the City of Wildwood.

Taylor Road

j. Dedicate the remaining portion of an eighty (80) foot right-of-way for Taylor Road and construct said roadway, sidewalks, and improvements in conformance with the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items shall consist of approved materials) shall be installed as required by the City of Wildwood's Town Center Plan within the right-of-way of Taylor Road and be approved by the Department of Public Works.

k. Access to this development from Taylor Road shall be limited to one (1) commercial entrance designed in accordance with the City of Wildwood's Street Specifications of the Town Center and be as directed by the Department of Public Works. This

entrance along Taylor Road shall maintain a minimum distance of two hundred twenty (220) feet from State Route 100 (as measured from edge of proposed pavement of State Route 100 to the centerline of the access point) and be restricted to a right-in/right-out configuration.

l. Dedicate all the right-of-way, easements, and licenses within the subject site as necessary for the improvement of the proposed Taylor Road as directed by the Department of Public Works.

m. Provide the necessary infrastructure and conduits for the coordination of the traffic signals at the Taylor Road/Main Street intersection as directed by the Department of Public Works. The installation of this equipment and infrastructure will be a creditable charge against the developer's required Traffic Generation Assessment contribution to the East Area Fund of the City of Wildwood and based upon a fair share determination of the overall improvement cost at this intersection.

Miscellaneous Roadway Requirements

n. Sidewalks shall be required on all public and private streets 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 and the Architectural Review Board as part of the Site Development Plan review process.

o. Provide cross access easement and temporary slope construction license, or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties, as directed by the Departments of Planning and Public Works. Any contractor utilizing these easements or license areas shall be required to replace all improvements, plantings, or other items damaged or disturbed to their original condition and restore the entire area to its pre-development condition. This replacement and restoration shall be accomplished in sixty (60) days or less from the completion of construction as determined by the City of Wildwood.

p. Parking lot aisles, where possible, should intersect the main and minor driveways at right angles and be logically located opposite minor driveways and other parking lot aisles. Minor driveways shall not intersect the main east/west drive aisle closer than two hundred (200) feet of the centerline of the proposed Taylor Road right-of-way.

q. Installation of identification signage and landscaping shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to installation.

r. 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 road improvements. All utilities within these districts and on rights-of-way otherwise constructed pursuant to this authorization shall be installed and placed underground in locations as approved by the Director of Public Works.

s. 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.

t. A traffic circle shall be incorporated into the design of the internal roadway system serving this mixed-use development. The location, design, and appearance of this circle shall be as directed by the Department of Public Works. Final approval of the circle's location, design, and appearance shall be by the Planning and Zoning Commission as part of the Site Development Plan review process. Building placement and design around the circle shall reflect its character and complement its inclusion. Building placement within the proximity of the traffic circle shall be indicated on the Site Development Plan.

u. Dedicate a land area, forty (40) feet in width, for public right-of-way purposes along the western boundary of the site, as determined by the Departments of Public Works and Planning on the Site Development Plan for a future "street" at this location. The petitioner/developer shall be responsible to construct the roadway, sidewalk, and other improvements, including on-street parking spaces, within this "street" in conformance with the requirements of the City of Wildwood's Street Specifications of the Town Center Plan for one-half (1/2) of this public right-of-way area, with all design components reviewed and approved by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches), and other items shall consist of approved materials and shall be installed, as required by the City of Wildwood's Town Center Plan within the right-of-way of "unnamed street," and also be reviewed and approved by the Department of Public Works. Developer shall also construct the remaining pavement width, including curb and gutter, and on-street parking spaces, within the remaining west one-half (1/2) of the right-of-way of this "unnamed street," in accord with the requirements of the Town Center Street Specifications and as directed by the Department of Public Works. In

regards to the construction of this west one-half (1/2) on the "unnamed street," streetscape requirements, such as trees, etc., shall not be required.

Landscape Requirements - Specific

v. Building and parking setbacks shall be landscaped in accordance with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

w. All stormwater facilities shall be appropriately landscaped and comply with the 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, if applicable.

x. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2 1/2) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs - twenty-four (24) inch minimum height.

y. 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 and the Architectural Review Board as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.

z. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Lighting Requirements

aa. Light standards shall not exceed sixteen (16) feet in height. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of the City of Wildwood's Zoning Ordinance – Chapter 415.450 "Outdoor Lighting Requirements." A Lighting Plan shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location of all light standards and their design and appearance as part of the Site Development Plan review process.

Sign Regulations

bb. All signage shall be in accordance with the requirements of the City of Wildwood's Town Center Architectural Guidelines, subject to the following:

1. A total of three (3) freestanding monument style signs shall be allowed within the boundaries of the Amended C-8 Planned Commercial District and C-8 Planned Commercial District (Phase I and Phase II combined). One (1) of these signs shall be located at the access point into this development from Taylor Road and cannot exceed fifty (50) square feet in overall size. This Taylor Road sign shall be integrated, and be a part of the gateway structure to be constructed at this authorized access point along the Taylor Road frontage. Two (2) signs shall be authorized along the property's State Route 100 frontage and cannot exceed seventy-five (75) square feet in overall size, nor ten (10) feet in height, as measured from adjoining roadway grade. The location of all signage shall be as approved by the Planning and Zoning Commission on the Site Development Plan.
2. The three (3) authorized monument signs shall additionally comply with the City of Wildwood Zoning Code, Section 1003.168 Sign Regulations for the C-2 Shopping District, where consistent and applicable to this type of signage.
3. Notwithstanding any other approval to the contrary, all wall signs shall additionally comply with the City of Wildwood Zoning Ordinance – Chapter 415.420 Sign Regulations for the C-2 Shopping District, and all signage shall be externally illuminated according to the Town Center Plan's Architectural Guidelines, or may be backlit, if otherwise in compliance with the Town Center Architectural Guidelines. A third wall sign shall be authorized for the commercial building located on the northwest corner of Taylor Road and Main Street. Signs may only be located on the north, south, and east elevations of this building (Building E, as identified by this ordinance).
4. No advertising, temporary, or portable signs shall be authorized in this Amended C-8 District and C-8 District development (Phases I and II). No other signs shall be authorized, except as may comply with the C-2 Shopping District Regulations of the City of Wildwood Zoning Ordinance and the Town Center Plan's Architectural Guidelines.

Miscellaneous Conditions

cc. All trash areas shall be enclosed with a six (6) foot high sight-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The location and design of these enclosures shall be shown on the Site Development Plan and approved by the Planning and Zoning Commission and the Architectural Review Board. 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 individual building it serves and adjoins in terms of location.

dd. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.

ee. All rooftop mechanical equipment shall be screened from view on all sides of the building's facade in an architecturally consistent manner in terms of color and style of the individual buildings where they are to be constructed. Screening shall be reviewed and considered by the Architectural Review Board at the time of the renderings submittal.

ff. The design, color, material, and location of all garden and screen walls or fences 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.

gg. All deliveries and trash pick-up vehicles must access the site from State Route 100, not Manchester Road. No deliveries or trash pick-up shall occur between the hours of 11:00 p.m. and 6:00 a.m., seven (7) days per week.

hh. 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.

ii. The developer shall grant the right to the City of Wildwood to utilize areas, buildings, and structures for the installation of wireless antenna and related equipment through the granting of appropriate easements for service to this site.

5. TRAFFIC GENERATION ASSESSMENT FEE CONTRIBUTION

The developer shall contribute to the East 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
Apartments/Condominiums	$485.09/Parking Space
Senior Housing	**$485.09/Parking Space**
General Office	$741.06/Parking Space
Quality Restaurant	741.06/Parking Space
General Retail	$2,223.29/Parking Space
Shopping Centers	$2,223.29/Parking Space
High-Turnover, Sit-Down Restaurants	$2,223.29/Parking Space
Bank	$4,446.75/Parking Space
Medical Offices	$2,223.29/Parking Space
Hotel	$1,482.25/Parking Space
Loading Space	$3,3638.14/Loading Space

(Parking space as required by Chapter 415.280 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.

A minimum of two hundred twenty-six (226) parking spaces within Phase I of this overall project shall be assessed the required Traffic Generation Assessment Fee under the schedule described above for the East Area Corridor Traffic Generation Assessment Trust Fund. A minimum of six hundred six (606) parking spaces within Phase II of this overall project shall be assessed the required Traffic Generation Assessment Fee under the schedule described above for the East Area Corridor Road Traffic Generation Assessment Road Trust Fund. Allocations of these spaces shall be based upon the required parking ratios for building square footage and types of uses. Changes in uses may require reallocation or different parking requirements. Any final parking allocation shall be further reflected on the final site plan and subdivision plats, including any cross-access easements or other recording of parking rights and responsibilities as may be required due to location of required off-site parking as to a subdivided lot within this development.

Building Id.	**Required Parking Spaces (per City Code)**	**Location(s) of Parking Spaces**	**TGA Parking Spaces**	**TGA Credit**
F	24	Off-Street (24)	24	To be Determined at Zoning Authorization
G	67	On-Street (4)/Off-Street (63)	63	To be Determined at Zoning Authorization
H	78	On-Street (5)/Off-Street (73)	73	To be Determined at Zoning Authorization
I	18	Off-Street (18)	18	To be Determined at Zoning Authorization
J/K	166	Underground (68)/Parking Garage (86)/Off-Street (12)	166	To be Determined at Zoning Authorization
L	228	Parking Garage (189)/On-Street (39)	189	To be Determined at Zoning Authorization
M	61	Parking Garage (32)/On-Street (29)	32	To be Determined at Zoning Authorization
N	28	On-Street (15)/Off-Street (13)	13	To be Determined at Zoning Authorization

Building Id.	Required Parking Spaces (per City Code)	Location(s) of Parking Spaces	TGA Parking Spaces	TGA Credit
Total	670	Underground Parking (68)/Parking Garage (307)/On-Street Parking (92)/Off-Street Parking (231)	578	

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, 2016, 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.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater

a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works and the Metropolitan St. Louis Sewer District (MSD) 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 and Metropolitan St. Louis Sewer District (MSD) Standards.
   2. All stormwater shall be discharged at an adequate natural discharge point.
   3. Detention or differential runoff of stormwater is at the discretion of Metropolitan St. Louis Sewer District and the City of Wildwood. If required by Metropolitan St. Louis Sewer District (MSD) and the Department of Public Works, it shall be provided in permanent detention/retention facilities, such as: dry reservoirs, ponds, or another acceptable alternative. These detention/retention facilities shall be completed and in operation prior to paving of any driveways or parking areas, within any phase of the development where construction activity is authorized.

b. The approved stormwater management plan for this development may include the use of off-site, regional facilities in terms of the retention/detention of runoff from this site, unless otherwise authorized by the Department of Public Works on the Site Development Plan. The developer(s) shall be responsible for all costs associated with the construction and modifications to existing facilities to accomplish this regional stormwater management requirement, if applicable.

Geotechnical Report

c. 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.

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 BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Notification of Department of Planning

a. Prior to issuance of foundation or building permits, all approvals from the Department of Public Works, the Missouri Department of Transportation, the Missouri Department of Natural Resources, the U.S. Army Corp. of Engineers (if applicable), the Metro West Fire Protection District and the Metropolitan St. Louis Sewer District (MSD) must be received by the Department of Planning.

Certification of Plans

b. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans.

Traffic Generation Assessment Contribution

c. Traffic generation assessment contribution shall be deposited with City of Wildwood in the form of cash prior to the issuance of building permits.

9. VERIFICATION PRIOR TO OCCUPANCY PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any occupancy permit, the following requirement shall be met:
Roadway Improvements

a. Road improvements and right-of-way dedication shall be completed, or the appropriate escrow established, prior to the issuance of an occupancy permit. If development phasing is anticipated, said work, right-of-way dedications, and/or escrow agreements shall be based upon those areas of the defined phases where construction is authorized. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

10. GENERAL DEVELOPMENT CONDITIONS

a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required.

b. 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.

c. 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.

d. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

e. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.

f. 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 Amended C-8 Planned Commercial and C-8 Planned Commercial 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.

g. Substantial construction shall begin within twenty-four (24) months of the approval of the Site Development Plan for the parcel of ground governed by this Amended C-8 Planned Commercial District and C-8 Planned Commercial District ordinance. Construction shall be deemed to have commenced with the final grading for and installation of roadways necessary for the first approved plat or phase of construction and commencement of installation of the sanitary and storm sewers.

h. As portions of the Main Street roadway improvements may require the acquisition of additional right-of-way and easement from private property, the normal sequence of design, right-of-way acquisition, and construction shall commence immediately on approval of the requested rezoning. If the developer is unable to acquire the necessary right-of-way and easements through negotiation with the particular property owners involved, the City of Wildwood may, at its sole discretion, authorize the acquisition of the same through eminent domain proceedings. The costs of appraisals, negotiations, administrations, court proceedings, and associated costs incurred by the City of Wildwood shall be paid by the developer.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision and Development Regulations, 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 the Amended C-8 Planned Commercial and C-8 Planned Commercial District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

j. The passage and approval of this ordinance shall constitute the necessary development approval authorizing the Director of Public Works to issue a grading permit in accordance with the procedure and requirements of Chapter 425 of the City's Municipal Code, but not before Condition 1 (c.) has been met by the developer.

~~k. The developer shall provide justification to the City, acceptable to the City Attorney and the City Council, indicating the reasons why a payment in lieu of taxes (PILOT) shall not be required of this project. If these reasons are determined not to be satisfactory, an agreement shall be established between the developer of the site and the City of Wildwood, Missouri for the payment in lieu of taxes (PILOT), which is satisfactory to the City Attorney in terms of form and content, so as the City will received appropriate compensation in this regard. This agreement must be in place, before any permits can be issued by the City of Wildwood, Missouri for this project. In lieu of this agreement, if determined necessary for this project, the developer can~~

~~increase the amount of commercial square footage associated with this building's ground floor level from its current area.~~

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

Section Four. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Five. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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 full, two (2) times prior to its passage.

_____	_____
Presiding Officer	The Honorable James R. Bowlin, Mayor
ATTEST:	**ATTEST:**
_____	_____
Elizabeth Weiss, City Clerk	Elizabeth Weiss, City Clerk

***Editor's Note*:** Changes to Ordinance are indicated by blue and bolded type, while a single, strike-through line shows deletions.

BILL #2201 **ORDINANCE #2201**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SECTIONS 210.310, 210.340, AND 415.590 OF THE CITY OF WILDWOOD, MISSOURI, MUNICIPAL CODE BY DELETING THEM IN THEIR ENTIRETY AND ENACTING, IN LIEU THEREOF, NEW SECTIONS 210.310, 210.340, AND 415.590; AMENDING SECTION 415.200.C OF THE MUNICIPAL CODE BY ENACTING A NEW SUBSECTION 17; AMENDING SECTION 415.210.E OF THE MUNICIPAL CODE BY ENACTING A NEW SUBSECTION 2; AMENDING SECTION 600.070 OF THE MUNICIPAL CODE BY ENACTING A NEW SUBSECTION J AMENDING TITLE VI OF THE MUNICIPAL CODE BY ENACTING A NEW CHAPTER 645; PROHIBITING SEXUAL MISCONDUCT; PROVIDING REGULATIONS PERTAINING TO THE LOCATION OF SEXUALLY ORIENTED BUSINESSES IN THE ZONING DISTRICTS OF THE CITY; LICENSING AND REGULATING SEXUALLY ORIENTED BUSINESSES; AND OTHER MATTERS PERTAINING THERETO

WHEREAS, the purpose of this ordinance is to prohibit indecent exposure and regulate sexually oriented businesses in the City of Wildwood in order to protect the health, safety and general welfare and property values of the residents of the City through reasonable and uniform regulation thereof. It is not the intent or purpose of this ordinance to prohibit sexually oriented businesses from having a reasonable opportunity to locate in this City; and

WHEREAS, reports of the Minnesota Attorney General's Working Group on Sexually Oriented Businesses Reports and reports completed for the cities of Minneapolis, St. Paul, Indianapolis, Phoenix and Los Angeles have concluded that:

1) Studies have concluded that sexually oriented businesses may have adverse impacts on the surrounding properties and neighborhoods;
2) The adverse effects caused by sexually oriented businesses tend to diminish if sexually oriented businesses are governed by local requirements;
3) The public health, safety, and general welfare will be promoted by this City adopting regulations governing sexually oriented businesses; and

WHEREAS, the City Council finds, based upon the studies described above, that:

1) Studies have shown a close association between sexually oriented businesses, high crime rates and low property values in a neighborhood;
2) Arrests for sexual crimes and the location of sexually oriented businesses were directly related;
3) A concentration of sexually oriented businesses has serious impacts upon the surrounding neighborhood;
4) Community impacts of sexually oriented businesses are primarily a function of two variables, proximity to residential areas and concentration. Property values are directly affected within a small radius of the location of an sexually oriented business. Concentration may compound depression of property values and may lead to an increase

in crime sufficient to change the quality of life and perceived desirability of property in a neighborhood;

5) When sexually oriented businesses have multiple uses (i.e., theater, bookstore, nude dancing, peep booths), one building can have the impact of several separate businesses;

6) The presence of bars in the immediate vicinity of sexually oriented businesses also compounds impacts upon the neighborhood;

7) Evidence on a national level highlights the vulnerability of sexually oriented businesses to criminal control; and

8) The limitation on the hours of operation and the regulation of exterior appearance, including signage, of sexually oriented business activities is necessary to protect and secure neighboring uses, to control adverse noise and traffic impacts associated with those activities, and otherwise address, mitigate, and if possible, eliminate the adverse impacts and secondary effects of sexually oriented business activities on the areas in which such activities are located or taking place; and

WHEREAS, the City Council of the City of Wildwood finds and determines that sexually oriented businesses, as a category of commercial enterprises, are associated with a wide variety of adverse secondary effects, including but not limited to personal and property crimes, prostitution, potential spread of disease, lewdness, public indecency, obscenity, illicit drug use and drug trafficking, negative impacts on surrounding properties, urban blight, litter, and sexual assault and exploitation; and

WHEREAS, the City Council finds and determines that sexually oriented businesses should be separated from sensitive land uses to minimize the impact of their secondary effects upon such uses, and should be separated from other sexually oriented businesses, to minimize the secondary effects associated with such uses and to prevent an unnecessary concentration of sexually oriented businesses in one area; and

WHEREAS, the City Council finds and determines that the foregoing negative secondary effects constitute a harm which the City has a substantial interest in preventing or abating, or both. Such substantial government interest in preventing secondary effects exists independent of any comparative analysis between sexually oriented and non-sexually oriented businesses; and

WHEREAS, the City's interest in regulating sexually oriented businesses extends to preventing future secondary effects of current or future sexually oriented businesses that may locate in the City; and

WHEREAS, the City Council finds and determines that this Bill leaves more than reasonable alternative avenues of communication for sexually oriented businesses; and

WHEREAS, the Planning and Zoning Commission of the City of Wildwood, Missouri, considered and recommended revisions to Sections 415.200, 415.210 and 415.590 of the Municipal Code; and

WHEREAS, after publishing notice, the City Council and the Planning and Zoning Commission held Public Hearings on the proposed revisions to Sections 415.200, 415.210 and 415.590 of the Municipal Code; and

WHEREAS, at such Public Hearings all persons-in-interest and other citizens were given an opportunity to be heard; and

WHEREAS, the City Council desires to prohibit sexual misconduct and regulate sexually oriented businesses in the City;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That Section 210.310 of the Municipal Code is hereby amended by deleting it in its entirety, and there is hereby enacted, in lieu thereof, a new Section 210.310 to read as follows:

SECTION 210.310: PROSTITUTION, PROFITING FROM PROSTITUTION — PROHIBITED.

A. A person shall not engage in prostitution or profiting from prostitution.

B. Definitions. For the purposes of this Article the following terms shall be deemed to have the meanings indicated below:

NUDITY OR STATE OF NUDITY: The showing of the human genitals, pubic area, vulva, anus, anal cleft, or the female breast with less than a fully opaque covering of any part of the nipple or areola.

OPAQUE COVERING: Non-transparent clothing or other similar object or substance. This term does not include body paint, body dyes, tattoos, liquid latex, whether wet or dried, and other similar substances.

PERSON: Any natural person, firm, partnership, co-partnership, association, corporation or organization of any kind.

PROFITING FROM PROSTITUTION: Occurs when a person, acting other than as a prostitute receiving compensation for personally rendered prostitution services, knowingly accepts or receives money or other property pursuant to an agreement or understanding with any person whereby he/she participates or is to participate in the proceeds of prostitution activity.

PROSTITUTION: A person commits "prostitution" if he/she engages or offers or agrees to engage in sexual conduct in return for something of value to be received by the person or a third (3rd) person.

SEMI-NUDE OR STATE OF SEMI-NUDITY: The showing of the female breast below a horizontal line across the top of the areola and extending across the width of the breast at such

point, or the showing of the male or female buttocks. Such definition includes the lower portion of the human female breast, but shall not include any portion of the cleavage of the female breasts exhibited by a bikini, dress, blouse, shirt, leotard, or similar wearing apparel provided the areola is not exposed in whole or in part.

SEXUAL CONDUCT: Means sexual intercourse or sexual contact.
SEXUAL CONTACT: Any touching of another person with the genitals or any touching of the genitals or anus of another person, or the breast of a female person, or such touching through the clothing, for the purpose of arousing or gratifying the sexual desire of any person or for the purpose of terrorizing the victim.

SEXUAL INTERCOURSE: Any penetration, however slight, of the female genitalia by the penis, or any act involving the genitals of one person and the hand, mouth, tongue, or anus of another person or a sexual act involving the penetration, however slight, of the penis, female genitalia, or the anus by a finger, instrument or object done for the purpose of arousing or gratifying the sexual desire of any person or for the purpose of terrorizing the victim.

SOMETHING OF VALUE: Any money or property, or any token, object or article exchangeable for money or property.

Section Two. That Section 210.340 of the Municipal Code is hereby amended by deleting it in its entirety, and there is hereby enacted, in lieu thereof, a new Section 210.340 to read as follows:

SECTION 210.340: SEXUAL MISCONDUCT.

A. A person commits the offense of sexual misconduct if such person:

(1) Any person who appears in a state of nudity or semi-nudity in a public place under circumstances in which he or she knows that his or her conduct is likely to cause affront or alarm;

(2) Has sexual contact in the presence of a third person or persons under circumstances in which he or she knows that such conduct is likely to cause affront or alarm; or

(3) Has sexual intercourse in a public place in the presence of a third person.

B. Notwithstanding any other provision of this Section 210.340 to the contrary, a mother may breast-feed her child or express breast milk in any public or private location where the mother is otherwise authorized to be. The act of a mother breast-feeding a child or expressing breast milk in a public or private location where the mother and child are otherwise authorized to be shall not constitute sexual misconduct under this Section.

C. Any person who knowingly or intentionally does or engages in any of the actions described in Subsection A, Subparagraph 1 shall not be guilty of sexual misconduct if the actions take place in a “sexually oriented business” as defined in Section 415.590 and that is operated in accordance with Section 415.590, Chapter 645, and other applicable laws and ordinances of the City.

Section Three. Section 415.200.C of the Municipal Code is hereby amended by enacting a new Subsection 17, to read as follows:

17. Sexually oriented businesses.

Section Four. Section 415.210.E of the Municipal Code is hereby amended by enacting a new Subsection 2, to read as follows:

2. Sexually oriented businesses.

Section Five. That Section 415.590 of the Municipal Code is hereby amended by deleting it in its entirety, and there is hereby enacted, in lieu thereof, a new Section 415.590 to read as follows:

SECTION 415.590: SEXUALLY-ORIENTED BUSINESSES.

A. Purpose And Findings. It is the purpose of this Section to regulate sexually oriented businesses in order to promote the health, safety and general welfare of the residents of the City and to establish reasonable and uniform regulations to prevent the deleterious secondary effects of sexually oriented businesses within the City. The provisions of this Section have neither the purpose nor effect of imposing a limitation or restriction on the content or reasonable access to any communicative materials, including sexually oriented materials. Similarly, it is neither the intent nor effect of this Section to restrict or deny access by adults to sexually oriented materials protected by the First Amendment of the United States Constitution or Article I, Section 8 of the Missouri Constitution, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this Section to condone or legitimize the distribution of obscene material.

B. Definitions. As used in this Section, the following terms shall have these prescribed meanings:

ADULT ARCADE: Means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are regularly maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are characterized by their emphasis upon matter exhibiting specified sexual activities or specified anatomical areas.

ADULT BOOKSTORE OR ADULT VIDEO STORE: Means a commercial establishment which, as one of its principal business activities, offers sexually oriented materials for sale or rental for any form of consideration. A principal business activity exists where the commercial establishment:

(1) Has a substantial portion of its displayed merchandise which consists of such items; or

(2) Has a substantial portion of the wholesale value of its displayed merchandise which consists of such items; or

(3) Has a substantial portion of the retail value of its displayed merchandise which consists of such items; or

(4) Derives a substantial portion of its revenues from the sale or rental, for any form of consideration, of such items; or

(5) Maintains a substantial section of its interior business space for the sale or rental of such items; or

(6) Maintains an adult arcade.

ADULT CABARET: A nightclub, bar, juice bar, restaurant, bottle club, or other commercial establishment, regardless of whether alcoholic beverages are served, which regularly features persons who appear semi-nude.

ADULT ENTERTAINMENT: Any live exhibition, performance or dance characterized by the exposure of any specified anatomical areas even if covered by translucent clothing or by specified sexual activities or by appearance of persons in attire, costume or clothing so as to emphasize or expose, even through opaque covering, the view to specified anatomical areas.

ADULT MOTION PICTURE THEATER: A commercial establishment where films, motion pictures, video cassettes, slides, or similar photographic reproductions, which are characterized by their emphasis upon the display of specified sexual activities or specified anatomical areas are regularly shown to more than five persons for any form of consideration

CHARACTERIZED BY: Describing the essential character or dominant theme of an item.

CHILD: see “Minor.”

EMPLOY, EMPLOYEE OR EMPLOYMENT: Any person who performs any service on the premises of a sexually oriented business, on a full-time, part-time, or contract basis, whether or not the person is denominated an employee, independent contractor, agent, manager, entertainer or otherwise,. Employee does not include a person exclusively on the premises for repair or maintenance of the premises or for the delivery of goods to the premises.

ENTERTAINER: Any person who provides adult entertainment at a sexually oriented business described herein, whether or not a fee is accepted for the entertainment.

ESTABLISH OR ESTABLISHMENT: Includes any of the following:

(1) The opening or commencement of any sexually oriented business as a new business;

(2) The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business; or

(3) The addition of any sexually oriented business to any other existing sexually oriented business.

MAINSTREAM MEDIA OUTLETS: Any video store, bookstore or a newsstand that carries more than ten percent (10%) sexually oriented material but less than thirty percent (30%).

MANAGER: Any person who manages, directs, administers or is in charge of the affairs and for conduct of any portion of any activity involving adult entertainment occurring at any sexually oriented business.

MATERIAL: Anything printed or written, or any picture, drawing, photograph, motion picture film, videotape or videotape production, or pictorial representation, or any recording or transcription, or any mechanical, chemical, or electrical reproduction, or stored computer data, or anything which is or may be used as a means of communication. Material includes undeveloped photographs, molds, printing plates, stored computer data and other latent representational objects.

MEDIA OUTLETS: Any video store, bookstore or a newsstand that carries ten percent (10%) sexually oriented material or less.

MINOR: Any person less than eighteen (18) years of age.

NUDITY OR STATE OF NUDITY: The showing of the human genitals, pubic area, vulva, anus, anal cleft, or the female breast with less than a fully opaque covering of any part of the nipple or areola.

OBSCENITY OR OBSCENE: Any material or performance is obscene if, taken as a whole:

1. Applying contemporary community standards, its predominant appeal is to prurient interest in sex; and

2. The average person, applying contemporary community standards, would find the material depicts or describes sexual conduct in a patently offensive way; and

3. A reasonable person would find the material lacks serious literary, artistic, political or scientific value.

OPAQUE COVERING: Non-transparent clothing or other similar object or substance. This term does not include body paint, body dyes, tattoos, liquid latex, whether wet or dried, and other similar substances.

OPERATOR: Any person on the premises of a sexually oriented business who causes the business to function, puts or keeps the business in operation, or is authorized to manage the

business or exercise overall operational control of the business premises. A person may be found to be operating or causing to be operated a sexually oriented business whether or not such person is an owner, part owner, or licensee of the business.

PERFORMANCE: Any play, motion picture film, videotape, dance or exhibition performed before an audience of one or more.

PREMISES: The real property upon which a sexually oriented business is located, and all appurtenances thereto and buildings thereon, including but not limited to the sexually oriented business, the grounds, private walkways, and parking lots or parking garages or both.

REGULARLY: The consistent and repeated doing of the act so described.

SADOMASOCHISTIC ABUSE: Flagellation or torture by or upon a person as an act of sexual stimulation or gratification.

SEMI-NUDE OR STATE OF SEMI-NUDITY: The showing of the female breast below a horizontal line across the top of the areola and extending across the width of the breast at such point, or the showing of the male or female buttocks. Such definition includes the lower portion of the human female breast, but shall not include any portion of the cleavage of the female breasts exhibited by a bikini, dress, blouse, shirt, leotard, or similar wearing apparel provided the areola is not exposed in whole or in part.

SEMI-NUDE MODEL STUDIO: Means a place where persons regularly appear in a state of semi-nudity for money or any form of consideration in order to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. Such definition shall not apply to any place where persons appearing in a state of semi-nudity do so in a modeling class operated:

(1) By a college, junior college, or university supported entirely or partly by taxation;

(2) By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or

(3) In a structure:

a. Which has no sign visible from the exterior of the structure and no other advertising that indicates a semi-nude person is available for viewing; and

b. Where, in order to participate in a class, a student must enroll at least three days in advance of the class.

SEXUAL CONDUCT: Actual or simulated, normal or perverted acts of human masturbation; sexual intercourse; or physical contact with a person's clothed or unclothed genitals, pubic area, buttocks, or the breast of a female in an act of apparent sexual stimulation or gratification or any

sadomasochistic abuse or acts including animals or any latent objects in an act of apparent sexual stimulation or gratification.

SEXUAL ENCOUNTER CENTER: Means a business or commercial enterprise that, as one of its principal purposes, purports to offer for any form of consideration physical contact in the form of wrestling or tumbling between two or more persons when one or more of the persons is semi-nude.

SEXUAL INTERCOURSE: Any penetration, however slight, of the female genitalia by the penis. Sexual intercourse also includes any act involving the genitals of one person and the hand, mouth, tongue, or anus of another person or a sexual act involving the penetration, however slight, of the penis, female genitalia, or the anus by a finger, instrument or object done for the purpose of arousing or gratifying the sexual desire of any person or for the purpose of terrorizing the victim.

SEXUALLY ORIENTED BUSINESS:

(1) An adult bookstore or adult video store.

(2) An adult cabaret.

(3) An adult motion picture theater.

(4) A semi-nude model studio.

(5) A sexual encounter center.

SEXUALLY ORIENTED MATERIALS: Magazines, books, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, other visual representations, or other devices used to record computer images or other media which are characterized by their emphasis upon the display of specified sexual activities or specified anatomical areas.

SPECIFIED ANATOMICAL AREA:

1. Less than completely and opaquely covered: human genitals, pubic region, buttock and female breast below a point immediately above the top of the areola; and

2. Human male genitals in a discernible turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITY: Includes any of the following:

(1) Intercourse, oral copulation, masturbation, or sodomy; or

(2) Excretory functions as a part of or in connection with any of the activities described in subparagraph (1) above.

SUBSTANTIAL: At least thirty percent (30%) of the item or items so modified.

VIEWING ROOM: The room, booth, or area where a patron of a sexually oriented business would ordinarily be positioned while watching sexually oriented materials.

C. Massage Businesses. Only massage businesses that are defined in and regulated by Chapter 324, RSMo., will be allowed in the City.

D. Location Of Sexually Oriented Businesses. No sexually oriented business shall be located or situated at a distance of less than one thousand (1,000) feet of any preexisting primary or secondary school, state-licensed day care facility , church or house of worship, public library, hospital, public park, any property used for residential purposes, or other sexually oriented business. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the closest portion of the parcel containing the sexually oriented business to the closest portion of the parcel containing the preexisting primary or secondary school, state-licensed day care facility , church or house of worship, public library, hospital, public park, any property used for residential purposes, or other sexually oriented business .

E. Standards For Physical Design Of The Premises.

1. The premises of all sexually oriented businesses will be so constructed as to include a foyer, partition or other physical barrier on all customer entrances that will ensure the interior of the premises is not observable from the exterior of the building. In addition, all windows will be covered to prevent viewing of the interior of the building from the outside and all doorways not constructed with an anteroom or foyer will be covered so as to prevent observation of the interior of the premises from the exterior of the building.

2. There must be continuous physical, video or window surveillance of the premises.

3. Lighting required. The premises of all sexually oriented business shall be equipped with overhead lighting of sufficient intensity to illuminate every place to which customers are permitted access at an illumination of not less than one (1) foot-candle as measured at the floor level and such illumination must be maintained at all times that any customer or patron is present in or upon the premises. All exterior lighting shall comply with Section 415.450 of the Municipal Code.

4. The business must provide restrooms for customer use.

F. Signage And Parking Requirements. Sign regulations are set forth in Section 415.420 Sign Regulation of the zoning ordinance and off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section 415.280 of the Municipal Code.

Section Six. Section 600.070 of the Municipal Code is hereby amended by enacting a new Subsection J, to read as follows:

J. No retail licensee or his/her employee shall permit in or upon his/her licensed premises:

1. The performance of acts, or simulated acts of sexual conduct as defined in Section 415.590;

2. The displaying of any portion of the areola of the female breast even if covered by body paint, body dyes, tattoos, liquid latex, whether wet or dried, and other similar substances;

3. The actual or simulated touching, caressing or fondling of the breast, buttocks, anus or genitals;

4. The actual or simulated displaying of nudity, as defined in Section 415.590;

5. Any nude person as defined in Section 415.590, to remain in or upon the licensed premises who is to public view; or

6. The displaying of films, video programs or pictures depicting acts, the live performances of which are prohibited by State law or City ordinance.

Section Seven. Title VI of the Municipal Code is hereby amended by enacting a new Chapter 645, to read as follows:

CHAPTER 645: SEXUALLY ORIENTED BUSINESSES

SECTION 645.010: LICENSE REQUIRED

A. The terms used in this Chapter shall have the meaning set forth in Section 415.590 of the Municipal Code, except as otherwise defined in this Section:

INFLUENTIAL INTEREST: Includes any of the following:

(1) The actual power to operate a sexually oriented business or control the operation, management, or policies of a sexually oriented business or legal entity which operates a sexually oriented business;

(2) Ownership of a financial interest of thirty percent (30%) or more of a business or of any class of voting securities of a business; or

(3) Holding an office, such as president, vice president, secretary, treasurer, managing member, or managing director, in a legal entity which operates a sexually oriented business.

B. License Required And Posting Of Licenses.

1. It shall be unlawful for any person to operate or maintain a sexually oriented business within the City without a license or to operate such establishment after such license has been revoked, suspended or expired.

2. It shall be unlawful for any employee to knowingly perform any work, service or entertainment directly related to the operation of a sexually oriented business that does not have a sexually oriented business license or which had such license revoked or suspended.

3. Every sexually oriented business, manager, or entertainer required to be licensed by this Chapter shall post such license in a conspicuous place on the licensed premises so it is readily available for inspection by City authorities responsible for enforcement of this Chapter.

C. License, Classification And Fees.

1. The license year for all fees required under this Chapter shall be from July first (1st) through June thirtieth (30th). The application for a license shall be accompanied by payment in full of the fee stated in this Section by certified check, cashier's check or money order; and no application shall be considered until such fee is paid.

2. The classification of licenses and fees for each shall be as follows:

a. Sexually oriented business license fee, one thousand dollars ($1,000.00) for initial application; five hundred dollars ($500.00) for renewal;

b. Sexually oriented business manager's license fee, two hundred fifty dollars ($250.00) for initial application; one hundred twenty-five dollars ($125.00) for renewal;

c. Sexually oriented business entertainer's license fee, two hundred fifty dollars ($250.00) for initial application, one hundred twenty-five dollars ($125.00) for renewal.

SECTION 645.020: APPLICATION FOR LICENSE

A. Sexually oriented business license. An application for a sexually oriented business license shall be submitted on a form obtained from the City Clerk. A notarized application shall be submitted in the name of the person proposing to operate the sexually oriented business. All applications shall contain the following information:

1. The business name, address and telephone number of the establishment, a description of the sexually oriented business and the name or names of the owner(s) of the premises where the sexually oriented business will be located.

2. The name, address, home telephone number, occupation, social security number, date and place of birth and social security number of all persons with an influential interest in the sexually oriented business.

3. The addresses of all persons with an influential interest in the sexually oriented business for the five (5) years immediately prior to the date of the application.

4. A description of the sexually oriented business and similar business history of all persons with an influential interest in the sexually oriented business in in the City, or any other City, County or State, and whether any such person has had a business license revoked or suspended, the reason therefore and the activity or occupation subjected to such suspension or revocation.

5. A statement of each and every business, occupation or employment of all persons with an influential interest in the sexually oriented business for the three (3) years immediately preceding the date of the application.

6. A statement from all persons with an influential interest in the sexually oriented business that each such person has not been convicted of, released from confinement for conviction of, or diverted from prosecution on:

a. Any of the following specified offenses for which less than eight (8) years has elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is later:

(i) Rape and sexual assault offenses;

(ii) Sexual offenses involving minors;

(iii) Offenses involving prostitution;

(iv) Obscenity offenses;

(v) Offenses involving money laundering;

(vi) Offenses involving tax evasion;

(vii) Any attempt, solicitation, or conspiracy to commit one of the offenses listed in subdivisions (i) to (vi) of this Subsection; or

(viii) Any offense committed in another jurisdiction which if committed in this state would have constituted an offense listed in Subdivisions (i) to (vii) of this Subsection.

b. The statement shall also indicate that the persons with an influential interest in the sexually oriented business have not been convicted of a municipal ordinance violation or diverted from prosecution on a municipal ordinance violation within two (2) years immediately preceding the application where such municipal ordinance violation involved sexual offenses, indecent exposure, prostitution or the sale of controlled substances or illegal drugs or narcotics.

7. A full set of fingerprints and a photograph, to be taken by the Police Department, of all persons with an influential interest in the sexually oriented business.

8. If applicable, proof that the applicant is in good standing with the Missouri Secretary of State.

9. A statement signed under oath that the applicant has personal knowledge of the information contained within the application and that the information contained therein is true and correct and that the applicant has read the provision of this Chapter.

Failure to provide the information and documentation required by this Subsection shall constitute an incomplete application which shall not be processed.

B. Sexually oriented business manager or entertainer's license. An application for a sexually oriented business manager or entertainer license for work at a sexually oriented business in the City shall be submitted on a form obtained from the City Clerk. A notarized application shall be submitted in the name of the person proposing to be a sexually oriented business manager or entertainer. All applications shall contain the following information:

1. The home telephone number, occupation, date and place of birth and social security number of the applicant.

2. The business name, address and telephone number of the business where the applicant intends to work and intent to hire statement from the sexually oriented business that is licensed or that has applied for a license under the provisions of this Chapter.

3. A statement from the applicant that the applicant has not been convicted of, released from confinement of, or diverted from prosecution on:

a. Any of the following specified offenses for which less than eight (8) years has elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is later:

(i) Rape and sexual assault offenses;

(ii) Sexual offenses involving minors;

(iii) Offenses involving prostitution;

(iv) Obscenity offenses;

(v) Offenses involving money laundering;

(vi) Offenses involving tax evasion;

(vii) Any attempt, solicitation, or conspiracy to commit one of the offenses listed in subdivisions (i) to (vi) of this Subsection; or

(viii) Any offense committed in another jurisdiction which if committed in this state would have constituted an offense listed in Subdivisions (i) to (vii) of this Subsection.

4. Documentation that the applicant has attained the age of eighteen (18) years at the time the application is submitted.

5. A full set of fingerprints and a photograph of the applicant to be taken by the Police Department.

6. A statement signed under oath that the applicant has personal knowledge of the information contained within the application and that the information contained therein is true and correct and that the applicant has read the provisions of this Chapter.

Failure to provide the information and documentation required by this Subsection shall constitute an incomplete application which shall not be processed.

SECTION 645.030: APPLICATION PROCESSING.

Upon submission of a complete application for a sexually oriented business license or a sexually oriented business manager or entertainer license, the City Clerk will transmit one (1) copy of the application to the Police Chief and one (1) copy to the Director of Planning. The Police Department shall review the information contained therein, perform a background check and verify the qualification of the applicant. Additionally, the Director of Planning will determine whether the structure of the sexually oriented business complies with the requirements and meets the standards of the applicable health, zoning, building, fire and property maintenance ordinances of the City. The Police Department and the Director of Planning shall report results to the City Clerk no later than fifteen (15) working days from the date the completed application is received by the City Clerk.

SECTION 645.040: ISSUANCE OF DENIAL OF LICENSE

A. Examination Of Application—Issuance Of License.

1. If the application for a license of a sexually oriented business or for a manager or entertainer of a sexually oriented business is in proper form, accompanied by the appropriate license fee, the City Clerk shall examine the application. If after such

examination the City Clerk determines that the applicant has met the requirements of the Police Department and the Director of Planning and has met all requirements set forth in this Chapter, the City Clerk will approve the license. The City Clerk must provide the applicant with a response within sixty (60) days of the submission of the completed application for the sexually oriented business or a license for a manager or entertainer of a sexually oriented business. No incomplete application will be processed.

2. If an application for a license is not approved, the applicant shall be immediately notified by registered or certified mail to the applicant's last known address and the notification shall state the bases for such disapproval. Any applicant aggrieved by the disapproval of a license application may seek judicial review in a manner provided by law.

3. The license, if granted, shall state on its face the name of the person or persons to whom it is granted, the expiration date and the address of the sexually oriented business.

4. A single license will authorize the operation of only one (1) sexually oriented business; more than one (1) business use within a licensed sexually oriented business premises is prohibited.

5. No person is eligible nor shall licenses be issued to a sexually oriented business or manager or entertainer if the applicant does not meet the requirements set forth in this Chapter or if one (1) of the following requirements is not met:

a. The applicant failed to supply all of the information requested on the application;

b. The applicant gave false, fraudulent or untruthful information on the application;

c. The applicant's proposed sexually oriented business does not comply with or meet the ordinances of the City, provided, that upon a showing that the premises meet said requirements and that the applicant is otherwise qualified, the application shall be eligible for reconsideration by the City.

d. The applicant has been convicted, released from incarceration for conviction or diverted on any of the crimes set forth in this Chapter during the time period set forth in this Section.

e. The applicant or applicant's spouse has had any license relating to a sexually oriented business revoked or suspended in this or any other City during the past five (5) years.

B. Renewal Of A Sexually Oriented Business License Or A License For A Manager Or Entertainer Of A Sexually Oriented Business.

1. A sexually oriented business license or a license for a manager or entertainer of a sexually oriented business may be renewed by making application to the City Clerk on the application forms provided. Such licenses shall expire on June thirtieth (30th) of each year and renewal application for such licenses shall be submitted by June first (1st) of each year.

2. Upon payment of the license fee and review of the application by the City Clerk, the City Clerk shall renew the license for an additional license year if conditions under which the original license was issued have not changed. If the application for renewal of a license is not made during the time provided in Subdivision (1) of this Subsection, a new application shall be required.

3. A license will not be renewed if the applicant is overdue in the payment to the City of taxes, fees, fines or penalties assessed against the business or imposed upon the business in relation to the sexually oriented business.

SECTION 645.050: REVOCATION/SUSPENSION OF LICENSE

A. Transferability—Revocation And/Or Suspension Of License.

1. Licenses issued under this Chapter shall not be transferable, either to any person, persons or other entities.

2. The City Clerk may suspend a license for a period not to exceed thirty (30) days upon a determination that a licensee or employee has violated any part of this Chapter or Section 415.590. Said suspension shall be issued in writing mailed by certified mail, return receipt requested, to the licensee at the address of the establishment or at the home of the licensee or served by process server at the usual place of abode of the licensee or at the address of the establishment. If a suspension is issued for a correctable violation, said suspension shall be terminated upon verification by inspection that the correction has been made which shall be determined no later than forty-eight (48) hours after receipt of written notice of correction by the City Clerk.

3. The City Clerk shall revoke any license where any of the following occur:

a. The sexually oriented business license or the sexually oriented business manager or entertainer license was obtained through false statements in the application for such license or renewal thereof; or

b. The sexually oriented business license or sexually oriented business manager or entertainer licensee failed to make a complete disclosure of all information required in the application for such license or renewal thereof; or

c. All persons with an influential interest in the licensed sexually oriented business or any licensed manager or entertainer has become disqualified from having a license under this Chapter; or

d. All persons with an influential interest in the licensed sexually oriented business or any licensed manager or entertainer has been convicted of two (2) or more violations of this Chapter within a license year.

B. Appeal From Denial, Suspension Or Revocation Of License. An applicant who has been denied either an initial license or a renewal license or whose license has been suspended or revoked may appeal the City Clerk's decision by filing a written notice of appeal to the City Council within ten (10) days of the City Clerk's decision. The City Council shall schedule a public hearing of such appeal within twenty-one (21) days of filing of the written notice of appeal. The City Council shall affirm the decision of the City Clerk if it finds that the conditions pertinent to issuance or maintenance of a license have not been met. An applicant aggrieved by any decision shall have the right to seek judicial review as is permitted by applicable State law.

SECTION 645.060: REGULATIONS ON LICENSEE

A. Manager Responsibility.

1. At least one (1) licensed sexually oriented business manager shall be on duty during all hours of operation of a sexually oriented business. The name and license number of the manager on duty shall be prominently posted on the premises at all times.

2. It shall be the responsibility of the manager on duty to verify that any employee who provides adult entertainment within the premises possesses a current and valid entertainer's license issued by the City.

3. It shall be the responsibility of the manager to ensure all standards and obligations of the license are maintained.

4. The licensed sexually oriented business must notify the City within seventy-two (72) hours of the termination or resignation of any licensed manager.

B. Unlawful Activities.

1. No person shall knowingly or intentionally, in a sexually oriented business, appear in a state of nudity.

2. No employee shall knowingly or intentionally, in a sexually oriented business, appear in a semi-nude condition unless the employee, while semi-nude, shall be and remain on a fixed stage at least six (6) feet from all patrons and at least eighteen (18) inches from the floor in a room of at least six hundred (600) square feet.

3. No employee, who appears in a semi-nude condition in a sexually oriented business, shall knowingly or intentionally touch a patron or the clothing of a patron in a sexually oriented business.

4. No employee shall perform any specified sexual activities, engage in sexual conduct, wear or use any device or covering exposed to view which simulates any specified anatomical area, or participate in any act of prostitution.

5. No employee shall solicit, demand or receive any payment or gratuity from any patron or customer for any act prohibited by this Section.

6. It is unlawful for an employee to be visible from the exterior of the sexually oriented business while such person is in a state of nudity or semi-nudity.

7. It is unlawful to operate a sexually oriented business in a manner that permits the observation of employees in a state of nudity or semi-nudity from the exterior of the sexually oriented business by display, decoration, sign, show window or other opening.

C. Regulation Of Mainstream Media Outlets.

1. In all mainstream media outlets, all sexually oriented materials shall be kept in a separate room or section of the outlet that:

a. Is not open to any child;

b. Is physically and visually separated from the rest of the outlet by an opaque wall of durable material, reaching at least eight (8) feet high or to the ceiling, whichever is less;

c. Is located so that the entrance to it is as far as reasonably practical from media or other inventory in the store advertised for sale to children;

d. Has access controlled by electronic or other means to provide assurance that children will not gain admission;

e. Has continuous video or window surveillance by store personnel; and

f. Has signage at the entrance stipulating that children are not permitted inside the room or section.

2. Media outlets that contain less than ten percent (10%) of the stock-in-trade which involves sexually oriented materials are not regulated by this Subsection. However, no obscene material may be publicly displayed in such media outlets.

D. Operational Criteria.

1. No sexually oriented business may be open or in use between the hours of 12:00 midnight and 10:00 A.M. on any day.

2. No operator, manager or employee shall knowingly allow a person under of eighteen (18) years on the premises of a sexually oriented business.

3. A sexually oriented business, which exhibits sexually oriented materials on the premises through any mechanical or electronic image-producing device, shall comply with the following requirements:

a. The interior of the premises shall be configured in such a manner that there is an unobstructed view from an operator's station of every area of the premises, including the interior of each viewing room but excluding restrooms, to which any patron is permitted access for any purpose;

b. An operator's station shall not exceed thirty-two (32) square feet of floor area;

c. If the premises has two (2) or more operator's stations designated, the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose from at least one of the operator's stations;

d. The view required under this subsection shall be by direct line of sight from the operator's station;

e. It is the duty of the operator to ensure that at least one (1) employee is on duty and situated in an operator's station at all times that any patron is on the portion of the premises monitored by such operator station; and

f. It shall be the duty of the operator and of any employees present on the premises to ensure that the view area specified in this subsection remains unobstructed by any doors, curtains, walls, merchandise, display racks, or other materials or enclosures at all times that any patron is present on the premises.

4. Ventilation and sanitation requirements. The premises of all sexually oriented businesses shall be kept in a sanitary condition. Separate dressing rooms and restrooms for men and women shall at all times be maintained and kept in a sanitary condition.

5. No operator, manager or employee of a sexually oriented business shall:

a. Knowingly permit alcoholic beverages to be brought upon, sold, used or consumed on the premises;

b. Knowingly allow or permit the sale, distribution, delivery or consumption of any controlled substance or illegal drug or narcotic on the premises;

c. Knowingly allow or permit any act of prostitution or patronizing prostitution on the premises; or

d. Knowingly allow or permit a violation of this Section or any other City ordinance or provision of State law.

6. No person shall knowingly or intentionally sell, use, or consume alcoholic beverages on the premises of a sexually oriented business.

7. There must be continuous physical, video or window surveillance of the premises upon which a sexually oriented business is located.

8. The sexually oriented business must provide restrooms for customer use.

E. Compliance With Code Requirements. Any sexually oriented business licensed under this Chapter shall comply with all other requirements of the codes of the City as now or in the future may be adopted.

F. Inspections. An applicant or licensee shall permit representatives of the Police Department, Fire Department or Planning Department to inspect the premises of a sexually oriented business for the purpose of ensuring compliance with the law at any time it is occupied or open for business. It shall be unlawful for any licensee to fail to allow such inspection officer access to the premises or hinder such officer in any manner.

SECTION 645.070: PENALTIES.

Any violation of any part of this Chapter is subject to the penalty provided in Section 100.140 of the Municipal Code. This Chapter does not impose strict liability. Unless a culpable mental state is otherwise specified herein, a showing of a knowing or reckless mental state is necessary to establish a violation of this Chapter. Notwithstanding any other provision of law to the contrary, for purposes of this Section, an act by an employee shall be imputed to the sexually oriented business for purposes of finding a violation of this Chapter only if an officer, director, or general partner, or a person who managed, supervised, or controlled the operation of the business premises knowingly or recklessly allowed such act to occur on the premises. It shall be a defense to liability that the person to whom liability is imputed was powerless to prevent the act.

Section Eight. Effective Date. This Ordinance shall be in full force and effect after its passage and approval.

Section Nine. Savings. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

Section Ten. Severability. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the

event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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	JAMES R. BOWLIN, MAYOR
ATTEST:	ATTEST:
_____	_____
City Clerk	City Clerk

RESOLUTION #2016-19

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD TO APPLY TO THE MISSOURI DEPARTMENT OF TRANSPORTATION FOR FUNDING OF TWO CAPITAL PROJECTS UNDER THE MISSOURI MOVES COST SHARE PROGRAM

WHEREAS, the Missouri Department of Transportation (MoDOT) has announced the availability of the Missouri Moves funding program which provides financial assistance to public and private applicants for state and local projects satisfying a transportation need; and

WHEREAS, the City Council finds and determines that it is to the benefit of the general health, safety and welfare of the residents of the City to improve the safety of pedestrians and bicyclists along State Route 109, State Route 100 and Taylor Road, by providing a new crosswalk and upgrading existing crosswalks; and

WHEREAS, the City Council further finds and determines that it is to the benefit of the general health, safety and welfare of the residents of the City to improve the safety of pedestrians along Old State Road and Ridge Road by constructing new sidewalks; and

WHEREAS, the City has developed conceptual plans for the following improvement projects:

1. <u>Route 100 and Route 109 Bicycle and Pedestrian Safety Improvements</u>

   This project includes:

   A. Installation of flashing beacons and crosswalk modifications at the following locations:
      - Crosswalk over Pond-Grover Loop Road East of Route 109
      - Crosswalk over Bent Ridge Drive East of Route 109
      - Crosswalk over Shepard Road East of Route 109
      - Crosswalk over Taylor Road between Plaza Drive and Main Street.

   B. Installation of a new pedestrian crosswalk with pedestrian signals across Route 109 at Shepard Road.

   C. Traffic signal modifications at the intersection of Route 100 and Taylor Road, including the installation of pedestrian count down signal heads, relocation of the existing crosswalk over Route 100 to the west side of the intersection, providing upgrades to meet current ADA requirements, and installation of advance warning flashing beacons along with appropriate warning signs for the eastbound Route 100 approach.

2. <u>Old State Road Sidewalk Improvements</u>

   This project includes constructing about 1,800 feet of new 5’ wide asphalt sidewalk along Old State Road from Ridge Road to the northeast of Harbour Pointe Drive, and along Ridge Road from Old State Road to Palace Place Ct. to provide a connection to the Rock Hollow trail. The sidewalk would

connect to existing sidewalks on the west side of Old State Road and install a new crosswalk over Old State Road south of Ridge Road.

(collectively, "the Improvement Projects")

WHEREAS, by obtaining state funds, the City can leverage its existing capital improvement funds as our local match would be 70% of the Improvement Project's total cost.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI:

1. The Director of Public Works is hereby authorized to notify the East/West Gateway Council of Governments and the Missouri Department of Transportation as to the City's intentions to file an application for funding of the Improvement Projects pursuant to the Missouri Moves funding program consistent with this Resolution.
2. The City Council hereby authorizes and approves submission of an application requesting 30% State funding under the Missouri Moves Cost Share Program for the aforementioned Improvement Projects. Total estimated costs for the Improvement Projects are $395,000 (the "Project Costs"). If funding is approved, the City will provide a local match of 70% ($276,500) of the Project Costs which are to be expended by June 30, 2017.
3. The Mayor is hereby authorized, empowered and directed to execute and deliver the necessary applications and other documents for forwarding the project applications to the Missouri Department of Transportation.
4. The Mayor is further authorized, empowered and directed to execute other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

PASSED AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD THIS _____ DAY OF _____, 2016.

CITY OF WILDWOOD

BY: _____
JAMES R. BOWLIN, MAYOR

ATTEST:

_____
CITY CLERK

WILDWOOD®

July 25, 2016

Pursuant to Chapter 140, Section 140.050 of the Code of Ordinances of the City of Wildwood drafts and checks numbered 32204 through 32337 from the City of Wildwood Operating Account totaling $1,892,969.83 and check numbered 1283 from the Town Center Sewer Fund totaling $9,118.75 as listed on the attached pages have been approved by motion of the Council of the City of Wildwood.

_____
Mayor, City of Wildwood

ATTEST:

_____
City Clerk

VENDOR SET: 01 City of Wildwood

BANK: * ALL BANKS

DATE RANGE: 6/28/2016 THRU 7/25/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	7/08/2016			032224		
C-CHECK	VOID CHECK	V	7/08/2016			032234		
C-CHECK	VOID CHECK	V	7/25/2016			032315		
C-CHECK	VOID CHECK	V	7/25/2016			032316		
C-CHECK	VOID CHECK	V	7/25/2016			032317		
C-CHECK	VOID CHECK	V	7/25/2016			032318		
C-CHECK	VOID CHECK	V	7/25/2016			032319		
C-CHECK	VOID CHECK	V	7/25/2016			032320		

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0			0.00	0.00	0.00
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	8	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: * TOTALS:	8	0.00	0.00	0.00
BANK: * TOTALS:	8	0.00	0.00	0.00

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 6/28/2016 THRU 7/25/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0001	ICMA							
I-457201607060553	457 DEF COMP	D	7/08/2016			000000		
10 2140	Plan 457 Withholding	457 DEF COMP		2,296.16				2,296.16
0001	ICMA							
I-457201607200554	457 DEF COMP	D	7/22/2016			000000		
10 2140	Plan 457 Withholding	457 DEF COMP		2,652.60				2,652.60
0946	EFTPS							
I-T1 201607060553	FEDERAL WITHHOLDING	D	7/08/2016			000000		
10 2120	Federal/FICA Withholding	FEDERAL WITHHOLDING		6,993.90				
I-T3 201607060553	FICA CONTRIBUTIONS	D	7/08/2016			000000		
10 2120	Federal/FICA Withholding	FICA CONTRIBUTIONS		4,265.22				
10 5-10-120-00	FICA & Medicare	FICA CONTRIBUTIONS		915.68				
10 5-20-120-00	FICA & Medicare	FICA CONTRIBUTIONS		620.79				
10 5-30-120-00	FICA & Medicare	FICA CONTRIBUTIONS		466.67				
10 5-40-120-00	FICA & Medicare	FICA CONTRIBUTIONS		245.81				
10 5-50-120-00	FICA & Medicare	FICA CONTRIBUTIONS		1,175.91				
10 5-70-120-00	FICA & Medicare	FICA CONTRIBUTIONS		840.36				
I-T4 201607060553	MEDICARE CONTRIBUTIONS	D	7/08/2016			000000		
10 2120	Federal/FICA Withholding	MEDICARE CONTRIBUTIO		997.48				
10 5-10-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		214.14				
10 5-20-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		145.17				
10 5-30-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		109.15				
10 5-40-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		57.49				
10 5-50-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		275.00				
10 5-70-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		196.53				17,519.30
0946	EFTPS							
I-T1 201607200554	FEDERAL WITHHOLDING	D	7/22/2016			000000		
10 2120	Federal/FICA Withholding	FEDERAL WITHHOLDING		6,454.10				
I-T3 201607200554	FICA CONTRIBUTIONS	D	7/22/2016			000000		
10 2120	Federal/FICA Withholding	FICA CONTRIBUTIONS		3,597.17				
10 5-10-120-00	FICA & Medicare	FICA CONTRIBUTIONS		863.34				
10 5-20-120-00	FICA & Medicare	FICA CONTRIBUTIONS		135.92				
10 5-30-120-00	FICA & Medicare	FICA CONTRIBUTIONS		274.34				
10 5-40-120-00	FICA & Medicare	FICA CONTRIBUTIONS		269.14				
10 5-50-120-00	FICA & Medicare	FICA CONTRIBUTIONS		1,187.77				
10 5-70-120-00	FICA & Medicare	FICA CONTRIBUTIONS		866.66				
I-T4 201607200554	MEDICARE CONTRIBUTIONS	D	7/22/2016			000000		
10 2120	Federal/FICA Withholding	MEDICARE CONTRIBUTIO		841.28				
10 5-10-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		201.92				
10 5-20-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		31.80				
10 5-30-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		64.16				
10 5-40-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		62.94				
10 5-50-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		277.77				
10 5-70-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		202.69				15,331.00

VENDOR SET: 01 City of Wildwood

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DATE RANGE: 6/28/2016 THRU 7/25/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0379	GFOA							
I-2015	2015 CAFR Award Applic. Fee	R	6/28/2016			032204		
10 5-10-230-00	Miscellaneous	2015 CAFR Award Appl		435.00				435.00
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311236786	Mat Cleaning	R	7/01/2016			032205		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		157.51				
I-311261645	Mat Cleaning	R	7/01/2016			032205		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		171.01				328.52
0009	KATHLEEN ARNETT							
I-06/28/2016	USPS Reimbursement	R	7/01/2016			032206		
10 5-10-240-00	Postage	USPS Reimbursement		22.95				22.95
2442	BONNIE BROWN							
I-06/30/2016	Old State Place - Survey Monum	R	7/01/2016			032207		
20 2260	Subdivision Escrows	Old State Place - Su		7,920.00				7,920.00
0708	CITY OF ELLISVILLE							
I-06/24/2016	Edge Aquatic Center	R	7/01/2016			032208		
10 5-40-350-00	Contractual Services	Edge Aquatic Center		14,000.00				
I-07/01/2016	Swim Team T-Shirts	R	7/01/2016			032208		
10 5-40-269-00	Supplies - Recreation	Swim Team T-Shirts		902.86				14,902.86
0263	DUNCAN & PERRY, LTD.							
I-2016-7802	Leak Repair	R	7/01/2016			032209		
10 5-40-350-01	Park Maintenance	Leak Repair		134.66				134.66
0302	EFFLUENT MGMT SYSTEMS INC							
I-COW-16-01	Lake Eval & Corr Actions	R	7/01/2016			032210		
10 5-70-350-70	Inspection Services	Lake Eval & Corr Act		1,770.00				1,770.00
0776	HOME DEPOT CREDIT SERVICE							
I-4072966	Tools for Parks Dept	R	7/01/2016			032211		
10 5-40-266-00	Supplies-General	Tools for Parks Dept		80.16				
I-5134410	Burning Bush Spray	R	7/01/2016			032211		
10 5-70-350-05	ROW Landscaping	Burning Bush Spray		49.96				
I-62196	Adapters for Lights	R	7/01/2016			032211		
10 5-40-266-00	Supplies-General	Adapters for Lights		1.38				
I-72242	Trash Cans & Bags	R	7/01/2016			032211		
10 5-40-266-00	Supplies-General	Trash Cans & Bags		37.41				168.91
2052	INTEGRATED FACILITY SERVICES							
I-60008914	Service Agreement	R	7/01/2016			032212		
10 5-10-220-00	Maintenance-Building	3rd Qtr Service Agre		1,620.00				1,620.00

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DATE RANGE: 6/28/2016 THRU 7/25/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0898	MISSOURI LAWYERS MEDIA							
I-742790378	Public Notice	R	7/01/2016			032213		
10 5-20-244-00	Public Notices	Public Notice		120.64				120.64
0154	MISSOURI MUNICIPAL LEAGUE							
I-300006056	Membership - Weiss	R	7/01/2016			032214		
10 5-10-204-00	Dues/Memberships	Membership - Weiss		75.00				75.00
2411	MURPHY COMPANY							
I-79786	HVAC Repair	R	7/01/2016			032215		
10 5-10-220-00	Maintenance-Building	HVAC Repair		1,268.00				1,268.00
1536	MUTUAL OF OMAHA							
I-000541524597	Employee Life & Disability Ins	R	7/01/2016			032216		
10 5-10-142-00	Insurance (Life & Disability)	Employee Life & Disa		229.88				
10 5-20-142-00	Insurance (Life & Disability)	Employee Life & Disa		92.62				
10 5-30-142-00	Insurance (Life & Disability)	Employee Life & Disa		90.20				
10 5-40-142-00	Insurance (Life & Disability)	Employee Life & Disa		90.90				
10 5-50-142-00	Insurance (Life & Disability)	Employee Life & Disa		363.18				
10 5-70-142-00	Insurance (Life & Disability)	Employee Life & Disa		220.93				
10 2050	Employee W/holding Payable	Employee Life & Disa		507.61				1,595.32
0145	OFFICE ESSENTIALS INC.							
I-CIV0331554	Fan & Office Supplies	R	7/01/2016			032217		
10 5-50-266-00	Supplies-General	Fan		57.73				
10 5-10-268-00	Supplies-Office	Office Supplies		149.49				
I-CIV0339311	Janitor's Closet Cabinet	R	7/01/2016			032217		
10 5-10-292-00	Furniture/Fixtures Under $5K	Janitor's Closet Cab		813.60				1,020.82
0578	PILLSBURY MARKETING							
I-55373	Green Rock Trail t-shirts	R	7/01/2016			032218		
10 5-40-269-00	Supplies - Recreation	Green Rock Trail t-s		1,785.69				1,785.69
0049	REJIS COMMISSION							
I-INV0048801	Land Database/Sub Escrow	R	7/01/2016			032219		
10 5-50-250-00	Internet Connection	Land Database		22.50				
10 5-50-350-00	Contractual Services	Sub Escrow		750.00				772.50
0869	STAPLES BUSINESS ADVANTAGE							
I-8039791644	Office Supplies	R	7/01/2016			032220		
10 5-10-268-00	Supplies-Office	Office Supplies		190.81				
10 5-10-266-00	Supplies-General	Office Supplies		135.26				
10 5-50-268-00	Supplies-Office	Office Supplies		18.99				
10 5-50-266-00	Supplies-General	Office Supplies		43.27				388.33

VENDOR SET: 01 City of Wildwood

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DATE RANGE: 6/28/2016 THRU 7/25/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1397	T & P INCENTIVES INC.							
I-104921	Water Bottle Gift	R	7/01/2016			032221		
10 5-40-269-00	Supplies - Recreation	Water Bottle Gift		622.75				622.75
0704	UNITED HEALTHCARE INSURANCE CO							
I-0040917125	July Health Insurance	R	7/01/2016			032222		
10 5-10-140-00	Employee Benefits (125)	July Health Insuranc		5,956.40				
10 5-20-140-00	Employee Benefits (125)	July Health Insuranc		1,074.31				
10 5-30-140-00	Employee Benefits (125)	July Health Insuranc		2,178.93				
10 5-40-140-00	Employee Benefits (125)	July Health Insuranc		2,362.17				
10 5-50-140-00	Employee Benefits (125)	July Health Insuranc		7,244.61				
10 5-70-140-00	Employee Benefits (125)	July Health Insuranc		6,300.84				
10 2050	Employee W/holding Payable	July Health Insuranc		71.99				25,189.25
2414	ZIPP EXPRESS							
I-4929-36662	Courier Service	R	7/01/2016			032223		
10 5-10-230-00	Miscellaneous	Courier Service		231.80				231.80
2392	ALAN LADIG							
I-SUP 16-004	SUP 16-004 Release	R	7/08/2016			032225		
20 2230	P & Z Escrow	SUP 16-004 Release		500.00				500.00
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311286538	Mat Cleaning	R	7/08/2016			032226		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		171.01				171.01
1609	AT&T MOBILITY							
I-6282016	Electronic Signs	R	7/08/2016			032227		
10 5-40-282-00	Utilities-Telephone	Electronic Signs		134.52				134.52
1564	AUTHORIZED ELECTRIC CO.							
I-9941	Repair Street Lights	R	7/08/2016			032228		
10 5-70-276-00	Traffic Signals/Street Lights	Repair Street Lights		975.20				975.20
1738	BIG RIVER RUNNING COMPANY							
I-1480	Timing Service for Race	R	7/08/2016			032229		
10 5-40-340-00	Consultant Costs	Timing Service for R		900.00				900.00
0865	CHARTER COMMUNICATIONS							
I-7-1-16	Internet & Business TV	R	7/08/2016			032230		
10 5-60-285-00	Utilities - Cable TV	Business TV		66.98				
10 5-10-250-00	Internet Connection	Internet		190.46				257.44

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 6/28/2016 THRU 7/25/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0677	CITY OF BALLWIN							
I-7-1-16	North Pointe Aquatic Cent	R	7/08/2016			032231		
10 5-40-350-00	Contractual Services	North Pointe Aquatic		1,360.00				1,360.00
1591	CLEN INDUSTRIES, INC							
I-20757	Signs	R	7/08/2016			032232		
10 5-50-266-00	Supplies-General	Signs		152.20				152.20
0423	COMMERCE BANK							
I-174315	Memorial Tree For AP	R	7/08/2016			032233		
10 5-40-266-00	Supplies-General	Memorial Tree For AP		110.00				
I-186462	APA Research Request	R	7/08/2016			032233		
10 5-50-340-00	Consultant Costs	APA Research Request		150.00				
I-263920	Chemicals for Foutain	R	7/08/2016			032233		
10 1320	Due From CID	Chemicals for Foutai		72.02				
I-313821	Project Mgmt Software	R	7/08/2016			032233		
10 5-50-350-00	Contractual Services	Project Mgmt Softwar		50.00				
I-334788	Leaflet Displays	R	7/08/2016			032233		
10 5-40-266-00	Supplies-General	Leaflet Displays		19.81				
I-345512	Two Message Board CP	R	7/08/2016			032233		
17 5-40-480-38	Cap Equip/Facilities - Pur/Rep	Two Message Board CP		985.28				
I-384396	Battery for Mechanical Room	R	7/08/2016			032233		
10 5-10-220-00	Maintenance-Building	Battery for Mechanic		411.44				
I-428849	Ink for Mailing Machine	R	7/08/2016			032233		
10 5-10-268-00	Supplies-Office	Ink for Mailing Mach		224.00				
I-496849	Padlock	R	7/08/2016			032233		
10 5-40-266-00	Supplies-General	Padlock		17.50				
I-510304	Marketing	R	7/08/2016			032233		
10 5-10-201-00	Community Relations	Marketing		59.99				
I-600050	LAAMO Luncheon	R	7/08/2016			032233		
10 5-10-270-00	Training	LAAMO Luncheon		65.39				
I-654377	Parks Event Food	R	7/08/2016			032233		
10 5-40-269-00	Supplies - Recreation	Parks Event Food		230.95				
I-676911	Subscription	R	7/08/2016			032233		
10 5-10-246-00	Publications	Subscription		6.00				
I-759318	ECRP Water	R	7/08/2016			032233		
10 5-40-269-00	Supplies - Recreation	ECRP Water		8.78				
I-759956	Padlock	R	7/08/2016			032233		
10 5-40-266-00	Supplies-General	Padlock		52.50				
I-779747	Marketing	R	7/08/2016			032233		
10 5-10-201-00	Community Relations	Marketing		17.76				
I-781494	Adobe Monthly Fee	R	7/08/2016			032233		
10 5-50-293-00	Computer System Under $5K	Adobe Monthly Fee		99.98				
I-837291	Numbered Sets for Ord Books	R	7/08/2016			032233		
10 5-20-268-00	Supplies-Office	Numbered Sets for Or		74.90				
I-971086	ECRP Snacks	R	7/08/2016			032233		
10 5-40-269-00	Supplies - Recreation	ECRP Snacks		22.78				
I-9783	East-West Meeting	R	7/08/2016			032233		

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0423	COMMERCE BANK CONT							
I-9783	East-West Meeting	R	7/08/2016			032233		
10 5-10-270-00	Training	East-West Meeting		20.72				2,699.80
2065	CONTEMPORARY PRODUCTIONS LLC							
I-7-5-16	2 Bands 2016	R	7/08/2016			032235		
10 5-40-351-00	Concert Series	Dr. Zhivegas		2,250.00				2,250.00
2443	CUSTOM PROPERTY SOLUTIONS							
I-7 6 16	10 WEAVE POST SPRINGS	R	7/08/2016			032236		
10 5-40-350-01	Park Maintenance	10 WEAVE POST SPRING		80.00				80.00
2403	DAY 3 PRODUCTIONS							
I-7/5/16	Entertainment at Concert	R	7/08/2016			032237		
10 5-40-351-00	Concert Series	Dep Concert Entertai		375.00				375.00
1914	DODGE MOVING & STORAGE, INC.							
I-M2003N	June Record Storage	R	7/08/2016			032238		
10 5-10-211-00	Records Storage	June Record Storage		88.48				88.48
1194	DOGWOOD PROMOTIONS, INC.							
I-6018	Garden T-Shirts	R	7/08/2016			032239		
10 5-40-739-00	Community Garden	Garden T-Shirts		131.30				131.30
0263	DUNCAN & PERRY, LTD.							
I-2016-7889	Lafayette Trails Sprinkler	R	7/08/2016			032240		
20 2250	Infrastructure Escrow	Lafayette Trails Spr		379.00				379.00
1672	FIDLAR TECHNOLOGIES INC.							
I-0448153-IN	Larado Use - June	R	7/08/2016			032241		
10 5-50-350-00	Contractual Services	Larado Use - June		100.00				100.00
2019	GENERAL CODE LLC							
I-BILL00021302	Codification Costs	R	7/08/2016			032242		
10 5-20-330-00	Codification Costs	Codification Costs		578.22				578.22
0522	GFOA OF ST. LOUIS							
I-7-13-16	GFOA Seminar (2)	R	7/08/2016			032243		
10 5-10-270-00	Training	GFOA Seminar (2)		34.00				34.00
1781	HOME CITY ICE COMPANY							
I-3822161424	Ice	R	7/08/2016			032244		
10 5-40-269-00	Supplies - Recreation	Ice		141.80				141.80

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1793	LIBERTY OFFICE PRODUCTS							
I-485124	Office Supplies	R	7/08/2016			032245		
10 5-10-268-00	Supplies-Office	Office Supplies		393.81				393.81
1092	MERIDIAN WASTE SERVICES							
I-66R11621	18538 Hardt Rd	R	7/08/2016			032246		
10 5-40-208-00	Equipment Leasing	18538 Hardt Rd		384.00				384.00
2119	MISSOURI AMERICAN WATER							
I-7-7-16	Water Main Relocate CP	R	7/08/2016			032247		
17 5-40-480-41	Community Park PH2 Const.	Water Main Relocate		135,000.00				135,000.00
0898	MISSOURI LAWYERS MEDIA							
I-742800776	Public Notice	R	7/08/2016			032248		
10 5-50-244-00	Public Notices	Public Notice		81.20				
I-742813996	Public Notice	R	7/08/2016			032248		
10 5-20-244-00	Public Notices	Public Notice		100.92				182.12
0875	MO DEPT OF REVENUE							
I-June 2016-1	Crime Victims Comp Fund	R	7/08/2016			032249		
10 2212	Due to State of Missouri	Crime Victims Comp F		2,643.05				2,643.05
1315	MORRISON LAW FIRM							
I-2010608	Strecker Forest	R	7/08/2016			032250		
10 5-10-315-00	Litigation Contingencies	Strecker Forest		880.00				880.00
2411	MURPHY COMPANY							
I-80076	HVAC Repair	R	7/08/2016			032251		
10 5-10-220-00	Maintenance-Building	HVAC Repair		742.00				742.00
2039	PORTABLE WATER CLOSET, LLC							
I-11479	Facility Rental	R	7/08/2016			032252		
10 5-40-262-00	Service Contracts	Facility Rental Glen		430.00				
10 5-40-208-00	Equipment Leasing	Facility Rental		2,068.00				
I-11483	Facility Rental Concert	R	7/08/2016			032252		
10 5-40-208-00	Equipment Leasing	Facility Rental Conc		660.00				
I-11484	Facility Rental Farmers Mkt	R	7/08/2016			032252		
10 5-40-208-00	Equipment Leasing	Facility Rental Farm		795.00				3,953.00
2160	RICOH USA, INC.							
I-1063736012	Copier Toner	R	7/08/2016			032253		
10 5-10-268-00	Supplies-Office	Copier Toner		228.41				228.41

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1901	ROUTE 66 ASSOCIATION OF MISSOU							
I-878-2H16-1H17	Business Membership Dues	R	7/08/2016			032254		
10 5-50-204-00	Dues/Memberships	Business Membership		50.00				50.00
2445	ANDREA RYAN							
I-GP 15-074	GP 15-074 Release	R	7/08/2016			032255		
20 2230	P & Z Escrow	GP 15-074 Release		1,000.00				1,000.00
1864	SAM'S CLUB #6252-CHESTERFIELD							
I-000235	Kitchen Supplies	R	7/08/2016			032256		
10 5-10-266-00	Supplies-General	Kitchen Supplies		213.84				
I-004284	Green Rock Event Supplies	R	7/08/2016			032256		
10 5-40-269-00	Supplies - Recreation	Green Rock Event Sup		305.66				
I-005868	Lights for Tents	R	7/08/2016			032256		
10 5-40-266-00	Supplies-General	Lights for Tents		49.98				
I-4195	Concert Supplies	R	7/08/2016			032256		
10 5-40-351-00	Concert Series	Concert Supplies		106.14				675.62
2426	SCREEN VISION							
I-LOC 000113088	Event Advertising	R	7/08/2016			032257		
10 5-40-715-00	Founders Day	Event Advertising		1,220.00				1,220.00
0869	STAPLES BUSINESS ADVANTAGE							
I-8039881158	Office Supplies	R	7/08/2016			032258		
10 5-10-268-00	Supplies-Office	Office Supplies		512.25				
10 5-50-268-00	Supplies-Office	Office Supplies		63.92				
10 5-50-266-00	Supplies-General	Office Supplies		40.99				617.16
1133	TECH ELECTRONICS, INC.							
I-I160629437	Service Call for Duct Smoke	R	7/08/2016			032259		
10 5-10-220-00	Maintenance-Building	Service Call for Duc		280.00				280.00
0684	TREASURER- ST LOUIS COUNTY							
I-June 2016-1	Domestic Violence Fund	R	7/08/2016			032260		
10 2214	Due to St. Louis County	Domestic Violence Fu		741.39				741.39
0876	TREASURER- STATE OF MO							
I-June 2016-1	Peace Officer Training Fund	R	7/08/2016			032261		
10 2212	Due to State of Missouri	Peace Officer Traini		370.69				370.69
2414	ZIPP EXPRESS							
I-4929-36733	Courier Service	R	7/08/2016			032262		
10 5-10-230-00	Miscellaneous	Courier Service		29.78				29.78

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2446	ACOUSTIC ASSOCIATES, LTD.							
I-160054	Noise Code Review	R	7/14/2016			032263		
10 5-50-340-00	Consultant Costs	Noise Code Review		1,250.00				1,250.00
0383	CITY OF WILDWOOD							
I-07/15/2016	Recorder of Deeds Windsor Cr	R	7/14/2016			032264		
10 5-50-230-00	Miscellaneous	Recorder of Deeds Wi		54.00				54.00
2449	DAVID GROEN							
I-7/14/16	Best of Show Photography	R	7/14/2016			032265		
10 5-40-720-00	Art Festival	Best of Show Photogr		150.00				150.00
0397	DOBBS AUTO CENTERS							
I-249338	Repair Loose Tire	R	7/14/2016			032266		
10 5-40-224-00	Maintenance-Vehicles	Repair Loose Tire		78.27				78.27
2450	WILLIAM HOFFMAN							
I-SUP 16-059	SUP 16-059 Release	R	7/14/2016			032267		
20 2230	P & Z Escrow	SUP 16-059 Release		500.00				500.00
0478	DAWN KAISER							
I-07/14/2016	Reimb Bal Due GFOA Meeting	R	7/14/2016			032268		
10 5-10-270-00	Training	Reimb Bal Due GFOA M		20.00				20.00
1793	LIBERTY OFFICE PRODUCTS							
I-485628	Office Supplies	R	7/14/2016			032269		
10 5-10-268-00	Supplies-Office	Office Supplies		185.58				185.58
2411	MURPHY COMPANY							
I-80328	HVAC Repair	R	7/14/2016			032270		
10 5-10-220-00	Maintenance-Building	HVAC Repair		908.00				908.00
0578	PILLSBURY MARKETING							
I-55439	Celebrate Wildwood Shirts	R	7/14/2016			032271		
10 5-40-715-00	Founders Day	Celebrate Wildwood S		2,714.00				2,714.00
0435	POOL TRON							
I-SUP 15-119	SUP 15-119 Release	R	7/14/2016			032272		
20 2230	P & Z Escrow	SUP 15-119 Release		500.00				500.00
2160	RICOH USA, INC.							
I-5043181178	Add'l Images	R	7/14/2016			032273		
10 5-10-262-00	Service Contracts/Rental	Add'l Images		2,054.20				2,054.20

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0939	RUBIN BROWN LLP							
I-667553	2015 Audit Services	R	7/14/2016			032274		
10 5-10-320-00	Audit Costs	2015 Audit Services		2,400.00				2,400.00
0468	ST LOUIS COUNTY TREASURER							
I-86823	Water Testing	R	7/14/2016			032275		
10 5-50-350-00	Contractual Services	Water Testing		75.00				75.00
2447	MICHELLE STREIFF							
I-07/14/2015	Best of Show Plein Air Art	R	7/14/2016			032276		
10 5-40-720-00	Art Festival	Best of Show Plein A		150.00				150.00
2451	GENE VALETT							
I-GP 16-033	GP 16-033 Release	R	7/14/2016			032277		
20 2230	P & Z Escrow	GP 16-033 Release		1,000.00				1,000.00
2448	DAWN WAGNER							
I-07/14/2016	Overall Best of Show Plein Air	R	7/14/2016			032278		
10 5-40-720-00	Art Festival	Overall Best of Show		200.00				200.00
0539	WINDSTREAM							
I-15450159	Phone Service	R	7/14/2016			032279		
10 5-10-282-00	Utilities-Telephone	Phone Service		189.42				
10 5-20-282-00	Utilities-Telephone	Phone Service		57.99				
10 5-30-282-00	Utilities-Telephone	Phone Service		57.99				
10 5-40-282-00	Utilities-Telephone	Phone Service		77.31				
10 5-50-282-00	Utilities-Telephone	Phone Service		251.27				
10 5-70-282-00	Utilities-Telephone	Phone Service		154.63				788.61
0409	A.J. BORZILLO, INC.							
I-GP 15-033	GP 15-033 Release	R	7/21/2016			032280		
20 2230	P & Z Escrow	GP 15-033 Release		1,000.00				1,000.00
1638	ACCURATE LANDSCAPING							
I-GP 16-016	GP 16-016 Release	R	7/21/2016			032281		
20 2230	P & Z Escrow	GP 16-016 Release		1,000.00				1,000.00
1435	ARAMARK REFRESHMENT SERVICES							
I-5785711	Coffee	R	7/21/2016			032282		
10 5-10-266-00	Supplies-General	Coffee		476.64				476.64
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311311233	Mat Cleaning	R	7/21/2016			032283		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		144.01				
I-311336090	Mat Cleaning	R	7/21/2016			032283		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		171.01				315.02

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0449	CALLIER'S CATERING							
I-22052	Plein Air Art Reception	R	7/21/2016			032284		
10 5-40-720-00	Art Festival	Plein Air Reception		1,229.90				1,229.90
0073	CHESTERFIELD MINUTEMAN							
I-36338	Letterhead/Business Cards	R	7/21/2016			032285		
10 5-10-242-00	Printing Expense	Letterhead/Business		382.28				
10 5-70-242-00	Printing Expense	Letterhead/Business		94.93				
10 5-50-242-00	Printing Expense	Letterhead/Business		94.93				572.14
1688	COLLECTOR OF REVENUE, GREGORY							
I-T5 201603300544	CITY OF ST LOUIS EARNINGS TAX	R	7/21/2016			032286		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		72.59				
I-T5 201604130545	CITY OF ST LOUIS EARNINGS TAX	R	7/21/2016			032286		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		72.59				
I-T5 201604270546	CITY OF ST LOUIS EARNINGS TAX	R	7/21/2016			032286		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		72.59				
I-T5 201605110547	CITY OF ST LOUIS EARNINGS TAX	R	7/21/2016			032286		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		74.33				
I-T5 201605250549	CITY OF ST LOUIS EARNINGS TAX	R	7/21/2016			032286		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		74.18				
I-T5 201606080550	CITY OF ST LOUIS EARNINGS TAX	R	7/21/2016			032286		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		72.59				
I-T5 201606210551	CITY OF ST LOUIS EARNINGS TAX	R	7/21/2016			032286		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		72.59				511.46
1577	COUNTY KONA							
I-71516	City Event Refreshments	R	7/21/2016			032287		
10 5-40-351-00	Concert Series	City Event Refreshme		1,438.40				1,438.40
0019	EXXONMOBIL BUSINESS							
I-56583607	Vehicle Fuel	R	7/21/2016			032288		
10 5-50-224-00	Maintenance-Vehicles	Vehicle Fuel		295.78				
10 5-70-224-00	Maintenance-Vehicles	Vehicle Fuel		327.30				623.08
1781	HOME CITY ICE COMPANY							
I-3780161653	Ice	R	7/21/2016			032289		
10 5-40-269-00	Supplies - Recreation	Ice		27.80				27.80
2405	KENRICK'S							
I-34357	Hot Dogs for Concert	R	7/21/2016			032290		
10 5-40-351-00	Concert Series	Hot Dogs for Concert		690.37				690.37

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1025	KETTLE KORN							
I-31	City Event Refreshments	R	7/21/2016			032291		
10 5-40-351-00	Concert Series	City Event Refreshme		2,073.60				2,073.60
1571	KLANCE STAGING INC							
I-124701	Stage and Generator	R	7/21/2016			032292		
10 5-40-351-00	Concert Series	Stage and Generator		2,400.00				2,400.00
1793	LIBERTY OFFICE PRODUCTS							
I-486771	Office Supplies	R	7/21/2016			032293		
10 5-10-268-00	Supplies-Office	Office Supplies		527.79				527.79
1092	MERIDIAN WASTE SERVICES							
I-67900054	16860 Main Street	R	7/21/2016			032294		
10 5-40-351-00	Concert Series	16860 Main Street		1,160.00				1,160.00
1169	MID AMERICA TRUCK TOPS & ASSOC							
I-28226	Truck 105 Adapter, Drop Bar	R	7/21/2016			032295		
10 5-70-224-00	Maintenance-Vehicles	Truck 105 Adapter, D		72.89				72.89
1646	MISSOURI ONE CALL SYTEM, INC.							
I-6061098	Locates	R	7/21/2016			032296		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		262.60				262.60
0875	MO DEPT OF REVENUE							
I-T2 201606080550	STATE WITHHOLDING	R	7/21/2016			032297		
10 2130	State Withholding	STATE WITHHOLDING		2,366.00				
I-T2 201606210551	STATE WITHHOLDING	R	7/21/2016			032297		
10 2130	State Withholding	STATE WITHHOLDING		2,386.00				4,752.00
1087	NEW SYSTEM							
I-058689	Office Supplies	R	7/21/2016			032298		
10 5-10-266-00	Supplies-General	Office Supplies		185.31				185.31
0869	STAPLES BUSINESS ADVANTAGE							
I-8040071386	Office Supplies	R	7/21/2016			032299		
10 5-10-268-00	Supplies-Office	Office Supplies		49.54				
10 5-10-266-00	Supplies-General	Office Supplies		56.69				
10 5-50-268-00	Supplies-Office	Office Supplies		64.50				170.73
0658	VERIZON WIRELESS							
I-9768494537	Cell Phones	R	7/21/2016			032300		
10 5-10-282-00	Utilities-Telephone	Cell Phones		53.06				
10 5-20-282-00	Utilities-Telephone	Cell Phones		19.60				
10 5-30-282-00	Utilities-Telephone	Cell Phones		53.06				
10 5-40-282-00	Utilities-Telephone	Cell Phones		106.12				
10 5-50-282-00	Utilities-Telephone	Cell Phones		534.02				
10 5-70-272-00	Tools	Cell Phones		360.70				1,126.56

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2304	WILDWOOD AREA LION'S CLUB							
I-07/18/2016	7/15/16 Concert Hot Dogs	R	7/21/2016			032301		
10 5-40-351-00	Concert Series	7/15/16 Concert Hot		500.00				500.00
2452	BRENDA WILSEY							
I-SUP 16-053	SUP 16-053 Release9	R	7/21/2016			032302		
20 2230	P & Z Escrow	SUP 16-053 Release9		500.00				500.00
1955	MARK WRIGHT							
I-07/18/2016	Garden BLT Party Reimb	R	7/21/2016			032303		
10 5-40-739-00	Community Garden	Garden BLT Party Rei		525.54				525.54
2414	ZIPP EXPRESS							
I-4929-36952	Courier Service	R	7/21/2016			032304		
10 5-10-230-00	Miscellaneous	Courier Service		63.40				
10 5-50-230-00	Miscellaneous	Courier Service		35.00				98.40
2286	BUESCHER FRANKENBERG ASSOCIATE							
I-5500-678-11	Wild Horse Creek Rd. Brid	R	7/25/2016			032305		
18 5-70-470-64	Wild Hrse Crk Brdg #392 Design	Wild Horse Creek Rd.		948.87				948.87
0150	CDG ENGINEERS, INC.							
I-5500-681-11	Strecker Brdg over Caulks	R	7/25/2016			032306		
18 5-70-470-67	Strecker Rd Bridge Design	Strecker Brdg over		1,778.21				1,778.21
1591	CLEN INDUSTRIES, INC							
I-20739	Signs	R	7/25/2016			032307		
10 5-70-350-55	Traffic Control-Signs	Signs		109.11				
I-20740	Signs	R	7/25/2016			032307		
10 5-70-350-55	Traffic Control-Signs	Signs		182.32				
I-20753	Signs	R	7/25/2016			032307		
10 5-40-266-00	Supplies-General	Signs		67.89				
I-20756	Signs	R	7/25/2016			032307		
10 5-70-350-55	Traffic Control-Signs	Signs		2,396.85				
I-20771	Signs	R	7/25/2016			032307		
10 5-70-350-55	Traffic Control-Signs	Signs		892.74				3,648.91
0759	COCHRAN							
I-13228	Manch Rd Bike Lane Resurf	R	7/25/2016			032308		
18 5-70-460-15	Manchester Rd Bike Lane Design	Manch Rd Bike Lane R		5,991.27				
I-13239	Concrete Street Repair	R	7/25/2016			032308		
18 5-70-490-02	Concrete Pavement Replacement	Street Repair		4,324.38				
I-3677	Salt Storage Facility Eng	R	7/25/2016			032308		
18 5-70-480-13	Salt Storage Facility Design	Salt Storage Facilit		7,950.00				
I-3693	Wildwood On Call Services	R	7/25/2016			032308		
18 5-70-480-21	Other Engineering Services	Wildwood On Call Ser		1,010.00				19,275.65

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0518	COUNTY FORM & SUPPLY							
I-A11034	Spray Paint	R	7/25/2016			032309		
10 5-70-272-00	Tools	Spray Paint		96.00				
I-B17504	Spray Paint	R	7/25/2016			032309		
10 5-70-272-00	Tools	Spray Paint		9.10				105.10
0819	CRITTER CONTROL							
I-115165	Deer Removal	R	7/25/2016			032310		
10 5-70-350-01	ROW Animal Removal	Deer Removal		300.00				
I-115166	Deer Removal	R	7/25/2016			032310		
10 5-70-350-01	ROW Animal Removal	Deer Removal		300.00				600.00
1734	DG2 DESIGN LANDSCAPE ARCHITECT							
I-1096	Belleview Farm Park	R	7/25/2016			032311		
17 5-40-480-46	Belleview Farms	Belleview Farm Park		4,878.00				4,878.00
0263	DUNCAN & PERRY, LTD.							
I-2016-7995	Anniversary Park	R	7/25/2016			032312		
10 5-40-350-01	Park Maintenance	Anniversary Park		214.00				
I-2016-8016	Taylor Islands	R	7/25/2016			032312		
10 5-70-350-05	ROW Landscaping	Taylor Islands		329.18				
I-2016-8025	Manch/Taylor Roundabout	R	7/25/2016			032312		
10 5-70-350-05	ROW Landscaping	Manch/Taylor Roundab		78.75				621.93
0456	FAHR GREENHOUSES INC.							
I-57773	212 Zinnia	R	7/25/2016			032313		
10 5-70-350-05	ROW Landscaping	121 Zinnia		811.00				
I-57794	8 Centerpieces	R	7/25/2016			032313		
10 5-40-264-00	Meetings & Special Events	8 Centerpieces		176.00				987.00
0654	GAEHLE CONTRACTING INC.							
I-10170	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean Flower Beds		280.00				
I-10171	CH Building & Grounds	R	7/25/2016			032314		
10 5-10-220-00	Maintenance-Building	Pull Weeds		80.00				
I-10175	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean Trash Cut Gras		1,355.00				
I-10177	CH Building & Grounds	R	7/25/2016			032314		
10 5-10-220-00	Maintenance-Building	Grass Cutting & Trim		60.00				
I-10178	Roadside Mowing	R	7/25/2016			032314		
10 5-70-350-02	ROW Roadside Mowing	Grass Cutting & Trim		550.00				
I-10179	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean Trash Cut Gras		1,615.00				
I-10181	Roadside Mowing	R	7/25/2016			032314		
10 5-70-350-02	ROW Roadside Mowing	Grass Cutting & Trim		700.00				
I-10182	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean Trash Cut Gras		940.00				
I-10183	Landscaping	R	7/25/2016			032314		

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0654	GAEHLE CONTRACTING INCCONT							
I-10183	Landscaping	R	7/25/2016			032314		
10 5-70-350-05	ROW Landscaping	Spray Weeds Cut Gras		245.00				
I-10184	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Grass Cutting & Trim		75.00				
I-10187	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean Trash Cut Gras		2,050.00				
I-10189	CH Building & Grounds	R	7/25/2016			032314		
10 5-10-220-00	Maintenance-Building	Grass Cutting & Trim		60.00				
I-10190	Roadside Mowing	R	7/25/2016			032314		
10 5-70-350-02	ROW Roadside Mowing	Grass Cutting & Trim		1,090.00				
I-10192	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean Flower Beds		250.00				
I-10193	CH Building & Grounds	R	7/25/2016			032314		
10 5-10-220-00	Maintenance-Building	Clean Weeds		50.00				
I-10195	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Power Wash Fence		717.00				
I-10197	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Install Signs		97.00				
I-10198	Traffic Control Signs	R	7/25/2016			032314		
10 5-70-350-55	Traffic Control-Signs	Install Signs		2,069.00				
I-10199	Manchester Rd Bike Lanes	R	7/25/2016			032314		
18 5-70-460-15	Manchester Rd Bike Lane Design	Mill & Patch		3,077.30				
I-10200	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Remove Hanging Limb		261.00				
I-10201	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Repair Leaking Hose		65.00				
I-10202	CH Building & Grounds	R	7/25/2016			032314		
10 5-10-220-00	Maintenance-Building	Water Flowers		104.00				
I-10203	Asphalt Patching	R	7/25/2016			032314		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		1,610.79				
I-10204	Asphalt Patching	R	7/25/2016			032314		
10 5-70-350-11	St Maint-Asphalt Patching	Throw and Go		999.00				
I-10205	Misc ROW	R	7/25/2016			032314		
10 5-70-350-09	Miscellaneous ROW	Repair Old Fairway		234.00				
I-10206	Landscaping	R	7/25/2016			032314		
10 5-70-350-05	ROW Landscaping	Water Trees		198.00				
I-10207	Ditching	R	7/25/2016			032314		
10 5-70-350-44	Storm Water-Ditching	Install Drain Pipe		2,634.51				
I-10208	Roadside Mowing	R	7/25/2016			032314		
10 5-70-350-02	ROW Roadside Mowing	MOW ROW		5,142.50				
I-10209	ROW Tree Removal	R	7/25/2016			032314		
10 5-70-350-06	ROW Tree Removal	Remove Tree		752.50				
I-10210	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Remove Tree		234.00				
I-10211	ROW Tree Removal	R	7/25/2016			032314		
10 5-70-350-06	ROW Tree Removal	Clear Tree		135.00				
I-10212	Sidewalk Replacement	R	7/25/2016			032314		

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0654	GAEHLE CONTRACTING INCCONT							
I-10212	Sidewalk Replacement	R	7/25/2016			032314		
18 5-70-490-06	Sidewalk Replacement	Tear Out & Repour Co		3,288.02				
I-10213	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean Parks		455.00				
I-10214	ROW Tree Removal	R	7/25/2016			032314		
10 5-70-350-06	ROW Tree Removal	Remove Tree		70.00				
I-10215	Sidewalk Replacement	R	7/25/2016			032314		
18 5-70-490-06	Sidewalk Replacement	Strip Forms		65.00				
I-10216	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean Trash		60.00				
I-10217	Traffic Control Signs	R	7/25/2016			032314		
10 5-70-350-55	Traffic Control-Signs	Replace Signs		411.00				
I-10218	Tree Trimming	R	7/25/2016			032314		
10 5-70-350-08	ROW Tree Trimming	Trim Bridges		409.50				
I-10219	Abatements	R	7/25/2016			032314		
10 5-50-263-00	Abatements	Remove Tree		404.00				
I-10220	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean Parks		540.00				
I-10221	Abatements	R	7/25/2016			032314		
10 5-50-263-00	Abatements	Remove Paint off Tun		813.32				
I-10222	Roadside Mowing	R	7/25/2016			032314		
10 5-70-350-02	ROW Roadside Mowing	Brush Hog		181.25				
I-10223	Roadside Mowing	R	7/25/2016			032314		
10 5-70-350-02	ROW Roadside Mowing	Brush Hog		106.50				
I-10224	Traffic Control Signs	R	7/25/2016			032314		
10 5-70-350-55	Traffic Control-Signs	Install Signs		235.50				
I-10225	Abatements	R	7/25/2016			032314		
10 5-50-263-00	Abatements	Power Wash		560.00				
I-10226	ROW Tree Removal	R	7/25/2016			032314		
10 5-70-350-06	ROW Tree Removal	Remove Trees		1,140.00				
I-10227	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Transfer Trash Can		117.00				
I-10228	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean CP		160.00				
I-10229	Ditching	R	7/25/2016			032314		
10 5-70-350-44	Storm Water-Ditching	Ditching		652.50				
I-10230	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean Rockhollow Tra		845.00				
I-10231	Landscaping	R	7/25/2016			032314		
10 5-70-350-05	ROW Landscaping	Plant Flowers Rounda		887.25				
I-10232	Asphalt Patching	R	7/25/2016			032314		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,627.05				
I-10233	Abatements	R	7/25/2016			032314		
10 5-50-263-00	Abatements	Remove Graffiti		255.53				
I-10234	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean CP		160.00				
I-10235	ROW Tree Removal	R	7/25/2016			032314		

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0654	GAEHLE CONTRACTING INCCONT							
I-10235	ROW Tree Removal	R	7/25/2016			032314		
10 5-70-350-06	ROW Tree Removal	Remove Tree		135.00				
I-10236	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean Parks		295.00				
I-10237	Asphalt Patching	R	7/25/2016			032314		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,212.51				
I-10238	Abatements	R	7/25/2016			032314		
10 5-50-263-00	Abatements	Seal Tunnel		980.37				
I-10239	Traffic Control Signs	R	7/25/2016			032314		
10 5-70-350-55	Traffic Control-Signs	Install Signs		582.00				
I-10240	CH Building & Grounds	R	7/25/2016			032314		
10 5-10-220-00	Maintenance-Building	Water Flowers		104.00				
I-10241	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean CP		160.00				
I-10242	ROW Tree Removal	R	7/25/2016			032314		
10 5-70-350-06	ROW Tree Removal	Remove Tree		97.50				
I-10243	ROW Tree Removal	R	7/25/2016			032314		
10 5-70-350-06	ROW Tree Removal	Remove Trees		274.75				
I-10244	Manchester Rd Bike Lanes	R	7/25/2016			032314		
18 5-70-460-15	Manchester Rd Bike Lane Design	Mill & Patch		3,098.87				
I-10245	ROW Tree Removal	R	7/25/2016			032314		
10 5-70-350-06	ROW Tree Removal	Remove Tree		195.75				
I-10246	Asphalt Patching	R	7/25/2016			032314		
10 5-70-350-11	St Maint-Asphalt Patching	Patch Eatherton & Va		87.00				
I-10247	Misc ROW	R	7/25/2016			032314		
10 5-70-350-09	Miscellaneous ROW	Clean Rock off Valle		78.50				
I-10248	Asphalt Patching	R	7/25/2016			032314		
10 5-70-350-11	St Maint-Asphalt Patching	Mill Butt Joints		408.75				
I-10249	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Pick Up Sticks & Tre		2,023.50				
I-10250	Misc ROW	R	7/25/2016			032314		
10 5-70-350-09	Miscellaneous ROW	Backfill Sidewalks		213.00				
I-10251	ROW Tree Removal	R	7/25/2016			032314		
10 5-70-350-06	ROW Tree Removal	Cut Trees Up		225.00				
I-10252	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Install Part Dog Par		65.00				
I-10253	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean CP		320.00				
I-10254	CH Building & Grounds	R	7/25/2016			032314		
10 5-10-220-00	Maintenance-Building	Water Flowers & Pull		156.00				
I-10255	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Spray Weed Killer CP		65.00				
I-10256	Parks & Trails Maint	R	7/25/2016			032314		
10 5-40-350-01	Park Maintenance	Clean Rockhollow & B		1,524.00				55,475.52

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2444	GERARD MARKETING GROUP							
I-1172	Public Relations Services	R	7/25/2016			032321		
10 5-10-340-00	Consultant Costs	Public Relations Ser		1,040.00				
I-1174	Public Relations Services	R	7/25/2016			032321		
10 5-10-340-00	Consultant Costs	Public Relations Ser		1,925.00				
I-1175	Public Relations Services	R	7/25/2016			032321		
10 5-10-340-00	Consultant Costs	Public Relations Ser		800.70				
I-1176	Public Relations Services	R	7/25/2016			032321		
10 5-10-340-00	Consultant Costs	Public Relations Ser		1,330.50				5,096.20
2440	HAMILTON WEBER LLC							
I-81951	General Matters Fees	R	7/25/2016			032322		
10 5-10-310-00	Attorney Fees	General Matters Fees		3,000.00				
I-81951-1	General Matters Costs	R	7/25/2016			032322		
10 5-10-310-00	Attorney Fees	General Matters Cost		205.10				
I-81952	Legal Services Fees	R	7/25/2016			032322		
10 5-10-310-00	Attorney Fees	Legal Services Fees		14,103.00				
I-81952-1	Legal Services Costs	R	7/25/2016			032322		
10 5-10-310-00	Attorney Fees	Legal Services Costs		113.99				
I-81953	MVB Real Estate	R	7/25/2016			032322		
10 5-10-310-00	Attorney Fees	MVB Real Estate		616.25				
I-81953-1	MVB Real Estate Costs	R	7/25/2016			032322		
10 5-10-310-00	Attorney Fees	MVB Real Estate Cost		14.08				
I-81954	Pool Tax Litigation Fees	R	7/25/2016			032322		
10 5-10-315-00	Litigation Contingencies	Pool Tax Litigation		1,811.50				
I-81954-1	Pool Tax Litigations Costs	R	7/25/2016			032322		
10 5-10-315-00	Litigation Contingencies	Pool Tax Litigations		446.37				20,310.29
2023	J&M DISPLAYS, INC.							
I-22344	Fireworks Display	R	7/25/2016			032323		
10 5-40-737-00	BBQ Bash	Fireworks Display		5,000.00				
I-7/18/16	Fireworks Displays	R	7/25/2016			032323		
10 5-40-715-00	Founders Day	Fireworks Displays		5,000.00				
10 5-40-720-00	Art Festival	Fireworks Displays		5,000.00				15,000.00
0084	JUNEAU ASSOCIATES, INC.							
I-BRM 5500-679	Eatherton Brdg over Bonhm	R	7/25/2016			032324		
18 5-70-470-66	Eatherton Rd Bridge Design	Eatherton Brdg over		1,668.82				
I-STP5500-673-19	Fox Creek Bride Replaceme	R	7/25/2016			032324		
18 5-70-470-60	Fox Creek Brdg #336 Rpl Design	Fox Creek Bride Repl		1,356.20				3,025.02
0043	KRUPP CONSTRUCTION INC							
I-66	Asphalt Resurfacing	R	7/25/2016			032325		
18 5-70-490-01	Asphalt Pavement Resurfacing	Asphalt Resurfacing		559,391.15				559,391.15

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0988		N. B. WEST CONTRACTING CO, INC							
I-15590		Manchester Rd. Resurface	R	7/25/2016			032326		
18	5-70-460-15	Manchester Rd Bike Lane Design	Manchester Rd Resurf		541,296.34				541,296.34
1617		OATES ASSOCIATES ENGINEERING &							
I-28114		WW CP Const Ph2 Trail	R	7/25/2016			032327		
17	5-40-480-41	Community Park PH2 Const.	WW CP Const Ph2 Trai		500.00				500.00
0998		OMNI TREE SERVICE, INC.							
I-9095-1		Brentmoor Place Sub Tree Wk	R	7/25/2016			032328		
20	2250	Infrastructure Escrow	Brentmoor Place Sub		4,400.00				
I-9124		Tree Trimming	R	7/25/2016			032328		
10	5-70-350-08	ROW Tree Trimming	Tree Trimming		13,918.75				
I-9307		Al Foster Tree Work	R	7/25/2016			032328		
17	5-40-480-11	Al Foster Trailhead Imp	Al Foster Tree Work		8,140.00				26,458.75
1683		RANDY J SCHERR - R.J. SCHERR &							
I-06/30/16		2016 Legislative Consult.	R	7/25/2016			032329		
10	5-10-340-00	Consultant Costs	2016 Legislative Con		21,000.00				21,000.00
0197		RANDY BURKETT LIGHTING							
I-16050D04		Code/Ord Review	R	7/25/2016			032330		
10	5-50-340-00	Consultant Costs	Code/Ord Review		212.50				
I-16050H02		Code/Ordinance Review	R	7/25/2016			032330		
10	5-50-340-00	Consultant Costs	Code/Ordinance Revie		285.00				497.50
1928		RENE' SACKETT							
I-August 2016		Farmer's Market	R	7/25/2016			032331		
10	5-40-736-00	Farmers Market	Farmer's Market		1,875.00				1,875.00
0058		ST LOUIS COUNTY TREASURER-							
I-87018		Police Service Contract	R	7/25/2016			032332		
10	5-60-350-00	Contractual Services	Police Service Contr		258,667.48				258,667.48
2153		THOUVENOT, WADE, & MOERCHEN IN							
I-54895		Consulting Services	R	7/25/2016			032333		
18	5-70-480-27	Manch Strscape PH III Design	Consulting Services		7,586.05				
I-55666		Consulting Services	R	7/25/2016			032333		
18	5-70-480-27	Manch Strscape PH III Design	Consulting Services		4,833.67				12,419.72
1700		TSI TECHNOLOGY SOLUTIONS							
I-719905		Locates	R	7/25/2016			032334		
10	5-70-276-00	Traffic Signals/Street Lights	Locates		220.00				
I-719910		Locates	R	7/25/2016			032334		
10	5-70-276-00	Traffic Signals/Street Lights	Locates		315.00				535.00

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1430	WILL ELECTRONICS, INC.							
I-0253197-IN	Analog/Intrusion	R	7/25/2016			032335		
10 5-10-220-00	Maintenance-Building	Analog/Intrusion		1,696.92				1,696.92
0106	DANIEL AND HENRY CO.							
I-575989	Cyber Liab Ins 7/16 - 6/17	R	7/25/2016			032336		
10 5-10-212-00	Insurance	Cyber Liab Ins 7/16		228.50				
10 1420	Prepaid Insurance	Cyber Liab Ins 7/16		2,513.50				
I-576216	Property Insurance 7/16 - 6/17	R	7/25/2016			032336		
10 5-10-212-00	Insurance	Property Insurance 7		3,296.92				
10 1420	Prepaid Insurance	Property Insurance 7		36,266.08				42,305.00
0898	MISSOURI LAWYERS MEDIA							
I-74282016	Public Hearing Notice	R	7/25/2016			032337		
10 5-50-244-00	Public Notices	Public Hearing Notic		78.88				
I-742833913	Public Hearing Notice	R	7/25/2016			032337		
10 5-50-244-00	Public Notices	Public Hearing Notic		211.12				
I-742833927	Public Hearing Notice	R	7/25/2016			032337		
10 5-20-244-00	Public Notices	Public Hearing Notic		147.32				437.32

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	126			1,855,170.77	0.00	1,855,170.77
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	4			37,799.06	0.00	37,799.06
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
10 1320	Due From CID	72.02
10 1420	Prepaid Insurance	38,779.58
10 2050	Employee W/holding Payable	579.60
10 2120	Federal/FICA Withholding	23,149.15
10 2130	State Withholding	4,752.00
10 2132	City of St. Louis Tax	511.46
10 2140	Plan 457 Withholding	4,948.76
10 2212	Due to State of Missouri	3,013.74
10 2214	Due to St. Louis County	741.39

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** G/L ACCOUNT TOTALS **

G/L ACCOUNT		NAME	AMOUNT
10	5-10-120-00	FICA & Medicare	2,195.08
10	5-10-140-00	Employee Benefits (125)	5,956.40
10	5-10-142-00	Insurance (Life & Disability)	229.88
10	5-10-201-00	Community Relations	77.75
10	5-10-204-00	Dues/Memberships	75.00
10	5-10-211-00	Records Storage	88.48
10	5-10-212-00	Insurance	3,525.42
10	5-10-220-00	Maintenance-Building	8,354.91
10	5-10-230-00	Miscellaneous	759.98
10	5-10-240-00	Postage	22.95
10	5-10-242-00	Printing Expense	382.28
10	5-10-246-00	Publications	6.00
10	5-10-250-00	Internet Connection	190.46
10	5-10-262-00	Service Contracts/Rental	2,054.20
10	5-10-266-00	Supplies-General	1,067.74
10	5-10-268-00	Supplies-Office	2,461.68
10	5-10-270-00	Training	140.11
10	5-10-282-00	Utilities-Telephone	242.48
10	5-10-292-00	Furniture/Fixtures Under $5K	813.60
10	5-10-310-00	Attorney Fees	18,052.42
10	5-10-315-00	Litigation Contingencies	3,137.87
10	5-10-320-00	Audit Costs	2,400.00
10	5-10-340-00	Consultant Costs	26,096.20
10	5-20-120-00	FICA & Medicare	933.68
10	5-20-140-00	Employee Benefits (125)	1,074.31
10	5-20-142-00	Insurance (Life & Disability)	92.62
10	5-20-244-00	Public Notices	368.88
10	5-20-268-00	Supplies-Office	74.90
10	5-20-282-00	Utilities-Telephone	77.59
10	5-20-330-00	Codification Costs	578.22
10	5-30-120-00	FICA & Medicare	914.32
10	5-30-140-00	Employee Benefits (125)	2,178.93
10	5-30-142-00	Insurance (Life & Disability)	90.20
10	5-30-282-00	Utilities-Telephone	111.05
10	5-40-120-00	FICA & Medicare	635.38
10	5-40-140-00	Employee Benefits (125)	2,362.17
10	5-40-142-00	Insurance (Life & Disability)	90.90
10	5-40-208-00	Equipment Leasing	3,907.00
10	5-40-224-00	Maintenance-Vehicles	78.27
10	5-40-262-00	Service Contracts	430.00
10	5-40-264-00	Meetings & Special Events	176.00
10	5-40-266-00	Supplies-General	436.63
10	5-40-269-00	Supplies - Recreation	4,049.07
10	5-40-282-00	Utilities-Telephone	317.95
10	5-40-340-00	Consultant Costs	900.00
10	5-40-350-00	Contractual Services	15,360.00

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 6/28/2016 THRU 7/25/2016

** G/L ACCOUNT TOTALS **

G/L	ACCOUNT	NAME	AMOUNT
10	5-40-350-01	Park Maintenance	15,157.16
10	5-40-351-00	Concert Series	10,993.51
10	5-40-715-00	Founders Day	8,934.00
10	5-40-720-00	Art Festival	6,729.90
10	5-40-736-00	Farmers Market	1,875.00
10	5-40-737-00	BBQ Bash	5,000.00
10	5-40-739-00	Community Garden	656.84
10	5-50-120-00	FICA & Medicare	2,916.45
10	5-50-140-00	Employee Benefits (125)	7,244.61
10	5-50-142-00	Insurance (Life & Disability)	363.18
10	5-50-204-00	Dues/Memberships	50.00
10	5-50-224-00	Maintenance-Vehicles	295.78
10	5-50-230-00	Miscellaneous	89.00
10	5-50-242-00	Printing Expense	94.93
10	5-50-244-00	Public Notices	371.20
10	5-50-250-00	Internet Connection	22.50
10	5-50-263-00	Abatements	3,013.22
10	5-50-266-00	Supplies-General	294.19
10	5-50-268-00	Supplies-Office	147.41
10	5-50-282-00	Utilities-Telephone	785.29
10	5-50-293-00	Computer System Under $5K	99.98
10	5-50-340-00	Consultant Costs	1,897.50
10	5-50-350-00	Contractual Services	975.00
10	5-60-285-00	Utilities - Cable TV	66.98
10	5-60-350-00	Contractual Services	258,667.48
10	5-70-120-00	FICA & Medicare	2,106.24
10	5-70-140-00	Employee Benefits (125)	6,300.84
10	5-70-142-00	Insurance (Life & Disability)	220.93
10	5-70-224-00	Maintenance-Vehicles	400.19
10	5-70-242-00	Printing Expense	94.93
10	5-70-272-00	Tools	465.80
10	5-70-276-00	Traffic Signals/Street Lights	1,772.80
10	5-70-282-00	Utilities-Telephone	154.63
10	5-70-350-01	ROW Animal Removal	600.00
10	5-70-350-02	ROW Roadside Mowing	7,770.25
10	5-70-350-05	ROW Landscaping	2,599.14
10	5-70-350-06	ROW Tree Removal	3,025.50
10	5-70-350-08	ROW Tree Trimming	14,328.25
10	5-70-350-09	Miscellaneous ROW	525.50
10	5-70-350-11	St Maint-Asphalt Patching	7,945.10
10	5-70-350-44	Storm Water-Ditching	3,287.01
10	5-70-350-55	Traffic Control-Signs	6,878.52
10	5-70-350-70	Inspection Services	1,770.00
		*** FUND TOTAL ***	577,103.40
17	5-40-480-11	Al Foster Trailhead Imp	8,140.00

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 6/28/2016 THRU 7/25/2016

** G/L ACCOUNT TOTALS **

G/L ACCOUNT		NAME	AMOUNT
17	5-40-480-38	Cap Equip/Facilities - Pur/Rep	985.28
17	5-40-480-41	Community Park PH2 Const.	135,500.00
17	5-40-480-46	Belleview Farms	4,878.00
		*** FUND TOTAL ***	149,503.28
18	5-70-460-15	Manchester Rd Bike Lane Design	553,463.78
18	5-70-470-60	Fox Creek Brdg #336 Rpl Design	1,356.20
18	5-70-470-64	Wild Hrse Crk Brdg #392 Design	948.87
18	5-70-470-66	Eatherton Rd Bridge Design	1,668.82
18	5-70-470-67	Strecker Rd Bridge Design	1,778.21
18	5-70-480-13	Salt Storage Facility Design	7,950.00
18	5-70-480-21	Other Engineering Services	1,010.00
18	5-70-480-27	Manch Strscape PH III Design	12,419.72
18	5-70-490-01	Asphalt Pavement Resurfacing	559,391.15
18	5-70-490-02	Concrete Pavement Replacement	4,324.38
18	5-70-490-06	Sidewalk Replacement	3,353.02
		*** FUND TOTAL ***	1,147,664.15
20	2230	P & Z Escrow	6,000.00
20	2250	Infrastructure Escrow	4,779.00
20	2260	Subdivision Escrows	7,920.00
		*** FUND TOTAL ***	18,699.00

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: 1010 TOTALS:	130	1,892,969.83	0.00	1,892,969.83
BANK: 1010 TOTALS:	130	1,892,969.83	0.00	1,892,969.83

VENDOR SET: 01 City of Wildwood

BANK: 1056 TCS 2012 Bond Fund Cash

DATE RANGE: 6/28/2016 THRU 7/25/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0633	THE BANK OF NEW YORK MELLON TR							
I-Wildwood2012 9/16	NID Interest Pmnt	R	7/14/2016			001283		
15 5-10-520-00-0	Interest Expense	NID Interest Pmnt		9,118.75				9,118.75

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1			9,118.75	0.00	9,118.75
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
15 5-10-520-00-0	Interest Expense	9,118.75
	*** FUND TOTAL ***	9,118.75

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: 1056 TOTALS:	1	9,118.75	0.00	9,118.75
BANK: 1056 TOTALS:	1	9,118.75	0.00	9,118.75
REPORT TOTALS:	131	1,902,088.58	0.00	1,902,088.58

SELECTION CRITERIA

VENDOR SET: 01-City of Wildwood

VENDOR: ALL

BANK CODES: All

FUNDS: Exclude: 16

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999

DATE RANGE: 6/28/2016 THRU 7/25/2016

CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99

INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES

PRINT G/L: YES

UNPOSTED ONLY: NO

EXCLUDE UNPOSTED: NO

MANUAL ONLY: NO

STUB COMMENTS: NO

REPORT FOOTER: NO

CHECK STATUS: NO

PRINT STATUS: * - All

WILDWOOD

July 18, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re:	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)**
Petitioner:	**P.Z. 25-15 Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, c/o Volz, Inc.**
Zoning:	Conditional Use Permit (CUP) in the NU Non-Urban Residence District
Location:	North side of Manchester Road, west of Pond Road
Tract Size:	32.05 acres
Locator Numbers	23x340061
Ward:	One

Council Members:

INTRODUCTION AND ACTION >>> The Planning and Zoning Commission is in receipt of the item from City Council regarding the matter of this large water feature on this 32.05 acre tract of land. The matter was requested for review by the City Council, given the property owner's concerns relating to the governing permit. Given the request, the Planning and Zoning Commission has reviewed the files relating to this site and completed a recommendation in this regard. Accordingly, acting at its July 18, 2016 Executive Session, and by a vote of 6 to 2, hereby submits its report and recommendation to the City Council for its consideration and action. The development of this information has complied with the requirements of the Zoning Ordinance for the amendment of a special procedures permit.

BACKGROUND >>> The Planning and Zoning Commission is in receipt of the request from the property owner to review an existing Conditional Use Permit (CUP) that was recently granted for a large water feature on this thirty plus (30+) acre site. This permit was the first issued for a large water feature in the City of Wildwood, since new regulations governing lakes and ponds were adopted by the City Council. These regulations were intended to protect the natural environment of Wildwood's watersheds and ensure that, when large water features are constructed, they are completed and maintained to the highest standard possible.

As part of this first permit to be considered and acted upon by the City, the Department recommended, and the Planning and Zoning Commission concurred, to establish a list of conditions to ensure the water feature would be designed to the highest standards, constructed to accepted design criteria, and maintained

consistently over the years of its existence. One of the conditions was to require the property owner to renew the permit after seven (7) years of its existence, so as to ensure all of the conditions that were applied were being met and the integrity of the structure had been maintained for the public's safety. This timeframe was selected, so as not to require a review too early, but also not allow too much time to pass that any potential correction that might be warranted to the feature would not become major, given too much time had passed from its identification to repair. Again, the timeframe was meant to create a balance between regulation and safety.

CURRENT REQUEST >>> This seven (7) year timeframe has become a point of contention and been described as an impediment of the future sale of the property. This concern has led the property owner to consider amending the size of the lake to negate the need for a Conditional Use Permit (CUP) on the site, while also seeking the Planning and Zoning Commission's support to eliminate the requirement altogether. Regardless of approach, the property owner is still seeking a water feature on the property, but at a size and type not requiring a review period at some distant point in the future.

ANALYSIS >>> First, the Commission would note that, while the owner believes the renewal process and its associated timeframe to be an issue, it has been a standard practice of the City in many recently granted permits. Part of the benefit of Wildwood's Conditional Use Permit (CUP) process is the property owner and City's ability to consider its requirements, as the process moves from its initial step at a public hearing to approval of a site development plan. This iterative process ensures that conditions needed to address major issues are included and retained, while others can be reconsidered, if determined to be problematic. With this process, no action of the City is irreversible until such time the permit is effective, particularly as more information and input is received relating to the matter.

Given this permitting process, the action to reduce the size of the water feature is not necessary, in the opinion of the Planning and Zoning Commission, since other options for consideration do exist, including amending the current permit, as has been requested. The Planning and Zoning Commission believes a reduction in the size of the water feature, given the current design and engineering associated with this 1.75 acre lake, would not make it safer or better due to it appears to address all needed standards to ensure its long-term stability and integrity. Therefore, the reduction in size is arbitrary and intended only to avoid the regulation that is in place.

The Commission would also note the intent of this timeframe was to provide assurances by the City to neighboring residents that large features are safe and pose no threat for the future. This assurance does not necessarily exist for water features constructed many years ago in Wildwood. Currently, many large water features exist in the City, but have not been permitted and, therefore, no guarantee exists that construction, as completed, was to the highest possible standard, along with maintenance programs that ensure their long-term stability and integrity. This situation was to be corrected by the City's permitting process it has adopted, along with requiring timeframes for more formal reviews of these features in the future. However, the permitting process and associated conditions, regardless of type of water feature, were not intended to stop the approval of them.

In this case, the Commission would note the size of the large water feature is not much greater in area than a lake or pond that would not require a Conditional Use Permit (CUP), which is one (1) acre of area. With the limited size of this feature, it may not need the full complement of requirements of a larger lake or pond, which can include a renewal timeframe. Therefore, the Planning and Zoning Commission is agreeable to amending the governing permit to eliminate the renewal requirement for a water feature of this size. Accordingly, in the future, lakes of less than two (2), three (3), or more acres in size may be considered for

not being subject to renewal requirement and such would only be asked in those circumstances associated with the larger water features proposed within the City.

SUMMARY AND RECOMMENDATION >>> In considering this request, the Commission members believe that, despite its size being greater than one (1) acre in area, the water feature is not large enough to justify a renewal timeframe, as is needed for lakes and ponds greater in area than in this specific case. The Planning and Zoning Commission hereby grants the requested change sought by the property owner relative to this permit for a large water feature and the seven (7) year timeframe is removed from the Conditional Use Permit (CUP), along with the nuisance bond requirement as well (this last item was added during the discussion of this matter at the Commission's July 18, 2016 meeting). Accordingly, the Planning and Zoning Commission has hereby amended the Conditional Use Permit (CUP) to read as follows:

1. PERMITTED USES

This Conditional Use Permit (CUP) shall authorize a large water feature, as defined by Chapter 415.030 Definitions of the City of Wildwood's Zoning Ordinance.

2. LOT, SIZE, AND USE REQUIREMENTS

a. The authorized large water feature shall not exceed 1.75 acres in overall size.

b. The height of the dam shall not exceed thirty-one (31) feet, as measured from final finish grade at the base of it, outside the water impoundment area.

c. The depth of the lake, at normal pool elevation, shall not exceed fourteen (14) feet.

d. The extent of land disturbance in association with the construction of this large water feature shall be as authorized by the Planning and Zoning Commission on the Site Development Plan.

e. The large water feature authorized by this permit, although created by the construction of a dam that is less than thirty-five (35) feet in height, shall meet all Missouri Department of Natural Resources (MDNR) requirements for design, engineering, and on-going maintenance, including inspection frequencies and criteria. These requirements will be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan process, and as directed by the Department of Public Works.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the Conditional Use Permit (CUP) being granted by the Planning and Zoning Commission, and prior to any further site disturbance, the operator shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the operator, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 415.510 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. Location and extent of all existing improvements, including all buildings and accessory structures, along with the planned large water feature and all improvements in association with it.

c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within two hundred (200) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations and easements.
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 trails, and general location, size, right-of-way, and pavement width of all interior drives.
e. Existing and proposed contours at vertical intervals of not more than two (2) feet.
f. General location of sanitary sewer and stormwater facilities.
g. 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 Chapter 410 and accompanying Tree Manual.
h. An inventory of the percent of tree canopy or individual trees to be retained on the site indicated on a Tree Preservation Plan completed in accordance with the City of Wildwood Chapter 410 Tree Preservation and Restoration Code and accompanying Tree Manual.
i. Location of all existing and proposed easements.
j. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood Subdivision and Development Regulations.
k. A Stormwater Pollution Prevention Plan (SWPPP) for the site, which shall include the developer's signature and acknowledgment of its requirements.
l. A maintenance plan for this large water feature that is based on annual inspections and reports to be submitted to the City of Wildwood's Department of Planning. This plan shall indicate all steps and procedures that will be used to maintain the large water feature and ensure its stability and safety.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Large Water Feature Setbacks

a. No large water feature and related improvements shall be located within the following setbacks:

   i. One hundred eighty (180) feet from the State Route 100 right-of-way.
   ii. Four hundred (400) feet from any side yard property line of the site.
   iii. Five hundred fifty (550) feet from the right -of-way of Manchester Road.

Landscape Requirements

b. Landscaping shall adhere to all requirements of Chapter 410 of the City's Tree Preservation and Restoration Code and its accompanying Sustainable Plantings Guide and Tree Manual, including the submittal of a Tree Preservation Plan, in conjunction with the Site Development Plan. All roadway frontages shall be appropriately landscaped, as required by Chapter 410 Tree Preservation and Restoration Code, and be approved by the Planning and Zoning Commission on the Site Development Plan.

c. The areas of existing vegetation within the Conditional Use Permit (CUP) 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. Initial clearing and grubbing of the site shall be limited to the installation of any new building and structure.

d. All disturbed areas of the site shall be restored in compliance to the City's Sustainable Plantings Guide and Tree Manual by a combination of ground cover, landscaping, berms, natural stones, and other means to address stormwater runoff and erosion, as well as improve overall site aesthetics. The restoration of disturbed areas shall be indicated on the required Landscape Plan and acted upon by the Planning and Zoning Commission.

e. A registered Landscape Architect shall prepare, submit, and sign all plan(s).

Miscellaneous Conditions

f. The hours of construction and grading activity in association with this large water feature 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.

g. 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 or boulders. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall review and act upon said materials and design.

h. The generalized 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.

i. All utilities serving this site shall be installed underground in accord with the requirements of the City of Wildwood's Subdivision and Development Regulations. Any existing easements located on the subject site, which are not being utilized, shall be vacated under the standard procedures of the City of Wildwood Subdivision and Development Regulations.

j. The property owner, or any assignee or successor, shall provide annual maintenance of this authorized large water feature on the subject property, with such being in accordance with State regulations for the same. A plan for this maintenance and upkeep shall be provided to the Planning and Zoning Commission, as part of the required Site Development Plan. Preventative maintenance shall be authorized on an as-need basis, along with any repairs, but does require an engineered plan be submitted to the City of Wildwood's Department of Public Works for review and action. This plan will then be submitted to the Planning and Zoning Commission for receipt and filing.

5. 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 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 standards.
ii. All stormwater shall be discharged at an adequate natural discharge point.
iii. 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/water quality and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetated swales, and other options to substantially reduce the amount of stormwater discharging from the subject site.
iv. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.

Stormwater Pollution Prevention Plan

b. Prior to any land disturbance on this subject site, submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, both on-site and upon downstream properties.

6. RECORDING

Within sixty (60) days of granting of the Conditional Use Permit (CUP) by the Planning and Zoning Commission, the approved permit language and legal description of the property shall be recorded with the St. Louis County Recorder of Deeds.

7. 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 or permit, all approvals from the Missouri Department of Transportation (MoDOT), the Department of Public Works, the U.S. Army Corp of Engineers, the Missouri Department of Natural Resources (MDNR), and the Metro West Fire Protection District must be received by the Department of Planning.

~~**Nuisance Bond**~~

b. ~~Provide to the City of Wildwood a bond, letter of credit, or cash deposit in the amount of three thousand dollars ($3,000.00) for use to undertake any inspections or maintenance of the large water feature and dam, if the property and improvements are not maintained in accordance with said conditions of this permit. The City shall hold this deposit and it will be pre-authorized by the owner/operator, in writing, to exercise its use, if violations are noted and not abated in a timely manner.~~

8. 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 controls in the form of siltation control measures are required and must comply with the Stormwater Pollution Prevention Plan for this development (SWPPP). The developer shall be solely responsible for obtaining any temporary slope and construction licenses needed to address the installation of public and private improvements on this site that require the use of adjoining parcels of ground that are not under their ownership or control.

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. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public 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 infrastructure improvements.

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 prevent erosion. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.

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 the Site Development Plan approved by the Planning and Zoning Commission and the Department of Planning. The owner/operator must acknowledge in writing that access to this site for inspection purposes by personnel of the City of Wildwood shall be authorized and, if refused, such action is grounds for revocation of said permit by the City.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City shall further apply to the development of this property, as authorized by this Conditional Use Permit (CUP), 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 Ordinance, Subdivision and Development Regulations, 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 Conditional Use Permit (CUP), except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

j. ~~This Conditional Use Permit (CUP) shall be authorized for a period of seven (7) years, with renewals based upon compliance to the requirements of the same. Renewal requests shall be the responsibility of the owner/operator to submit to the City and must be provided a minimum two (2) months in advance of each renewal for consideration and action by the Planning and Zoning Commission following this initial period of time. Renewals shall be on a seven (7) year basis as well.~~

All other conditions remain unchanged and in full force.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Council Members De Hart and McGowen, Ward One
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Laurie Taylor, Property Owner

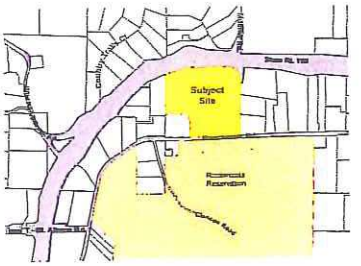
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, July 18, 2016 at 7:00 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:
17715 Manchester Road, Wildwood, Missouri 63038

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.
THANK YOU!

The Planning and Zoning Commission of the City of Wildwood will conduct a public meeting on **Monday, July 18, 2016, at 7:00 p.m.**, in **the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This meeting is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this meeting and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

A response to a communication from Laurie Taylor, which is dated May 20, 2016, regarding **P.Z. 25-15 Laurie Taylor,** that seeks the Planning and Zoning Commission's review and action on a requested change to the existing Conditional Use Permit (CUP) for this 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); NU Non-Urban Residence District, with a Conditional Use Permit (CUP); which, if granted, would thereby remove the condition requiring renewal of the permit on a seven (7) year basis.

Please note, as of June 6, 2016, all Planning and Zoning Commission meetings will begin at 7:00 p.m.

***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.

Travis Newberry

From: Laurie Taylor <ltaylor@compuspace-usa.com>
Sent: Friday, May 20, 2016 3:21 PM
To: Joe Vujnich
Cc: Travis Newberry
Subject: 17715 Manchester Rd. CUP amendment

CITY OF WILDWOOD
MAY 20 2016
DEPT OF PLANNING & PARKS

Attn: Mr. Joe Vujnich
C/O City Hall
City of Wildwood
16860 Main Street
Wildwood, MO 63040

RE: CUP for 17715 Manchester Road, Wildwood, MO 63038 - 1.74 acre pond and dam.

Dear Mr. Vujnich,

Please let this email serve as my written request to the Planning and Zoning Commission to amend the conditions of the permit in regards to the CUP renewal.

I ask that the CUP be amended to remove the requirement for a formal review after the 7 year period.

Thank you.

Kind regards,

Laurie Taylor
Mobile: 314-805-1321
CompuSpace LC - PlenaForm Systems
Email: ltaylor@compuspace-usa.com
Phone: 636-537-0007
Check out our new website: www.plenaform.com

WILDWOOD

May 2, 2016

The Honorable City Council
The City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Council Members:

The Planning and Zoning Commission has completed its review of the requested Conditional Use Permit (CUP) application that was submitted to it for a large water feature (1.7 acre lake), and prepared the following recommendation report in that regard. This recommendation report, which includes an associated action, reflects the Planning and Zoning Commission's vote to grant the permit, which is now being forwarded to the City Council for its consideration. This recommendation and action were completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes, the City's Charter, and those regulations of the City relating to public notice and publications (Chapter 415.560 of the City of Wildwood Zoning Ordinance). This recommendation and action are as follows:

Petition No.:	P.Z. 25-15
Petitioner:	Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, c/o Volz, Inc., Mark Kilgore, 10849 Indian Head Industrial Boulevard, St. Louis, Missouri 63132
Request:	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. **Proposed Use: A large water feature – a 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.**
Location:	West side of Mueller Road, south of State Route 100, and north of Manchester Road (Locator Number 23X340061/Street Address: 17715 Manchester Road).
Public Hearing Date:	April 4, 2016
Date and Vote On Information Report:	April 18, 2016 - Approval to Grant the Permit by a vote of 10 to 0 (Voting Aye - Renner, Lee, Archeski, Kohn, Gragnani, Bauer, Liddy, Manton, Woerther, and Bopp)
Date and Vote On Letter of Recommendation:	May 2, 2016 - April 18, 2016 - Approval to Grant the Permit by a vote of 10 to 0 (Voting Aye - Renner, Lee, Archeski, Kohn, Gragnani, Bauer, Liddy, Manton, Bowlin, and Bopp)
Report:	Attachment A
Conditions:	Attachment B
Plan Sheets:	Attachment C
Background Information:	Attachment D
Ward:	One

Copies of the City of Wildwood Master Plan, Parks and Recreation Plan, Action Plan for Parks and Recreation 2007, Model Telecommunications Ordinance, Zoning Ordinance, and Charter are all on file with 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 James R. Bowlin, 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
Travis Newberry, Planner
Laurie Taylor, Property Owner
Tom Kelpe, Contractor
Dave Volz, Volz Engineering

ATTACHMENT A - REPORT

BACKGROUND AND ZONING HISTORY >>> The site of this request is a 32.05 acre site that is located on the north side of Manchester Road, east of its intersection with Glencoe Road. This lot has frontage on State Route 100 and Mueller Road as well. Given the size of this lot, the frontages have significant lengths, which are as follows:

1. State Route 100 (public) - 1,350 feet
2. Manchester Road (public) - 882 feet
3. Mueller Road (private) - 1,080 feet

These right-of-ways define the three (3) sides of the subject site. The site forms a rectangle and is a single lot of record.

Descriptions of these roadways are as follows:

1. *State Route 100 (public)* - State Route 100 is an arterial roadway maintained by the Missouri Department of Transportation (MoDOT). The width of this roadway is four (4) lanes, with additional turn bays at the intersection with Mueller Road. The design of this roadway provides for limited access to it, with traffic volumes being high, and speeds substantial. The alignment of the roadway is east/west, bisecting the City in two (2) unequal halves, and it serves a diverse land use pattern of residential, commercial, recreational, and institutional activities along its entire length through the City of Wildwood. This roadway has an interstate design along petitioners' frontage. This roadway provides for inter-county traffic movements.

2. *Manchester Road (public)* - Manchester Road is a City-maintained roadway, which includes two (2) driving lanes and limited improvements along this site's frontage. These improvements include stabilized shoulders, earthen ditches, and signage, with striping. The roadway lacks sidewalks and other turn lanes for service to the current use of this property (residence). Manchester Road is the City's main east-west arterial roadway, which extends from its eastern boundary to Route 100 several miles to the west. The roadway serves a mix of land uses, including commercial, residential, institutional, and recreational activities. Traffic volumes along the roadway range from a high of approximately 7,000 vehicles per day on the east end of Manchester Road to less than 2,000 vehicles per day on the westernmost end.

   Beyond Manchester Road's integral role as a major transportation corridor in Wildwood, it is also a major historic asset to the community. Manchester Road was part of the original Historic Route 66 between the years 1926 to 1932. Route 66 provided a continuous link between Chicago, Illinois and Los Angeles, California. Manchester Road remains an important part of this community and is one of the historic assets the City's Historic Preservation Commission is attempting to protect as part of its overall mission. Additionally, other local, State, and national organizations are making concerted efforts to maintain the roadway within its historical context. Markers are located along Manchester

Road throughout the City reflecting this designation. One (1) is located to the west of the subject site.

3. *Mueller Road (private)* - this private roadway is forty (40) feet in width, with a narrow gravel roadway located within it. The roadway provides a connection between State Route 100 on the north and Manchester Road on the south. The roadway provides access to no more than four (4) properties, but currently two (2) of them, including the petitioner's site, utilize Manchester Road for ingress/egress into them. The roadway has a north/south orientation and traffic volumes are very low. The surrounding land use pattern along its 1,080 feet of length is low-density residential.

The physical characteristics of the site are varied. The site is rolling, with the slope of it toward the northwest corner of property. Overall relief is approximately sixty (60) feet. Approximately one-half of the site is wooded and, for the most part, these woodlands are located in the north half of the property, while the remainder is grass, some of which has been planted in the last calendar year. The current owner of the property has been active in addressing the condition of it, since it has been vacant for many years. These actions have led to a number of issues that caused a Stop Work Order to be issued. The Stop Work Order was due to extensive clearing in the area of the requested lake.

The property, as noted, has been vacant for a number of years and received very limited maintenance and its appearance was poor. The current owner recently removed the original residence. Additionally, the current owner also removed a small outbuilding as well. At this time, the property does not have any existing buildings and structures located upon it.

The property is currently zoned NU Non-Urban Residence District and has been since the incorporation of the City in 1995. This zoning district designation allows a limited range of uses, of which single family dwellings on lots of three (3) acres or greater in size are most prevalent. The surrounding land use pattern in the vicinity of the subject site is rural, but consistent with the allowable uses of the NU Non-Urban Residence District. This land use pattern can be described as follows:

To the North: Abutting in this direction is State Route 100, an arterial roadway. Beyond the roadway is a seven (7) lot residential subdivision named the Oaks at Wildwood. These seven (7) lots are zoned NU Non-Urban Residence District and six (6) of them have single family dwellings located upon them at this time. To the northeast of the subject site, and across State Route 100, is the West County Community Church. This place of worship is zoned NU Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD). This property has the sanctuary building, a youth center, athletic fields, a lake, a centralized wastewater treatment system, and parking.

To the South: Adjoining in this direction is Manchester Road. Across this City roadway is Rockwoods Reservation, a Missouri Department of Conservation property. This site is zoned PS Park and Scenic District.

To the West: Adjacent in this direction is a small parcel of ground, with a dwelling located upon it. This lot is zoned NU Non-Urban Residence District and forms a notch out of the

subject site in its southwest corner. Abutting the subject site's western boundary is a group of lots, all zoned NU Non-Urban Residence District, that have single family dwellings located on four (4) of the five (5) properties.

To the East: Located in this direction are several large parcels of ground that are used for single family dwellings. These lots are zoned NU Non-Urban Residence District and were part of a four (4) lot subdivision approved by the City of Wildwood. One (1) of these four (4) lots is vacant and it occupies the intersection of State Route 100 and Mueller Road

CURRENT REQUEST >>> The petitioner, Laurie Taylor, is requesting to construct a 1.75 acre lake on a portion of the 32.05 acre subject site. The lake will have the following characteristics:

1. The lake will have a dam height of thirty point five (30.5) feet.
2. The lake's depth will be fourteen (14) feet.
3. The back slope of the dam in association with the constructed lake will be 3.5:1.
4. The overflow of water from the lake will be piped to the downstream drainage feature and includes a number of structures and pipes for this purpose.
5. The design of the dam includes a thirty (30) foot access path on its top.
6. The height of the dam does not require this construction to meet Missouri Department of Natural Resource dam requirements.
7. The location of the dam in the relative watershed provides approximately five (5) acres of runoff to it.
8. The property has a natural spring located upon it, which drains to the north, and will be directed into the lake for use to fill and maintain its normal pool elevation of 797 feet above mean sea level.
9. The design of the lake and dam provide a minimum of four (4) feet of freeboard to protect overtopping in high volume storm events.
10. The lake's location on this property provides an ample supply of clay materials for use in its construction.
11. The dam will be planted in ground cover to protect its slopes from erosion.

The area of the proposed lake has already been partially disturbed without a permit, so some of the planned tree removal has taken place in the subject area of the water feature.

ANALYSIS >>> The Planning and Zoning Commission has reviewed the request, along with receiving support from the City's Department of Public Works. In reviewing this request, the Planning and Zoning Commission would note that it is the first large water feature to be subject to the new regulations governing an installation in the City of Wildwood. These regulations were created to protect the natural environment of Wildwood and properties that would be located downstream from large water impoundments in a karsted area of this State. Specifically, placement of large water features in the main channel of named watersheds and using groundwater sources to fill and maintain them appeared to be contrary to the goals, objectives, and policies of the City's Master Plan. Accordingly, large water features were then to be designated as a conditional type of use in the NU Non-Urban Residence District, thereby providing a greater level of control over their placement, design, use, and maintenance.

In the case of this request, the Commission would note the following items in this regard:

1. The height of the dam is below the thirty-five (35) foot standard set by the State of Missouri for its permitting requirements, but, through the City's permit process, all pertinent requirements of Department of Natural Resources can be included for integration into the dam and lake's design, engineering, and maintenance.
2. The highest point on the dam, at a mean sea level, is at a greater elevation than the roadway surface of State Route 100 (see attached detail). However, given intervening terrain between the two (2) aforementioned features, the dam's water on release would be trapped between it and existing grade abutting the roadway.
3. The design of the lake and dam provides for water storage capacity beyond that of the current natural system, which will provide some relief to the State's current system of stormwater management along the edge of its right-of-way and the subject site.
4. The materials to be used for the dam's construction appear to provide satisfactory characteristics for this purpose, based upon the attached Geotechnical Report.
5. The use of the existing spring on the site will supplement the five (5) acre drainage area to be used for filling and maintaining the proposed lake.
6. The planning/engineering of this water feature includes a spillway from the top of the dam, which parallels along its western side. At the top of the dam, an outfall structure, with associated piping, are to be installed to divert water as well, in the event of a major storm event or catastrophe.

These items indicate to the Commission that a dam constructed on this property for a lake can be accomplished with a minimum level of risk to surrounding properties.

However, the Commission does believe this large water feature must be subject to the highest standards that exist in current law and meet them in all aspects of its design, operation, and on-going maintenance. If these standards are applied to a lake of this size, the Commission has the opinion the impact from it and any emergency associated with it can be minimized and have a limited impact on properties. Accordingly, the Planning and Zoning Commission believes that granting the requested Conditional Use Permit (CUP) for this large water feature meets the requirements of the Zoning Ordinance, but is including the certain conditions along with this action to achieve a safe and functional outcome for its existence in the City.

Specifically, this support is premised on the following reasons:

1. The dam is relatively small in size and depth.
2. The placement of the lake in the center of the property allows for any emergency issue or problem to occur first upon it, and not downstream properties.
3. The design of the lake and the characteristics of the site can accommodate a major catastrophic failure and not threaten immediate downstream properties.
4. The installation of lakes reflects a longstanding history in Wildwood of building such water features and many of them exist from past actions by other property owners. Therefore, this request is not unusual in that regard.

5. The petitioner has provided engineered plans, a Geotechnical Report, and other items in support of this request, which is indicative of the level of planning and engineering being used in the consideration of this large water feature.

Incumbent to the Commission's support is the property owner agreeing to the conditions of the recommended permit and meeting a regular, thorough maintenance and inspection program for the dam and lake to ensure its long-term stability and integrity. With this condition included in the proposed permit, the Commission does believe the large water feature can be constructed on this site with minimal impacts and threats to the area.

SUMMARY AND RECOMMENDATION >>> The Commission has provided in its Letter of Recommendation upon this request the reasons for its support for the granting of this Conditional Use Permit (CUP). These reasons focus on the large water feature being engineered to the highest available standards, compliance to recommendations from all participating review agencies and other authorities during its construction, and on-going, long-term maintenance of it to ensure its integrity and safety. Accordingly, the Planning and Zoning Commission hereby grants the requested permit for this large water feature, based upon its adherence to the conditions contained in Attachment B of this Information Report.

ATTACHMENT B - CONDITIONS

1. PERMITTED USES

This Conditional Use Permit (CUP) shall authorize a large water feature, as defined by Chapter 415.030 Definitions of the City of Wildwood's Zoning Ordinance.

2. LOT, SIZE, AND USE REQUIREMENTS

a. The authorized large water feature shall not exceed 1.75 acres in overall size.

b. The height of the dam shall not exceed thirty-one (31) feet, as measured from final finish grade at the base of it, outside the water impoundment area.

c. The depth of the lake, at normal pool elevation, shall not exceed fourteen (14) feet.

d. The extent of land disturbance in association with the construction of this large water feature shall be as authorized by the Planning and Zoning Commission on the Site Development Plan.

e. The large water feature authorized by this permit, although created by the construction of a dam that is less than thirty-five (35) feet in height, shall meet all Missouri Department of Natural Resources (MDNR) requirements for design, engineering, and on-going maintenance, including inspection frequencies and criteria. These requirements will be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan process, and as directed by the Department of Public Works.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the Conditional Use Permit (CUP) being granted by the Planning and Zoning Commission, and prior to any further site disturbance, the operator shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the operator, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 415.510 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. Location and extent of all existing improvements, including all buildings and accessory structures, along with the planned large water feature and all improvements in association with it.
c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within two hundred (200) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations and easements.
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 trails, and general location, size, right-of-way, and pavement width of all interior drives.
e. Existing and proposed contours at vertical intervals of not more than two (2) feet.
f. General location of sanitary sewer and stormwater facilities.
g. 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 Chapter 410 and accompanying Tree Manual.
h. An inventory of the percent of tree canopy or individual trees to be retained on the site indicated on a Tree Preservation Plan completed in accordance with the City of Wildwood Chapter 410 Tree Preservation and Restoration Code and accompanying Tree Manual.
i. Location of all existing and proposed easements.
j. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood Subdivision and Development Regulations.
k. A Stormwater Pollution Prevention Plan (SWPPP) for the site, which shall include the developer's signature and acknowledgment of its requirements.
l. A maintenance plan for this large water feature that is based on annual inspections and reports to be submitted to the City of Wildwood's Department of Planning. This plan shall indicate all steps and procedures that will be used to maintain the large water feature and ensure its stability and safety.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Large Water Feature Setbacks

a. No large water feature and related improvements shall be located within the following setbacks:

   i. One hundred eighty (180) feet from the State Route 100 right-of-way.
   ii. Four hundred (400) feet from any side yard property line of the site.
   iii. Five hundred fifty (550) feet from the right -of-way of Manchester Road.

Landscape Requirements

b. Landscaping shall adhere to all requirements of Chapter 410 of the City's Tree Preservation and Restoration Code and its accompanying Sustainable Plantings Guide and Tree Manual, including the submittal of a Tree Preservation Plan, in conjunction with the Site Development Plan. All roadway frontages shall be appropriately landscaped, as required by Chapter 410 Tree Preservation and Restoration Code, and be approved by the Planning and Zoning Commission on the Site Development Plan.

c. The areas of existing vegetation within the Conditional Use Permit (CUP) 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. Initial clearing and grubbing of the site shall be limited to the installation of any new building and structure.

d. All disturbed areas of the site shall be restored in compliance to the City's Sustainable Plantings Guide and Tree Manual by a combination of ground cover, landscaping, berms, natural stones, and other means to address stormwater runoff and erosion, as well as improve overall site aesthetics. The restoration of disturbed areas shall be indicated on the required Landscape Plan and acted upon by the Planning and Zoning Commission.

e. A registered Landscape Architect shall prepare, submit, and sign all plan(s).

Miscellaneous Conditions

f. The hours of construction and grading activity in association with this large water feature 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.

g. 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 or boulders. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall review and act upon said materials and design.

h. The generalized 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.

i. All utilities serving this site shall be installed underground in accord with the requirements of the City of Wildwood's Subdivision and Development Regulations. Any existing easements located on the subject site, which are not being utilized, shall be vacated under the standard procedures of the City of Wildwood Subdivision and Development Regulations.

j. The property owner, or any assignee or successor, shall provide annual maintenance of this authorized large water feature on the subject property, with such being in accordance with State regulations for the same. A plan for this maintenance and upkeep shall be provided to the Planning and Zoning Commission, as part of the required Site Development Plan. Preventative maintenance shall be authorized on an as-need basis, along with any repairs, but does require an engineered plan be submitted to the City of Wildwood's Department of Public Works for review and action. This plan will then be submitted to the Planning and Zoning Commission for receipt and filing.

5. 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 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 standards.
   ii. All stormwater shall be discharged at an adequate natural discharge point.
   iii. 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/water quality and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetated swales, and other options to substantially reduce the amount of stormwater discharging from the subject site.
   iv. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.

Stormwater Pollution Prevention Plan

b. Prior to any land disturbance on this subject site, submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, both on-site and upon downstream properties.

6. RECORDING

Within sixty (60) days of granting of the Conditional Use Permit (CUP) by the Planning and Zoning Commission, the approved permit language and legal description of the property shall be recorded with the St. Louis County Recorder of Deeds.

7. 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 or permit, all approvals from the Missouri Department of Transportation (MoDOT), the Department of Public Works, the U.S. Army Corp of Engineers, the Missouri Department of Natural Resources (MDNR), and the Metro West Fire Protection District must be received by the Department of Planning.

Nuisance Bond

b. Provide to the City of Wildwood a bond, letter of credit, or cash deposit in the amount of three thousand dollars ($3,000.00) for use to undertake any inspections or maintenance of the large water feature and dam, if the property and improvements are not maintained in accordance with said conditions of this permit. The City shall hold this deposit and it will be pre-authorized by the owner/operator, in writing, to exercise its use, if violations are noted and not abated in a timely manner.

8. 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 controls in the form of siltation control measures are required and must comply with the Stormwater Pollution Prevention Plan for this development (SWPPP). The developer shall be solely responsible for obtaining any temporary slope and construction licenses needed to address the installation of public and private improvements on this site that require the use of adjoining parcels of ground that are not under their ownership or control.

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. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public 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 infrastructure improvements.

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 prevent erosion. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.

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.

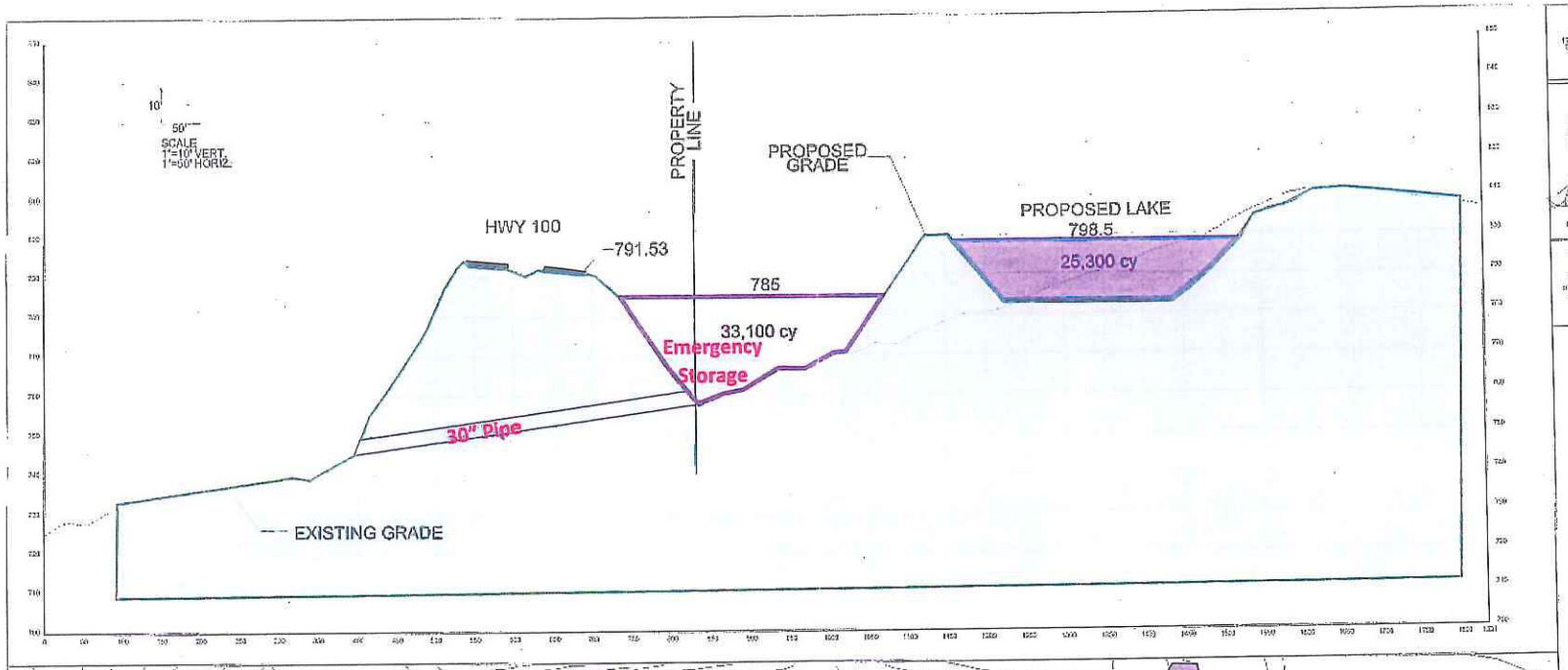
g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the Planning and Zoning Commission and the Department of Planning. The owner/operator must acknowledge in writing that access to this site for inspection purposes by personnel of the City of Wildwood shall be authorized and, if refused, such action is grounds for revocation of said permit by the City.

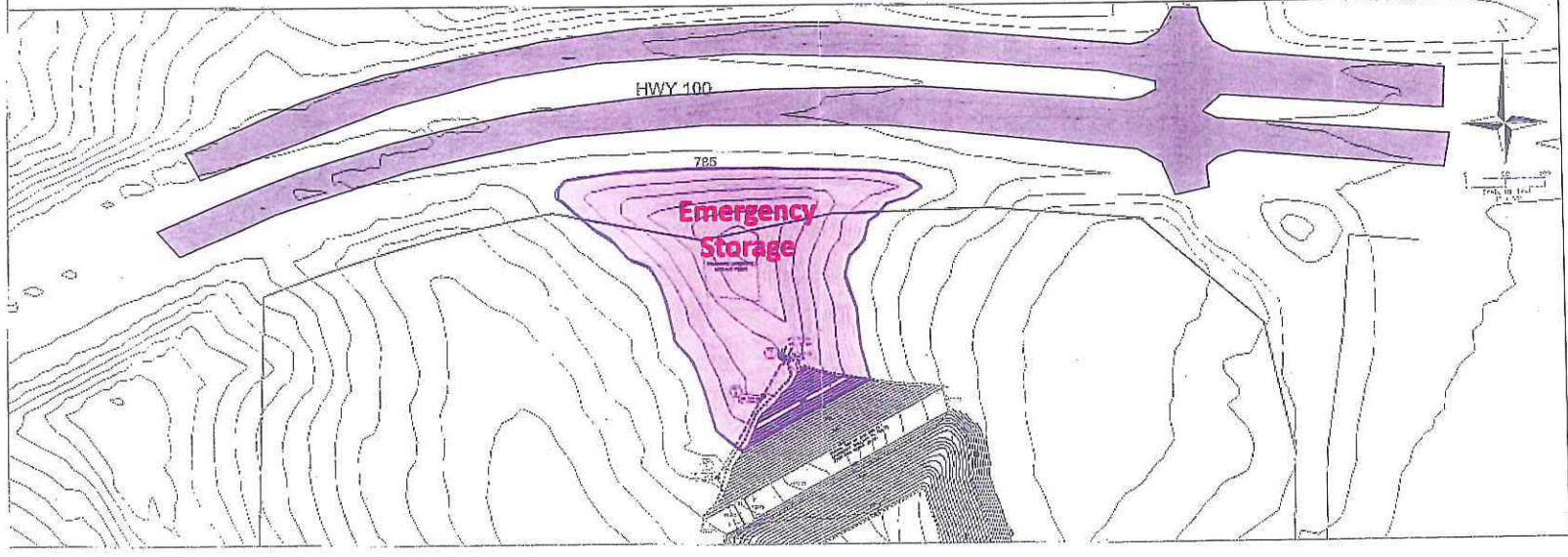
h. Any other applicable zoning, subdivision, or other regulations or requirements of the City shall further apply to the development of this property, as authorized by this Conditional Use Permit (CUP), except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning, or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, 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 Conditional Use Permit (CUP), except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

j. This Conditional Use Permit (CUP) shall be authorized for a period of seven (7) years, with renewals based upon compliance to the requirements of the same. Renewal requests shall be the responsibility of the owner/operator to submit to the City and must be provided a minimum two (2) months in advance of each renewal for consideration and action by the Planning and Zoning Commission following this initial period of time. Renewals shall be on a seven (7) year basis as well.

ATTACHMENT C
Preliminary Development Plan





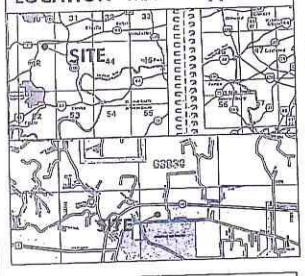
VOLZ Incorporated

17715 MANCHESTER ROAD
WILDWOOD, MO 63038

DAM EXHIBIT
APRIL 14, 2016
SHEET 1

PRELIMINARY DEVELOPMENT PLAN
17715 MANCHESTER ROAD

LOCATION MAP N NTS



LEGEND

CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
E.M.	ELECTRIC METER
F.F.	FINISHED FLOOR
	FIRE HYDRANT
	GRATE INLET
	GAS METER
GV	GAS VALVE
G.W.	GUY WIRE
	LIGHT STANDARD
M.H.	MANHOLE
T.P.	TELEPHONE PEDESTAL
U.M.H.	UTILITY MANHOLE
	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
RCP	REINFORCED CONCRETE PIPE
	WATER METER
W.V.	WATER VALVE
	YARD LIGHT
-G-	GAS LINE
-OH-	OVERHEAD UTILITIES
-SS-	SANITARY SEWER
-T-	TELEPHONE LINE
-W-	WATER LINE
-X-	FENCE
TBR	TO BE REMOVED
TBRAR	TO BE REMOVED AND REPLACED
IUP	USE IN PLACE

BENCHMARKS:

SITE BENCHMARK #1 LARGE NAIL EL 814.60

TIE #1: 84' FROM 24" TREE
TIE #2: 113' FROM 30" TREE

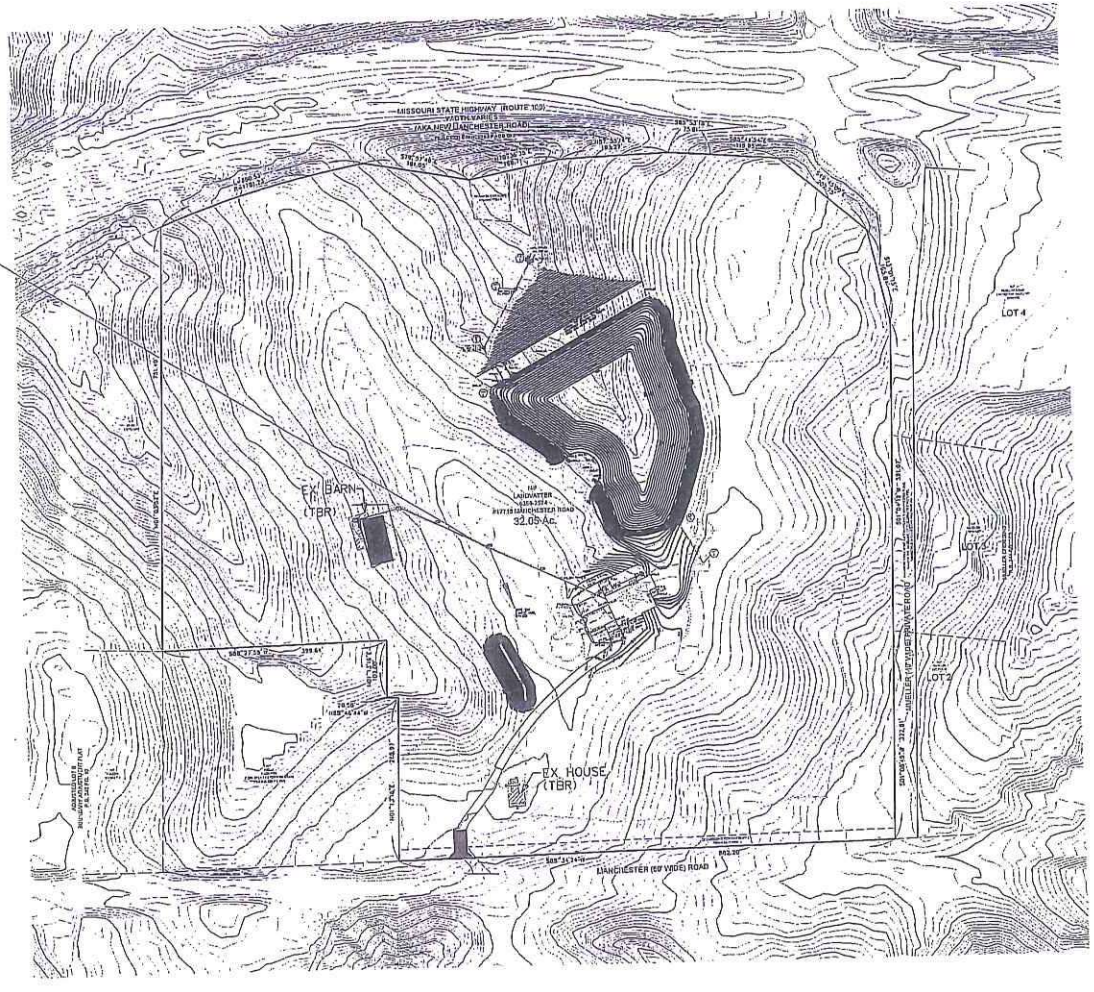
BOTH TREES ARE IMMEDIATELY WEST OF PROPOSED HOUSE

SHEET INDEX

C1 COVER
C2 SITE GRADING PLAN
C3 EXISTING DRAINAGE AREA MAP
C4 DRAINAGE AREA MAP
C5 STORM SEWER PROFILES & DETAILS
C6 SWPPP
C7 SWPPP DETAILS & NOTES
C8 TREE PRESERVATION PLAN

N

100 0 100 200
Scale in Feet
1" = 100'



NOTE: THIS VIEW IS AN OVERALL VIEW. FOR MORE DETAIL SEE OTHER SHEETS.

CITY OF WILDWOOD
MAR 31 2016
DEPT OF PLANNING & PARKS

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.

MISSOURI ONE-CALL 1-800-344-7483

CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

CONSTRUCTION DISCLAIMER

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STORM WATER MANAGEMENT AND LAND DISTURBANCE NOTE:

PROPOSED AREA OF LAND DISTURBANCE = 4.2 ACRES.
A LAND DISTURBANCE PERMIT FROM MODNR SHALL BE OBTAINED.

ANY FUTURE LAND DISTURBANCE OR IMPERVIOUS AREA INCREASE ON THIS SITE, BEYOND THESE ACTIVITIES, MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER CITY OF WILDWOOD REGULATIONS. SAID IMPOSITION OF THESE ADDITIONAL MANAGEMENT REQUIREMENTS SHALL BE AT THE DISCRETION OF THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS.

UTILITY DISCLAIMER

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REVISED
02-01-2016
02-16-2016
3-30-2016

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LAND SURVEYORS
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CONSTRUCTION CONSULT
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Authority #2653

MARSHALL GOOKE
Professional Engineer
E-30011.30026
3-31-2016

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314-805-1321

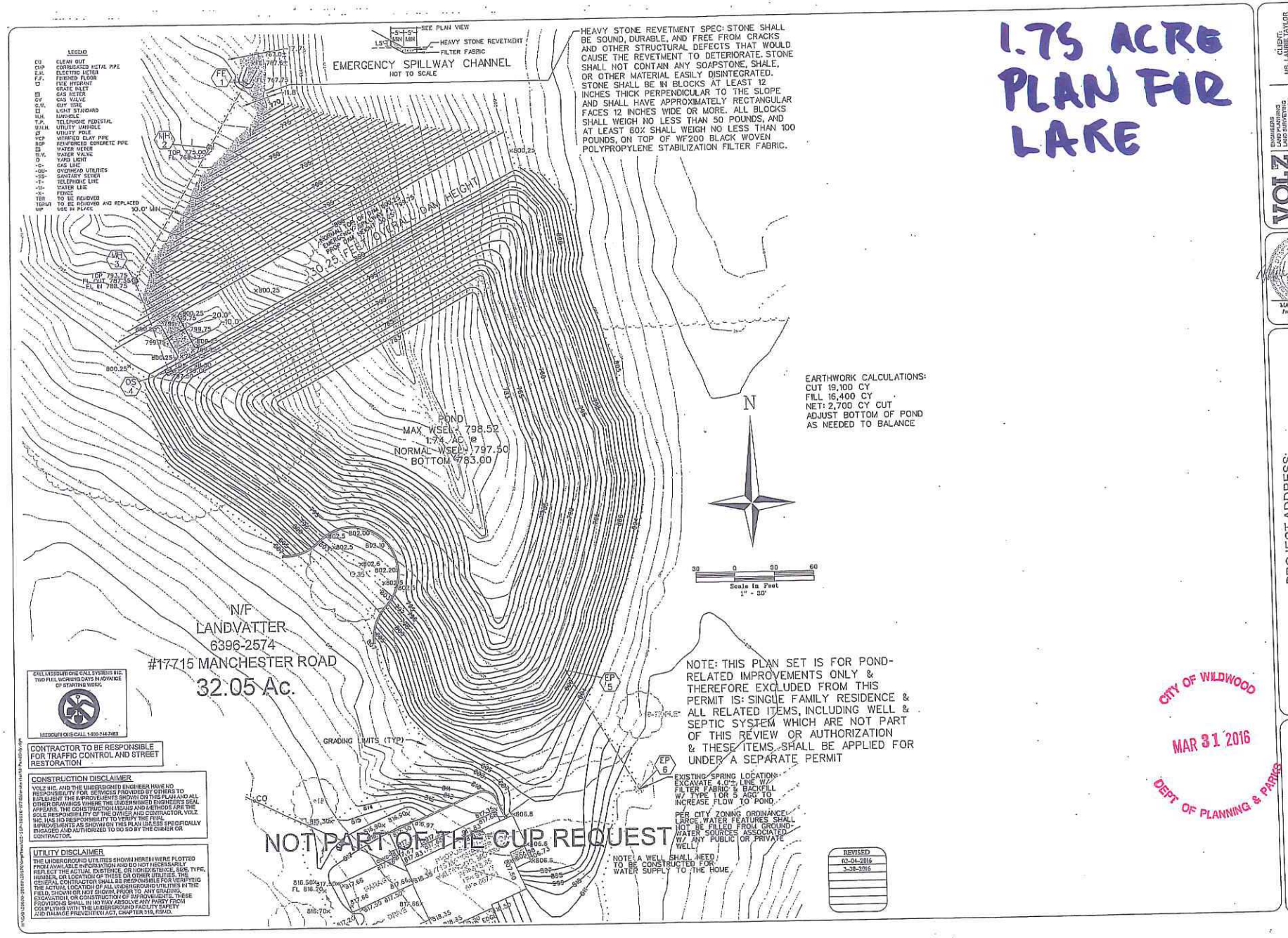
PROJECT ADDRESS:
17715 MANCHESTER ROAD
WILDWOOD, MO 63038

COVER

Design By: MG
Drawn By: MK
Checked By: MK
Project # 20370

11-03-2015
C1

1.75 ACRE PLAN FOR LAKE



LEGEND

CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
E.M.	ELECTRIC METER
F.F.	FINISHED FLOOR
	FIRE HYDRANT
	GRATE INLET
	GAS METER
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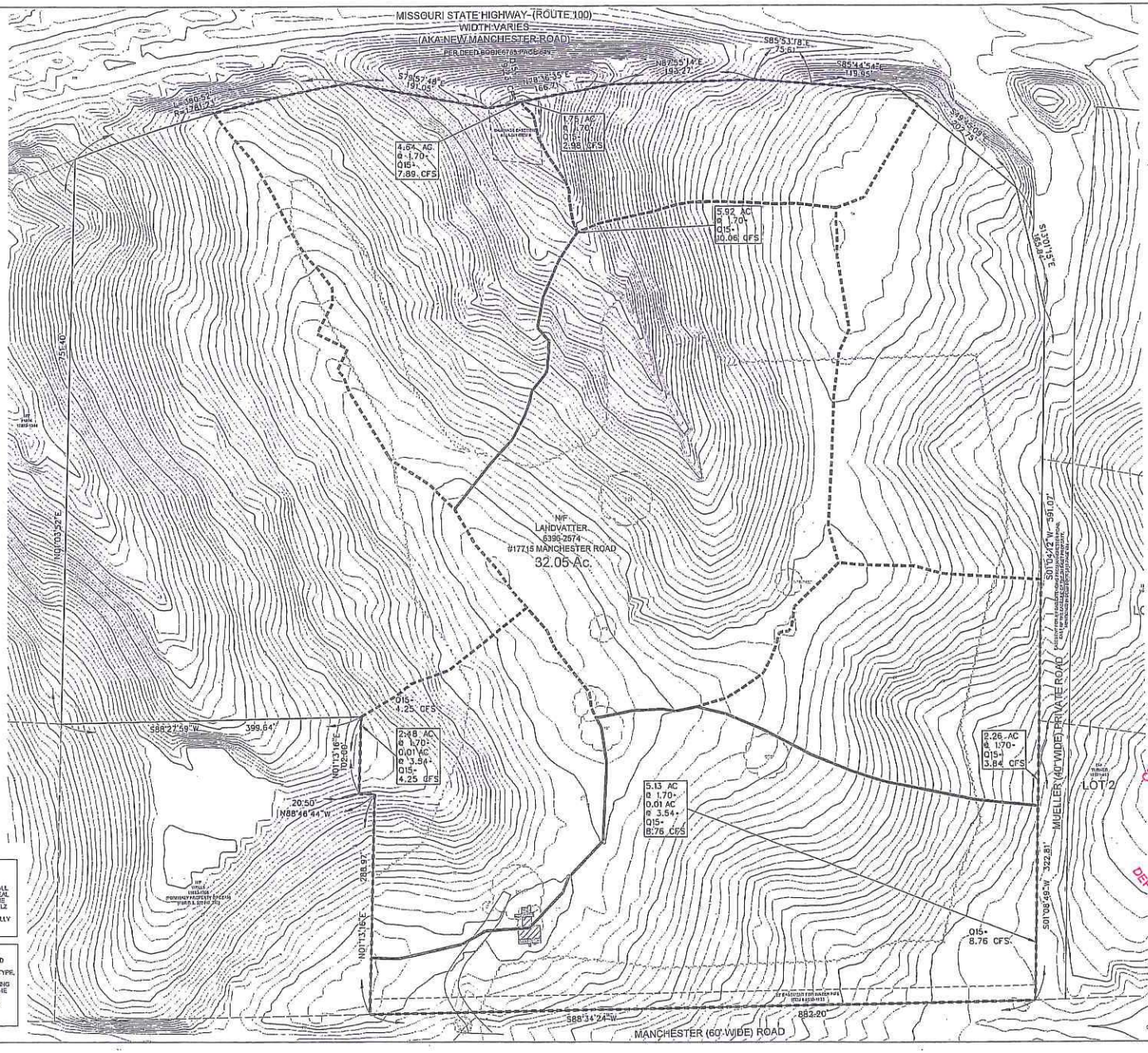
-W-	WATER LINE
-X-	FENCE
TBR	TO BE REMOVED
TB&R	TO BE REMOVED AND REPLACED
UP	USE IN PLACE



N

60 0 60 120

Scale in Feet
1" = 60'

CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
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MISSOURI ONE-CALL 1-800-344-7483

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314-805-7221

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www.volzinc.com
Authority #203

MARK W. FULGOHR
Professional Engineer
E-30901501G

PROJECT ADDRESS:
17715 MANCHESTER ROAD
WILDWOOD, MO 63038

CITY OF WILDWOOD
MAR 31 2016
DEPT OF PLANNING & PARKS

REVISED

EXISTING DRAINAGE AREA MAP

11-03-2015

C3

Drawn By: MK
Edited By: MK
Checked By: MK
Project # 30070

LEGEND

CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
E.M.	ELECTRIC METER
F.F.	FINISHED FLOOR
	FIRE HYDRANT
	GRATE INLET
	GAS METER
G.V.	GAS VALVE
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-X-	FENCE
TBR	TO BE REMOVED
TBR/R	TO BE REMOVED AND REPLACED
U.P.	USE IN PLACE

NOTE: FLOWS SHOWN ARE RATIONAL METHOD CALCULATIONS & DO NOT TAKE INTO ACCOUNT THE FLOW REDUCTION DUE TO RETENTION / DETENTION

N

60 0 60 120

Scale In Feet
1" = 60'

CALL MISSOURI ONE CALL SYSTEMS INC.
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1(800)DIG-CALL (1-800-344-7483)

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CITY OF WILDWOOD
MAR 31 2016
DEPT. OF PLANNING & PARKS

REVISED
02-29-2016
3-30-2016

CLIENT:
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314-805-1321

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LAND SURVEYING
LANDSCAPE ARCHITECTS
CONST. MANAGEMENT
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www.volzinc.com
Authority #2003

MARK L. KILGORE
Professional Engineer
E-31041903K

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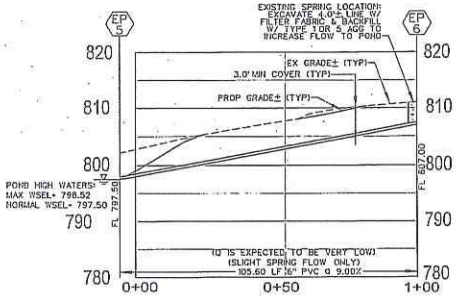
PROPOSED DRAINAGE AREA MAP

11-03-2015

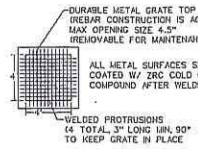
C4

Design By: MK
Drawn By: MK
Checked By: MK
Project # 04-076

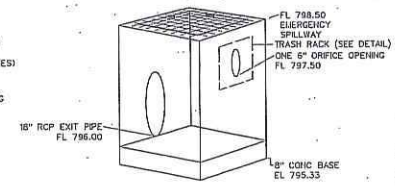
REFERENCE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)
STANDARD CONSTRUCTION SPECIFICATIONS FOR
SEWERS AND DRAINAGE FACILITIES
FOR ALL STORM SEWER CONSTRUCTION



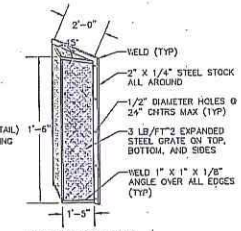
STORM SEWER PROFILE
SCALE: 1"= 20' HOR, 1"= 10' VERT



GRATED TOP PLAN
SCALE: 1"= 5' HOR & VERT



OPENINGS & EXIT
NO SCALE

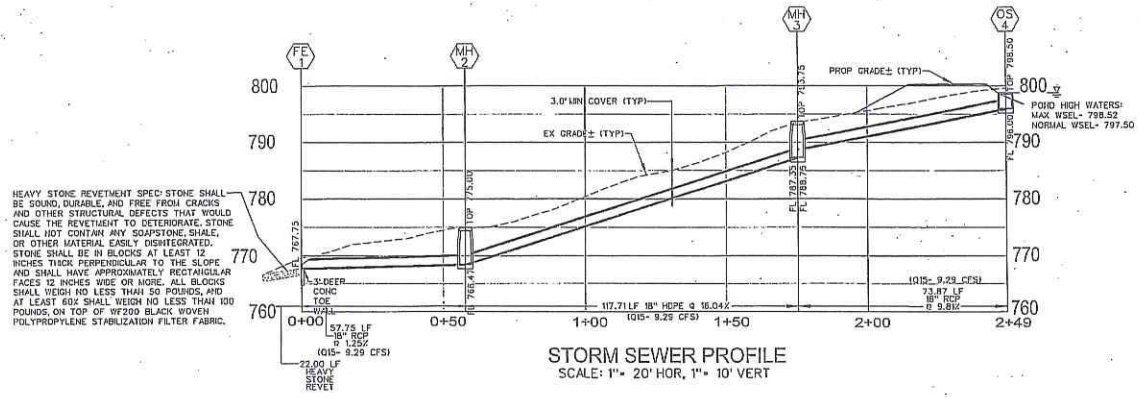


NOTES FOR TRASH RACK

1. TRASH RACK SHALL BE CENTERED OVER OPENING.
2. STEEL TO CONFORM TO ASTM A-36.
3. ALL SURFACES SHALL BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.
4. TRASH RACK SHALL BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK SHALL BE REMOVABLE.

OUTLET STRUCTURE
REINFORCEMENT NOT SHOWN FOR CLARITY
BASE, WALLS & REINFORCEMENT SHALL BE
PER TYPICAL MSD AREA INLET

TRASH RACK DETAIL
NO SCALE



STORM SEWER PROFILE
SCALE: 1"= 20' HOR, 1"= 10' VERT

St Charles County Government
Hydraulic Review Output Data
11/10/2015

H:\CADD\2009-2009\2067\DWG\2067D-17715ManchesterRd-Q15Hyd-11-10-2015.txt
Calculations Under Full Flow

Up Sp	Low Sp	Pi	S	Up FLIN	Low FLIN	PS	Up SEL	Depth Up HV CR	Up HV EL	Low HV EL	Hydr Grade	PR Head	VEL	VEL Head	Junc Loss	Totm Loss	Curve Loss	STR Loss	Int Grate	Int Cap	DR Area	Pi	D	TQ	Pipe Cap	Remarks
1 OS4	MH3	74	18	795.00	793.75	0.81	795.50	1.93	795.54*	795.25	0.00165	0.08	5.25	0.43	0.00	0.00	0.00				5.28	1.78	0.50	0.33	32.83	Q15
2 MH3	MH2	110	18	793.35	783.47	10.84	793.75	0.53	793.53*	793.37	0.00168	0.02	5.25	0.43	0.00	0.00	0.00						0.00	0.33	42.07	Q15
3 MH2	FE1	58	18	766.47	767.75	1.23	772.00	0.00	766.54	769.25	0.02080	0.40	5.28	0.43	0.00	0.34	0.00						0.00	0.25	11.24	Q15

St Charles County Government
Hydraulic Review Output Data
11/10/2015

H:\CADD\2009-2009\2067\DWG\2067D-17715ManchesterRd-Q100Hyd-11-10-2015.txt
Calculations Under Full Flow

Up Sp	Low Sp	Pi	S	Up FLIN	Low FLIN	PS	Up SEL	Depth Up HV CR	Up HV EL	Low HV EL	Hydr Grade	PR Head	VEL	VEL Head	Junc Loss	Totm Loss	Curve Loss	STR Loss	Int Grate	Int Cap	DR Area	Pi	D	TQ	Pipe Cap	Remarks
1 OS4	MH3	74	18	795.00	793.75	0.81	795.50	1.93	795.54*	795.25	0.01425	1.05	7.08	0.78	0.76	0.00	0.00				5.28	2.37	13.12	12.12	32.83	Q100
2 MH3	MH2	110	18	793.35	783.47	10.84	793.75	0.61	793.61*	793.53	0.01430	1.57	7.08	0.78	0.00	0.00	0.00						0.00	12.12	42.07	Q100
3 MH2	FE1	58	18	766.47	767.75	1.23	772.00	4.53	776.53	769.25	0.01425	0.82	7.08	0.78	0.00	0.43	0.00						0.00	12.12	11.24	Q100

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CITY OF WILDWOOD
MAR 31 2016
DEPT OF PLANNING & PARKS
REVISED

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314-605-1321

VOLZ Incorporated
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314.890.1362 Main
Authority #253

MARK L. KILGORE
Professional Engineer
E-30090/2014

PROJECT ADDRESS:
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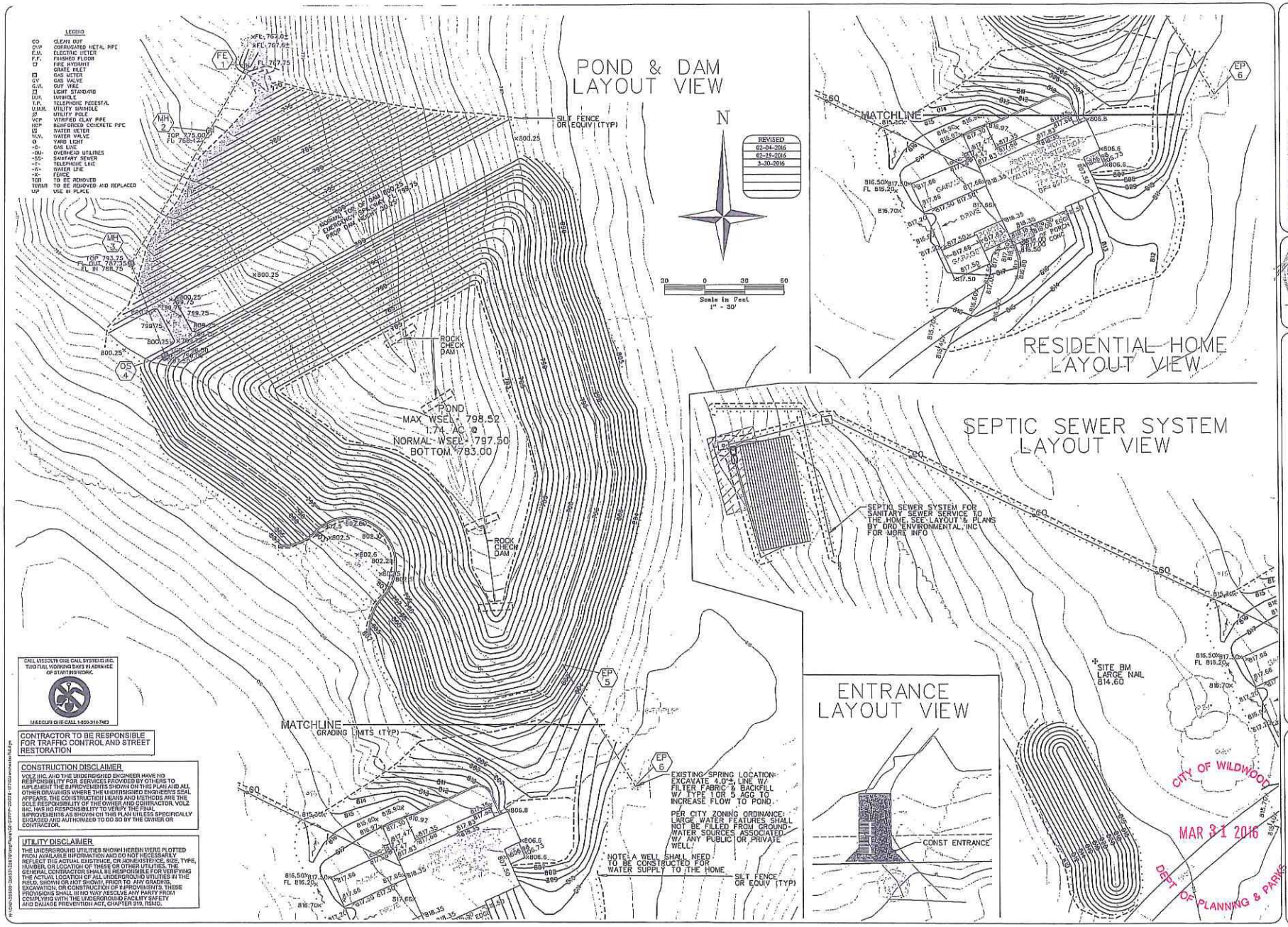
STORM SEWER PROFILES & DETAILS

Design By: MK
Draw By: MK
Checked By: MK
Project # 20070
11-09-2015
C5



CALL DIGSOUTH ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.

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E-30031

PROJECT ADDRESS:
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WILDWOOD, MO 63038

SWPPP

Design By: MK
Drawn By: MK
Checked By: MK
Project # 20078

11-09-2015
C6

SEEDING

PHYSICAL DESCRIPTION - Establishment of vegetation by spreading grass seed designed to protect exposed soil from erosion by minimizing direct impact of precipitation and slowing overland flow rates. Once established, the vegetative cover will also filter pollutants from the runoff. Use only perennial vegetation for final stabilization.

WHERE BMP IS TO BE INSTALLED - To exposed soil after a phase of rough or finish grading has been completed, or areas where no activity will occur for 30 days.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow:	Sheet flow
Contributing Slope Length:	30 foot maximum for 3:1 slopes 60 foot maximum for slope between 3:1 and 10:1 100 foot maximum for slopes under 10%
Minimum Rates:	See attached chart(s)
Acceptable Dates:	See attached chart

WHEN BMP IS TO BE INSTALLED - Immediately after rough or finished grading is completed.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Install upstream BMPs to protect area to be seeded.
- ✓ Rough grade area and remove all debris larger than 1-inch in diameter and concentrated areas of smaller debris.
- ✓ Install stabilization grids, if needed.
- ✓ Mix soil amendments (lime, fertilizer, etc.) into top 3 to 6 inches of soil as needed.
- ✓ Plant seed ¼ to ½ inch deep.
- ✓ Roll lightly to firm surface.
- ✓ Cover seeded area with mulch unless seeding completed during optimum spring and summer dates.
- ✓ Install additional stabilization (netting, bonded fiber matrix, etc.) as required.
- ✓ Water immediately - enough to soak 4 inches into soil without causing runoff.
- ✓ If contract / permit allows seeding to be used for final stabilization, only perennial vegetation seeds shall be used.
- ✓ For additional information see Sections 805 and 806.50 of St. Louis County's Standard Specification for Road and Bridge Construction.

O&M PROCEDURES:

- ✓ Inspect every week and after every storm.
- ✓ Protect area from vehicular and foot traffic.
- ✓ Reseed areas that have not sprouted within 21 days of planting.
- ✓ Repair damaged or eroded areas and reseed and stabilize as needed.
- ✓ Do not mow until 4 inches of growth occurs.
- ✓ During the first 4 months, mow no more than ⅓ the grass height.
- ✓ Re-fertilize during 2nd growing season.

SITE CONDITIONS FOR REMOVAL - Does not require removal, but temporary seeding can be removed immediately prior to work returning to an area.

SEEDING REQUIREMENTS

Permanent Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Tall Fescue			O	O	O			O	O			
Smooth Brome			O	O	O			O	O			
Fescue & Brome			O	O	O	O		O	O			
Fescue, Rye & Bluegrass	A	A	O	O	O	P	P	O	O	P	P	A

Temporary Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Cereal Rye	A	A	O	O	O	O	O	O	O	O	A	A
Oats		A	O	O	O	O	O	O	O			

O = Optimum seeding dates
A = Acceptable seeding dates
P = Permitted seeding dates with watering and mulching [illegible]

Permanent Seeding*	Pounds per acre	Pounds Per 1000 sq. ft.
Tall Fescue	218	32
Smooth Brome	220	42
Mixture #1	221	37
Mixture #2	218	43

Minimum Fertilizer and Seeding Rates

Mixture #1 = Tall Fescue @ 180 pounds per acre and [illegible] @ 100 pounds per acre.
Mixture #2 = Tall Fescue @ 160 pounds per acre, Perennial Rye grass @ 18 pounds per acre, and Kentucky Bluegrass @ 10 pounds per acre.
* = Seeding rate for slopes in excess of 30% (3:1), shall be 10 pounds per 1000 sq. ft.

Temporary Seeding	Pounds per acre	Pounds Per 1000 sq. ft.
Cereal Rye	119	3.4
Oats	230	3.5

Fertilizer	Permanent Seeding (pounds per acre)	Temporary Seeding (pounds per acre)
Nitrogen	45	25
Phosphate	68	33
Potassium	68	20
ENM - ECM	120	133

ENM = Effective neutralizing material per State evaluation of quarried rock.

TYPICAL DETAILS - Minimum seeding rates and acceptable dates for work attached.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Excavate diversion area except for area of upstream connection.
- ✓ Compact as required to place diversion properly.
- ✓ Install pipe bedding or channel lining as required.

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CHECK DAM

PHYSICAL DESCRIPTION - A small dam built within a drainage swale or temporary diversion channel designed to pond water and cause sediment to settle out. Dams can be constructed of rock, sand bags, filter rolls / wattles, triangular dikes, or gravel bags. Silt fence shall not be used to construct check dams.

WHERE BMP IS TO BE INSTALLED - At intervals along drainage swales or channels. The top of the downstream check dam should be level with the base of the upstream check dam.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow:	Moderate concentrated flow
Contributing Area:	Maximum of 2 acres
Channel Slope:	Maximum of 2%

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation in contributing drainage area; immediately after construction of drainage way.

For additional information see Section 806.30 of St. Louis County's Standard Specification for Road and Bridge Construction.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade drainage way and compact area of check dam.
- ✓ Place rock, sand bags, filter rolls / wattles or gravel bags in required configuration perpendicular to flow.

O&M PROCEDURES:

- ✓ Inspect every week and after every storm.
- ✓ Remove trash and leaf accumulation.
- ✓ Remove sediment buildup once it reaches ½ depth of check dam or 12" depth, whichever is less.
- ✓ Restore dam structure to original configuration to protect banks.
- ✓ Replace rock on upstream face of dam if ponding does not drain in reasonable timeframe.

SITE CONDITIONS FOR REMOVAL - Remove after contributing drainage areas have been adequately stabilized and vegetation is adequately established in drainage way. Re-grade and vegetate area of check dam.

TYPICAL DETAIL - 806-35.00

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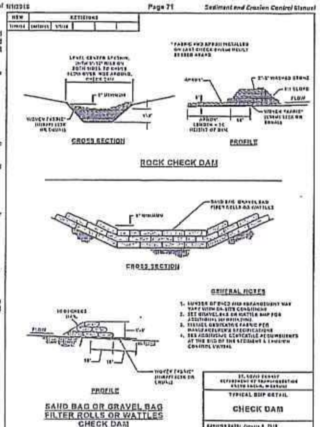

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WASHDOWN STATION

PHYSICAL DESCRIPTION - An area located at construction entrances designed to wash sediment from the tires and undercarriage of exiting vehicles and prevent sediment from being tracked onto existing roadways.

WHERE BMP IS TO BE INSTALLED - Across or immediately adjacent to exit paths from unpaved construction sites.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Drainage: Downstream BMPs sized to treat dirty runoff from washdown station

WHEN BMP IS TO BE INSTALLED - First order of work, along with construction entrance, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION/CONSTRUCTION PROCEDURES

- ✓ Grade and compact area for drainage under washdown pad.
- ✓ Install steel-ribbed plate on frame or other support to allow a 2" drain space.
- ✓ Grade and vegetate downstream BMPs (V-ditch shown on detail).
- ✓ Install water supply and hose.
- ✓ Post sign in advance of station indicating that all exiting vehicles and equipment must use station prior to exiting site.

O&M PROCEDURES:

- ✓ Remove sediment daily.
- ✓ Repair settled areas.
- ✓ Replace rock if necessary to maintain clean surface.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-45.00

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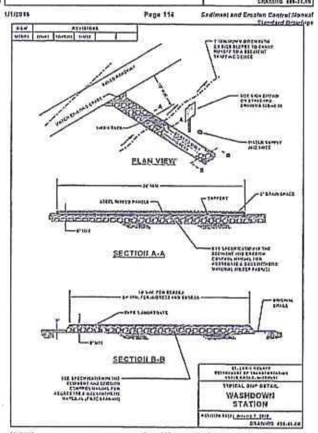

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SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 c.f.s. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (NAHB, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMPs - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow:	Sheet flow only.
Contributing Slope Length:	30 foot maximum for 3:1 slopes. 60 foot maximum for slopes between 3:1 and 10:1. 100 foot maximum for slopes under 10%.

For additional information see Section 806.70 of St. Louis County's Standard Specification for Road and Bridge Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stockpiles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench to required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench.
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.0 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be least 5 feet long and driven or placed at a slight upstream angle into the ground to a minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are stapled or wired to the upslope side of the post. Staples should be a 17-gauge wire and ½ inch long. Excavate a trench to bury the bottom of the fabric fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 39 inches (22-inch embedment) to 42 inches (18-inch embedment) above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

Alternate Construction: Install fence by slicing it into ground with specialized equipment. Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Smolen et al., 1993).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Siting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fall from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as well.

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove sediment buildup deeper than ⅓ the fence height or 12", whichever is less.
- ✓ Replace torn of clogged fabric; repair loose fabric.
- ✓ Repair unstable or broken posts.
- ✓ Stabilize any areas susceptible to undermining.
- ✓ Extend fence or add additional row(s) of fence if necessary to provide adequate protection.

SILTING AND DESIGN CONSIDERATIONS - The material for silt fences should be a pervious sheet of synthetic fabric such as polypropylene, nylon, and polyester or polyethylene yarn. Choose the material based on the minimum synthetic fabric requirements shown in Table 1 below.

Table 1- Temporary Silt Fence Property Requirements

Physical Property	Test Method	Units	MARV Geotextile Requirements: Supported Silt Fence[2]	Unsupported Silt Fence: Woven, Elongation ≥ 50%[1]	Unsupported Silt Fence: Non-Woven, Elongation ≤ 50%[1]
Post Spacing (Maximum)		feet	4	4	8
Height of Wire / Polymer Fence (Minimum)		inches	30	—	—
Grab Strength (Minimum): Machine Direction / Cross Machine Direction	ASTM D 4632	pounds	90 / 50	125 / 100	125 / 100
Permittivity (Minimum)	ASTM D 4491	sec⁻¹	0.05	0.05	0.05
Apparent Opening Size (AOS)[3]	ASTM D 4751	Sieve Number	30	30	30
Ultraviolet Stability (Minimum) (retained strength)	ASTM D 4355		70% after 500 h of exposure		

Notes:

MARV Minimum Average Roll Value

[1] Elongation measured in accordance with ASTM D 4632

[2] Silt Fence Support - 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength)

[3] Maximum Average Roll Value

SITE CONDITIONS FOR REMOVAL - After permanent vegetation of slope is established. Remove fence and post, re-grade trench area and vegetate.

TYPICAL DETAIL - 806-70.0

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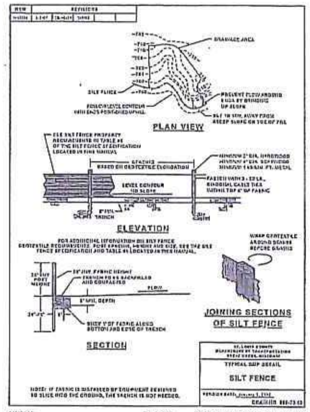

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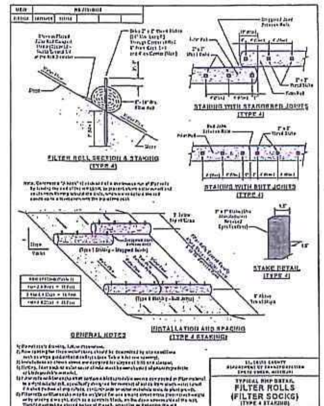

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CONSTRUCTION ENTRANCE

PHYSICAL DESCRIPTION - A stabilized entrance to a construction site designed to minimize the amount of sediment tracked from the site on vehicles and equipment. Stabilization generally consists of aggregate over geogrid and geosynthetic material. Mud and sediment fall off of tires as they travel along the stabilized entrance; however, additional measures in the form of a washdown area should also be included on site. The stabilized entrance also distributes the axle load of vehicles over a larger area; thereby mitigating the rutting impact vehicles normally have on unpaved areas. See additional information in the "Construction Site Access Requirements" section of this manual.

WHERE BMP IS TO BE INSTALLED - At locations where it is safe for construction vehicles and equipment to access existing streets – preferably at location of future streets or drives.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Drainage: Ditches or pipes, if needed, sized for 15 year, 20 minute storm; HGL 6" below surface of entrance

WHEN BMP IS TO BE INSTALLED - First order of work, along with washdown area, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade and compact area of construction entrance.
- ✓ Install culvert under entrance if needed to maintain positive drainage.
- ✓ Place geosynthetic material next to compacted soil, lay geogrid on top of this, and cover with aggregate, forming diversion across entrance if needed to direct runoff away from roadway.
- ✓ See Washdown Station BMP for additional steps.

O&M PROCEDURES:

- ✓ Immediately remove any mud or debris tracked onto paved surfaces.
- ✓ Remove sediment and clods of dirt from construction entrance continuously.
- ✓ Replace rock if necessary to maintain clean surface.
- ✓ Repair settled areas.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-16.01

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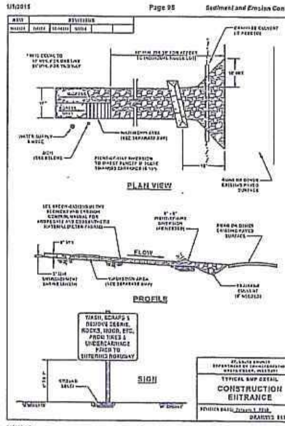

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REVISED
02-04-2016

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.

MISSOURI ONE-CALL 1-800-344-7483

CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

CONSTRUCTION DISCLAIMER

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CITY OF WILDWOOD
MAR 31 2016
DEPT OF PLANNING & PARKS

CLIENT:
MS. LAURIE TAYLOR
17715 MANCHESTER RD
ST. LOUIS, MO 63038
314-805-1321

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LAND SURVEYING
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Authority #2023

MARK L. KILGORE
Professional Engineer
E-2000150036

PROJECT ADDRESS:
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WILDWOOD, MO 63038

SWPPP DETAILS & NOTES

Design By: MK
Drawn By: MK
Checked By: MK
Project # 20578

11-03-2015

C7

GENERAL NOTES:

ZONING DISTRICT:	NU NON-URBAN
SITE AREA:	32.05 AC
WOODED AREA:	20.70 AC
TREE CANOPY REQ'D:	30% OF 20.70= 6.21 AC
CLEARING LIMITS:	4.14 AC TOTAL FOR 2016
TREE CANOPY SAVED:	16.56 AC= 80.0%
TREE CANOPY PLANTED:	0
TREE CANOPY PROVIDED:	16.56 AC= 80.0%
PROPOSED UNITS:	ONE (1) SINGLE FAMILY RESIDENCE

TREE PROTECTION NOTES:

1. PRE-CONSTRUCTION MEETING, HELD ON-SITE TO INCLUDE A PRESENTATION OF TREE PROTECTION MEASURES TO OPERATORS, CONSTRUCTION SUPERVISORS, DEVELOPER'S REPRESENTATIVE, AND CITY ZONING INSPECTORS.

2. CLEARING LIMITS SHALL BE ROUGH STAKED BY DEVELOPER IN ORDER TO FACILITATE LOCATION FOR TRENCHING & FENCING INSTALLATION.

3. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT & PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.

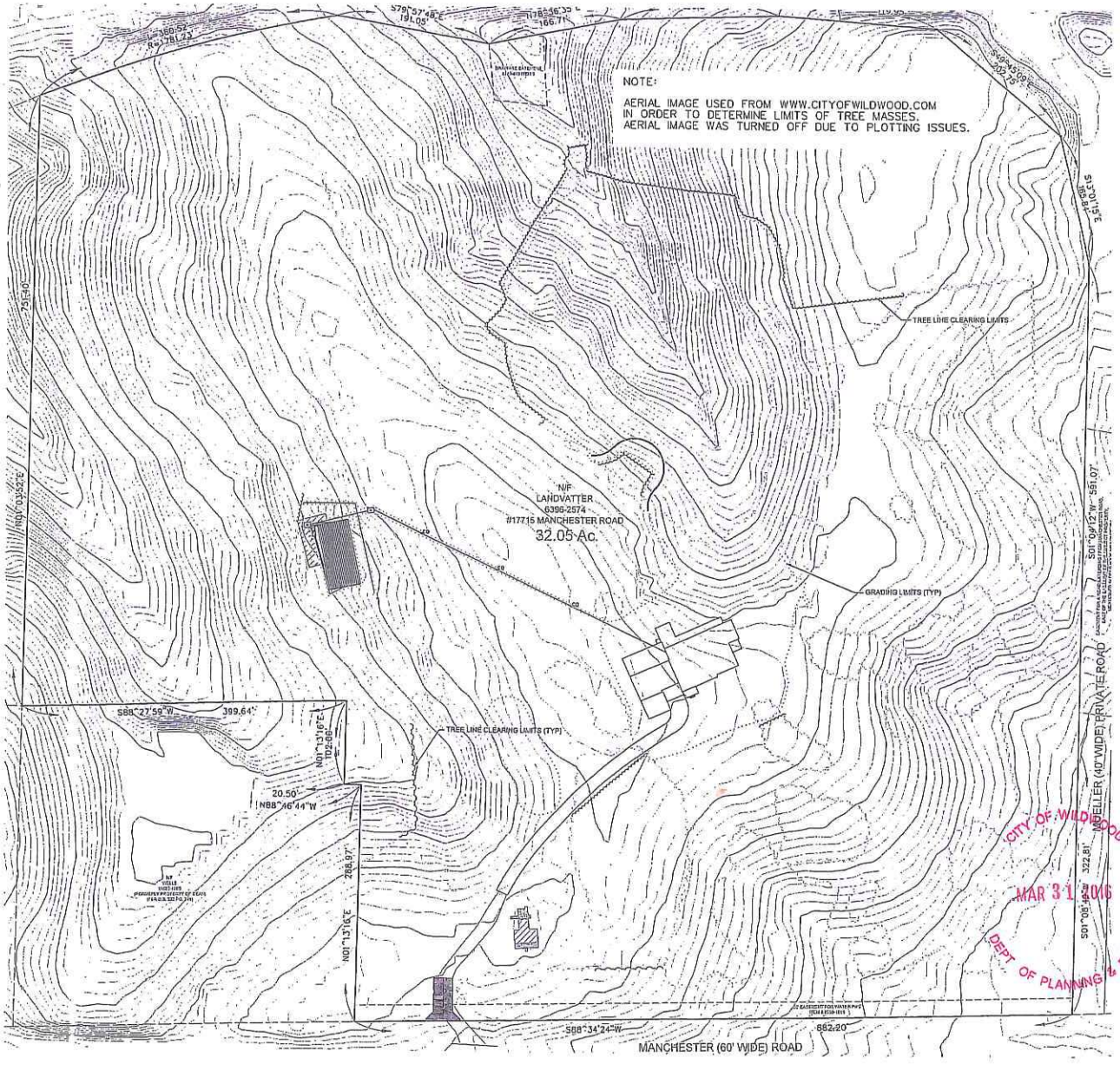
4. THE SEQUENCE OF TREE TREATMENT & PRESERVATION MEASURES SHALL BE:
   A. ROOT PRUNING TRENCHING
   B. TREE PROTECTION FENCING
   C. TREE PRUNING & CHEMICAL TREATMENT
   D. AERATION SYSTEMS INSTALLED
   E. SIGN INSTALLATION

*NRP FENCING MUST BE INSTALLED BEFORE A ZONING AUTHORIZATION WILL BE RELEASED.

DATE OF CALCULATION OF LAND DISTURBANCE AS REQUESTED BY CITY OF WILDWOOD: CALCULATED ON NOV 23±, 2015. CALCULATION IS FOR ULTIMATE MAX DISTURBANCE IN EXPECTED 2016 CONSTRUCTION

N

60 0 60 120 180
Scale In Feet
1" = 60'



CALL 1-800-DIG-CALL (SYSTEMS INC.) TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.
MISSOURI ONE-CALL 1-800-344-7483

REVISED
02-04-2016
02-29-2016
3-30-2016

CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

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Missouri Corporate Authority #5302

MARK L. MOORE
Professional Engineer
E-28991 10/16

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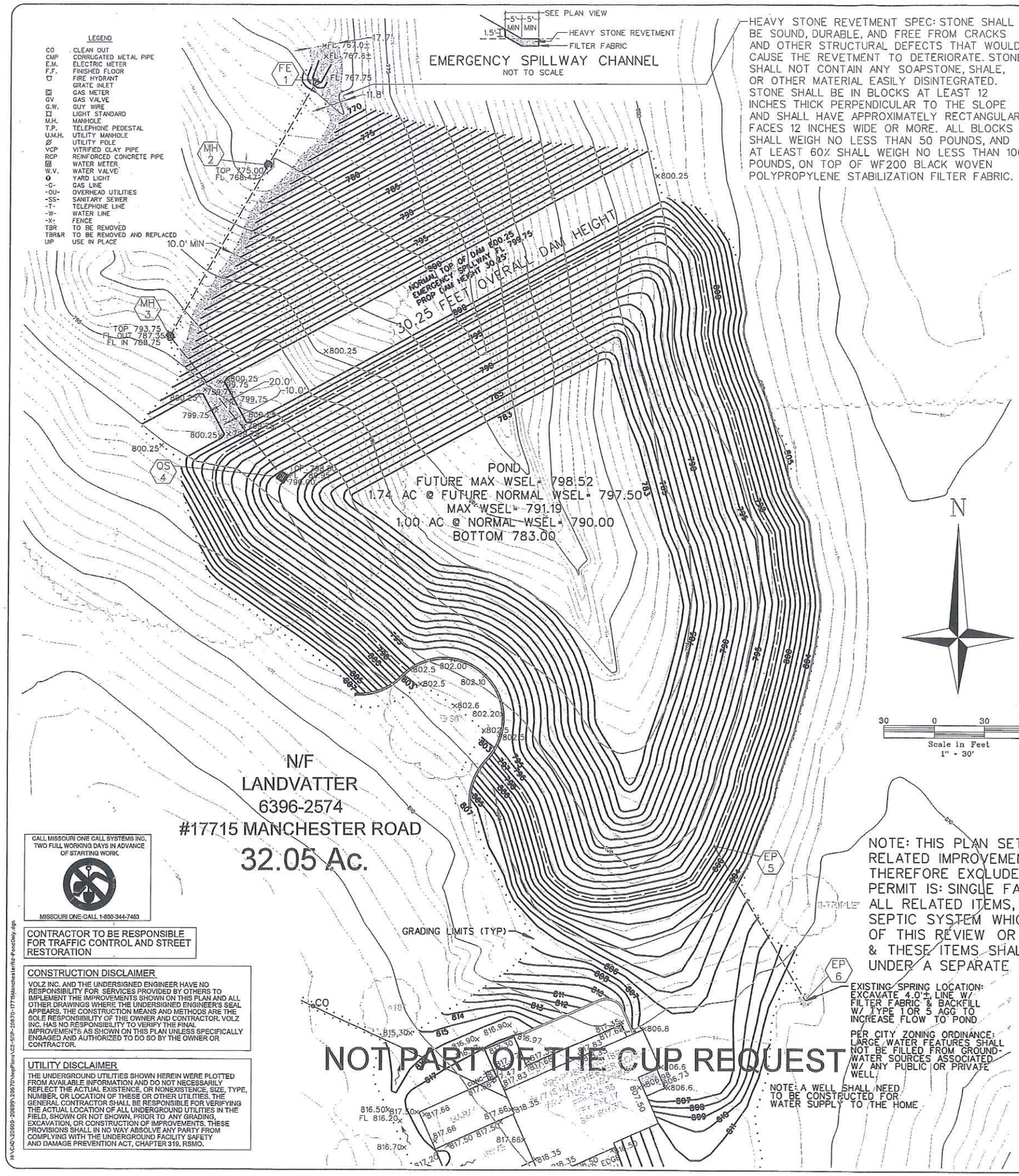
TREE PRESERVATION PLAN

11-23-2015
C8

Design By: MK
Drawn By: MK
Checked By: MK
Project # 20278

ONE ACRE PLAN FOR LAKE.



HEAVY STONE REVETMENT SPEC: STONE SHALL BE SOUND, DURABLE, AND FREE FROM CRACKS AND OTHER STRUCTURAL DEFECTS THAT WOULD CAUSE THE REVETMENT TO DETERIORATE. STONE SHALL NOT CONTAIN ANY SOAPSTONE, SHALE, OR OTHER MATERIAL EASILY DISINTEGRATED. STONE SHALL BE IN BLOCKS AT LEAST 12 INCHES THICK PERPENDICULAR TO THE SLOPE AND SHALL HAVE APPROXIMATELY RECTANGULAR FACES 12 INCHES WIDE OR MORE. ALL BLOCKS SHALL WEIGH NO LESS THAN 50 POUNDS, AND AT LEAST 60% SHALL WEIGH NO LESS THAN 100 POUNDS, ON TOP OF WF200 BLACK WOVEN POLYPROPYLENE STABILIZATION FILTER FABRIC.

EARTHWORK CALCULATIONS:
CUT 19,100 CY
FILL 16,400 CY
NET: 2,700 CY CUT
ADJUST BOTTOM OF POND AS NEEDED TO BALANCE

NOTE: THIS PLAN SET IS FOR POND-RELATED IMPROVEMENTS ONLY & THEREFORE EXCLUDED FROM THIS PERMIT IS: SINGLE FAMILY RESIDENCE & ALL RELATED ITEMS, INCLUDING WELL & SEPTIC SYSTEM WHICH ARE NOT PART OF THIS REVIEW OR AUTHORIZATION & THESE ITEMS SHALL BE APPLIED FOR UNDER A SEPARATE PERMIT

EXISTING SPRING LOCATION: EXCAVATE 4.0'± LINE W/ FILTER FABRIC & BACKFILL W/ TYPE 1 OR 5 AGG TO INCREASE FLOW TO POND

PER CITY ZONING ORDINANCE: LARGE WATER FEATURES SHALL NOT BE FILLED FROM GROUND-WATER SOURCES ASSOCIATED W/ ANY PUBLIC OR PRIVATE WELL.

NOTE: A WELL SHALL NEED TO BE CONSTRUCTED FOR WATER SUPPLY TO THE HOME

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REVISED
02-04-2016
3-30-2016
7-11-2016

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MARK L. KILGORE
Professional Engineer
E-2000150026
7-11-2016

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WILDWOOD, MO 63038

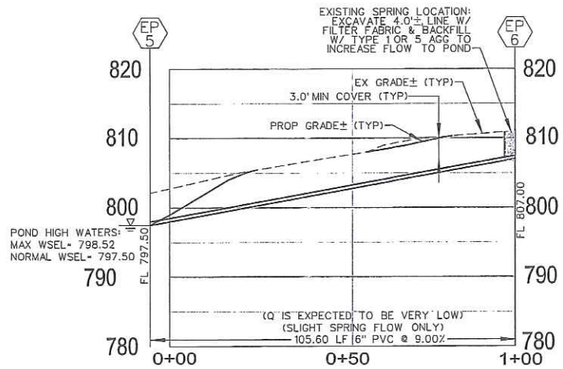
SITE GRADING PLAN

Design By: MK
Drawn By: MK
Checked By: MK
Project # 29678

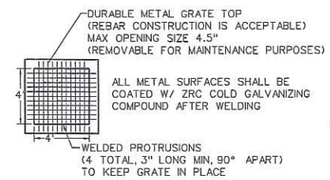
11-03-2015

C2

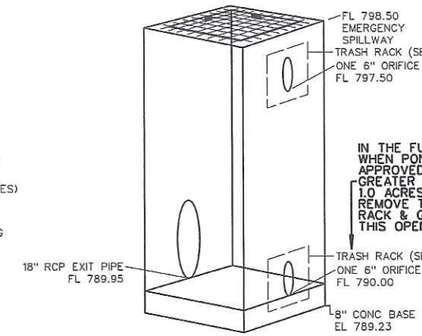
REFERENCE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)
STANDARD CONSTRUCTION SPECIFICATIONS FOR
SEWERS AND DRAINAGE FACILITIES
FOR ALL STORM SEWER CONSTRUCTION



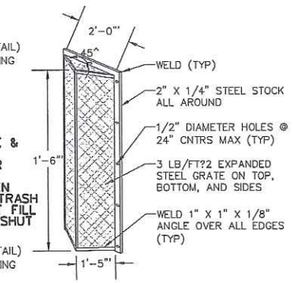
STORM SEWER PROFILE
SCALE: 1"= 20' HOR, 1"= 10' VERT



GRATED TOP PLAN
SCALE: 1"= 5' HOR & VERT



OPENINGS & EXIT
NO SCALE



NOTES FOR TRASH RACK

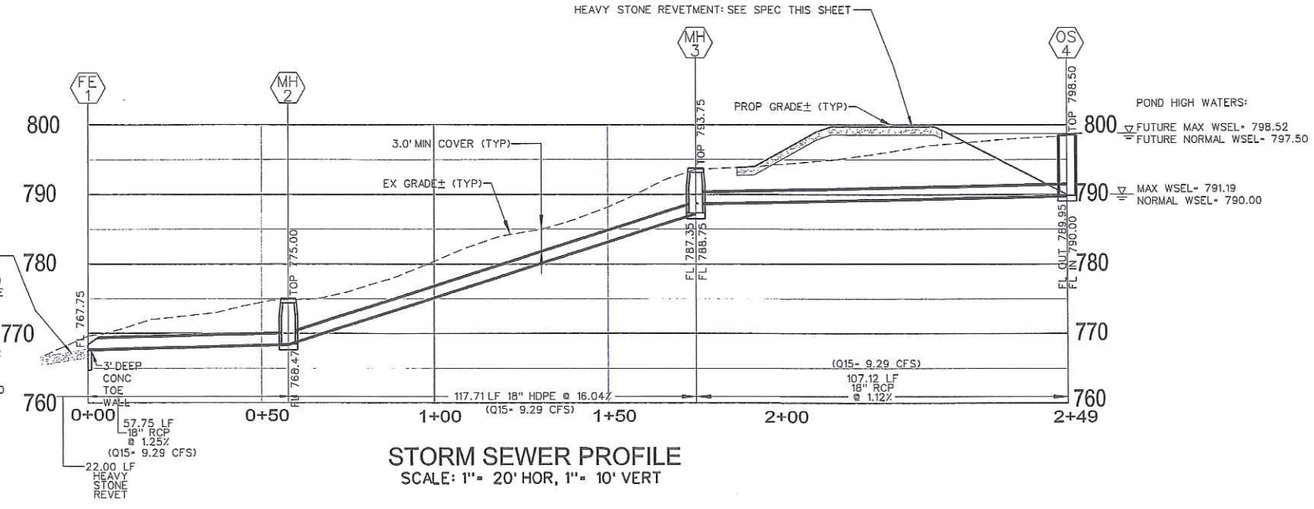
1. TRASH RACK SHALL BE CENTERED OVER OPENING.
2. STEEL TO CONFORM TO ASTM A-36.
3. ALL SURFACES SHALL BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.
4. TRASH RACK SHALL BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK SHALL BE REMOVABLE.

OUTLET STRUCTURE

REINFORCEMENT NOT SHOWN FOR CLARITY
BASE, WALLS & REINFORCEMENT SHALL BE
PER TYPICAL MSD AREA INLET

TRASH RACK DETAIL
NO SCALE

HEAVY STONE REVETMENT: SEE SPEC THIS SHEET



HEAVY STONE REVETMENT SPEC: STONE SHALL BE SOUND, DURABLE, AND FREE FROM CRACKS AND OTHER STRUCTURAL DEFECTS THAT WOULD CAUSE THE REVETMENT TO DETERIORATE. STONE SHALL NOT CONTAIN ANY SOAPSTONE, SHALE, OR OTHER MATERIAL EASILY DISINTEGRATED. STONE SHALL BE IN BLOCKS AT LEAST 12 INCHES THICK PERPENDICULAR TO THE SLOPE AND SHALL HAVE APPROXIMATELY RECTANGULAR FACES 12 INCHES WIDE OR MORE. ALL BLOCKS SHALL WEIGH NO LESS THAN 50 POUNDS, AND AT LEAST 60% SHALL WEIGH NO LESS THAN 100 POUNDS, ON TOP OF WF200 BLACK WOVEN POLYPROPYLENE STABILIZATION FILTER FABRIC.

STORM SEWER PROFILE
SCALE: 1"= 20' HOR, 1"= 10' VERT

St Charles County Government
Hydraulic Review Output Data
7/11/2016
H:\CAD\20600-20699\20670\SWM\20670-17715ManchesterRd-Q15Hyd-7-11-2016.txt
Calculations Under Full Flow

Upp Str	Low Str	PL	S	Upp FL IN	Low FL IN	PS	Upp ST EL	Depth HY GR	Upp HY EL	Low HY EL	Hydr Grade	FR Head	VEL	VEL Head	Junc Loss	Turn Loss	Curve Loss	STR Grade	Inl Cap	DR Area	P.I.	Q	TQ	Pipe Cap	Remarks
1 OS 4	MH 3	107	18	789.95	788.75	1.12	798.50	8.98	791.52	790.25	0.00780	0.84	5.26	0.43	0.43	0.00	0.00			5.28	1.76	9.29	9.29	11.12	Q15
2 MH 3	MH 2	118	18	787.35	768.47	16.04	793.75	5.92	787.83*	769.97	0.00780	0.92	5.26	0.43	0.00	0.00	0.00					0.00	9.29	42.07	Q15
3 MH 2	FE 1	58	18	768.47	767.75	1.25	775.00	5.06	769.94	769.25	0.00780	0.45	5.26	0.43	0.00	0.24	0.00					0.00	9.29	11.74	Q15

St Charles County Government
Hydraulic Review Output Data
7/11/2016
H:\CAD\20600-20699\20670\SWM\20670-17715ManchesterRd-Q100Hyd-7-11-2016.txt
Calculations Under Full Flow

Upp Str	Low Str	PL	S	Upp FL IN	Low FL IN	PS	Upp ST EL	Depth HY GR	Upp HY EL	Low HY EL	Hydr Grade	FR Head	VEL	VEL Head	Junc Loss	Turn Loss	Curve Loss	STR Grade	Inl Cap	DR Area	P.I.	Q	TQ	Pipe Cap	Remarks
1 OS 4	MH 3	107	18	789.95	788.75	1.12	798.50	5.95	792.55	790.25	0.01420	1.52	7.08	0.78	0.78	0.00	0.00			5.28	2.37	12.52	12.52	11.12	Q100
2 MH 3	MH 2	118	18	787.35	768.47	16.04	793.75	5.84	787.91*	770.50	0.01420	1.67	7.08	0.78	0.00	0.00	0.00					0.00	12.52	42.07	Q100
3 MH 2	FE 1	58	18	768.47	767.75	1.25	775.00	4.50	770.50	769.25	0.01420	0.82	7.08	0.78	0.00	0.43	0.00					0.00	12.52	11.74	Q100

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CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

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REVISED
7-11-2016

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MARK L. KILGORE
E-2000150026
7-11-2016
PROFESSIONAL ENGINEER

MARK L. KILGORE
Professional Engineer
E-2000150026

PROJECT ADDRESS:
17715 MANCHESTER ROAD
WILDWOOD, MO 63038

STORM SEWER PROFILES & DETAILS

Design By: MK
Drawn By: MK
Checked By: MK
Project # 20670

11-03-2015
C5