



WILDWOOD

January 19, 2016

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

Re: A recommendation regarding changes to this site's governing ordinance, which authorizes a large commercial center, to accommodate the addition of a second drive-through facility at this location (**P.Z. 14-98 Capital-Dierbergs Wildwood LLC**).

Location: Southeast corner of State Route 100 and Taylor Road

Zoning: Amended C-8 Planned Commercial District
Town Center

Plan Designation: Downtown District

Ward: Eight

Council Members:

INTRODUCTION - The Planning and Zoning Commission is in receipt of a submittal from Drew Bextermueller, Dierbergs Markets, which is dated November 17, 2015, and is in regard to the Dierbergs Town Center development, which is located at the intersection of State Route 100 and Taylor Road. This correspondence requests certain amendments to the governing ordinance be considered to accommodate the reuse of one (1) of the four (4) linear buildings situated along Taylor Road, by allowing the inclusion of a drive-through facility there. The City approved this governing ordinance in 1999. Two (2) revisions to this ordinance have been requested since 1999, but none since 2003.

With the submittal of this request, the Planning and Zoning Commission has reviewed the files and other materials available to it regarding this development and prepared the following recommendation in this regard. Accordingly, as a result of this review process and, acting at the Planning and Zoning Commission's January 19, 2016 Executive Meeting, and, by a vote of --- to ---, hereby submits the following report and recommendation to the City Council for its review and consideration in this regard.

SYNOPSIS ON ZONING HISTORY - For the purposes of review, **P.Z. 14-98 Capital-Dierbergs Wildwood LLC**, was a request for a change in the current zoning district designation of the property from a C-8 Planned Commercial District to the Amended C-8 Planned Commercial District to accommodate the redevelopment of it from a large commercial center, which would now be

anchored by a supermarket and designed to meet the City's Town Center Plan's standards and guidelines. The original development concept approved by St. Louis County in 1983 anticipated the use of the 18.3 acre site for a strip commercial center. After the approval of the C-8 Planned Commercial District, no development of the property proceeded, which led to the 1998 proposal being submitted for the use of it by this new petitioner – Dierbergs Markets.

Dierbergs Markets began the zoning process for this site in 1998 and sought an amendment to its current designation to allow for a new design plan for its use. Key among the items associated with this zoning district change were now the requirements for certain design standards relative to building placement and character meeting the New Urbanism principles adopted by the City for Town Center and the installation of infrastructure and utility connections to support the proposed 170,000 square feet of commercial space. The project represented a first for the newly-created Town Center Area and was a type of use, i.e. supermarket, which was necessary for a vibrant downtown area, as anticipated by the City at this location. One (1) of the major infrastructure requirements relating to this matter was the construction of Taylor Road, from State Route 100 on the north end to Manchester Road on the south end. This improvement would provide a Town Center designed street, with amenities, between two (2) major arterial roadways, and was considered a very necessary component for the use of this site, given its intensity and type.

The Planning and Zoning Commission considered this request for many months, after the public hearing was held on this matter, and recommended the zoning of the property be changed to accommodate the proposal. The Planning and Zoning Commission, in recommending this project, noted the following items as its rationales in this regard: (1.) the development was located within the Town Center boundary; (2.) the type of use, and its associated characteristics, met the designation of the Town Center Regulating Plan (Commercial, at that time); (3.) the development was compliant to a number of the Neighborhood Design Standards, particularly in the placement of the four (4) outbuildings along Taylor Road; (4.) the architecture of the collection of buildings was appropriate and met the guidelines of the plan; and (5.) the size and scale of this project would provide an excellent starting point for the commercial core of Town Center. With these rationales, the Planning and Zoning Commission forwarded a recommendation to City Council to support this requested rezoning of the property and the associated development.

The City Council received the Commission's Letter of Recommendation and held a public hearing on January 11, 1999 and heard from a number of speakers and the petitioner in this regard. At the conclusion of the hearing, the City Council authorized the preparation of legislation for this rezoning, based upon the Commission's rationales and the overall community benefits derived from a project of this nature. The ordinance for this project was approved on February 22, 1999. Shortly thereafter, the petitioner began the Site Development Plan process with the Planning and Zoning Commission and meetings with the Architectural Review Board to obtain the needed approvals from each of them to begin the construction process, all of which were successfully concluded.

Within two (2) months of the approval of this ordinance for the project, a modification was requested by the petitioner to allow for grading to proceed before final action of the Planning and Zoning Commission on the Site Development Plan and allowing alternative lighting sources for

business signage used within the project's boundaries. The Planning and Zoning Commission did support a portion of these modifications, after their initial denial, and recommended the governing ordinance be changed to accommodate such. Shortly thereafter, the matter was presented to the City Council at an April 12, 1999 public hearing, where comments were requested on this matter. The City Council noted that, between it and the Architectural Review Board, a number of meetings had been held on the signage issue and its lighting and the recommendation of the Planning and Zoning Commission on the lighting component was consistent with the outcome of their sessions in terms of the size, scale, and area characteristics associated with this center. Thereafter, the City Council approved the changes to the site-specific ordinance on April 26, 1999.

In September 2003, Dierbergs Markets requested a series of changes to the site-specific ordinance to address the height of the requested flagpole along State Route 100, the height of buildings, and further changes to the signage allowances within the project's boundaries. The Planning and Zoning Commission held a public hearing on these matters on September 15, 2003 and heard testimony in this regard. Thereafter, the Planning and Zoning Commission supported two (2) changes to the governing ordinance, but not the modification to the signage requirements.

With that recommendation completed, it was forwarded to the City Council on September 22, 2003 for the scheduled public hearing. Again, the Commission's recommendation that was presented to City Council agreed to allow a sixty (60) foot flagpole and increases in the height of the buildings, but noted that signage had been altered previously and compliance to the Architectural Guidelines outweighed the need for larger displays on this prominent center. The City Council held its public hearing on these matters and authorized changes to the ordinance consistent with the Planning and Zoning Commission's Letter of Recommendation upon them. This action was completed on October 13, 2003. Since that action in 2003, the petitioner has not amended the site-specific ordinance.

CURRENT REQUEST - The specific advertisement in this regard for the purposes of the Planning and Zoning Commission's public hearing on the matter is as follows: A response to a communication from Drew Bextermueller, Director of Real Estate for Dierbergs Markets, Inc., which is dated November 17, 2015, regarding **P.Z. 14-98 Dierbergs Wildwood Town Center**; Amended C-8 Planned Commercial District (Downtown District Designation under the Town Center Plan); south side of State Route 100, east of Taylor Road (Street Address: 2400 Taylor Road/Locator Number: 23V320195); that seeks modifications to the existing site-specific ordinance (Ordinance #1001) that governs the Dierbergs Wildwood Town Center development relative to the uses permitted on Outlots G and H, as well as the addition of a drive-thru facility, as part of Outlot G.

The current request that has been submitted to the City of Wildwood relates to a matter associated with one (1) of the linear buildings situated along Taylor Road, specifically at its intersection with State Route 100. The intent of the request is to allow the parking lot area for this linear building located on the corner of State Route 100 and Taylor Road to be reconfigured to accommodate a drive-through facility, in conjunction with the planned new tenant for the space. The location is the former site of the Applebee's and Stonewolf Restaurants and has been vacant for many, many years. To accommodate this conversion of the parking area on Outlot G for the requested drive-

through facility, modifications to the ordinance are also necessary to the conditions associated with Outlot H.

In the letter submitted by the petitioner seeking this change, it is noted a tenant has been identified for this vacant space, which requires a drive-through facility for its operation. The tenant is a casual dining facility and also offers seating inside the restaurant space. The petitioner has also provided an Amended Site Development Section Plan for the purposes of this discussion.

ANALYSIS – In reviewing this request, the Planning and Zoning Commission would note it is important to identify this site is now designated “Downtown” District by the Town Center Regulating Plan, since its update in 2010 through 2013. This designation is the most intensive in the City in terms of the allowable types of uses, whether commercial, service, retail, restaurant, office, and drive-through facilities in conjunction with some of these activities. Additionally, the “Downtown” District allows for greater site coverage ratios, heights or stories of buildings, and other characteristics not allowed anywhere else in the City. Therefore, this location offers many options for use by the petitioner and any interested tenant.

With this designation from the Town Center Regulating Plan, an additional drive-through facility can be considered and authorized at this location, if design, safety, and circulation considerations can be addressed according to the City’s land use codes. It is important to note the current governing ordinance only allows one (1) drive through facility within the boundaries of this site and that is located on Outlot H and used by Bank of America (Outlot H abuts Outlot G). The ordinance does not accommodate further drive-through facilities thereafter and preferred its allowable construction on Outlot H, versus Outlot G, or any of the other three (3) such parcels of ground fronting onto Taylor Road. Part of this restriction on the location and number of drive-through facilities by the City was premised on the concepts of New Urbanism and its desire for walkability versus vehicular movements, the allowance at one time for another building along the site’s State Route 100 frontage (along with the existing two (2) buildings already constructed there now), and the impact on the views from abutting streets, since a drive-through facility typically surrounds the building, thereby making its placement at the edge of right-of-way problematic.

However, the Commission would note the following regarding these previous concerns and considerations, which would no longer appear to be applicable to this request:

1. The inclusion of a second drive-through facility at this development site would appear to be reasonable, as a means to have a fully occupied building at a location that has been vacant for many, many years.
2. The application of the New Urbanism standards for walkability will not necessarily be impacted at this location with the addition of the drive-through facility, given the pedestrian network on surrounding streets, including the City’s multiple-use trail system along State Route 100, will be altered and a proposed connection into this location recommended, which is currently lacking. Therefore, pedestrian access to this building is improved.
3. The request for the drive-through facility at one (1) of the four (4) linear buildings along Taylor Road is workable at this location, given the area planned for use of this addition is

existing parking spaces and drive aisle areas, therefore it will not remove green space or other pedestrian connections, and will bring further activity to this prominent intersection that is located in Town Center.

4. The placement of the drive-through facility at this location would not appear to hinder any future development around it, given the petitioner has had the right for a third building along the site's State Route 100 frontage, since 1999, and not pursued it.
5. The drive-through facility will be placed behind the building, relative to Taylor Road (the primary street), while only having limited visibility from State Route 100 (the secondary street). "B" street locations are intended to accommodate the working components of a development of this type, while preserving the "A" streets to the strict adherence of the design standards for improvements. Therefore, from petitioner's provided plan, the orientation of the drive-through facility is toward the secondary street, which is preferred and allowed by the Town Center Plan.
6. The design of the drive-through facility does not place any portion of it around the building that is currently constructed and maintains the corner relative to it, and the two (2) abutting streets. This design, through the use of the parking area behind the existing building, shields it from view from the primary street – Taylor Road.

Although drive-through facilities are not typically considered in walkable areas of Town Center, the City has been judicious in their allowance and has only allowed the following locations within this special area of the City to have such:

1. Rockwood Bank – State Route 109
2. Jack-In-the-Box – Wildwood Crossing Center – Manchester Road
3. Electro Savings and Loan – Wildwood Crossing Center – Manchester Road
4. Bank – Village Plaza – Westglen Farms Drive (approved by St. Louis County, prior to Wildwood)
5. Bank of America – Dierbergs Wildwood Crossing – State Route 100
6. Starbucks – Wildwood Town Center – Taylor Road
7. Walgreens – Wildwood Town Center - Taylor Road

Collectively, the City has limited drive-through facilities to appropriate locations, while noting St. Louis County had authorized three (3) of these seven (7) locations, before Wildwood became a City. Accordingly, an additional drive-through facility at the requested location would not represent to the Department an intensification of such allowances in Town Center, but rather an action consistent with the site's new Regulating Plan designation of "Downtown" District. Additionally, this modification will encourage an adaptive design to improve the development's vitality, while adding a new pedestrian connection to it.

The Department would note the following conditions would be required of the petitioner in the design and installation of this drive-through facility at the planned location (Outlot G) to ensure it functions safely and has limited impacts on surrounding aesthetics:

- a. The removal of the six (6) parking spaces located in the center of the drive-through lane area and its conversion to a planter space (this change will eliminate the need for the crosswalk through the drive-through and circulation lanes to access these stalls).
- b. The reconstructed trash enclosure area's materials must match the building's types located on Outlot G.
- c. The approach to the trash enclosure be changed from asphalt to concrete and its construction specifications and length to be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.
- d. The revised design of this area to accommodate the drive-through facility be reviewed and acted upon by the Metropolitan St. Louis Sewer District (MSD) and the Metro West Fire Protection District.
- e. The portion of the drive-through lane facing onto the property's State Route 100 frontage be screened by a garden wall, with its materials matching those types on the building that is located on Outlot G and not to exceed a height of thirty-two (32) inches. This garden wall shall be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.
- f. A pedestrian connection be made from the City's multiple-use trail to Outlot G, which complies with the City's specifications for width, material, construction specifications, and design. This pedestrian connection shall be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.

With these modifications and additions to the design, the Neighborhood Design Standards of the City's Town Center Plan will be met and the function of this drive-through area improved.

SUMMARY OF PERTINENT POINTS AND RECOMMENDATION –

The Planning and Zoning Commission is recommending the requested drive-through facility be authorized, as part of the development of Outlot G, and it comply with the conditions set forth above in this report and noted below in the revised conditions of Attachment B. This favorable recommendation is based upon the allowance for a drive-through facility in the Town Center Plan's "Downtown" District designation of the property and the accommodation to place a tenant in this vacant space. Accordingly, the Planning and Zoning Commission is recommending Amended C-8 Planned Commercial District Ordinance #1001 be amended to read as follows (changes indicated by bolded, blue type):

1. PERMITTED USES

The uses allowed in this Amended C-8 (Town Center Commercial) Planned Commercial District shall be limited to all permitted "Commercial" District uses as defined in the Town Center Plan (as amended March 2, 1998) with associated parking, excluding churches, recreational facilities (including indoor theaters and outdoor activities), hotels, sewage treatment plants, research laboratories and facilities, and office/warehouse units.

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

- a. The uses permitted in this Amended C-8 Planned Commercial District shall be contained in a total of six (6) buildings (Buildings A through C (main building complex), as shown on petitioner’s Preliminary Development Plan, and for the purposes of this ordinance, shall constitute a single building) not to exceed one hundred fifty-one thousand (151,000) square feet in gross floor area. Of this one hundred fifty-one thousand (151,000) square feet, maximum allowable building sizes shall be as follows:

Building Type**	Size (square feet)
Retail (Building A)	21,500
Supermarket (Building B)	73,000
Retail (Building C)	11,000
Retail (Building D)	6,600
Retail (Building E)	6,600
Restaurant (Building F)	6,600 or 150 seats
Restaurant (Building G)	13,000 or 300 seats
Filling Station and related Retail (authorized in lieu of Building H)	4,200
Financial Institution, with a Drive Through Facility Retail/Restaurant/Other (Building H)	7,500 or 150 seats

** The designated use of “retail,” “office,” and “restaurant” may be interchanged for purposes of the permitted uses.

- b. The maximum number of out-parcels located abutting the Taylor Road right-of-way shall be four (4) in total, with no more than five (5) out-parcel buildings within the boundaries of this Amended C-8 Planned Commercial District. The orientation of these buildings shall be as shown on the Site Development Plan submitted by the petitioner, as part of the rezoning request.

- c. Out-parcel buildings abutting Taylor Road shall be designed to accommodate a liner footprint, with a depth no greater than eighty (80) feet.
- d. Only one (1) fast-food restaurant, with a drive-through facility, ~~or a filling station for automobiles with related retail~~ shall be allowed within the boundaries of this Amended C-8 Planned Commercial District. ~~Whichever of the two (2) uses is selected,~~ either **The fast-food restaurant** ~~or the filling station for automobiles and related retail,~~ it **must be located on Outlot G and comply with the following requirements:** ~~and H only~~
 - I. **Remove the six (6) parking spaces located in the center of the drive-through lane and convert it to a planter area .**
 - II. **The reconstructed trash enclosure area's materials match the building's type located on Outlot G.**
 - III. **The approach to the trash enclosure shall be of concrete construction and its specifications and length to be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.**
 - IV. **The drive-through facility must be reviewed and acted upon by the Metropolitan St. Louis Sewer District (MSD) and the Metro West Fire Protection District.**
 - V. **The portion of the drive-through lane facing onto the property's State Route 100 frontage be screen by a garden wall, with its material matching those types used on the building that is located on Outlot G and not to exceed a height of thirty-two (32) inches. This garden wall shall be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission**
 - VI. **A pedestrian connection shall be made from the City's multiple-use trail to Outlot G, which complies with its specifications for width, material, construction specifications, and design. This pedestrian connection shall be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission**
- e. ~~The size of the canopy in association with the filling station for automobiles with related retail shall be a maximum of 6,050 square feet in overall area. The height of the canopy, as measured from finish pavement grade to its underside, shall not exceed fourteen point five (14.5) feet in size.~~
- f. ~~No more than eight (8) pump islands shall be authorized in conjunction with the filling station for automobiles with related retail use.~~
- e. No more than two (2) docking areas shall be constructed in conjunction with the proposed supermarket building that is part of this development. Docking area shall be located along the full distance of the north and south walls of the supermarket building only. Appropriate screen walls or landscaping shall be installed as part of these areas to minimize visual intrusions onto adjoining properties and State Route 100. If screen walls are used, these structures shall be of the same material, color, and style of the main building's composition and be reviewed and acted upon by the Architectural Review Board as part of the required renderings.

- f. No structure or building shall exceed sixty (60) feet in overall height as measured from final finish grade. This height requirement shall apply to all rooftop architectural treatments as well. The height of the flagpole can be increased to a maximum of eighty (80) feet in size, if the developer authorizes its use for WIFI Internet access antenna in support of the City of Wildwood's wireless network for the Town Center Area.
- g. The area of this Amended C-8 Planned Commercial District shall be a minimum of eighteen (18) acres in overall size.
- h. 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 east facade of the main building complex and any building which fronts or has visibility from a roadway relative to building materials, openings, elements, and color to ensure their appearance is consistent with the other elevations. 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 Amended C-8 Planned Commercial District in terms of material, color, and style. Buildings D and E shall each include direct pedestrian entrances to and facing the Taylor Road right-of-way.

3. **SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

Within twelve (12) months of the date of approval of the preliminary development plan by the City Council, 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 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 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. 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 Section 1005.060 of the City of Wildwood Subdivision Ordinance.

4. **SITE DEVELOPMENT PLAN DESIGN CRITERIA**

The above Site Development Plan shall adhere to the following specific design criteria:

Building Setbacks

- a. All buildings or structures, excluding boundary, garden and/or retaining walls, fences or flagpoles/WIFI antenna, shall adhere to the setbacks therein established by the City of Wildwood's Town Center Neighborhood Design Standards for the Commercial District, unless otherwise noted below:
 - The two (2) outlot buildings located adjacent to or abutting the proposed State Route 100 right-of-way shall not be located more than one hundred fifty (150) feet from this boundary line, nor closer than thirty (30) feet to the same.
 - The main building complex (Buildings A through C as shown on the petitioner's Site Development Plan) shall be located a minimum of four hundred (400) feet from the proposed Taylor Road right-of-way.
 - The main building complex (Buildings A through C as shown on the petitioner's Site Development Plan) shall not be located any closer than two hundred twenty (220) feet from the proposed State Route 100 right-of-way. Additionally, this building complex shall not be located any closer than two hundred (200) feet from the Manchester Road right-of-way.

Parking Setbacks

- b. All parking stalls, loading spaces, internal drives or roadways, excluding points of ingress and egress, shall adhere to the City of Wildwood's Town Center Neighborhood Design Standards for the Commercial District, unless otherwise noted below:
 - Twenty (20) feet from the proposed State Route 100 right-of-way line.
 - Ten (10) feet from the proposed Taylor Road right-of-way line.

- One hundred sixty (160) feet from the Manchester Road right-of-way line.

Minimum Parking Requirements

- c. Minimum parking requirements shall be set forth in the City of Wildwood's Town Center Neighborhood Design Standards for the Commercial District and Section 1003.165 Parking Regulations of the City of Wildwood's Zoning Ordinance, except that four (4) spaces per one thousand (1000) square feet of gross floor area shall be allowed for all retail and supermarket uses contained in the main building complex.

Access and Roadway Improvements, including sidewalks

- d. Improvements to Manchester Road shall conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and be as directed and approved by the Department of Public Works. These improvements shall only be required for one-half (1/2) of the right-of-way along petitioner's frontage. 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 Manchester Road and be approved by the Department of Public Works. These requirements may be required to be escrowed with the City of Wildwood for future installation at the discretion of the Department of Planning and the Department of Public Works.
- e. Access to this development from Manchester 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 as directed by the Department of Public Works. This access point shall be coordinated with the dedication of the ten (10) foot roadway easement along the east property line of this development, and shall not be installed until such time an additional ten (10) foot roadway easement is obtained from the adjoining property. Installation shall not be the responsibility of either property owner where the easement is located. The Planning and Zoning Commission shall complete the dedication of this roadway easement, as part of the Site Development Plan review process.
- f. Provide a sidewalk conforming to City of Wildwood ADA standards along Manchester Road (right-of-way area only) as directed by the Department of Public Works. Said walk shall conform to the City of Wildwood's Street Specifications of the Town Center Plan. Said improvement may be escrowed at the discretion of the Department of Planning and the Department of Public Works.
- g. 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. Verification of ownership of any excess right-of-way from the State of Missouri along

State Route 100 must be provided in the form of a Purchase Agreement prior to approval of the Site Development Plan by the Planning and Zoning Commission.

- h. Conform to all of the requirements of the Missouri Department of Transportation regarding the required State Route 100 roadway improvements. Improvements shall be as directed by the Missouri Department of Transportation.
- i. Install traffic signals at the State Route 100/Taylor Road intersection and the Main Street/Taylor Road intersection and provide for underground interconnects, if required, as directed by the Missouri Department of Transportation and the Department of Public Works. The installation of the Taylor Road/Main Street signal will be required with the initial construction of the development. The installation of this signal will be based upon the City's traffic warrants indicating the need for it, but shall be operational at the time of the supermarket's opening.
- j. Provide a twelve (12) foot wide easement outside the 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, unless an escrow is authorized for its future installation by the City Council. This improvement may be considered as one of the green space and public space requirements of the Town Center Plan Commercial District designation.
- k. No vehicular access shall be allowed from this development to State Route 100, except as directed Missouri Department of Transportation and the Department of Public Works.
- 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. Within the dedicated right-of-way for Taylor Road, 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, but not before a final design study is prepared and completed by a qualified consultant indicating the most appropriate design of these improvements is achieved with regards to the requirements of the Town Center Plan. Taylor Road access to Manchester Road shall align with Village Hills Parkway to the south.

- n. Access to this development from Taylor Road shall be limited to two (2) commercial entrances designed in accordance with the City of Wildwood's Street Specifications of the Town Center and be located as per the Site Development Plan. The northernmost entrance along Taylor Road shall maintain a minimum distance of three hundred (300) feet from State Route 100 (as measured from edge of proposed pavement of State Route 100 to the centerline of the access point).

Miscellaneous Roadway Requirements

- 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.
- p. Parking shall be prohibited along both sides of the main drive aisles serving this development. 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 two (2) main east/west drive aisles closer than one hundred fifty (150) 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 the district and on rights-of-way otherwise constructed on pursuant to this authorization shall be installed and placed underground in locations as approved by the Director of Public Works. The primary line may be elevated and located on the east property line, with it indicated on the Site Development Plan for review and consideration.
- s. The developer shall extend the southernmost access point and internal drive to the easternmost property line (currently owned by the Wildwood Christian Church) for future access to this parcel of ground. The location of this internal drive shall be as directed by the Department of Public Works. This internal drive shall maintain a minimum twenty-two (22) foot width along its length. The intersection of this internal drive shall be coordinated with the dedication of the ten (10) foot roadway easement to the south.

- t. The two (2) internal access drives, and the main drive aisle in front of the main building complex, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as sidewalks, street trees and lights, and pedestrian furniture.

Landscape Requirements - Specific

- u. 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.
- v. 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.
- w. 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.
- x. Replanting of trees shall conform to the requirements of Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and acted upon by the Planning and Zoning Commission as part of the Site Development Plan process. Street tree planting patterns must be based and comply with the Town Center Streetscape Design.
- y. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Lighting Requirements

- z. Light standards shall not exceed sixteen (16) feet in height, but not including a thirty (30) inch base painted to match the color of the respective pole. 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 Section 1003.160 "Outdoor Lighting Requirements, which are on file with the City Clerk of the City of Wildwood." 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 as the Planning and Zoning Commission on the Site Development Plan.

Sign Regulations

- aa. All signage shall be in accord with the requirements of the City of Wildwood's Town Center Architectural Guidelines, subject to the following:
1. A total of four (4) freestanding monument style signs shall be allowed within the boundaries of the Amended C-8 Planned Commercial District. One (1) sign shall be authorized at the Taylor Road/State Route 100 intersection, with the second situated at the southern access point into this development along its Taylor Road frontage. These two (2) signs cannot exceed seventy-five (75) square feet each in overall size or ten (10) feet in height (as measured from adjoining roadway grade) and can only be externally illuminated or halo-lit by approved sources. A single sign shall be authorized along the property's State Route 100 frontage and it cannot exceed seventy-five (75) square feet each in overall size or ten (10) feet in height and may be internally or externally illuminated or halo-lit by approved sources, 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. These signs must be integrated into the design of the garden walls proposed at these locations, except the State Route 100 location.
 2. A fourth monument sign shall be allowed along Manchester Road frontage. This sign shall not exceed fifty (50) square feet in overall size, or ten (10) feet in height, as measured from adjoining roadway grade. This sign shall be externally illuminated by approved sources.
 3. The four (4) authorized monument signs shall 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.
 4. Wall signage and lighting shall comply with the City of Wildwood's Town Center Plan Architectural Guidelines (see Department memorandum for definitions of lighting sources and characteristics), and all other applicable requirements therein stated, and the regulations of the C-2 Shopping District, except as follows:
 5. Building B (Supermarket) - A total of five (5) signs shall be authorized. These five (5) signs may be illuminated by either internal or external or halo-lit by approved designs.
 6. Buildings A and C (in-line tenant spaces) - A total of one (1) sign per tenant bay shall be authorized, and these signs may be internal or external illuminated or halo-lit by approved designs, while maintaining a consistent character of design relative to the overall appearance of the development.
 7. Outlot H (State Route 100 outlot building) - A total of three (3) signs shall be authorized for this building and they shall comply with Section 1003.168(B) Sign Regulations for all "C" Districts of the City of Wildwood Zoning Code for the C-2 Shopping District. These signs may be internally illuminated by approved designs.

8. Buildings D, E, F, and G (Taylor Road frontage) – These signs shall comply with Section 1003.168(B) Sign Regulations for all “C” Districts of the City of Wildwood Zoning Code for the C-2 Shopping District. These signs may only incorporate external or backlit illumination sources of an approved design. Only two (2) signs shall be authorized per tenant.
9. No advertising, temporary, or portable signs shall be authorized in this Amended C-8 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 Code and the Town Center Plan’s Architectural Guidelines.

Miscellaneous Conditions

- bb. 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 approved 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 complex.
- cc. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.
- dd. 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 with the main building complex. Screening shall be reviewed and considered by the Architectural Review Board at the time of the renderings submittal.
- ee. 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.
- ff. All deliveries and trash pick-up vehicles must access Taylor Road from State Route 100 or Old Manchester Road only. No deliveries or trash pick-up can occur between the hours of 11:00 p.m. and 6:00 a.m., seven (7) days per week.
- gg. 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.

5. 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 parking spaces by the following rate schedule.

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$448.27/Parking Space
Quality Restaurant	\$448.27/Parking Space
General Retail	\$1,344.88/Parking Space
Shopping Centers	\$1,344.88/Parking Space
High-Turnover, Sit-Down Restaurants	\$1,344.88/Parking Space
Bank	\$2,689.85/Parking Space
Drive-In, Fast-food Restaurant	\$2,689.85/Parking Space
Filling Station for Automobiles	\$8,965.94/Parking Space
Medical Offices	\$1,344.88/Parking Space
Loading Space	\$2,200.73/Loading Space

(Parking space as required by Section 1003.165 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, 2003, 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 Management

- 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 is at the discretion of Metropolitan St. Louis Sewer District. If required by Metropolitan St. Louis Sewer District and the Department of Public Works, it shall be provided in permanent detention facilities, such as: dry reservoirs, ponds, or another acceptable alternative. The detention facilities shall be completed and in operation prior to paving of any driveways or parking areas.
- b. The southernmost detention basin adjacent to Manchester Road shall be constructed with the use of a 1:1 slope along its northern face. In conjunction with this slope, a rock dam, of appropriate native stone or other material, shall be constructed to support this facility's design. A Geotechnical Engineer shall verify that said design is appropriate and the soil and rock combination will support the improvements. The location and design of this facility shall be shown on the Site Development Plan and be reviewed and as approved by the Planning and Zoning Commission.
 - c. The proposed wall along Manchester Road, which is part of this southernmost detention area, shall not exceed a height of fourteen (14) feet at final finish grade. The wall shall be constructed of an appropriate material, such as brick, stone, concrete, or other similar material, and complement the surrounding area. The color, design, material, and location will be shown and noted on the Site Development Plan and reviewed and considered by the Planning and Zoning Commission. However, no portion of this wall can encroach within forty (40) feet of the Manchester Road right-of-way. An eight (8) foot multiple use trail, benches, and related landscaping shall be placed adjacent to the detention area connecting to and or along Manchester Road from the main parking area. Said trail may not meet ADA requirements due to topography or other related construction requirements due to surrounding terrain.

Geotechnical Report

- d. 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:

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 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 Public Works

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

Certification of Plans

- c. 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

- d. Traffic generation assessment contribution, minus the amount of money advanced by the developer for improvements of the right-of-way acquisition and construction improvements, including engineering incidental thereto, (already in place) shall be deposited with City of Wildwood in the form of cash prior to the issuance of building permits.

Roadway Improvements

- e. Road improvements and right-of-way dedication shall be completed, or the appropriate escrow established, prior to the issuance of an occupancy permit. 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.

9. **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 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 Amended C-8 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 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 Amended C-8 Planned Commercial District ordinance except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Drew Bextermueller, Director of Real Estate, Dierbergs Markets, Inc.



Drew Bextermueller
Director of Real Estate
(636)812-1360 direct telephone
(636)812-1607 facsimile
Bextermuellerd@dierbergs.com

November 17, 2015

City of Wildwood
Planning and Zoning Commission
c/o Department of Planning
16860 Main Street
Wildwood, MO 63040

Re: Ordinance #1001 dated October 13, 2003 - Amendment Request
Dierbergs Wildwood Town Center
Wildwood, MO

Dear Planning & Zoning Commission Members:

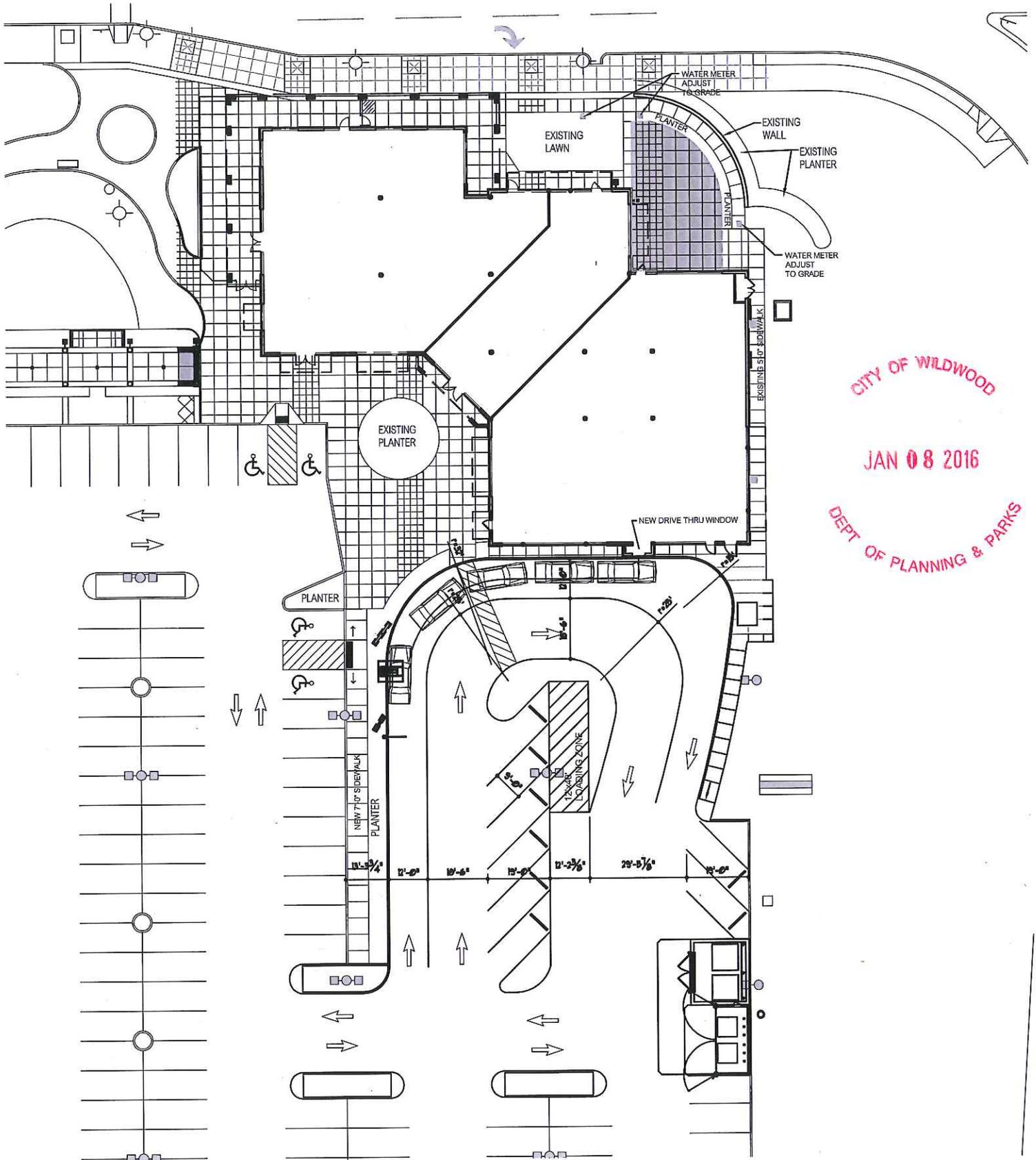
Please allow this letter to serve as a request from Dierbergs Wildwood, LLC to amend Section 2(d) of the above-mentioned Ordinance to acknowledge the current and future use of Outlot H, which operates drive-thru lanes for banking operations and to allow for one (1) fast-food restaurant or restaurant with a drive-thru facility to be located on Outlot G. Site specific details and plans will be submitted as requested at a later date.

If you have any questions or need additional information related to this request, please contact me directly at 636-812-1360 or via email at bextermuellerd@dierbergs.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Drew Bextermueller".

Drew Bextermueller
Director of Real Estate
DIERBERGS MARKETS, INC.



CITY OF WILDWOOD
 JAN 08 2016
 DEPT. OF PLANNING & PARKS



BUILDING "G" DRIVE-THRU

SCALE: 1"=40'-0"

Another
Dierbergs
 Development

WILDWOOD TOWN CENTER
 Wildwood, Missouri

Dawdy
 & ASSOCIATES, INC.

© 2016 D & A, I Phone: 314-434-0700
 JOB # 2166.58.010816



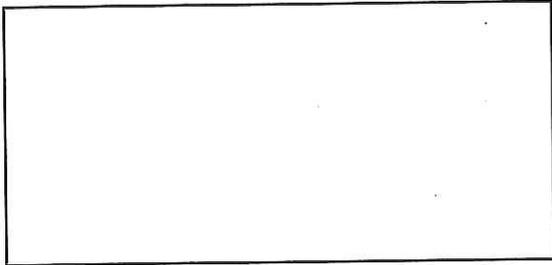
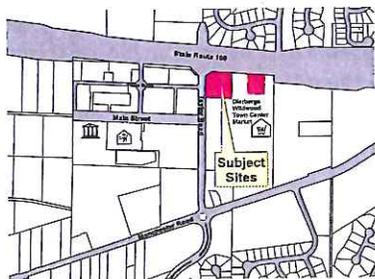
WILDWOOD

16860 Main Street
Wildwood, MO 63040

**CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the City Council
Monday, January 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.



The City Council of the City of Wildwood will conduct a public hearing on **Monday, January 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 these requests, 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:

P.Z. 14-98 Dierbergs Wildwood Towncenter

A response to a communication from Drew Bextermueller, Director of Real Estate for Dierbergs Markets, Inc., which is dated November 17, 2015, regarding **P.Z. 14-98 Dierbergs Wildwood Town Center**; Amended C-8 Planned Commercial District (Downtown District Designation under the Town Center Plan); south side of State Route 100, east of Taylor Road (Street Address: 2400 Taylor Road/Locator Number: 23V320195); that seeks modifications to the existing site-specific ordinance (Ordinance #1001) that governs the Dierbergs Wildwood Town Center development relative to the uses permitted on Outlots G and H, as well as the addition of a drive-thru facility, as part of Outlot G. (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 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.

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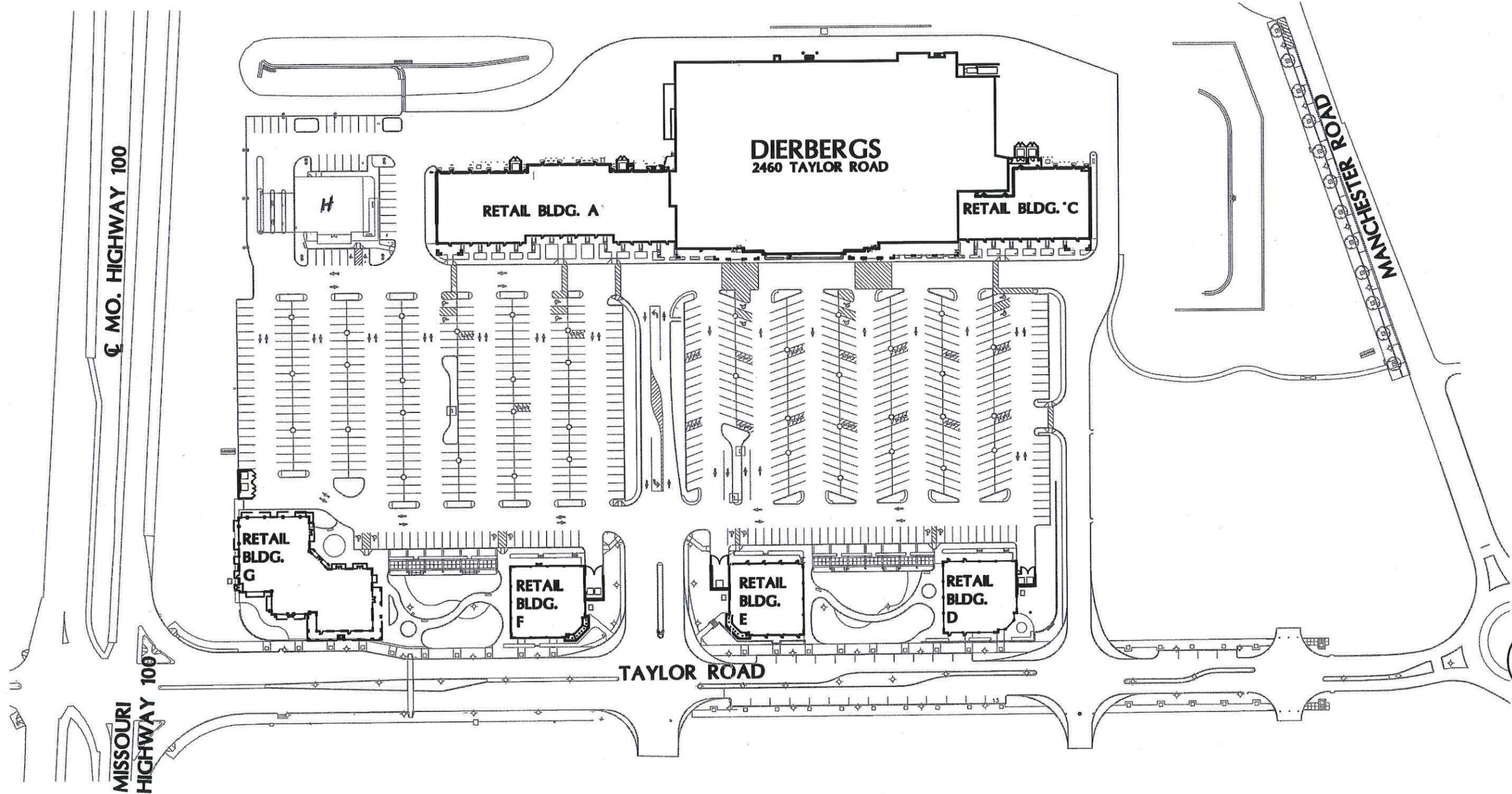
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**EXHIBIT A-1
TO SHOPPING CENTER LEASE
WILDWOOD TOWN CENTER**



SCALE: NTS